

Saratoga Retirement Community
Residents' Association Expansion Sub-Committee

Report on the SRC Expansion Survey

Appendix 4, Residents Comments Detail

Question 1 – Priorities for expansion

Residents added their own priorities (write-ins) as follows

Priority 1 write-ins

Better managers at top levels
Customer satisfaction!
First and foremost the new skilled nursing facility must be built first. Then the present HCC building remodeled to accommodate IL apartments. So my wish is that Saratoga approve the PRS proposal with the residents suggestions for building C and D. We can "fight" later.
I came because of the rural setting and the excellent dining room. Everyone seems happy here
Increase the variety of non-local residents
Maintain the rural nature of the campus we bought into
Meet needs of residents before those of PRS
Minimize campus disruption
No building in front of the manor
No construction obstruction in front of manor house
None of the above - I doubt that t 15 year old campus needs this much work
Preserve the park
Preserve the park
Preserve the park, Bocce ball court, putting green and picnic tables
Staffing to support physical expansion
To avoid infill development on SRC campus
To lower monthly cost of living here
To minimize disruption by adding as few buildings as possible
To minimize the disruption to residents during any construction
To preserve and improve the quality of life for SRC residents
To preserve the Historic Park and only open space which provides solitude, family and SRC parties, get together and recreation

Priority 2 write-ins

Maintain approximate present size and number of residents
Need more parking near dining center
Safety - daily and during an emergency, adequate access into and out of the campus for SRC and Fellowship Plaza residents considering increased constructions and population
To preserve mature trees on campus
To preserve our peace of mind
"Community" culture
Minimize building, especially associated with Manor
Minimize construction
Modernize AL and HCC
New name. SRC does not reflect the ambiance that brought us here
To centralize new housing on the site of HCC
To keep as many of our trees as possible

Priority 3 write-ins

14500 Fruitvale Ave does not reflect the proper location. It is confusing and hard to find.
Create more 2-room apartments in AL
Facilitate garage and charging facilities for electric cars
Minimize the reduction in quality of life to residents during construction
To improve Assisted Living facilities
Preserve Manor view
To keep the facilities up to future need (not "demand")
To provide necessary health care
To understand how much money is taken from SRC to support Napa

Priority 4 write-ins

Auditorium for mass events Barnes Hall, Lower Pavilion too small.
Preserve view of Manor front (wow view)
Put the most vulnerable near the new Chester "emergency exit"
Those admitted to health center will be well introduced to its possible problems

Priority 5 write-ins

Built IL units in one location to take in beauty of the creek area and help solve housing needs
Keep memorial park and improve its appearance
Preserve the park
We need more servers for our dining room. Hop we will be able to keep all staffers as long as possible.

Priority 6 write-ins

Assuming both proposals include converting Barnes Hall into a Bistro, it would add additional dining space and variety of meals

Built IL units in one location to take in beauty of the creek area and help solve housing needs
Control expenses
Reduce waiting time to dinner

Question 2 – PRS Proposal

Residents added their reasoning to their ranking as follows

2.1 Strongly in favor

Cash flow and effective use of existing structures
Cash flow and effective use of existing structures
Experts know best what will work
PRS has the knowledge and experience to provide a feasible plan. They did it before with the first expansion [which we enjoy living in]
Skilled nursing in private rooms
The process does not favor PRS making changes

2.2 Lean towards

Affordable to more people
Experience
The main reason that I support the PRS plan is they know what they are doing. I know that the preserve Saratoga group is concerned about where buildings will be going, but they don't have the expertise or understanding of master planning that is required for the project. PRS has built many CCRCs and is a major player in the market-much better credentials
My notes: The PRS proposal was shared prior to having the Master Plan approved. Usually the master plan is approved before any discussions start with the community (we worked with companies developing Santana Row West and the condos replacing Winchester Ranch Mobile Home Park). PRS management didn't do a good job of explaining a master plan before they dove into their plan confusing residents who were not familiar with the process.
I, personally, would prefer having the gulley rezoned so that a large building which likely could have more apartments and amenities might be built in the big ugly hole. I have been told that getting a rezoning is far easier once a master plan has been approved, but I've not had that verified. PRS did say it would be 7yr before anything begins to happen. That disappoints me as I'd like to have the timeline moved up.
I respect and admire the work done by our Preserve Group but a new large apartment block and downhill from dining is not viable.
I respect the experience of the PRS team
IL Units are centralized
Logic
Meets unmet needs

period of time needed to expand.
Proven success developing and sustaining CCRC's and all the laws / permits etc.
PRS is a reputable management company
PRS ultimately responsible for success

2.3 Undecided

Both plans have challenges, neither plan is perfect
Both plans have positive and also negative points.
Both proposal have advantages and disadvantages
I am too new to comprehend all of the issues.
I do like some parts of it
I need more info: costs, marketing etc.
I will be long gone before any of this comes to fruition
Neither plan is long-term enough. I can't see retired persons being willing to live with so much construction.
Preserve SRC does not have a financing
PRS does not bend of think out of the box did not consult current residence about what was really important as future residence would also like
PRS has good history of managing facilities, so I feel they know what they're doing.
The PRS proposal is too sprawling and not sure of their competence
They are the experts they have done it before

2.4 Lean against

I would like to preserve the park
a. PRS proposal lacks transparency in regard to their assumptions
b. the architectural plan ignores environmental impact, traffic impact, pollution, noise, emergency traffic/evacuation
c. we were not presented numbers to support many of PRS claims
d. the architectural plan is poorly thought
All the pretty areas and trees destroyed
Bocce ball will be hurt badly and so many of us enjoyed playing the game
Building in front of manor
Destroys open space. One quarter of IL residents play Bocce Ball – PRS probably has no bocce court
Do not like building in Historic Park. Rehab of current Health Center waste of money
Does not consider requirements of residents
Hugh Roberts' proposal
I am concerned about the loss of green space.
I am not against expansion on the campus, but strongly against the interference with the aesthetic beauty of the campus
I don't feel they are open or even considering changes to their plan.
I like it just the way it is
I think residents' proposal is better.
Inconvenience if construction

It is not necessary except for the skilled nursing part
It looks like the PRS plan paid no attention to preserving the beauty of the campus. There doesn't seem to be good logistical placement of the new buildings.
Lack of information
Lack of information on financial implications; loss of open space.
Less open to SRC proposals by PRS management team
Location of health care center and Building A
Needlessly destroys open space
Plan occupies virtually all remaining "open" space
Plans should be rethought.
PRS does not know how to present a life changing plan t retired people looking forward to the life-style they thought they had chosen.
PRS is more futuristic
Should build a new HCC instead of fixing up the old one. Keep Memorial Park as is. Don't put units in front of the manor which would destroy aesthetic beauty of the manor and surrounding areas
The building in Memorial Park!
There is no compromise! It is a company that makes bad decisions! and then repeats them!
Too many building; loss of our park
Too many buildings
Too many buildings, loss of only area for park and outdoor recreation
Too many buildings, more noise and dust, cuts down too many trees,(don't like) location of the buildings
too many buildings, old remodeled skilled nursing
Too many structures, destroys surroundings, no unified approach to campus future.
too much impact on population
Total disruption of campus for many years, noise etc., for residents paying upwards of 10 K a month for this?
We need a guarantee that the memorial park will remain.

2.5 Strongly opposed

?? Issues
Damages the features that now make SRC what it is today and significantly changes the target market.
Destroy campus open space
Destroy the campus permanently: replacing all the remaining green space and outdoor recreations space with large apartment buildings
Destroys existing campus, ruins Manor view, caused congestion, destroys ambiance.
Destruction of Memorial Park and too many new buildings.
Destruction of the Memorial Park and sprawling five buildings over the campus.
Destruction of the Memorial Park and the sprawling five building over the campus
Destruction of trees, reduction of open space
Does not consider the natural environment of the campus
Does nothing to address the skilled nursing issues.

