



# SRC Expansion Residents' Alternative Proposal

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# Presentation Agenda

- Challenges to SRC thriving in the long term
- Maps
  - PRS proposal
  - Residents' Alternative Proposal
- Summary of Residents' Alternative Proposal



# Key challenges to SRC thriving in the long term

- IL is too small for long term financial viability
  - PRS assessment
- Health Care Center (Skilled Nursing Facility, SNF) is oversized (relative to IL) and outdated
  - Potential to become a financial drain
  - Uncompetitive, unattractive to potential residents

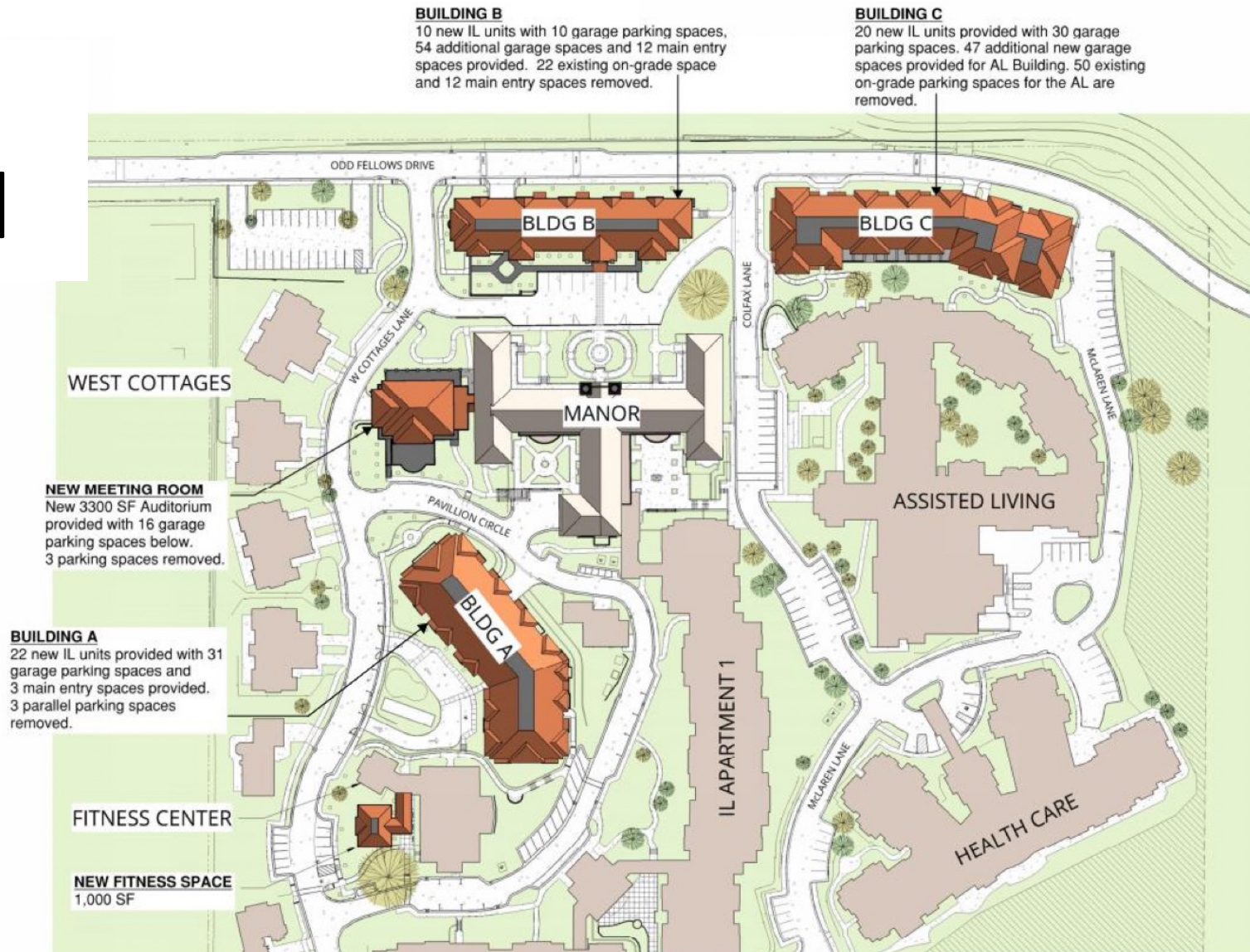


# SRC Unique Advantages

- Positioned in a small upscale city ideally situated between Santa Cruz Mountains and the San Jose Metropolis
  - One of the best living environments in N California
  - Easy access to parks, recreation and a wide variety of quality entertainment
- Semi-rural campus
  - Quiet environment
  - Large number of mature trees
  - Odd Fellows Historic Park in the center of the campus
  - Open air recreation on site
- ***SRC's unique bucolic ambiance and the quality of life it offers is worth preserving***



