



Healthy Living Campus
Board Update & Study Session

Agenda

What

- ✓ Review master plan with Community Working Group (CWG)

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

How

Feb. 25: 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



11 acres

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



63 year-old building

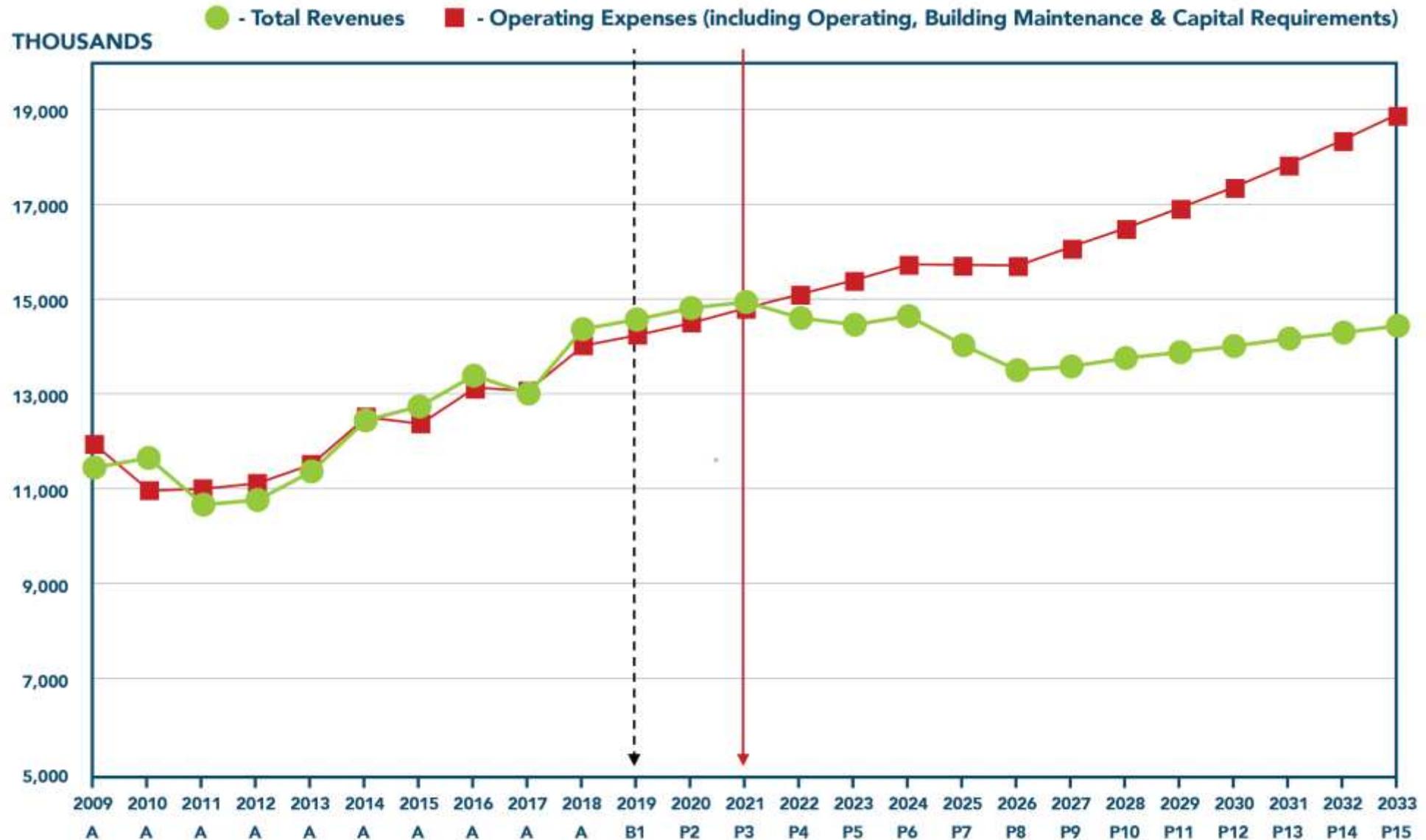
63-year-old former hospital building does not currently meet tenant needs and, is in need of a seismic upgrade



