



Healthy Living Campus Project
Public Study Session
January 24, 2018

Study Session 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 organization
- Reflected in our Guiding Principles
- Much earlier in process than private developers
- Weighed with project need & input from technical experts



Community Outreach: By the Numbers

15 community presentations

11 presentations to electeds

7 working group meetings

5 sub-group meetings

4 community meetings

4 public study sessions

1 open house



47 outreach meetings,
presentations

1,000 attendees

Community Outreach: By the Numbers

66K annual reports

132K LiveWell Magazines

2,900 postcards/flyers

243 public comment cards

16 articles/press releases

19 e-blasts to 32K emails

47 presentations, meetings to 1K+ people



Community Input: Top Suggestions

- Mitigate impacts to adjacent property owners
- Consider # of RCFE units & potential impacts, including traffic
- Ensure project aligns with BCHD's mission
- Maximize open/green space
- Provide adequate convenient parking
- Increase 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

Project Experts: Initial Feedback

- **Structural Engineer:** HLC program presents opportunity to mitigate risk by making structural upgrades to the 514 building sooner than the law requires
- **Cost Estimator:** More structural and architectural information is needed to support cost decisions
- **Financial Advisor:** 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**
- **Create open space at the campus core by shifting parking to the perimeter**

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 adhere to the following principles:

- **Fulfill our guiding principles**
- **Meet the health needs of our community**
- **Ensure the project 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"

Updating the Guiding Principles

Should the Guiding Principles be amended or augmented to better reflect any of any of the following suggestions?

- Intergenerational programs & more community benefits
- Voluntarily and proactively mitigate structural risks
- Pursue community partnerships
- Ensure campus is integrated with surrounding community
- Take a holistic view of the project – consider all assets
- Sync project with community health snapshot report

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

Healthy Living Campus Proposed Timeline



**The schedule is based on several factors and is subject to many changes.*

Mindfully Moving Forward

January 2018 through Fall 2018

Project Experts: Input and Analysis

- Project Options
 - Facilities Master Planning
 - Community Programming
 - Operator Feedback
- Building Business Case
 - Cost Estimates
 - Financial Model

Community
Working Group
Meetings

Elected Official
Briefings

Community
Presentations

Pop-Ups

Open House

**The schedule is based on several factors and is subject to many changes.*

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, complex and quantifiable
- Focused meetings for particular topics such as programs, green space planning, intergenerational ideas, etc.

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