# PRS Proposal

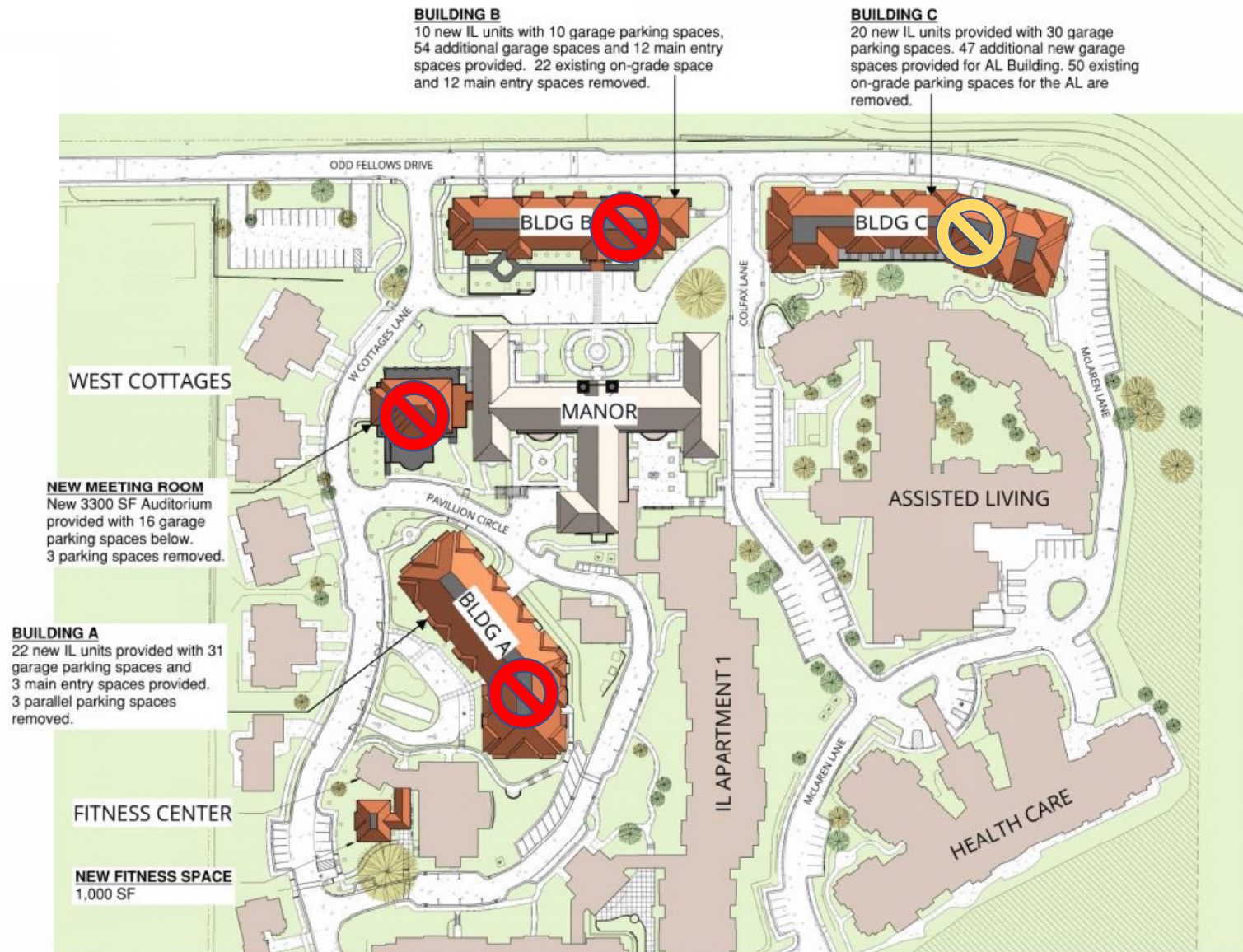
- Three new apartment buildings
- Barnes Hall converted to Bistro
- New meeting room
- Fitness Center Addition
- Additional underground parking
- Health Center Internal remodel
- New emergency access





