



A Public Agency

Beach Cities
Health District

Healthy Living Campus

Community Working Group No. 6

Summary Report

November 13, 2017



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1 INTRODUCTION

Beach Cities Health District (BCHD) has developed a Community Working Group (CWG) to engage local participants in planning for its Healthy Living Campus (HLC). The CWG is an informal, voluntary group of stakeholders from each of the three Beach Cities who represent a broad range of local interests. The group is comprised of leaders from local businesses, civic organizations, older adult services, the Blue Zones Project and neighboring residents, and participation is by invitation and recommendation from the BCHD board and staff.

This report summarizes recent CWG activities and feedback received at the sixth CWG meeting.

1.1 Purpose of Community Working Groups (CWG)

Community Working Groups (CWG) provide a forum for integrating local input into the design of projects like the HLC. CWG participants represent the interests of a community group, service, agency or organization and serve as an ambassador of these interests. CWGs are limited in scope to the planning and design of the project, are not a formal voting body and are organized to enhance local input into the planning process.

2 CWG MEETING NO. 6 – NOVEMBER 13, 2017

2.1 Overview

The sixth CWG meeting for the HLC convened in the Beach Cities Room at 514 N. Prospect in Redondo Beach. The attendee list, made up of involved community members and diverse stakeholders from all three communities, was developed by staff and reviewed by the Board.

Sixteen (16) members attended this meeting, and eight (8) members were unable to attend. The CWG meeting room was arranged in a U-shaped configuration that faced a presentation screen. The format provided opportunities for participants to actively engage in meaningful discussion and share valuable information, insights and feedback with the staff and project team members.

The meeting, facilitated by Valerie Martinez of VMA Communications, began with introductions of new CWG members and an overview of the meeting agenda.

Eric Garner, communications manager, summarized feedback received since the CWG last met and the plan refinements that have been made as a result. Community-driven refinements included an updated conceptual draft of the proposed parking structure on Flagler and Beryl that reflects a lower overall height, the addition of subterranean parking and modified ingress/egress intended to evenly distribute traffic. He also displayed the visuals and building renderings presented at the October 17 Community Open House as well as information about the next steps for the project and another overview of the project timeline.

Valerie facilitated a discussion with the group in which each member was asked to provide their input about the project, pros and cons. The feedback is summarized below in Section 2.2, Summary of Participation. Throughout the meeting, CWG members were encouraged to contribute feedback verbally and in writing on the comment cards provided.

2.2 Summary of Participation

CWG Participants

No.	Name	Organization	City of Residence
1	Craig Cadwallader	Surfrider Foundation	Manhattan Beach
2	Kambria Vint	Hermosa Beach Senior Center	Hermosa Beach
3	Cindy Schaben	Retired	Redondo Beach
4	Sue Allard	Parks and Recreation Department, Older Adults	Manhattan Beach
5	Jan Buike	Older Adult Services	Manhattan Beach
6	Darryl Kim (unable to attend)	Older Adult Services	Redondo Beach
7	Patrick Flannery	Neighboring Resident	Redondo Beach
8	Jean Lucio	BCHD Volunteer & Gym Member	Redondo Beach
9	Pat Dreizler	BCHD Volunteer	Redondo Beach
10	George Schmeltzer	Blue Zones Power 9 and Livability Committee	Hermosa Beach
11	Pat Aust	Retired, Volunteer	Redondo Beach
12	Jim Light (unable to attend)	Building a Better Redondo	Redondo Beach
13	Walter Dougher	BCHD Power 9 Committee	Manhattan Beach
14	Mark Nelson (unable to attend)	Neighboring Resident	Redondo Beach
15	Dency Nelson	Environmental Activist	Hermosa Beach
16	Justin Pioletti (unable to attend)	Redondo Beach High School Student	Redondo Beach
17	Joanne Sturges	Retired, Executive Officer of LA County Board of Supervisors	Redondo Beach
18	Laurie Glover (unable to attend)	Silverado Memory Care	Redondo Beach
19	Jacqueline Folkert (unable to attend)	UCLA Health	Redondo Beach
20	Bruce Steele	Neighboring Resident	Torrance
21	Pete Vlahakis	Neighboring Resident	Redondo Beach
22	Geoff Gilbert	Neighboring Resident	Redondo Beach
23	Rosann Taylor	Neighboring Resident	Redondo Beach

Reminder e-mails were distributed to CWG members on October 31 (Appendix B). These e-mails provided CWG members with information about the November 13 meeting and a link to the project website address. Following the meeting, thank you emails were distributed to attendees (Appendix C.1) and those who were unable to attend (Appendix C.2).

