

HEALTHY LIVING CAMPUS

Community Open House

Summary Report March 23, 2019



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1. INTRODUCTION

Beach Cities Health District's (BCHD) Outreach Team conducted a Community Open House (Open House) in the City of Redondo Beach on March 23, 2019, prior to the commencement of the Draft Environmental Impact Report (DEIR) process for the Beach Cities Healthy Living Campus. This meeting provided residents and community members with opportunities to learn about the project being considered, provide comments and ask questions directly to project team members.

This event was the third public Open House pertaining to the Healthy Living Campus project. The first, held August 29, 2017, introduced conceptual plans and sought feedback regarding the Center for Health and Fitness. The second, held October 17, 2017, introduced the project to the community, discussed the purpose, presented initial site renderings and sought feedback from the general public.

An additional Open House event specifically for BCHD volunteers was held July 17, 2017. In addition to introducing the project concept, the event included a prioritization activity regarding the campus features that are most important to BCHD volunteers.

This report summarizes the March 23, 2019 Open House event and feedback received.

1.1 Purpose of Community Open House

The community Open House was held in Redondo Beach to provide the general public with updated information about the Healthy Living Campus project, visualizations of its design, walking tours of the campus and opportunities for public involvement. The event also highlighted the programs and services provided by BCHD.

2 COMMUNITY OPEN HOUSE - MARCH 23, 2019

2.1 Overview

The Healthy Living Campus Open House was hosted at the Beach Cities Health District Campus at 10:00 a.m. (Appendix A: Program). The community event, open to the public, had 136 people pre-registered. Approximately 139 people verified attendance by signing-in at a registration table set up near the campus entrance (Appendix E: Sign-in Sheet).

The Open House consisted of information stations set up in pop-up tents in the campus parking lot. This format provided opportunities for participants to visit the campus, experience BCHD programs and services, actively engage in meaningful discussion with staff, ask questions, provide feedback and obtain information in a self-paced process.

The information stations featured BCHD programs and services as well as information on the Healthy Living Campus. The Healthy Living Campus information stations were arranged by topic and contained printed information (Appendix B) including conceptual renderings. The stations were staffed by BCHD staff and volunteers who were available to answer attendee questions.

BCHD CEO Tom Bakaly and BCHD Executive Director of Real Estate Leslie Dickey led walking tours of the campus that highlighted features proposed by the Master Plan concept, demonstrated perimeters of proposed buildings and discussed proposed building heights.

2.2 Healthy Living Campus Information Stations

Project information was presented by topic at information stations in the back parking lot of the BCHD property in Redondo Beach. Each station was staffed by knowledgeable project staff who engaged with attendees to provide further information and/or answer questions. The stations were as follows:

Station #1— Purpose and Need

- State of Campus
- Why the project and BCHD mission matters

Station #2— Healthy Living Campus Master Plan

- Project pillars
- Vision
- Conceptual renderings of Master Plan
- Comparison to current site

Station #3—Residential Care for the Elderly (RCFE) and Community Wellness Pavilion

- BCHD model vs. traditional RCFE models
- Center for Excellence programs in the Community Wellness Pavilion

Station #4— Project Phasing and Comment Cards

- Campus Map showing project phases
- Current campus vs. Master Plan
- Project Planning Timeline
- Mailing list sign-up sheet
- Comment cards, pens, comment box where attendees may submit their completed forms

2.3 BCHD Information Stations

Information stations about the programs and services provided by BCHD were also featured at the Open House and staffed by knowledgeable project staff and volunteers. The stations were as follows:

Station #1 — About BCHD

- Program materials
- Resources & referrals

Station #2 — Youth Services

- Gardening activity
- Blender bike

Station #3 —Volunteer Services

- Purpose activity
- Volunteer opportunities

Station #4 — Blue Zones Project

- Moai activity
- Pledge sign-up for the Blue Zones Project Power 9 Principles

Station #5 — Nutrition & Food Demo

- Blue Zones Restaurant information
- Blue Zones food tastings

Station #6— Center for Health & Fitness

• Free massage & class demos

• Facility information

Station #7— AdventurePlex

- Inflatable slide
- Facility information

2.4 Summary of Feedback

Attendees were encouraged to submit hand-written input on comment cards throughout the event. The most frequently asked questions and the written comments received (Appendix C) are summarized below:

Frequently Asked Questions:

Timeline

- When are you breaking ground to begin the project?
- When will the project be finished?

