



Los Gatos Meadows Rebuild Update – Frequently Asked Questions

January 2021

Q1: What is the proposed project?

A1: The proposed project is to rebuild Los Gatos Meadows as a senior living community with 174 independent residential apartments and supporting areas including a 17-bed health center, dining venues, fitness services, and supplemental transportation services. This compares to the current entitlement of 184 independent residential living apartments and 38 supporting health care units. To better align with local market preferences, the proposed independent residential apartments are materially larger, common areas are more spacious, and on-site parking counts are increased. The proposed use is the same as the current entitlement, namely an entry-fee, Continuing Care Retirement Community (CCRC) that would be licensed as a Residential Care Facility for the Elderly (RCFE) by the Department of Social Services of the State of California. Note that CCRCs are sometimes referred to as Life Plan Communities. CCRCs are ***not*** condominium communities.

Q2: What is the status of the project?

A2: On January 22, 2020, we submitted a formal application for development review (Planned Development Application PD-20-001). Current application information and related documents are available on the Town of Los Gatos web site by navigating from the Town's home page (www.losgatos.com) to: Living in Los Gatos >> Town Departments and Services >> Community Development >> Planning >> Pending Planning Projects >> W (as in Wood Road). The direct link is <https://www.losgatosca.gov/2393/W>; scroll down to find the plan for 110 Wood Road.

Q3: What is the expected timeline?

A3: We continue to expect the planning review and approval process to take at least a 18 months from the date of submittal. 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 construction to opening is expected to be about two and half years.

Q4: What is happening to the buildings and grounds now?

A4: Now that former residents have been relocated, Covia continues to provide onsite property management, ensuring it remains safe from fire, trespassing, vandalism and dumping. Covia has erected a perimeter fence around the main campus and has posted no trespassing signs. Staff are on site to provide added security. We do not anticipate demolishing our existing infrastructure until we have a permit for the rebuild project.

On September 26, 2019, the Town of Los Gatos issued a tree removal permit for the removal of 44 trees. These trees were selected based on the following criteria: (1) they



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disproportionately contribute to fire risk or are invasive; and (2) based on their health, structure and condition, they do not contribute to site screening between properties. Tree removal started on January 17th and was completed in early March 2020. To further mitigate fire risk this past spring we also deployed approximately 100 to 150 goats to assist with abatement of vegetation.

Q5: What are the plans for Farwell Lane?

A5: A priority for Farwell Lane is to minimize the interaction between vehicles and pedestrians at the intersection of Farwell Lane and Broadway while also being mindful of the potential traffic impacts to residents on Wood Road. Our proposal is to limit traffic on Farwell Lane to self-driving autonomous vehicles, pedestrians, bicycles, and emergency vehicle trips. The project team is currently evaluating Aurrigo (<https://aurrigo.com/>) as the Automated Driverless Technology provider. The expectation is that these vehicles would effectively serve as Los Gatos Meadow's on-demand shuttle system, encouraging residents, guests, and staff to reduce the overall number of traditional car trips.

Q6: Is the proposed project expected to affect the Town of Los Gatos' Regional Housing Needs Assessment (RHNA)?

A6: No. The current and proposed use is as a Continuing Care Retirement Community. The proposal is to amend and replace an existing Planned Development. These actions are not expected to affect the Town's RHNA calculations.

Q7: Who is managing the rebuild project?

A7: 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 (the applicant) to assist in the management of this project.

Other members of the project team include:

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

Q8: Who will own and operate the property upon completion of the rebuild project?

A8: Upon completion, Covia will operate the rebuilt community and retain full control of the property. Covia does not intend or expect to sell the property.



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Q9: Are there any update regarding the “Town Integration Plan”?

A9: Covia plans to create several physical and programmatic connections to local businesses. Tighter integration with existing resources of the Town are expected to provide numerous benefits including better quality of life experience for residents, more business for local businesses, and fewer car trips.

As noted in A5 above, as part of the project, Covia intends to include an autonomous vehicle alternative transportation solution to enhance connectivity and mobility between Los Gatos Meadows and Downtown Los Gatos. The project team is currently evaluating Aurrigo (<https://aurrigo.com/>), an Automated Driverless Technology.

Another element of the Town Integration initiative is Foodworks. Foodworks is a pop-up restaurant program that will provide local restaurants access to the community’s full service, fully equipped demonstration kitchen and café on a rotating basis. Compass Group, Covia’s food services partner, has developed a program that addresses key logistical elements of this offering including point-of-sale payment processing, signage and insurance.

Q10: How do I get information regarding pricing, units and services?

A10: Covia does not plan to initiate marketing until after completion of the land use approval process. Information related to pricing and services is not expected to be available until 2022. Covia has started to build a list of interested future residents. If you are interested in being added to this list, please send your name, address and email address to Susan Rockwood (susan@rockwoodpacific.com).

Q11: Will “story poles” be erected on the property?

A11: Yes, Covia intends to erect story poles and install netting on all perimeter buildings that are expected to have a significant visual impact on the community. Given topography of the property and the attributes of the proposed project, the project team is requesting a minor modification to the Los Gatos Height Pole and Netting Policy to limit the number of required poles to locations that have a discernable visual impact on the community and to shorten the viewing period to 20 days. We expect that the story poles would be installed after the applicable Planning Commission meeting has been scheduled and would be in place during the public noticing period.

Q12: How can we receive further updates on the rebuild project? Who do I contact if I have further questions?

A12: To keep informed about the rebuild status of Los Gatos Meadows, we invite you to visit our website at <https://covia.org/los-gatos-meadows/>, attend information sessions/ open houses, or contact Frank Rockwood at frank@rockwoodpacific.com.