



Community Working Group

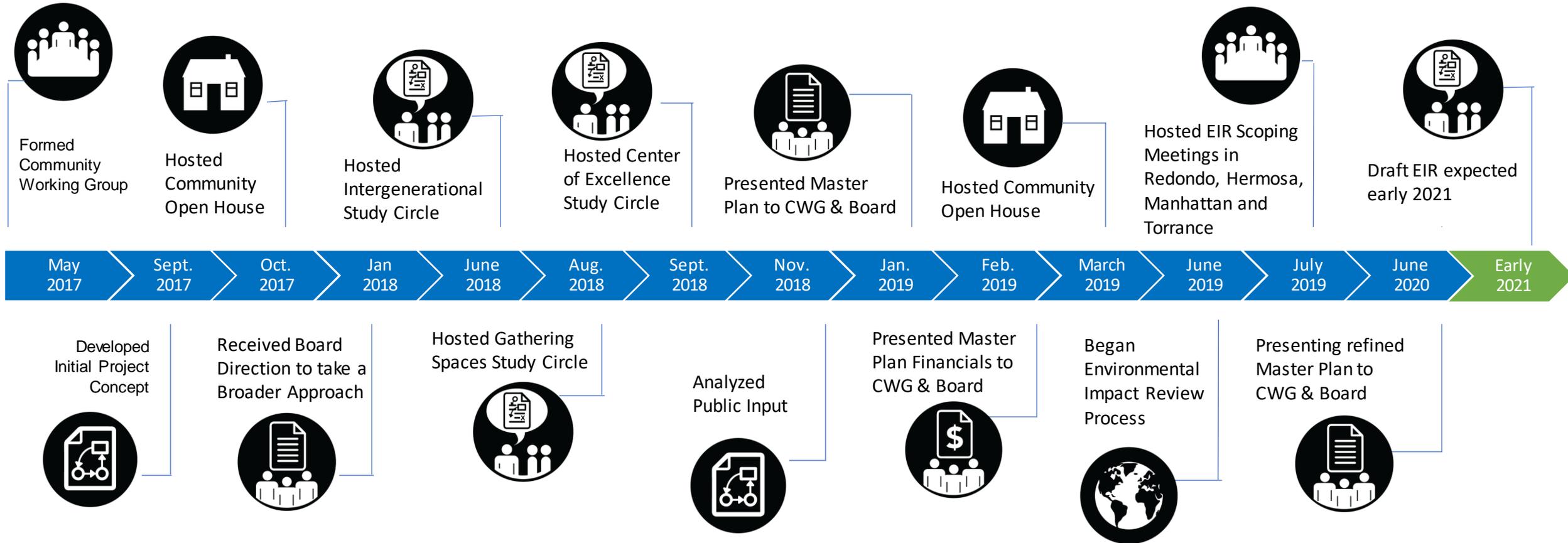
December 7, 2020



Agenda

- Draft Environmental Impact Report (EIR) Timeline & Program Phase II
- General Updates & PACE
- Draft Master Plan FAQ
- Community Working Group Moving Forward
- Public Comment

Healthy Living Campus: Milestones



Project Objectives

- Eliminate seismic safety and other hazards of the former hospital building (514 Building).
- Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former Hospital Building and support the current level of programs and services.
- Provide sufficient public open space to accommodate programs that meet community health needs.
- Address the growing need for assisted living with onsite facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.
- Redevelop the site to create a modern Healthy Living Campus with public open space and facilities designed to meet the future health needs of residents, including a Community Wellness Pavilion with meeting spaces for public gatherings and interactive education.
- Generate sufficient revenue through mission-derived services or facilities to address growing future community health needs.