Don't want memorial park to change
ears of disruption (noise, dirt, etc.)
Eliminates protected nature trees, damages historical and heritage buildings and grounds, adverse environmental impact, adverse impact on open beautiful campus.
Fewer buildings in Alternative Plan, thus not destroying openness of existing facility.
I believe that PRS does not listen to us at SRC. They have demonstrated this by the thoughtless addressing the hike trail dining point system and expansion plan. They (PRS) lack skills and customer support, lack marketing and sales skills. I believe the focus and priorities have changed over the years.
I do not want to live in a construction zone
I don't think PRS has looked at ideas from SRC community.
I don't want to subsidize the skilled nursing care, This isn't what I signed up for!
I feel that PRS has the financial knowledge and expertise in planning the expansion
I feel they could accomplish the needs by a simpler plan with fewer NEW buildings.
I oppose the multiple construction sites and loss of so many trees.
I strongly oppose any further building on campus. I t is not needed
I think it will not work or even make things better
I think we lose the things I came for.
I want to preserve the GREEN area
I would be looking at spending the rest of my life in a major construction project
Increased cost
It compromises the beauty of the Campus (The Manor) more traffic issues, needed upgrades to the campus not covered.
It destroys the ambiance of our campus
It destroys the campus atmosphere and fails to address the serious deficiencies in skilled nursing and assisted living
It impinges on the natural beauty of SRC site
It is an inconsiderate plan – loss of park, manor obfuscation etc.
It is obvious that PRS wants to optimize their income by increasing the number of residents
It is too destructive and would only harm the beauty and openness of SRC without offering much in return
It takes up more of our beautiful campus land and our bocce ball court which is loved by many plus it takes away the appearance of the majestic manor
It values financial over aesthetics
It will ruin the campus and the atmosphere of SRC
It will significantly degrade the look and feel of the campus and ruin the Saratoga Manor
It would ruin a lovely campus, destroy the historic park, impinge on Manor area
Lack of true effort on PRS's part to reach a compromise.
Living in a construction zone for 3 to 5 years (the rest of my life)
Lose all open space, lose so many big trees
Mature tree lost, loss of open nature environment, I like the open area by the manor and don't want to lose the park
New 52 units are too spread out, adding more buildings and removing more open space.
No demonstrated need, no financial projections, destroys manor view.

Obscuring the view of the manor
Open space in the park would be gone. Heritage trees gone, meeting room and building B would hide the historic Manor.
Preserve majestic beauty of the Manor. I do not want a building in front of the Manor or adjacent to it.
PRS has consistently refused to listen to residents' suggestion. Too much land will be lost to buildings. Loss of trees.
PRS has not clearly shown that this proposal solves a real problem and if the problem is real, that this the best solution.
PRS has proved their incompetence in design and construction so our 2000 project, new buildings in 2004, had to be rebuilt at a cost of some \$6 million which could have been spent on upgrading HCC.
PRS plan unnecessarily (?) ruins the beauty of the campus and damages resident's quality of life
PRS presented their plan that HCC was inappropriately scaled and inadequate but HCC remodel is not #1 on their priority list. In fact in my group I was told HCC would be remodeled over four [4] years in sections.
PRS would build on Historic park
reason: destroys environment
Serenity and peace
Short term and long term of life will be adversely affected, due to construction and air pollution, less open space, larger population, damage to the environment (removal of 60 mature trees)
That is an unnecessary amount of construction
The alternative proposal does everything the PRS does with less adverse impact and better
The Iconic Manor should not be obstructed in any way. Destruction of trees flies in the face of everything we understand about the environment today.
The parking entrance to building A directly opposite the kitchen/garbage staging area will create a huge traffic bottleneck on Pavilion Circle roadway
The plan shoehorns buildings awkwardly into every corner of the property, at the cost of grace and charm.
The PRS Plan is needlessly destructive and is obsoleted by the Preserve Plan.
The PRS proposal changes and destroys the campus for ever
The PRS proposal impact negatively SRC present and future desirability
The significant loss of green space
Too destructive of the overall environment (too many buildings, loss of trees)
Too disruptive to customers lives
too many buildings. I do not want to see buildings in front of the Manor
Too many IL units, too few skilled nursing!
Too much change to the overall SRC experience
Total disruption of the campus illogical layout and poor plan for skilled nursing
want to preserve the historical park.
We the senior residents love to enjoy our last years of our life with peaceful and worry free life.
will destroy open space
You are completely changing what we bought into for a senior years!

Residents commented on strengths of the PRS proposal as follows

A new auditorium
Additional eating venues and facility
Addresses some of the problems of today's parking and configuration of health care rooms.
addressing the lack of emergency Exits by adding route to Chester Street.
Adds 85 parking spaces
Admits need to improve skilled nursing and change ratio of IL to Skilled nursing.
Create more financial viability
Does solve the problem of balancing IL, AL, HC etc.
Enlarging exercise room and enlarging Barnes hall.
expandability is possible assumed (??) expansion of membership
Experienced PRS management
Financial
Financial stability
Financial support of SRC
Gain additional living space
General improvement of facilities
<p>The main reason that I support the PRS plan is they know what they are doing. I know that the preserve Saratoga group is concerned about where buildings will be going, but they don't have the expertise or understanding of master planning that is required for the project. PRS has built many CCRCs and is a major player in the market-much better credentials</p> <p>My notes: The PRS proposal was shared prior to having the Master Plan approved. Usually the master plan is approved before any discussions start with the community (we worked with companies developing Santana Row West and the condos replacing Winchester Ranch Mobile Home Park). PRS management didn't do a good job of explaining a master plan before they dove into their plan confusing residents who were not familiar with the process.</p> <p>I, personally, would prefer having the gulley rezoned so that a large building which likely could have more apartments and amenities might be built in the big ugly hole. I have been told that getting a rezoning is far easier once a master plan has been approved, but I've not had that verified. PRS did say it would be 7yr before anything begins to happen. That disappoints me as I'd like to have the timeline moved up.</p>
Help skilled nursing
period of time needed to expand.
I am having a hard time finding a positive strength-perhaps the fitness center expansion!
I believe that the technical details of the proposal [square footage, costs, architecture, etc.] are competently developed.
I feel that converting semi private rooms to private rooms in skilled nursing facility is a good idea.
I know the HCC needs an overhaul.
I'm not sure it has one.
Improve skilled nursing
Improve skilled nursing and solve parking problems

none
None! Not what we wanted
Not sure-but parking is included is good
Nothing
Nothing
nothing
Nothing other than enlarging the financial income by increasing residents
One of several possible ways to develop the proposal
Plans for the future and future financial interests of residents.
Possibly its financial advantages to SRC (PRS)
Practicality – balancing finances, regulations, improvements, marketing
Preserve history and increase revenue. Upgrade all existing facilities.
Presumed financial stability
profit for PRS, not residents
Provides future for SRC to meet community need for area retirement
PRS likes it?
PRS must find other ways to fund upgrades, not expansion!
PRS supposedly thinks it is better financially. Yet no data is given to prove it.
Revising HCC, but not the way it is done nor the location
Skilled nursing improvements
Skilled nursing, more IL
Strengthens financial stability
Tackling the need to expand
The Emergency Exit to Chester...Finally we won't be trapped by only 1 exit road.
The PRS relationship with Oddfellows
The recognition that changes to the facility are needed.
There are no strengths of this program
there is no greatness in this proposal; it is driven mostly by accounting considerations, though there are some positives in it.
There is none.
To assure long-term financial stability
To enjoy our old age, to enjoy the rest of our days, with peace and happiness
To position SRC for future generations
To position SRC for future generations.
To put an emphasis to keep campus from being crowded
To significantly improve the facilities
Too many buildings
Trying to look forward to future
unknown, PRS plan may have good reasons (e.g. Zoning, utilities, easements) for arrangement
Upgrading skilled nursing to meet involving needs and reimbursement
Will it avoid bankruptcy?

With more residents and cars, will there be a stop light on Fruitvale? In the event of an emergency, e.g. fire/earthquake, how would residents and cars get out of the site with only TWO Exits??

