



A Public Agency

Beach Cities
Health District

Healthy Living Campus

Community Outreach Summary Report

October, 2017



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1 INTRODUCTION

The BCHD Outreach Team continued to conduct meetings and accept community feedback throughout the month of October. The Outreach Team participated in the following meetings:

- Redondo Beach Roundtable Meeting- September 28, 2017
- Beryl Homeowner's Association Stakeholder Meeting- October 3, 2017
- Community Open House- October 17, 2017
- Redondo Beach District 3 Community Meeting- October 19, 2017

October meetings and community input are summarized in this report.

2 BCHD QUARTERLY ROUNDTABLE MEETING- SEPTEMBER 28, 2017

BCHD staff provided a Healthy Living Campus (HLC) presentation to approximately 75 attendees at the quarterly Redondo Beach Roundtable Meeting. Tom Bakaly provided an overview of the project, discussed its purpose and need and shared conceptual drawings. Eric Garner spoke about the outreach efforts on behalf of the project and encouraged attendees to provide their feedback.

3 BERYL HOMEOWNER'S ASSOCIATION MEETING- OCTOBER 3, 2017

BCHD staff met with 6 condominium owners who comprise the board of the Homeowner's Association of 1321 Beryl Street in Redondo Beach. Tom Bakaly provided information about BCHD, Kerianne Lawson discussed the health needs of seniors, Leslie Dickey gave an overview of the project and Eric Garner explained the community input process. Residents shared their concerns about the proposed parking structure and Center for Health and Fitness. Their main concerns were the aesthetics of the structure, increased traffic and parking impacts to their area and increased pollution. Their main requests were to 1) lower the structure height, 2) make the structure reflect a closed design to contain pollution and 3) include them on the design of the structure so they can provide input on lighting, sound and design. As a result of the meeting, BCHD added Pete Vlahakis to the Community Working Group on behalf of the Beryl HOA Board.

4 COMMUNITY OPEN HOUSE – OCTOBER 17, 2017

BCHD staff hosted one (1) Community Open House Meeting (Open House) in the City of Redondo Beach prior to the commencement of the initial application and Draft Environmental Impact Report (DEIR) process for the Healthy Living Campus project. This meeting provided community members and key stakeholders with opportunities to learn about the conceptual plans of the project being considered, provide comments and ask questions directly to project team members.

The Community Open House convened at the Redondo Beach Performing Arts Center at 5:30pm (Appendix A: Program). The event was open to the public and approximately 156 people attended.

The Open House consisted of information stations set up in the lobby and a formal presentation by staff in the auditorium. This format provided opportunities for participants to actively engage in meaningful discussion with staff, ask questions, provide feedback and obtain information in a self-paced process that utilized a variety of methods.

The information stations, arranged by topic, contained PowerPoint Presentations (Appendix B), printed materials and conceptual drawings. The stations were staffed by BCHD staff and Community Working Group volunteers who were available to answer attendees' questions.

The main presentation and a subsequent moderated question and answer session was facilitated by Valerie Martinez of VMA Communications. Presenters included Tom Bakaly (CEO), Kerianne Lawson (Director of Lifespan Services) and Eric Garner (Communications Manager). PowerPoint slides to accompany their talking points were selected and displayed in real time by BCHD staff (Appendix C).

4 COMMUNITY OPEN HOUSE – OCTOBER 17, 2017 (CONTINUED)

Tom Bakaly spoke about BCHD's history, evolution into a preventive health agency, fiscal stewardship and organizational mission to address health needs of the community. Kerianne Lawson explained how housing is a health need and Eric Garner provided an overview of community outreach efforts and the importance of BCHD gathering feedback from the community. Staff collected written question cards from the audience throughout the presentation. Similar questions were grouped and supplied to the presenters for response.

4.1 Information Stations

Project information was presented by topic at 9 information stations set up clockwise along the perimeter of the venue lobby. Each station was staffed by knowledgeable project staff who were able to engage with meeting attendees to provide further information and/or answer questions. The stations were as follows:

Station #1— About BCHD (1 Flat Screen/1 Table)

- Marketing materials
- U.S. Surgeon General Photo
- Fact Sheets

Station #2— Project Overview (PowerPoint -1 Flat Screen)

- HLC PowerPoint
- Printed Features
- Project Guiding Principles
- Project Timeline

Station #3—Housing is a Health Need (PowerPoint - 1 Flat Screen)

- Explains purpose & need

Station #4— Community Outreach (PowerPoint - 1 Flat Screen)

- Summary of Outreach
- Key Project Refinements Based on Community Input

Station #5— Animated Site Plan (PowerPoint - 1 Flat Screen)

- Rendering of protected bike path on Flagler & Diamond Streets
- Conceptual Renderings
- Site Concept Plan
- Building Heights

Station #6—3-D Video (PowerPoint- 1 Flat Screen)

- Review and ask questions on HLC
- Large roll-out map available for viewing/reference

Station #7- Environmental Process (PowerPoint- 1 Flat Screen)

- EIR Timeline

Station #8- Walkability and Green Spaces (PowerPoint - 1 Flat Screen)

- Highlights places on campus for green space development
- Overview of native California plants
- Power 9 Pull-Out

Station #9— Center for Health and Fitness (PowerPoint- 1 Flat Screen)

- CHF PowerPoint
- CHF Visualizations

4.1 Information Stations (Continued)

Comments & Mailing List

- Mailing list sign-up sheet
- Comment cards, pens, comment box where attendees may submit their completed forms

Refreshments

- Bottled Water
- Coffee Service
- Light Snacks

4.2 Summary of Feedback

Attendees were encouraged to submit input on hand-written comment cards throughout the event. The comments received (Appendix C) are as summarized:

General Support (3)

General Opposition (2)

Project is out of BCHD scope/misaligned with BCHD mission (2)

Project Need

- Redondo Beach needs affordable senior housing (3)
- Impacts to neighborhood are only worth it if the housing is affordable (2)
- Interested in considering this housing as an option

Parking Structure at Flagler & Beryl

- Building on this lot will make traffic problem in Torrance neighborhood worse (5)
- Consider ingress & egress on Beryl instead of Flagler (4)
- In favor of project, as it will improve the lot (3)
- Lowering structure was huge improvement
- Consider right turn-only into structure and one-way exit to Prospect
- Consider no left turn into structure from north-bound Flagler
- New building could create privacy concern for neighboring residents
- Could lead to undesirable expansion of Beryl, Flagler or Redbeam
- 400 parking spaces is too many
- 400 parking spaces is not enough
- Ensure sufficient parking for residents and guests

Suggestions

- Use lots of landscaping to soften the look of new buildings (2)
- Include a beauty salon, transportation to area businesses and water aerobics classes
- Provide a spa
- Switch independent & assisted buildings so that independent residents would be closer to the shopping center
- Would like to see the project focus more on community-oriented, healthy living, quality of life enterprises like public garden, space for classes, educational opportunities and walking tours
- Consider low income housing on vacant lot along PCH
- 514 building needs a back entrance

Outreach

- Thank you for the event (3)
- Include Torrance neighborhood in outreach and planning meetings
- Hold meetings so that they don't conflict with City Council meeting
- Be specific about what services are currently offered on the campus
- Thank you for involving the community in the planning phase

5 REDONDO BEACH DISTRICT #3 COMMUNITY MEETING – OCTOBER 19, 2017

Redondo Beach District 3 Councilmember Christian Horvath invited BCHD to present project information to approximately 20 attendees at a community meeting for district 3 residents. Tom shared background and provided an overview of BCHD. He emphasized that we are a public agency and that the people in the room vote for our board. He also stressed that we have not yet applied for anything and that we are seeking the public's input first. He explained the BCHD fiscal model and reviewed a summary of the budget.

Kerianne explained the health need in the community for the Healthy Living Campus. She shared information regarding the rapidly aging population both in the U.S. and specifically in the Beach Cities. She explained how our residents want to stay in their community, but local assisted and independent living facilities are at capacity. She also discussed how physical environment affects health and that moving is highly stressful—especially when you are forced to leave your community and face a cognitive disability. Kerianne also explained the difficulty of many older adults in the Beach Cities being confined to only the first floor of their tall and skinny houses. Kerianne went on to explain that independent living doesn't necessarily involve additional services, but assisted living provides a variety of services for increasing health needs as someone ages. It would be ideal if someone lived somewhere where they could easily transition as they needed more services. She explained that the Healthy Living Campus could provide a continuum of care and provide intergenerational programming with the onsite daycare and nearby Redondo high school.

Leslie presented a project overview. He explained how the current campus has parking sprawl and unused space. He walked attendees through the site plan and explained the revised conceptual plans for the Center for Health & Fitness that now include subterranean parking and a 3-story building. He explained the project timeline and benefits of the project including a protected bike path, native California landscaping, green spaces and outdoor gathering places.

Questions from meeting attendees were answered as follows:

- How many parking spaces will there be per floor of the parking structure?

Leslie answered it would be around 80 spots.

- How will the amount of parking be calculated?

Leslie answered that we will go through a rigorous process to calculate this once the concept is more finalized

- Christian Horvath asked Leslie to talk about how the campus design is planning for a future with fewer cars on the road.

Leslie explained how people are driving less and using Uber and other alternatives. People who would live in the assisted and independent living facilities are also likely to not drive more. Because of this, the board wanted BCHD to have a parking structure that could be converted for other uses down the road. It would have a slightly higher clearance, leaving the ability for it to be converted to other space if needed.

- It was brought up that the independent and assisted living facilities seem hard to access by car on the campus. People who live here may already face trouble driving and this could make it even harder for them to drive around the campus.

Kerianne answered that there are social workers on site who would be able to help oversee the residents and make sure they are indeed able to drive if they still have a license. Eric added that most of the services they would be driving to would be on the campus such as a grocery store, pharmacy or the doctor.

- Would construction be expanded to include other buildings?

Leslie responded that for now, our timeline shows all of the construction that would be taking place.

5 REDONDO BEACH DISTRICT #3 COMMUNITY MEETING – OCTOBER 19, 2017 (CONTINUED)

- Who is doing the EIR?

Leslie responded that the City of Redondo Beach will choose. We are not doing it ourselves.

- Won't the 400 units bring in large amounts of traffic

Leslie responded that this will be studied in the EIR, but that this type of facility is not expected to bring in as much traffic since residents likely won't drive. Current operators say only .6 spaces per unit are sufficient.

- Does this project have to go on the ballot?

Christian Horvath answered that it doesn't because BCHD wouldn't be changing the current zoning. This will however have to be voted on by the planning commission and city council. Leslie also explained that BCHD board also has to approve the project.

- How much would the facilities cost to live in?

Leslie responded that the board has not yet discussed this, but they will set the guidelines as the concept becomes more finalized and the project becomes more clear.

Attendees also offered the following suggestions:

- Residents should fight to keep their neighborhoods small/medium single-family homes. This could help older adults to be able to age in place in their homes rather than face the tall skinny housing that is taking over the surrounding areas.

Christain Horvath recommended that residents attend the General Plan meeting and voice their opinions to the committee & council.

- It should be taken into consideration that people visiting friends and family in the independent and assisted living facilities will bring some car traffic
- One community member expressed that she likes the design and the green space. She mentioned that Sunrise could benefit from green space as well.
- Do not bring in the El Segundo Blue Butterfly because this will come with lots of strings attached to protecting an endangered species.
- Work with the city to provide alternative forms of transportation.
- Hire residents to reduce traffic
- Give priority to Beach Cities residents for the independent and assisted facilities.
- The parking near the entrance should not have spots on both sides as it could be a possible hazard if people back into one another. No reverse angle parking.

6 OTHER INPUT RECEIVED

BCHD provides comment cards at the front desk of the Center for Health and Fitness and also provides an online comment form. Comments received during the month of October are summarized here and included in Appendix D.

Concerns from residents at Beryl & Flagler:

- Density of 400 units
- Size and magnitude of proposed structure on Beryl & Flagler
- Increase in traffic
- Increase in noise and pollution

Input from CHF members:

- Please do not increase fees
- The gym is fine the way it is; concerned about it becoming loud and obnoxious like other gyms
- Requested CHF features:
 - Large rooms adaptable to various uses (6)
 - Designated stretching area (4)
 - More yoga and mat pilates rooms (3)
 - Small group training rooms (3)
 - Sauna (3)
 - Pool (4)
 - A larger reformer Pilate's room (2)
 - More designated assessment areas (2)
 - Larger free weights area (2)
 - Separate spin/cycle room (2)
 - Massage rooms
 - Café/smoothies
 - 2 floors for gym; 1 floor is not enough
 - Outdoor area for kids to play
 - Cold towels for post-workout
 - Host another gym meeting
 - Water refill station for hydration container
 - Better water pressure on water fountains
 - Cold, purified water
 - Ice machine
 - More locker room amenities
 - Nicer towels
 - When can I sign up for housing units?