1-5 years

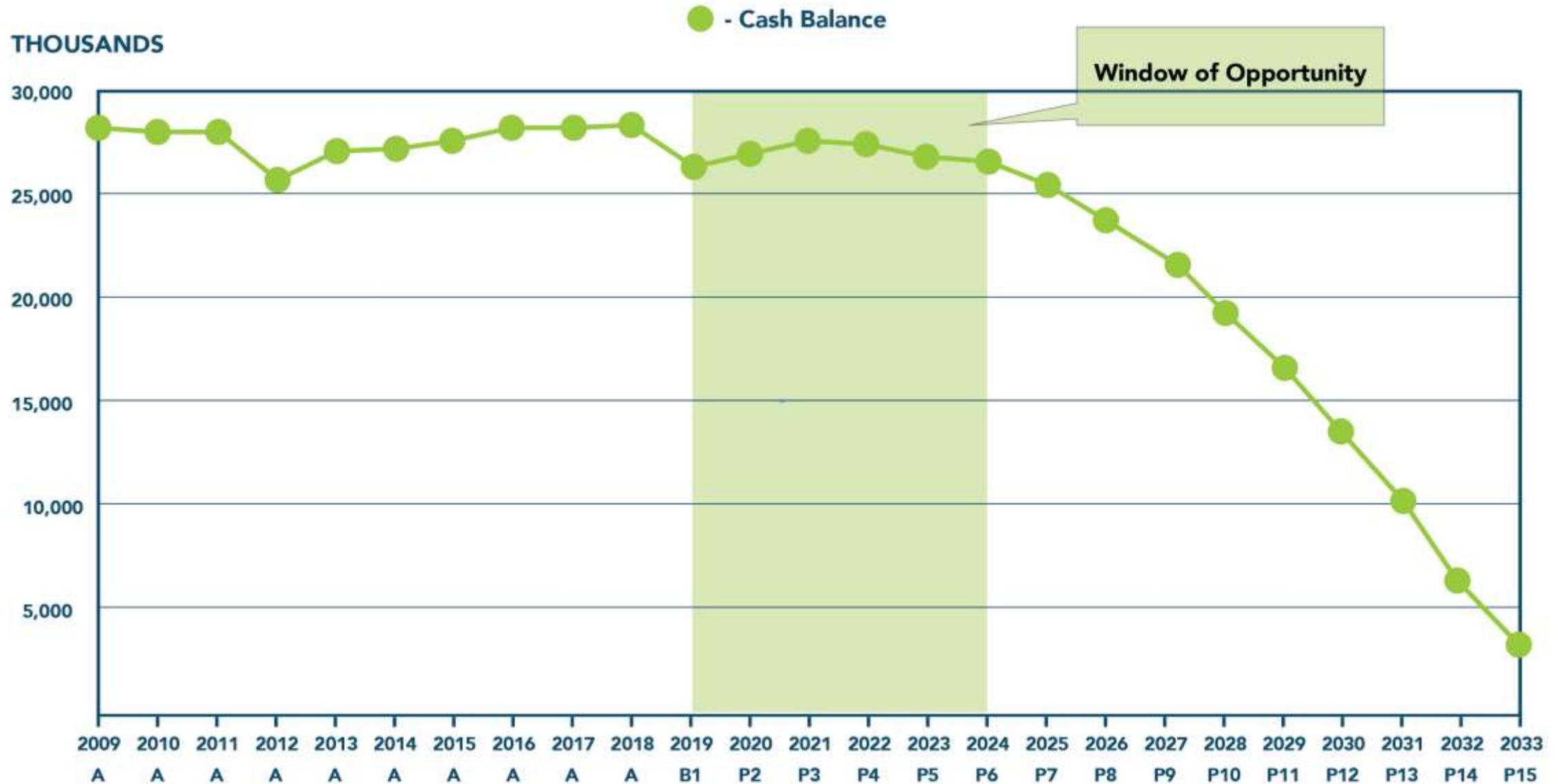
Due to escalating building maintenance costs, the next 1-5 years is our financial "Window of Opportunity" to address campus challenges and necessities

15 Year Long-Term Financial Outlook



BCHD's 15-year financial outlook – including building maintenance and capital expense requirements. Capital expenses for BCHE'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





Why the Project Matters:



