



Healthy Living Campus

Update & Next Steps

Agenda

What

Today: Review updated master plan & take feedback

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

How

Feb. 18: 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



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

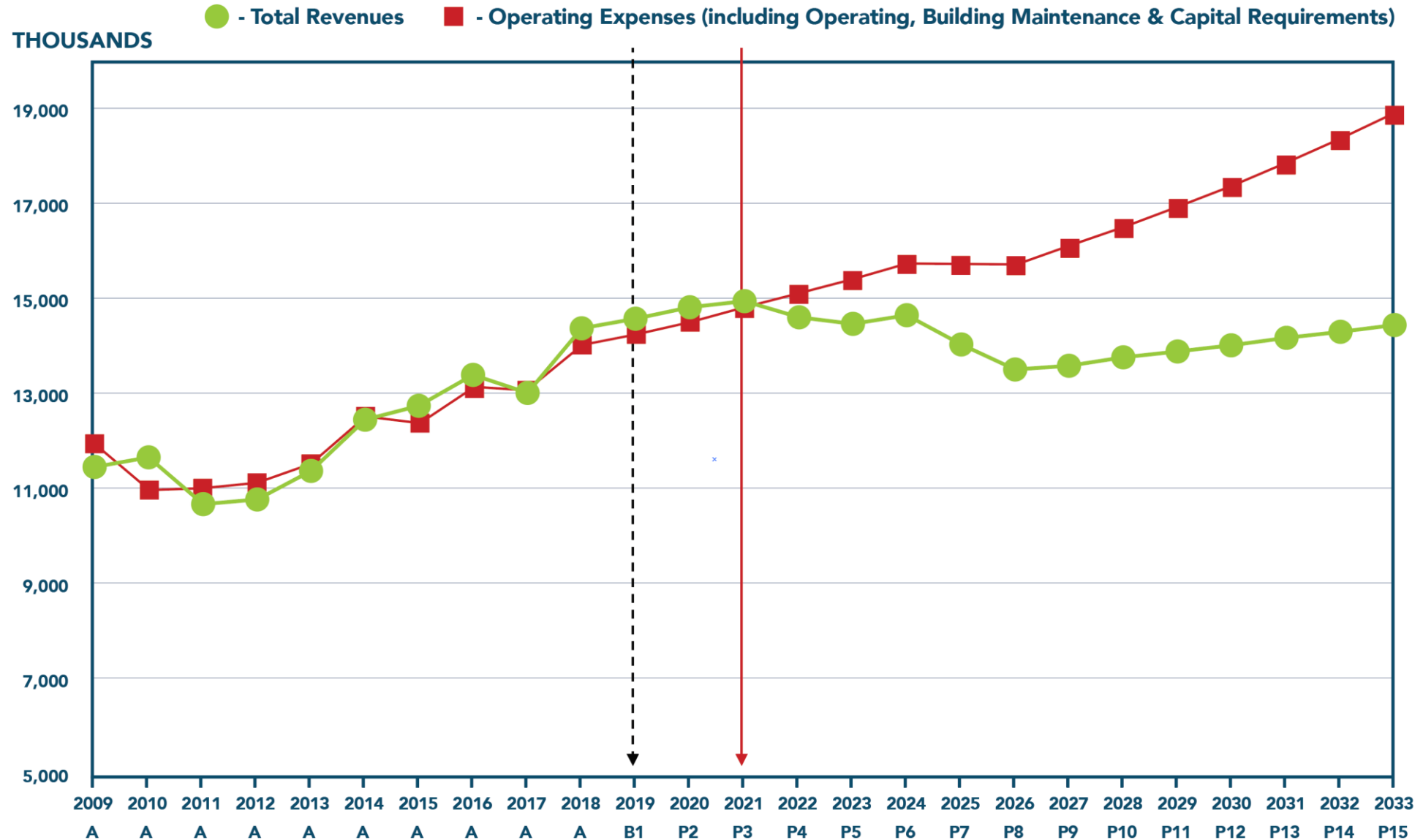


63-year-old former hospital building does not currently meet tenant needs and, is in need of a seismic upgrade



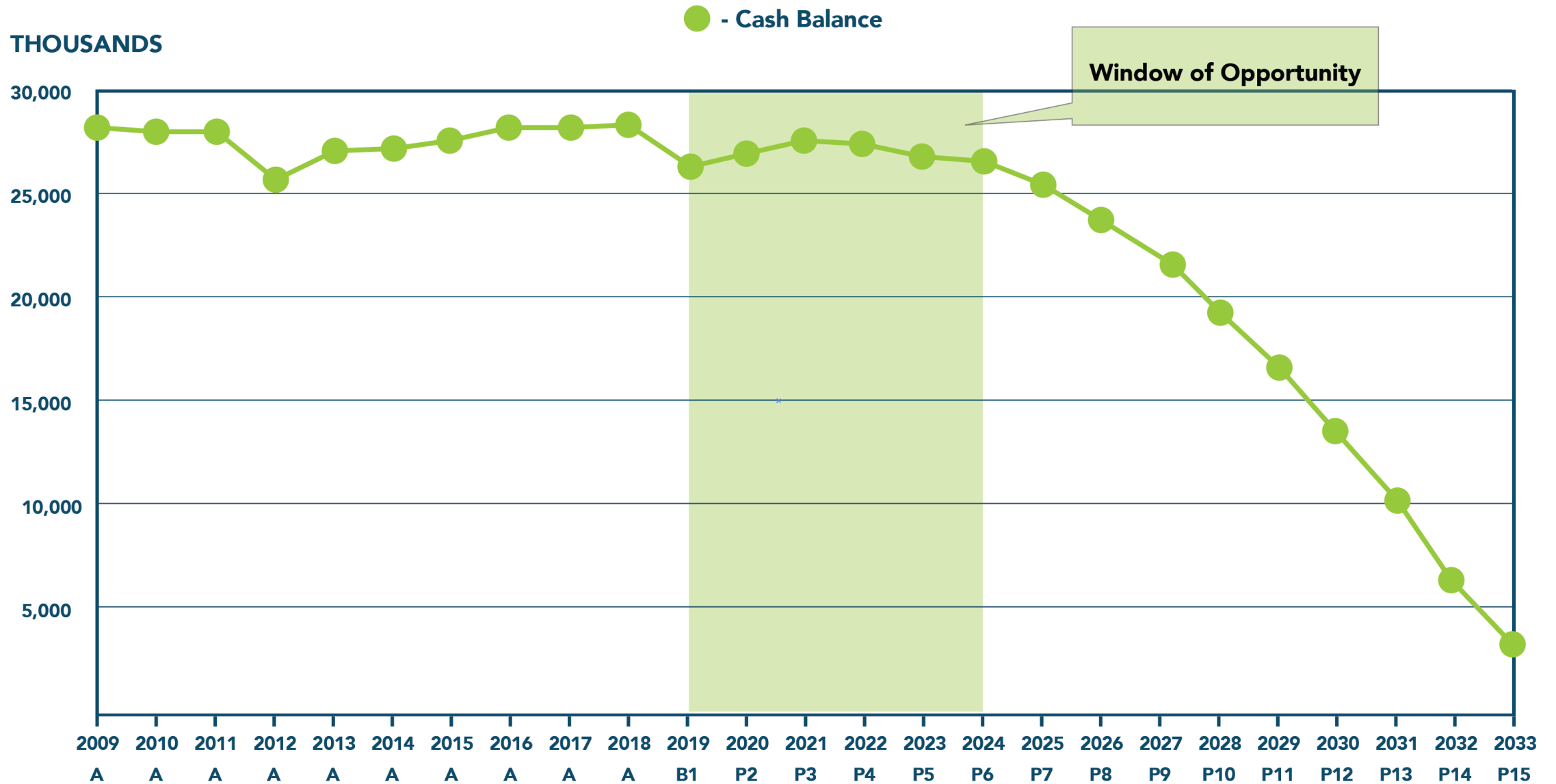
Due to escalating building maintenance costs, the next 1-5 years is our financial "Window of Opportunity" to address campus challenges and necessities

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



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



Formed
Community
Working Group



Hosted 1st
Community
Open House



Hosted
Intergenerational
Study Circle



Hosted Center
of Excellence
Study Circle



Present Master
Plan to CWG
& Board



Host Community
Open Houses

May
2017

Sept.
2017

Oct.
2017

Jan.
2018

June
2018

Aug.
2018

Sept.
2018

Nov.
2018

Jan.
2019

Feb.
2019

Mar.
2019

Developed
Initial Project
Concept



Received Board
Direction to
Take Broader
Approach



Hosted
Gathering
Spaces Study
Circle



Analyzed
Public
Input



Present Master
Plan Financials
to CWG & Board



Begin
Environmental
Impact Review
Process



Healthy Living Campus: *Master Plan Based on Feedback & Analysis*

Current Campus



Initial Site Plan

What We Heard:

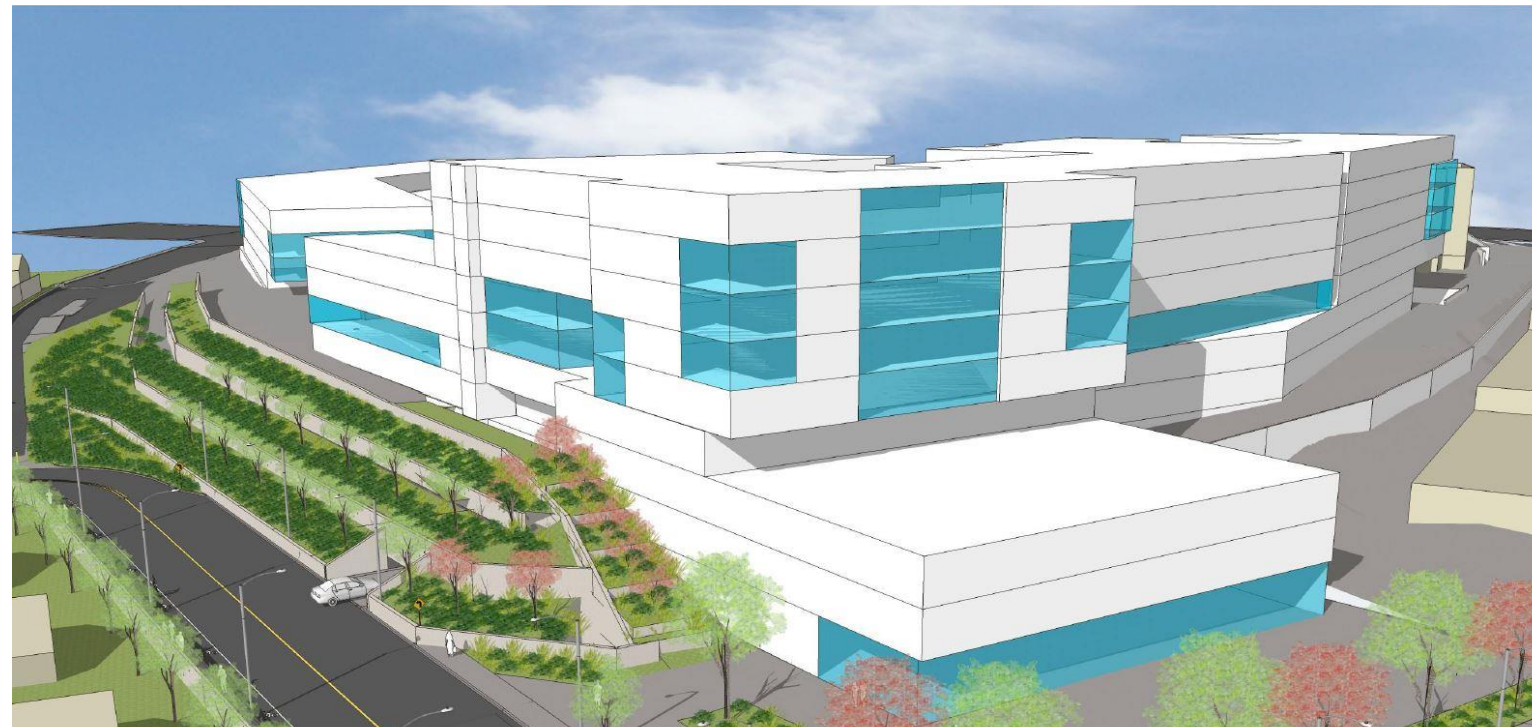
- Reduce building heights
- Concerns about density
- Minimize impacts (traffic)
- Add more green space
- Integrate with community
- Create gathering spaces
- Increase accessibility
- Intergenerational uses