PH2 - 2ND FLOOR PROGRAMMATIC DIAGRAM
 1" = 100'-0"



PH2 - 1ST FLOOR PROGRAMMATIC DIAGRAM
 1" = 100'-0"



PH2 - B1 FLOOR PROGRAMMATIC DIAGRAM
 1" = 100'-0"



PH2 - B2 FLOOR PROGRAMMATIC DIAGRAM
 1" = 100'-0"



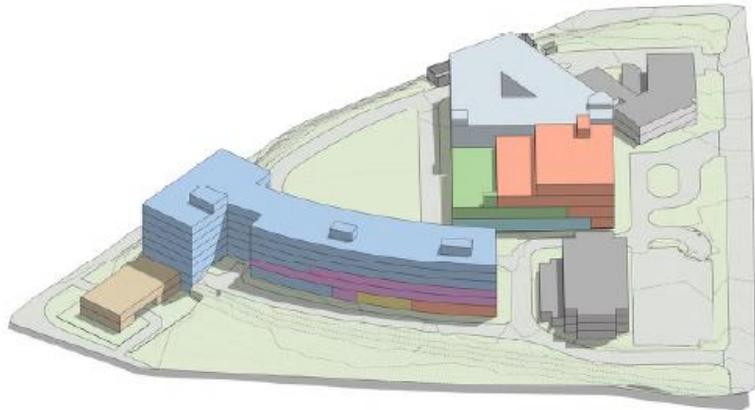
PH2 - B2 FLOOR PROGRAMMATIC DIAGRAM
 1" = 100'-0"



PH2 - SOUTHEAST 3D VIEW ②



PH2 - SOUTHWEST 3D VIEW ①



PH2 - NORTHWEST 3D VIEW ④



PH2 - NORTHEAST 3D VIEW ③

Environmental Impact Report - Timeline & Process

Ed Almanza

Healthy Living Campus Project

ENVIRONMENTAL IMPACT REPORT (EIR) PROCESS OVERVIEW

Since 2017, Beach Cities Health District (BCHD) has conducted more than two years of meetings, study circles and a community open house with residents, business leaders and business owners; city leadership and staff; and finance, design and architecture experts, which has led BCHD to the next stage of the proposed Healthy Living Campus Master Plan: the Environmental Impact Report (EIR).

BCHD is preparing an EIR as the Lead Agency as required by the California Environmental Quality Act (CEQA), with Wood Environment & Infrastructure Solutions, Inc., serving as EIR consultants for the project. The state-mandated EIR, which is expected to be completed in 2021, will inform the public and project decision-makers about significant environmental effects at the Redondo Beach site and identify possible ways to minimize or avoid those effects.



ACRONYMS

CEQA - California Environmental Quality Act
EIR - Environmental Impact Report

COLOR KEY

■ Public Document ■ Administrative Documentation ■ Outreach/Engagement Activity

EIR In Progress

- Work in Progress
- User-friendly Format
- Phase 2 Analysis

Updates

Questions?