Residents commented on weaknesses of the PRS proposal as follows

[a] Priority given to building in front of Manor; [b] destruction of 68 trees; [c] the problems of the HCC are not their first priority; [d] green space and natural environment would be destroyed.
A complete change to the atmosphere of the campus
a. The proposal creates a high density housing site and changes the uniqueness of SRC, making it another "Fellowship Plaza"
b. The plan ignores certain marketing factors. The 2000 sq. ft.. apartments don't make sense here.
Aesthetics
All of it
Apparent need to build on Memorial Park and apparent lack of consideration of wrapping around McLaren Drive to increase building at sea
Appears to disregard quality of life.
Blatant greed
Brian MacLamor- why give him another chance to build something that caused so much \$\$ and time because the balconies weren't built right. He is not a trusted individual.
build a new state of the art skilled nursing instead of trying to remodel the current one.
Building A controversial placement and size
Building B takes up all available space and Building 6 destroys the view of the elegant manor.
Building in all our "open space", green areas, wall to wall building.
Building three residential buildings – each with an underground garage - is hard to justify. As is renovating SNF while residents are in place!
Buildings should last for more than 20 years. Maybe in another 20 years you'll have to tear them down again.
Certainly does nothing to improve our quality of life during the next 5 years.
Complicated
Covering up the manor
Degrading of the campus.
Destroy my environment
Destroy the campus permanently: replacing all the remaining green space and outdoor recreations space with large apartment buildings
Destroying the Historic Park and our open space.
Destroys campus.
Destroys open space
Destruction of open space, trees, and piecemeal renovation of health center building.
Disregard for residents' interests
Disruption caused by construction.
Does nothing to address the skilled nursing issues.
Don't think it will pass

Eliminates open space and natural environment.
Eliminates protected nature trees, damages historical and heritage buildings and grounds, adverse environmental impact, adverse impact on open beautiful campus.
Encroaching on the manor and too many buildings
Fails to preserve view of Manor and fails to preserve the natural environment of the SRC campus
Five new buildings sprawled all over campus
Five new buildings sprawled over campus
Great inconvenience to all residents
Hard to pick out just one weakness
HealthCare would not really be improved for many years
I don't believe that the Odd Fellows have seen the proposal by Preserve SRC
I've lost some faith in PRS be/c some of their recent decisions regarding SRC.
Ill conceived, no demonstrated justification
Impact on the characteristics of the facility that were the reason that we chose this facility.
In general it's their way - or nothing
It degrades the aesthetic of the campus as it now exists
It destroys the campus atmosphere and fails to address the serious deficiencies in skilled nursing and assisted living
It impinges on the natural beauty of SRC site
It is not beneficial or realistic for existing residents.
It makes our home into a small town of its own!
It maximizes, rather than minimizes the size of the "solution." It assumes that there is an increasing demand for even larger, more expensive retirement housing.
It puts a building on all of our open spaces and in front of the manor. It's a "make do" solution rather than a "right" solution.
It takes away our Park and outdoor activities.
It transforms the environment to an ugly barren urban ghetto
It will significantly degrade the look and feel of the campus and ruin the Saratoga Manor. It will ruin the natural beauty of the campus
It will strip the campus bare, fill it with new buildings and turn SRC into Downtown San Jose.
It would destroy our green area which is why I came here!
It would tear up large portions of the campus at one time, especially trying to locate water, electricity, sewer pipes.
It's not my original agreement
Jerry-built and renovated healthcare center and destruction of campus
Lack of information and loss of open space.
Lack of supporting infrastructure and fee funding requirements
Less open to SRC proposals by PRS management team
Locations chosen by architects
Losing the park
Loss of open space; lack of financial information.

Loss of trees, open space, increased noise, dust and disruption, reduced quality of life for current residents.
Lots of mature trees, park, bocce ball, green space.
Makes a big mess and has a large impact on residents and daily operations. Think about already over-extended dining program (access).
More expensive.
N/A
Negative present and future impact on residence and the campus
No data supporting the contention that skilled nursing will become increasingly more expensive than cost of living
Not enough care taken in architectural matching of buildings and preserving green spaces. PRS just interested in profit at any cost.
Once occupied, open space rarely is restored.
period of time needed to expand.
Poor overall planning.
PRS destroys our quiet setting and destroys trees.
PRS has been lacking in informing the residents of their plan and gaining the residents trust
PRS plan is definitely the worst physical plan — i.e. layout and operational.
Putting building A in Park area.
Remodel instead of constructing new HCC
Remodel rather than construct a new HCC. No Bocce court.
Removing trees.
ruins symbolic, aesthetic character of the manor.
Short of staff especially in the dining room at present, more shuttle drivers
Size and length of construction period
Size of buildings and placement. As I stated above, whenever the time is right, SRC residents should approach the city en masse and request a rezoning of the gulley. Now that the trees have been removed, no river runs through the gulley and it's hidden from the neighbors. I'm thinking with appropriate reasoning and SRC resident pressure, the city might agree. This, from my perspective, is a win-win approach.
Sprawl; destroying Memorial Park
sprawling buildings all over campus Loss of trees
Still too many unknowns to support a guaranteed financial stability.
take away the natural environment
Taking away remaining open space for the largest new residential building
taking away the beauty of our campus
That is an unnecessary amount of construction
That the only open space, the park, is not discussed
the buildings in front of Manor And No Real Upgrade of Health center for many years to come
The campus will look overcrowded with buildings. One reason that we moved to SRC was the setting.
The cost factor
The destruction of the natural setting and removal of many trees.

The HCC is badly in need of an upgrade and I think tearing it down and building a new facility is necessary.
The healthcare building is already antiquated and has no kitchen of its own, food is cold and less appetizing, so why spend so much money on an out of date building that is difficult for emergency trucks to get to when it could be better positioned?
The impact of the natural feel of the campus
The impact of the natural feel of the campus
The loss of income over 10 years will be + +, and building locations may lower occupancy
The massiveness of the proposed buildings.
The necessity to expand at all but I'm afraid that is not an option just an opinion
The only reason for expansion is to get money to upgrade HCC. Adding 52 units which will wreck the campus, many hundred year old trees will be lost, park will be lost, this will be all buildings. We did not buy into here for this outcome.
The proposed building on the historic Park
The PRS plan does not consider the wishes of the current SRC residences
The removal of so many beautiful trees and lots of open areas.
The rest of the proposal
The significant loss of green space
The total disruption of our campus., 5 new buildings will spread noise, dirt and confusion throughout the whole campus.
The use of Park area for large building
Timeline for work not define
too crowded
Too destruction of campus ambiance and amenities.
Too many additional buildings on the campus/ not enough dining facilities for all the extra people.
Too many buildings urbanizing the campus
Too many buildings, and location
Too many buildings, too long to live with the noise and dust, too few trees, and park space, covering my lifetime and blocking out the Manor
Too many buildings, too much chaos
Too much crowding and open space removal
Total lack of consideration for current residence
Total lack of consideration for people living here now!
unrealistic, especially regarding skilled nursing needs i.e. showers in every room.
Uses too much open space.
Years of construction and then ruinous havoc of the beautiful environment
Years of construction mess, damages current parklike ambiance.

Question 3 – Preserve SRC Campus Proposal

Residents added their reasoning for their ratings as follows

3.1 Strongly in favor

1) preserve the natural environment;
2) we <u>need</u> a new and modern skilled nursing facility
Addresses the skilled nursing issue with minimal additional disruption.
Avoids our "home" turning into an "urban crowded noisy town"!
better use of property. better potential aesthetically
Does a better job of fixing SRC's problems with less damage
Historic Park and view of Manor are preserved
I enjoy to live in a spacious and friendly place for my retirement years.
I like the whole plan
I want the campus to remain quiet and natural as possible.
I want to be surrounded in beauty until my dying breath.
I wish to retain the quality of life I found here when deciding to move to SRC.
I've been influenced by the widespread condemnation of the PRS proposal, which is not A good reason for any decision.
Improves skilled nursing without destroying campus
Integrity of campus
It addresses customer satisfaction
It has less impact on the natural beauty of the campus
It is less disruptive to my community
It is less expensive and keeps added residents together, not isolated
It is simpler, less disruptive to all, preserves the park and the view of the iconic matter.
It keeps what we love about SRC
It preserves a beautiful environment
It preserves green space and meets stated goals of reconfiguration at a given by PRS
It preserves the campus atmosphere and through it the residents' quality of life and addresses the serious SNF deficiencies
It provides a viable, less destructive alternative while still meeting financial needs
It reduces the amount of construction and restricts it to two locations which are not as visible
It responds to the residents' inputs
It saves the appeal of our campus
it takes consideration the things our residents use the most and enjoy
It would preserve so many trees and our open attractive campus
Keep the campus more open
Keep the quality of life we enjoy today
Keep the quality of life we enjoy today
Least impact to mature trees and green space
less building, less disruption while being constructed, more compact campus
Less disruption for current residents, preservation of trees.
Less is better.

