

Study Session Agenda:

(5 – 6:30 p.m.)

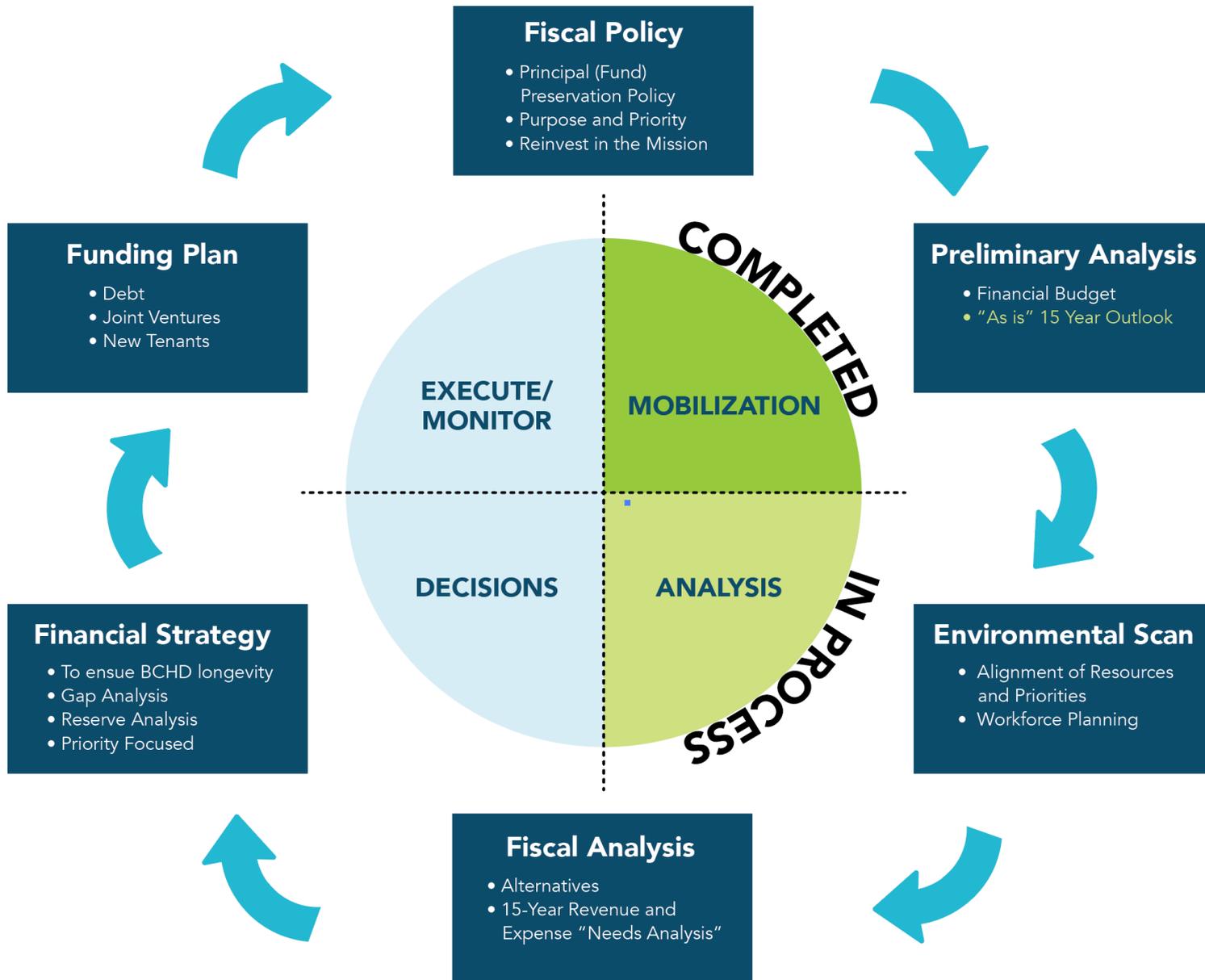
- Call to Order
- Presentation: (30 min.)
 - Financial outlook
 - Community input
- Public Discussion (30 min.)
- Board Discussion (30 min.)
- Adjournment



