



A Public Agency

Beach Cities
Health District

Healthy Living Campus Project
Community Working Group
January 16, 2018

CWGW Meeting #7: Agenda

- Broadening the Perspective
- Community Input: Review & Recap
- Project Consultants: Overview & Initial Feedback
- Applying the Guiding Principles
- Next Steps: Mindfully Moving Forward
- Open Discussion & Questions

Broadening the Perspective

Program View

Broadening the Perspective

Community
Input

Project
Experts

Guiding
Principles

FOSTERING A PROGRAM-LEVEL DISCUSSION

Community Input Review & Recap

We Value Community Input

- Helps shape our work as an organization
- Incorporated into our guiding principles
- Much earlier in process than private developers
- Weighed with project need and input from technical experts (engineers, architects, financial advisors, etc.)

Community Outreach: By the Numbers

15 community presentations

10 presentations to electeds

6 working group meetings

5 sub-group meetings

4 community meetings

3 public study sessions

1 open house



44

outreach meetings,
presentations total

Community Input: Top Suggestions

- Minimize and mitigate impact to adjacent property owners
- Fully consider the # of RCFE units and their associated impacts, including traffic
- Ensure program is consistent with the mission
- Maximize open space/green space
- Provide adequate convenient parking
- Increase broad community benefits

Project Experts

Overview & Initial Feedback

Project Experts: Overview

- Market Analysis
- Geotechnical Analysis
- Architect
- Blue Zones Innovation Director
- Structural Engineer
- Cost Estimator
- Financial Advisor
- Operating Partner

Project Experts: Initial Feedback

- Market Analysis: Growing need for older adult housing in Beach Cities
- Geotechnical Analysis: Current 11-acre medical campus will support new development that meets this burgeoning health need
- Architect & Blue Zones Innovation Director: Great opportunity to maximize green space & opportunity to incorporate livability principles
- Structural Engineer: HLC program presents opportunity to mitigate risk by making structural upgrades to the 514 building sooner than the law requires

Project Experts: Initial Feedback

- Cost Estimator: More structural and architectural information is needed to support cost decisions
- Financial Advisor: BCHD-owned medical campus is viable for RCFE option; additional information is needed to analyze business case
- Operating Partner: Would prefer RCFE buildings to be contiguous

Conceptual Site Plan:

- Community green space
- Residential care for seniors
- Walking paths/bike paths
- Outdoor meeting space
- Community gardens
- CA native plant-scaping
- Protected bike path
- Outdoor fitness spaces
- Warm water exercise pool
- Medical exercise center
- Bicycle parking
- Intergenerational programs
- Public transportation nodes



Draft Under Revision

Diving into 514 Building Structural Engineer

Guiding Principles

Guiding Principles

- Include a Community for Older Adults
- Create integrated hub of well-being
- Incorporate Blue Zones Project concepts
- Focus on emerging technologies & innovation
- Grow the enterprise to support the mission
- Actively engage community/stakeholders
- Prioritize environmental sustainability & accessibility

Guiding Principles: Application

This is All About Getting it Right

After more than 40 community meetings and receiving expert input from a half-dozen consultants, BCHD is still working to align to the following principles...

- Fulfill our guiding principles
- Meet the health needs of our community
- As fiscal stewards of BCHD, ensure the Healthy Living Campus has a strong business case

Guiding Principles: Challenges

CHALLENGE: Developing a Holistic Campus

RCFE buildings
should be
contiguous

Create a campus
of **consolidated
solutions**

Facilities (including 514
Prospect) must be
modern; **outfitted
for the future**

"Creating an integrated hub of well-being"

Guiding Principles: Challenges

CHALLENGE:
Medical Building at 514 Prospect



Mitigating
construction impact
on current tenants



Age
of the
building



Improving safety onsite
and minimizing probability
of structure issues



"Prioritize environmental sustainability & accessibility"

Guiding Principles: Challenges

CHALLENGE:

Solidify Long-term Financial Viability

Redevelop the
514 Prospect
medical building

Number
of RCFE
residences

Below-ground parking
is **four times**
more expensive

"Grow the enterprise to support the mission"

Next Steps

Mindfully Moving Forward

Mindfully Moving Forward

- Asking Board for confirmation and/or expansion of guiding principles
- Requesting next 6-9 months for synthesizing and analyzing all input and findings & revise plan accordingly
- Recommending Board begin EIR process after all experts have completed reports & plan has been revised accordingly, and vetted by the community with a strong business case
- CWG can be instrumental in deeper, broader look

What to Expect

- Monthly meetings with scope to include programs & aspirational goals
- Fewer drawings, renderings, concept plans, etc. for next 6 months
- Information that is more concrete and complex
- Focused meetings for particular topics such as programs, green space planning, intergenerational ideas, etc.

Upcoming Meetings

- 1/24/2018: BCHD Board of Directors
- 3/19/2018: CWG #8 (no meeting in Feb.)

Contact Information

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