Community Working Group

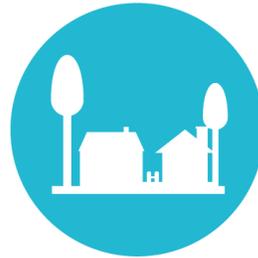
Valerie Martinez, VMA Communications

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

Community Working Group: Overview & Purpose

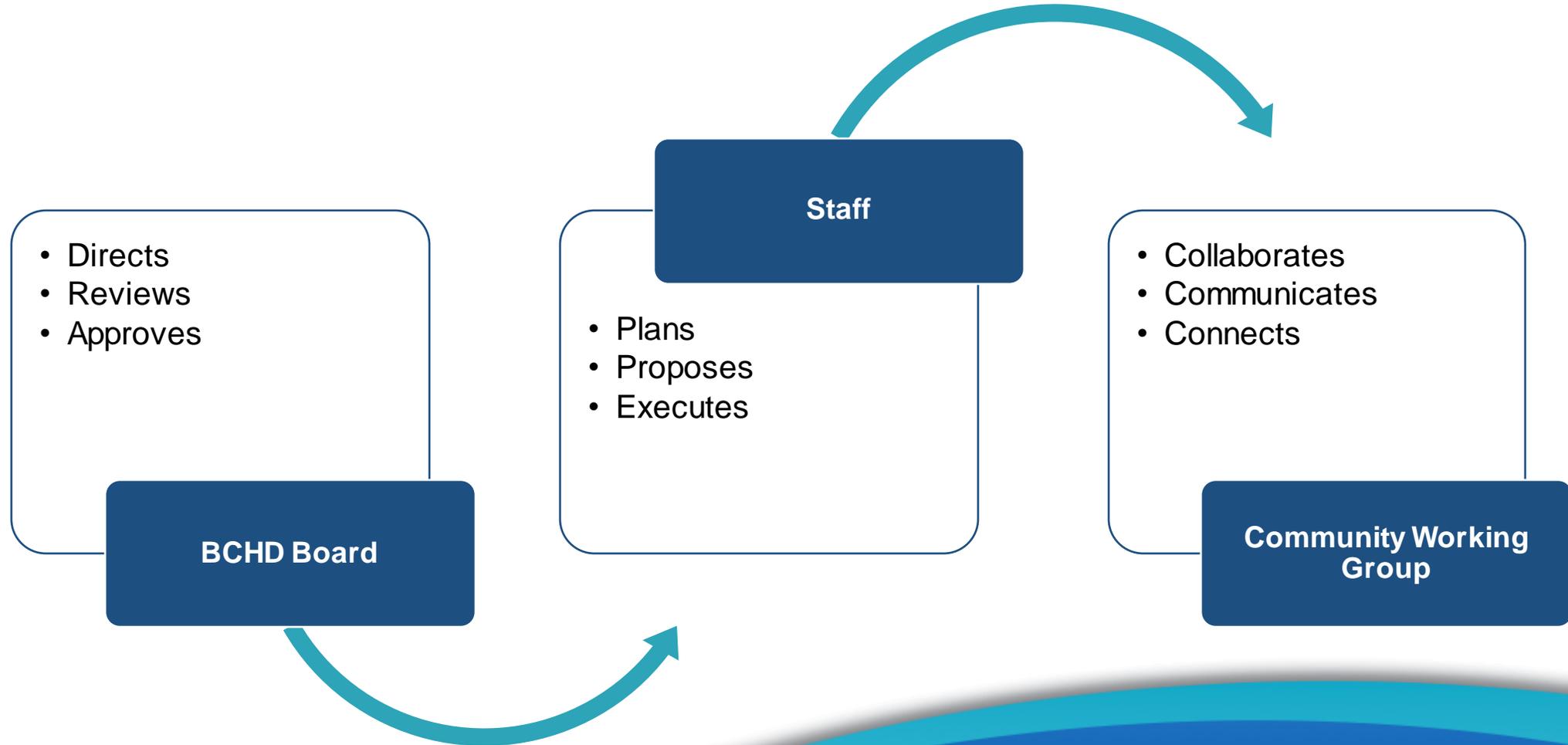
Purpose:

- Provide insight and feedback
- Receive updates and information
- Disseminate project and public meeting information to constituencies

Members are:

- An important resource for BCHD staff
- Invited to participate
- Voluntary contributors
- Representatives of key community stakeholder groups
- Ambassadors between the project and respective groups

Community Working Group: Organization



Community Working Group: Roles & Responsibilities

- Work within the established guiding principles of the project
- Provide input on:
 - best methods to reach and engage respective constituencies
 - perceptions and feedback received from broader constituencies
 - refinements to the project
- Consider the interests of local and wider community
- Participate in open communication among differing parties
- Help move the planning process forward in the spirit of cooperation
- Regularly participate in Working Group meetings
- Understand the role of BCHD as a public organization and its regulatory obligations

Community Working Group Meetings & Accomplishments

2017

- May 2017: Introduction
- June 2017: CHF Subgroup Formation
- July 2017: Campus Features Feedback
- August 2017: CHF Preliminary Plans
- September 2017: Refinements Reflecting Feedback
- November 2017: Open House

2018

- January 2018: Nabih Youssef And Associates Presentation on Seismic
- March 2018: BCHD Priorities & Study Circles
- June 2018: Community Health Survey & Intergenerational Study Circle Recap
- August 2018: LPA Presentation on spaces that promote activity/community

2019

- January 2019: Updated Master Plan
- February 2019: Master Plan Financial Strategy
- April 2019: Open House Recap
- June 2019: Working with the City of Redondo Beach and Driveway Improvements
- December 2019: Project Updates & How to Read an EIR Workshops

2020

- June 2020: Refined Master Plan
- December 2020: DEIR Timeline

Community Outreach

More than **1,000 Comments**

More than **60 Community Meetings**

3 Study Circles

- Intergenerational
- Community Gathering Spaces
- Center of Excellence

2 Open Houses

- October 2017
- March 2019



Community Working Group Future Opportunities

Public Comment