Input from Livability committee members:

- Green roofs
- Convertible parking structure
- An inviting porte cochere that can be an Uber/Lyft/Dial-A-Ride drop-off point for patients.
- Golf car-like solar powered vehicles to transport patients to their destination
- An electric vehicle charging station
- Regional Housing Needs Assessment; BCHD credit for Redondo Beach, Hermosa Beach numbers
- Transit-like assessment Beryl/Prospect; create more appealing transit stops near campus.

Online comments received:

"Water exercise and lap swimming might be explored. As our knees age, we find that water is a good environment to get our cardio workout." - **Anita C.**

6 OTHER INPUT RECEIVED (CONTINUED)

Online comments received (Continued):

"For the CHF, it would be great to have a swimming pool, jacuzzi and sauna.

For the campus, I want plenty of open space, shade trees, gardens and walking/bike paths. Consider involving the seniors with the daycare children in some way.

I will be out of town for the meeting. Thank you for your consideration!" - **Lisa Y.**

"We need an indoor pool for water exercise. Not only does this type of exercise relieve stress on the joints, it provides a great social environment for members who seek these classes outside of BCHD. Hawthorne Pool, Begg Pool in Manhattan Beach, and the Redondo Bay Club all offer an outdoor class, but then see participation fall deeply in the winter months.

We should take the opportunity to build a pool and use it for multiple purposes- the greatest of these being building healthy lives through exercise and community." - **Dawn F., Redondo Beach**

"Why isn't the entrance to the facility on Beryl Ave?

Have any traffic studies been done in conjunction with the city of Torrance and if so what are the results?

We already have a large number of pass-thru motorists in this tract and it's likely this would increase because of this project, how is that going to be addressed?

Who in the city of Torrance is working with BCHD/Redondo Beach on the "recapture" of Flagler Ave?" -Alice and Alan A., Torrance

"Will there be a pool and water aerobic classes. This a great way for people to exercise and take some strain off hips, knees and ankles. You already have the locker rooms

I would think having it would be an added membership inducement and could justify an increase in fees." - **Robert R., Torrance**

"Re proposed relocation of CHF to vacant lot at corner of Beryl & Flagler

Publicly available zoning for this location is C-2 Commercial. According to Redondo Beach Municipal Code Section 10-5.622, building height is limited to 30 feet and number of stories is limited to 2. Again, my information source is publicly available information using the internet.

The currently available concept rendering for the CHF building shows a 5 story structure with massive amounts of car parking. Such a building is totally inappropriate at this location. Owners of our condominiums across the street on Beryl St will be totally opposed to any building which does not conform to current Code.

I am a CHF member." - **Robert L., Redondo Beach**

"I would like to provide some feedback to the initial meeting about the new campus and parking facility. We live across from the empty lot and location of the new facility. As a BCHD member, I am very excited about being closer to the enhanced facility, yet my neighbors have concerns. I would like to toss out some proactive items to consider. Utilizing sustainable exterior (Green plants) for the structure so it provides a pleasing view and can assist with reducing external CO2, this is already a very active corner for traffic, and smog is a constant fact. New building materials are available that draw in CO2 and smog to clean it, barring that step green plants, can help and look much better than bare concrete. Consider a traffic circle or some other method to move cross traffic, as the e are times right now the traffic backs up to the school down on the base of Beryl." -**Tom F., Redondo Beach**

6 OTHER INPUT RECEIVED (CONTINUED)

Online comments received (Continued):

"1. Grow vegetables on building roof-tops for residents of o the assisted living buildings like some high-rise residential buildings do in other cities. This will promote the plant slant aspect of Blue Zones showing how veggies can be planted anywhere.

2. Please engage solar on roof-tops. Let this project be ahead of the curve.

3. The old Helms Building in Los Angeles owned by the Walter Marks Companies has just opened their new automated parking garage for tenants/employees. A driver drives up to the garage leaves his car in the automated car elevator and the car is whisked away by mechanical means to a parking space until recalled by the driver. When recalled, the car is mechanically delivered to the driver. This method delivers several benefits to drive , garage owner, and the environment." - **January B., Redondo Beach**

"I would like to see a site plan showing more context. Connections of the campus to the community is critical to highlight to both gain support of the community and verify the plan is a good fit for the neighbors. Recommend including connections to bike paths, walking paths, mass transit, key nearby retail such as grocery stores, etc. What services are located within a 10 or 15 minute walk of the campus? Suggest enhancing the nearby bus stops to make them welcoming and have dignity. Provide ample drop off area for Uber, Lyft and future self driving cars. I support the idea of placing the gym with the north parking deck for easy access." - **Chris C., Manhattan Beach**

"Is the Healthy Living Campus project open to residents of Torrance, or is it only for residents of Hermosa Beach, Redondo Beach, and Manhattan Beach?"

This very large parking structure would be situated on Beryl which has major traffic issues during morning and late afternoon with the nearby elementary school and work commuters. The driveway into the parking structure is pictured on the little side street. If the cars leaving the structure turn right - they would be traveling in a residential section of Torrance." - **Janet S., Torrance**

"Create a dedicated Beach Cities Transit Line 102 and Dial-a-Ride turn put lane on Prospect Ave. with an attractive and sheltered pick up station.

Create Class 1 Bike Path running from Prospect Ave-Diamond St intersection to Beryl St-Flagler Lane intersection then to Dominguez Park for use for campus and neighboring residents

Consider placing parking under parking north building that connects entrances on Prospect Ave. and Fagler Lane to improve on campus circulation and minimize off campus traffic

Consider having "Green Roofs" atop some buildings to add even more green space to campus.

Consider moving the Cancer Support Community to campus from current location at Pier Plaza which will eventually need to vacate this space for required rebuilding of parking structure below." - **Sean G.**

"1. There would be a six-story parking structure and gym on the empty lot at Flagler and Beryl.

Concern: The parking structure and gym is too tall and out of scale for the neighborhood. It would loom over the back yards and bedroom windows of the Tomlee homes that back up on Flagler. It would block out all afternoon sunlight. The noise caused by cars climbing and descending the ramps would be a nuisance.

2. The parking structure's entrance and exit would be located on Flagler between Beryl and the Flagler-Towers curve.

6 OTHER INPUT RECEIVED (CONTINUED)

Online comments received (Continued):

Concern: Cut-through traffic would greatly increase on Flagler, Towers, Mildred and Redbeam. These quiet residential streets cannot accommodate any more cut-through traffic. Traffic congestion would occur on Flagler caused by traffic entering and leaving the parking structure at the narrow Flagler-Towers curve, which already has a history of traffic accidents. No-left-turn or no-right-turn or stop or yield signs would not prevent traffic problems on Flagler. Making Flagler any narrower to accommodate entrance and exit lanes or a bike lane would create a safety risk by restricting the ability of fire engines and moving vans to navigate the already narrow 90-degree Flagler-Towers curve. The noise caused by cars accelerating out of the exit would be a nuisance.

3. A seven-story apartment building would be on top of the plateau with its end at or near Flagler.

Concern: The narrow end of the seven-story apartment building rising above the plateau would loom over the back yards and bedroom windows of the Tomlee cul-de-sac homes that back up on Flagler. Situated on top of the 30-or-so-foot tall plateau would make it the equivalent of an 11 story building above the Flagler street level. It's just too tall; it would be the tallest building for miles around,

Please task your architects to suggest modifications to the site plan to try to address these concerns. Here are some suggestions:

1 Place only rooftop parking above the gym to accommodate gym users, or if needed, no more than one additional level. Provide access at the northwest corner of the Flagler-Beryl lot, next to the strip mall's existing parking lot, not on Flagler.

2. Locate a standalone parking structure on the northern periphery overlooking the commercial strip mall. Since there would be one or two parking levels over the gym, the standalone parking structure could be made smaller or shorter. Or, use more underground parking.

3. Locate the standalone parking structure's entrance and exit so they are on Prospect rather than Flagler. Don't add any traffic to Flagler.

4. Shift the seven-story apartments to the west toward Prospect, as far away away from Flagler as possible. Make the building shorter if possible." - **Raymond J., Torrance**

"Regards the proposed 6 story parking structure at the corner of Beryl and Flagler, have you done an environmental impact including traffic impact? Currently the traffic there is backed up from about 7:30am - 9:am and about 4-6:30pm. Your proposed entrance/exit on Flagler will add even more traffic to Redbeam Ave and Del Amo Blvd which already is heavily travelled since it is the thru-way from Redondo Beach to North West Torrance. I live on Redbeam Ave and the traffic has increased at least 10x in the 30+ years I've lived here. They exceed the speed limit now and make it less safe for kids walking to Towers school. More traffic due to your new structure is not what good. It will make our street more dirty/dusty and a less desirable place to live - our property value will drop.

The new structure with NO entrance/exit onto Flagler or Beryl would at least direct the traffic back to Prospect St where it belongs and has a traffic light." - **Malcolm K., Torrance**

"I am extremely disappointed that a "Public Agency" in South Redondo is selling out to the developers, and particularly disappointed that my tax dollars are being used to subsidize Beach Cities Health District's who is allowing this to occur. It appears the mission of Beach Cities Health District is to make money!

I live off Prospect in South Redondo. It can take me 20 minutes to get to the north end of town due to traffic. Our proposal is going to increase traffic

Beryl Street was subject to a road diet some years ago, and you are proposing putting more traffic on a one lane in each direction road, that is mixed use. This is ridiculous.

6 OTHER INPUT RECEIVED (CONTINUED)

Online comments received (Continued):

The huge building off Beryl is an eyesore. It is a mass structure with no visual appeal.

I am certain you are going to get a lot of push back from the local residents, and I am disappointed that once again Pat Aust is trying to change our sleepy neighborhood community into Santa Monica." - **Pam A., Redondo Beach**

"From Mark Nelson - Member of the Community Working Group

Thank you for the opportunity to participate and make comments. As a CWG member, I have the following comments:

The greenspace internal to the area seems to be an appropriate amount.

The number of units seems to be consistent with the demand study.

The proposed income levels and zip codes of "target" residents appears to require a level of affluence in retirement that exceeds the local neighborhood. Further, the target zip codes appeared to be non Beach Cities, i.e., non Redondo, Hermosa, Manhattan and instead seemed to be RPV and Torrance. I'm concerned that BCHD is planning to build a facility that does not serve its direct service area. This can be dealt with in the EIRs purpose and need, or dealt with prior to that phase with further public meetings.

The central plant is antiquated and generates significant GHGs relative to the State's 2030 and 2050 reduction goals. The sooner the central plant can be replaced with 95% efficient boilers and the rest of the campus electrified, the sooner BCHD can contribute to the State's goals. In no event should 50 year investments in real estate be made that rely on continued use of fossil fuels.

The parking structure and health center on the corner of Flagler and Beryl seems to be in approximate scale with the neighborhood, and adjoining multi-story condo building.

The parking structure and other structures on the south west corner of the site are not in scale with the existing neighborhood of single family homes and should be downsized or moved to the rear of the site away from the single family dwellings on Prospect and Diamond.

As suggested by other members as well, a discount should be provided to the local area (perhaps 1 mile radius) for use of the current and proposed health facility.

While BCHD is proposing to reduce parking, and while that will be an issue at the EIR, BCHD is cautioned not to reduce parking ratios for any of the existing facilities. By observation, recent parking lot use appears to be GREATER now, than in the last several years, suggesting current ratios may understate the need for parking.

The campus should incorporate additional early evening activities as part of the local and neighborhood social fabric. This may require more public space, both indoor and outdoor, along with increased active event planning and management for early evenings (7-9pm).

BCHD should partner with South Bay Adult School and others to have local classes on its campus to facilitate activities for the new development and the neighborhood.

As noted by several other members, BCHD and the City must better control traffic at the entrance to BCHD. BCHD users routinely run the red left turn arrow southbound. BCHD users exiting to the south on Prospect routinely turn left into traffic from the Prospect frontage that has the right of way. BCHD users routinely turn across multiple lanes when heading north on Prospect to exit.

6 OTHER INPUT RECEIVED (CONTINUED)

Online comments received (Continued):

Offsite parking needs to be managed. The Prospect frontage has become increasingly crowded with trucks and cars that appear to be workers or visitors to BCHD. Previously, permit parking on Prospect, Beryl, Diamond and Paulina was required due to BCHD (South Bay Hospital).” - **Mark N., Redondo Beach**

“Would like to request that you add a swimming pool to the new campus design. Also, if you could add staff to assist people with accessibility issues to access the pool and use it once in, that would be much appreciated.

Thanks,” - **Geoff H., Hermosa Beach**

“We Redondo residents do not want your proposed 400-Unit senior living campus. Please stick to your original mission as well as the promotion of Blue Zone initiatives. Are you not a not-for-profit? Why are you seeking to be an income-generator all of a sudden? Please take your project away from Redondo Beach. You will be fighting against a resident effort and it will not be worth jeopardizing your organization. The intentions of the BCHD seem opaque at best with suddenly seeking to be a for-profit developer and it was further suspect to schedule an informational gathering the same night as the Redondo city council meeting.” - **Matt K.**

“Yes please make this happen! And please include a pool for lap swimming, water aerobics and separately, physical therapy.” - **Mary S.**

“I have attended several meetings regarding the Living Campus and it is good that you are still accepting comments/suggestions.