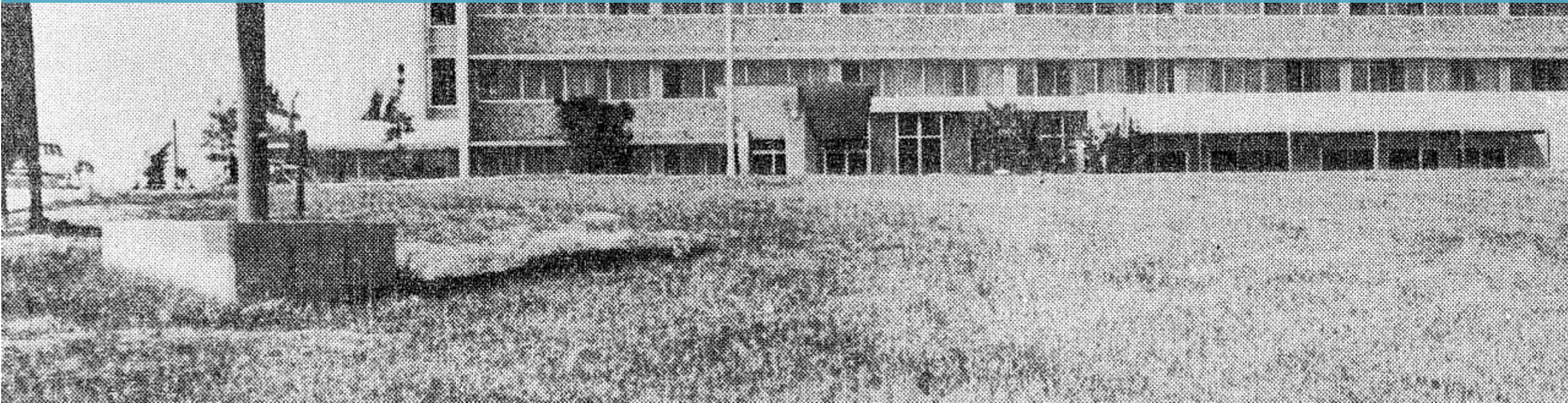
Funding 40+ Community Health Programs

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



**SOUTH BAY
HOSPITAL
ENTRANCE**

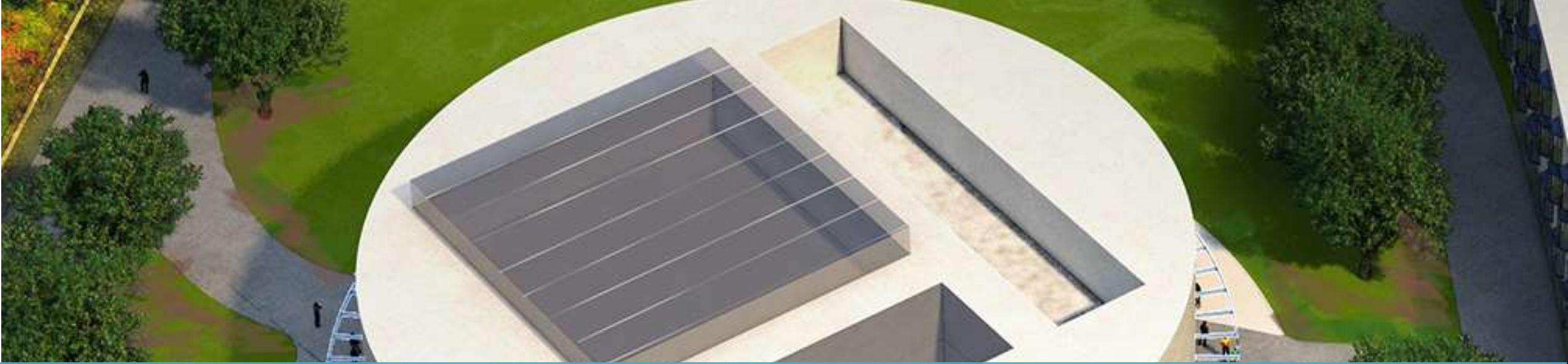
Solving Seismic Safety Issues





Establishing a Center of Excellence for Community Health





Modernizing Campus to Meet Community Needs

Community Wellness Pavilion, Medically Certified Exercise Center, Residential Care for the Elderly, Active Green Spaces





