

# State of Current BCHD Campus



 **11 acres**

extending from Diamond to Beryl and  
Prospect to Flagler

 **63 year-old building**

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

 **1-5 years**

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

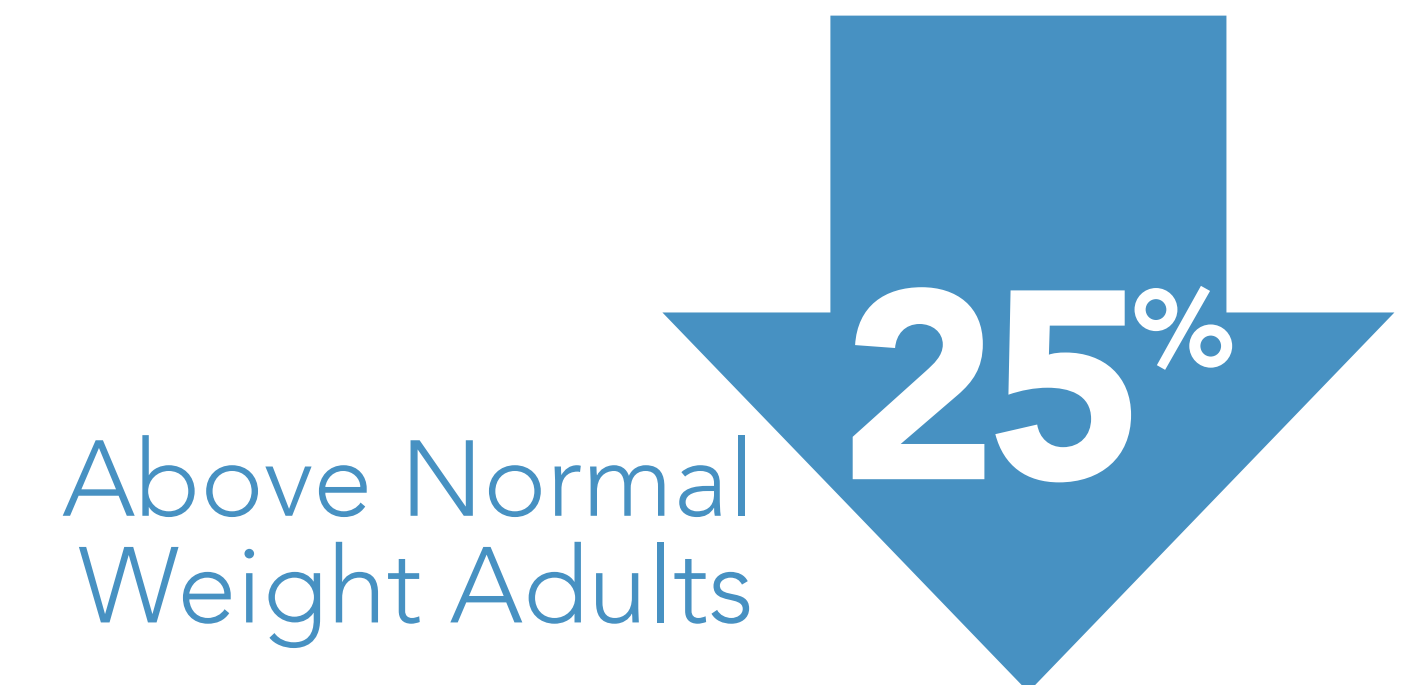
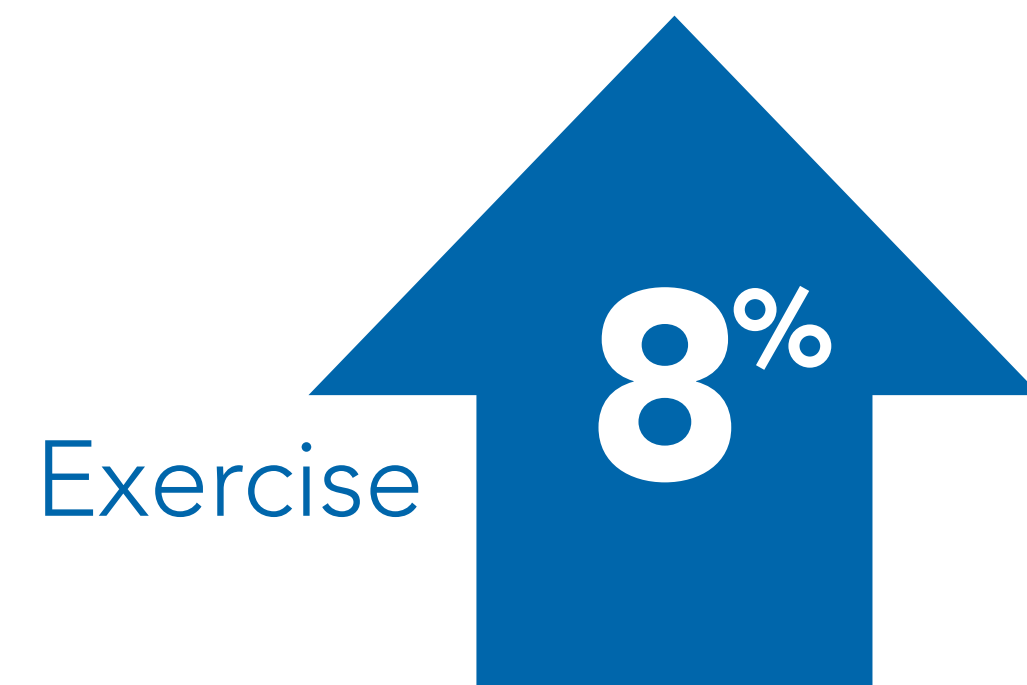