Less new buildings and less interruption and construction annoyance. Overall a better plan.
Listening to what the residents want.
Minimizes environmental impact, preserves and heritage buildings and grounds, preserves protected nature trees and open space, provides new state of the art nursing facility.
More open space
Moving Health Center to front of Campus is a Big Improvement for many reasons. Retention of HC & keeping open space for buildings
Moving HealthCare to front of Campus is much better for traffic and noise and convenience. More open space at Fellowship Plaza
Need a developed alternative to PRS for expansion
One building must be more cost effective than 5 buildings.
Only two buildings, leaving open space and trees, a new health center building in a better place.
Preservation of park forever, minimal impact on present and future residence
Preserve campus
Preserve campus. More logical solution.
Preserve our campus
Preserve SRC Campus has the correct priorities: [a] all new HCC with new ventilation codes and post-covid design to be built immediately; [b] construction confined to one area for additional 52 IL units; [c] historic scenic views of Manor will be preserved along with many mature redwoods and oaks.
Preserves beauty of SRC
Preserves Manor View, trees and landscape
Preserves open space
Preserves plan provides 52 new IL units without use of in-fill development, cutting down trees, spoiling views
Preserves the character of SRC that we chose this for.
Preserves the main campus as is
Preserves the SRC campus and building a state of the art modern skilled nursing facility.
Preserving the Campus and addressing the areas needing upgrades
PRS proposal impacts the residents too much in lifestyle and activity. Plus they never completed first goals.
Retains the natural environment and increases facilities for residents
See Hugh Roberts' letter
The Preserve SRC initiative preserves the open ambiance or our home along with our recreation areas and mature trees.
The proposed Skilled Nursing facility building and preserving the Historic Park
They have thought out all the needs(both financial and living needs) within the bounds of SRC
To keep the residents first by having a way to come together. Without the park games the quality of life diminishes
To preserve the campus
Two years, four buildings in acceptable, not intrusive, locations
Very small campus footprint. compared to PRS; therefore easier on landscape plantings
We need an alternative proposal

Will appeal to the market that built SRC

3.2 Lean towards

Although not perfect, the Preserve SRC Campus proposal at least challenges the flawed PRS proposal.
Brand new health center.
Building D minimizes number of buildings
Current HCC would continue to operate until new HCC is completed.
fewer buildings, new skilled nursing facility
I like where the Health Care Building is situated
I will probably require SNF in the future
Improved skilled nursing facility
It will spoil our view
It is a more rational plan that reduces the risk of 5 dispersed construction sites. Some improvements to the plan are required. Cost similar to PRS or less.
It saves the green spaces and doesn't give the campus a crowded look.
It should bring in the same amount of revenue for PRS and Oddfellows
It would appear to accomplish the PRS goal of increasing revenue and yet preserve the beauty of the campus
Keeps HCC operational during construction. New building would construction would be out of the way and would not obstruct
Least inconvenience to residents
Location of health center
Meets all their requirements at a greatly reduced cost and disruption of service
More of the beautiful open space is preserved
More open space is preserved. It seems like construction would be less disruptive.
No experience behind the estimates works against proposal
Not so many new buildings
Preserves open space
Protecting SRC interests and concerns
Provides enough expansion without cramping the campus, improves skilled nursing facilities
resident proposal is better but there are better plans possible.
Saves Historic Park and puts the Health Center close to evacuation exit.
Saves much of the campus. Residents have gone through four years of remodeling, noise, debris, disruption, not what we came to a retirement home for.
Saves the park and many trees
Seems reasonable
The hospital should be dealt with first. IL units would be centralized keeping the sense of community
The preserve SRC group preserves our Park, keeps the Bocce Ball Courts, putting green and picnic tables
There is room for a new large structure for IL and to improve skilled nursing.
Too much destruction of current environment

3.3 Undecided

Both PRS and Preserve proposals have flaws.
Don't know enough
Feasibility of financing and building stand alone skilled nursing facility
I will be long gone before any of this comes to fruition
I'm not pulled either way
It is simpler and less intrusive but don't think it will pass
My suggestion would be to investigate another (illegible) - group some of the problems (illegible) - e.g. higher ceilings in AL dining and (illegible) poor acoustics
Not enough experience
PRC too <??> to choose future based on expansion of residents
Preserve SRC has a multi floor healthcare facility that might be impractical
Unsure of projected costs and estimated income.
We need a guarantee that the memorial park will remain.
Whole program is not really need it

3.4 Lean against

As residents age, they will not want to walk uphill to dining and activities. The location will be a marketing disadvantage
Building placements
Emphasis on rural setting...get real.
Not enough study of situation.
This plan was very well planned to save the beauty of our campus
Unrealistic health care center

3.5. Strongly Oppose

Financially unacceptable to OFHC
Future needs and financial consideration for future resident fees
I believe PRS rejects residents' plan because PRS didn't think of it first = stubbornness? Residents' plan preserves natural beauty and has modern SNF
Lack of cash flow and the inability to feel comfortable with the plan as it was not put together experienced people.
Lack of cash flow and the inability to feel comfortable with the plans it was not [put together by experienced people.
Not financially viable
The campus is fine the way it is. It would be horrible living conditions to live with though building. Find another site.

The group doesn't seem to understand building regulations and codes and costs. I seriously doubt that a building with a garage on the bottom with AL on top would ever get approved-toxic fumes from cars below an HCC isn't a smart idea and the cost of building a garage in the basement of an HCC is prohibitively expensive as it must be built to the HCC code. Also, kitchen facilities would cost several magnitudes of order when built in an HCC facility. Trying to fit a 4000 square foot building into a 1500 square foot foot-print makes no sense. Building on the main road next to AL makes no sense for an HCC. Finally, such an incredibly expensive HCC building built first, then tearing down the existing HCC with no additional funding stream during this process is not likely to be fundable.

Unrealistic

Unrealistic financially and practicality [I would prefer the health center redesigned in its present sylvian spot not in a mini hospital]

Residents commented on strengths of the Preserve SRC Campus proposal as follows

1) preserve the natural environment;
2) we <u>need</u> a new and modern skilled nursing facility
Acknowledges the need for more IL units and better SN facilities, while maintaining quality of life for residents during construction.
Add more places to live
Addresses the skilled nursing issue with minimal additional disruption.
Adds the required (same) number of IL units without destroying the natural environment
Allows expansions and improvement without destroying the feeling of SRC
Based on customer feedback
Best conceived and presented plan for preservation of SRC in the future
Better use of available space/preserves campus green space
Building a new SNF
Building D
chance to correct problems evolved over time (e.g. parking, medical, access,,,))
Complete redo of HC and using that area for large building
Created by residents.
Does all the PRS plan accomplishes with less impact on the facility.
Enlarge SRC while preserving our campus
Enlarge SRC while preserving our campus.
Fewer buildings, less building mess; HCC built quickly, it will not remove nursing patients as suggested by PRS
Fewer buildings.
Fewer new buildings, new units all in one building, updated skilled nursing.
I like the single location of building D close to apartments and cul de Sac.. Great location for Emergency Exit and skilled Nursing.
Improved skilled nursing facility
Improves facilities for skilled nursing solves parking problems preserve the view of the manor front preserve the natural environment of the SRC campus
Improves skilled nursing without destroying campus, and specifically doesn't obscure Manor from the street or violate its side.