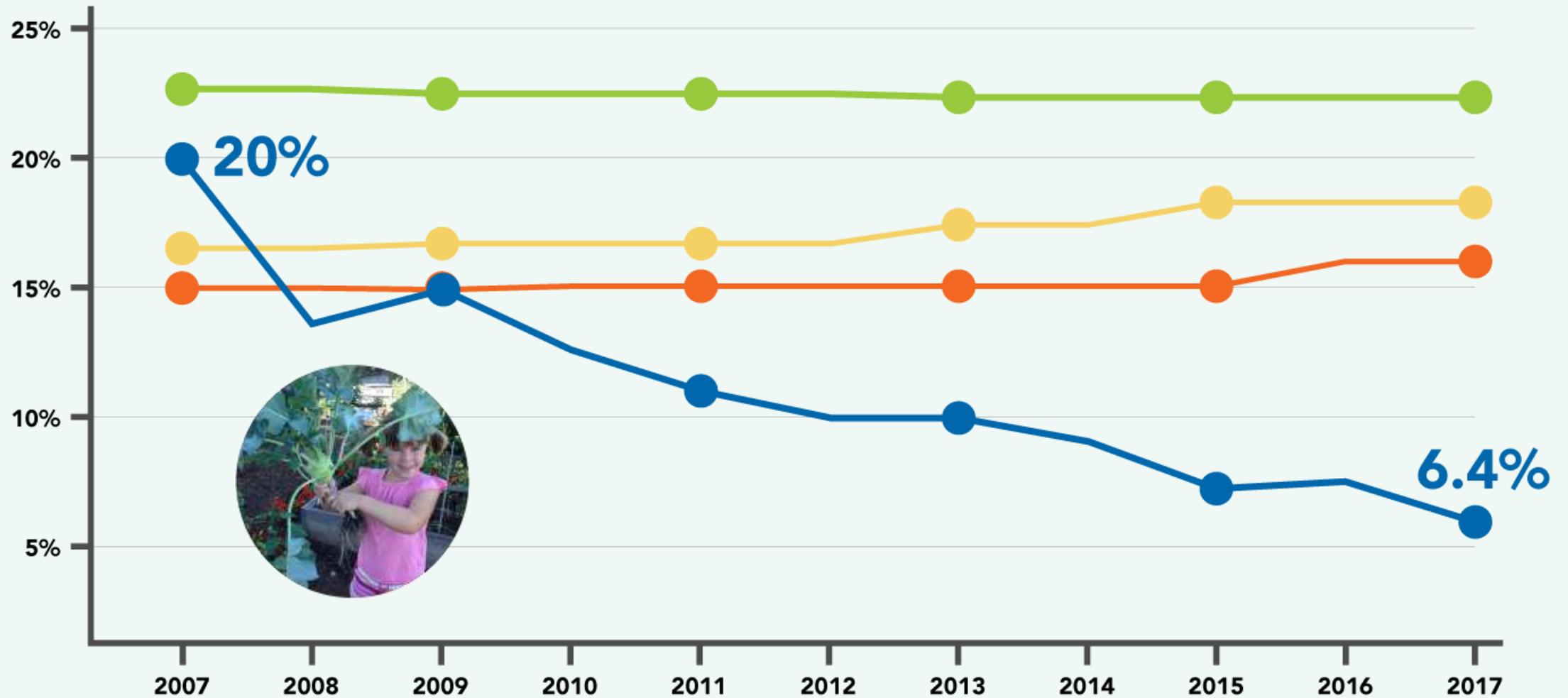
Why BCHD's Mission Matters:



“What makes our school district special...we have BCHD. No other community has an organization so focused on students’ health and integrated into the very fabric of programs and academics.”

~ Dr. Steven Keller, RBUSD Superintendent

RBUSD Childhood Obesity Rate



- National (2-19 yrs old)
- California (10-17 yrs old)
- LA County (10-15 yrs old)
- RBUSD

National Rate
18.5% (2-19 yrs., 2017)





“They are concerned about me, offer support and will try to find anything that can help meet my needs. I’m very pleased with the level of service I’ve received from BCHD.”