2.3 Summary of Feedback

Feedback was solicited during the discussion portion of the meeting and written via comment cards. Input from the Community Working Group is summarized below.

Project Benefits

- Beautification
- Open space for the community
- Walking & bike paths
- Warm water pool
- Intergenerational ideas
- Active aging and easily transitioning as you need more care

Project Need

- There are residents in need who built this community and they have the right to stay here
- This is aligned with BCHD's mission, there is a need and it will benefit the community
- Great concept and need
- The more housing the better ... and this could free up other housing for people of varying ages
- Necessary for greater good
- People aren't aware of how much we need this
- The political fight is worth it because of the need
- Keep the innovations happening
- Other services BCHD offers for older adults are great
- People 55+ are getting stronger and healthier because of CHF and this would add to this

Community Involvement in Conceptual Planning

- Good working environment with smaller groups
- Very impressed with BCHD's openness, willingness and adaptability
- Transparency, communication, outreach and desire to work with interest groups
- The community has been able to provide direct input, which would never be possible with a private developer
- Having BCHD meet the need is better than a private company coming in and doing as they please
- BCHD has definitely made changes that reflect feedback
- This will help to moderate future costs
- Community Working Group process has been wonderful
- The outreach is as good as it gets

Considerations

- Explaining project concisely has been difficult
- Understanding and articulating costs is becoming more important
- The word "campus" isn't resonating with people
- Increased traffic concerns for nearby residents
- Also think about youth in relationship to the project, not just older adults
- Mass renderings of buildings are ugly and make it hard to communicate the concepts; consider displaying designs to make it easier for people to imagine the end-result
- Focus on the planned phasing for the project
- Ensure existing traffic issues related to ingress/egress are addressed
- Preliminary info about what housing will be like and look like would be helpful
- A new CHF will undoubtedly attract younger people looking for a good gym, so consider timing programming so that older gym users still feel comfortable
- Visuals about the project are key to the psychology behind understanding the project and feeling good about it
- Not sure about the size/density of the project
- Study light and shadows for surrounding residents
- Have a subgroup for the bike path to work out details
- Ensure buildings fit with character of the neighborhood
- Consider the impacts to residents on Diamond Street

WRITTEN COMMENTS SUBMITTED

Four (4) written comment cards were received at the CWG meeting and are included in Appendix D.



A Public Agency

Beach Cities
Health District

Healthy Living Campus Project
Community Working Group
November 13, 2017

CWG Meeting #6: Agenda

- Refinements Reflecting Feedback
- Open House: Materials & Feedback Summary
- Open Discussion: What You're Hearing
- Next Steps: Timeline, EIR and Future of CWG

Plan Refinements

Reflecting Feedback

Community Outreach: By the Numbers

15 community presentations

8 presentations to electeds

5 working group meetings

4 sub-group meetings

3 public study sessions

3 community meetings

1 open house



39

outreach meetings,
presentations since
May 2017

COMMUNITY DISTRICT

Recent Outreach Meetings

- Beryl HOA Board
- R.B. Round Table
- Community Open House
- Richard Montgomery, M.B.
- R.B. District 3 Meeting
- R.B. District 2 Meeting

****Upcoming:***

- *BCHD Board Meeting, Nov. 15*
- *Meeting with Rescue Our Waterfront, Nov. 16*
- *Dan Burden Site Analysis, Dec. 4*



