



# REVITALIZING THE REDWOODS

The Redwoods is a unique, not-for-profit retirement community located in the heart of Mill Valley, California. Established in 1972, this award-winning organization offers affordable, multi-level rental housing, services and care to over 340 Bay Area seniors.

Its innovative programs and its focus on physical, emotional and spiritual well-being contribute to a long-standing reputation for providing a high quality of life to its residents.

## THE REVITALIZATION PROJECT

The Redwoods campus is now over 40 years old and in great need of restoration and modernization. After more than six years of planning, the \$32.8 million Revitalization project was launched in December 2013. Key elements include:

**Modernization and Rehabilitation of Independent Living Units.** Updated design; new kitchens and bathrooms, including replacing bathtubs with showers for enhanced safety; better access; improved infrastructure such as lighting, acoustics and plumbing.

**Improved Dining Room and Kitchen.** Better circulation, lighting, acoustics and seating choices in the main dining room, which more than 2/3 of the residents use each day; new café for an additional gathering place; updated kitchen design and appliances.

**John L. Levinsohn Center for Dynamic Aging.** A new, top-notch facility that will improve the delivery of fitness, wellness and health education programs, serving residents who are now more active than seniors in the past. Includes therapy pool, exercise studio and massage therapy rooms.

**New Entry and Transportation Systems.** More inviting, spacious main entry and lobby, with improved circulation and safety; indoor/outdoor fireplace; safer, more adequate parking and additional transportation services.

**“Greening” the Campus.** Planting low-use water landscaping and installing solar power systems to align with our commitment to sustainability.

## WHY REVITALIZING THE REDWOODS IS SO VITAL

In order to provide the active retirement experience that today’s - and tomorrow’s - seniors want and deserve, it is essential that The Redwoods campus be modernized.

With the projected increase in older adults and the limited availability of affordable senior housing, the need for communities like The Redwoods is more important than ever. The Redwoods is important to the community and to individual families who want to ensure that their loved ones have the best possible retirement experience. Through Revitalization, the Redwoods is poised to continue to offer a high quality of life to Bay Area seniors for generations to come.

### Project Financing

- Bond Financing: \$28.2 million (Calif. Statewide Communities Development Authority)
- Standard & Poor’s “A” rating
- The Redwoods reserves: \$2 million
- Capital Campaign: \$2.6 million

### The Project Team

- The Redwoods Revitalization Task Force
- Architects: BAR Architects
- Construction Management: NOVA Partners
- Construction: Oliver and Company
- Landscape Architect: April Philips Design Works
- Bond Underwriter: Ziegler
- Bond Insurer: Cal-Mortgage