



## **Master Plan Project Description**

**December 16, 2016**

### **Forum History & Background**

The Forum at Rancho San Antonio is a private, resident owned, Continuing Care Retirement Community located on a 54-acre site in Cupertino, CA. We are 500 Cupertino seniors who have come together to provide long term care and community for each other including independent and assisted living, memory care, skilled nursing care, rehabilitation and other services. The Forum is cooperatively owned and operated by our members who live at the Forum. Opened in 1991, we have been in Cupertino for 25 years and just recently celebrated our 25<sup>th</sup> Anniversary.

As a full service Continuing Care Retirement Community, the Forum includes 319 Independent Living units (60 villas and 259 units) located in five buildings; and a separate healthcare building supporting 40 rooms for Assisted Living, 18 rooms Memory Care, a 48-bed Skilled Nursing Facility. The Forum also includes associated common areas and buildings that support dining, recreational, community and administrative space. We also provide a wide range of senior health and wellness programs, service and amenities for our members. The existing community includes 656,590 square feet (SF) of gross building area.

The property is leased from the Roman Catholic Bishop of San Jose. The Forum is a non-profit mutual benefit corporation and is a cooperative owned by the residents of The Forum. For more information about The Forum visit [www.theforum-seniorliving.com](http://www.theforum-seniorliving.com).

### **Why Are We Planning for Our Future?**

All senior communities like The Forum have a natural life cycle. Typically the first five years are an introductory phase where the facilities are newest and entering the market. Years 5 to 15 include the growth phase of the occupancy and demographics of the community. In years 15 to 25 communities move to a maturity in terms of age and condition of the property, buildings and position in the market. In years 20 to 25 communities require reinvestment as the physical structures mature to remain competitive and innovative as the continuing care retirement community environment evolves.

The Forum is no exception. As we mark our 25<sup>th</sup> year, The Forum now requires reinvestment, re-positioning and renewal to remain innovative, viable and sustainable into the future so we can continue to provide the highest level of retirement and care services to aging seniors in Cupertino.

## **Master Plan Goals**

- Improve the existing Skilled Nursing Facility by creating more private and semi-private rooms with showers, centralized dining and other interior renovations to improve the resident care experience with more privacy, and dignity and to provide other amenities and services.
- Expand the current Rehabilitation Space to meet resident needs and comply with pending healthcare requirements and regulations.
- Improve the current Assisted Living building through interior renovations, ensuring optimal care, experience and enjoyment by residents and seamless transition through continuums of care.
- Include a new Memory Care building to deliver state of the art cognitive care and memory support environment.
- Add space to the Commons Building with a new and more functional multi-purpose room, additional and more flexible dining venues & fitness center space.
- Create a financial engine for the Master Plan by constructing additional villas.
- Strengthen market position to remain competitive with new senior living offerings in the area
- Ensure the long term financial viability and sustainability of our senior community.
- Continue to achieve the highest quality of care and retirement services to seniors in Cupertino.

## **City of Cupertino Applications**

- Development Permit (DP)
- Architecture & Site Approval (AS)
- Environmental Review (EA)

## Skilled Nursing Facility (SNF)



*View of New Skilled Nursing Facility & Rehabilitation Center Addition*

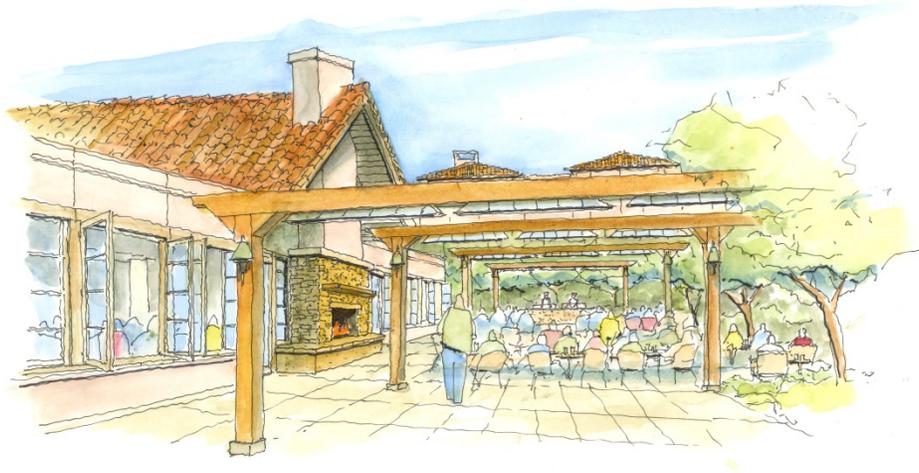
The Skilled Nursing Facility (SNF) will be upgraded and expanded. The Master Plan includes new single story construction and renovation of existing Skilled Nursing Facility (SNF) and Rehabilitation Center. The resident rooms in the existing facility are currently all semi-private rooms which will be converted to private rooms with larger bathrooms in each room accommodating new, in-room showers. Other remodeling in the existing SNF will include renovations of the administration spaces, dining and other support areas. The new addition will include 13 semiprivate rooms, two private rooms, a new SNF Kitchen and requisite support spaces, a multipurpose area/2<sup>nd</sup> casual dining area, as well as a new Rehabilitation Center.

The architectural design of the new addition will be in keeping with the existing building character incorporating similar materials, similar massing and height. Updated facades will include the addition of some stone on the exterior and larger glazed areas for increased daylight. The Rehabilitation Center features a large curved glass wall for maximizing daylight and visual connections between the interior and exterior.

