



Healthy Living Campus
Board Update & Study Session

Agenda

What

- ✓ Review master plan with Community Working Group (CWG)

Jan. 23: Board study session to review master plan publicly

How

Feb. 25: Review financials/phasing with CWG

Feb. 27: Board study session to review financials/phasing

Next

March: Community open houses & input

March 27: Board meeting to consider initiating EIR process

State of Current BCHD Campus



11 acres

514 N. Prospect: 11 acres extending from Diamond to Beryl and Prospect to Flagler



63 year-old building

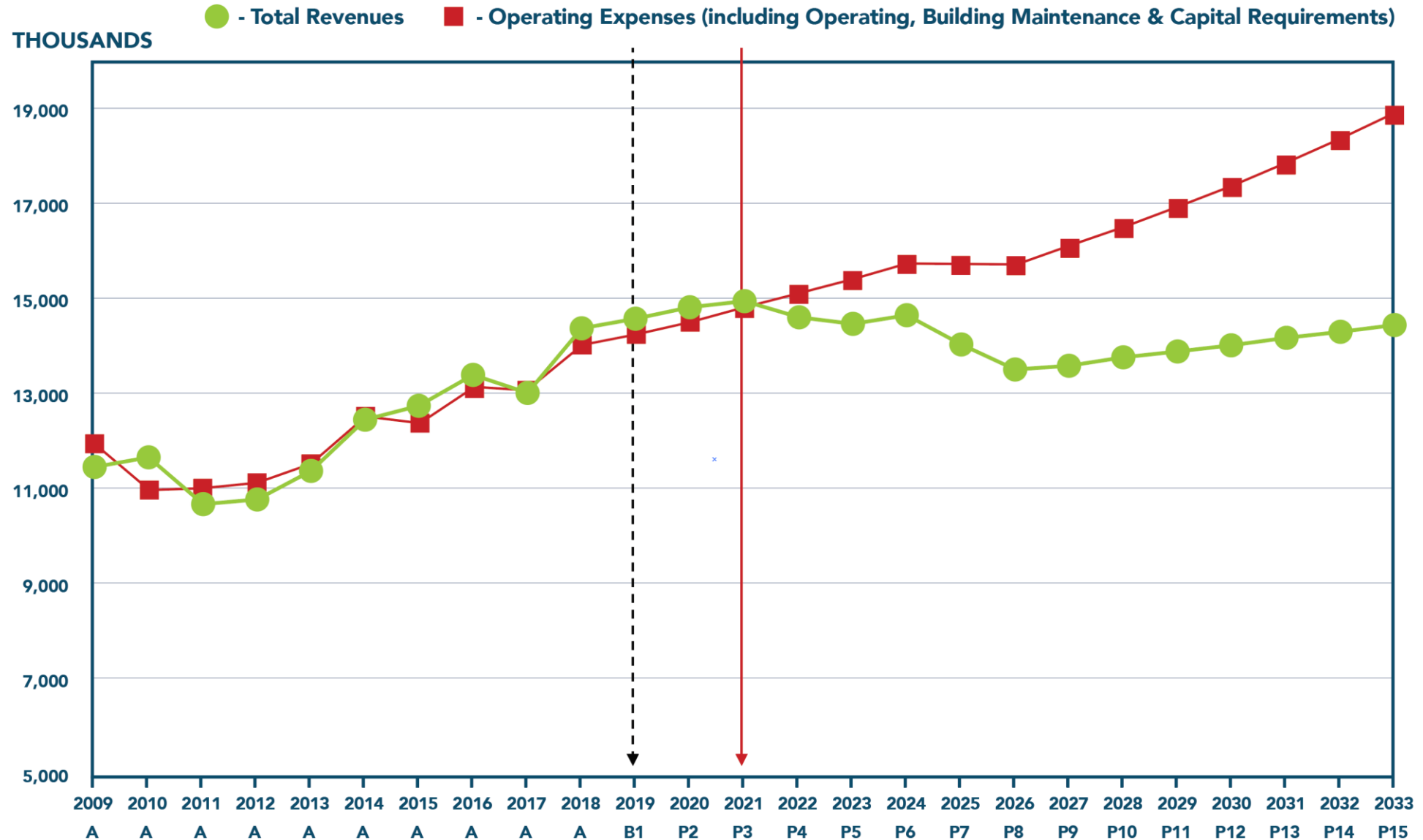
63-year-old former hospital building does not currently meet tenant needs and, is in need of a seismic upgrade