15-Year Financial Outlook

Impacts & Opportunities

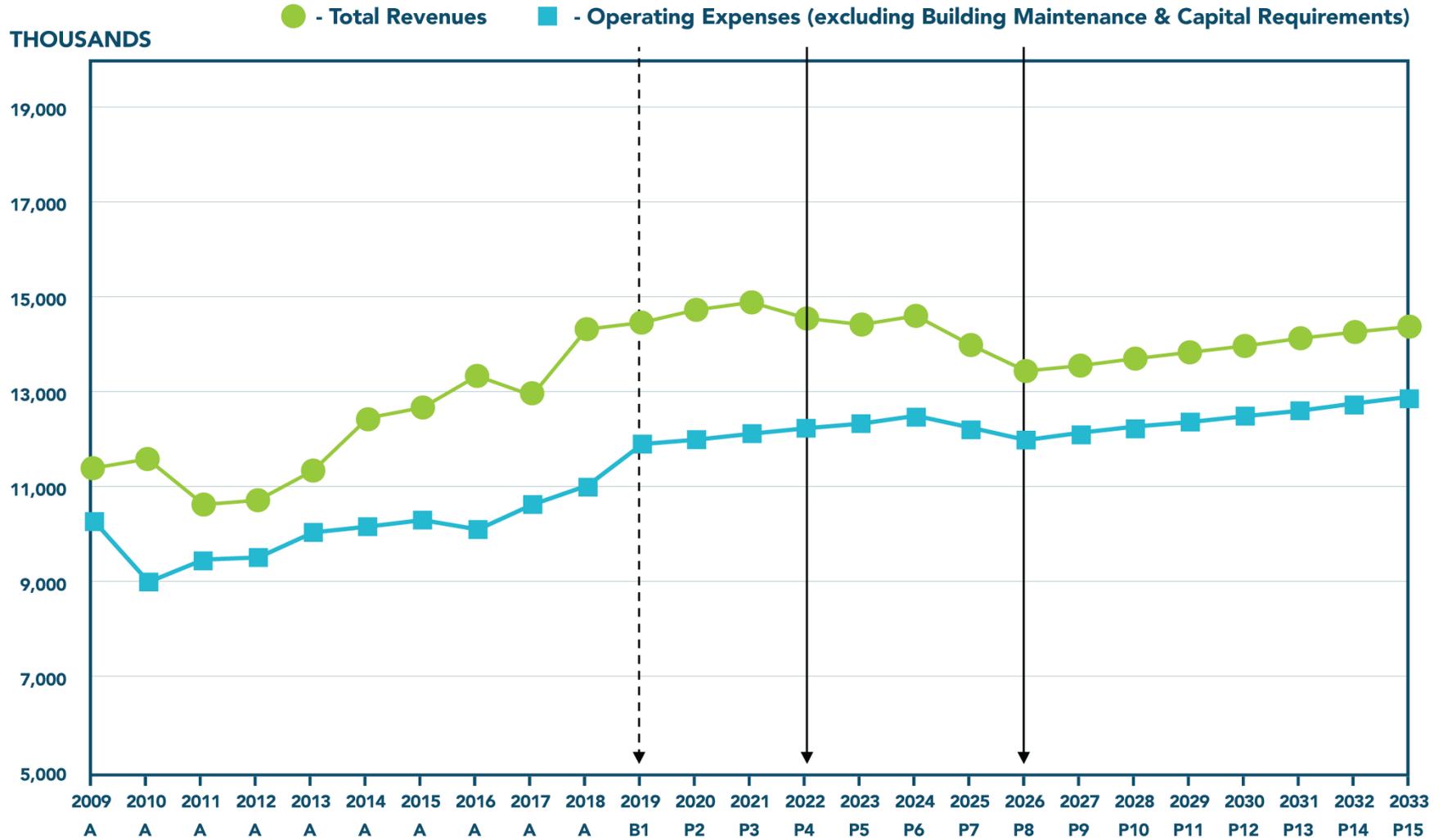
Long-Term Financial Planning Cycle



Challenges:

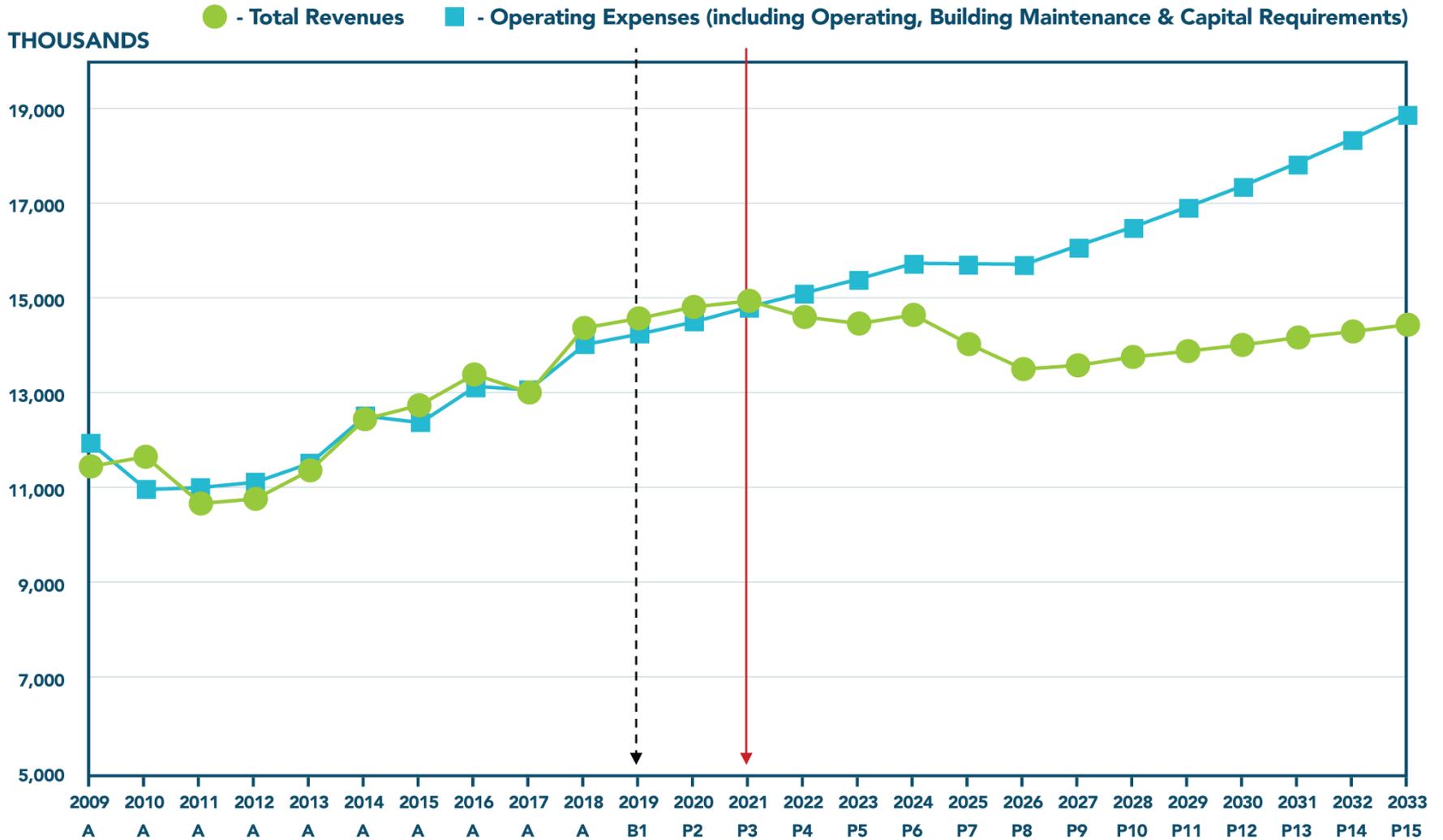
- 63 Year Old Hospital Building Not Meeting Tenant Needs
- Increasing BCHD & Tenant Building Operating Expenses
- Loss of Tenant Lease Income
- Loss of Notes Receivable Revenue
- Seismic Condition of Building & \$86M Upgrade
- Doing Nothing Isn't an Option