***“We tend to believe that America’s health problems are too big and intractable. You have proven that communities can take charge and reverse the trend.”***

**- Dr. Vivek Murthy**  
U.S. Surgeon General (former)

## Key Health Outcomes 2010 – 2018





# Why the Project Matters:

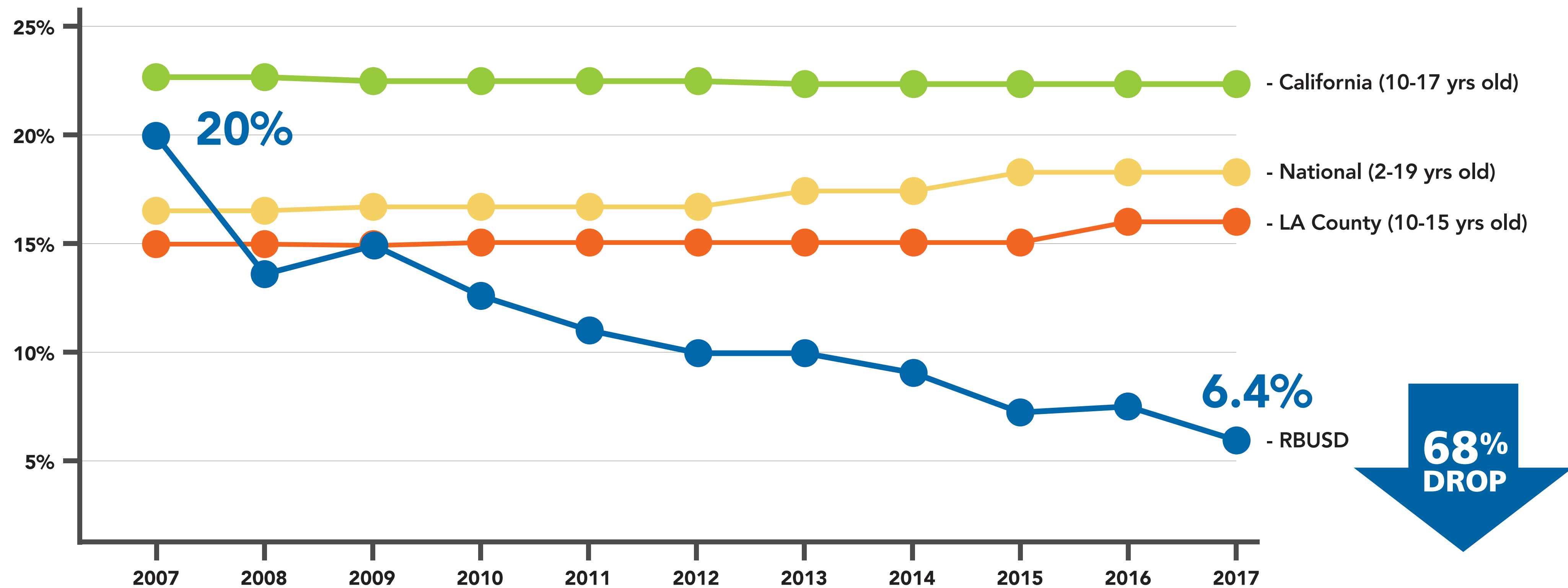


**Funding 40+ Community Health Programs**  
**Childhood Obesity & Substance Use Prevention, Blue Zones Project,**  
**Care Management for Seniors, Center for Health & Fitness, etc.**



# Why BCHD's Mission Matters:

## RBUSD Childhood Obesity Rate



BCHD SOCIAL WORKERS PROVIDED

**1,426**

Community Requests for Information

**1,115**

Care Management Visits

**793**

Home Exercise Sessions

**2,244**

Volunteer Visits

**818**

Community Classes and Programs



# Health Living Campus: Project Pillars



## Health

- Build a center of excellence, focusing on wellness, prevention & research
- Leverage the campus to expand community health programs & services



## Livability

- Focus on emerging technologies, innovation & accessibility
- Create an intergenerational hub of well-being, using Blue Zones Project principles