I like what I see about the campus, BUT there does not seem to be any comments or suggestions about improving our access TO the campus, like community walkways and or bike paths.

So I would like to add my suggestion that an overpass be considered OVER Prospect to allow us to walk more safely to the campus, which should allow the elimination of at least one signal on Prospect. This would allow faster, easier and SAFER access to the Campus from the west side, since many of us walk to this destination.” - **Dennis H., Redondo Beach**

“We live adjacent to the proposed project in Torrance and are concerned about the parking structure.

1) The entrance to the structure is off of Flagler and that could create a traffic hazard with the cars entering and leaving this narrow street particularly for cars entering the tract. It would seem a better alternative would be for the entrance/exit off Beryl. This needs more study.

2) The parking structure itself is a real eyesore. Glad the height was reduced from 5 stories to 3 stories; maybe put more of the structure below ground?” - **Myra N., Torrance**

“Fully support the project and see the need in the community. Only input would be to ask BCHD to do something in the interim to help with the housing crisis locally until the Healthy Living Campus can be built.” - **Leila G.**

APPENDIX A: OPEN HOUSE PROGRAM

Beach Cities Health District

Healthy Living Campus
Community Open House
October 17, 2017 • 5:30 - 7:30 pm

Questions

Submit your questions on the enclosed card to staff inside the auditorium prior to the presentation. Frequently asked questions will be answered by our project team following the presentation.

Comments

We want to hear from you. Please visit the comment card station to leave us your comments and sign up for our project mailing list.

EVENT SCHEDULE

- 5:30–6:00 p.m.** Visit Information Stations
- 6:00–6:45 p.m.** **Main Presentation in Auditorium & Answers to Common Questions**
- 6:45–7:30 p.m.** Visit Information Stations

Community Input

BCHD is conducting public meetings and presentations to allow residents to learn about the project, provide detailed feedback and interact with the project team.

How can I stay up to date and provide input and feedback?



Stay up-to-date and follow the project at bchd.org/healthylivingproject



Email us directly at HLCinfo@bchd.org



Submit an online comment card at bchd.org/healthylivingcampus



Attend our open houses and community presentations.



Overview

Beach Cities Health District's (BCHD) mission is to provide preventive health programs and services to serve the ever-changing health needs of the Beach Cities. Accordingly, we are taking a holistic approach to creating a Healthy Living Campus (HLC) that will be a hub of well-being for all Beach Cities residents. BCHD is investing for the future by modernizing our existing 11-acre campus in Redondo Beach – with plans ranging from renovating our 62-year-old medical building to developing a residential Community for Older Adults onsite.



Healthy Living Campus Guiding Principles

BCHD is integrating community input as we design a holistic, community-centric campus within the following board-approved project guidelines:

- Include a community for older adults
- Create an integrated hub of well-being
- Incorporate Blue Zones Project concepts
- Focus on emerging technologies and innovation
- Grow the enterprise to support the mission
- Actively engage community/stakeholders
- Prioritize environmental sustainability and accessibility
- Create open space at the campus core by shifting parking to the perimeter.

Information Stations

(Arranged Clockwise)

1 About Beach Cities Health District

Learn about us, what we do, our mission and our successes.

2 Healthy Living Campus Project Overview

Features a brief overview of the Healthy Living Campus Project – its purpose, components and a timeline.

3 Housing is a Health Need

The Healthy Living Campus will fill existing local needs. Find out why this project is so important to Beach Cities residents.

4 Community Outreach

We are a community-focused organization. See how we've approached our project's concept and planning with input from the community.

5 Environmental Process

The Healthy Living Campus will proceed from this conceptual phase into an environmental review process administered by the City of Redondo Beach. More information about that process is available at this station.

6 Conceptual Site Plan*

Meet the project planners and architects and review the site concept maps.

7 3-D Conceptual Rendering*

Features a 3-D rendering of the existing & proposed structures on campus. Project architects are available for information.

8 Campus Livability & Green Space

The Healthy Living Campus will reflect Blue Zones Project healthy living philosophies and will feature a blend of native landscaping and greenery.

9 Center for Health & Fitness*

A state-of-the-art medically-based exercise center is proposed on the vacant lot at Flagler & Beryl. Learn about this project and its features.

10 Comments

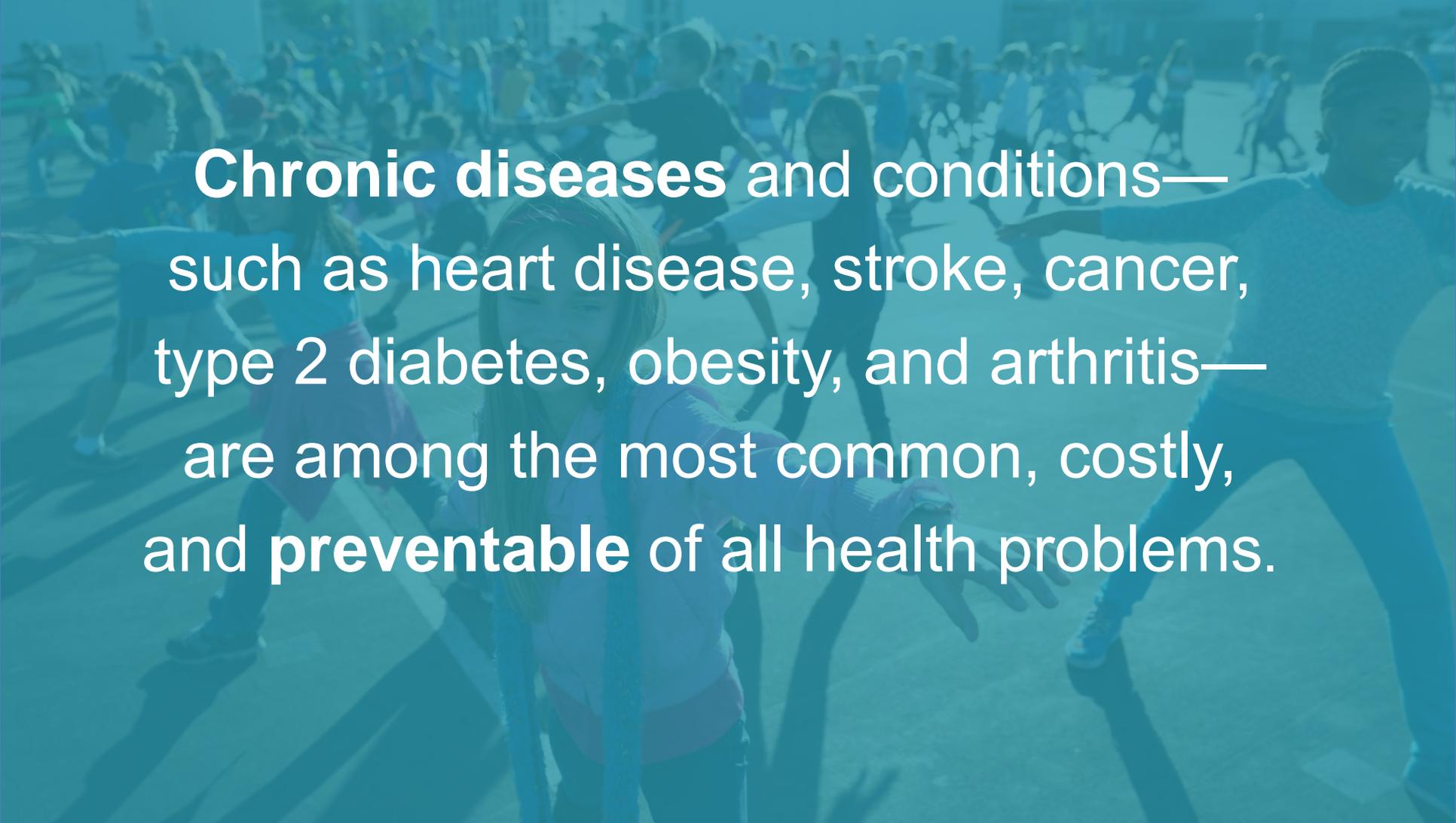
Sign-up for our project mailing list and give us your feedback. We want to hear from you!

*All drawings, renderings and visual projections are **conceptual only** and will change as the project progresses based on community input.

APPENDIX B: STATION POWERPOINTS



Creating a Healthy Beach Community



Chronic diseases and conditions—
such as heart disease, stroke, cancer,
type 2 diabetes, obesity, and arthritis—
are among the most common, costly,
and **preventable** of all health problems.

We know about **80%** of all healthcare costs stem from treating chronic yet preventable health conditions.





95% or more is spent on
treatment and care.

Less than 5% is spent on
health prevention issues and promotion.

Our Vision: A healthy beach community.



60 Years of Improving Health



- 1955** Community votes to fund South Bay Hospital
- 1960** South Bay Hospital opened
- 1984** Building leased to outside management (Tenet)
- 1998** Tenet leaves and BCHD focuses on preventive health
- 2010** The Beach Cities are chosen for the Blue Zones Project
- TODAY** BCHD has more than 30 programs and services

Beach Cities Health District Model

30 preventive programs serve the entire lifespan

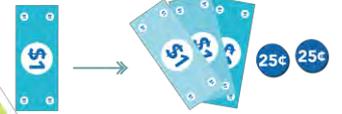
Strategic health priorities target critical issues:

- Childhood obesity
- Substance use
- Senior services

17% drop in smoking*

65% drop in childhood obesity (Redondo Beach K-5)

\$21M direct medical cost savings since 2010*



For every tax \$1, BCHD returns \$3.50 in community services.

78% public awareness*

97% public approval*

600 active volunteers



California Society of Municipal Finance Officers Awards

- Outstanding Financial Reporting: 2008-16
- Operating Budget Meritorious: 2006-16

Health Priorities 2016-2019



NUTRITION & EXERCISE



Support Evidence-Based Tobacco Control Policies





MINDFULNESS, SOCIAL EMOTIONAL LEARNING & STRESS REDUCTION



FAMILIES CONNECTED PARENT CHAT

Starting Sept. 25
Every Monday
10-11 a.m.

Beach Cities Health District
514 N. Prospect Ave., Suite 102
Redondo Beach



SUBSTANCE USE / ABUSE PREVENTION



More than 1,000 volunteers make up the backbone of BCHD



Measurable Results

20%

Childhood Obesity Rate

Redondo Beach Elementary Schools



65%
DROP

7%

National Rate
17.7%*
(6–11 yrs., 2011)

* Centers for Disease Control and Prevention (2011–2012)

| | | | | | | | | | |
|------|------|------|------|------|------|------|------|------|------|
| 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
| 20% | 14% | 15% | 13% | 11% | 11% | 10% | 10% | 9% | 7% |

Since Implementing Blue Zones Project in 2010:

*Daily stress declined

9%

*Smoking declined

17%

*Overweight declined

15%

*Gallup-Healthways Well-Being Index



Beach Cities
Health District

A Public Agency

Cost Savings of Blue Zones Project

\$21 Million

Direct Medical Expenses

Gallup-Healthways





“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, Former United States Surgeon General
June 4, 2016

For more information about
Beach Cities Health District visit
bchd.org





Healthy Living Campus Project Overview

Project Overview

Built in 1955



Modernize existing building & campus



Develop residential options for older adults



Healthy Living Campus

Current Campus: Parking Sprawl & Unused Space



Conceptual Site Plan:

- Green space
- 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
- Community for older adults
- Intergenerational programming



Community Benefits



Quality of life



Community connection



Comprehensive care services



Environmental sustainability

Key Features



Green Space & Gardens



Bike and pedestrian paths



Medical exercise center



Upgraded facilities

Community for Older Adults



Meeting the need for local senior housing



Opportunities for social connection



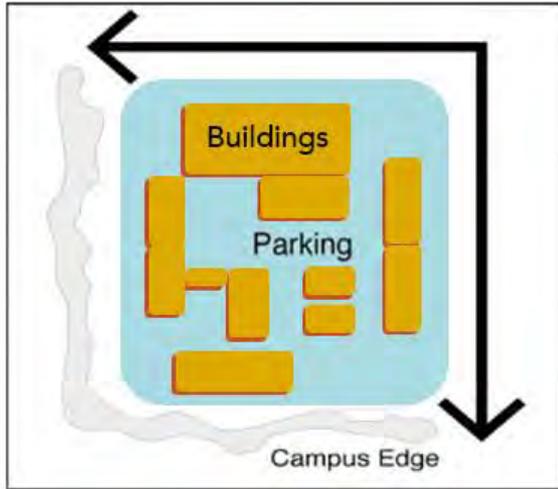
Access to health care services



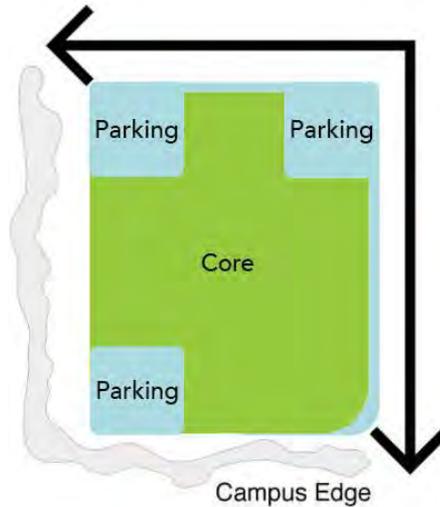
Intergenerational Programming

Campus Concept

EXISTING



PROPOSED



- Safer for pedestrians
- Improves campus traffic
- Allows for usable green spaces