1-5 years

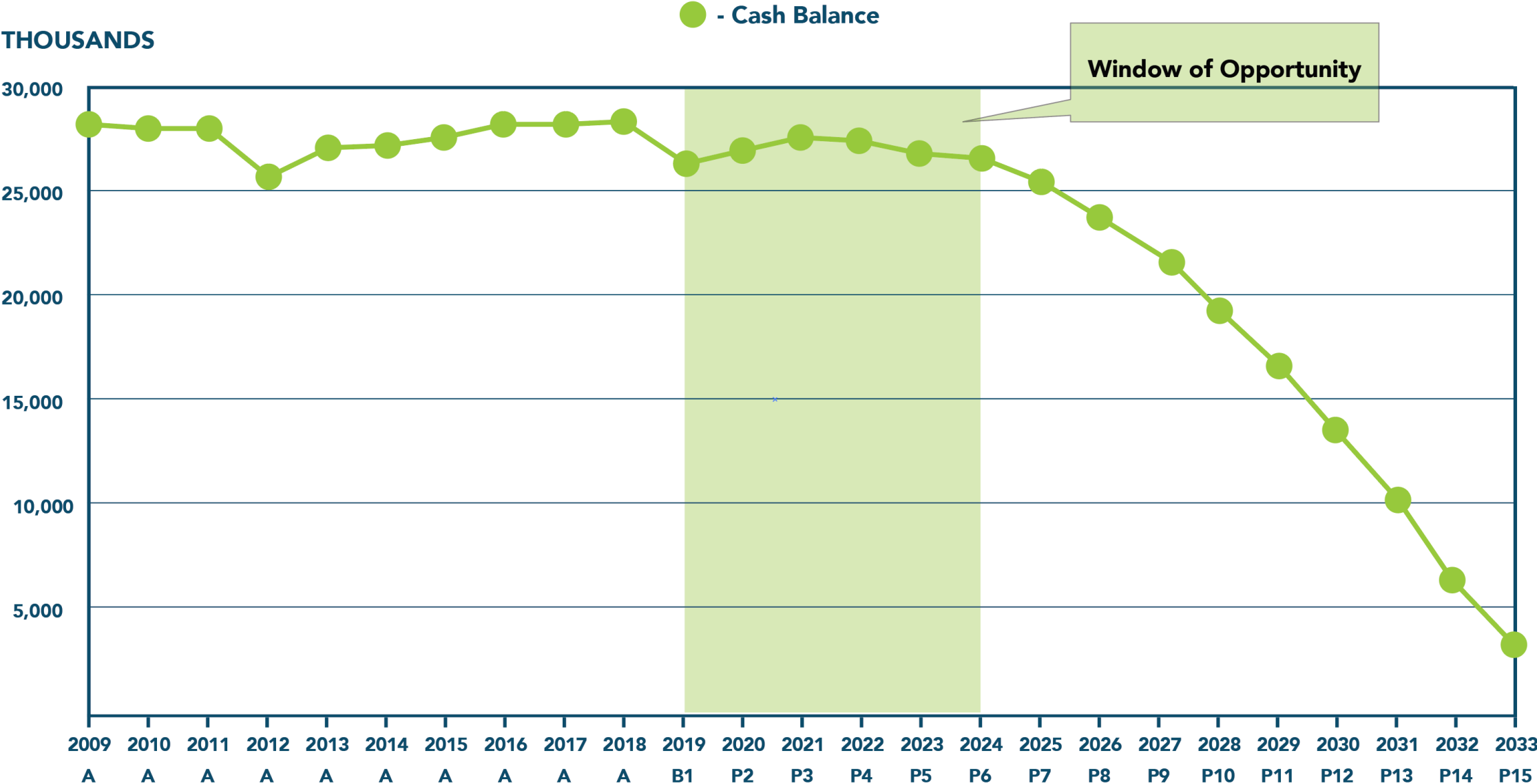
Due to escalating building maintenance costs, the next 1-5 years is our financial "Window of Opportunity" to address campus challenges and necessities

15 Year Long-Term Financial Outlook



BCHD's 15-year financial outlook – including building maintenance and capital expense requirements. Capital expenses for BCHD's main building (514) are expected to increase on average by 10% annually, as major infrastructure replacements will be required.

15 Year Long-Term Financial Outlook





Why the Project Matters:





Funding 40+ Community Health Programs

Childhood Obesity & Substance Use Prevention, Blue Zones Project, Care Management for Seniors, Center for Health & Fitness, etc.



A black and white photograph of the South Bay Hospital entrance. The building is a long, multi-story structure with a flat roof and numerous windows. A large sign on the left side of the building reads "SOUTH BAY HOSPITAL ENTRANCE". The foreground is a grassy area with some trees and a fence. A teal horizontal band is overlaid across the middle of the image, containing the text "Solving Seismic Safety Issues".

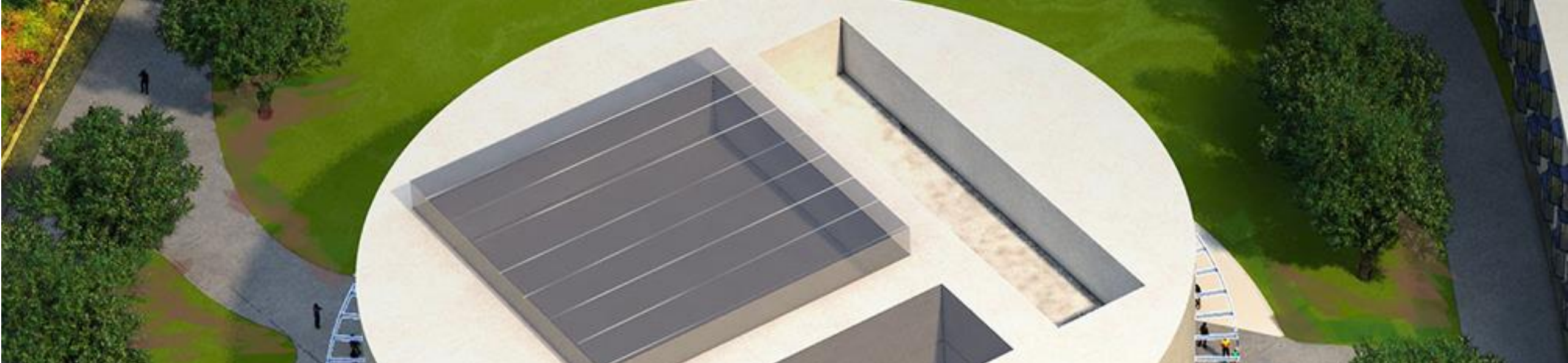
**SOUTH BAY
HOSPITAL
ENTRANCE**

Solving Seismic Safety Issues



Establishing a Center of Excellence for Community Health





Modernizing Campus to Meet Community Needs

Community Wellness Pavilion, Medically Certified Exercise Center, Residential Care for the Elderly, Active Green Spaces