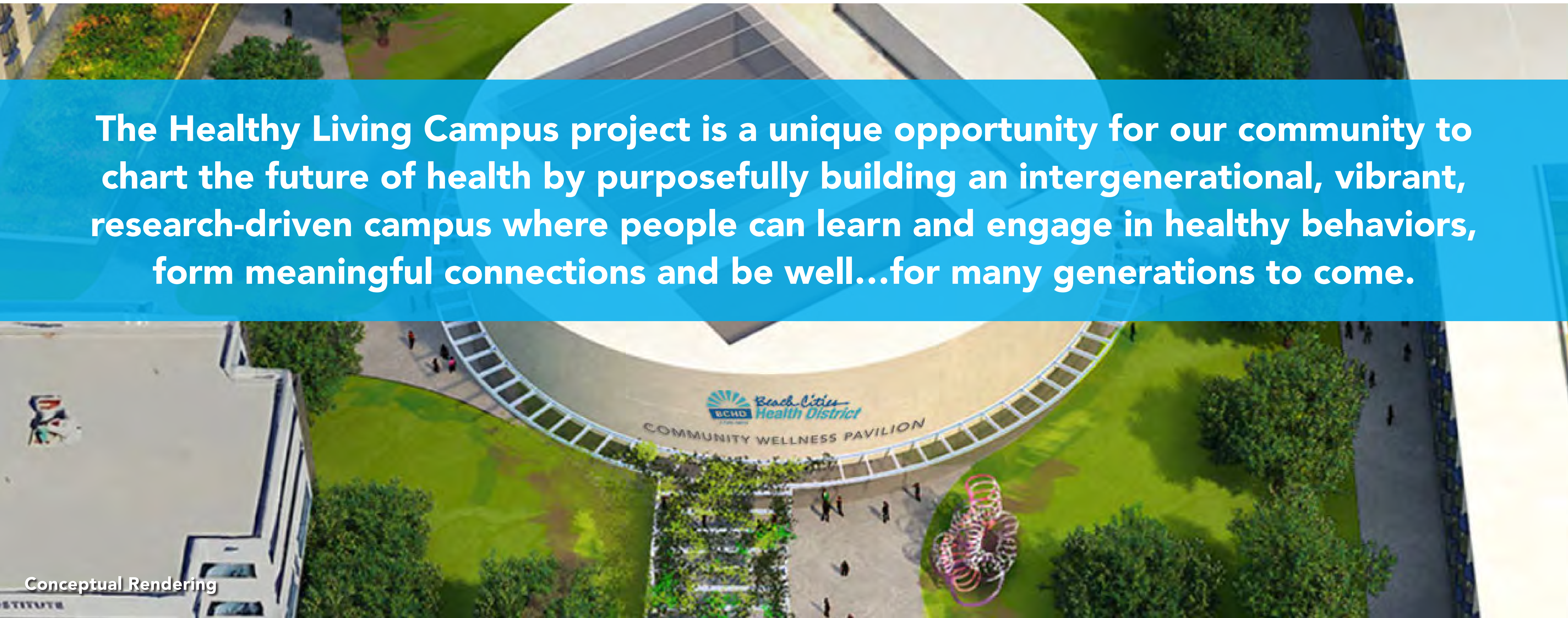
## Community

- Actively engage the community & pursue partnerships
- Grow a continuum of programs, services & facilities to help older adults age in their community



# Healthy Living Campus Vision

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well...for many generations to come.







Current Campus





# Master Plan

Conceptual Rendering





# Master Plan

Conceptual Rendering





Community Wellness Pavilion  
Est. 420 residential care units  
New Center for Health & Fitness  
Medical Office Building  
Acres of active green space  
Bike & pedestrian paths  
Child development center  
Optimized vehicle flow

# Master Plan

Conceptual Rendering

Prospect Ave.

Diamond St.





# Current Campus



# Breaking the Mold for Residential Care for the Elderly

**The Healthy Living Campus model empowers older adults to actively embed in their community, strengthens intergenerational connections and engages them in life**



## Traditional Model: Senior Housing

Internal, insular, closed facility just for seniors

Insulated from the community at large

Limited outdoor space dominated by parking

Few opportunities for intergenerational socialization

Programming & spaces designed solely for seniors onsite

Environment is static & removed



## Healthy Living Campus Model: Residential Care for the Elderly

Vibrant, multi-use community campus for all ages to experience health & wellness

Residents onsite are uniquely integrated with broader community

Green spaces & gathering spaces promote activity, socialization & wellness

Community center connected to Beach Cities & BCHD programs/resources onsite