Increase revenue.
Increasing IL Units
Innovative thinking
It fills all of the needs with less buildings so it is environmentally better also, Plus a lot of money is not spent on an out of date building
It is in line with my emotional, physical, spiritual and mental health needs
It keeps the campus together
It keeps our campus as it was intended!!!
It maximizes green space and retained trees.
It preserves green space and meets stated goals of reconfiguration at a given by PRS
It preserves our open spaces and removes far less trees.
It preserves the beautiful environment
It preserves the beauty and quiet of the campus.
It proposed an attractive alternative to the PRS plan that was rejected as not practical
It proposed an attractive alternative to the PRS plan that was rejected as not practical
It provides expansion without turning SRC into an institution
It provides the same growth in a L but in one building not four
It reduces the amount of construction and restricts it to two locations which are not as visible
It resolves many of the PRS plan deficiencies & weaknesses.
It saves the green spaces and doesn't give the campus a crowded look.
It was proposed by thoughtful committee residents.
It will preserve the historic park
It will preserve what's important to residents
It would appear to accomplish the PRS goal of increasing revenue and yet preserve the beauty of the campus
It would better preserve the natural setting of the campus and save more trees.
Keeping open space of grounds
Keeping realistic about beauty of campus.
Keeping the natural environment of SRC
Least inconvenience to residents
Less building going on and saving the Park.
Less building, more open space
Less destruction of attractive areas of campus.
Less destructive, with fewer buildings.
Limiting construction to two main buildings, built sequentially, means that the whole campus won't be torn up for years.
Location, location, location. Not having building A, B and meeting room
Makes more sense.
Makes nimbyism happy
Meets all their requirements at a greatly reduced cost and disruption of service
Minimizes environmental impact, preserves and heritage buildings and grounds, preserves protected nature trees and open space, provides new state of the art nursing facility.
Minimum disruption to our campus during construction

More compact and can be accomplished without disturbing existing residents.
More logical location of all new buildings particularly skilled nursing
N/A
New HCC
New HCC keeps open space and bocce court
New, rather than a remodel HCC. Keeping open space and bocce courts.
New, State of the Art Health care close to new exits facilitates ambulances. SINGLE ROOMS!!!
None
None
Not building on the Historic Park.
Only two buildings, leaving open space and trees, a new health center building in a better place.
Only two buildings. Thank you for all your hard work.
Preservation of existing layout, fewer buildings.
Preservation of the natural setting and saving of the beautiful trees.
Preserve beauty of campus and trees.
Preserve quality of life
Preserve SRC Campus plan was conceived by residents, not by a remote board or an out of state management company, but by thoughtful , competent residents who actually live here. Their plan meets the City's need for housing and still preserves quiet green spaces.
Preserve the SRC campus and minimize the environmental impact and the disruption of our lives
Preserves more open space
Preserves open space
Preserves open space
Preserves the beauty of SRC
Preserves the park
preserves utility better as well as aesthetics
Preserves what is attractive about SRC.
Preserving green space – desirable
Preserving open space, state of the art healthcare.
Preserving the beauty of the campus
Protecting SRC interests and concerns
Protection of my environment
Provides enough expansion without cramping the campus, improves skilled nursing facilities. Construction is concentrated in just two locations.
Provides for growth without sacrificing ambiance and historical values.
Provides new, modern SNF without waiting on time consuming, inadequate remodel of HCC.
PRS already sent their proposal - so if accepted by city it is going to cost and they won't think about changing or admitting they didn't think it through
rebuilding the skilled nursing Center, saves more open space
Redoing of HCC
Reduces buiding plots. Does not sacrifice precious green spaces.

Relocation of Health Center and relocation of new auditorium
Residents' plan preserves natural beauty and has modern SNF
Retaining as much of the bucolic nature of the campus as possible
Simplicity
Skilled nursing better placement
Spares most residents the mess of building. Only east side of 4000 are the unlucky winds.
State of the art health center from the ground up
The buildings would be less imposing - The manor would remain iconic.
The new health care center
The overall plan seems better thought out.
The plan meets the city's need for housing while keeping the environment as natural and quiet as possible.
The preserve SRC group has done an outstanding job with their proposal
They have thought out all the needs(both financial and living needs) within the bounds of SRC
This plan causes less disruption for everyone and considers residents' wishes
To build a new improved Health Center
To meet the needs that exist already
Two buildings instead of 4 or 5.
unrealistic
Up to date HCC, new apartments all in one building
We can be able to enjoy the beautiful views without crowded spaces

Residents commented on the weakness of the Preserve SRC Campus proposal as follows

3-5 years premature
Appreciate the time, effort, and concern, but not based on experienced professional input and costing PRS more dollars to follow-up and respond to which gets passed to us in the form of higher rents
Big hill to climb for dinner
Compare to PRS plan it doesn't have any weakness.
Convincing PRS to compromise.
desire to keep bucolic ambience
Do we really need any of this. We have no proof
Don't find any
Failure to consider extending the building Cc across McLaren and wrap it around the north east corner of property
I am opposed to any new construction and any added units!
I don't think PRS and the Odd Fellows have even considered this proposal. I don't think the whole group have visited our campus.
I question some of the suggestions on a financial level
In construction phase might impact my use of it (if I need it)
In general there should be some compromise
Inability to bring it forward.
Initial cost of building a new HCC with no increased revenue
Is it cost effective

Not prepared by entities with expertise of all aspects of the project.
Not prepared by entities with expertise of all aspects of the project.
Not sure if health center plan can work
Not sure there are any!
Not thought of by PRS.
NOT yet funded, but it is worth funding
Nothing
Only adds one building to the perimeter of the campus, less IL units
Operating problems for new health center
Perhaps the overall cost - but we don't have a real cost projection.
Possibly a two story skilled nursing facility
Potentially more expensive to operate the Health Centre
Preserve SRC Campus plan was difficult to access initially and not openly discussed. Thank you to current Resident Association/Council for opening up the much needed discussion.
PRS claims new SNF is "more operational risk." I don't believe PRS but residents need to be able to counter PRS statement.
PRS opposition is emotional and not objective 5. Cash flow of two alternatives have not been released
PRS saying no without working with our present team
Questions about how the new skilled nursing would work
Still too big
Still too much catering to maximizing return on investment
Tearing down the skilled Nursing
That PRS will disagree with the proposal and proceed with that plan beforehand
That the "powers-to-be" are not willing to accept it
The estimated financial data
The expense of building a skilled nursing facility
The greatest weakness is the lack of any PRS acknowledgement of any POSITIVE features.
The health center is on two floors
The healthcare emergency evacuation scenario (and permits, if difficult to obtain)
The operating plan for the new healthcare center
The plans for the healthcare facility and lack of financing
The projected costs and revenue.
There is no weakness
There's a limit to how much you have to please an old (illegible)
They do not have any background in this type of a project
Too emotional.
Too many buildings
Ugly disruption, does not take in the fact that the facility cannot handle more people without increases in dining, recreation, kitchens, movie-theaters etc.
Under the Preserve SRC proposal the SNF is built first so nursing facility can't be demolished until SNF residents are moved to new facility that would delay the building of the new 52 IL apt building also delaying needed income

Unexpected expenses. I hope some of your ideas will be included.
Unrealistic from business standpoint – lack of revenue stream for new HC building process
Unrealistic health care center
Unreasonable new health center and cramming 52 units in one building so far from dining area. Imagine the car jam getting there especially on a rainy day.
Unwillingness by OFHC & PRS to fully evaluate resident plan
We are not professionals and like the expertise and experience and breadth that is available to PRS
We aren't told the construction timeline and project cost.