Evaluated the “Do-Everything” Scenario

Redeveloping campus to retain *all* current MOB uses plus adding RCFE, community gathering spaces, etc. results in:

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



Master Plan





✓ Balanced vehicle flow;
reduced traffic impacts*

✓ Lower building heights

✓ Active green space

✓ Community Wellness
Pavilion

✓ Residential care units
(no senior apartments)

✓ Enhanced CHF

✓ Reduced impacts

✓ Better accessibility

✓ Intergenerational
gathering spaces

Master Plan



- ✓ Community Wellness Pavilion
- ✓ Est. 425 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

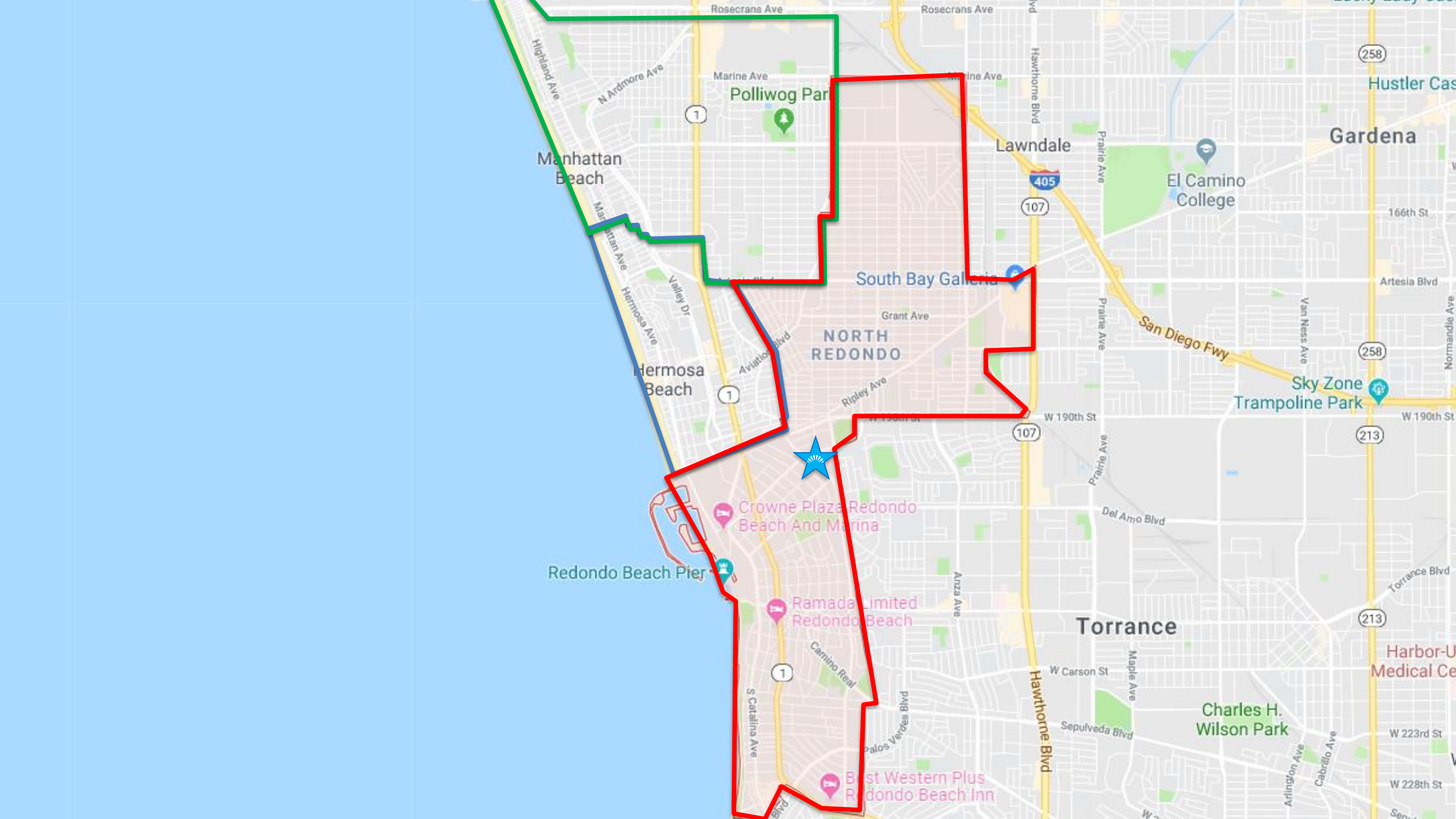


