



Aldersly Project Description / Narrative Statement

ALDERSLY MISSION:

To be welcoming, compassionate, and caring environment for those who live in, work at, and visit our community.

ALDERSLY VISION:

Founded as a retirement community for Danish immigrants in 1921, Aldersly has always been a place where people take care of each other, and embrace diversity. Residents enjoy *hygge* – a Danish expression, encompassing warm feelings of enjoying the good things in life with good people.

Aldersly is a welcoming, comfortable and replacing environment for seniors (older adults) to be active and independent at all levels. Our approach to community is one of compassion and voluntarism. As we consider the broader needs of those who live and work at Aldersly, we are making a positive impact consistent with the values embedded in Living 'Danishly', combined with the American spirit. We are an innovative and collaborative organization, a leading light in residential living for seniors (older adults). We focus on the interests of individuals, families, and the broader community. At Aldersly you will find a community which is:

- Friendly and openhearted
- Kind, caring, and compassionate
- Comfortable, happy, and relaxed

Aldersly is a garden community with almost 100 years of history of providing quality care in a cozy environment and plans to fulfill our promise for the next hundred. We are financially strong, not-for-profit organization, operating within economically feasible parameters. Aldersly provides a dynamic environment in which our services and programs evolve in phases, in response to shifting needs. We plan for changes to the existing campus, building new facilities and spaces which enhance treasured features and landmarks, yet adaptable to serve evolving needs. We care about the needs of others, including those who will join us in the future.



PROJECT SUMMARY

Aldersly sits on an approximately 125,420 SF (2.88 acres) sloping site in San Rafael, with close proximity to the San Francisco Bay. It has transformed itself numerous times over its almost 100 years to meet the changing demands of residents and new concepts of community and care. Greenbrier and Perkins Eastman was hired to partner with the leadership at Aldersly to determine the next series of strategies that will help Aldersly be sustainable and relevant for the next generation. Aldersly is applying for the PD Rezoning with a master plan and a Design Review Permit. The application submission reflects Aldersly's proposed master plan for the Planned Development of the site.

THE MASTER PLAN

This master plan is a 4-phase approach to the project that outlines a 10-year plan for the Aldersly Retirement Community. The chart in the next page below reflects the summary of the project scope per phase.

The Master Plan focuses on the first phase that is split between Phase 1A, 1B, and 1C. Phase 1A involves a demolition of three existing Independent Living ("IL") apartment buildings and will add a new a 35-unit IL apartment building with ground level parking, new amenity spaces for the community and a relocated entry to improve the arrival experience for the residents and the visitors. Phase 1B is a partial rebuild of existing 4 units from an 8-unit building. Phase 1C is a creation of an outdoor amenity at the existing entrance.

The plan supports the Aldersly community's value and commitment to providing a continuum of care for its residents and identifies renovation of the existing skilled nursing facility, a service building addition, and removal of an existing IL building as phase 2 of the project.

Phase 3 involves the interior renovation and expansion of an existing IL building along with a renovation of the nearby outdoor court.

Phase 4 involves the replacement of two existing IL buildings into one IL building. Phase 4 includes renovation of kitchen and dining facilities and addition/renovation of IL apartments.



SUMMARY OF PROJECT SCOPE PER PHASE

Phase	Phase Description	Existing Units	Demolished Units	Added/Renovated Units	Net Unit Gain/Loss	Final Unit Count	Scope Summary
Phase 1	Mission Ave. IL	27	14	35	21	48	<ul style="list-style-type: none"> ○ Remove 3 buildings & a single family home @ Mission Ave. (-12 units) ○ Remove 2 units in Fredensborg ○ Add new IL Building (+35 units + commons + garage) ○ Replace 4 units @ Fredericksborg ○ Relocate Entry Driveway
Phase 2	Minor Building & Kronborg	8	8	0	-8	0	<ul style="list-style-type: none"> ○ Remove Minor Building (-8 units) ○ Interior Renovation of Kronborg ○ Add a service building with elevator access ○ Expand Memory Care garden
Phase 3	Christianborg	6	4	4	0	6	<ul style="list-style-type: none"> ○ Interior renovation + expansion of existing building ○ Renovation of outdoor court
Phase 4	Amalienborg & Sorgenfri	14	14	15	1	15	<ul style="list-style-type: none"> ○ Replacement of existing IL building (-14 units) on the West Campus with a new IL building (+15 units)
Total		55	40	54	14	69	