



A Public Agency

Beach Cities
Health District

Creating a Healthy Beach Community

Agenda

5:00 p.m.	Overview/Objectives Doug Graham - Introduction	Tom Bakaly
5:05 p.m.	2009 Heery Master Plan Study	Doug Graham
5:20 p.m.	2009 – 2017 Milestones	Tom Bakaly Leslie Dickey
5:30 p.m.	Discussion/Q&A	

Study Session Objectives

- Review 2009 Heery Master Plan Study
- Review milestones and project updates
- Opportunity for board comments and questions
- Make sure we are on the same page moving forward
- Clear understanding of next steps

Overview

- CEO Observations
 - Aging building in need of repair
 - Portion of 3rd floor is vacant
 - Community Services and the Center for Health & Fitness remain focused on older adults
 - 120 bed memory care facility in place (Silverado)
 - 2016 Market Demand Study for Residential Care for Older Adults
- How do we move forward?
 - Review where we have been

Doug Graham

- Worked with BCHD in 2009 and 2012
- Led the Heery Master Plan Study in 2009
 - 2009 Study focused on the “the highest and best use of real estate assets” for the 514 Campus
- Participated in the Strategic Planning Half-day Retreat on Feb. 10, 2017

2009 Heery Master Plan Study



2009 Heery Master Plan Study

WHAT THE STUDY DID

Preliminary Analysis of:

- Medical Office Building (MOB) & Residential Care for the Elderly (RCFE) market demand
- Zoning & site development opportunities
- ROI of development options



2009 Heery Master Plan Study

WHAT THE STUDY DID NOT DO

- Examine programs/uses other than MOB and RCFE
- Analyze 514 needs for improvement
- Consider options that required changes in zoning or lot ties (Flagler site)
- Study off-site locations
- Consider Blue Zone Project principles



2009 Heery Master Plan Study Areas





2009 Heery Mast Plan Study Focus

- Zoning/regulatory issues
- Site development parameters
- LEED design criteria
- Lazar/Ducot lease limitations
 - No construction or new MOB's until 2012
- 514 Building should be used for most profitable, mission-serving use



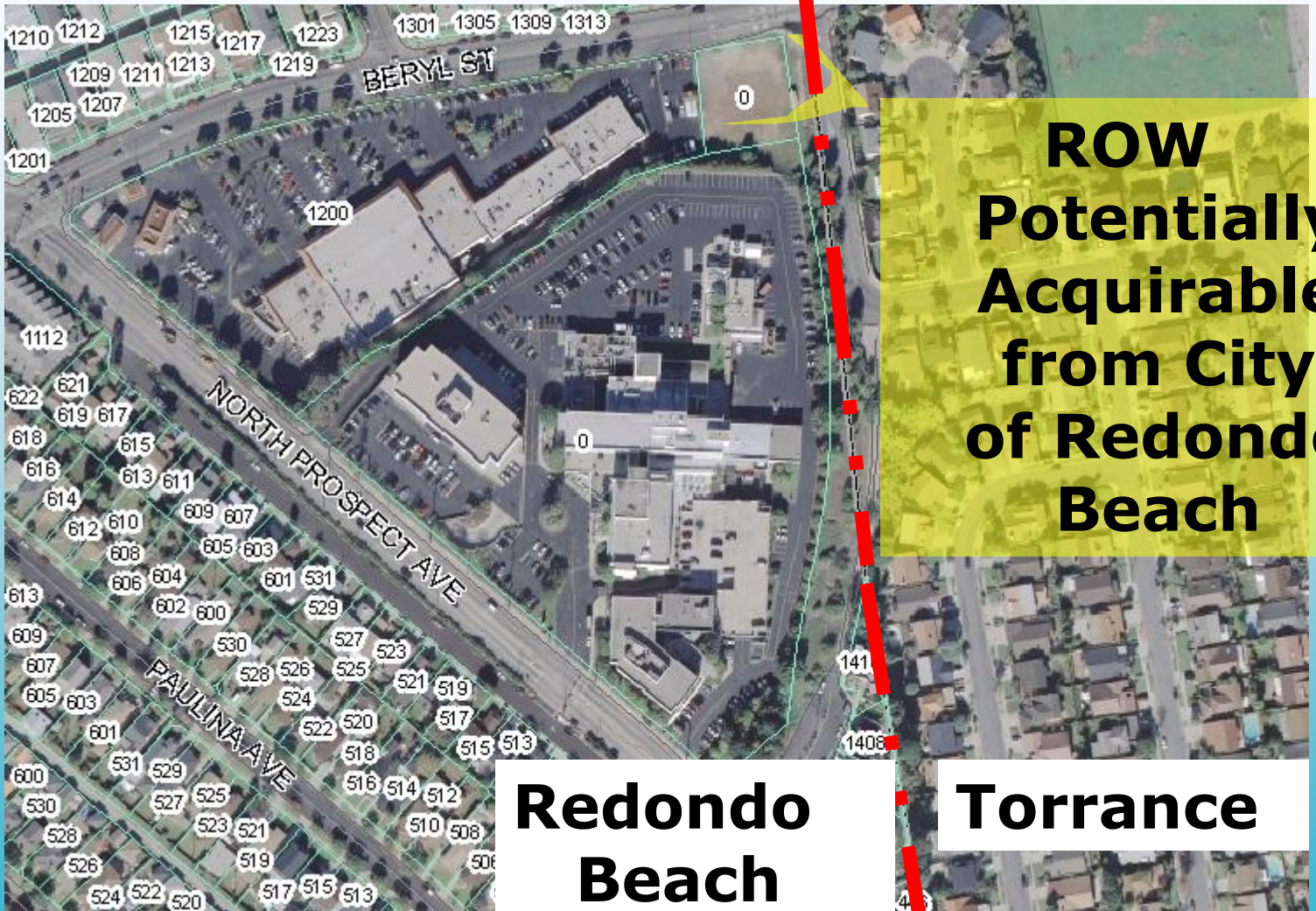
2009 Heery Master Plan Assumption: 514 Building should be used for most profitable, mission-serving uses