AES

Healthy Living Campus

Dominguez Park

SCE Right-of-Way



Manhattan Beach

Polliwog Park

Lawndale

Gardena

South Bay Galleria

NORTH REDONDO

Hermosa Beach

Sky Zone Trampoline Park

Redondo Beach Pier

Crowne Plaza Redondo Beach And Marina

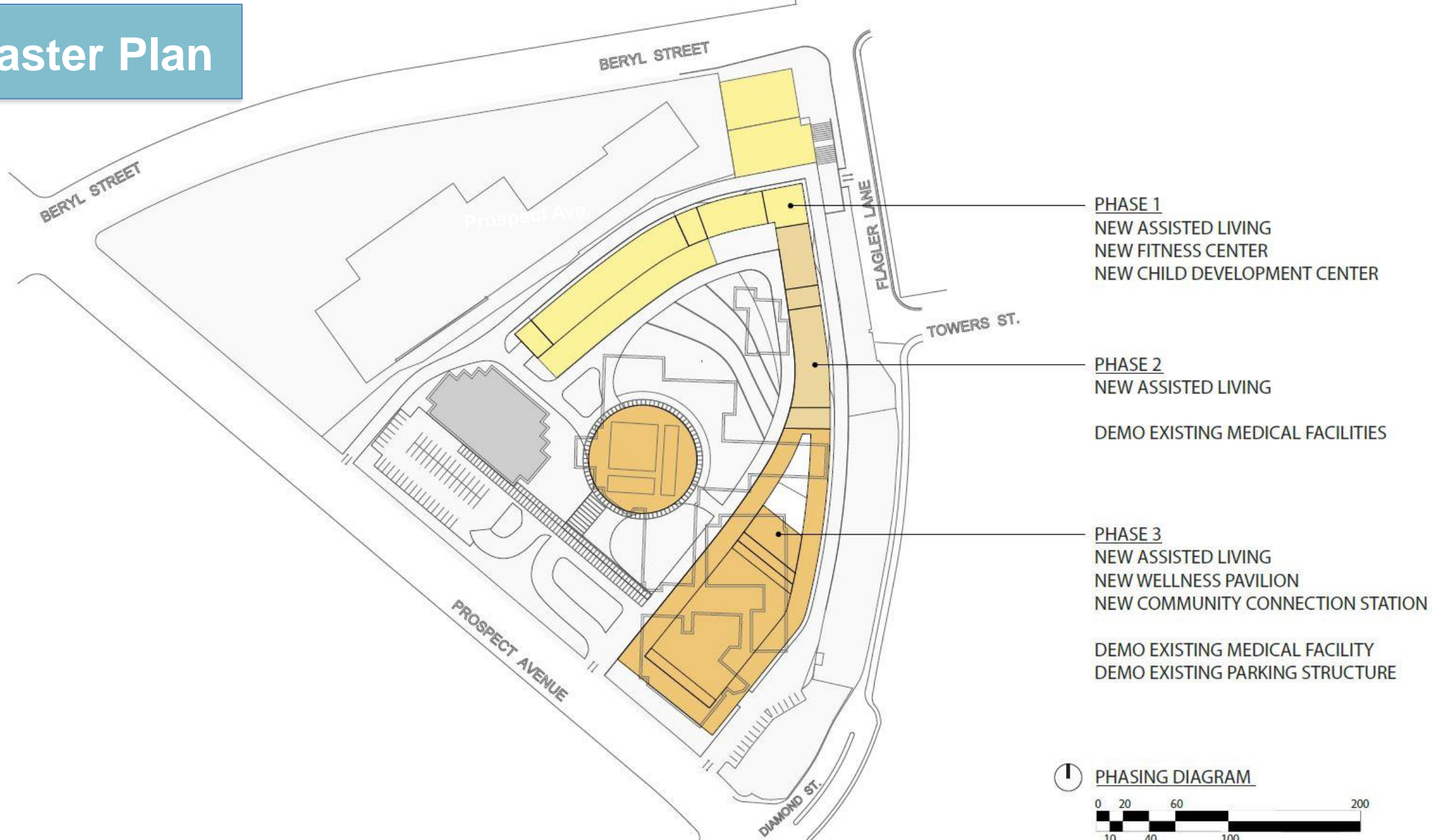
Ramada Limited Redondo Beach

Torrance

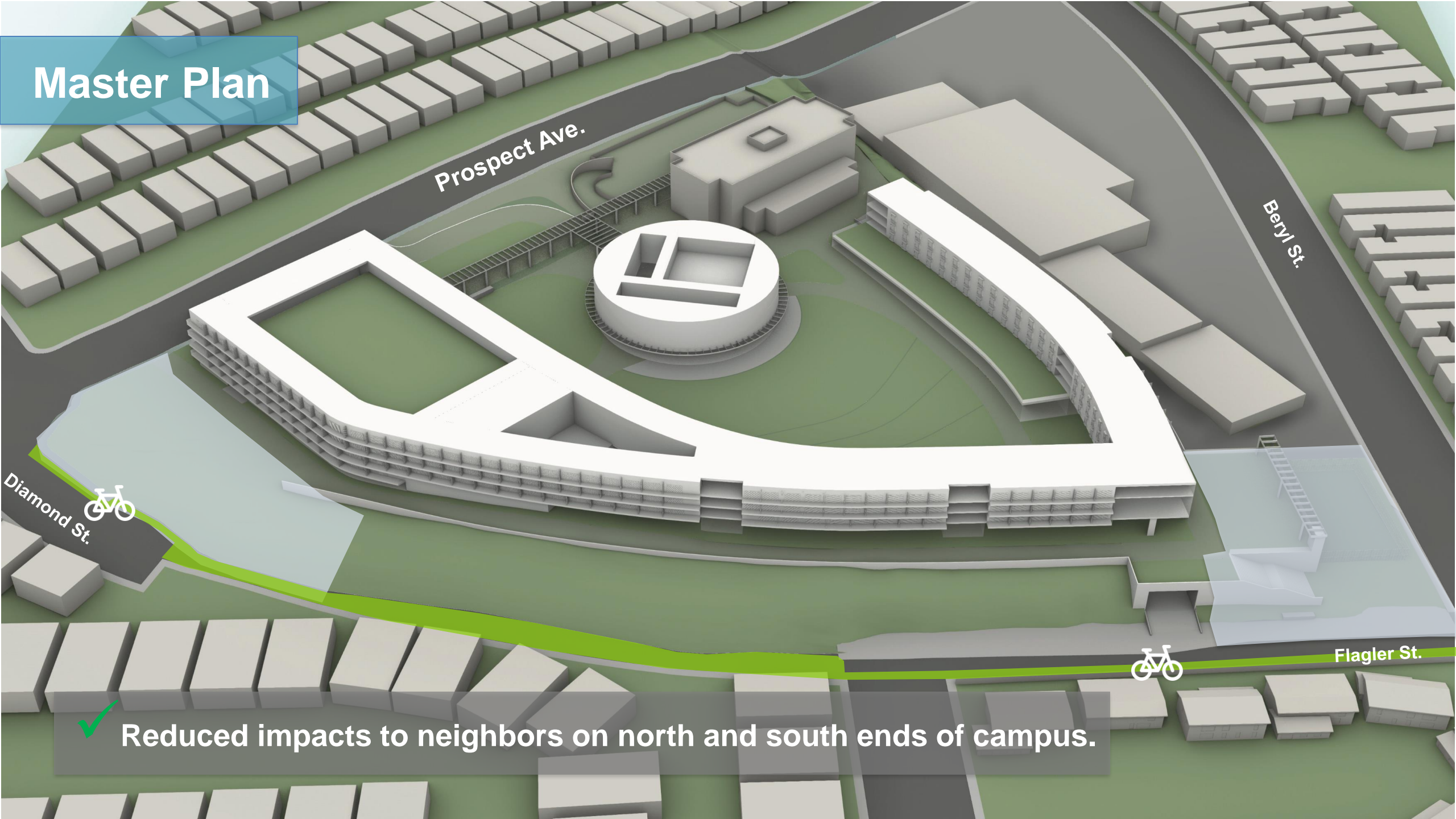
Charles H. Wilson Park

Best Western Plus Redondo Beach Inn

Master Plan



Master Plan



Prospect Ave.

Beryl St.

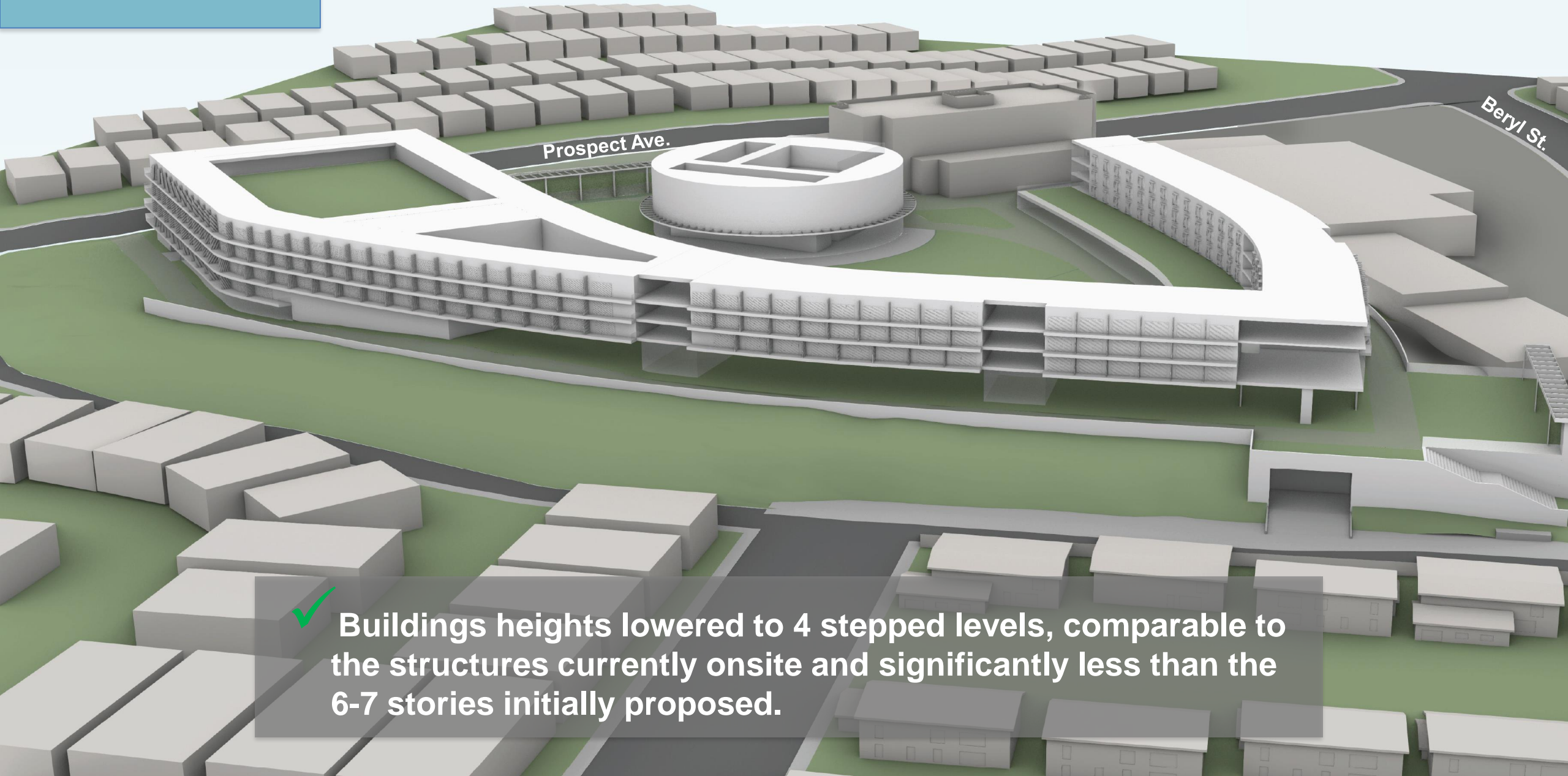
Diamond St.

Flagler St.



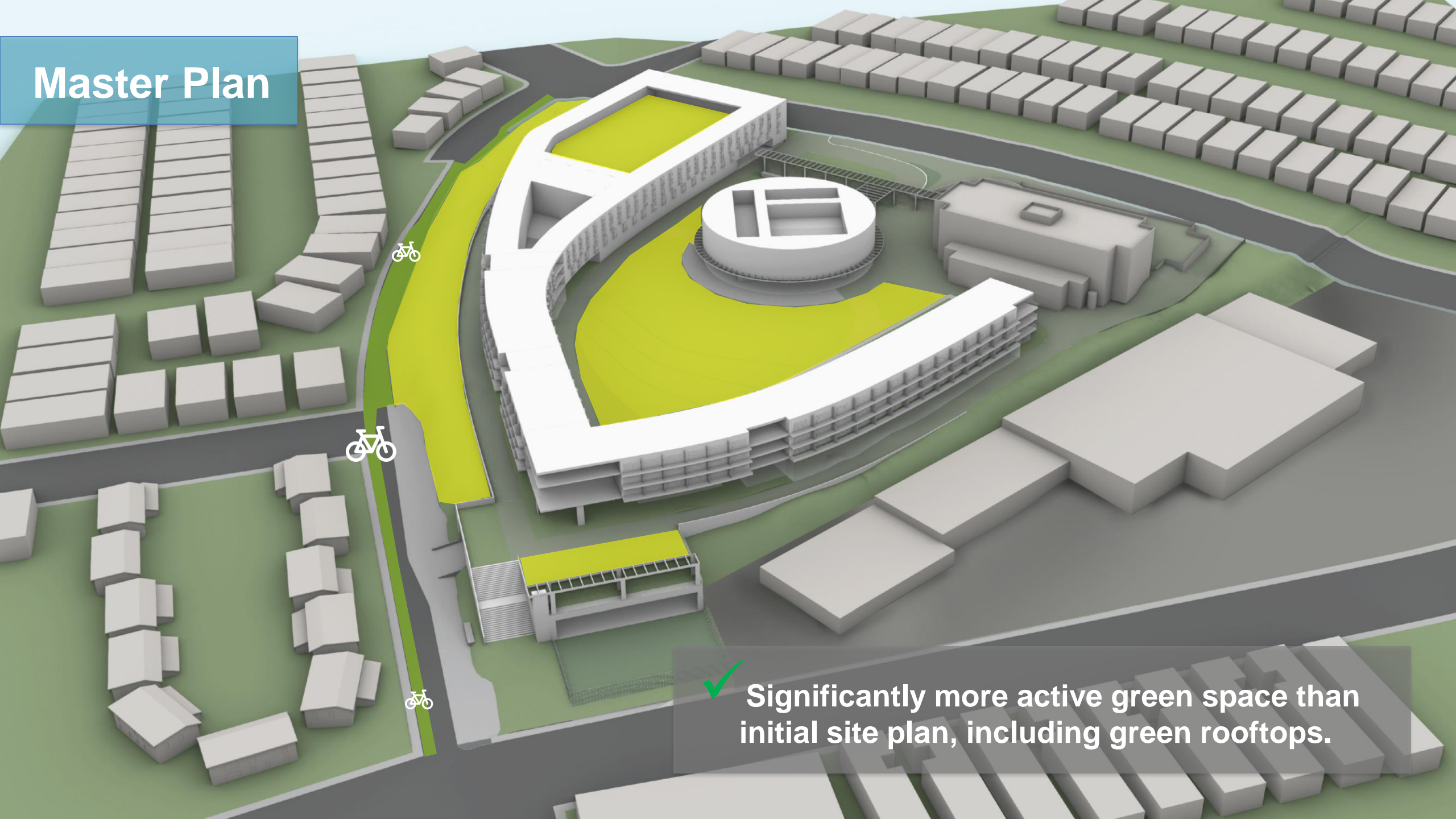
Reduced impacts to neighbors on north and south ends of campus.