# Concerns with PRS proposal

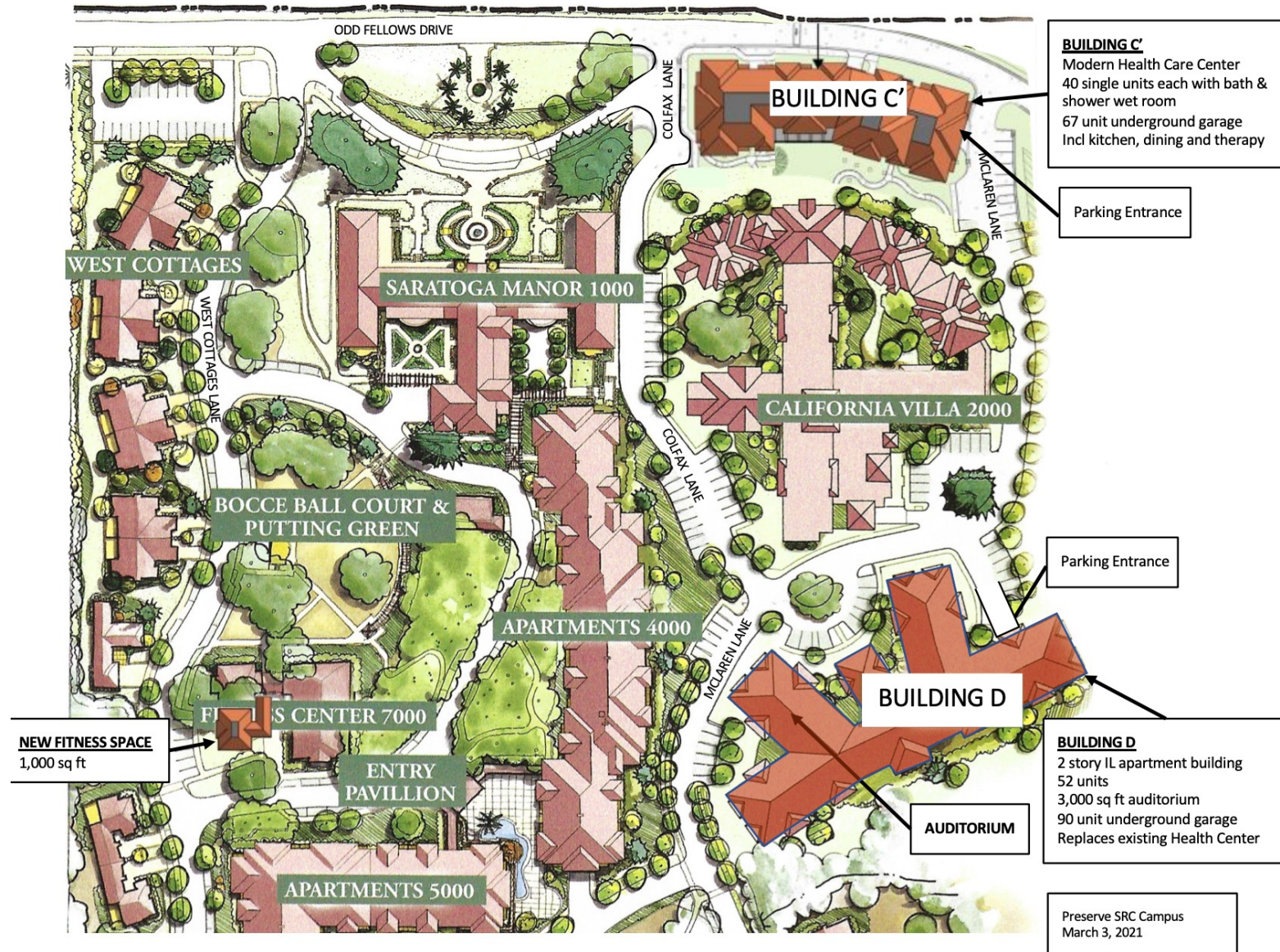
-  shows proposed buildings that we feel destroy the heart of the campus
-  shows a building that is too large and impacts nearby trees
- Construction turmoil campus-wide