Question 5, Additional Information

Residents requested addition information as follows:

A professional comparison of cost.
A true cost comparison would help
a. What alternative plans has PRS considered
b. What are the numbers & facts behind PRS claims
c. What's PRS architects experience in designing in CA & Silicon valley; their plan is nothing more than "stuffing a hot dog"
d. There are better & probably cheaper ways to implement the fitness center expansion
Actual cost comparisons.
Actual tree impact of each option
any consideration of solar power generation especially with increase of electric cars.
Any discussion of any expansion requires clean statement of problem to be solved and financial analysis of the proposal and status quo projections.
Better and more complete financial projections
Better and more complete financial projections
Can we add 52 residential units and preserve the park
Clear understanding that OFHC has understood resident plan
Compare other campuses with our type/age with recreation & how active the residents are
Cost estimates
Costs would be important
Environmental report, Financial analysis for both construction and operating costs
Estimated times of beginning and ending of construction (i.e. dates)
Excellent comments, but we need the units in the PRS plan.
For a better future for the seniors that will be fortunate enough to live here.
Honesty from PRS. PRS willingness to work with SRC residents.
How does PRS plan to staff for a larger number of residents? It is hard to find and keep staff to fill positions now, and it won't get better.
How long would this take? I didn't come to live here spending my last years with construction going on and all its inconveniences.
I assume I have all the pertinent information to decide
I have seen enough and consider myself fully informed.
I would like to see a 3-D model of both plans. Perhaps add on to the existing model residing on the ground floor of the Manor.
I would like to see proposals for NOT expanding SRC, which would put all of us into financial hardship
I'd like to hear directly from the Oddfellows and not through PRS speaking or writing for them
I'd like to know more about the costs of both plans.
More information on cost of proposals
More information on the financial problems
Neighbors reactions, emergency exits, statistics on relationship of independent residents moving on to assisted living and/or skilled nursing.

None
None - next milestone is city action
None needed
None, let PRS do their job
Population figures and projection by IL, AL and HCC
Preservation of natural environment and additional eating venues
Projections of cost increases and Medicare payments from respected financial organization
PRS and Preserve SRC Campus be open and transparent.
PRS does not appear to negotiate in good faith. PRS physical plan is clearly the worst. So it needs to show why alternate plan supposedly does not provide financial stability.
Should have given the constraints from the city: 1. Can't build in open space (Eucalyptus grove). 2. can't build more than three stories. 3. Must build new housing units. Cost of PRS plan and cost of alternative (Preserve SRC) plan for cost comparison.
Sources for the "facts" about cost and completion estimates
The preserve SRC plan would make it easier to sell other units while construction is ongoing the sites are easier to get past when sharing the community to prospective owners
The PRS plan fails the contractual obligation of a CCRC to provide a quality HCC/SNF. Instead the plan of remodeling the SNF "over a 4 year period, section by section" –direct quote from my break-out session from PRS representative when asked about time frame—will subject residents to a disruptive, dusty and noisy experience should they need the SNF for a medical event.
The understanding of why OFHC is not motivated to fully evaluate and be informed fully by residents about their proposal
To see arborist report saying specifically that trees must come down immediately and NOT in the next 20 years.
True financials, for last 5 years. Actual market studies. Actual economic studies.
We didn't move here to live through acrimonious political battles, noisy disruption of our lives while paying a huge fee for the privilege
What are the financing can be found to upgrade HCC, as advertised in Saratoga News.
What is the most appealing to current residents? Take vote of what residents want and publish results.
Why is the entry parking lot (next to first duplex) not being considered for a building (and underground parking garage)?
Would like to keep our monthly rent increase at 5% or lower.

Question 6. Other Questions

6.1 Greatest personal benefit from expansion

\$ stability.
A modern SNF
A second dining room
A state of the art health center
a. More dining options b. Cultural Center c. Fitness Center expansion
Allow aging in place.
Allow more seniors to enjoy SRC's unique beautiful campus and services.
Benefits will only accrue if expansion equates to better quality or reduced cost.
Better facilities in general without harming our present way of life at SRC
better skilled nursing facility
Better skilled nursing, better gym and fitness. Upgrade open space for bocci. Sports.
Better utilization of building space and purpose
Can't think of one
Concern for future fees.
Continued viability
Continued viability
Continuing financial health of SRC
Economic stability
Enlarged fitness area and social area
Ensure long-term financial viability of SRC
Entertainment (have you seen the places in Arizona?). Assisted living.
Expand it fitness facility, and keeping finances under control.
Expanded services: a new dining venue, expansive fitness center.
Fee control
Finally attention given to additional exit routes to Chester street. The Preserve SRC Campus plan allows the most vulnerable in SNF and AL quick access to Chester.
Financial solvency
Financial stability
Financial stability
Financial stability
Financial stability and improve AL and HCC
Financial stability of the community; improved nursing facilities.
Fitness expansion
future viability
Good, if limited in some areas. Very little benefit to me.
I agree the preserve SRC alternative plan
I can see none.
I do not believe there is a benefit to me other than an improved Skilled Nursing facility.
I do not see any benefit for me of a major expansion

I don't see my personal benefit except for update of nursing facility rooms.
I don't think there would be any.
I would rather see <u>no</u> expansion!!
Improved fitness center, modern skilled nursing
Improved HCC
Improved HCC, fitness center.
Improved medical facilities.
Improvement of outdoor games and using parks space. An improvement of the health center
Increased IL revenue, permitting more services
It helps City of Saratoga obtain more units for housing quota.
It might lower my monthly costs vs. what they would be without the expansion.
It would assure the long-term viability of SRC.
Keep SRC a viable entity
keeping it viable
keeping our monthly fees reasonable
Keeping our monthly rent below 5% increase.
Keeps costs down
Larger facilities for meetings, dining etc
Long term financial security of OFHC investment
Long term financial strength for SRC
Long term viability of SRC (assuming that is, in fact, in question)
Long-term viability of SRC
Major improvements in skilled nursing
Meeting more people
Minimizes environmental impact, preserves and heritage buildings and grounds, preserves protected nature trees and open space, provides new state of the art nursing facility.
More parking
More parking for my family and friends and employees, hopefully
More parking spaces
More Parking.
More people and improved HC & AL
More space-more parking-more people
New HCC
New SNF or upgraded SNF
NIL
None

None
None —I believe we should have security and cameras. There was a big robbery on Crisp Avenue. And many other homes in the area close to SRC
None for me it would be for the future residents of SRC
None really if it does not address the skilled nursing issues.
None. I currently have parking, easy access for dining, no construction noise, no traffic congestion.
Nothing
Nothing personal, but only for the greater good of SRC.
Only gain would be a better HCC which many of us would never use. PRS has failed to consider present residents. Should upgrade AL where we may go!
Peace of mind should it be pursued respectfully.
Place is less likely to go bankrupt
Possibly lower monthly fees down the road
Preserve the CC policy if possible
preserving the historical park.
Preserving views of manor, lawns, and trees.
Providing more space for dining, auditorium, classes, gatherings.
Relief from threats made by PRS that our yearly dues would be increased to provide extra income if we continue to resist.
State of the art health care center
State of the art health center and improved assisted-living!
Staying competitive in a very competitive industry. To me this is the best facility in our valley. We need to stay that way.
Survival of SRC
The continuation of a wonderful place to spend our retirement years.
This is income for PRS
To have a modern Skilled Nursing facility and emergency exit
To make available a modern health center
To preserve the natural environment of SRC
To update health facilities
Updated skilled nursing
Upgrade
Viability of SRC (staying solvent)
We need a new and modern skilled nursing facility and to preserve the natural environment
Zero

6.2 Greatest personal downside

A total and complete construction mess of noise, confusion of tragic and unforeseen delays
a. SRC loses it's charm and uniqueness and becomes a high density crowded site with urban characteristics away from urban facilities.
b. Emergency evacuation difficulty
c .Negative Environmental impacts
Adding so many more people

All four buildings will affect the Manor
At what cost? Crowding and loss of space.
building in front of the manor! I like the look one gets as they come in to the campus!
Building noise dust, loss of landscape.
Change in ambience and noise
Confusion of environment for unspecified length of time
Construction
Construction and noise going on
Construction disruption
Construction disruption. I question whether I would have moved if I had understood what PRS proposes
construction mess
Construction mess and noise over all the campus for multiple years. The final campus look and feel will degrade.
Construction noise and inconvenience
Construction noise and traffic disruption
Construction noise, mess, etc.
Construction upheaval on campus
Cost of construction and volume of traffic
Crowding, loss of inspired campus
Degrading of the campus.
Destruction of open space and trees
Destruction of our way of life and the Saratoga environment
Dirt, dirt, dirt, noise. Much added traffic.
Disruption
Disruption caused by construction
Disruption for 15+ years.
Disruption of current residents
Disruption of daily life and destroying beautiful campus
Disruption of our lives due to construction and destruction
disruption of peaceful setting
Disruption of services and loss of open space.
Disruption!
Disruptive to the peaceful environment.
Dust and dirt and interruptions to permit campus buildout
Dust, noise, increased traffic, etc, etc during construction.
Eliminates protected nature trees, damages historical and heritage buildings and grounds, adverse environmental impact, adverse impact on open beautiful campus.
Endangers historic trees and runs the risk that the wrong-headed PRS plan will be approved by the city of Saratoga City Council.
Everything torn up for years, interruptions to our lives. Destruction of landscaping, trees and more overhead monthly expenses for the residents.