Master Plan



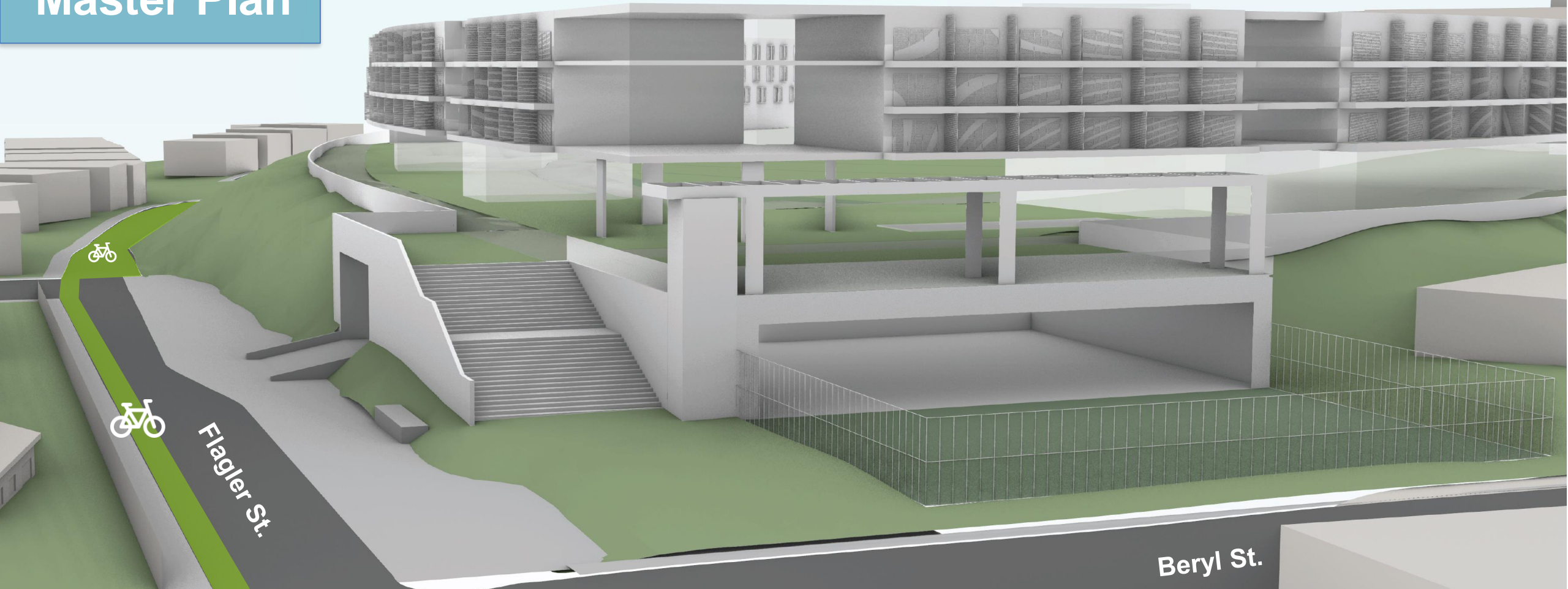
✓ Buildings heights lowered to 4 stepped levels, comparable to the structures currently onsite and significantly less than the 6-7 stories initially proposed.

Master Plan



✓ Significantly more active green space than initial site plan, including green rooftops.

Master Plan



✓ Improved connectivity to surrounding neighborhood and park, including pedestrian staircase, bike lane, set-back building with green roof on Flagler lot, elevated building design with accessible corridor to heart of campus.

Master Plan

An architectural rendering of a modern building with a unique elevated design. The building features multiple levels with cantilevered floors and is supported by a series of thick, white columns. The ground level is a mix of green lawn and paved walkways. In the foreground, a set of wide, white stairs leads up to a lower level. The sky is a clear, light blue.

Elevated building design enhances pedestrian access to interior of campus, maximizes green space and creates unique view corridors.

Beach Cities Health District's "Community Wellness Pavilion"





Active Green Space

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



Community Presentation Hall

Capacity 150 People

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





Flexible Community Meeting Spaces

Capacity 30-75 People

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





Demonstration Kitchen

Capacity 20-40 People

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





Rooftop Gathering Spaces

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





Blue Zones Café





Atrium/Lobby

Uses: Events, Presentations, Gathering Space, Meetings, etc.





Learning/Visitor Center

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





Alcoves & Pods

Uses: Mindfulness, Meditation, Stress Alleviation, etc.



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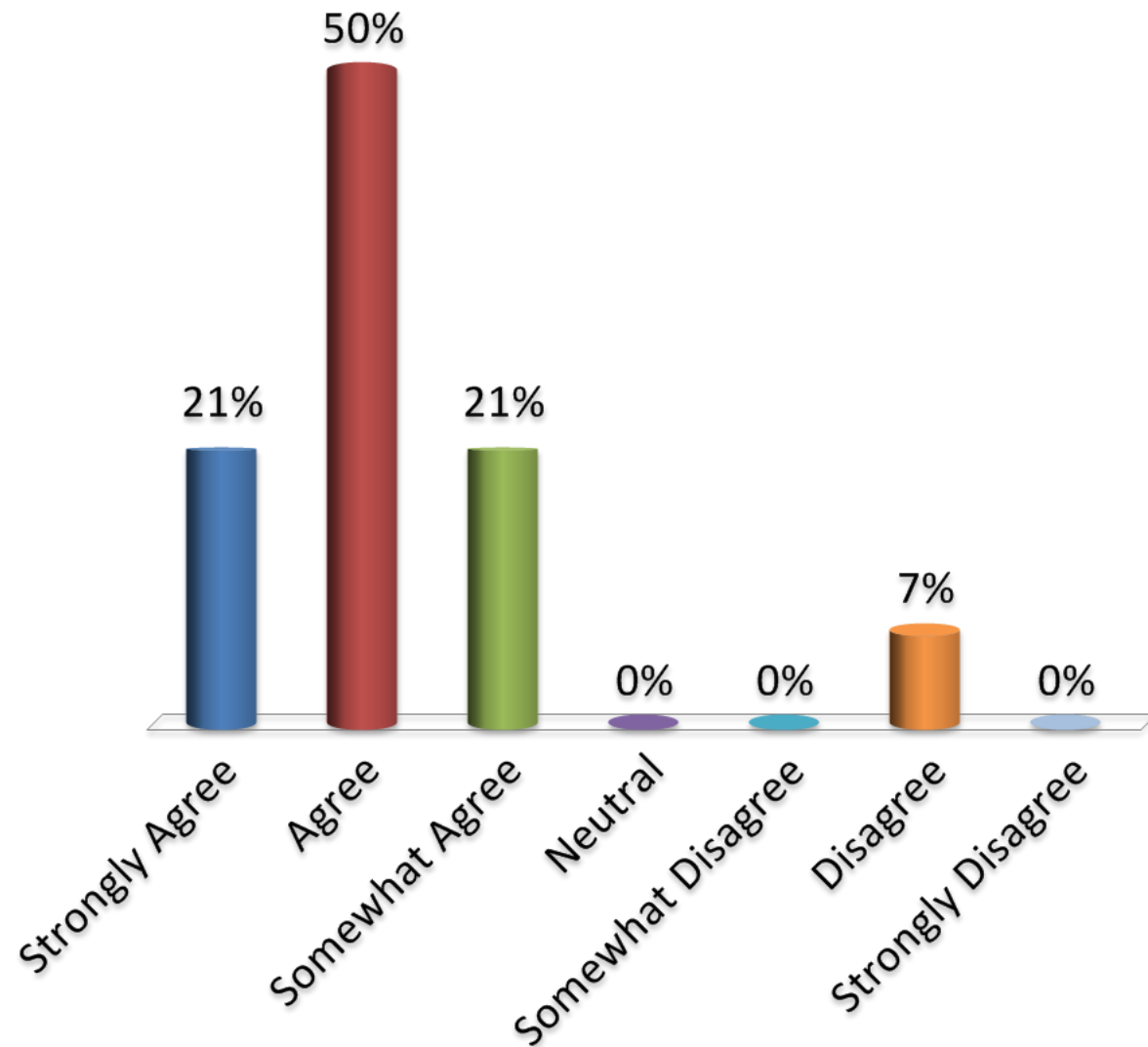
CWG Initial Feedback: *Healthy Living Campus Master Plan*

Master Plan vs. Current Campus



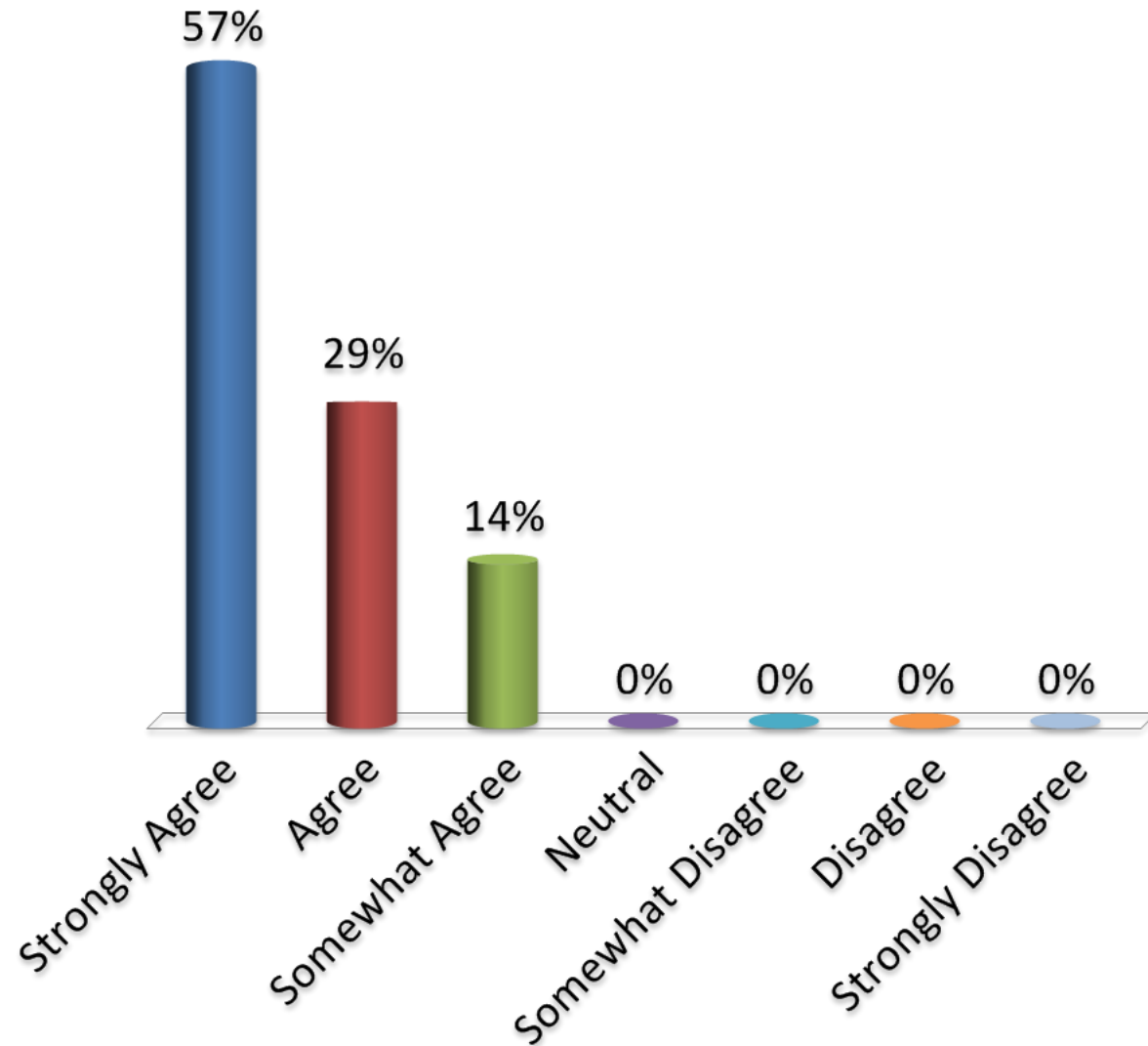
Compared to the current campus, the Master Plan addresses concerns about building heights.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree



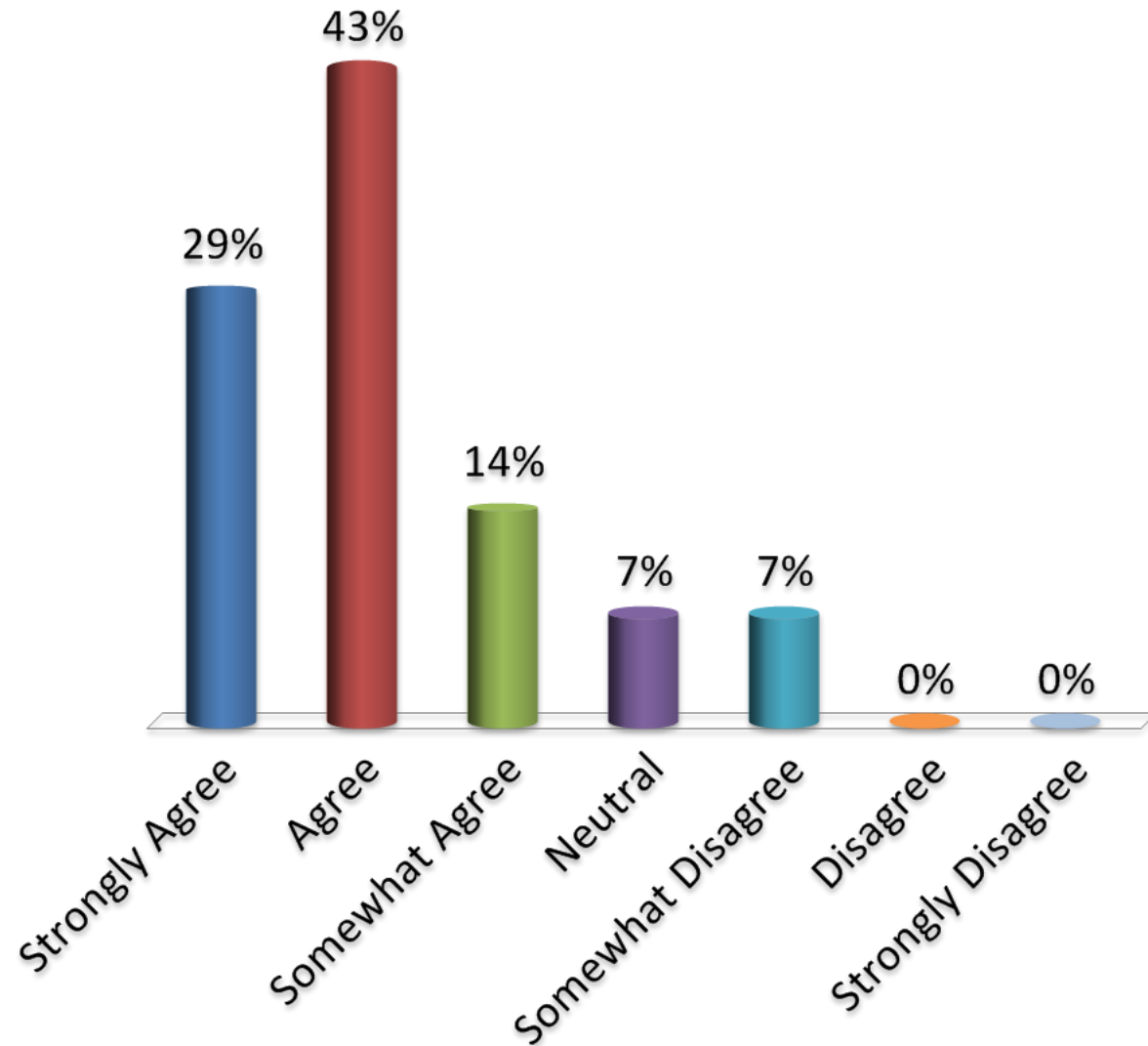
Compared to the current campus, the Master Plan addresses campus density and overall look and feel of the campus.

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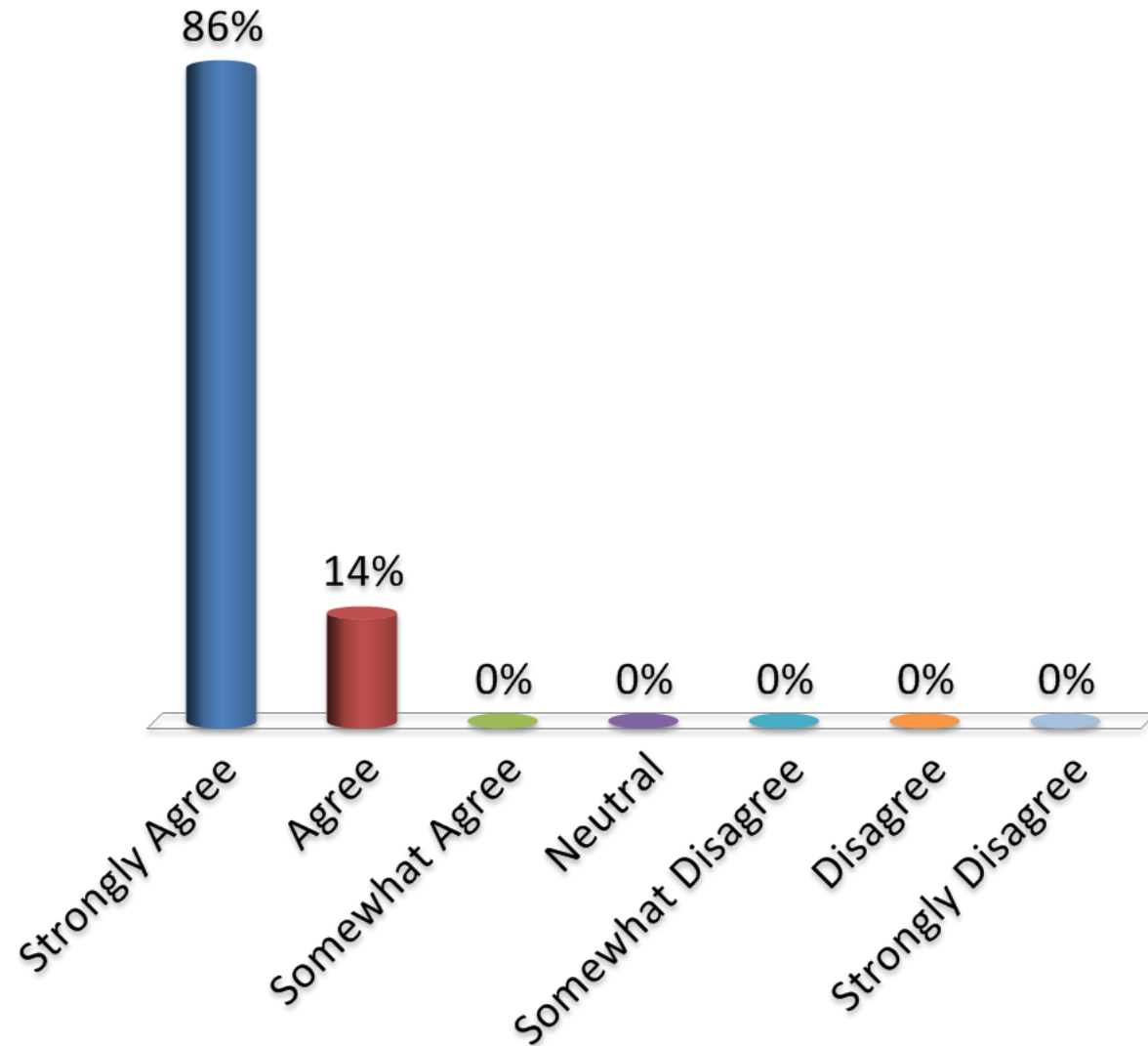
Compared to the current campus, the Master Plan is designed to better optimize parking and vehicle flow.

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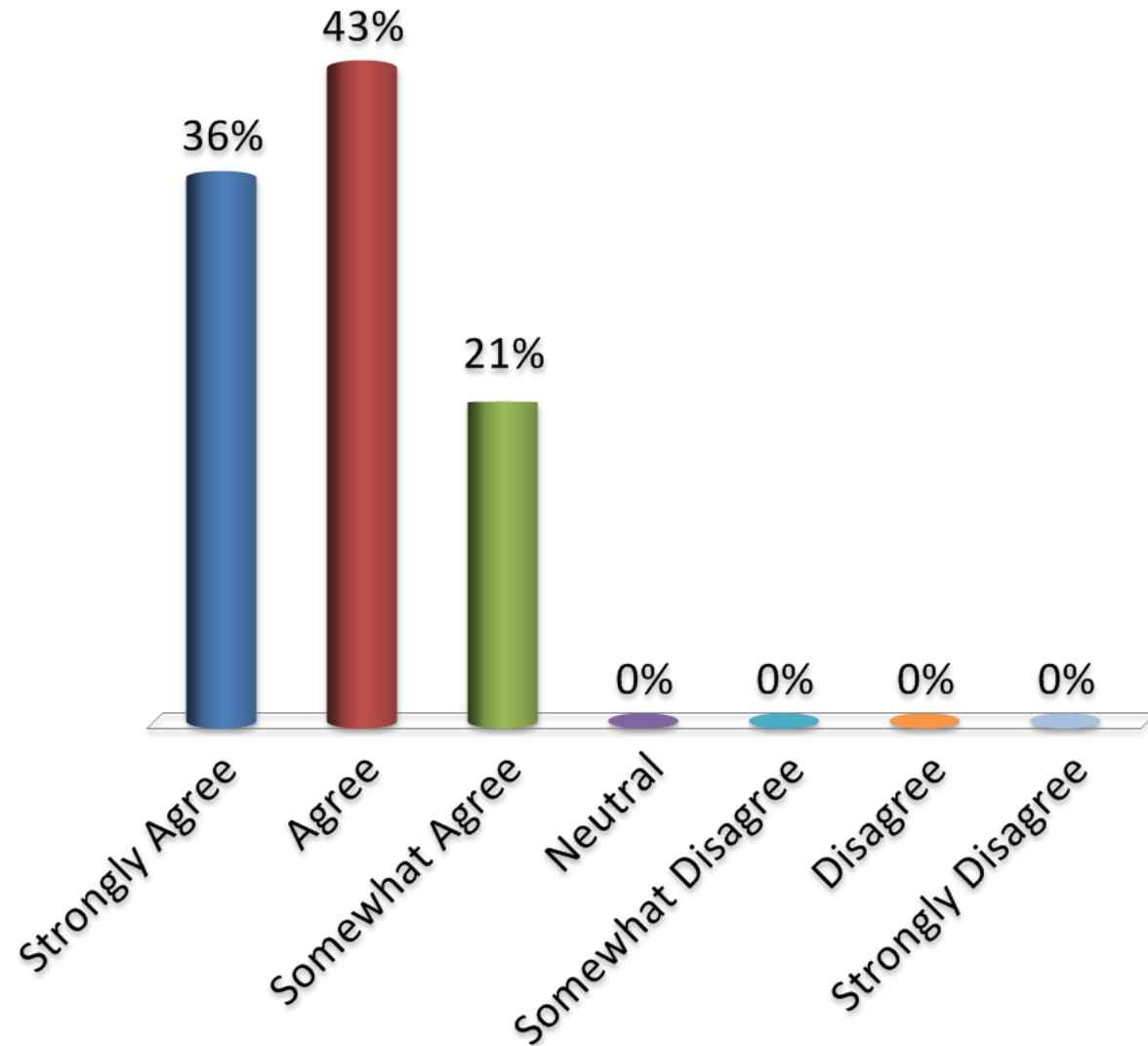
Compared to the current campus, active green space is increased and intentional.