Regulatory Framework

Project is subject to regulations from:

- BCHD Board
- City of Redondo Beach
- California Environmental Quality Act
- Hermosa Beach, Manhattan Beach and Redondo Beach Taxpayers
- Other local, county and state entities

Proposed Project Timeline



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

Sign-Up for Project Updates

HLInfo@bchd.org

bchd.org/HealthyLivingCampus

(or visit the Comment Station)



A Public Agency

Beach Cities
Health District

Healthy Living Campus Project Community Need

Preliminary Studies and Analysis

Studies to Determine Need and Feasibility:

- Initial Market Demand Study
- Community Needs Assessment
 - BCHD strategic planning: emerging community health needs
- Topographic Survey
- Geotechnical Assessment
- Public Strategic Planning Meetings
- Board Planning Sessions
- Community Working Group Meetings

Housing *is* a Health Need

- By 2022, 50% of Beach Cities residents will be 55+
 - 10,000 Baby Boomers turn 65 every day in the U.S.
- 94% of older adults want to stay in their community
- Facilities in a 10-mile radius are filled to capacity
- Physical environment (home) influences health status and premature mortality, especially for seniors
- Change in living conditions is #28 on stress scale
 - Stress exacerbates underlying illnesses/conditions in older adults

Housing *is* a Health Need continued ...

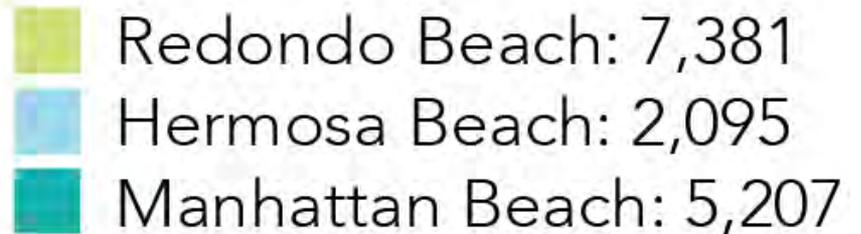
- 70% of seniors will need long-term services and supports at some point
- In the U.S., 1/3 older adults fall annually resulting in:
 - 700K hospitalizations
 - \$34B in healthcare costs
 - 2.5M emergency department visits
- Only 3.8% of housing units in the U.S. are suitable for individuals with moderate mobility difficulties

When Older Adults Leave Their Community:

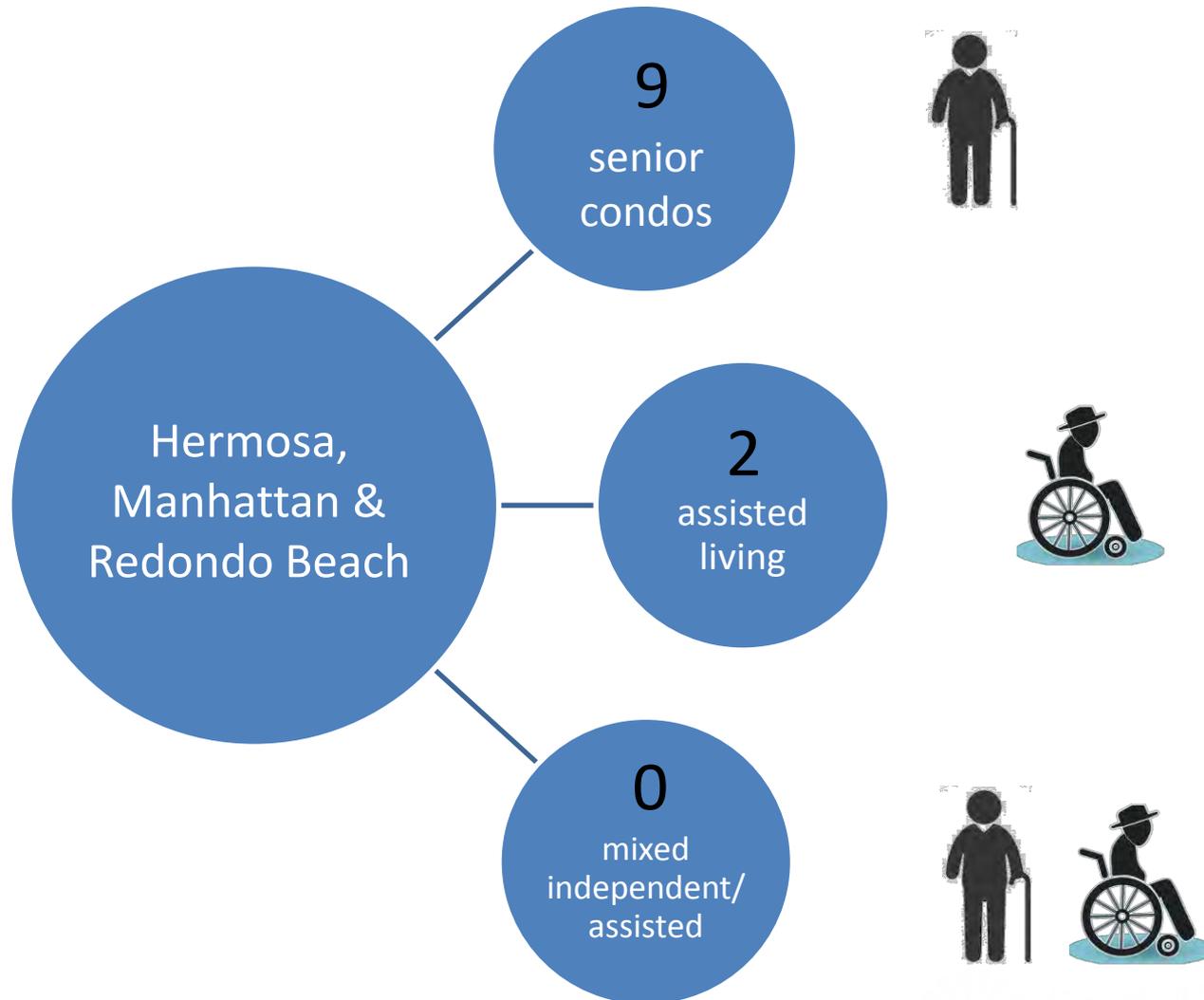
- Lose connections to vital social supports (friends, senior centers, faith groups, etc.)
- Can restrict access to primary care physicians
- Couples often separate to access different levels of care (assisted vs. independent vs. dementia)
- Heightened risk of isolation and depression
- Experience “transitional trauma” (symptoms of anxiety, confusion & hopelessness)

Beach Cities Senior (65+) Population

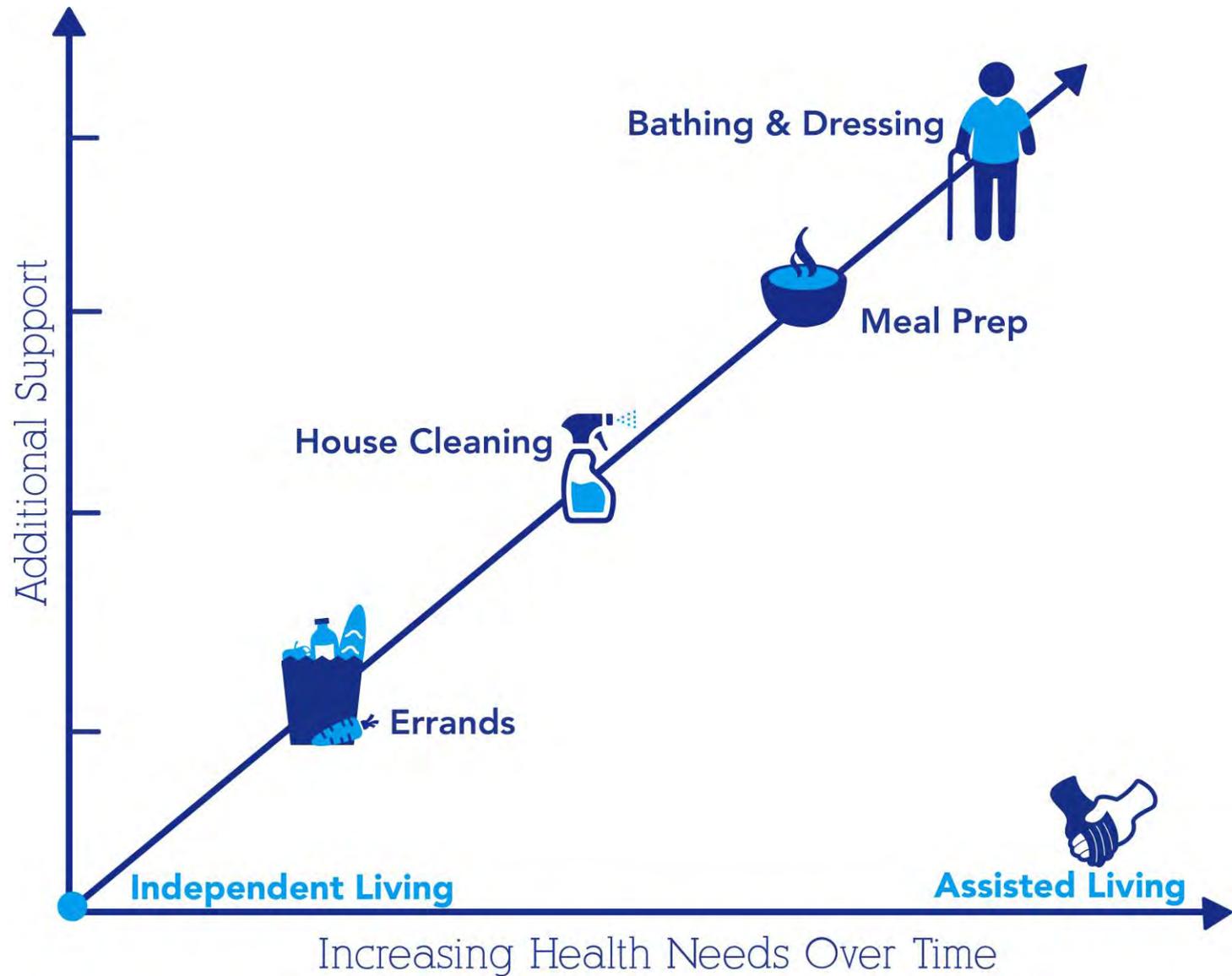
- Beach Cities Total: 14,683



Older Adult Housing Options



Independent vs. Assisted Living Needs



Healthy Living Campus

A Continuum of Care Approach



Benefits of a Continuum of Care

Aging in Place



- 94% of Beach Cities older adults wish to stay in our community as they age
- Maintaining social and family ties is critical to emotional and physical health
- Less moves = less stress

Keeping Couples Together



- Needs of couples often vary
- Mixed independent/assisted living keeps couples close
- Social companionship improves quality of life



“Health care leaders must work to accelerate the integration of health care and housing. The well-being and safety of millions of Americans are at stake.”

