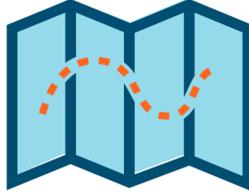


State of Current BCHD Campus



 **11 acres**

extending from Diamond to Beryl and Prospect to Flagler

 **63 year-old building**

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

 **1-5 years**

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



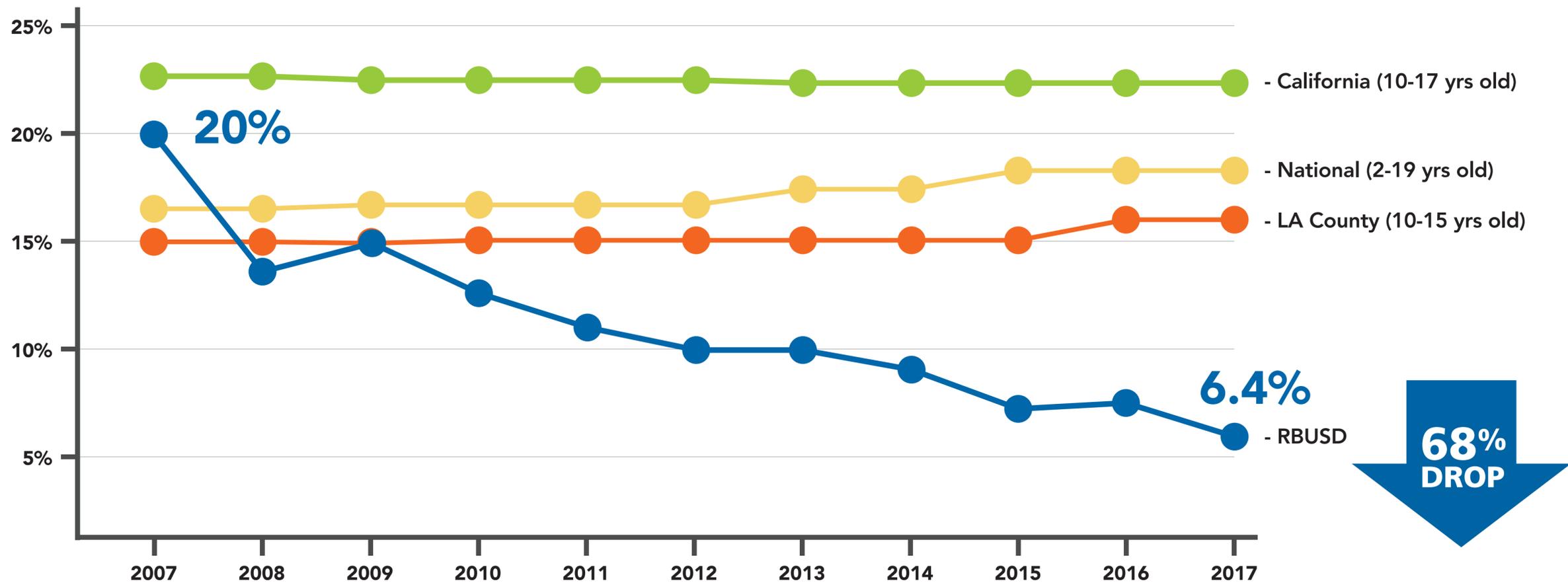
Why the Project Matters:



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:

RBUSD Childhood Obesity Rate



BCHD SOCIAL WORKERS PROVIDED

1,426

Community Requests for Information

1,115

Care Management Visits

793

Home Exercise Sessions

2,244

Volunteer Visits

818

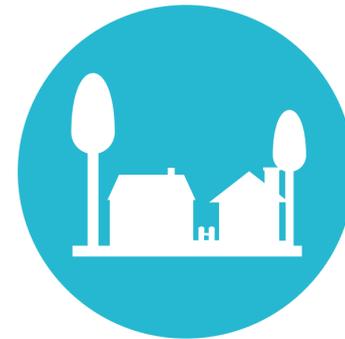
Community Classes and Programs

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.