~ Frank, Redondo Beach Senior



BCHD SOCIAL WORKERS PROVIDED

1,426

**Community Requests
for Information**

1,115

**Care Management
Visits**

793

**Home Exercise
Sessions**

2,244

Volunteer Visits

818

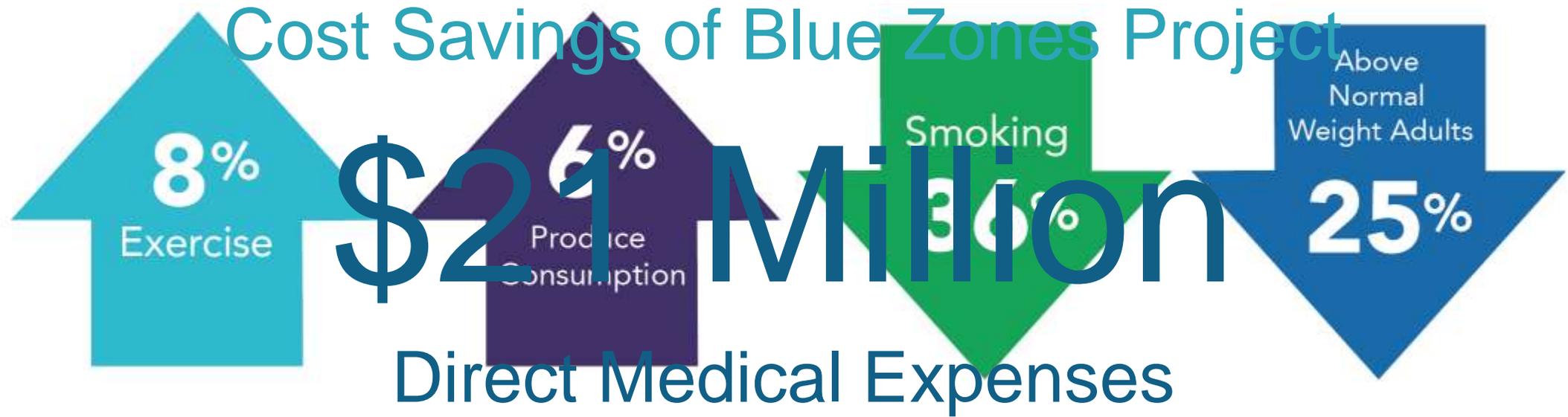
**Community Classes
and Programs**



“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



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:

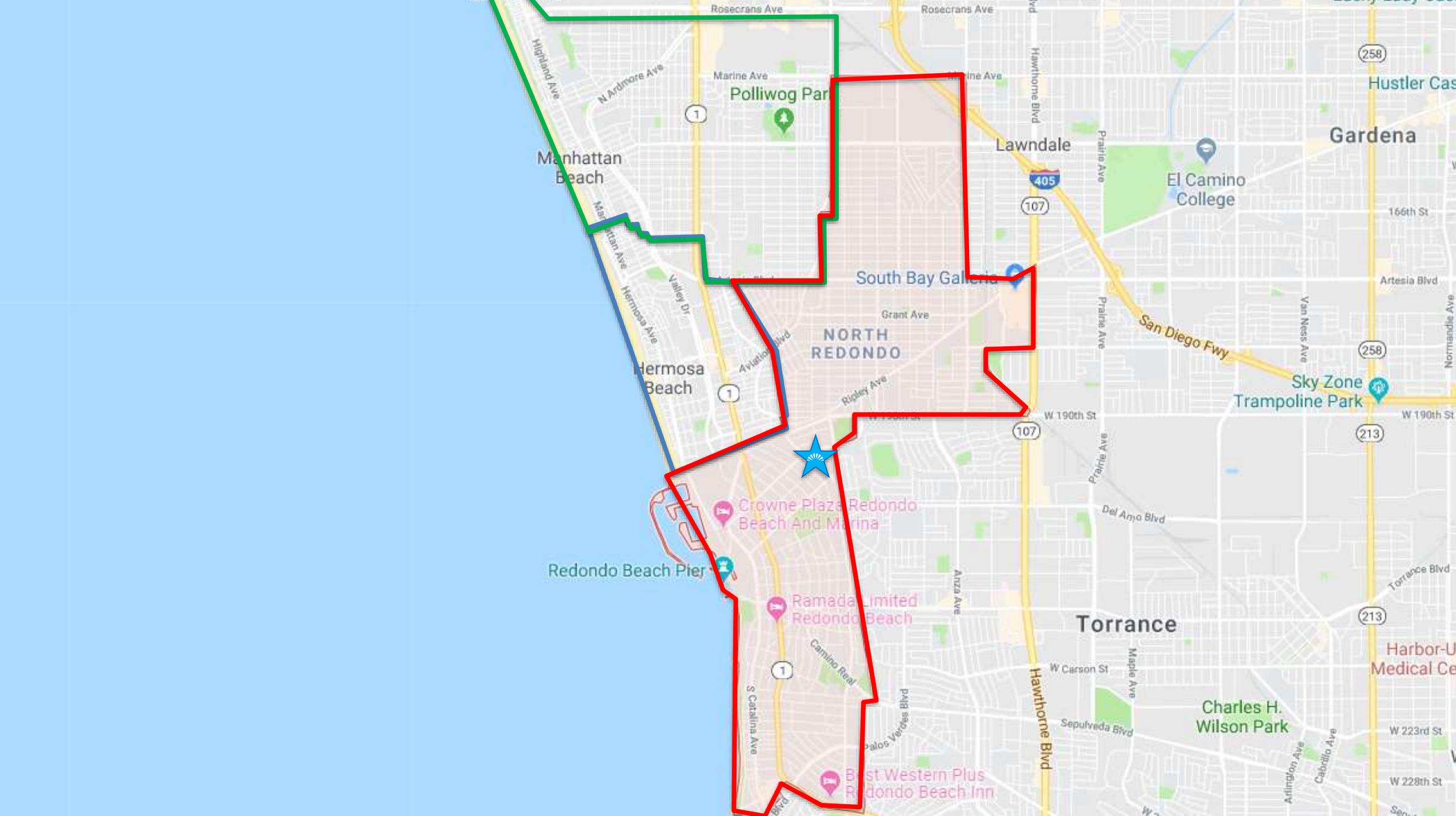
- Reduce building heights
- Concerns about density
- Minimize impacts (traffic)
- Add more green space
- Integrate with community
- Create gathering spaces
- Increase accessibility
- Intergenerational uses