– Allyson Schwartz, Bipartisan Policy Center’s Senior Health & Housing Task Force Co-Chair

Sign-Up for Project Updates

HLInfo@bchd.org

bchd.org/HealthyLivingCampus
(or visit the Comment Station)



Healthy Living Campus Project Environmental Process

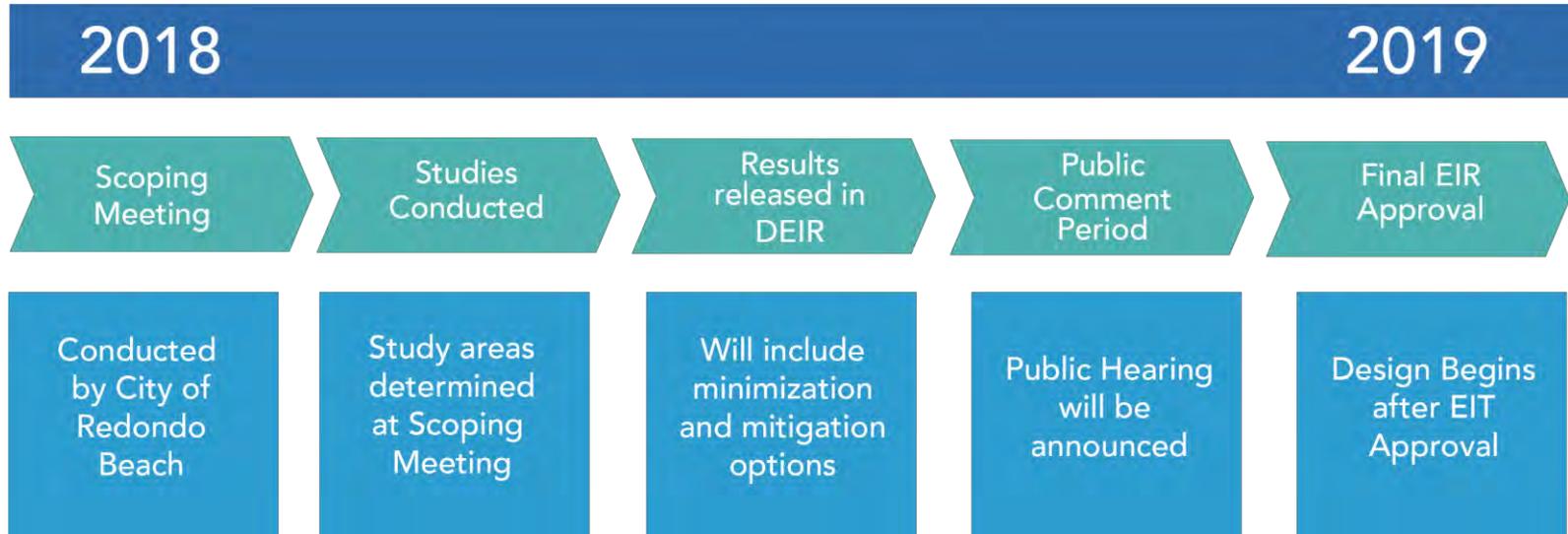
Proposed Project Timeline



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

Environmental Process

(Administered by City of Redondo Beach)



Potential Study Topics

- Scope of studies will be determined at public meeting conducted by the City of Redondo Beach
- Studies may include (but are not limited to):
 - Traffic and Circulation
 - Aesthetics
 - Air Quality
 - Geology and Soils
 - Hydrology and Water Quality
 - Utilities
 - Noise
 - Shade & Shadows
 - Light & Glare
 - Safety
 - Public Services
 - Biological Resources
 - Cultural Resources
 - Greenhouse Gas Emissions
 - Land Use and Planning

Sign-Up for Project Updates

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bchd.org/HealthyLivingCampus

(or visit the Comment Station)



A Public Agency

Beach Cities
Health District

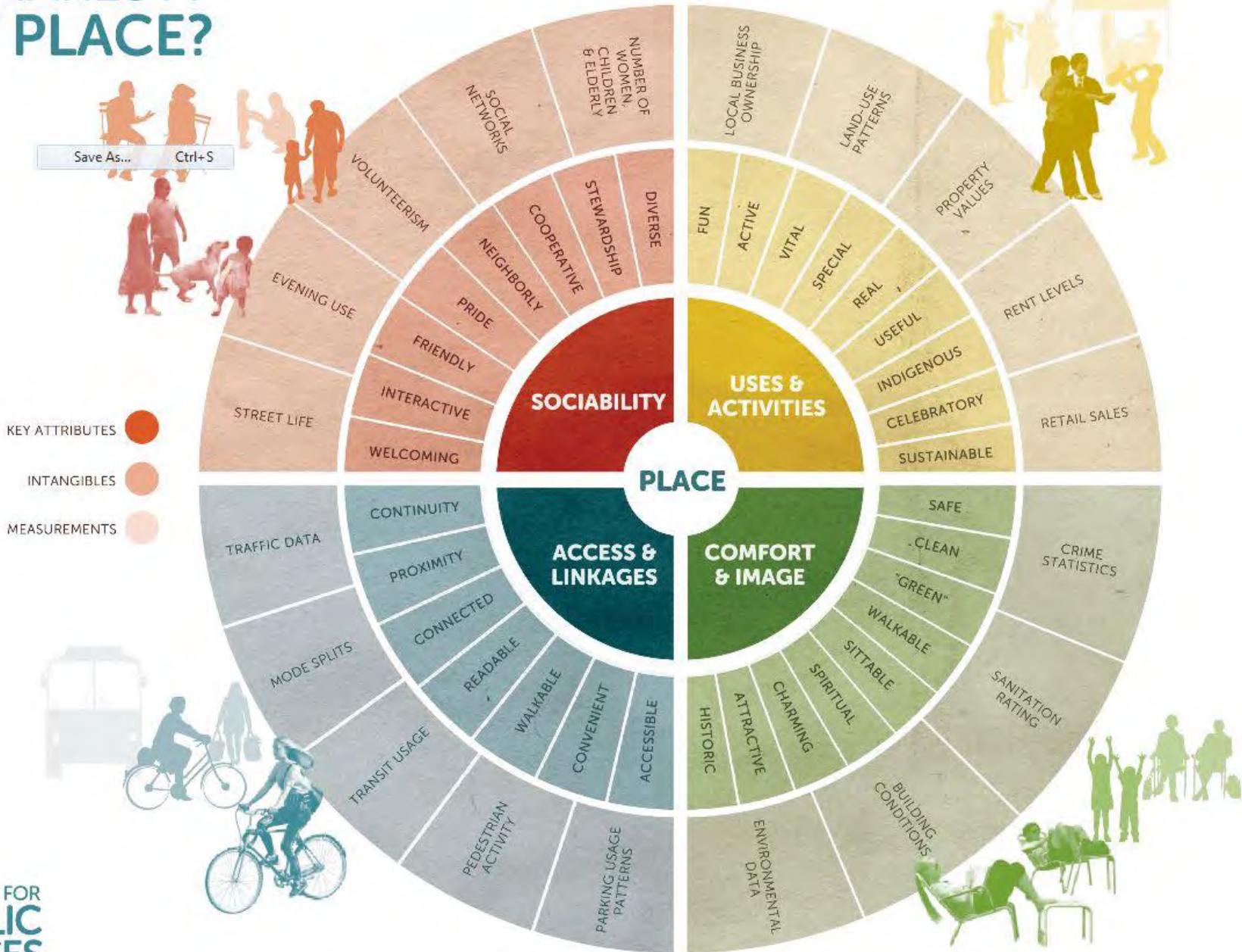
Healthy Living Campus Project Livability & Green Space

What is Livability?

Livability is the sum of the factors that add up to a community's quality of life –including built and natural environments, economic prosperity, social stability, educational opportunity and cultural, entertainment and recreation possibilities



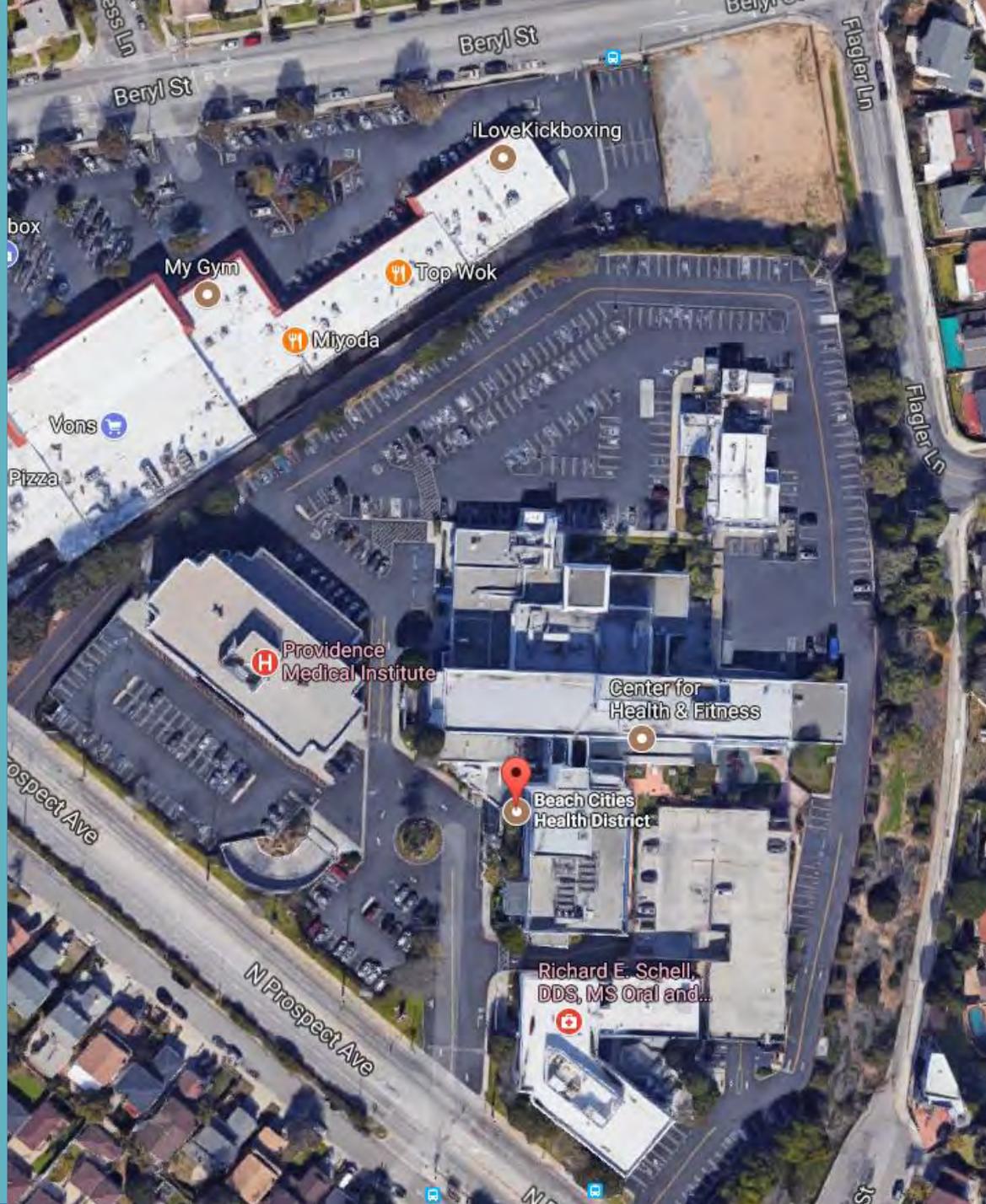
WHAT MAKES A GREAT PLACE?



Healthy Living Campus: Guiding Principles

- Develop a community for older adults
- Create an integrated hub of well-being
- Incorporate Blue Zones Project (livability) concepts
- Focus on emerging technologies and innovation
- Grow the enterprise to support the mission
- Actively engage community/stakeholders
- Prioritize environmental sustainability & accessibility
- Create open/green space by shifting parking to perimeter

Current Campus: Parking Sprawl & Unused Space



Current Campus: People vs. Cars



Conceptual Site Plan:

- Green space
- 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
- Community for older adults
- Intergenerational programming



Plan Refinements

- Protected bike lane connecting Flagler & Beryl streets



Plan Refinements

- Incorporated larger multi-use community green space



Plan Refinements

- Changed building orientation to create larger green space & garden area

Draft 1.0



Draft 2.0



Green Space: Community Use

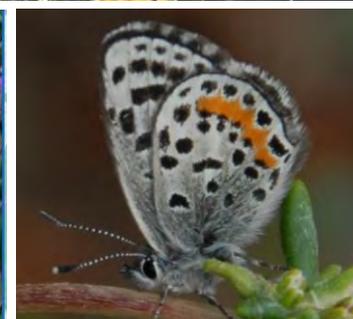


Green/Open Space Benefits

- Associated with better perceived general health, reduced stress levels, reduced depression, and more walking
 - Older adults engage in 3.5 times more physical activity in parks with walking loops
- Help mitigate climate, air and water pollution impacts on public health
 - Eliminating dark surfaces lowers temps, trees improve air quality
- Walkable neighborhoods, parks and open spaces can generate economic benefits to local governments, home owners and businesses
 - Associated with higher property values

Plan Refinements

- California Native Gardens



Benefits of Native Gardens

- Habitat for local wildlife (endangered El Segundo Blue Butterfly)
- Drought-friendly; no pesticides or fertilizer; limited maintenance
- Opportunities for education & intergenerational programming



Sign-Up for Project Updates

HLInfo@bchd.org

bchd.org/HealthyLivingCampus
(or visit the Comment Station)