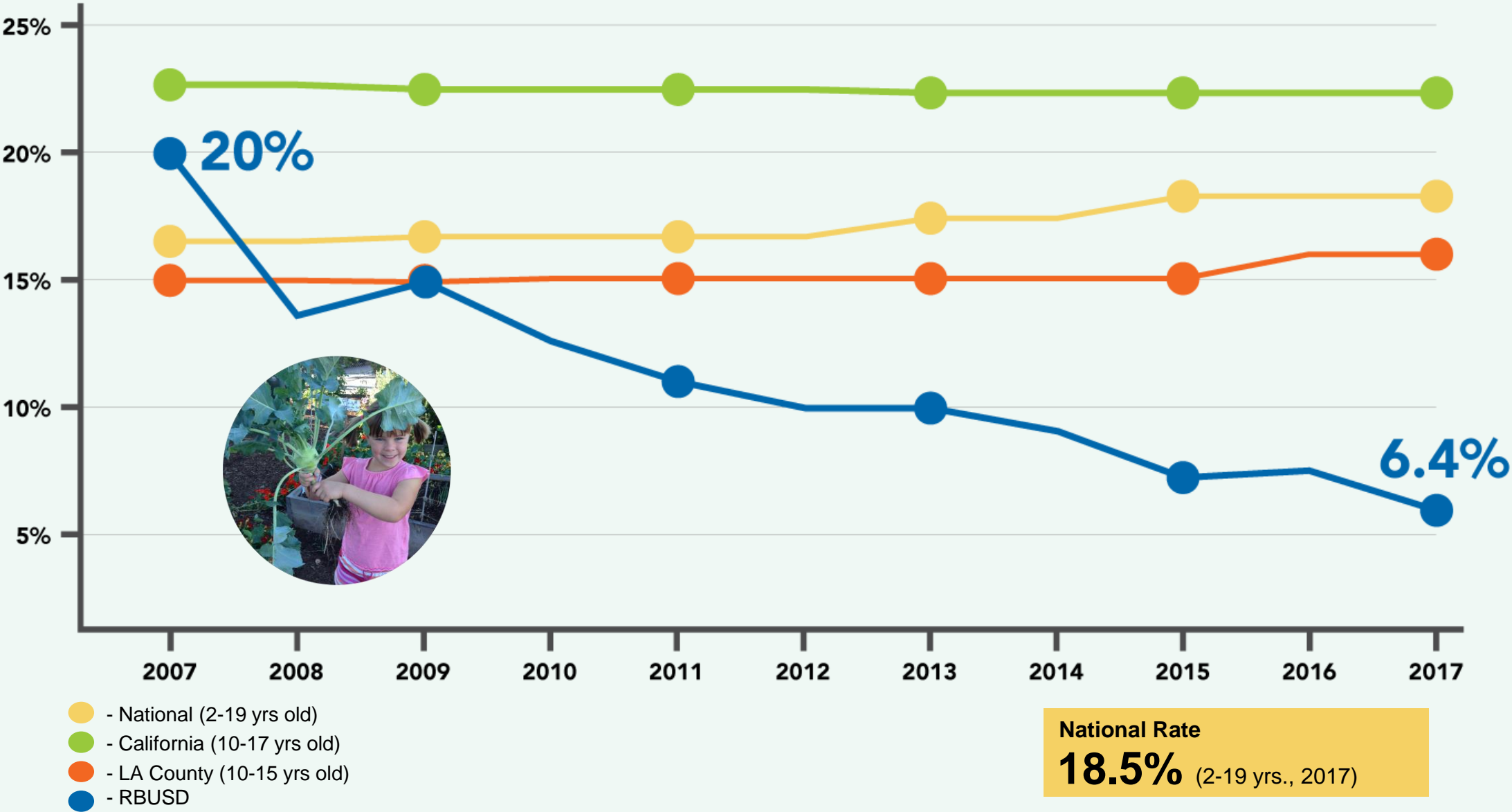
Why BCHD's Mission Matters:



“What makes our school district special...we have BCHD. No other community has an organization so focused on students’ health and integrated into the very fabric of programs and academics.”

~ Dr. Steven Keller, RBUSD Superintendent

RBUSD Childhood Obesity Rate





“They are concerned about me, offer support and will try to find anything that can help meet my needs. I’m very pleased with the level of service I’ve received from BCHD.”