15 Year Long-Term Financial Outlook



BCHD's 15-year financial outlook – excluding building maintenance and capital expense requirements.

15 Year Long-Term Financial Outlook

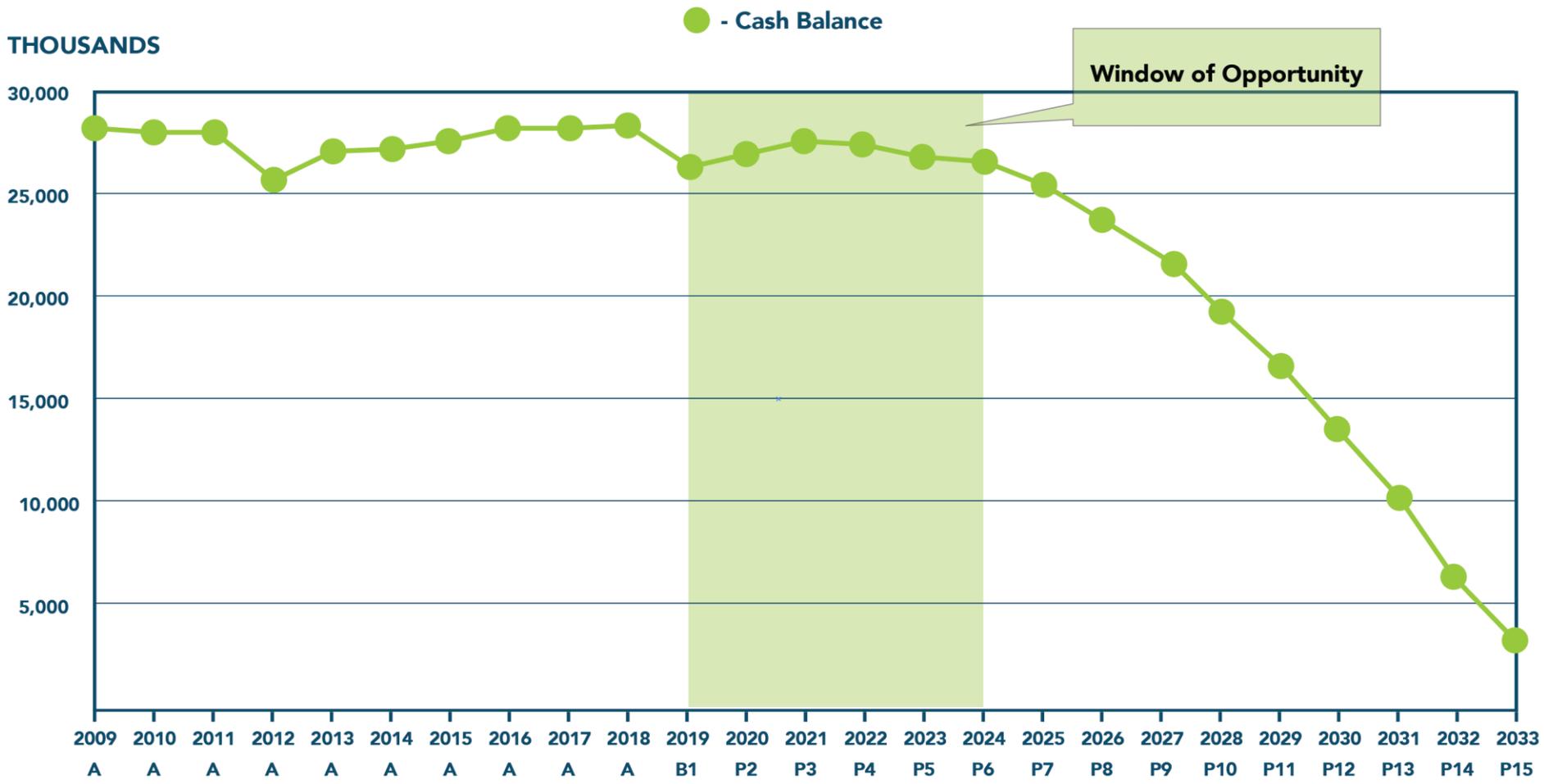


BCHD's 15-year financial outlook – including building maintenance and capital expense requirements. Capital expenses for BCHE's main building (514) are expected to increase on average by 10% annually, as major infrastructure replacements will be required.

Conclusions:

- Estimated financial down-turn starting in 2022 due to:
 - Increasing building maintenance & capital requirements
 - Loss of tenant income.
- Seismic and building improvements to existing structure are not financially viable without substantially reducing expenses or adding new revenues streams.
- Next 1-5 years is “Window of Opportunity” to capitalize on strengths and address campus challenges and needs.

15 Year Long-Term Financial Outlook



