



Healthy Living Campus Overview

2017-2022



Beach Cities Health District Campus

Heery Master Plan Overview

In 2009, Heery conducted an extensive analysis of the campus, the district's financial position, and possibilities for protecting the community's asset. The recommendation was that Residential Care for the Elderly -- which provides room, board, housekeeping, supervision and personal care assistance for people 60 years and older -- would be the best use of the campus, ensuring the greatest return on investment while meeting a growing community need and aligning with BCHD's vision and mission.

Other Planning Studies and Analysis (2009-2020)

- Initial Market Demand Study
- Community Needs Assessment (snapshot)
- Topographic Survey
- Geotechnical Assessment
- Seismic Evaluation
- Design-Build Authority at State Level, Assembly Member Al Muratsuchi (AB 994) (2018)
- Updated Market Feasibility Study (2018)
- Updated Market Feasibility Study (2019)
- Campus Discussion with staff at Strategic Planning Meeting
- Board Planning Sessions

State of Current BCHD Campus



extending from Diamond to Beryl and Prospect to Flagler



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



is our financial "Window of Opportunity" to address escalating building maintenance costs

Overview of Draft Plans

Healthy Living Campus planning has been a multi-year endeavor driven by community input. The proposed project has undergone multiple revisions based on community feedback as well as expert structural and financial insight from consultants:

- 2017 Initial Concept: Featured the addition of buildings with renovations to the existing hospital building
- 2017 Revised Initial Concept: Featured significant changes to the orientation and height of the structures in the initial concept based on community feedback
- 2019 Draft Master Plan: Featured a whole-campus redesign with demolition of the 514 building
- 2020 Draft Master Plan: Features smaller building footprints, significantly less Assisted Living units and fewer new buildings overall.
- 2022 Design/Build: With the selection of WRC PMB Redondo Beach, the joint venture for the development, operation and design/build of the project, refinements to the Master Plan continue in compliance with the Final Environmental Impact Report.

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



2017 - Planning | Community Outreach & Engagement

Community Working Group

During the planning phase, we formed a Community Working Group to help the board develop the project. This group of residents, leaders and stakeholders was selected to represent the various populations and organizations in the Beach Cities and served as a community sounding board and guidepost. The Community Working Group met 16 times from 2017 to June 2020.



- Sue Allard, Manhattan Beach (2017-2018)
- Jenny Attanasio, Manhattan Beach (2017-2018)
- Pat Aust, Redondo Beach
- Jan Buike, Manhattan Beach
- Craig Cadwallader, Manhattan Beach
- Walt Dougher, Manhattan Beach (2017-2019)
- Pat Dreizler, Redondo Beach
- Rick Espinoza, Redondo Beach (2020-present)
- Patrick Flannery, Redondo Beach
- Jacqueline Folkert, Redondo Beach
- Geoff Gilbert, Redondo Beach
- Laurie Glover, Redondo Beach
- Darryl Kim, Redondo Beach (2017-2018)
- John LaRock, Redondo Beach (2018-2020)
- Jim Light, Redondo Beach
- Jean Lucio, Redondo Beach
- Mark Nelson, Redondo Beach
- Dency Nelson, Hermosa Beach
- Lisa Nichols, Hermosa Beach
- Justin Pioletti, Redondo Union High School Student (2017-2018)
- Cindy Schaben, Redondo Beach
- George Smeltzer, Hermosa Beach
- Bruce Steele, Torrance
- Joanne Sturges, Manhattan Beach
- Rosann Taylor, Redondo Beach
- Pete Vlahakis, Redondo Beach (2017-2019)
- Kambria Vint, Hermosa Beach

2017 Initial Draft Plan (V1)



Open House

BCHD staff hosted a Community Open House at the Redondo Beach Performing Arts Center in October, 2017 with approximately 157 people in attendance. This meeting provided community members and key stakeholders opportunities to learn about the conceptual plans of the project being considered, provide comments and ask questions directly to project team members. The event format consisted of information stations and a formal presentation. Information stations included:

- About Beach Cities Health District
- Project Overview
- Housing is a Health Need
- Campus Livability & Green Space
- Community Outreach
- Center for Health & Fitness
- Environmental Process
- Comments
- Animated Site Plan
- Video of Proposed Site