Potential Renovation of
BCHD Administration and
Fitness Center space into
Medical Office or **Senior
Residential Care** space - if
these services are moved
off site





2009 Heery Master Plan Study: City of Redondo Beach Right of Way (Diamond Expansion)



**ROW
Potentially
Acquirable
from City
of Redondo
Beach**

**Redondo
Beach**

Torrance



2009 Heery Master Plan Study ROW/Diamond Lot Development Options

Option 1: MOB



Option 1

- New Parking Structure
- New MOB

Option 2: Parking



Option 2

- New Parking Structure



2009 Heery Master Plan Study: Core Campus Master Plan Options



Not recommended

Option 1
Relocates
Central Plant



Option 2
Preserves
Central Plant and
Surface Parking
Spaces
Provides same amount
of leasable space as
Option 1



Not recommended

Option 2A
Similar to Option 2
but relocates
Central Plant
(Not studied
further)



2009 Heery Master Plan Study: Real Estate Development Assumptions

- MOB
 - General turnaround in commercial real estate market would be needed to make developing additional MOB space feasible for BCHD
- RCFE
 - There are limited options for the various types of RCFE in the South Bay and the demand will grow

BCHD Milestones 2009 – 2017

Beach Cities Health District: 2009 - 2017

- Search for Potential Partners (2009-2012)
- Blue Zones Project & Certification (2010-2016)
- Three New Board Members (2014-2015)
- New Facilities Executive Director (2015)
- New CEO (2016)

What's Been Done

- Redondo Beach Right-of-Way Secured (2010), City of Torrance Right-of-Way in Progress (2016)
- Topographic Survey Completed (2016)
- Geotechnical Assessment Completed (2016)
- Initial Market Demand Study Completed (2016)
- Conceptual Building & Parking Design in Process (2016-present)
- Architect for Preliminary Concepts Retained (2016)
- Design Build Authority at State Level Pursued (2016-present)
- Campus Discussion at Strategic Planning Meeting (2017)
- Community Engagement Firm – VMA Communications – Hired (2017)

Opportunity to Provide Strategic Value

How do we develop a Healthy Living Community for Older Adults?

- Transitional Housing: Independent, Assisted, Memory Care
- Partners in Place: Programs and Services
- Balance ROI and District Mission?

Discussion / Q&A

What's Next?

April Study Session

- Update Core Campus Master Plan
 - 514 Building repairs
 - Updated Market Demand Study
 - Blue Zones Project livability principles
 - Healthy Living Community general concepts
 - Community engagement process/overview
 - Identify Community Working Group