Strengths & Opportunities:

- Creation of a Center for Preventative Health to Address Identified Community Needs
- Optimize Use of High Valued Land
- Sunrise Financial Model – Proven Successful
- Significant Market Need for Residential Care for the Elderly



Healthy Living Campus Feedback

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

Initial Site Plan Presented in Fall 2017:

- 200 independent living units
- 200 assisted living units
- Usable open/green space
- Walking paths/bike paths
- Outdoor meeting space
- Demonstration gardens
- Protected bike path
- Outdoor fitness areas
- Warm exercise pool
- Medical exercise center
- 514 building remains
- Central plant remains



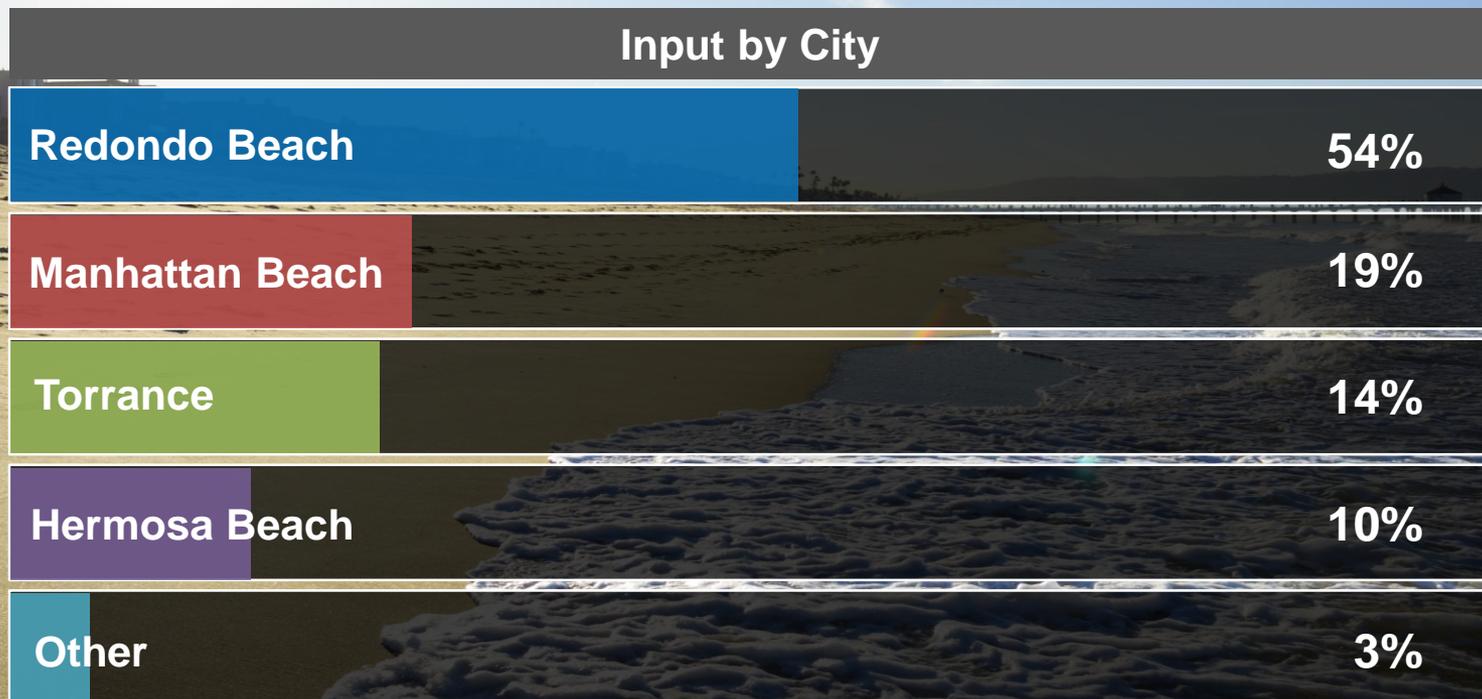
HLC Feedback: By The Numbers

BCHD hosted nearly **60 meetings** attended by more than **550 community members** and drawing nearly **1,000 comments** on individual elements of the plan.