What We're Hearing

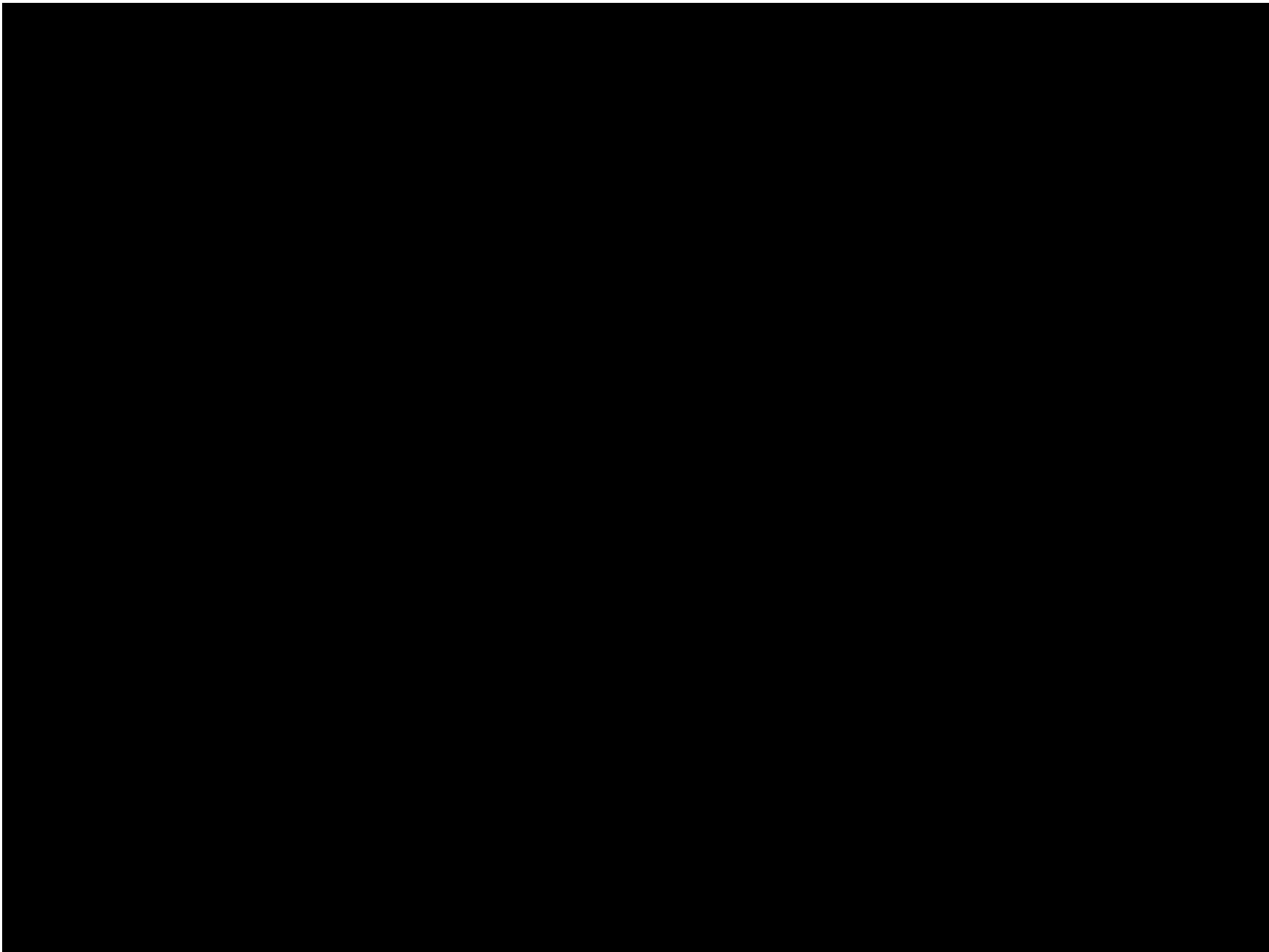
- Concerns about traffic, height & scope
- Address affordability
- Support for community need & concept
- Give priority to Beach Cities residents
- Better define “Residential Care Facility”
- Will there be an EIR?
- Concerns about development on Diamond Street



Conceptual Site Plan:

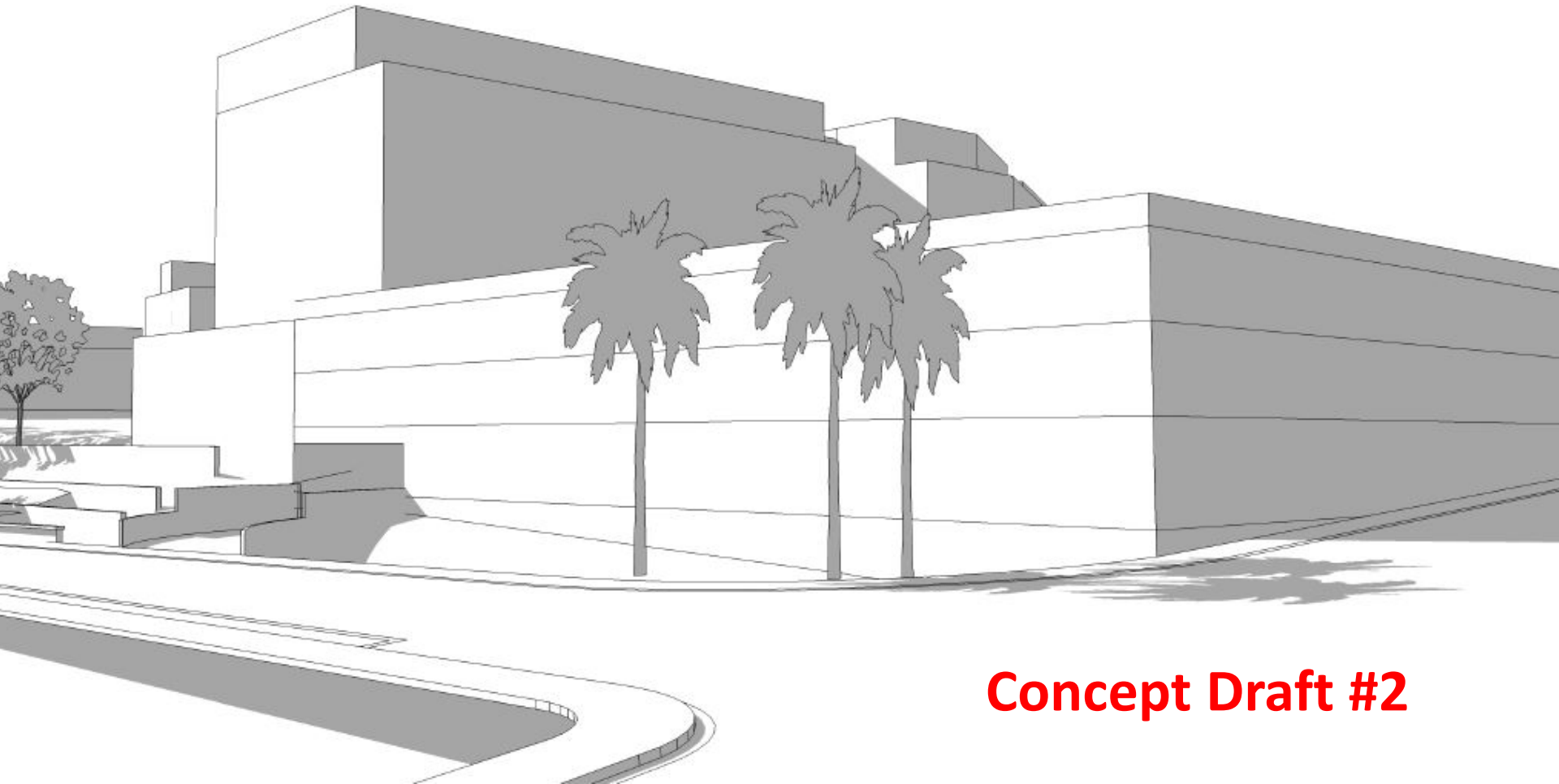
- Residential care for seniors
- Usable open/green space
- Walking paths/bike paths
- Outdoor meeting space
- Community gardens
- CA native plant-scaping
- Protected bike path
- Outdoor fitness spaces
- Warm water exercise pool
- Medical exercise center
- Bicycle parking
- Intergenerational programs
- Public transportation nodes





Plan Refinements

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



Concept Draft #2

Plan Refinements

- Added protected bike lane connecting Flagler & Diamond streets



Plan Refinements

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







Community Open House



Open House at a Glance

- 156 attendees
- 9 information stations
 - About BCHD
 - Project Overview
 - Community Need
 - Community Outreach
 - Site Plan Animation
 - 3D Video Rendering
 - EIR Process
 - Livability & Green Space
 - Center for Health & Fitness
- Main Presentation/Q&A

All materials, presentations, videos, renderings posted on bchd.org/healthylivingcampus



Feedback Summary

- 42 written comments
 - Suggestions
 - General Support
 - General Opposition
 - On basis of ideology
 - On basis of mission interpretation
 - Compliments
 - Re: event
 - Re: outreach approach
 - CHF Structure at Beryl & Flagler
 - Impacts to Torrance neighborhood
 - Ingress/egress
 - Parking quantity