Parking

- Where will parking be located?
- Where will people park during construction?
- Where will the entrances to the campus be located?

Residential Care for the Elderly

- How much will units cost?
- What type of units will be included?
- Will Silverado be included in the new campus?

Written Comments: (documents included in Appendix C)

Seven written comment cards were received at the Healthy Living Campus Community Open House:

"After touring the proposed site, I am supporting access to underground parking via Flagler. I would not support having the bike path cross that Flagler parking entrance."-Andrea Hughes

"Need public transit to make a stop (at) this facility."-Christine Ng

"Neighbors wanting all communications Re: parking, noise traffic Interested in initiative to committee & giving input."-Tom and Carol McGarry

"Very well thought out and will make much better use of the space available. The increase in green space is very needed."-David Sedmak

"I'm a member of BCHD gym, I don't participate in other activities, I love the dog park (please don't take down the dog park)

I'm interested in senior housing, I'm 65+, my rents keeps going up. I hope you will have room for healthy residents like the senior living facility on Carnelian. Is there a website (where) I can keep abreast of your progress?" -Debbie Whipple

"Love idea for the expanded campus-very concerned about parking. Already hard to park to get to the gymlate mornings. Would like to be part of parking planning."-Babette Wald

"I am a retired engineer. The concept proposed building pictured in the Breeze looks like one enormous parking structure because of the large opening in the walls pictured." -Joe Glasgow

Two emailed comments were received:

"Do you know if it will have a pool? That was the one thing that I thought would be really good for our community – gentle exercise and saves on water having a community one.

I hope the elderly residential facility is going to be affordable – when my friend was trying to get into Silverado recently the costs were outrageous – something like \$17,000 a month if I heard correctly. My mum was in a really nice facility in England for under \$3,000 month – everything included....including medication management and of course health care is available for all over there too.

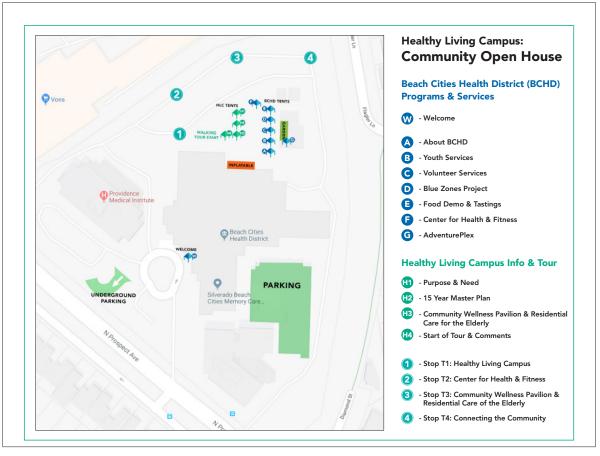
Oh well, I suppose we are making some progress but still a long ways to go."

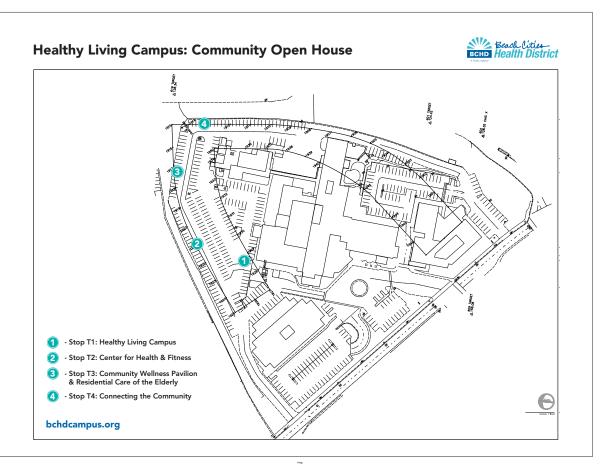
-Carol Smith

"Mark Nelson member CWG retired VP and Director of Planning of Edison experienced in large scale EIRs