Beach Cities Input by Location

Healthy Living Campus feedback reflects a strong mix of perspectives from residents, business owners and community leaders in the Beach Cities.



HLC Key Themes: Breakdown

Healthy Living Campus Key Themes		# Comments
Center for Health & Fitness (CHF)	26%	259
Neighborhood Impacts	19%	190
Community Engagement/Process	19%	186
Campus Design	17%	169
Connectedness/Intergenerational Use	8%	77
Accessibility/Affordability	7%	74
Programs & Services	4%	38

HLC: Key Themes Defined

Center for Health and Fitness (CHF): A community jewel with topflight classes, services and amenities.

Neighborhood Impacts: Minimize potential impacts of Residential Care for the Elderly (RCFE) and additional structures on campus neighbors, including parking, traffic, noise, air quality, and design.

Community Engagement/Process: Create a campus in collaboration with a broad spectrum of Beach Cities residents.

Campus Design: Emphasize sustainable design and materials that offer a rich array of facilities and gathering spaces.

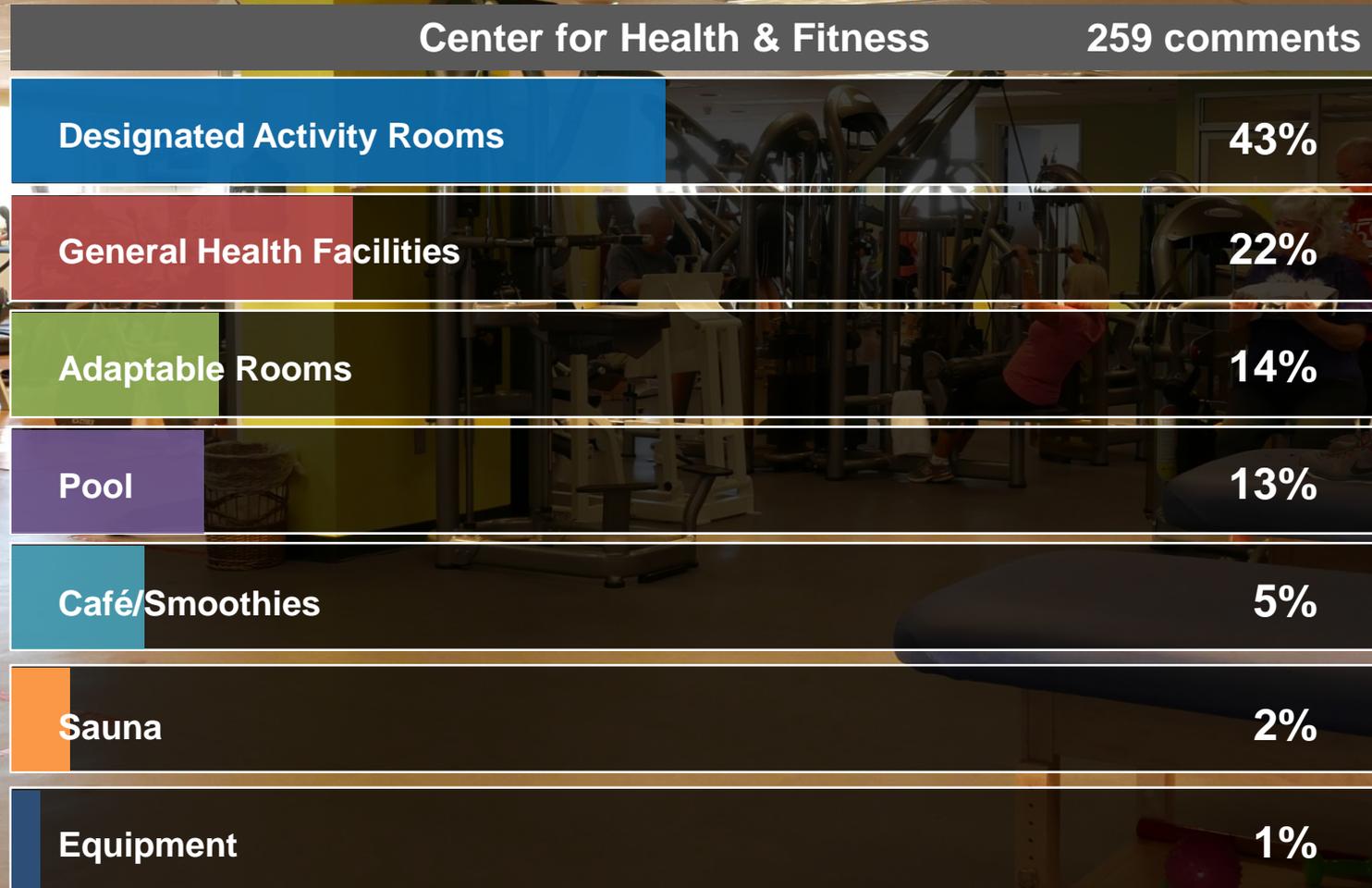
Connectedness/Intergenerational Uses: Foster connections and strengthen prevention and wellness across all age groups throughout the region.