Healthy Living Campus Project Overview

Project Overview

Built in 1955



Modernize existing building & campus



Develop residential options for older adults



Healthy Living Campus

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Community Benefits



Quality of life



Community connection



Comprehensive care services



Environmental sustainability

Key Features



Green Space & Gardens



Bike and pedestrian paths



Medical exercise center



Upgraded facilities

Community for Older Adults



Meeting the need for local senior housing



Opportunities for social connection



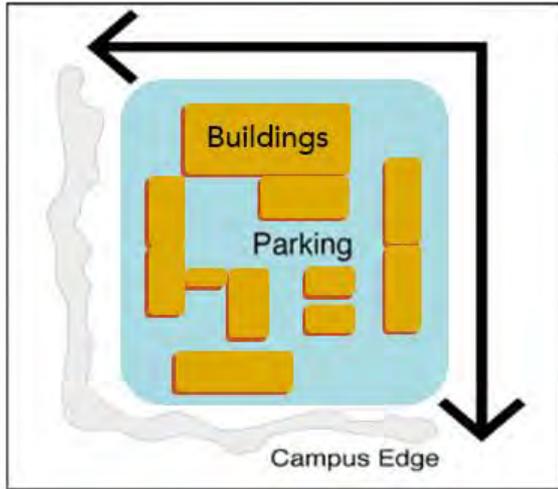
Access to health care services



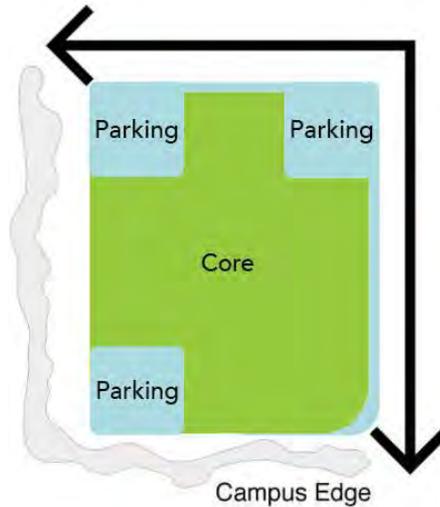
Intergenerational Programming

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EXISTING



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- Safer for pedestrians
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Project is subject to regulations from:

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- Hermosa Beach, Manhattan Beach and Redondo Beach Taxpayers
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Proposed Project Timeline



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Sign-Up for Project Updates

HLInfo@bchd.org

bchd.org/HealthyLivingCampus

(or visit the Comment Station)

APPENDIX C: MAIN PRESENTATION

PLEASE SUBMIT QUESTION CARDS:

Responses following presentation



Healthy Living Campus Project
Community Open House
October 17, 2017



Agenda

Welcome

About Beach Cities Health District

Healthy Living Campus Project
Overview

Continuum of Care

Community Input

Answering Common Questions



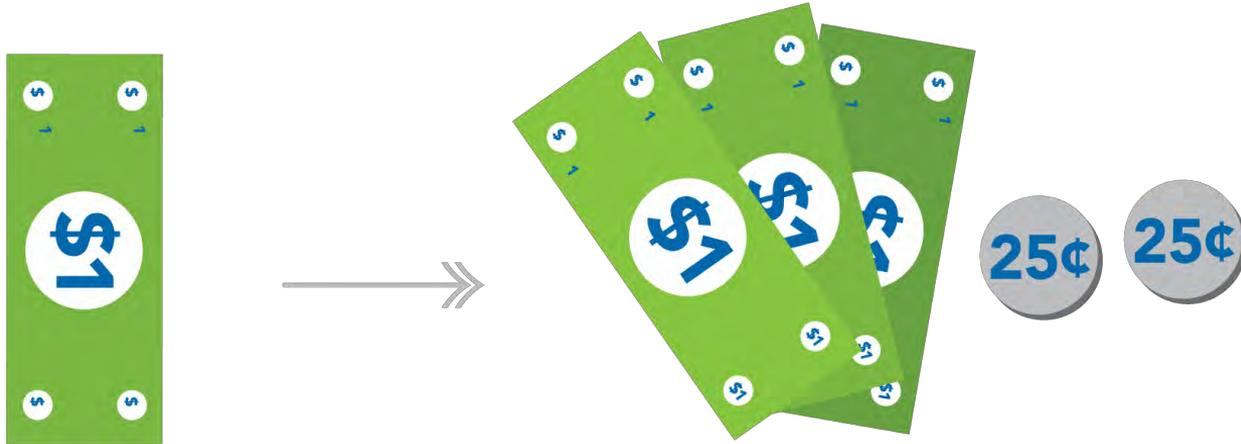
60 Years of Improving Health

OUR VISION



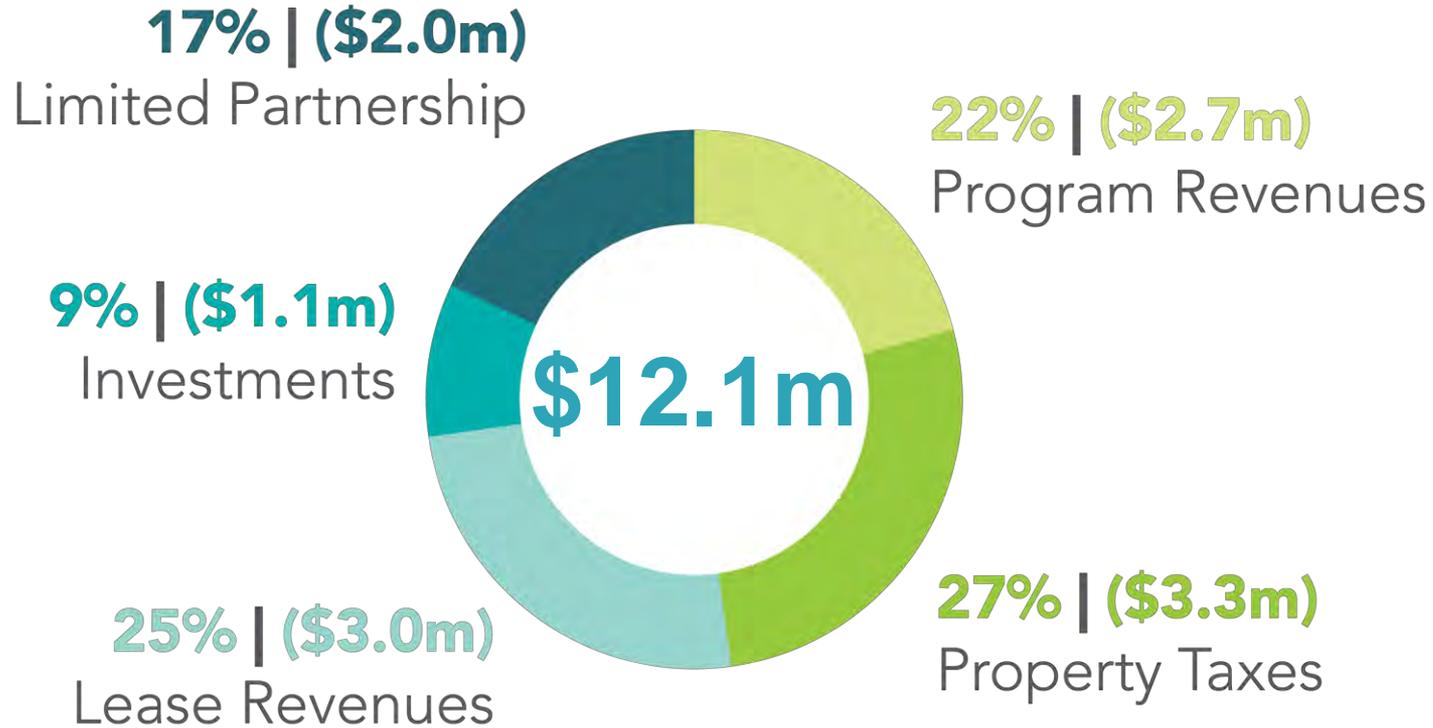
A HEALTHY BEACH COMMUNITY

Resources to Improve Health



For every **\$1** received in property taxes,
BCHD provides **\$3.50** in services back to the community

Resources to Improve Health

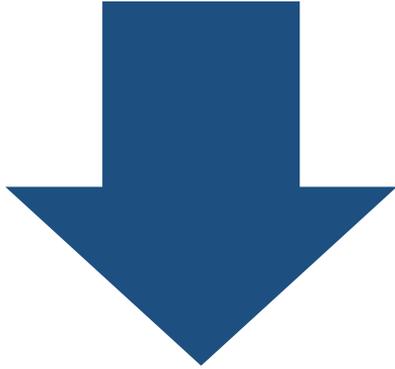




Healthy Living Campus Project: Guiding Principles

- Develop community for older adults
- Create integrated hub of well-being
- Incorporate Blue Zones Project concepts
- Focus on emerging technologies and innovation
- Grow the enterprise to support the mission
- Actively engage community/stakeholders
- Prioritize environmental sustainability and accessibility
- Create open/green space by shifting parking to the perimeter

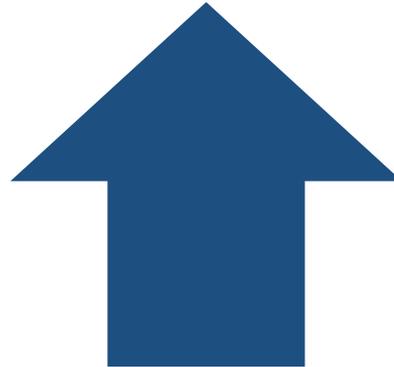
Plan Refinements: Parking/Heights



- Decrease height
- Plan for less cars in future
- Consider height of surrounding buildings



- Meet needs of aging adults
- Ensure ample parking for campus tenants
- Build for convertibility





Housing *is* a health need



Healthy Living Campus

A Continuum of Care Approach





Community Engagement





“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, Former United States Surgeon General
June 4, 2016

Community Working Group Members

Redondo Beach

- Pat Aust
- Pat Dreizler
- Patrick Flannery
- Laurie Glover
- Darryl Kim
- Jim Light
- Jean Lucio
- Mark Nelson
- Jacqueline Folkert
- Justin Pioletti
- Cindy Schaben
- Pete Vlahakis

Hermosa Beach

- Dency Nelson
- George Schmeltzer
- Kambria Vint

Torrance

- Bruce Steele

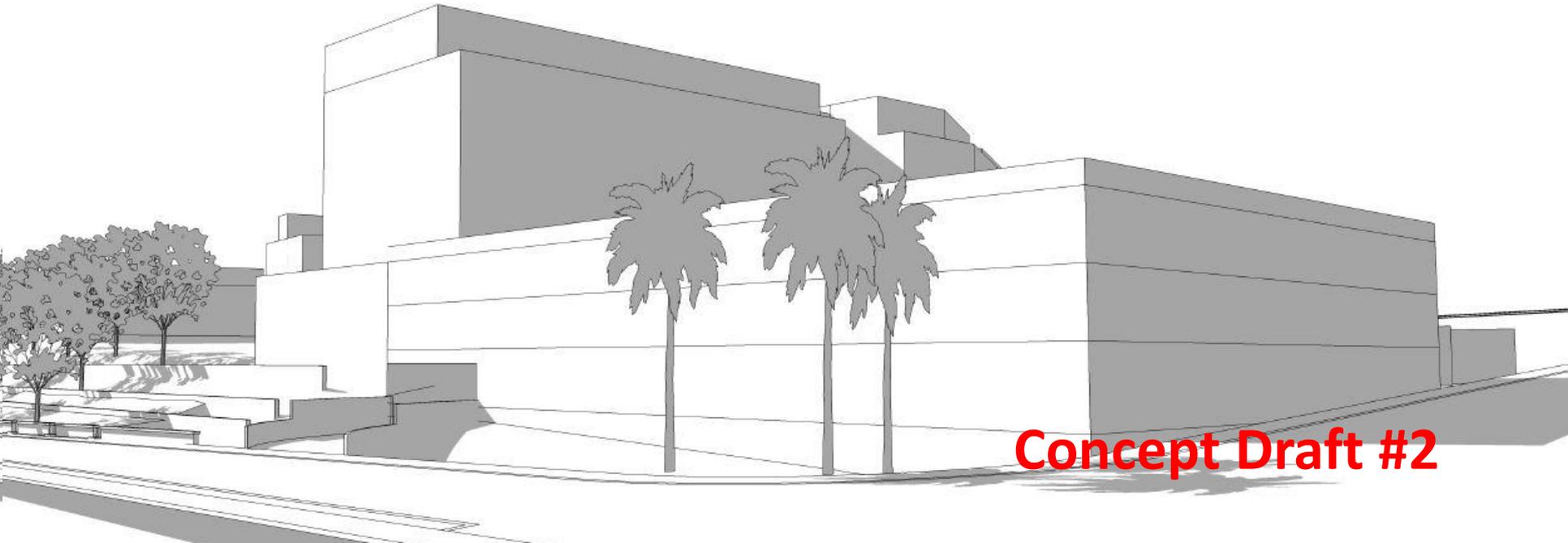
Manhattan Beach

- Sue Allard
- Joanne Sturges
- Jan Buike
- Craig Cadwallader
- Walt Dougher



Plan Refinements

- Lowered proposed building height on Flagler/Beryl lot by 3 levels and added subterranean parking



Concept Draft #2

Question & Answers

APPENDIX D: COMMENT CARDS
Beryl HOA Meeting



Healthy Living Campus

Comment Card

Name: PETE VLAMAKI Date: 10/3/17

Address: [REDACTED] City: RB Zip: [REDACTED]

Email: _____ Phone: [REDACTED]

Comments:

- ① CONCERNED ABOUT THE DENSITY OF 400 UNITS,
- ② THE SIZE + MAGNITUDE OF THE PARKING STRUCTURE
(OBERLY + FLAGLER)
- ③ INCREASED TRAFFIC
- ④ INCREASED NOISE + POLLUTION

APPENDIX D: COMMENT CARDS
CHF Front Desk



Healthy Living Campus

CHF
Comment Card

Name: Braley Klatt Date: 9/4/17
 Address: [REDACTED] City: Redondo Beach Zip: [REDACTED]
 Email: [REDACTED] Phone: [REDACTED]

Which features would you hope to see in the new proposed CHF?