Current Campus



Master Plan

Conceptual Rendering



Master Plan

Conceptual Rendering



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

Master Plan

Conceptual Rendering

Prospect Ave.

Diamond St.

Beryl St.

Child development center

Center for Health & Fitness

Active Green Space

Community Wellness Pavilion

Medical Office Building

Active Green Space

Active Green Space

RCFE

RCFE

RCFE



Current Campus

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



Community Presentation Hall



Demonstration Kitchen



Flexible Community Meeting Spaces



Rooftop Gathering Spaces





Active Green Space



Blue Zones Cafe



Learning/Visitor Center



Medically Certified Exercise Center



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



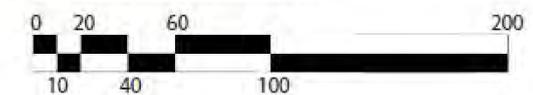
PHASE 1
 RESIDENTIAL CARE FOR THE ELDERLY
 CENTER FOR HEALTH & FITNESS
 CHILD DEVELOPMENT CENTER
 BCHD'S COMMUNITY SERVICES
 PARKING
 FLAGLER/DIAMOND BIKE-PED PATH

PHASE 2
 RESIDENTIAL CARE FOR THE ELDERLY
 COMMUNITY WELLNESS PAVILION

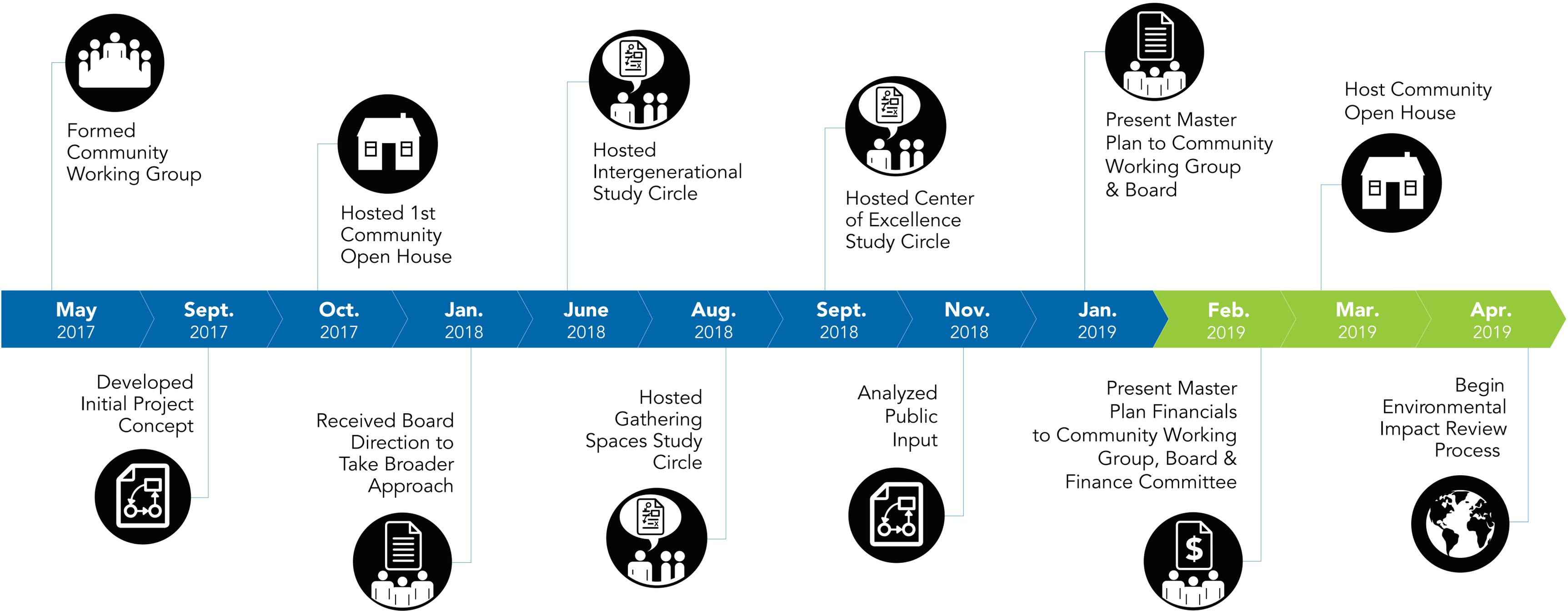
PHASE 3
 RESIDENTIAL CARE FOR THE ELDERLY
 OPEN SPACE
 RIDE SHARE DROP-OFF/PARKING