Accessibility/Affordability: Available, welcoming and affordable for Beach Cities residents, including RCFE component.

Programs and Services: Develop a stellar list of classes and activities, including social events, health and cooking classes, and fitness activities.

Key Theme: CHF

CHF was the focus of at least one information-gathering event and was featured prominently in perspectives gathered via comment cards and at other events.



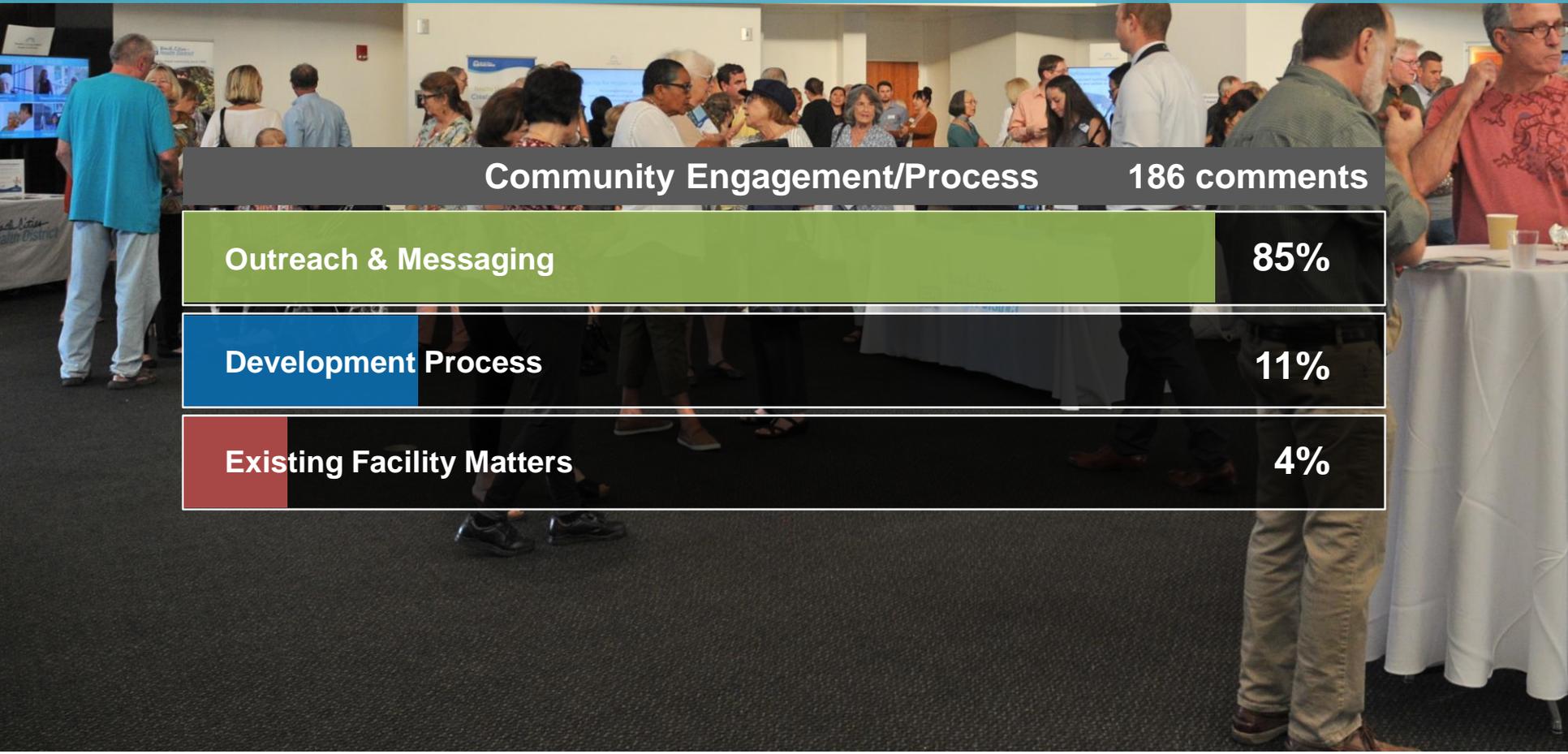
Key Theme: Neighborhood Impacts

A priority for community members is to minimize the potential impacts of RCFE and other structures on the surrounding community, especially with regard to traffic, parking and proximity to neighbors.