- | | | |
|----------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input checked="" type="checkbox"/> More designated assessment areas | <input type="checkbox"/> Separate spin/cycle room | <input checked="" type="checkbox"/> Larger free weights area |
| <input checked="" type="checkbox"/> Massage rooms | <input type="checkbox"/> Designated socialization area | <input type="checkbox"/> Cafe/smoothies |
| <input type="checkbox"/> A larger reformer Pilates room | <input checked="" type="checkbox"/> Large rooms adaptable to various uses | <input type="checkbox"/> Other <u>Ice machine</u> |
| <input checked="" type="checkbox"/> Designated stretching area | <input type="checkbox"/> Small group training rooms | <input type="checkbox"/> Other <u>purified cold water fountain</u> |

Comments:
2 FLOORS! ONE FLOOR ISNT ENOUGH SPACE!
Cold towels for post workout
Another meeting - there was no advertisement for the one in the 29th so it thought cancelled
Small outdoor area for kids play,



Healthy Living Campus

CHF
Comment Card

Name: LANA ALBERANI Date: 9/14/17

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Which features would you hope to see in the new proposed CHF?

- More designated assessment areas
- Massage rooms
- A larger reformer Pilates room
- Designated stretching area
- Separate spin/cycle room
- Designated socialization area
- Large rooms adaptable to various uses
- Small group training rooms
- Larger free weights area
- Cafe/smoothies
- Other dry sauna
- Other more yoga and pilates (mat) ROOMS

Comments:

*No to a swimming pool, if it will increase a fee!
Please do not increase a fee..*



Healthy Living Campus

CHF
Comment Card

Name: Virginia Shaal Date: 9/16/17
 Address: [Redacted] City: Hermosa Beach Zip: [Redacted]
 Email: [Redacted] Phone: [Redacted]

Which features would you hope to see in the new proposed CHF?

- | | | |
|-----------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> More designated assessment areas | <input type="checkbox"/> Separate spin/cycle room | <input type="checkbox"/> Larger free weights area |
| <input type="checkbox"/> Massage rooms | <input type="checkbox"/> Designated socialization area | <input checked="" type="checkbox"/> Cafe/smoothies |
| <input type="checkbox"/> A larger reformer Pilates room | <input checked="" type="checkbox"/> Large rooms adaptable to various uses | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Designated stretching area | <input type="checkbox"/> Small group training rooms | <input type="checkbox"/> Other _____ |

Comments: My husband & I would like water fountains with pressure equal to the water pressure of the fountains near The Silverado office.



Healthy Living Campus

CHF
Comment Card

Name: Karen Aguilar Date: 9/7/17
 Address: [Redacted] City: Redondo Beach Zip: [Redacted]
 Email: [Redacted] Phone: [Redacted]

Which features would you hope to see in the new proposed CHF?

- | | | |
|-----------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> More designated assessment areas | <input type="checkbox"/> Separate spin/cycle room | <input type="checkbox"/> Larger free weights area |
| <input type="checkbox"/> Massage rooms | <input type="checkbox"/> Designated socialization area | <input type="checkbox"/> Cafe/smoothies |
| <input type="checkbox"/> A larger reformer Pilates room | <input type="checkbox"/> Large rooms adaptable to various uses | <input checked="" type="checkbox"/> Other <u>SAUNA</u> |
| <input type="checkbox"/> Designated stretching area | <input type="checkbox"/> Small group training rooms | <input type="checkbox"/> Other _____ |

Comments:



Healthy Living Campus

CHF
Comment Card

Name: Patsy Mart Date: 9-7-17

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Which features would you hope to see in the new proposed CHF?

- | | | |
|--------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> More designated assessment areas | <input checked="" type="checkbox"/> Separate spin/cycle room | <input type="checkbox"/> Larger free weights area |
| <input type="checkbox"/> Massage rooms | <input type="checkbox"/> Designated socialization area | <input type="checkbox"/> Cafe/smoothies |
| <input checked="" type="checkbox"/> A larger reformer Pilates room | <input checked="" type="checkbox"/> Large rooms adaptable to various uses | <input checked="" type="checkbox"/> Other <u>stair</u> |
| <input type="checkbox"/> Designated stretching area | <input type="checkbox"/> Small group training rooms | <input checked="" type="checkbox"/> Other <u>sauna</u> |

Comments: more locker room amenities & nice towels

APPENDIX D: COMMENT CARDS
Blue Zones Livability Committee Meeting

Sean Guthrie

George / Jeff Duilos



Beach Cities
Health District

Healthy Living Campus

Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:

Regional Housing Needs
Assessment R HNA

BCHD Credit towards RB, HB

RHNAHS

Slack - Green roofs

- Parking conversion

- Transit line assessment Bergin / Project
apparently 100 by bus stops.

APPENDIX D: COMMENT CARDS
Redondo Beach City Council District #3 Meeting



Healthy Living Campus

Comment Card

Name: WESLEY ELWOOD Date: 10/19/2017

Address: [REDACTED] City: R.B. Zip: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Comments:

MORE ART - THE OUTSIDE AREAS SHOULD INCLUDE SPACES FOR TEMPORARY ART INSTALLATIONS GOOD FOR LOCAL ARTISTS TO PARTICIPATE. THE INTERIOR OF THE CURRENT FACILITY - ESPECIALLY PARKING TO THE GYM IS PRETTY DRAB. (OVER)

I KNOW THE CITY WILL HAVE A PUBLIC
ART REQUIREMENT - I AM A LOCAL BUSINESS
IN REDONDO, DBE CERTIFIED BY THE STATE
OF CALIFORNIA AND HAVE WORKED W/ GOVT
INSTITUTIONS & PRIVATE DEVELOPERS. PLEASE CALL
ME. I THINK THE ARTS COULD ALSO BE USED
IN THE LOCAL AREA TO BUILD GOOD WILL W/
THE VARIOUS NEIGHBORHOODS YOU SERVE. GREAT
PROJECT - BEST OF LUCK.



Healthy Living Campus

Comment Card

Name: JOHN SIMPSON Date: OCT 19, 2017
Address: [REDACTED] City: Redondo Beach Zip: [REDACTED]
Email: [REDACTED] Phone: [REDACTED]

Comments:

Excellent presentation on Oct 19,
at Christian Home at his monthly meeting.
Very important that ~~senior~~
rates be a affordable for assisted living.



Healthy Living Campus

Comment Card

Name: MARIANNE TEOLA Date: 10/19/17

Address: _____ City: _____ Zip: _____

Email: [REDACTED] Phone: _____

Comments:

*How/When will you publicize
next meetings??*



Healthy Living Campus

Comment Card

Name: S. RENOW Date: 10-19-2017

Address: [REDACTED] City: RB Zip: [REDACTED]

Email: _____ Phone: [REDACTED]

Comments:

HOPEFULLY UNITS BUILT WILL BE AFFORDABLE
TO SENIORS IN THE COMMUNITY.



Healthy Living Campus

Comment Card

Name: Lynette Vanderveer Date: 10/19/17
Address: [REDACTED] City: K.B. Zip: [REDACTED]
Email: [REDACTED] Phone: [REDACTED]

Comments:

The idea is good. Some tweaking needs to be done before the design is complete. But all else the plan, there should be minimal impact on traffic on Prospect, however Glasgow & Berg might be a challenge w/ the school nearby. Be sure the apts are available to local residents first!!



Healthy Living Campus

Comment Card

Name: Bob Moore Date: 10-19-17

Address: _____ City: _____ Zip: _____

Email:  _____

Comments:

IF THIS HAPPENS, GIVE TAXPAYERS CREDIT FOR EACH YEAR PAID TOWARDS RESIDENT FEES.



Healthy Living Campus

Comment Card

Name: LESLIE EWOOD Date: 10/19/2017

Address: [REDACTED] City: REDONIDO BEACH Zip: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Comments:

The new units built for residents should be priced for all levels of pricing so that a variety of socio economic levels can be served.

September 21, 2017

Mr. Tom Bakely
Chief Executive Officer
Beach Cities Health District
514 N. Prospect Ave.
Redondo Beach, CA 90277

RE: Senior Housing in Beach Cities

I'm writing to you in the hopes that you'll read my letter and realize that my concerns about Lack of Senior housing are indeed valid. I'm a widow, aged 74 and soon to be 75. I'm having a very difficult time finding affordable housing. Apartment prices have gone sky high this last year, and they have pushed the elderly out of the market. A small one bedroom is now well over \$2,000- a month. Redondo has the most housing but it also has huge waiting lists. I'm on a wait list at "Seasons" with 345 people ahead of me on the list!! Gosh, at that rate I'll be well into my 80's - if I'm lucky and packing & moving! Moving at any age is difficult- I'm really worried.

Also, I have a daughter who became disabled (3 yrs. ago) so I've been subsidizing her rent, food plus utilities. It would be less expensive to live together. So I'm now looking for two bedroom apartments to no avail. I've written to Mindeman "Salvation Army" on Beryl and got no response. I still work because I simply can't afford to retire under these circumstances.

Hermosa has no housing for seniors at all, just assisted living (Sunrise) Manhattan has one complex that I'm aware of. The city leaders need to get together and build senior housing complexes instead of shopping centers. What is really needed is senior housing with rates based on the individual's income. I heard that Huntington Beach has done that. Why can't we? I read your recent flyer stating city is providing residential living options that support independence and active life styles, where are they?

I never thought in my wildest dreams that I would ever be in this nearly hopeless situation. I've lived in both Hermosa and Redondo over the last 25 years. I don't want to move inland and be in an unsafe or dangerous area, I want to stay in beach cities, hopefully Redondo Beach.

I hope and pray that you read this letter and realize this serious problem isn't going away. There's more seniors retiring every year. I'm looking forward to hearing from you. Thanking you for taking time out of your busy day to read my letter.

Best regards,


Lois Foley


Hermosa Beach, CA 

APPENDIX D: COMMENT CARDS
Redondo Beach Roundtable



Healthy Living Campus

Name: KEITH KAUFFMAN Date: 9/28/17

Address: [Redacted] City: RR Zip: [Redacted]

Email: [Redacted] Phone: [Redacted]

Comments:
I'D. WOULD LOVE TO SIT DOWN AND TALK ABOUT
SOME SECURITY MEASURES INTEGRATED INTO THE PHYSICAL
DESIGN AND THE POSSIBILITY OF INTEGRATING OUR SENIOR
VOLUNTEERS IN POLICING (YEP) PROGRAM INTO YOUR CONCEPT.



Healthy Living Campus

Name: TRACY E. RICHMEIER Date: 9/28/2017

Address: [Redacted] City: ROSELAND, CA Zip: [Redacted]

Email: [Redacted] Phone: [Redacted]

Comments:
SEE ABOVE.

LTROS? ~~LTROS~~ ~~LTROS~~ ~~LTROS~~?
FMS/Commission - ~~Commission~~?
S.M. ~~Commission~~ ~~Commission~~?
online?



Healthy Living Campus

Comment Card

Name: Vera Jimenez Date: 9/28
Address: [Redacted] City: R-Beach Zip: [Redacted]
Email: [Redacted] Phone: [Redacted]

Comments: Really looking forward to seeing the new additions including warm water pool.



Healthy Living Campus

Comment Card

Name: Robert Metzger Date: 9/28/2017

Address: _____ City: _____ Zip: _____

Email: [REDACTED] Phone: _____

Comments:

THANK YOU FOR LISTENING. I LOVE THE BCHD & THE CHF. I HAVE SOME CONCERNS THAT THE EFFORT TO IMPROVE SERVICES MAY RUN OUT OF ROOM TO DO IT WELL. THE PLANS LOOK GREAT BUT I WORRY THAT WE COULD BE COMPROMISING THE EFFECTIVENESS / IMPACT OF SOME OF THE SERVICES / PROGRAMS BY INSISTING ON PLACING THEM ALL ON THE SAME CAMPUS. I AM ENCOURAGING EXPLORATION OF ADDITIONAL ROOM VIA ACQUISITION OF PROPERTIES TO THE NORTH OF THE CAMPUS.