Expansion plans have created divisiveness in our community culture which is negative rather than optimistic and collegial
Forever construction, leading to facility that is much too big.
Having no places for parking, destruction of trees and the beauty of the place would be Degraded.
Horrendous disruption during construction
I do not want to live in a construction zone my entire retirement and the PRS plan would put the campus into Continuous Construction mode.
I don't object to a major expansion so no downside
I strongly feel that the expansion is necessary to keep SRC market competitive. The greatest downside is living through the construction although the gully would be the least disruptive.
Impeded ease of movement into, out of, and around the campus during many years of construction, in addition to construction, air pollution and noise
Increased costs to residents. There is no mention in any documents on how the expansion will be paid.
It degrades the aesthetic of the campus as it now exists
It will be too crowded
Less attractive campus, crowded dining, major construction hassles.
Living in a construction site for the next 10 years. After that, living in a more congested facility.
Living through all the inconvenience that construction brings for years and paying high monthly bills for living through this.
Losing the park
Loss of general space and too many people / residents
Loss of natural environment that attracted me to SRC
Loss of outdoor space. My dog would never see a dog park. Traffic at skilled nursing.
Loss of the character of the place.
Loss of the more open natural campus
Loss of the more open natural campus
Lots of attractive grounds and major chaos around construction for a long time
Lots of green space and aesthetic beauty of the campus.
Lots of natural environment, limited facilities [dining, exercise, etc.]
Major disruption of our lives, terrible building locations
Many years of chaos
Many years of constant disruption. Having had five years of it out of our six living at SRC.
Many years of disruption to life at SRC.
may become too expensive; loss of open space.
More traffic, more construction disruption over many years.
More traffic, noise, dirt
Much larger number of residents may make SRC feel impersonal, whose empty spaces may feel overbuilt.
Multi-year disruption due to major construction.
No mention in the plan of updating the Health Centre to single rooms, larger rehab and own kitchen.

Noise
noise & other chaos in latter years of life.
Noise and campus disruption. With the PRS plan, a large loss of open space.
Noise and disruption during construction
Noise and traffic
Noise from the construction
Noisy dining facilities
None for residence anymore building ruins the peace and quiet we came here to enjoy in our last years
Prospective tenants not wanting to live with construction
Ruin the beauty of the campus
Ruining our elegance and covering our small green space
Ruining the lovely campus.
Several years of construction disruption when I came here for what I hoped would be peace, quiet and pleasure.
Sooner or later we all need health care and knowing we would have a lovely PRIVATE room would be wonderful.
Taking away the open space and total construction headaches
The beauty of the campus would decrease with the loss of green space.
The disruption of campus life, traffic, etc., for some time
The disruption of our environment
The disruption of the process
The loss of the country feel. I would miss the walks around the area. Too many people—what are you going to do about the dining?
The noise, dirt, traffic, congestion of construction. <u>Not</u> what I signed on for!
The opposite situation to: I currently have parking, easy access for dining, no construction noise, no traffic congestion.
The project will be very disruptive to residents.
The PRS plan is the most invasive and a breach of promises
The PRS plan is very intrusive, damaging, and lengthy.
The SRC we love would be gone
The whole construction disruption to life on the campus
To change why I moved here
To lose the park and have no place for games. The procedure of building without more roads would cause poor flow of traffic & lots of mess, dirt and roads stopped up
too crowded
Too disruptive
Too many buildings.
Total disruption of our life.
Turmoil caused by construction
Years & years of construction work
Years of campus unrest during construction
Years of construction
Years of dirt, noise, and things in the road to puncture car tires.

years of disruption, too much area of campus would be under construction
Zero

6.3 Other comments

1) the PRS plan with apartments at street level (building B) and 10 feet from traffic will be very undesirable.
2) apartments in building A overlooking the trash bins will be most undesirable
A good idea: offer the neighbors something in exchange for support instead of their opposition (available only after completion)
a. Have bldg. A on the East side of AL. There is room for a long building b. Evaluate building 2 IL stories above HCC with separate entry and parking in the back or East side.
Ambulances and fire trucks come here frequently. I really think having Skilled Nursing on Odd Fellows Was would be a lot more convenient for everyone. All the comings and goings would make our little streets last longer! If you can't entice the people, you won't need assisted living or larger health care center. Preserve uniqueness! Beauty is its best quality! Food plan, not so much!
better for PRS profitability, not resident's betterment. Should serve residential improvements; not PRS & Odd Fellows profitability.
Build a three story garage on entry parking lot.
Currently not informed enough to participate
Does Hugh Roberts really think that PRS is such a great company? I don't! As for the Odd Fellows - think how poorly the planning was for the original expansion. Also the shoddy construction. Where was the oversight when it was being built the first time. Why does PRS make such a thing about the HCC being one story? Most hospitals I know are multistoried and they manage to care for and provide for their patients.
During construction, God help us getting out of here in an emergency
Expansion means construction trauma — this should be done in the least impacting way, i.e. east side of campus, there it can be contained.
Future planning is difficult. Review the plans from 2017 and plan for a longer span than 20 years
Got to look at the competition and what the physical limitation of expansion is.
Hugh Roberts' plan has no constructive ideas. Expansion must have "buy-in" from the residents, otherwise, we will feel betrayed by management.
Hugh Roberts' proposal is irrelevant Should be no discussion of expansion until current wasteful management is improved.
I agree with Hugh Roberts (1) that this is a job for PRS. "Oversight by residents is stuff like : is the parking addressed? (2) did health get upgrades? (3)etc. a long list- P.S. glad to see someone realized someone realized facility needs a second access

I am a new kid at SRC, and frankly don't have the expertise for even assessing the 2 different plans. I wasn't given many details before I moved in about the expansion - only that it was coming. When I listened to the residents' alternative plan (on zoom before my move), that sounded like the better mousetrap. But as I said, I know only enough to know my limitations in this field.

I understand that SRC needs more independent units to remain viable. Building D (alternative plan) seems an appropriate place. I hate to ruin the grandeur of the manor by building in front of it. And I also hate to lose our only green space.

I am not planning to shuffle off this mortal coil any time soon, but if I must move to the assisted living or to skilled nursing, I want to feel as pampered and respected as I do now - living out my days in the best comfort, care, privacy, & enrichment that can be provided.

Sincerely, New Kid

I am not convinced that an expansion of SRC is necessary.

I chose to move to SRC because of its serene beautiful campus and congenial residence. My first 10 years has proved my decisions were valid. Now my last years on this planet might be spent with congestion, noise, dirt, inconvenience and mayhem.

I do not expect to live that long

I feel the residents have made their contribution and this survey should only be shared internally. While any resident should express publicly their OWN opinion, resident should not act as a spokesperson using this information

I feel the residents have made their contribution and this survey should only be shared internally. While any resident should express publicly their OWN opinion, residents should not act as a spokesperson using this information

I have expressed my opinions above

I have lived in all levels of accommodation. Information presented here is new to me. I was not ever part of the informational meetings.

I recognize the need for expansion but hope it can be done with attention to the quality of life of those who live here.