Dan Burden: Livability Design Expert

Blue Zones Director of Inspiration and Innovation Dan Burden, one of TIME Magazine's six most important civic innovators in the world, partnered with BCHD to discuss ways the Beach Cities can create a healthy, vibrant and connected community. His December 4, 2017 visit included:

- A leadership breakfast with staff from Hermosa Beach, Manhattan Beach and Redondo Beach and the BCHD board
- A meeting with BCHD's Healthy Living Campus Community Working Group to discuss how livability principles could be integrated into the 514 N. Prospect Ave. site
- A workshop and training for city staff from Hermosa Beach, Manhattan Beach and Redondo Beach
- A community design workshop for residents



2017-2022 Community Outreach Numbers:

- 5** Annual Reports
- 330k** Annual Reports mailed to Beach Cities residents
- 9** LiveWell Magazines since May 2017
- 660k** Magazines mailed to Beach Cities residents
- 17** Community Working Group Meetings
- 5** EIR Scoping Meetings
- 4** Public study sessions
- 3** Draft EIR Public Comment opportunities (plus 3 "how to Read an EIR" workshops)
- 3** Open houses
- 49** Articles/press releases
- 29** E-blasts to 32K emails

Newsletters, flyers, fact sheets, postcards and more, distributed at numerous public meetings, presentations and community events



Received Board Direction to take Broader Approach

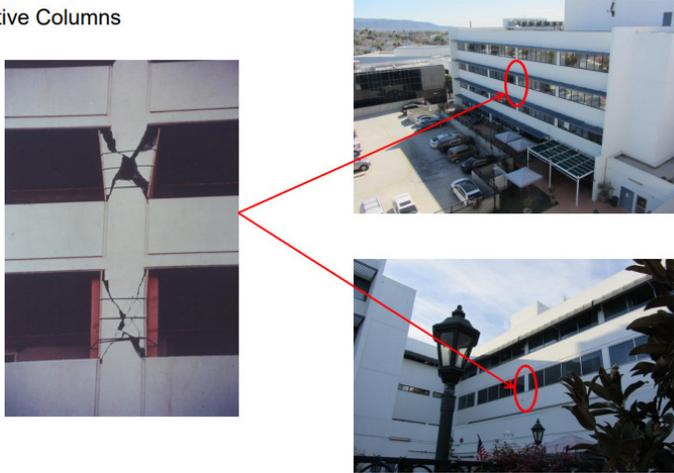
Seismic Evaluation

In January 2018, Youssef & Associates presented their seismic findings of the 514 building to the Community Working Group (Jan. 18) and at the Board of Directors Study Session (Jan. 24).

BCHD's board and the Community Working Group directed staff to take a broader look at the campus and prioritize safety. This occurred after seismic experts provided analysis and preliminary costs that concluded no legal obligation exists to address any building's structural integrity, but there were issues that should be addressed.

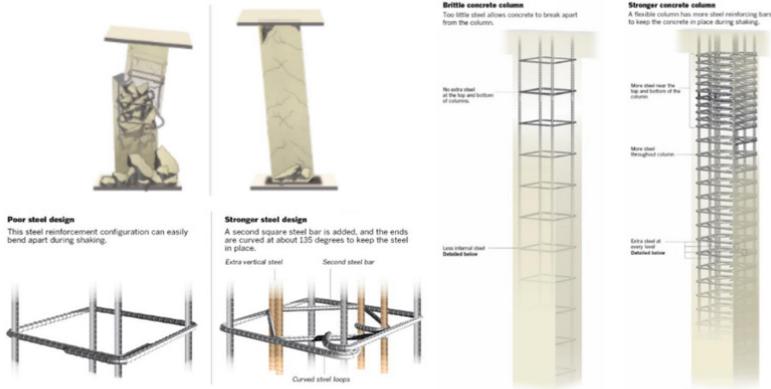
COMMON DEFICIENCIES

Captive Columns



COMMON DEFICIENCIES

Insufficient Column Confinement



Brittle concrete column
Too little steel allows concrete to break apart from the column.