# Residents' Alternative Proposal

- Repurpose building C as a Skilled Nursing Facility (Building C')
- Replace the existing health center by a new apartment block (building D)
- Fitness Center Addition
- Additional underground parking
  - More than PRS plan
- New emergency access
  - Building C' close for emergency evacuation





## Alternative Proposal – Summary and timeline

- SRC Campus Retains Open Green Spaces
- Retains its Attractiveness
- Retains numerous mature trees

Action	Purpose	Months
Plan & Design Building C' & D	Prepare for Project	10
Obtain Permits (City and OSHPD)		8 (Total 18)
Build Building C' (similar location and external appearance to PRS plan) <ul style="list-style-type: none"> <li>• 67 space underground garage</li> <li>• 10 space surface parking</li> <li>• 40 single units with ensuite wet room (toilet, bath &amp; shower)</li> <li>• Including kitchen, dining &amp; therapy</li> </ul>	Provide resized modern skilled nursing facility (SNF),  Provide needed parking <b>KEY OBJECTIVE</b> Re-size and modernize SNF <b>KEY OBJECTIVE</b>	12  18  (Total 30)
Move patients from old SNF to new SNF		1
Demolish & remove old SNF	Make room for new apartments	2
Build Building D <ul style="list-style-type: none"> <li>• 90 space underground garage</li> <li>• 20 space surface parking</li> <li>• 2 Story Apt Building (52 units, 1350 average sq ft)</li> <li>• 3000 sq ft Auditorium</li> </ul>	Provide needed parking <b>KEY OBJECTIVE</b> Add Independent Living <b>KEY OBJECTIVE</b> Provide new meeting room for residents <b>KEY OBJECTIVE</b>	12  18  (Total 30)
Build Fitness Center Expansion (as per PRS plan)	Requested by residents <b>KEY OBJECTIVE</b>	
Modify Manor internal space to include additional dining area	Provide dining for additional residents <b>KEY OBJECTIVE</b>	





## Financial Estimated\* Total Costs

- PRS Master Plan: \$ 89,765,000
  - 4 Buildings; 4 Garages
  - 52 Existing Skilled Nursing Facility Rooms renovated at OSHPD rates
  - Fitness Center Expansion
- Residents' Alternative: \$ 89,644,000
  - 2 Buildings; 2 Garages
  - Building C' (Skilled Nursing Facility) at OSHPD rates
  - Fitness Center Expansion
  - Cost of Money Penalty

\*Estimates based on current local contractor rates (including OSHPD contractors) for both proposals



## Summary

- The PRS Master Plan destroys the main features of our bucolic campus permanently
  - It destroys the residents' expected quality of life
- The Residents' Alternative Plan -
  - Provides same number (52) of new IL units
    - And provides needed revenue
  - Avoids the need to destroy our bucolic campus
    - Avoids digging up every open piece of grass
  - Minimizes impact on residents by limiting construction sites
  - Provides a brand new, resized, up-to-date, modern SNF
  - Preserves the beautiful green campus that we originally bought into
    - Including 62 mature trees



## What is the Next Step for supporters?

- Show up at the Scoping meeting, a public hearing meeting sponsored by the Saratoga City. We will let you know when.
- Get notification of the SRC expansion plan on the Saratoga City website: <https://www.saratoga.ca.us/list.aspx?ListID=272>
- Write to Cynthia Richardson, Consultant Planner  
[crichardson@saratoga.ca.us](mailto:crichardson@saratoga.ca.us)
- Write to City council members, see their email listing on the Saratoga city website: <https://www.saratoga.ca.us/241/City-Council>





## Next steps – making your voice heard

- Ultimately, it's going to mean taking political action.
- Saratoga City Council members are elected officials who listen to what the voters want. And its our job to make sure they hear what WE want.
- This means, eventually, we'll need to go down the hill on Fruitvale Ave. to City Hall, fill the seats in the theater building and make our wishes known to the politicians.
- When the audience is asked who supports the Residents' Alternative plan, you will raise your hands and the Council members will see the light.
- Whether you call it political action or not, local politics means you've got to show up if you want the City to stand up to PRS. That's the way the system works.
- So, we're counting on you, and your fellow residents are counting on you, to do the right thing and participate. Remember, numbers count and in order to be counted, you have to be there.



Thank you for your support