Opportunity to age in place in adaptable setting with preventive health & medical services





**Community Presentation Hall**



**Demonstration Kitchen**



**Flexible Community Meeting Spaces**



**Rooftop Gathering Spaces**







**Active Green Space**



**Blue Zones Cafe**



**Learning/Visitor Center**



**Medically Certified Exercise Center**





# Beach Cities Health District

## A Center of Excellence for Community Health

### Prevention

- LiveWell Kids & Tots
- Care Management
- Youth Substance Use Prevention
- Student Mental Health Task Force
- Families Connected Speaker Series
- Physical Activity
- Health Grants

### Wellness

- Blue Zones Project
- Center for Health & Fitness
- Volunteer Services
- Health Promotions
- School Wellness Councils & Advisory Committee
- Mindfulness
- Purpose Series

### Research

- Healthy Minds Study
- Community Health Report
- Community Health Survey
- BMI Measurement
- Well-Being Index



# Current Campus



- 4 stories
- 273,917 sq. ft. (above grade)
- More vehicle trips
- 60 memory care units
- No Community Wellness Pavilion
- Aging Center for Health & Fitness
- 2.4 acres of green space
- 60-year-old former hospital site in need of seismic upgrade

# 15-Year Master Plan



- 4 stories
- 478,904 sq. ft. (above grade)
- *Projects fewer vehicle trips*
- Approximately 420 residential care units
- Community Wellness Pavilion
- Modernized, expanded Center for Health & Fitness
- Active green space to replace acres of asphalt
- Innovative preventive health campus





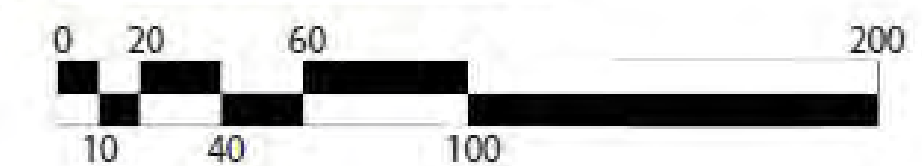
PHASE 1  
RESIDENTIAL CARE FOR THE ELDERLY  
CENTER FOR HEALTH & FITNESS  
CHILD DEVELOPMENT CENTER  
BCHD'S COMMUNITY SERVICES  
PARKING  
FLAGLER/DIAMOND BIKE-PED PATH