- 1. Consider expanding the size of the RCFE from 400 to 500 units. It increases potential revenue and also makes the certified EIR more robust. It is much easier to back down the project size, than to increase later.
- 2. Analyze a swap of Phase 2 and Phase 3, since Phase 2 has less revenue producing assets than Phase 3 does.
- 3. Provide a summary of all (both?) the market studies since it's been 2 years, give or take, since we've seen the first one.
- 4. The Saturday open house went well in my estimation. Participants were pleased when they hear about all the public participation process such as CEQA
- 5. BCHD needs to understand that it is the agency that must defend any CEQA litigation, since BCHD is the certifying agency. BCHD has little or no experience as a lead agency
- 6. Consider "heading off" new RCFE projects and move them into the BCHD project in order to assure adequate market size.
- 7. Project opposition and litigation most likely to come from directly impacted radius of the project, for example, a 0.5 to 1.0 mile radius."
- Mark Nelson, Community Working Group Member (March 27, 2019)

APPENDIX A: EVENT HANDOUT





APPENDIX B: STATION PRINTOUTS

State of Current BCHD Campus







and former hospital site does not currently meet tenant needs and is in need of a seismic upgrade



is our financial "Window of Opportunity" to address escalating building maintenance costs



"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











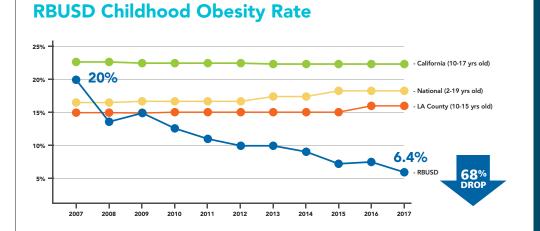
Why the Project Matters:



Funding 40+ Community Health Programs

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

Why BCHD's Mission Matters:



BCHD SOCIAL WORKERS PROVIDED

1,426

Community Requests for Information

1,115

Care Management Visits

793

Home Exercise Sessions

2,244

818

Community Classes and Programs

Health 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 Vision

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well...for many generations to come.













Breaking the Mold for Residential Care for the Elderly

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



Healthy Living Campus Model: Residential Care for the Elderly

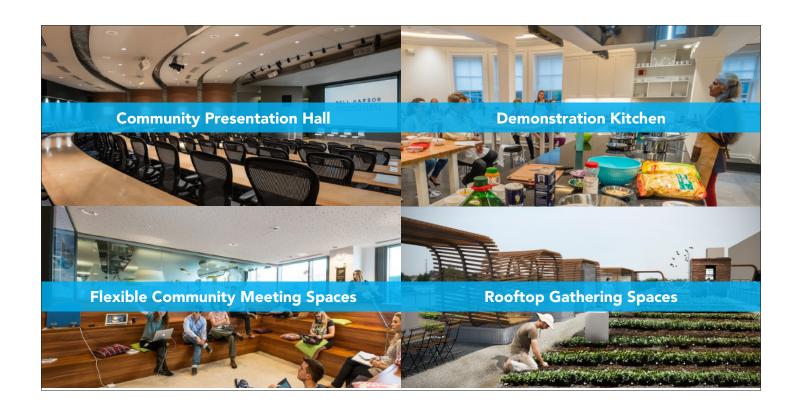
Vibrant, multi-use community campus for all ages to experience health & wellness

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





Beach Cities Health District

A Center of Excellence for Community Health

Prevention

- LiveWell Kids & Tots
- Care Management
- Youth Substance Use Prevention
- Student Mental Health Task Force
- Families Connected Speaker Series
- Physical Activity
- Health Grants

Wellness

- Blue Zones Project
- Center for Health & Fitness
- Volunteer Services
- Health Promotions
- School Wellness Councils & Advisory Committee
- Mindfulness
- Purpose Series

Research

- Healthy Minds Study
- Community Health Report
- Community Health Survey
- BMI Measurement
- Well-Being Index