Stronger concrete column
A flexible column has more steel reinforcing bars to keep the concrete in place during shaking.

Poor steel design
This steel reinforcement configuration can easily bend apart during shaking.

Stronger steel design
A second square steel bar is added, and the ends are curved at about 135 degrees to keep the steel in place.

Labels in diagrams: No vertical steel at the top and bottom of column; Extra vertical steel; Curved steel hoops; More steel near the top and bottom of the column; More steel throughout column; Extra steel at ends and details below.



Study Circles

The Board of Director's provided a directive to create a Healthy Living Campus that serves the entire lifespan and meets the ever-changing health needs of the community. In response, BCHD staff explored options to renovate and enhance our 11-acre campus by hosting three study circles (small break-out groups):

- Intergenerational programs
- Creating community gathering spaces
- Creating a center of excellence

Study circles provide a forum for identifying opportunities by engaging participants who provide different perspectives and experiences that enhance the interests and needs of a community group, service, agency or organization. BCHD hosted community study circles designed to inject more resident input into the planning process for the proposed Healthy Living Campus. Feedback received was applied to the planning and design of the overall project.



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 campus. The result was a comprehensive campus Draft Master Plan driven by BCHD's collaborative approach.

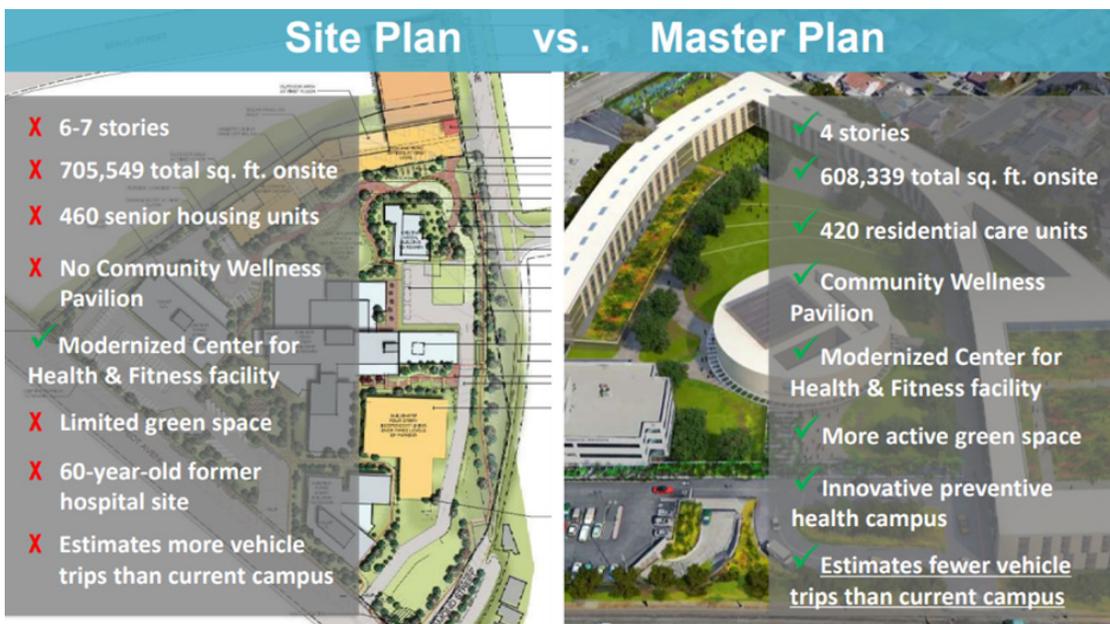
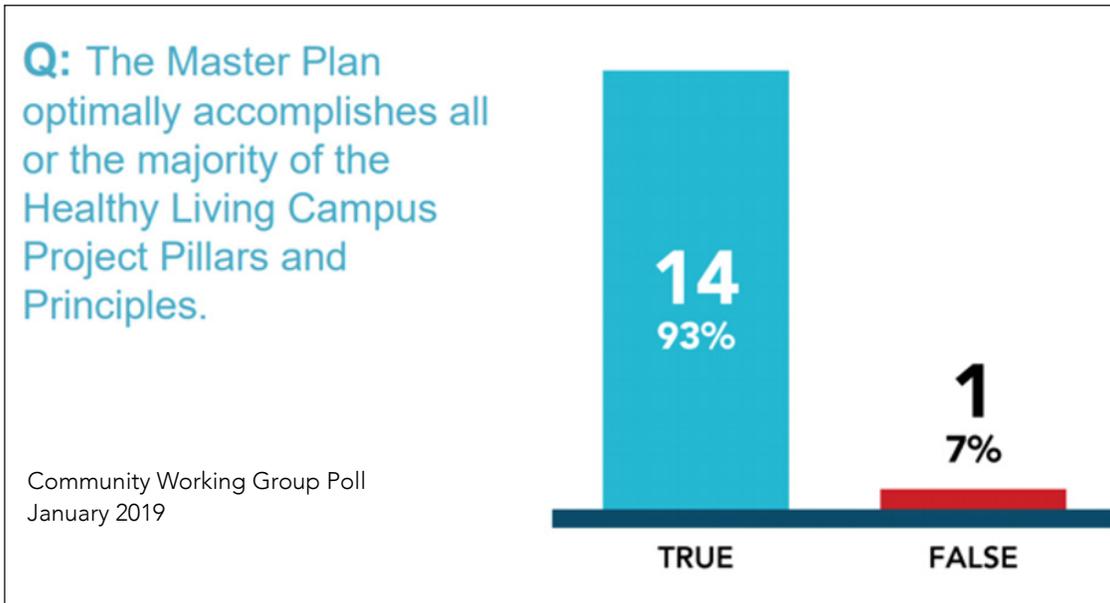
- Reduce building heights
- Address density concerns
- Minimize impacts (traffic)
- Add more green space
- Integrate with community
- Create gathering spaces
- Increase accessibility
- Incorporate intergenerational uses