~ Frank, Redondo Beach Senior



BCHD SOCIAL WORKERS PROVIDED

1,426

**Community Requests
for Information**

1,115

**Care Management
Visits**

793

**Home Exercise
Sessions**

2,244

Volunteer Visits

818

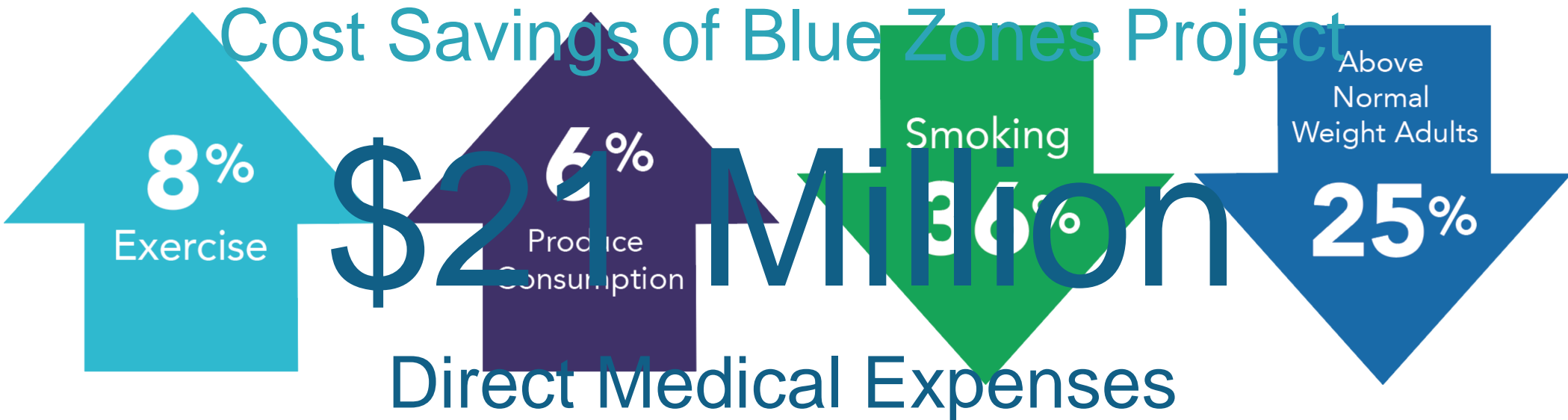
**Community Classes
and Programs**



“We tend to believe that America’s health problems are too big and intractable. You have proven that communities can take charge and reverse the trend.”

~ Dr. Vivek Murthy, U.S. Surgeon General (former)

Key Health Outcomes 2010-2018



Healthy Living Campus: Project Pillars



Health

- Build a center of excellence focusing on wellness, prevention & research
- Leverage the campus to expand community health programs & services



Livability

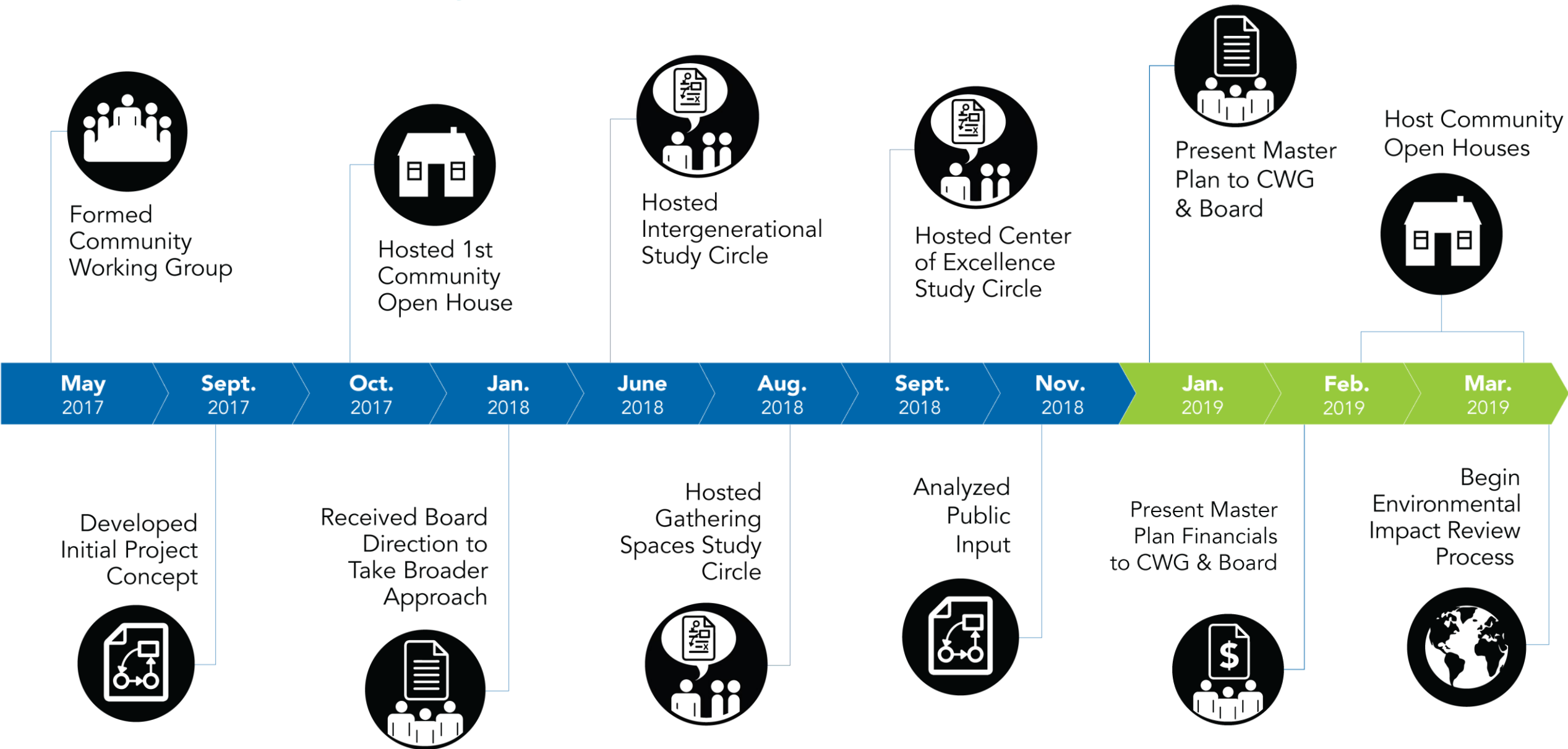
- Focus on emerging technologies, innovation & accessibility
- Create an intergenerational hub of well-being, using Blue Zones Project principles



