



## Los Gatos Meadows Proposal Frequently Asked Questions

October 2021

### **Q1: What is the Los Gatos Meadows proposal?**

A1: Our proposal to rebuild Los Gatos Meadows aims to provide innovative senior care and housing on a safe and modern campus that ensures the well-being of residents, employees and neighbors. It will include sustainable, accessible and state-of-the-art features that are integrated with existing resources and are aligned with the Town of Los Gatos' long-term vision. We're committed to working closely with the community and Town leaders to ensure a transparent and thoughtful proposal review process.

### **Q2: What is the status of the proposal?**

A2: Rockwood Pacific Inc. on behalf of Covia, the non-profit owner of Los Gatos Meadows, submitted a formal application for re-development review for 110 Wood Road to the Town of Los Gatos Planning Division on Jan. 22, 2020. The project application and all related documents (inclusive of the Draft Environmental Impact Report and supporting technical appendices) are available on the Town of Los Gatos website ([www.losgatos.com](http://www.losgatos.com)) and at <https://www.losgatosca.gov/2393/W>.

### **Q3: What is the expected timeline for the rebuild proposal?**

A3: We anticipate the Planning Division hearing will be scheduled for the later part of 2021 followed by a Town Council hearing. Preparation of construction documents and permit approvals are likely to take at least another 18 months. The soonest construction would start is mid-2024 and we anticipated it lasting two and a half years.

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

A4: Since the Los Gatos Meadows facility closed Sept. 30, 2019, Covia has provided on-site property management and security, ensuring the campus remains safe from fire, trespassing, vandalism and dumping, and providing ongoing maintenance as needed. Covia has erected a perimeter fence around the main campus and has posted no trespassing signs. We do not anticipate demolishing our existing facilities until we have a permit for the rebuild proposal.

### **Q5: Why did Los Gatos Meadows close?**

A5: Covia concluded in early 2019 after a rigorous facilities assessment that continuing operations of the 48-year-old Los Gatos Meadows facility presented too great a safety risk to our residents and employees. We worked closely with all our residents, their families, our employees, neighbors and the Town of Los Gatos to ensure a thoughtful and smooth closing on Sept. 30, 2019.



# Los Gatos Meadows

A COVIA COMMUNITY

## **Q6: Who is managing the proposal?**

A6: Covia, the long-standing Los Gatos Meadows non-profit property owner/operator with 50 years' experience managing senior living communities, is overseeing the proposal. Covia recently affiliated with Front Porch, a not-for-profit family of senior communities and partnerships. The two organizations are stronger together in an evolving marketplace and have increased their ability to support services and growth.

Covia has retained Rockwood Pacific Inc. to provide development management services. Other members of the team include Perkins Eastman (site planning and architecture); Kimley-Horn (planning and civil engineering); and Gates + Associates (landscape architecture).

## **Q7: What is the visual impact of the project on the surrounding community?**

A7: Covia intends to erect story poles on all perimeter buildings to provide the community with the anticipated visual impact of the proposal for Los Gatos Meadows. We anticipate the story poles will be erected early fall and will remain in place until completion of the public hearings that are expected in the fall.

## **Q8: What is current plan for erecting story poles?**

A8: We proposed a minor modification in late 2020 to permit fewer poles than required because sections of the site with either no or limited visual access would be of limited value in assisting the community in its understanding of the visual impacts of the project. We withdrew this request based on feedback from our neighbors. We subsequently selected a contractor experienced in erecting and maintaining story poles for projects similar to ours. The contractor raised safety concerns about employing the mesh material as specified in the Town policy. Thus, we are requesting that the Town modify its Story Pole Policy to permit us to connect the story poles with flag ropes. To be clear, we are NOT requesting any changes to the number or placement of story poles.

## **Q9: Who will own and operate the proposed Los Gatos Meadows?**

A9: Covia, as part of its recent affiliation with non-profit Front Porch, intends to operate the proposed community and to retain full control of the property.

## **Q10: Are there any updates regarding the "Town Integration Plan"?**

A10: Yes, design and programs for the proposed community may include improved quality-of-life experiences for residents, increased accessibility to Los Gatos businesses, and fewer car trips.

## **Q11: Is the proposed project expected to affect the Town of Los Gatos' Regional Housing Needs Assessment (RHNA)?**



# Los Gatos Meadows

A COVIA COMMUNITY

A11: 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.

**Q12: What are the plans for Farwell Lane?**

A12: The proposal would minimize on-campus interactions between vehicles and pedestrians.

**Q13: How do I get information regarding pricing, units and services?**

A13: Information about pricing and services is not expected to be available until 2022. Please send your name, mailing address and email address to Susan Rockwood ([susan@rockwoodpacific.com](mailto:susan@rockwoodpacific.com)) to be added to a list of interested future residents.

**Q14: How can I receive updates about the Los Gatos Meadows proposal? Who do I contact if I have questions?**

A14: Please visit our website - <https://covia.org/los-gatos-meadows/> - to stay informed about the proposal or the Town of Los Gatos Planning Division's website at <https://www.losgatosca.gov/2393/W>. Covia has retained Rockwood Pacific Inc. to assist in the management of the proposal. Please contact Frank Rockwood of Rockwood Pacific Inc. by emailing [frank@rockwoodpacific.com](mailto:frank@rockwoodpacific.com) for further details about information sessions and open houses.