2019 - Draft Master Plan

2019 Draft Master Plan (V2)

- Revisions based on feedback



2019 Open House & Tours

BCHD hosted a public, community open house to display new conceptual renderings for its Healthy Living Campus master plan. The event featured tours of the campus, information stations for residents to learn about the district and project staff was available to answer questions.



Environmental Impact Review

In July 2019, BCHD began preparing an Environmental Impact Report (EIR) as the Lead Agency for the BCHD Healthy Living Campus Master Plan (Project) as required by the California Environmental Quality Act (CEQA).

- Initial environmental analyses began in the fall of 2019
- Five scoping meetings were conducted to gather community input about the potential project impacts to be analyzed in the EIR
 - July 15, 2019 Public Meeting at the Redondo Beach Performing Arts Center: 34 attendees
 - July 15, 2019 Agency Meeting at BCHD: 12 attendees
 - July 17, 2019 Public Meeting at the Joslyn Center in Manhattan Beach: 17 attendees
 - July 18, 2019 Public Meeting at West High School in Torrance: 62 attendees
 - July 22, 2019 at the Hermosa Beach City Chambers: 31 attendees
- Public Comment Meetings re: Draft EIR
 - A 90-day Public Comment Period – double that required by CEQA – took place from March 10 to June 10, 2021.
- The Final Environmental Impact Report for the Healthy Living Campus Master Plan was certified September 8, 2021, in a 5-0 vote by the BCHD Board of Directors. More than 300 public comments and responses were included in the 1,778-page Final EIR.