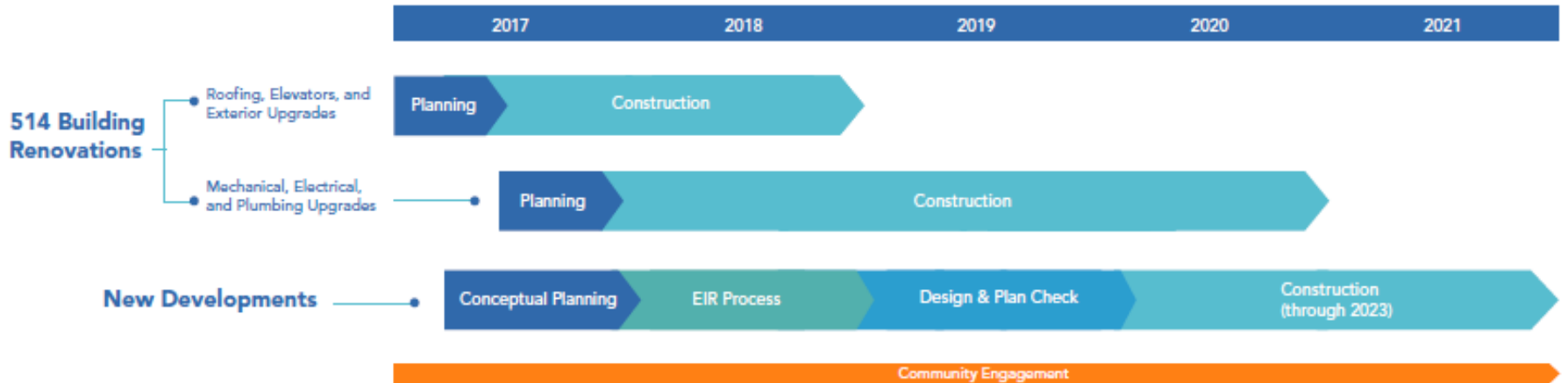


Group Discussion

Next Steps

Timeline, EIR & Future of CWG

Proposed Timeline



CWGW Next Steps

- **November:** staff begins developing application
- **January:** Board study session
- CWGW continues to meet (next mtng. Jan. 2018)
- Scoping Meeting
- Regular email updates (monthly or for project milestones/events)
- Spread the word
 - Refer people to the website for info
 - Encourage submitting written comments
 - Refer tough questions directly to us
 - Add us to agenda for regular group meetings

What's Next?

- BCHD Board Review of Conceptual Plans
- Dan Burden Review Conceptual Plans
- Initiate R.B. City Application Process
- Hire Financial Consultant
- Perform Environmental Impact Report
- Continue to Actively Engage Community
- Refine & Finalize Project Based on Community Needs and Feedback

Contact Information

HLInfo@bchd.org

bchd.org/HealthyLivingCampus

APPENDIX B: MEETING REMINDER

Dear Community Working Group (CWG) Members-

Please join us for the next Healthy Living Campus CWG Meeting taking place on:

Monday, November 13, 2017

6:00-7:30 pm

Beach Cities Room

514 N. Prospect Ave.

Redondo Beach, CA 90277

We will be

- Showing updates to the plan that reflect community feedback
- Providing a debrief of the Community Open House
- Sharing the board's feedback
- Discussing the next steps

We appreciate your participation in our meaningful discussions regarding the planning process.

If you have any questions, please contact **Eric Garner at (310) 374-3426 x156**.

Thank you for your ongoing participation and service to our community as we develop the Healthy Living Campus.

APPENDIX C.1: THANK YOU EBLAST - ATTENDED



Dear **[INSERT COMMUNITY LEADER NAME]**,

Thank you for your attendance and participation at November's Community Working Group (CWG) for the Beach Cities Health District's Healthy Living Campus. A copy of the PowerPoint presentation, the Summary Report and an online comment form are available on our website at www.bchd.org/healthylivingcampus. We appreciate your participation throughout the initial planning process and greatly value the input you have provided as we develop the conceptual plans for our Healthy Living Campus.

Post-Meeting Update

At the November BCHD Board of Directors meeting, staff provided an update that the EIR application is currently underway and will be presented to the board once it is complete and ready to submit to the City of Redondo Beach. Thank you to the CWG members who addressed the board to share their perspectives and insights, contributing to a more complete community discussion.