Current Campus

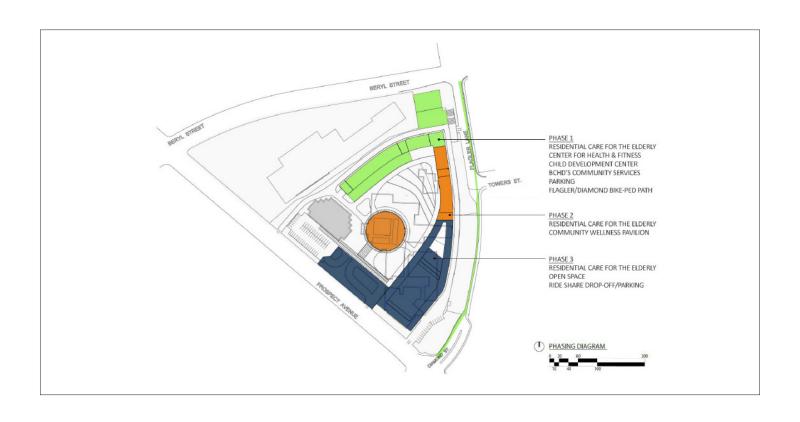


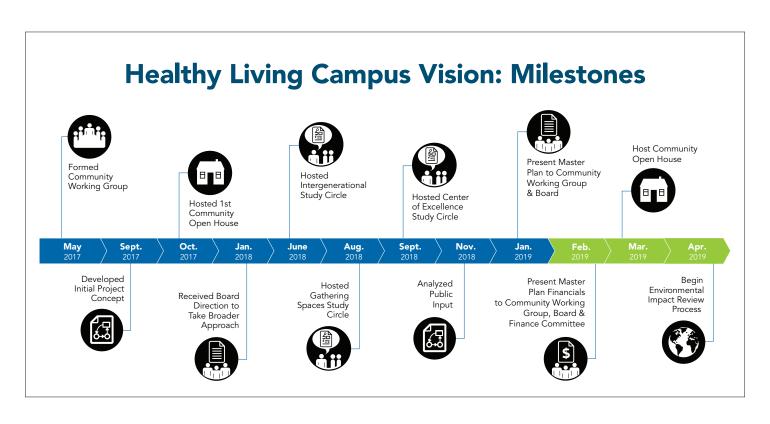
- 4 stories
- 273,917 sq. ft. (above grade)
- More vehicle trips
- 60 memory care units
- No Community Wellness Pavilion
- Aging Center for Health & Fitness
- 2.4 acres of green space
- 60-year-old former hospital site in need of seismic upgrade

15-Year Master Plan



- 4 stories
- 478,904 sq. ft. (above grade)
- Projects fewer vehicle trips
- Approximately 420 residential care units
- Community Wellness Pavilion
- Modernized, expanded Center for Health & Fitness
- Active green space to replace acres of asphalt
- Innovative preventive health campus



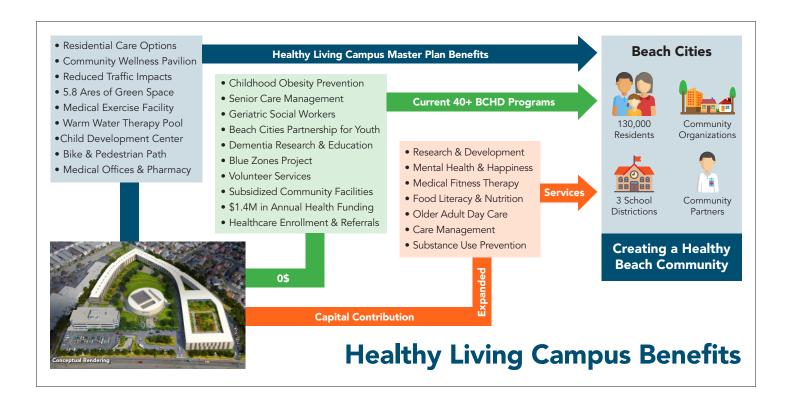


2017 Initial Site Plan: What We Heard

Since May 2017, BCHD has held more than 60 meetings drawing more than 1,000 comments regarding ways to redevelop its property. The result is a comprehensive campus redevelopment Master Plan that is driven by BCHD's collaborative approach.