Evaluated the “Do-Everything” Scenario

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





Manhattan Beach

Polliwog Park

Lawndale

Gardena

South Bay Galleria

NORTH REDONDO

Hermosa Beach

Sky Zone Trampoline Park

Crowne Plaza Redondo Beach And Marina

Redondo Beach Pier

Ramada Limited Redondo Beach

Torrance

Best Western Plus Redondo Beach Inn

Charles H. Wilson Park

Harbor-U Medical Ce



-  - MANHATTAN BEACH
-  - HERMOSA BEACH
-  - REDONDO BEACH
-  - BCHD PROPERTIES
-  - LOCAL PARKS
-  - TRANSIT LINES

Master Plan



Master Plan



- ✓ Community Wellness Pavilion
- ✓ Est. 420 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

Beryl St.

Child development center

RCFE

Center for Health & Fitness

Active Green Space

Community Wellness Pavilion

Medical Office Building

Active Green Space

RCFE

Active Green Space

Diamond St.

Prospect Ave.





AES

Healthy Living Campus

Dominguez Park

SCE Right-of-Way

Beach Cities Health District's "Community Wellness Pavilion"



Community Presentation Hall

Capacity 150 People

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





Demonstration Kitchen

Capacity 20-40 People

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





Flexible Community Meeting Spaces

Capacity 30-75 People

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





Rooftop Gathering Spaces

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





Blue Zones Café





Learning/Visitor Center

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





Active Green Space

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





Medically Certified Exercise Center

Warm water therapy pool, community fitness classes, personal trainers, yoga, strength training, etc.