Healthy Living Campus

Comment Card

Name: Heidi Butzine Date: 9/27/2017

Address: [REDACTED] City: Redondo Beach Zip: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Comments:

salt water vs. chlorine pool
additional entry/access to campus from Prospect
or various other streets
Thank you for leading this project!

APPENDIX D: COMMENT CARDS
Healthy Living Campus Open House



Healthy Living Campus

Open House
Comment Card

Name: Sabra Hitchcock Date: 10/17/2017

Address: [Redacted] City: Redondo Zip: 90277

Email: [Redacted] Phone: [Redacted]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

Beach Cities really needs affordable housing for seniors! Please help with this.



Healthy Living Campus

Open House
Comment Card

Name: CHUCK & ROSE CURTIS Date: OCTOBER 17, 2017
Address: [REDACTED] City: HAWTHORNE, CA Zip: 90250
Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:
A FEW MORE THOUGHTS OF THINGS TO BE INCLUDED:
~ BEAUTY SALON (WOMEN & MEN)
~ POST OFFICE
~ TRANSPORTATION, FOR CAMPUS RESIDENTS, TO AREA BUSINESSES, ETC.
~ CLASSES E.G., POOL AQUA AEROBICS



Healthy Living Campus

Open House
Comment Card

Name: Elin Hicks Dawson Date: _____

Address: [REDACTED] St City: Torrance Zip: 90503

Email: [REDACTED] Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

For the parking structure on Beryl & Flagler have we looked at having the exit to the parking structure on Beryl, RB side. My concern is the extra traffic & the elementary school.



Healthy Living Campus

Open House
Comment Card

Name: Joan Sanchez Date: Oct 15 2017

Address: [Redacted] City: Torrance Zip: 90503

Email: [Redacted] Phone: [Redacted]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

try to design the project without building a parking structure/gym on the corner of Flager & Bay. Tear down the old hospital + put it there. Or remodel to put parking on upper level site. Why should you ruin our neighborhood by adding more traffic through our source housing tract. We already have a big traffic problem.



Healthy Living Campus

Open House
Comment Card

Name: Jon Ziegler Date: 10/17/17

Address: [REDACTED] City: TORRANCE Zip: 90503

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

We are very much in favor of the project! It will improve access to health care facilities & clean up a very, constantly messy vacant lot.



Healthy Living Campus

Open House
Comment Card

Name: JEFF EARNEST Date: 10/17/17

Address: [REDACTED] City: Torrance Zip: 90503

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

- Comments:
- traffic thru Redbeam will increase as new members/expansion occurs
 - new buildings ~~will~~ could create privacy concern - will literally allow viewing into our bedroom window (I have curtains).
 - you should increase involvement from residents of Pacific Southway tract (Torrance) - no evidence that is occurring.
 - could lead to undesirable expansion of Beryl, Flagler or Redbeam.
 - this is a Redondo Beach project that mostly impacts Torrance.
 - CALL ME ANY TIME



Healthy Living Campus

Open House
Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

Consider leaving the land alone on
Flayer & Beyl. The fitness expansion
creates a lot of problems for Torrance
residents, while it benefits R.B. residents.



Healthy Living Campus

Open House
Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

The emphasis was the project if for, and about the "Beach Cities". All ingress & egress ~~should~~ to the Beryl + Escobar building (gym) should be on Beryl. It was pointed out that the an early lot was owned by the shopping center, but the new health center could be reduced in size to allow a driveway to access Beryl only, part of a beach city served by the BCHD.



Healthy Living Campus

Open House
Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email:  Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

If you're going to inconvenience the neighborhood then give housing to needy seniors. I don't want my tax \$ going to millionaire seniors. Help the low-income seniors. Poor seniors are less likely to have cars too.



Healthy Living Campus

Open House
Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email:  Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

400 vehicles on Flagler + Beryl is too much. Intersection & streets too narrow no matter how many street improvements you make. I can see a gym, maybe a park but NOT a facility for 400 cars. Flagler Lane is inappropriate for parking entrance



Healthy Living Campus

Open House
Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

Support a ban on the MHF acid
at the Torrance & Valero refineries.
You know that acid can kill thousands
in the South Bay.



Healthy Living Campus

Open House
Comment Card

Name: Alice Ronne Date: 10/17/2017

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

- * Move Independent living to switch with assisted living. Independent living is closer to shopping facilities/bus stop
- * proposed bike area is on Torrance city prop. Also - bike traffic is high.
- * Please keep area closed & blocked off.



Healthy Living Campus

Open House
Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

For Flapen entrance to CHF, consider right turn only into CHF from Beryl/Flapen entry, and one way only exit to Prospect

Also consider N.B. traffic along Flapen towards Beryl, no left turn into CHF.



Healthy Living Campus

Open House
Comment Card

Name: FRED MANNA Date: 10/17/17

Address: [REDACTED] City: MANHATTAN BEACH Zip: 90266

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments: BE SPECIFIC ABOUT ALL THE CURRENT SERVICES BEING PROVIDED AT THE 512, 514 AND 520 BUILDINGS.



Healthy Living Campus

Open House
Comment Card

Name: Antoinette Ziegler Date: 10-17-17

Address: [REDACTED] City: Torrance Zip: 90503

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

We are excited about the prospect of assisted living units - the senior population needs housing!
Also, it will be great to have parking & gym on the vacant lot that's been an eyesore for years.



Healthy Living Campus

Open House
Comment Card

Name: Sherry Minor Date: 10/17/17

Address: [Redacted] City: Manhattan Beach Zip: 90266

Email: [Redacted] Phone: [Redacted]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:



Healthy Living Campus

Open House
Comment Card

Name: Patrick Flannery Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

People would like to see the meetings to not coincide with the days the City Council meets.



Healthy Living Campus

Open House
Comment Card

Name: Linda Neal Date: 10-17-17

Address: [REDACTED] City: RB Zip: _____

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

I'm concerned that the focus is heavy. While I like the idea of some senior heavy, I want to see more community-oriented, healthy living, quality of life enterprises — a public garden, space for classes, educational opportunities. Wishing focus.



Healthy Living Campus

Open House
Comment Card

Name: Sonia Sait Date: 10/17/17

Address: [REDACTED] City: Redondo Zip: 90277

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

If the housing is NOT affordable to low and or middle income residents it isn't worth the cost. High Income residents can afford to stay in their own homes. Why duplicate service. Help those that can't afford treatment.



Healthy Living Campus

Open House
Comment Card

Name: Jale Dever Date: 10/17/17

Address: [Redacted] City: Redondo Beach Zip: 90278

Email: [Redacted] Phone: [Redacted]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

Thank you so much for inviting us to be part of the initial process + getting our feedback.
I am very impressed with the overall "community working together" concept. This is very exciting to me! I've lived in the same home for 30 yrs (3 flights of stairs) and would like to remain in the South Bay when the stairs become a prob.



Healthy Living Campus

Open House
Comment Card

Name: Tony + Linda West Date: 10-17-17
Address: [REDACTED] City: Hermosa Beach Zip: 90254
Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

Thank-you for an opportunity to learn about the proposed "Healthy Living Campus". This presentation, speakers, + MANAGING the Q + A portion of the program was handled well! The lobby open house was much appreciated too —



Healthy Living Campus

Open House
Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

GR888!



Healthy Living Campus

Open House
Comment Card

Name: GEORGIA LEYNAERT Date: _____
Address: _____ City: R. B Zip: 90278
Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

Landscaping on exterior, street side area is very important to softening use of the planned buildings.
Thank you



Healthy Living Campus

Open House
Comment Card

Name: BARBARA SPADA-KATZEN Date: 10-17-2017

Address: [REDACTED] City: TORRANCE Zip: 90503

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

We live on Redbeam Ave. which is already impacted by traffic, Having the exit from your parking facility (400 cars!!) empty on to Towers/Redbeam Ave. as an approach to Del Amo BLVD will greatly and negatively impact our neighborhood - Please rethink the traffic pattern to exit on Beryl, not Flaster/Tower/Redbeam!!



Healthy Living Campus

Open House
Comment Card

Name: JULIAN KATE Date: _____

Address: _____ City: _____ Zip: _____

Email:  Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

LOVE THE WHOLE IDEA !!
LOVE THE BIKEWAY.



Healthy Living Campus

Open House
Comment Card

Name: Aprilbe Iskan Date: 10/17/17

Address: [REDACTED] City: MBCA Zip: 90266

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

Please provide sufficient parking for
residents & guests @ Juvalea SPA!
Thanks [Signature]



Healthy Living Campus

Open House
Comment Card

Name: M. J. KUTYUS Date: 10-17-17

Address: [REDACTED] City: R. B. Zip: 90278

Email: [REDACTED] Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:



Healthy Living Campus

Open House
Comment Card

Name: Jermy Katz Date: 10.17.17
Address: [Redacted] City: San Torance Zip: 90503
Email: [Redacted] Phone: [Redacted]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:
SAY "NO" to this project!
SAY "NO" to move traffic.
SAY NO to more pollution
just SAY "NO"



Healthy Living Campus

Open House
Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

BCHD's mission is not to be a property developer with tax dollars and
tax payer assets.



Healthy Living Campus

Open House
Comment Card

Name: James Clark Date: Oct 17th
 Address: [Redacted] City: Torrance Zip: 90503
 Email: [Redacted] Phone: [Redacted]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:
 What Assisted Care Facilities are
 currently provided in Hermosa B,
 Manhattan B & Redondo B? For living
in place Torrance has 26



Healthy Living Campus

Open House
Comment Card

Name: Sandra Schreyer Date: 10/17/2017

Address: [REDACTED] City: Torrance Zip: 90503

Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

Parking is a problem now.
You can't add 400 living units, more people coming to a large fitness center, plus medical offices (with professionals & their clients) and only add 400 spaces. You need parking spaces for senior caregivers, food preparers, cleaning personnel, & visitors.
You need 600+ parking spaces for the ENTIRE campus.



Healthy Living Campus

Open House
Comment Card

Name: ANA Date: 10/17/17

Address: _____ City: _____ Zip: _____

Email: [REDACTED] Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

There is a lot along PCH and a few blocks past Vincent. It used to be a work force center - a while back. At one point in time it was proposed as location for "low income housing" however it was voted down by the community. Has been emptied for at least several YEARS - Any possibility it might be reconsidered for low income again



Healthy Living Campus

Open House
Comment Card

Name: Sheila Kutkus Date: _____

Address: _____ City: _____ Zip: _____

Email:  Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:

514 is very hard to get into it needs a back entrance.



Healthy Living Campus

Open House
Comment Card

Name: Rebecca James Date: 10/17/17

Address: _____ City: Redondo Beach Zip: _____

Email:  Phone: _____

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:
Why is it appropriate for BCHD to use taxpayer assets to become a developer of high density residential housing? Have you (BCHD) not grossly exceeded the scope of work of a public agency and now competing with private enterprise in profit making endeavors? Shouldn't BCHD go to voters (RB) to decide if we want this project? Doesn't BCHD know all the opposition to high density development in Redondo Beach?



Healthy Living Campus

Open House
Comment Card

Name: EUGENE KRC Date: 10/17/17
Address: [REDACTED] City: TORRANCE Zip: 90503
Email: [REDACTED] Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments: THIS PROJECT WILL INCREASE NOISE, TRAFFIC, AND POLLUTION IN A QUIET RESIDENTIAL NEIGHBORHOOD. THE RESIDENTS DO NOT WANT IT IN THEIR BACKYARD. FOR THE HOUSES TO THE EAST OF IT, WE WILL LOSE OUR AFTERNOON SUNSHINE.



Healthy Living Campus

Open House
Comment Card

Name: SONDRA SEGALL Date: 10/17/2017

Address: [REDACTED] Redondo Beach CA Zip: 90254-3943

Email: _____ Phone: [REDACTED]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:
Please build the gym so that it feels safe to approach from parking area, by a woman alone at night.
Please minimize the need to touch door handles on the way to the locker rooms, shower areas and bathrooms. Please don't give us the choice →

between sweltering if the door between the locker room & shower area is closed, versus being seen if it's blocked open. (Right now, if it's blocked open, every time the outer door is opened, there's a clear shot from the hallway into the shower area.)

Please consider separating the shower area from the toilet area (like South Bay Aquatic Center in Torrance).

Please use soap dispensers that you can use without having to touch the soap dispenser holder. Ick!



Healthy Living Campus

Open House
Comment Card

Name: Ray & Irene K. Johnson Date: Oct. 17, 2017

Address: [Redacted] City: Torrance, CA Zip: 90503

Email: [Redacted] Phone: [Redacted]

Please contact me with information, project updates and event invitations. email only mail only email and mail

Comments:
I strongly recommend that the parking for the BCHD ^{gym} on Flagler be relocated to the west side of the building, not on Flagler. This would greatly relieve traffic concerns of the residents in the adjoining neighborhood.
also, reducing the parking/gym structure to 3 stories with underground parking is a huge improvement.

(over)

also, seriously considering tree trees be planted
densely along the Diamond section to soften the
look of the assisted living buildings.

Thank you,

APPENDIX E: EVENT PHOTOS