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





APPENDIX C: COMMENT CARDS

Besch Lities BCHD Health District	Healthy Living Camp	Comment Card
Name: Andrea HI	1ghes	Date: 3 23 19
Address:	City:	Zip: 90278
Email:	Phone:	
comments: after touring supporting ac via Flagler. the bike pat entrance.	the proposed site cess to underground not such cross that Fl	r, I am and parking apport having lagler parking

Beach Lities Health District Health District	Comment Card
Name: Christine Ng Date: 3/ Address: 2112 Plant Ave City: RB	23/2019
Email: Christine. g.ng@gmail. Comphone:	. Zip:
Need public transit to make a stop	, to
this facility.	

Beach Cities Healthy Living Campus Health District

Comment Card

Name: TOM & CAROL MCGARRY Date: 3-23-19 Address: 523 N. PROSPIECT City: REDONDO BCH Zip: 90277 Email: CAROLMCGARRY1@ YAItOO Phone: 310 379-5132

Comments: NEIGHBORS WANTING ALL COMMUNICATIONS: RE PARKING, NOISE, TRAFFIC interested in instation to committee giving input

SIL	Beach Cities
BCHD	Health District

Healthy Living Campus

Comment Card

Name: DAVID SEDMAK	
Address: 297 5. LUCIA AVE., UNITA	City: REDONDO BEACH Zip: 90217
Email: DSEDMAK 100 Q GMAIL, COM	Phone: (310) 940- 5667

Comments: VERY WELL THOUGHT OUT AND WILL MAKE MUCH BETTER USE OF THE SPACE AVAILABLE. THE INCREASE IN GREEN SPACE 15 VERY NEEDED

ANDA	13	
All L	Beach Cities	
BCHD	Health Distric	ŧ
A Public Agency	Hould Distill	E.

Healthy Living Campus

Comment Card

Name: DUBBLE Whyple Date 323/19	
Address: 308 S Broadway D City: RB Zip: 90277	
Email: Lof Cawhip Qyahao. Com Phone:	
Comments: In a member of BCHD gym, I don't participate in other activities, (I use the dog park) the dog park the interested in Senior Housing. Im 65 x my rent keeps going up. I hope you will hade room for healthy residents like the Salvation Army facility on Carachan. Is there a webs, te I can took on took of your progress. Debise	aular

BCHD Health District	Healthy Living Campus	Comment Card
Name: Palæte V Address: 1800 S. Pa	Jald Date: _ CH #88 _{city:} RB	3/23/19 zio90277
Email: babswald ogy	mail. Com Phone: 310.	540-3130
Comments: LOVE idea	o for the exporded	(compus_
Very concern	red about parking	g. Already
mornings w	Lound like to be by	ict of
perking plan	of the exporded red about parking to to get to the 94 lowd like to be po ning. — tha	



Healthy Living Campus

Comment Card

Name: JOE GLASGOW		_ Date: <i>.</i>	23 Mar 19
Address:	_ City:		Zip: 90277
Email: joeglasgow@Qol.com	Phone:		

Tam a retired engineer. The concept proposed building pictured in the Breege looks like one enormous parking structure because of the large openings in the walls pictured.

APPENDIX D: EVENT PHOTOS

























gn-in Sheet	Healthy Living Campus: Co	ommunity Open House		Beach littles Health Distr
First Name	Last Name	Organization	Email	Zip
Ris. DAVE	Heath			90254
Mancy Dancah	*1 	u/gam		a dot.
BRUCE	STEGLE	Comm WURKING GROUP		90803
PAN	OLMSTEAD	Self Gym		90278
Dave	Dilland	5.04		. 90503
Shahab	Medi	Sul-		90266
Servy.	Crows	Self		90277
Elle.	Oliser			
Michele	,	Stef		190278
Judy -	Nack CATES	Sill		Der.
Woody & Maurica	Crust	201		90278
Tom + CAROL	MCGARRY	NEICHBORS		90266
Annette		self		90278
	Rogers	7517		90266
Siris & Prost	Pinn	Sulf		90278
Dole Lineall	Lincoln	5-14		90503
DAVID	LESSER	City of Mantintan DORA		90266
Ren	MAROKO	5. (f.		90278
Sitaraman	Trotheeswaran	-		90377
Valencia	, , , , , , , , , , , , , , , , , , , ,			, , , , , , ,