2020 - Draft Master Plan Revisions

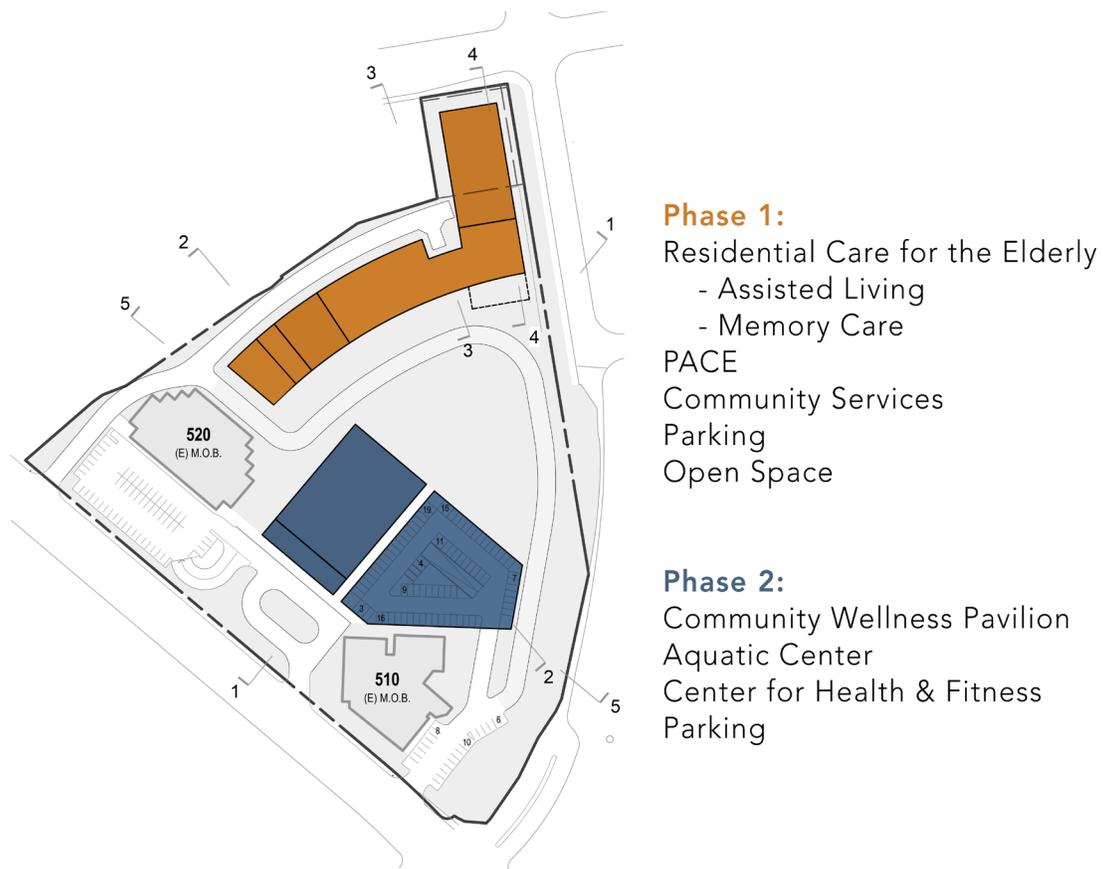
Draft Master Plan 2020 (V3)

Staff updated the conceptual plans for the campus in recognition of ongoing input from the community regarding perceived anticipated impacts. The highlights of the updated, more compact plan include:

- Fewer assisted living units
- Less overall square footage
- Less construction time
- Shift of proposed buildings to non-residential facing part of campus
- Inclusion of aquatics center, Program of All-Inclusive Care for the Elderly (PACE)

The update was shared with the community via:

- Presentation to the Community Working Group (CWG) on June 15
- Board Study Session at the June, 2020 public BCHD Board meeting
- BCHD e-Newsletter
- Fall LiveWell feature to 66,000 homes
- Social Media
- Media Coverage in the Daily Breeze and Easy Reader



Selecting WRC PMB Redondo Beach as the Developer/Operator for the Campus

On August 8, 2022, the BCHD Board of Directors unanimously approved the selection of a developer, operator and design/build team for the proposed Healthy Living Campus. The joint venture will be called WRC PMB Redondo Beach and consists of:

- PMB, which has developed more than 100 health care projects;
- Watermark, the ninth largest senior living operator in the U.S.;
- Callison RTKL, a multinational design-build architecture firm that's worked on more than 100 projects in and around Los Angeles;
- Suffolk Construction, with 39 years of general contracting experience across the U.S., including the design of more than 800 senior living units in California.

Next Steps:

Fall 2022 - Campus Refinements

- BCHD will be working with WRC PMB Redondo Beach to refine Phase One of the campus and consider feedback and concerns from residents (e.g. building height, electrical substation)

2023 - Conditional Use Permit (CUP)

- BCHD filed a CUP pre-application with the City of Redondo Beach in February 2022.
- The final CUP application is expected to be submitted in early 2023 with modifications and refinements to the pre-application.