<p>I should start by acknowledging that we can not expect to live in a world without change. Nevertheless I don't think that there has been adequate justification for the massive program proposed by PRS or even the less massive program proposed by the residents. The argument that the revenue lost by reconfiguring the health center must be compensated for by additional revenue from IL seems to me to be weak, in the face of the fact that the health center has for many years run at less than capacity, It seems to me that we are proposing to compensate for revenue we have never had.</p> <p>The projections made by PRS in their proposal are based on selected assumptions about government sourced revenue for health care.</p> <p>Adding additional IL apartments would necessitate adding additional dining space and public space. It snowballs, as they say.</p> <p>What I would like to see explored is a plan to reconfigure the existing health care facility as quickly as possible. This could be accompanied by a careful reevaluation of the existing space in the Manor for dining options and public use space. In my opinion there is a great amount of underutilized space in the Manor building.</p> <p>I would like to see the health care facility fixed and the size of the overall SRC facility and the number of residents remain approximately the same as it is now. Eventually costs may go, up although I think that operations here offer the possibility of substantial cost savings. I would not welcome cost increases, but I did not select SRC because it was the cheapest place around.</p>
<p>I think it is a mistake.</p> <p>Bring all existing facilities into the 21st century</p> <p>The massive disruption to the residents and staff during construction.</p> <p>I am lukewarm on the expansion. We need to take better care of what we have and what we have is a 37 acre showplace that should be managed with loving care. Big is not always best.</p>
<p>I vote 'NO'!</p>
<p>I would encourage reducing the number of new buildings.</p>
<p>I would really like to see a 3-D architectural model of both proposals; it is needed to fully see the effect of the additions.</p>
<p>If the purpose of Oddfellows is Public Service, then serving residents should take precedence over maximization of profit.</p>
<p>It would be a disaster to destroy, for all time, this oasis of peace and beauty.</p>
<p>Keep current residence involved in expansion discussions and trade-offs</p>
<p>Memorial Garden should be upgraded. It is a dump. I do not understand why PRS opposes residents' Plan.</p>
<p>Modernize existing HCC, no new apartments</p>
<p>My life expectation in years is less than start of construction, which is a reason for my limited reply.</p>
<p>Neglected landscaping could be fixed. I wish I hadn't moved here with this expansion looming over my head.</p>
<p>None</p>
<p>Not to try to do everything at once, Try to find a compromise.</p>
<p>One of the major reasons we selected SRC is the beautiful open campus. The PRS proposal destroys the beauty and the openness</p>

Only the skilled nursing and skip the rest
Please listen to the experts who live here in SRC; not your marketing voice
Please protect SRC from those who are only looking at the dollar signs. A banner is on display in the dining lobby "Let us live together in peace and love in our beloved community" This is a fine thought, but our "beloved community" is under dire threat and it needs to show us more than just our "love" in this matter. You have done a wonderful job getting facts together - now somehow we must get the "powers-to-be" to relinquish their hold on this destructive plan.
Pursue rezoning of open space to find enough land for a beautiful new building with underground parking, café, gym.
Re Hugh Roberts' comments: I really like Hugh-who-wants everyone-happy, but-few-are thinking out of the-box. Approaching the city to forbid building in the Historic Park is not a smart move from my perspective. I doubt that I will be around in 7yr and will miss all the fun!!! I would truly like to see the additions in my life time. My house in San Jose is just west of Santana Row. When we learned about Santana Row West, we helped establish a neighborhood association to work with Federal Realty in 2015 after the master plan was approved; Santana Row West is still not complete so such a development doesn't happen overnight. We negotiated for close to 5yr before construction started. Buildings were moved to different places from the master plan, a park and tree barriers were added, in addition to other things. The neighborhood association did not get all they wanted, but we did get a number of changes or compromises after the master plan was approved.
Re Hugh Roberts' ideas some are worth pursuing
Re Hugh Roberts Proposal: I agree with #2 and #3. I disagree that PRS are experts! PRS has managed a dozen other retirement homes since 2000 and driven all into bankruptcy so they have sold out to PRS. Now only two Odd Fellows homes are managed by PRS and they will soon sell out. We bought into an organization with a mission to care for the elderly. PRS is a business.
Re Hugh Roberts' comments: I don't agree with everything Hugh says but it seems more conciliatory. I would like to see the two groups work together. I don't like the "them vs. us" feel about the interactions.
Re Hugh Roberts' comments: patience and more possibilities
Re Hugh Roberts' comments: They are not realistic and do not solve SNF problems. They just kick the can down the road. The current residents should not be penalized for poor economic decisions make by PRS in the design of the HCC/SNF. Instead set the priorities correctly, start and finish the new SNF, then begin the expansion of the 52 new IL units in one area of the campus allowing minimal disruption of the environment.
RE Hugh Robert 's proposal, consider opposing PRS plan at Planning Committee
Re SRC preserve proposal, realize your limitations of not having any experience in the wide world of corporations and their business.

<p>Re-Hugh Roberts proposal, I do not remember responding to a previous survey where I argued that parking needs are dire, that the fitness center must be enlarged, a large community center is crucial, health center needs a major overhaul. These are PRS words.</p> <p>The preserve SRC plan keeps construction to one side of campus therefore protecting the majority of residents from several years of disruption to their lives.</p> <p>None of us know how long we are going to live, but we all checked our resources very carefully (and marketing agreed) and decided we could afford to live here if rates increased 3 to 4% a year</p>
<p>Re-Hugh Roberts' proposal do not destroy the historic park area.</p> <p>Make building C longer to the east to allow the nursing facility to be on a single floor with a ground access on the west side with underground parking. The building could bridge over the road and creek if necessary.</p>
<p>Re-Hugh Roberts' proposal waiting is not an option</p>
<p>Re: Hugh Roberts' proposal, he contradicts himself in paragraph 4 (last paragraph) from item 1 in his proposal</p> <p>I am concerned about the long term costs to the residents: some may have to move away.</p>
<p>Read Hugh Robert 's proposal I am opposed to the SRC proposal in its entirety.</p> <p>Fix the horrible, barren landscaping so the place looks cared for. It looks neglected and ugly.</p>
<p>See IOOF letter "but we also recognize that preservation is only possible . . . more important to us than the whole " I agree that it may be necessary to give us something to expand successfully</p>
<p>See question 2.1 PRS crams ideas down our throats without a thought. From the point system, expansion SRC. They do not listen or care</p>
<p>Since Expansion undoubtedly will take place, Hugh Roberts approach has merit.</p> <p>I see no evidence for any form of compensation (free pizza on Fridays doesn't do it). We will unquestionably give up our quality of life that we signed up for when we</p> <p>Chose to move in here in good faith. Those who will move in 10 years from now with their eyes open. Let them pay for</p> <p>The alleged improvement. Many of us will be gone.</p>
<p>Tearing up the campus and band-aiding the HCC is not the answer to expanding SRC</p>
<p>The PRS plan is totally devastating and unacceptable</p>
<p>There has to be a more open debate on expansion among all parties</p>
<p>There needs to be more gathering places outside for community places to rest visit could do it now</p>
<p>This questionnaire gives me some hope that the concerns of residents are being taken seriously.</p>
<p>To consider the pool exercise room and park all part of a sports complex with a good putting green bocce ball court etc.</p>
<p>We are about to dig a huge financial pit when the economy is about to go down, and to new cost</p>
<p>We need a casual restaurant</p>
<p>We need much more spacious health center space and much more new up-to-date exercise equipment. Of course with more parking spaces.</p>
<p>We need to update and expand Assisted Living.</p>

While I ultimately concluded that the Alternative plan is no feasible, the work is admirable and I DO NOT FEEL THAT PRS ADDRESSED IT IN A VERY RESPECTFUL WAY.

Disappointed in PRS!

Re Hugh Roberts' proposal: Excellent comments, but we need the units in the PRS proposal.

Will not attract the type of clients that have built SRC

With respect to Hugh Roberts' proposal too much trust in PRS. Are the Oddfellows too old or uninvolved to care about SRC