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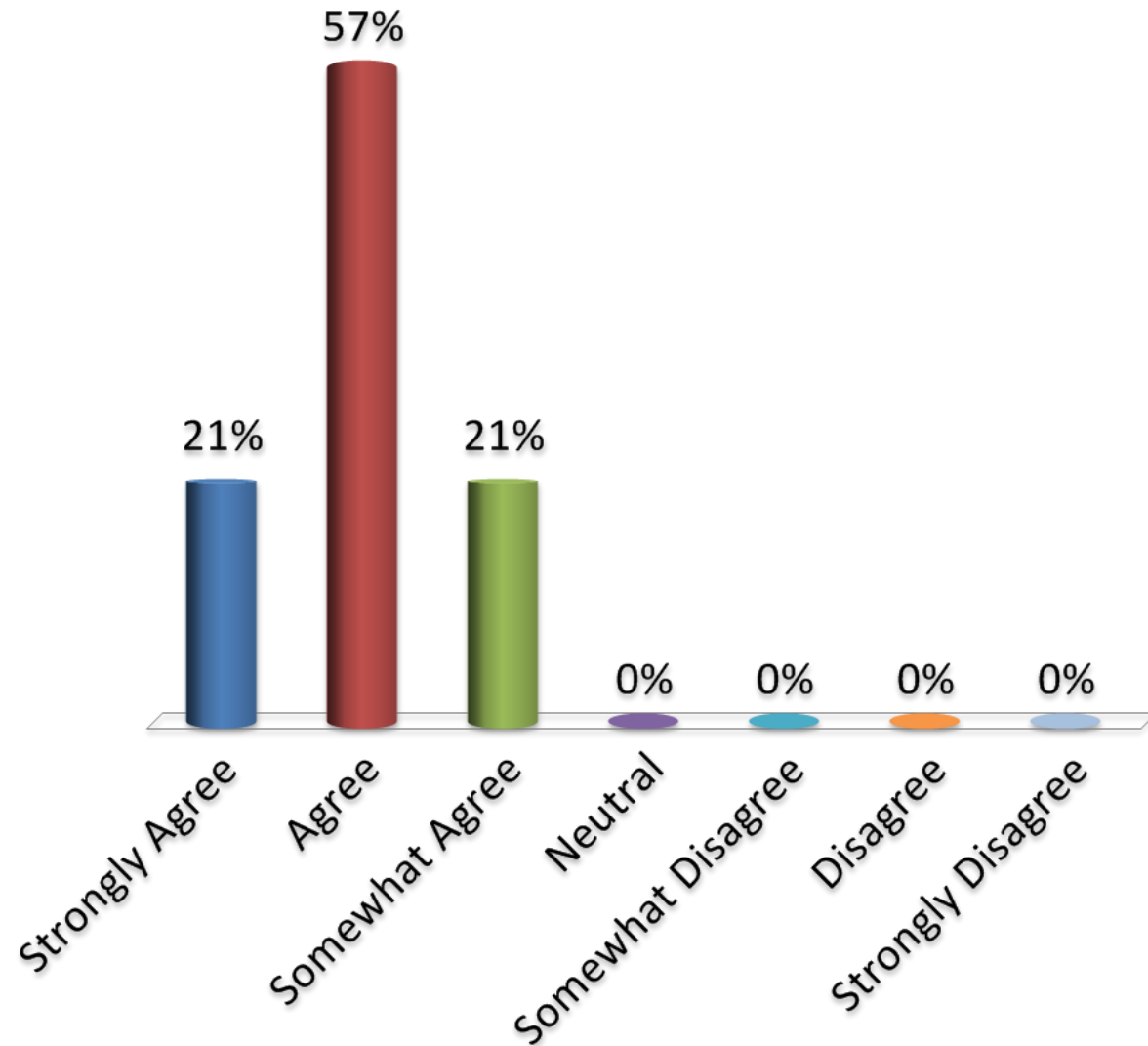
Compared to the current campus, the Master Plan integrates and connects better with the larger community.

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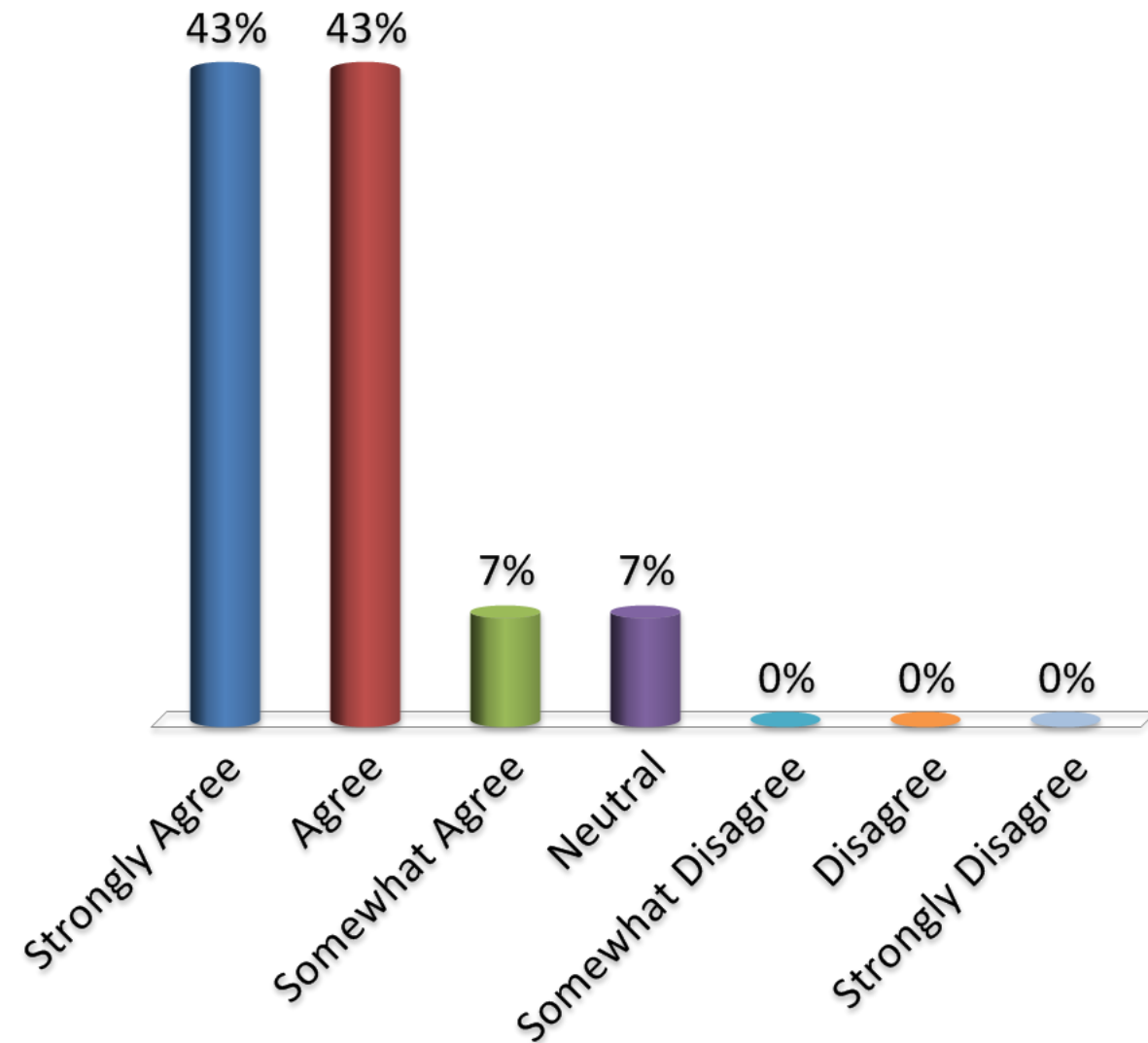
Compared with the current campus, the Master Plan demonstrates opportunities for increased accessibility.

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6. Disagree
7. Strongly Disagree



Compared with the current campus, the Master Plan incorporates spaces that can be programmed to stimulate intergenerational uses.

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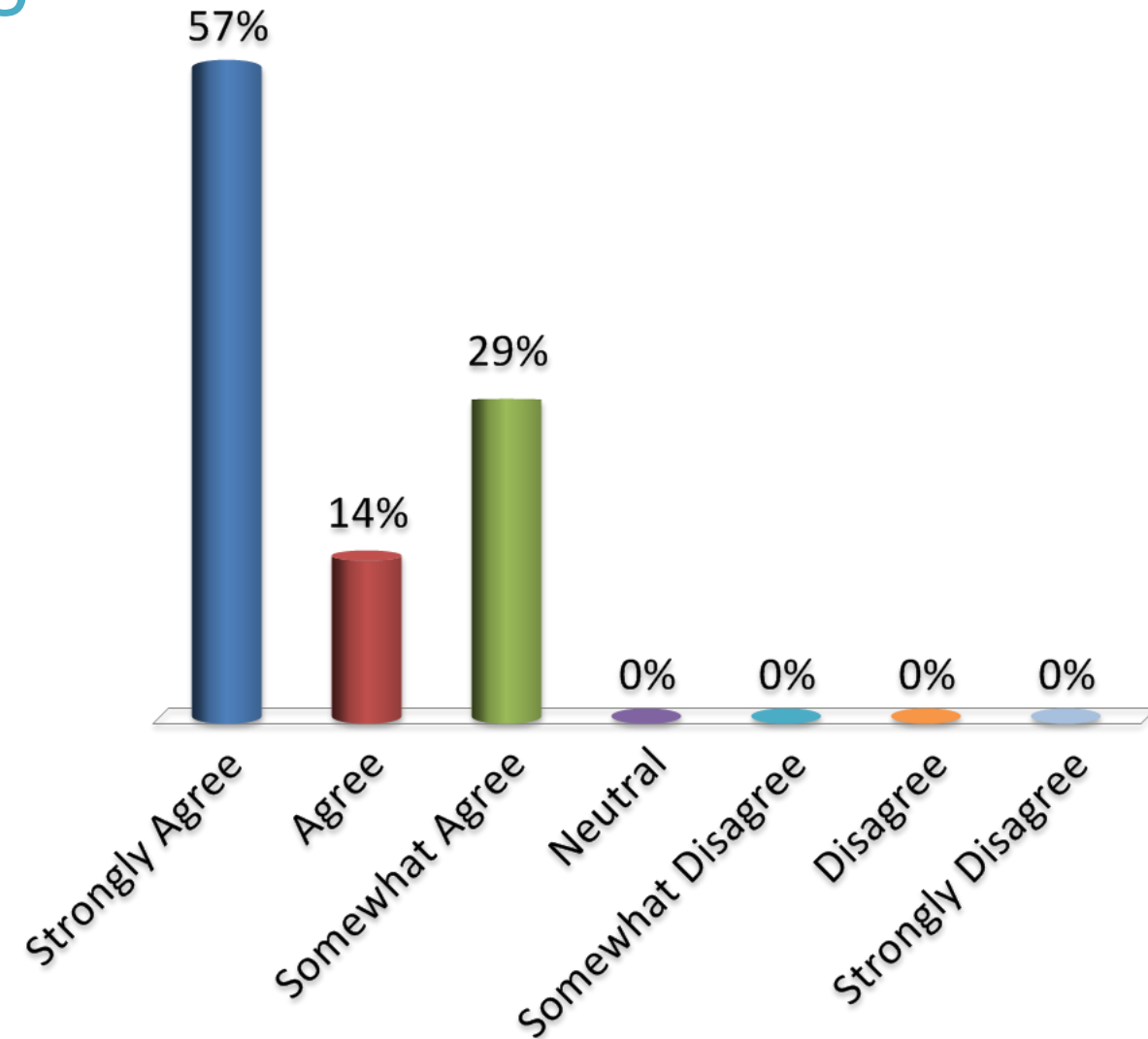