Exclusive Invitation for CWG Members

We are excited to invite you to a Healthy Living Campus Plan Review and Walkthrough with two of the nation's leaders on healthy built environments: Dan Burden, the Director of Inspiration and Innovation at Blue Zones and one of *TIME*'s six most important civic innovators in the world, and Paul Zykofsky, the Associate Director of the Local Government Commission Team, which provides technical assistance on community design and healthy communities. During this exclusive meeting with CWG members, Dan and Paul will discuss the site plan and accompany us on a campus walkthrough that will allow them to provide inspiration and recommendations for making the campus livable, walkable and bikeable.

CWG Healthy Living Campus Plan Review and Walkthrough

Monday, December 4, 2017

11:30 a.m. - 12:30 p.m.

Redondo Room
514 N. Prospect
Redondo Beach

Next Meeting

Our next CWG meeting will be **Monday, January 15, 2018 at 6:30 p.m.**, where we plan to update refinements made to the south end of the campus and discuss next steps in the EIR process.

Please contact us at any time for clarification, to share community concerns and/or to request a presentation to a community group.

We look forward to your continued collaboration throughout this process.

Sincerely,

Eric Garner
Communications Manager
Beach Cities Health District
(310) 374-3426 x156
eric.garner@bchd.org

APPENDIX C.2: THANK YOU EBLAST - DID NOT ATTEND



Dear [INSERT COMMUNITY LEADER NAME],

We missed you at November's Community Working Group (CWG) for the Beach Cities Health District's Healthy Living Campus. A copy of the PowerPoint presentation, the Summary Report and an online comment form are available on our website at www.bchd.org/healthylivingcampus. We hope you are able to join us for our next meeting (details below). Once again, we appreciate your participation throughout the initial planning process and greatly value the input you have provided as we develop the conceptual plans for our Healthy Living Campus (HLC).

Post-Meeting Update

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Sincerely,

Eric Garner
Communications Manager
Beach Cities Health District
(310) 374-3426 x156

APPENDIX D: COMMENT CARDS RECEIVED

Name: Denny Nelson Date: 11/13/2017

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

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

Comments: The greatest concerns I've heard, besides the obvious traffic/parking/height/density, are the over-reach of policy concerns. That the BCHD is going into the "Condo Business" in order to bail out from financial problems. The direction to emphasize that this will be "Accreted living" rather than "Independent living" will go a long way to strengthen the argument that the synergy of these living units ~~with~~ with the health and medical services available to these residents will ~~win~~ win the argument that these ~~units~~ are appropriate for this campus. Also, would be →

beneficial to emphasize the access to this campus will be
for the entire community; a "town square" for all to
enjoy. The beautification of the "white boxes" with the
new construction and landscape should be a selling point.



Healthy Living Campus

Open House
Comment Card

Name: PETE VLAHAKIS Date: 11/13/17

Address: 1321 BERYL City: RR Zip: 90277

Email: PVLAHAKIS@ROADRUNNER.COM Phone: 714-376-3064

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

Comments:

CONCERNS ARE THE SIZE OF THIS PROJECT - 400 UNITS SEEMS EXCESSIVE. WOULD LIKE TO SEE FINANCIAL DATA AND PERHAPS A SCALED DOWN PROJECT.



Healthy Living Campus

Comment Card

Name: _____ Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:

SOME MEMBERS HAVE DROPPED OFF -
NEED TO KEEP A CORE -
NEW ATTENDEES - WHO ARE THEY?
NEED INTROS EACH TIME -
NEED ASSESSMENT -
WHO - HOW MANY UNITS - ETC

Name: CRAIG CADWALLADER Date: 11/13/17

Address: PO Box 3790 City: MANHATTAN BEACH Zip: 90266

Email: CRAIGC@SURFERIDER-SOUTHBEACH.ORG Phone: 424-634-0952

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

Comments:

(DEMOGRAPHICS)
→ **SET UP SUBGROUPS FOR**
1) BIKE PATH & OTHER OUTDOOR ACTIVITIES
2) "MARKETING" SUBGROUP TO REFINE HOW TO "DESCRIBE" AND PROMOTE (COMMUNICATE) CONCEPT OF PROJECT
3) "DESIGN" SUBGROUP - TO MAYBE EXPLORE IDEAS OR SHOWING MORE "ATTRACTIVE" ILLUSTRATIONS (DO NOT TO JUST SHOW "BORING")
4) AGING/HOUSING/HEALTHCARE PROTECTION SUBGROUP TO SHOW TRENDS & NEEDS GOING FORWARD