



# Los Gatos Meadows

A COVIA COMMUNITY

## Los Gatos Meadows Rebuild Update

August 2019

Dear Los Gatos Meadows Neighbor,

As we continue to plan the rebuild of Los Gatos Meadows, we wanted to keep you informed about the project's expected timeline and design and implementation status. We've established several ways for you to find more information and get answers to any questions:

- Attend a neighborhood open house Thursday, Oct. 10 from 7 p.m. to 8 p.m. at the Toll House in the Capitola Room. If you can join us, please RSVP to [susan@rockwoodpacific.com](mailto:susan@rockwoodpacific.com).
- Check our website for periodic updates at <https://covia.org/los-gatos-meadows/>.
- Review the enclosed frequently asked questions and answers.
- Contact Frank Rockwood of Rockwood Pacific at [frank@rockwoodpacific.com](mailto:frank@rockwoodpacific.com).

If you have inquiries specifically related to the status of the existing property such as potential fire hazards, trespassers, etc., contact **Vincent Troncoso**, the on-site manager at Los Gatos Meadows. Other questions can be addressed to **Chris Ichien**, Regional Vice President of Covia.

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Thank you for being part of this conversation. We look forward to staying in touch with you throughout this process. Please contact us if you have any questions, comments, or concerns.



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## **Q1: What is the current vision for the project?**

A1: Like the original community, the rebuild of Los Gatos Meadows is intended to provide senior living and care services for a similar senior residential population. Our objective is to provide a newer, safer and better functioning version of the prior community to serve seniors and be a good neighbor to the Los Gatos community. This vision and rationale were first shared during neighborhood open houses we hosted starting in March 2018.

## **Q2: Who is managing the rebuild project?**

A2: The rebuild project is being overseen by Covia, a non-profit organization based in Walnut Creek, Ca., that has been in the senior living business for more than 50 years. Previously known as Episcopal Senior Communities, Covia is the same organization that has owned and operated Los Gatos Meadows since its opening in the early 1970s. Covia has retained Rockwood Pacific to assist in the management of this project. Other members of the project team include:

- Perkins Eastman (architecture)
- Kimley-Horn (planning and civil engineering)
- Gates + Associates (landscape architecture)
- Devcon Construction (pre-construction cost estimating)

## **Q3: What is the current status of the project?**

A3: We expect to submit a formal application to the Town of Los Gatos for the rebuild of Los Gatos Meadows in early 2020. Our design team is assimilating feedback from our neighbors and Town leadership and incorporating much-needed safety, sustainability and functionality upgrades into the project design.

## **Q4: What is the expected timeline?**

A4: After submitting the formal application in early 2020, we expect the planning review and approval process to take at least a year. Preparation of construction documents and receipt of a building permit is expected to require at least another 18 months. We do not anticipate construction starting any sooner than 2023. The time from the start of demolition to opening is expected to be about two years.

## **Q5: What will happen to the existing buildings?**

A5: Now that current residents have been relocated, Covia will continue onsite property management, ensuring it remains safe from fire, trespassing, vandalism and dumping. Covia has started erecting a perimeter fence around the main campus and posting no trespassing signs. There will be staff on site to provide added security. We do not anticipate demolishing our existing infrastructure until we have a permit for the rebuild project.



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**Q6: What happened to the previous residents and employees?**

A6: The Los Gatos Meadows residents, with the help of their families and our dedicated staff members, successfully transitioned to new homes and communities. Many chose to move to nearby Covia communities. All of our employees were provided with an opportunity to earn a closure bonus and received job search assistance and priority consideration at other Covia communities. A small core team will remain at Los Gatos Meadows to maintain the campus, to ensure its safety and to protect it from vandalism.

**Q7: Will seniors who move to the new community be able to buy units?**

A7: Our plan is that the new community will be a Continuing Care Retirement Community (CCRC), also known as a Life Plan Community. Residents of Life Plan Communities typically pay an upfront entrance fee and ongoing monthly fee and do not have ownership interest in their respective units.

**Q8: Will the project include condominiums?**

A8: No, the rebuild project is not a condominium project. Our plans are for Los Gatos Meadows to operate as a CCRC/Life Plan Community, as originally approved and constructed.

**Q9: Does Covia intend to sell the property?**

A9: No. Covia plans to retain full control of the property.

**Q10: How can we receive further updates on the rebuild project?**

A10: To be informed about the rebuild status of Los Gatos Meadows, check our website at <https://covia.org/los-gatos-meadows/>, attend open houses or contact Frank Rockwood at [frank@rockwoodpacific.com](mailto:frank@rockwoodpacific.com).