Community

- Actively engage the community & pursue partnerships
- Grow a continuum of programs, services & facilities to help older adults age in their community

Healthy Living Campus: Milestones



Healthy Living Campus:

Master Plan Based on Feedback & Analysis

Current Campus



Initial Site Plan

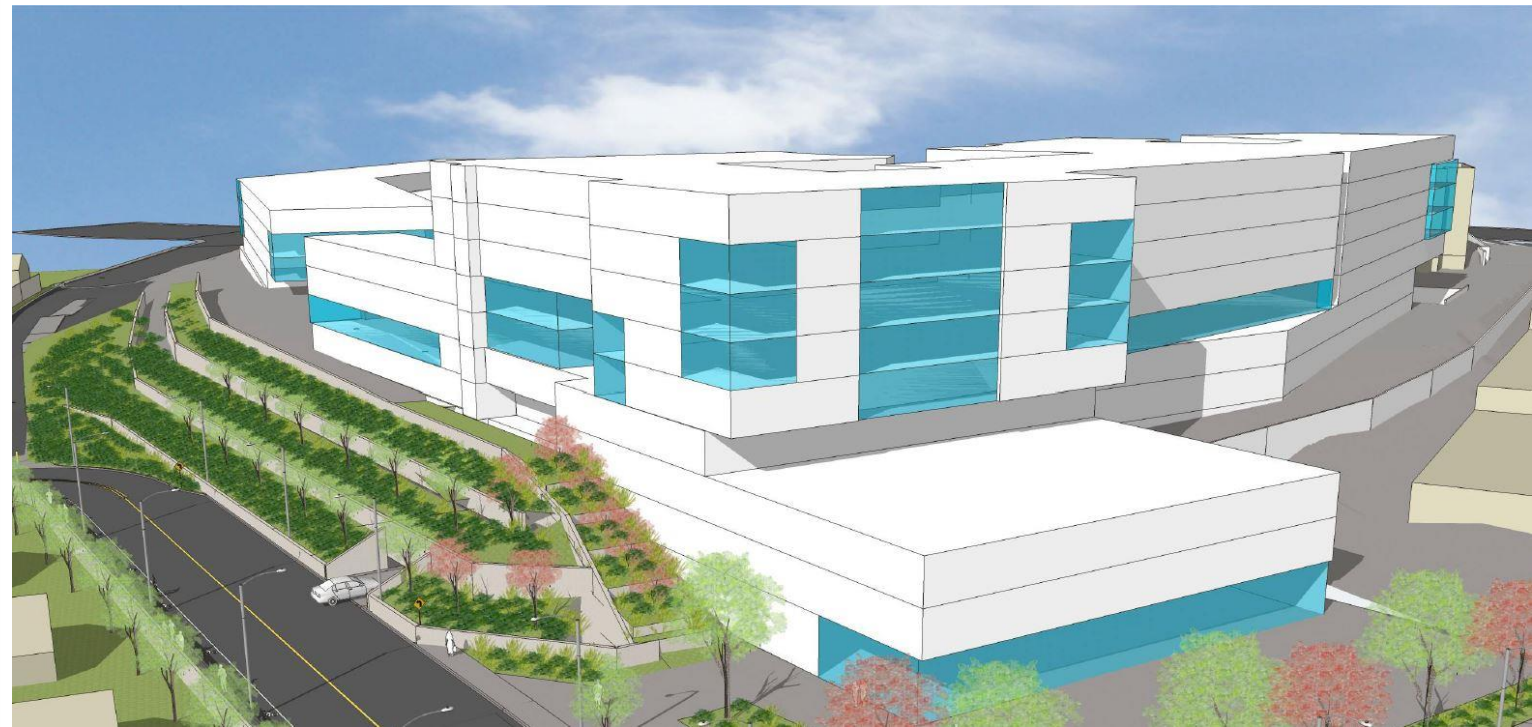
What We Heard:

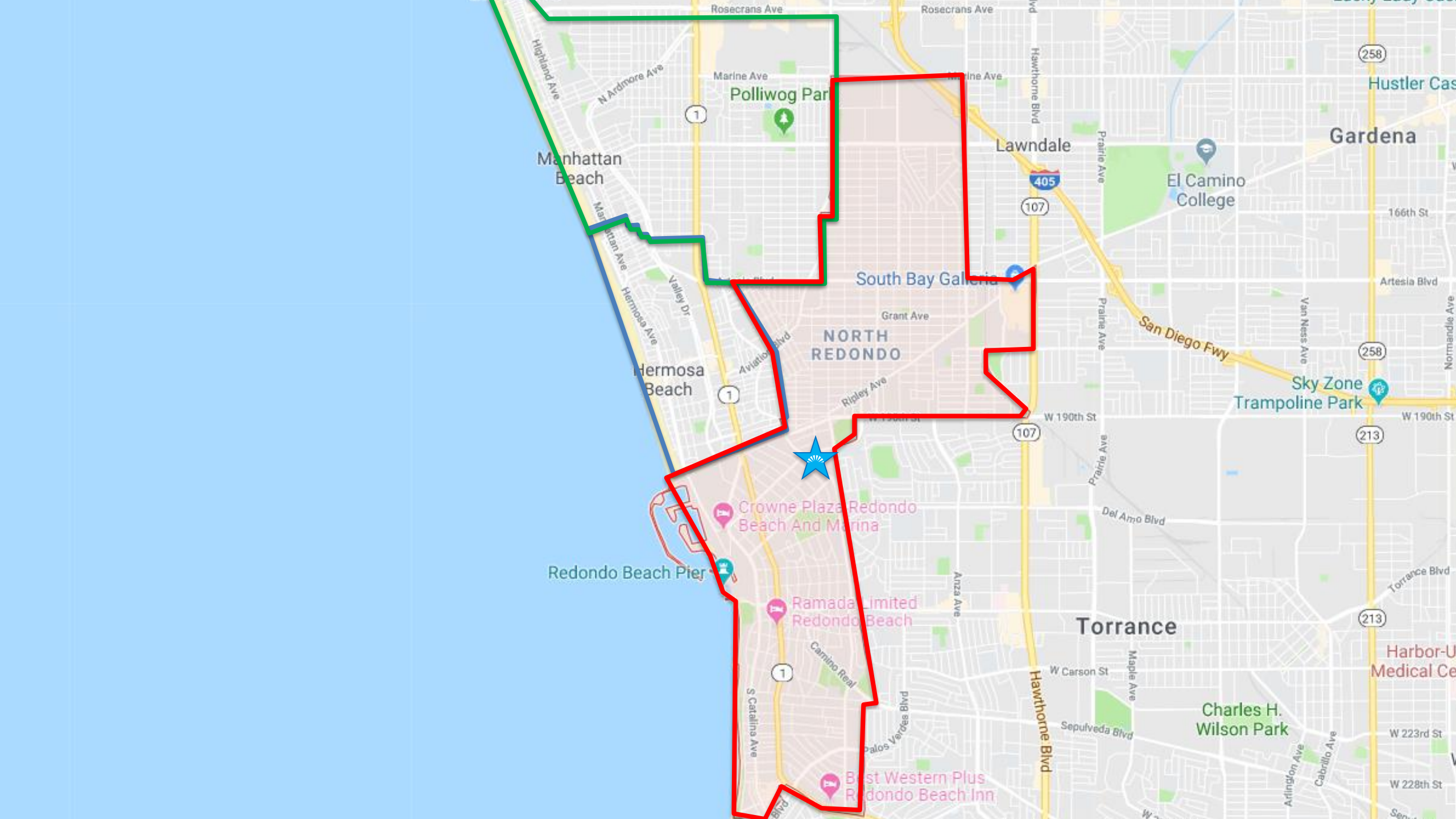
- Reduce building heights
- Concerns about density
- Minimize impacts (traffic)
- Add more green space
- Integrate with community
- Create gathering spaces
- Increase accessibility
- Intergenerational uses



Evaluated the “Do-Everything” Scenario

- X Higher density
- X Taller buildings
- X More parking
- X Less green space
- X Increased impacts
- X Greater costs
- X Diminished accessibility
- X Weak alignment w/ guiding pillars







-  - MANHATTAN BEACH
-  - HERMOSA BEACH
-  - REDONDO BEACH
-  - BCHD PROPERTIES
-  - LOCAL PARKS
-  - TRANSIT LINES

Master Plan



Master Plan



- ✓ Community Wellness Pavilion
- ✓ Est. 420 residential care units
- ✓ New Center for Health & Fitness
- ✓ Medical Office Building
- ✓ Acres of active green space
- ✓ Bike & pedestrian paths
- ✓ Child development center
- ✓ Optimized vehicle flow

Child
development
center

RCFE

RCFE

RCFE

Center for Health & Fitness

Active Green Space

Community
Wellness Pavilion

Medical Office
Building

Active Green Space

RCFE

Active Green Space

Diamond St.

Prospect Ave.

Beryl St.



Healthy Living Campus

AES

Dominguez Park

SCE Right-of-Way

Beach Cities Health District's "Community Wellness Pavilion"



Community Presentation Hall

Capacity 150 People

Uses: Community Conferences, Workshops, Lectures, Board Meetings, Trainings, Summits, etc.





Demonstration Kitchen

Capacity 20-40 People

Uses: Cooking Classes, Food Literacy Workshops, Nutrition/Garden Demos, etc.