gn-in Sheet	Healthy Living Campus: Com	manity Open House		BCHD Beach Littles Health Dist
First Name	Last Name	Organization	Email	Zip
Silvia	Schwar			90277
Mark	Nelson			90277
Jean	Tate			90254
Elizabeth.	PiAZ			n 9027
Dete.	Redine			· v
BRAD	Lee			0. 0
Marc	mochell			90278
Stacie.	Amarantos	4		90269
CAROLYNN	Kay			90277
Sorah	20000			90278
Ragmond	SHIBATA			90277
USA	owen			90266
DAVID.	POSTER			90277
Patty	Hiebert			90277
Richard.	PROPSTER Duke			90266
Lara	Duke			90277
Charlette	leBrane			90278
4	RIEVES			90277
unisme bekosh				31047
I,an	Zaun			9026
Chao	Kyo			10-246

gn-in Sheet	Healthy Living Campus: C	ommunity Open House	BCHD Health Distr
First Name	Last Name	Organization	Email Zip
Joni .	Ackerman	Sym nember	90278
Pat	Burschinaph	Organ member	90277
Carolynlow	White	n'	90277
Sagor	Bnakta		92120
Jessica.	Mulstrom	Ocean Side acup	itzan, ne
DENNIS HECK	HECK	V	90277
KAREN HEET	HECK		90277
PAUL + LINDA RUBY	Luby		90277
Joseph !	GLASGOW		90277
Diane	Kapantzos		90278
Paoming	CHANG		96503
Nothan	Bhelta	South bay Phar many	90277
Blora / Boh	Hendern	RPMG	90277
Kathy	Herbers		90278
Inga .	Tatihi an		70266
Mirke	Pauls	Self	90270
TRICK	ROENIG	C14	90254
muno.	BHOLAT	Paro din a	90278
Kashy.	Umamoto	gym member	90254
teather 0	Harada	Keiro	96013
LARRY	BERLIN	GYM MEMBED	90277

gn-in Sheet	Healthy Living Campus: Comm	munity Open House		BEACL Littles BEHD Health Distri
First Name	Last Name	Organization	Email	Zip
CHUCK:	NELSON ARUTA			
OPEN '	Yutan			
Sue.	Brilliant			1
STEPHEN	PATER			
Hope !	occavence			
Harriet	Chase			
Dick	Chase			
A. A.	Josefele BILLY			
JoAnne JoAnne	Rus			
LYNDA	NONIKOFF			inet
Pam :	Bakaly			the t
-SOE	Samuel			
Kuthlea				
NICOLE	WANG			90277
Maple	ARCENEAUX	. 1		90277
LANI	LAPIDUS Haring			90246
Suzanne	Poster			70218
Legens	Rubenen			

Sign-in Sheet	Healthy Living Campus: Con	nmunity Open House		Beaut Citics Beauth District
First Name DAVID Milared VICCIE	Last Name SCOMAK Lowe Vega	Organization	Email	710 90277 91277 90277 Com 90278
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First Name	Last Name	Organization	Email	Zip
Kathleen				70507
Maryanne	Jan Kavic			90278
Audice	LIN			90278
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First Name	Last Name	Organization	Address
Abby.	Waddell		
Aileen	Pavlin		
Alexander-	Pantig		
Andrea	Hughes		
Andrea	Solis		
Andy	Shelby		
Anna	Gallman		
Ant	White	Patients Partnering with Health System	n
Arinna and Andy ·	Shelby		
Artine .	Bowers	Wellness With Artine	
Barbara	Blazek		
Bill	Arnold		
Bonnie	Winter		
Carol	Cutting		
Cc	Dawson		
Charlotte	LeBlanc		
Cheryl	Tchir		
Christina	Jesperson		
Christina	Parisi	BCHD Volunteer	
Christine .	Ng		
Chuck	Orlin		
connie	koenig		
 Craig	Funabashi	Redondo Beach Round Table	
Debbi	Knauft		
Debbie	Hannon		
Deborah	Thomas		
Delia	Munoz		
Dennis	Bosch	Omnilore .	
Dennis ·	Lippon		
Diane	Yu		
Donna ·	Wong		
Edith	Meier		
Elaine ·	Hom		