Key Theme: Community Engagement

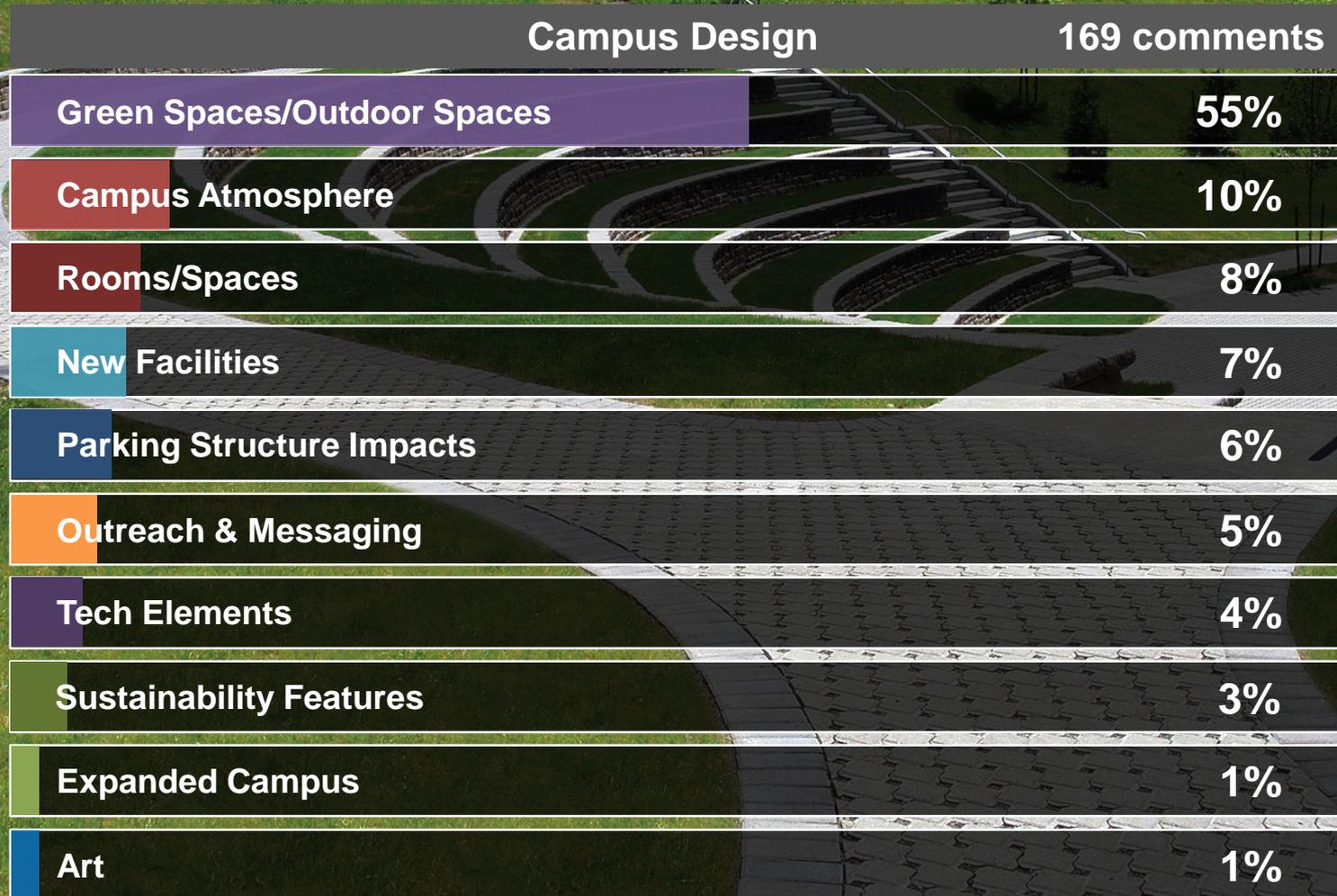
Community members lauded BCHD for its inclusive and collaborative approach to planning its Healthy Living Campus, including residents concerned about the potential impacts in their neighborhoods.



Community Engagement/Process	186 comments
Outreach & Messaging	85%
Development Process	11%
Existing Facility Matters	4%

Key Theme: Campus Design

Campus Design perspectives focused strongly on creating a community with lush open spaces and green elements; flexible community spaces for events, speakers and social gatherings; and a sustainable, environmentally friendly design.