PHASE 2  
RESIDENTIAL CARE FOR THE ELDERLY  
COMMUNITY WELLNESS PAVILION

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

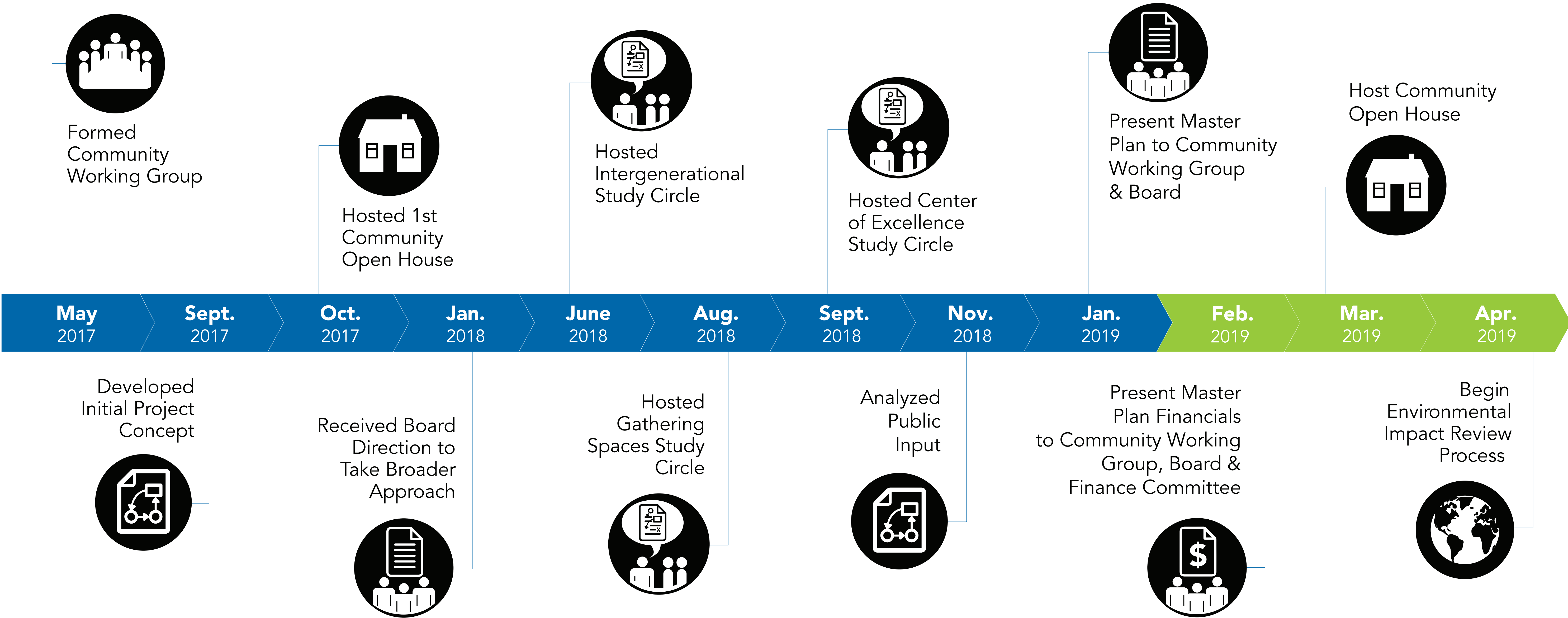


PHASING DIAGRAM





# Healthy Living Campus Vision: Milestones





# 2017 Initial Site Plan: What We Heard

Since May 2017, BCHD has held more than 60 meetings drawing more than 1,000 comments regarding ways to redevelop its property. The result is a comprehensive campus redevelopment Master Plan that is driven by BCHD's collaborative approach.

- Reduce building heights
- Concerns about density
- Minimize impacts (traffic)
- Add more green space
- Integrate with community
- Create gathering spaces
- Increase accessibility
- Intergenerational uses