Master Plan vs. Site Plan



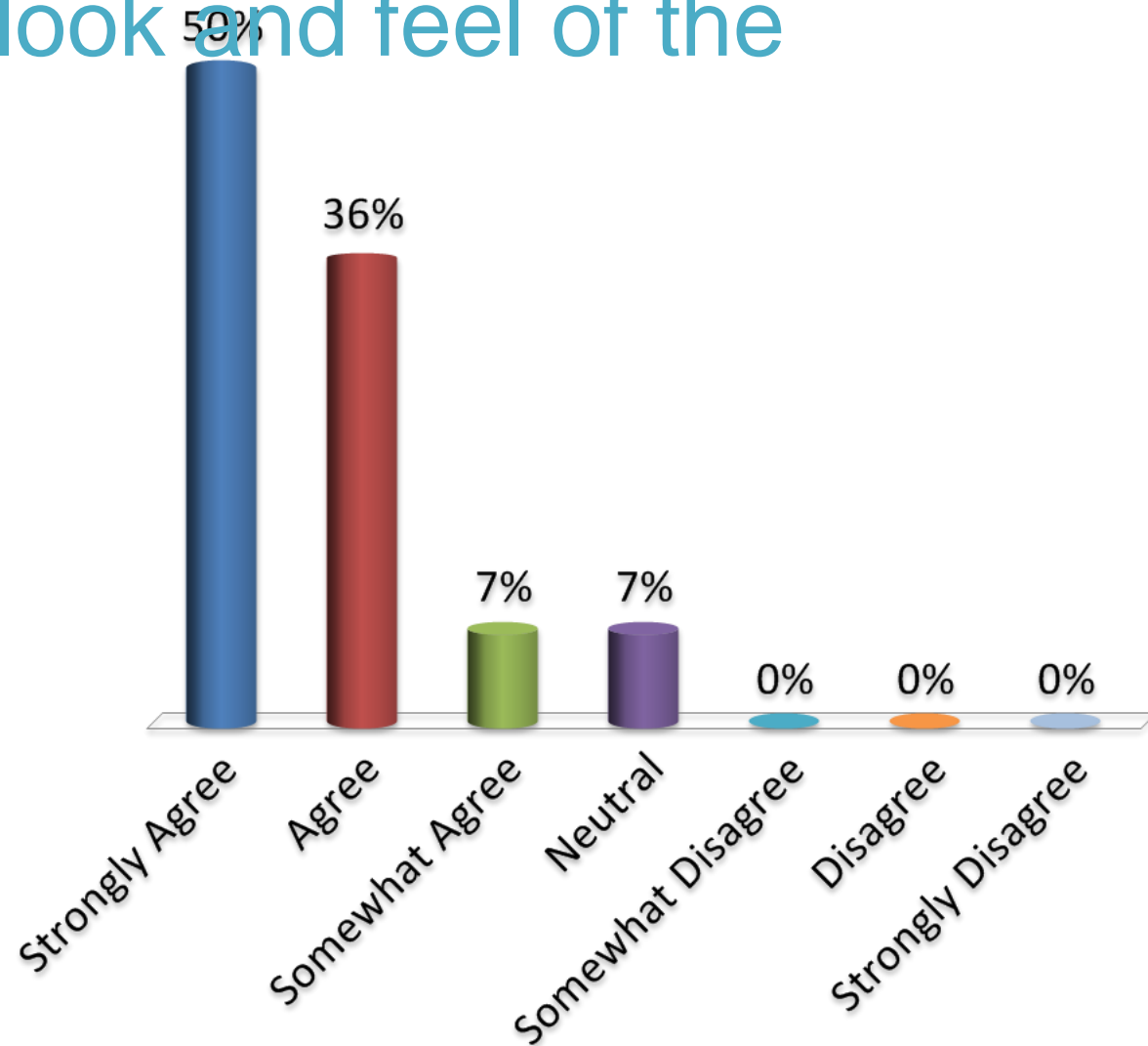
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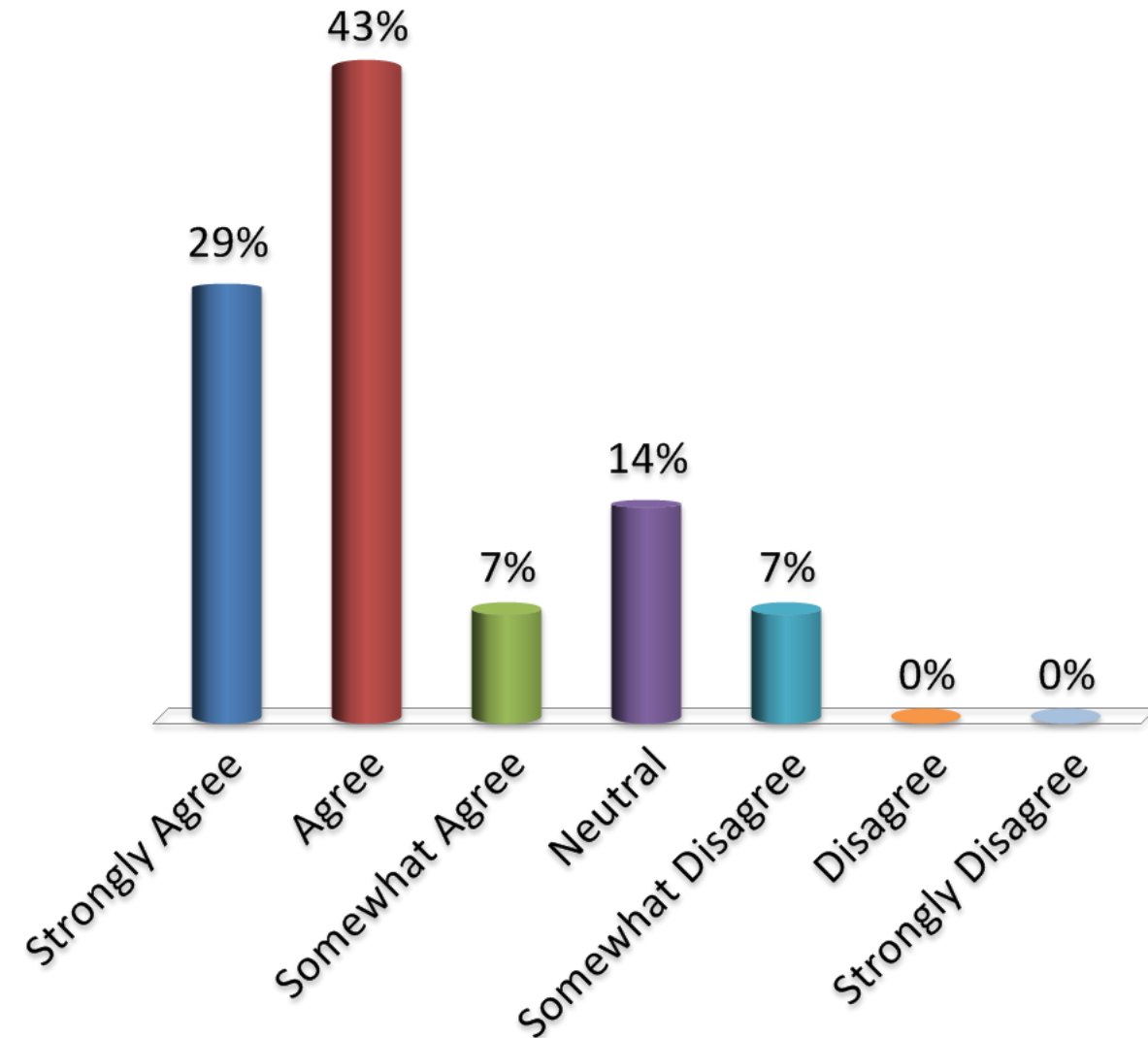
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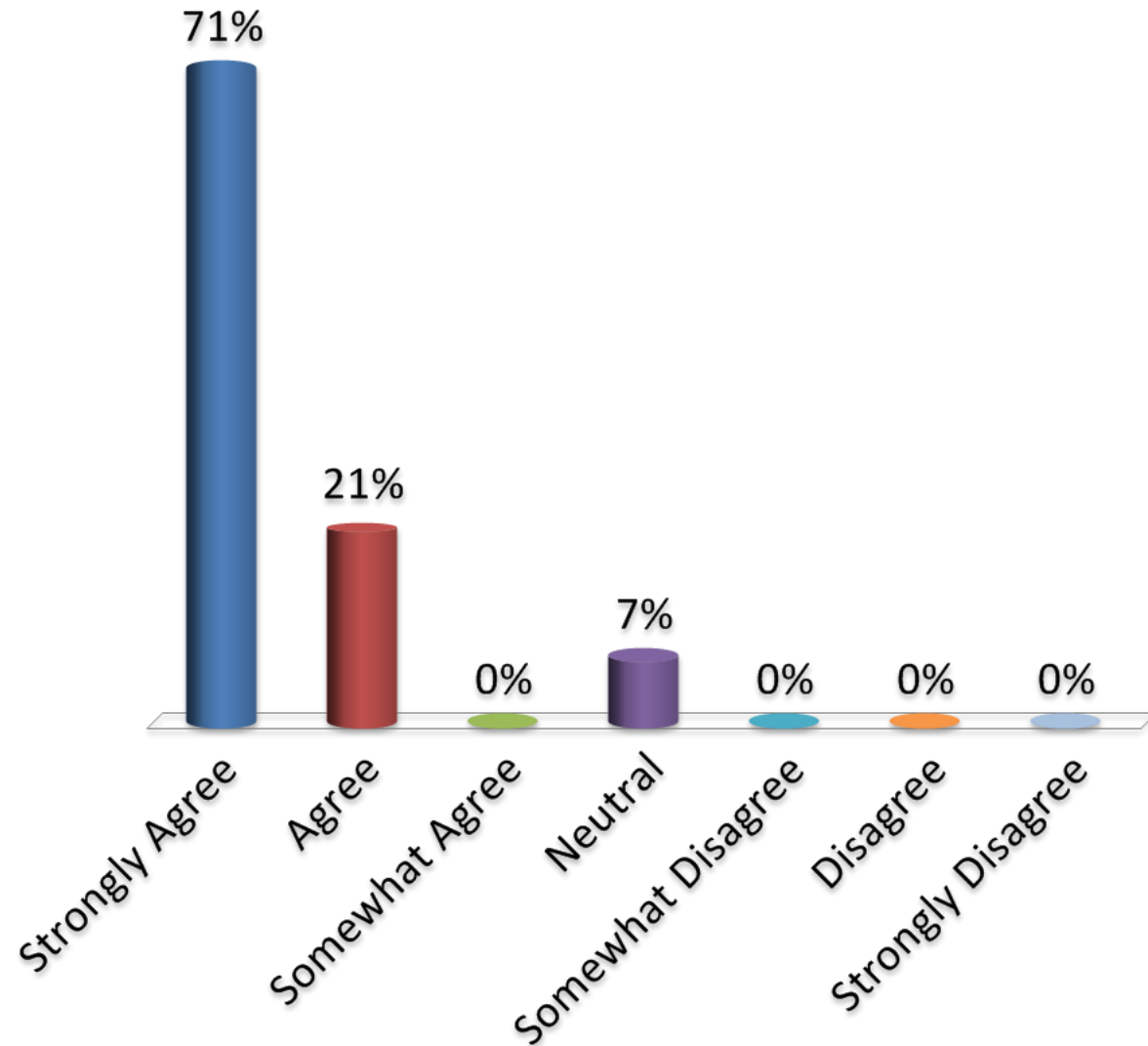
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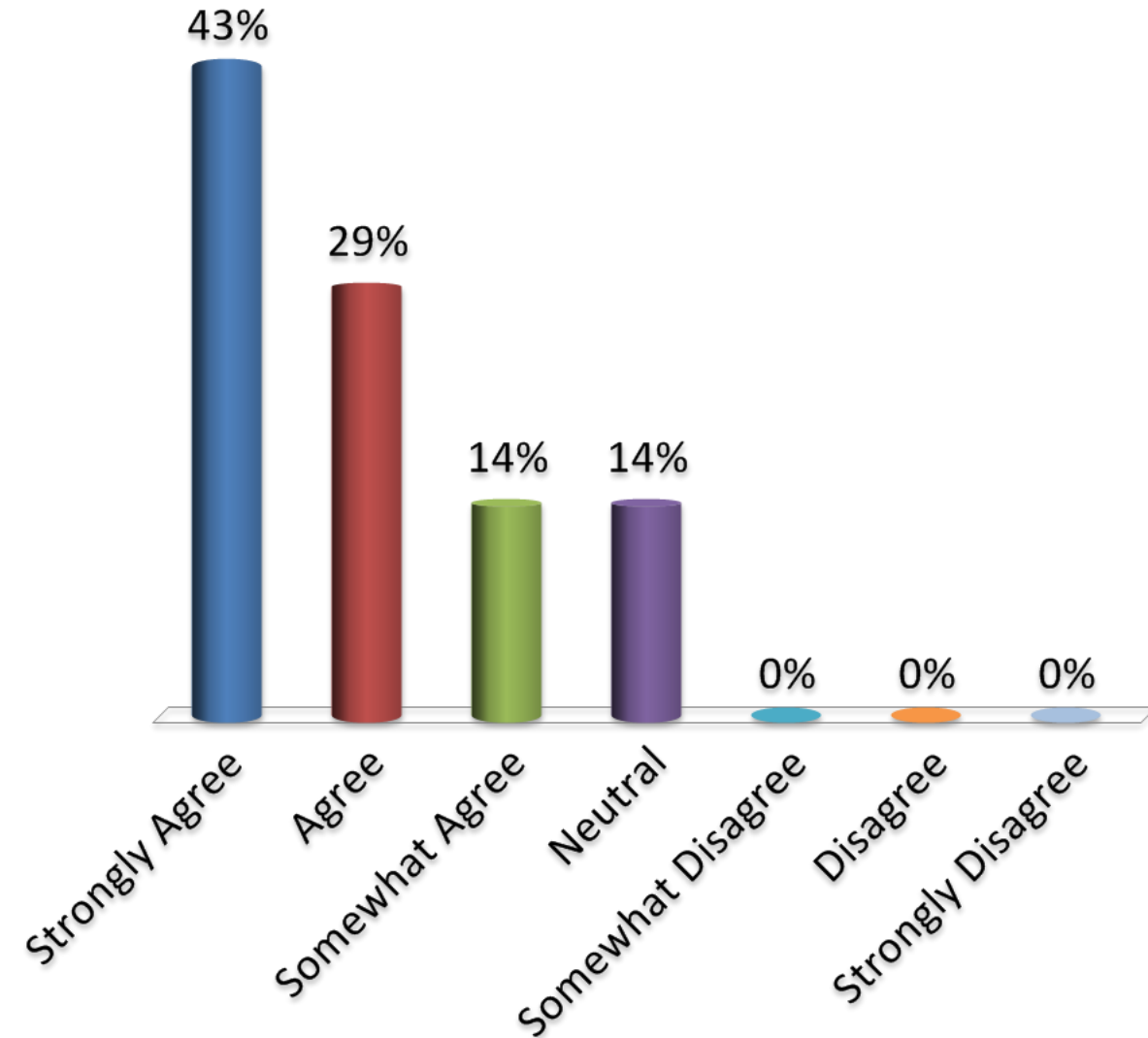