Flexible Community Meeting Spaces

Capacity 30-75 People

Trainings, Presentations, Events, Workgroups, Moais, Support Groups, Meetings, etc.





Rooftop Gathering Spaces

Uses: Exercise Classes, Gardening, Small Events, etc.





Blue Zones Café





Learning/Visitor Center

Uses: BCHD Story, Resources, Health Literacy, Interactive Education, Awards, Partners, etc.





Active Green Space

Uses: Community Events, Farmers Markets, Free Fitness, Walking, Gathering Spaces, etc.





Medically Certified Exercise Center

Warm water therapy pool, community fitness classes, personal trainers, yoga, strength training, etc.



Breaking the Mold for Residential Care

The Healthy Living Campus model empowers older adults to actively embed in their community, strengthens intergenerational connections and engages them in life

Traditional Model: Senior Housing

- ✗ Internal, insular, closed facility just for seniors
- ✗ Insulated from the community at large
- ✗ Limited outdoor space dominated by parking
- ✗ Few opportunities for intergenerational socialization
- ✗ Programming & spaces designed solely for seniors onsite
- ✗ Environment is static & removed



VS

Healthy Living Campus Model: Residential Care

- ✓ Vibrant, multi-use community campus for all ages to experience health & wellness
- ✓ Residents onsite are uniquely integrated with broader community
- ✓ Green spaces & gathering spaces promote activity, socialization & wellness
- ✓ Community center connected to Beach Cities & BCHD programs/resources onsite
- ✓ Opportunity to age in place in adaptable setting with preventive health & medical services




- X 6-7 stories**

- X 705,549 total sq. ft. onsite**

- # X 460 senior housing units

- ## X No Community Wellness Pavilion

- 
- ✓ Modernized Center for Health & Fitness facility

- ## X Limited green space

- ## X 60-year-old former hospital site

- X Estimates more vehicle trips than current campus**



Master Plan

- ✓ 4 stories

- ✓ 608,339 total sq. ft. onsite

-  **420 residential care units**

- 
- Community Wellness Pavilion**

- 
- Modernized Center for Health & Fitness facility**

- ✓ **More active green space**

- 
- Innovative preventive health campus**

- ✓ Estimates fewer vehicle trips than current campus



CWG/Stakeholder Feedback:

Healthy Living Campus Master Plan

Healthy Living Campus: Project Pillars



Health

- Build a center of excellence focusing on wellness, prevention & research
- Leverage the campus to expand community health programs & services



Livability

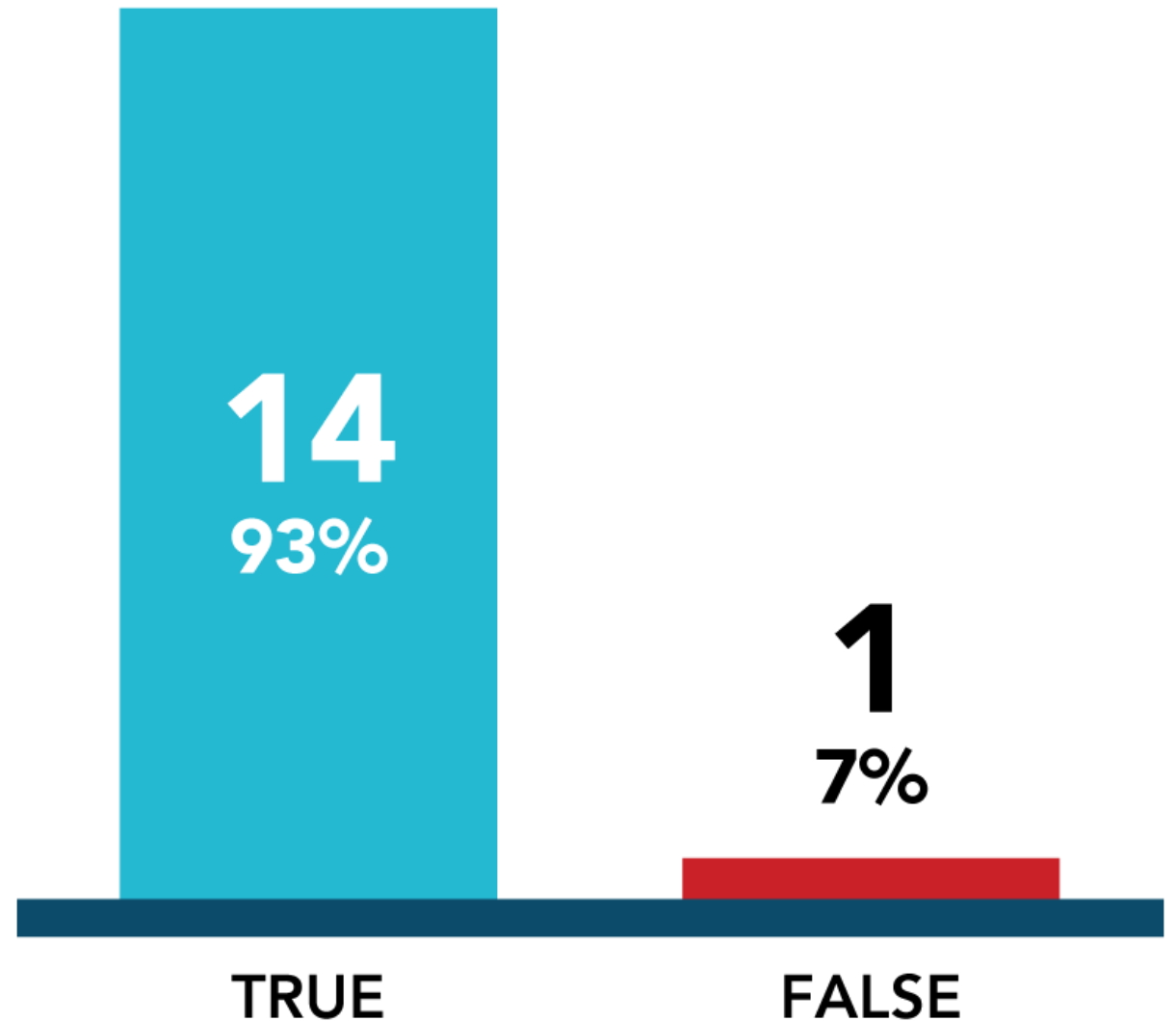
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Community