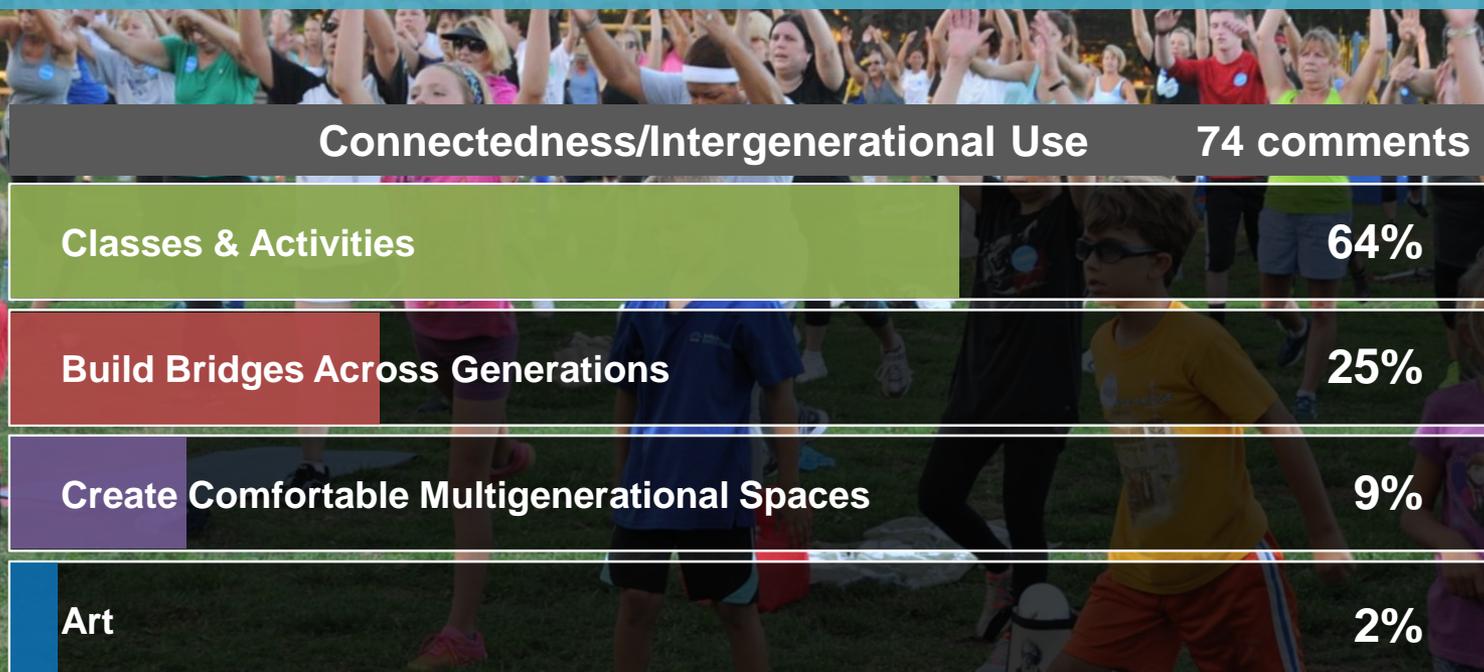
Key Theme: Accessibility/Affordability

Elements of accessibility and affordability crossed many topics, including access to different parts of the campus, construction, and design. Affordability was a key theme for RCFE and the Center for Health & Fitness.



Key Theme: Connectedness/Intergen

Community members probed deeply into the concept of a campus that effectively links senior residents to people of all ages. Many comments centered on ways to connect across the community by breaking down stereotypes and building multigenerational connections through shared interests, programs and activities.



Key Theme: Programs

This category captures some of the many suggestions for specific classes and activities that did not fall primarily under the intergenerational uses or the Health & Fitness Center – though in some cases, elements of those themes are definitely present.

A photograph of four people, two women and two men, smiling and preparing food together. They are standing around a table with various fresh vegetables like kale, broccoli, and oranges. One woman is cutting a vegetable with a knife. The background is a plain, light-colored wall.

Programs & Services

38 comments

Services, Classes & Activities

37%

Health Classes

32%

Fitness Activities

31%



Community Study Circles





Overview:

- 50+ attendees participated in each study circle
- Expert presentations on best practices followed by community brainstorms
- Information will help guide campus planning and design
- Comprehensive reports posted publicly and sent to BCHD board

Stakeholder Groups:

- City of Redondo Beach
- City of Hermosa Beach
- City of Manhattan Beach
- RBUSD, HBCSD, MBUSD
- R.B. Planning Commission
- SBCCOG
- Redondo Beach GPAC
- Building a Better Redondo
- RB Public Works Commission
- Community Working Group
- Behavioral Health Services
- Senator Ben Allen's Office
- Surfrider Foundation
- Access Hermosa Beach
- Alzheimer's Association
- BCHD Committees
- YMCA



Intergenerational Study Circle Key Themes:

- Build community connections across generations
- Transportation for seniors
- Remove stigmas associated with aging
- Encourage diversity, accessibility and socialization





Gathering Spaces Study Circle Key Themes:

- Accessible
- Welcoming
- Inclusive
- Multi-use community gathering spaces
- Ensure access for all ages & abilities



Center of Excellence Study Circle Key Themes:

- Evidence-based and research-driven
- Strengthen and expand partnerships
- Focus on community prevention
- Focus on mental health services
- Programs for entire lifespan

Public Input to Address in Site Options

- Accessibility (physical & financial)
- Innovation (design for current and future needs)
- Connectedness/Transportation (onsite & to community)
- Balancing Density & Open Space
- Gathering Spaces (outdoor & indoor spaces)
- Center of Excellence (physical space/organizational standard)

Do Project Pillars & What We're Hearing Align?



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, sustainability, innovation & accessibility
- Create an intergenerational hub of well-being, using Blue Zones Project principles



Community

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What's Next:

Today:

- Discuss aligning feedback & project pillars
- Hear directly from the public

Looking Ahead:

- Create options that articulate what we're hearing
- Review new conceptual designs in early 2019