FELLEN	Torreste	Ms.
Elizabeth .	Tzagournis	MS.
ERNIE Fernanda	HERNANDEZ Zaia	
Fumiko	Zaia Tamaki	
Gigi GLORIA	Hinsley Abernathy-Lear	
Gloria	Ogier	City of Hermosa Beach
Hany	Fangary	City of Hermosa Beach
irwin	brand	O'the of Marchattan Danish
Jan	Buike	City of Manhattan Beach
Janet	Couste	
Janet -	Page	
Jean	Broese	Jean Broese
Jeanne	Perea Tretten	
Jennter	Trejten	
Jennifer -	Tretten	
Jill	Stranger	
Jo	Labor	Garden Angels
Joan	Edelmann	BCHD Restaurant Ambassador
Joanna	Garcia	
Jodie	Turner	44.000000000000000000000000000000000000
Joe .	Gordon	Homeowner
Justine	Muus	
Karen	Blanchard	
Karen	Hall	*.
Katherine	Harfouch	
Katherine	Orlin	
Kathleen-	Legler	
Kathy	Smith	
Kenneth	Grossman	
Kevin	Capper	
Kim .	Wong	
larry	Berlin	
Laura ·	Arnold	

•			
LAUREN	SPIGLANIN		
Linda	Trinh		
Lisa	Batchelor	¥.	
Lisa	De La O Wyman		
Lisa	Rodriguez		
Lisa & Wayne	Youngworth & Craig		
Liz	Emmanouilides		
Liz .	McCrary	none	
Lois	Wong		
Lorie ,	Armendariz		
Lorie	Armendariz		
Lydia	McCarver		
lynda	novikoff		
Lynne	Bowman		
Maggie -	Lippon		
Mani	Thirumalaisamy	Senior club member Manhattan Beach	
Manuel .	Mendoza		
Manuel	Mendoza		
Marilyn	Todd		
Mark	Hansen	King Harbor Boaters	
Melissa	Sauer	3	
Mir	Khezri		
Monette .	Thomann	None	
Monette	Thomann		
Nancy	Oumi		
Niki	Hoffmann		
Noelle	Merritt		
Oren	Yuen		
Paticia	Smith		
Patricia	Rambo		
Patricia	Rambo		
Patti	Rockwood		
pauline	chang		
Peggy	Maddox		
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Po-yin	Yu		
Rachael	Wheat		
Ray	Shibata		
Rebecca	Lasko		
Renata	abrahami		
robert	espinoza		
Robert	Hockberger		
Roberta -	Stephens		
Rosann	Taylor	CWG	
rosario	rodriguez	0110	
Rose	Curtis		
Sarah	Cooper		
Scottid	NimitSilpa	Private	
Shannon	Van Sky Curtis	Tivate	
Sharon:	Shibata		
Sherri	Sussman	ACE ACSM	
Shirin	Drost	NA	
	Sundius	NA .	
Stephanie			
Stevan ·	Colin		
Susan	Poland	BOUR - L-L-	
Teri	Cannon	BCHD volunteer	
Teri	Cannon		
Theresa *	Climaco		
Tom	Shuart	Member	
Valerie	Elster		
Vanessa	Godoy		
VATCHE	KHEDESIAN		
Vivian	Chang		
Wendy	Pratt	Member .	
WILLIAM	VICTOR		
Yara	Barkopoulos		
Yutaka	Tamaki		

Yu Po-yin Rachael Wheat Ray Shibata Rebecca Renata abrahami robert Robert Hockberger Roberta Stephens CWG Rosann Taylor rosario rodriguez Rose Curtis Sarah Cooper Scottid NimitSilpa Private Shannon Van Sky Curtis Sharon Shibata Sherri Sussman ACE ACSM Shirin Drost Stephanie Sundius Stevan Colin Susan Poland BCHD volunteer Teri Cannon Teri Cannon Theresa Climaco Tom Shuart Member Valerie Elster Vanessa Godoy KHEDESIAN VATCHE Vivian Chang Wendy Pratt Member . VICTOR WILLIAM Yara Barkopoulos Yutaka Tamaki