Breaking the Mold for Residential Care

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



VS

Healthy Living Campus Model: Residential Care

- ✓ 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



CWG/Stakeholder Feedback: *Healthy Living Campus Master Plan*

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

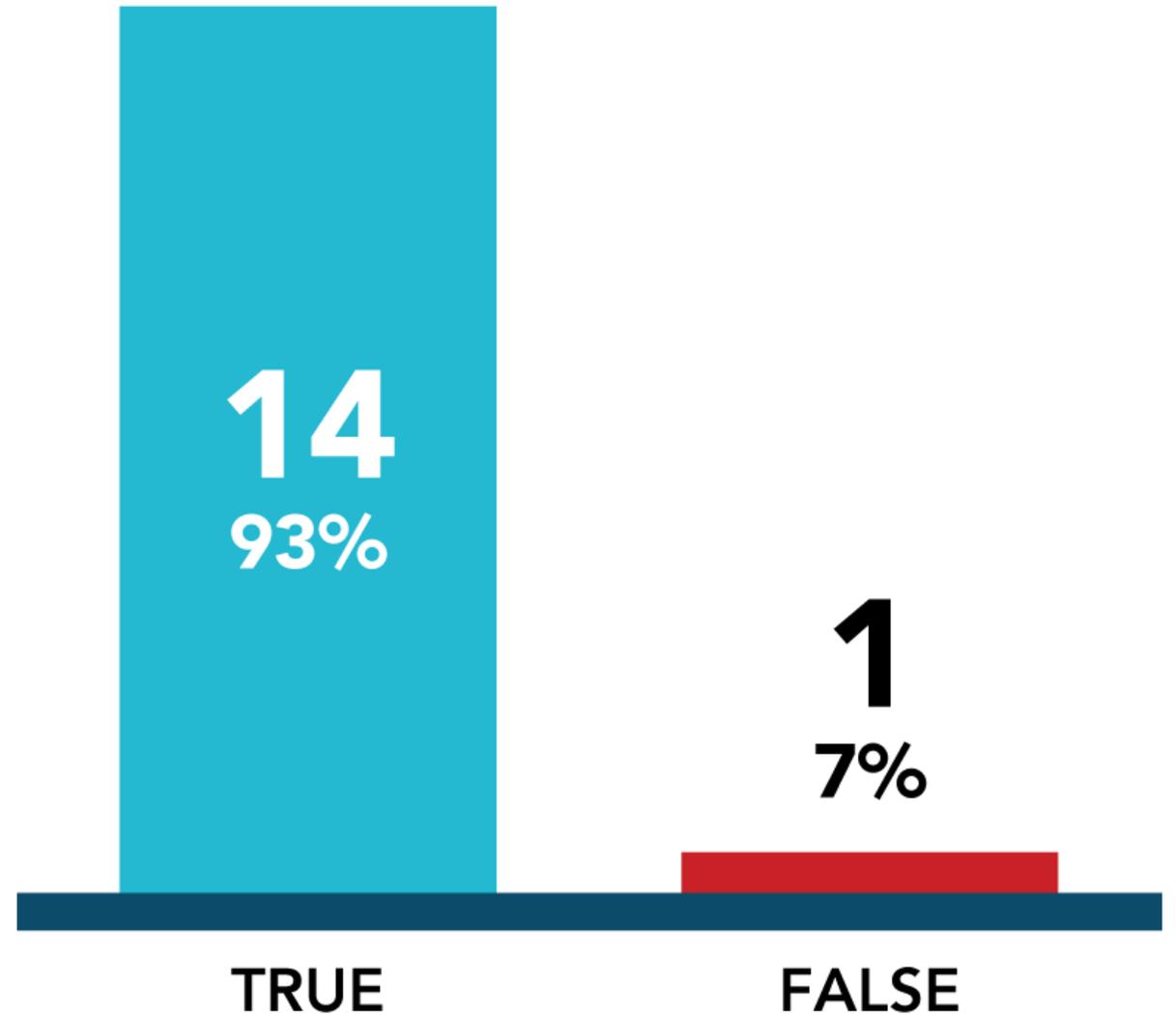
- Focus on emerging technologies, innovation & accessibility
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Community

- Actively engage the community & pursue partnerships
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Q: The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus Project Pillars and Principles.



Public Input

Board Discussion

Board Discussion: Alignment with Healthy Living Campus Project Pillars



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- Build a center of excellence focusing on wellness, prevention & research
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Next Steps



PHASE 1
 NEW RESIDENTIAL CARE
 NEW FITNESS CENTER
 NEW CHILD DEVELOPMENT CENTER

PHASE 2
 NEW RESIDENTIAL CARE
 DEMO EXISTING MEDICAL FACILITIES

PHASE 3
 NEW RESIDENTIAL CARE
 NEW WELLNESS PAVILION
 NEW COMMUNITY CONNECTION STATION
 DEMO EXISTING MEDICAL FACILITY
 DEMO EXISTING PARKING STRUCTURE



What's Ahead

How

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