### **Data Summary**

Rehabilitation Center Addition:	2,100 SF
SNF Addition:	18,000 SF
SNF Renovation:	22,830 SF
Additional Beds:	10

## Assisted Living (AL) Renovation



*View of New Outdoor Dining & Gathering Area*

The Assisted Living (AL) renovation will include the repurposing of selected existing spaces into new dedicated spaces providing functions such as exercise, multipurpose, social gathering and alternative food service venues. The renovation plan also includes a modified existing kitchen, currently serving the SNF, which will now be solely dedicated to AL residents as the new expanded SNF facility will have its own program and state licensed based kitchen.

### **Data Summary**

AL Renovation:	10,070 SF
AL Addition:	0 SF
Additional Beds:	0 SF

## Memory Care (MC) Facility



*View of New Memory Care Facility*

The New Memory Care (MC) Facility includes one new two story building with parking and some support areas on Level 1 set into a hillside, with the MC program itself on Level 2. The MC facility will be of two neighborhoods of 13 residents each. Each neighborhood will have 11 private resident rooms and 1 semiprivate room, along with a common living room/activity area and dining areas. Both neighborhoods will be served by one single common kitchen area serving food prepared at the SNF kitchen. The facility allows for unhindered circulation of residents indoors and outdoors, including a secure meditation garden. There are no dead end hallways that can frighten and confuse residents. A Quiet Room is provided for meditation in a clam and serene area with natural views. Other spaces will include nursing support, storage, administrative space, meeting and multipurpose space, and staff areas.

Each MC neighborhood will open directly to a common garden and patio area designed specifically to Memory Care resident needs. The architectural character of this new building is inspired by the scale and character of the surrounding existing buildings. The MC building is nestled into the hillside along with the additions of some new materials – different but compatible and complimentary with the existing palette of campus colors and materials.

### **Data Summary**

MC New Building:	36,500 SF
MC Renovation:	0 SF
Beds	26

## Independent Living (IL) Villas



*View of Villas*

The Master Plan includes the construction twenty three (23) single story villas and two (2) two story villas (on the interior of the campus) ranging from 1,630 – 1,890 sf. (average of 1,700 sq. feet each.). The architectural style and character of the new villas are in keeping with single story existing villas currently in the community. The style of new villas is informed by the scale, massing and material palettes of the existing villas on site, while updated to include some added materials. The villas adjacent to the existing homes are designed with approximately 25-50 foot setbacks from the neighboring property line to the villas, existing fencing and tree screening. New trees, shrubs and other landscaping are proposed to address privacy.

### **Data Summary**

<b>TYPE</b>	<b>COUNT</b>	<b>BEDROOM</b>	<b>AREA</b>	
SINGLE-1A	3	2ea	1630	SF
SINGLE-2A	2	2ea	1630	SF
SINGLE-2B	2	2ea	1630	SF
DUPLEX-COURTYARD	6	2ea	1630	SF
DUPLEX-SIDE ENTRY	10	2ea	1660	SF
DUPLEX-SERENO	2	2ea	1890	SF

### **PROJECT TOTALS**

Villas	25
BEDROOMS	50
AREA	39880 SF

## Commons Building/Multi-Purpose Room & Fitness Addition



*View of Existing Commons Building with Multi-Purpose Room Addition*



*View of Fitness Facility Addition*

Renovations include dining and kitchen upgrades at the upper level of the existing Community/Commons building – a new café addition and patio renovation. A new emergency generator will be added at the rear of the Commons Building and emergency services will be added along with administrative office renovations in the lower level of this building. Interior renovations within the first level of the Commons Building include areas for additional wellness programs to include a physician office with more privacy and space for residents. A full service spa will also include pedicure, and massage and hair services. The existing fitness facility will include renovation to existing locker and shower areas, renovation and an aerobics room addition at the swimming pool area. A new two-story addition to the front of this existing two-story building includes a multipurpose room with a marketing suite, theatre, relocated reception and supper area and other amenity space for residents.

The architectural style and character of the new Multi-Purpose addition, the fitness addition and the Café addition are significantly driven by the character of the existing buildings to which they

are being added. The new additions are informed by the scale, massing and material palettes of the existing buildings, while updated to include some added materials.

**Data Summary**

Community/Commons Renovation:	2,860 SF
Community/Commons Addition	850 SF
Admin/Emergency Addition:	2,584 SF
Multi-Purpose Room Addition:	17,000 SF
Fitness Renovation:	1,730 SF
Fitness Addition:	1,412 SF

**Parking Summary**

	<b><u>EXISTING PARKING STALLS</u></b>	<b><u>NET PARKING STALLS ADDED</u></b>	<b><u>TOTAL PARKING STALLS</u></b>
Uni-Size Stalls:	529	123	652
Accessible Stalls:	24	6	30
<b><u>Total Stalls:</u></b>	<b><u>553</u></b>	<b><u>129</u></b>	<b><u>682</u></b>

**Master Plan Phasing Summary**

**Phase 1A**

- Dining and kitchen renovations at the upper level of the Commons Building.
- Emergency services addition and administrative renovation at the lower level of the Commons Building.
- Fitness facility addition at the swimming pool area.
- New construction of Villas.
- New construction including a Memory Care Facility with under-building parking.

**Phase 1B:**

- Renovation of existing Assisted Living common areas.
- New construction and renovation of Skilled Nursing Facility and Rehabilitation Center.

**Phase 2:**

- Multipurpose addition and remodeling of the existing multipurpose area for a suite of wellness services.

The entire project, including Phase 1 and Phase 2, is planned to be completed within 5 years.

If you have questions, would like to be placed on the email distribution list for updates on the Master Plan or would like additional information, please contact Nancy Kao, Executive Director [Masterplan@theforumrsa.com](mailto:Masterplan@theforumrsa.com).