- Actively engage the community & pursue partnerships
- Grow a continuum of programs, services & facilities to help older adults age in their community

Q: The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus Project Pillars and Principles.



Public Input

Board Discussion

Board Discussion: Alignment with Healthy Living Campus Project Pillars



Health

- Build a center of excellence focusing on wellness, prevention & research
- Leverage the campus to expand community health programs & services



Livability

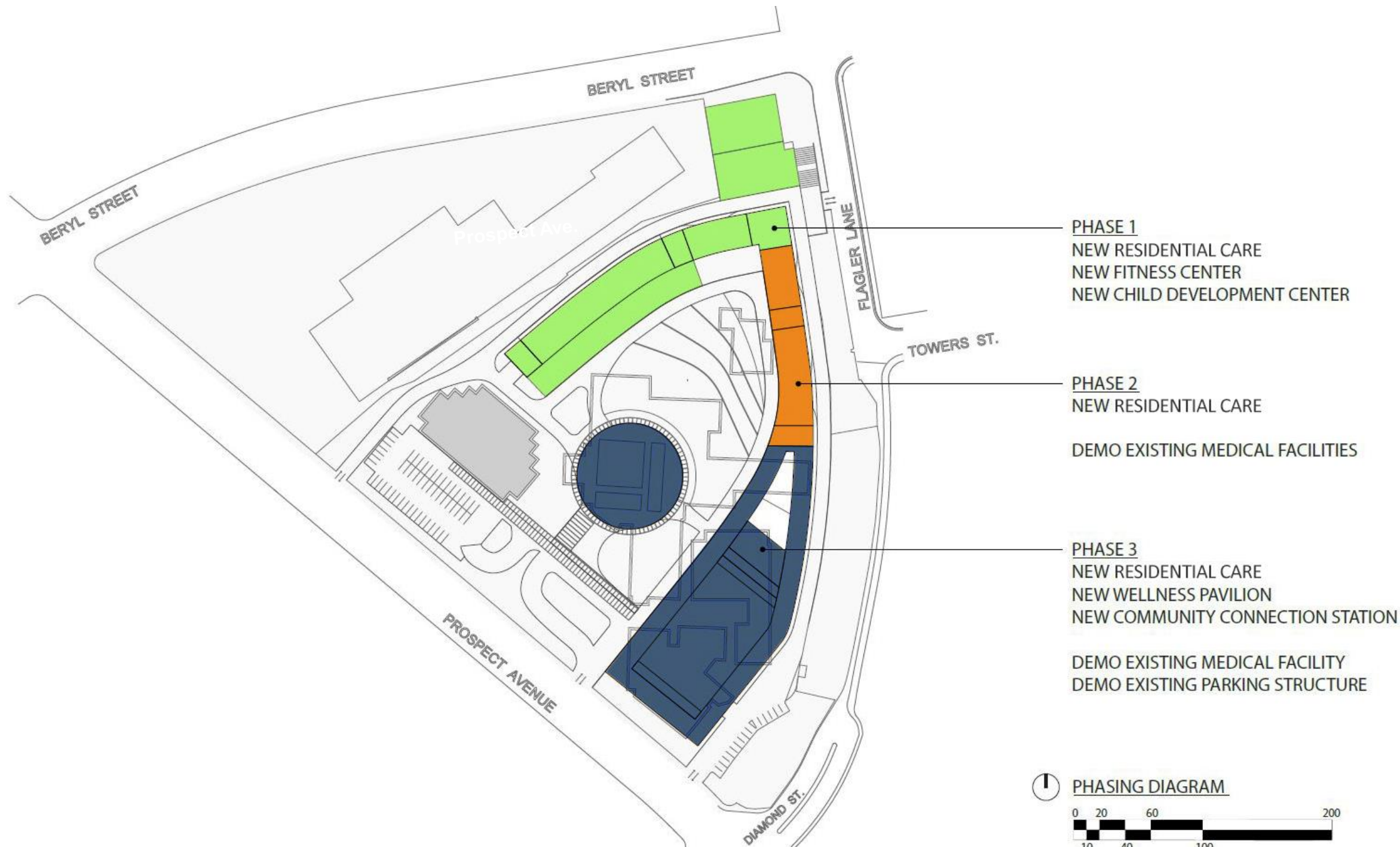
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Next Steps



PHASING DIAGRAM



What's Ahead

How

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