PHASING DIAGRAM



Healthy Living Campus Vision: Milestones



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



- Residential Care Options
- Community Wellness Pavilion
- Reduced Traffic Impacts
- 5.8 Ares of Green Space
- Medical Exercise Facility
- Warm Water Therapy Pool
- Child Development Center
- Bike & Pedestrian Path
- Medical Offices & Pharmacy

Healthy Living Campus Master Plan Benefits

- Childhood Obesity Prevention
- Senior Care Management
- Geriatric Social Workers
- Beach Cities Partnership for Youth
- Dementia Research & Education
- Blue Zones Project
- Volunteer Services
- Subsidized Community Facilities
- \$1.4M in Annual Health Funding
- Healthcare Enrollment & Referrals

Current 40+ BCHD Programs

- Research & Development
- Mental Health & Happiness
- Medical Fitness Therapy
- Food Literacy & Nutrition
- Older Adult Day Care
- Care Management
- Substance Use Prevention

Services

Beach Cities



130,000 Residents



Community Organizations

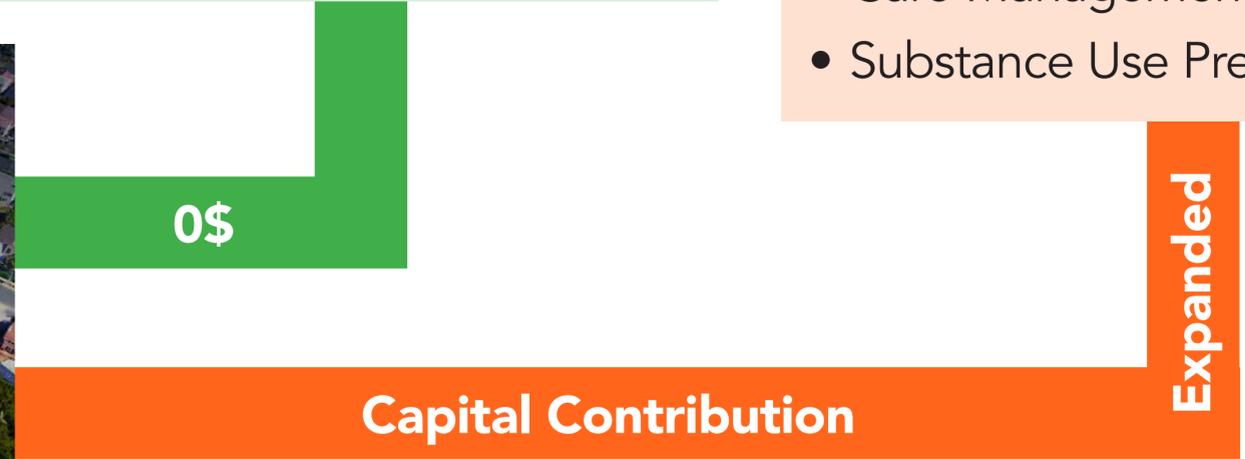


3 School Districtions



Community Partners

Creating a Healthy Beach Community



Healthy Living Campus Benefits