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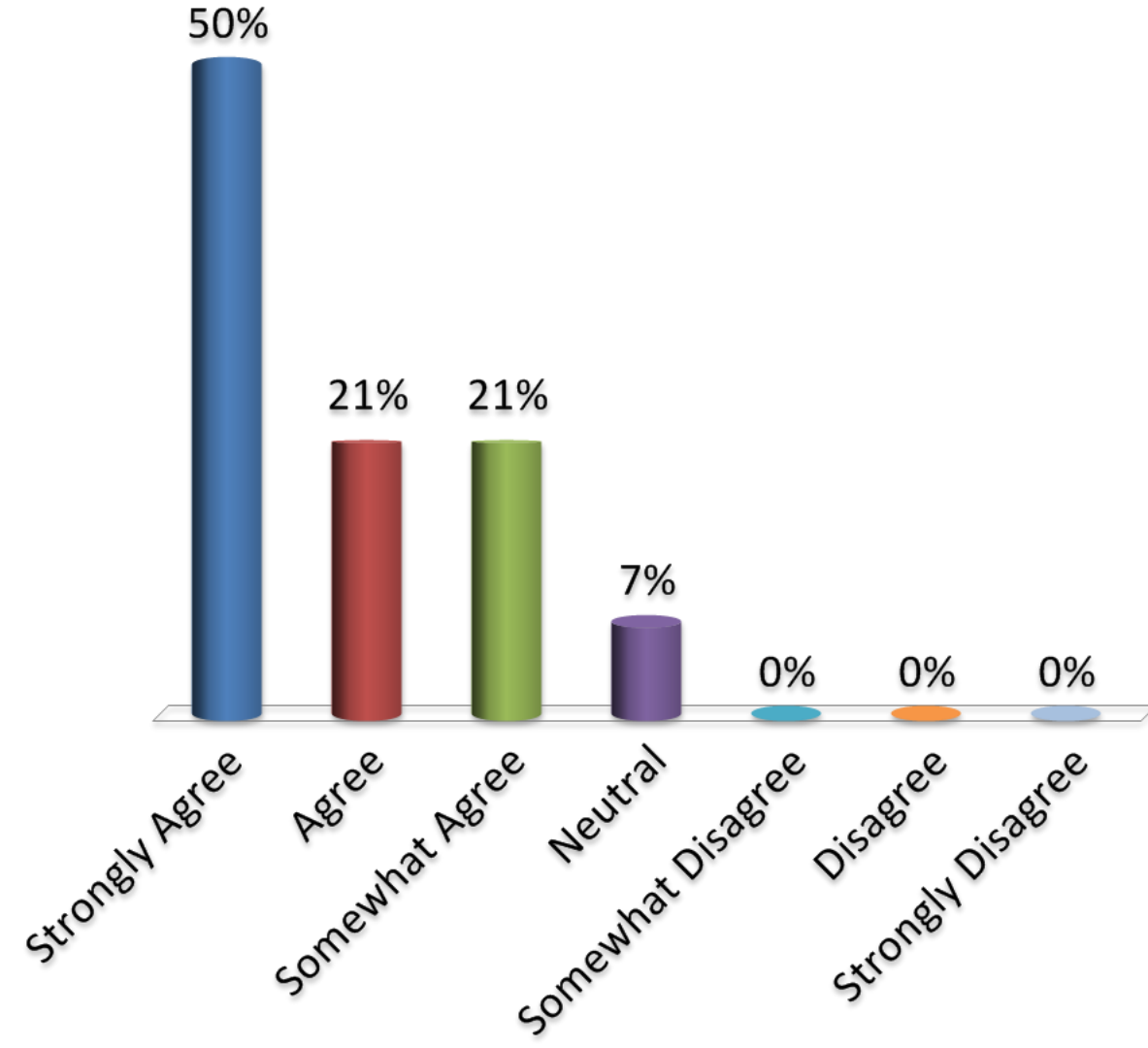
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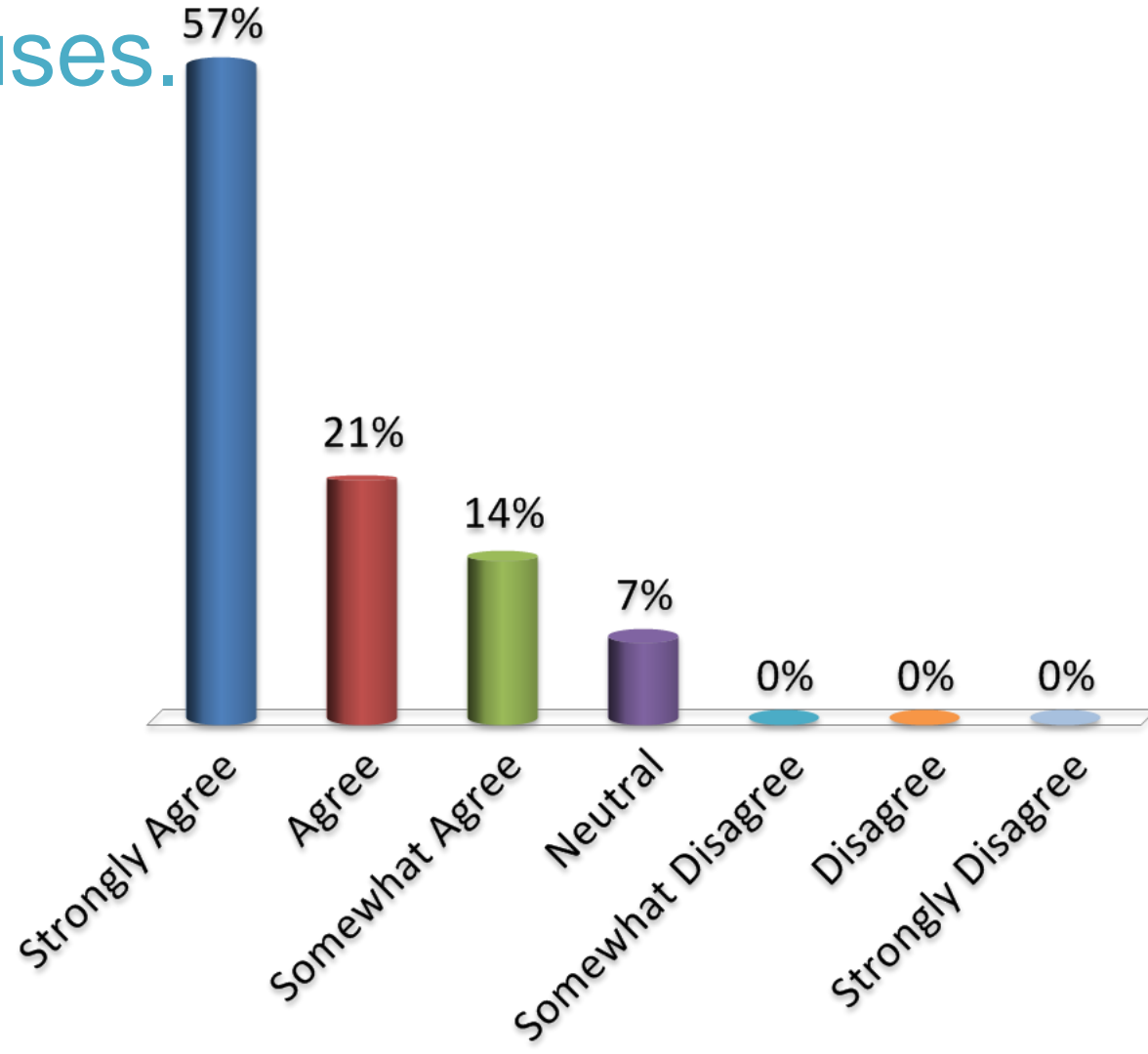
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Healthy Living Campus: Project Pillars



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

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

- 1. True
- 2. False

