



**Healthy Living Campus**  
*Board Update & Study Session*

# Agenda

## What

- ✓ Review master plan with Community Working Group (CWG)

**Jan. 23:** Board study session to review master plan publicly

## How

**Feb. 25:** Review financials/phasing with CWG

**Feb. 27:** Board study session to review financials/phasing

## Next

**March:** Community open houses & input

**March 27:** Board meeting to consider initiating EIR process

# State of Current BCHD Campus



514 N. Prospect: 11 acres  
extending from Diamond to  
Beryl and Prospect to Flagler

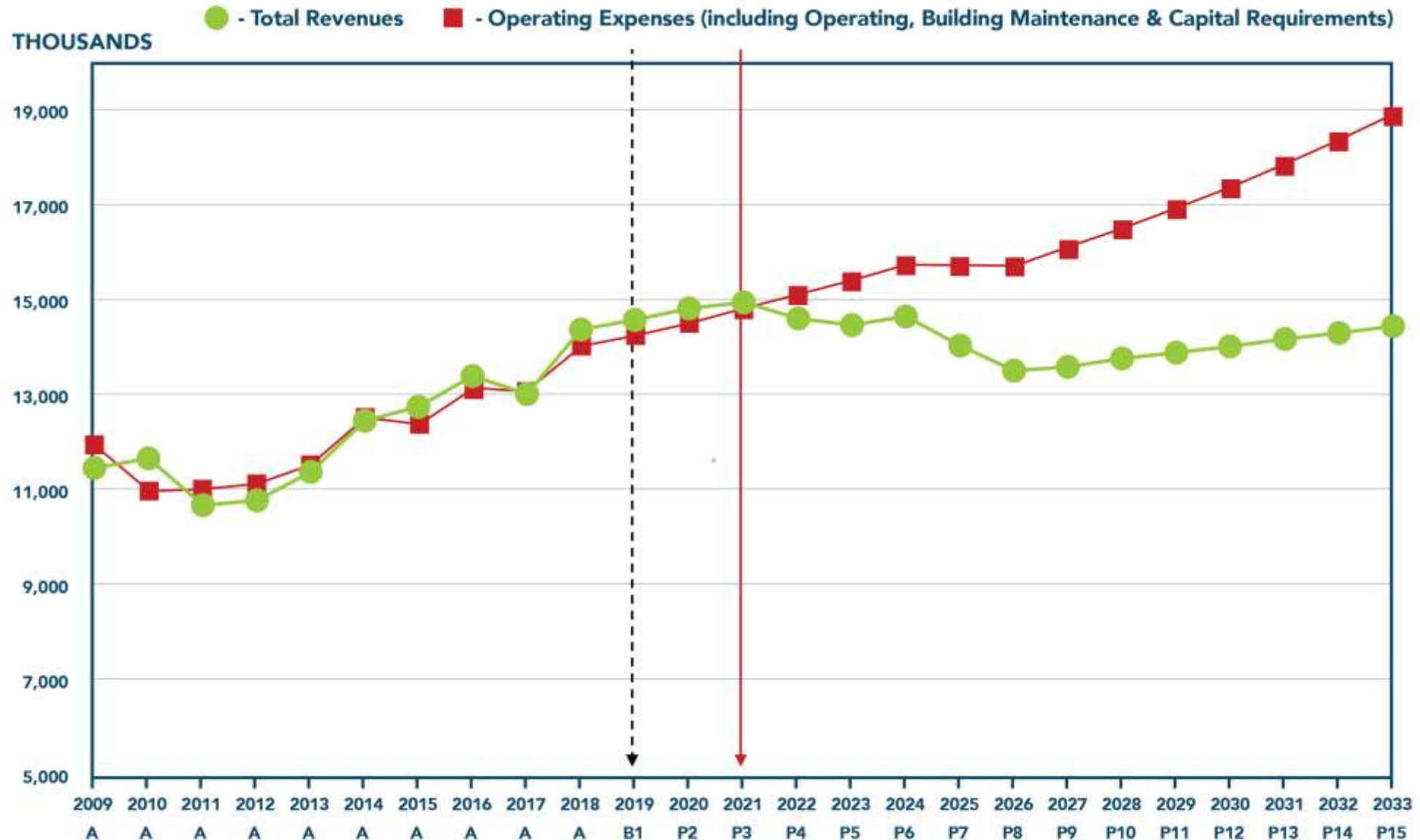


63-year-old former hospital building  
does not currently meet tenant needs  
and, is in need of a seismic upgrade



Due to escalating building maintenance  
costs, the next 1-5 years is our financial  
"Window of Opportunity" to address  
campus challenges and necessities

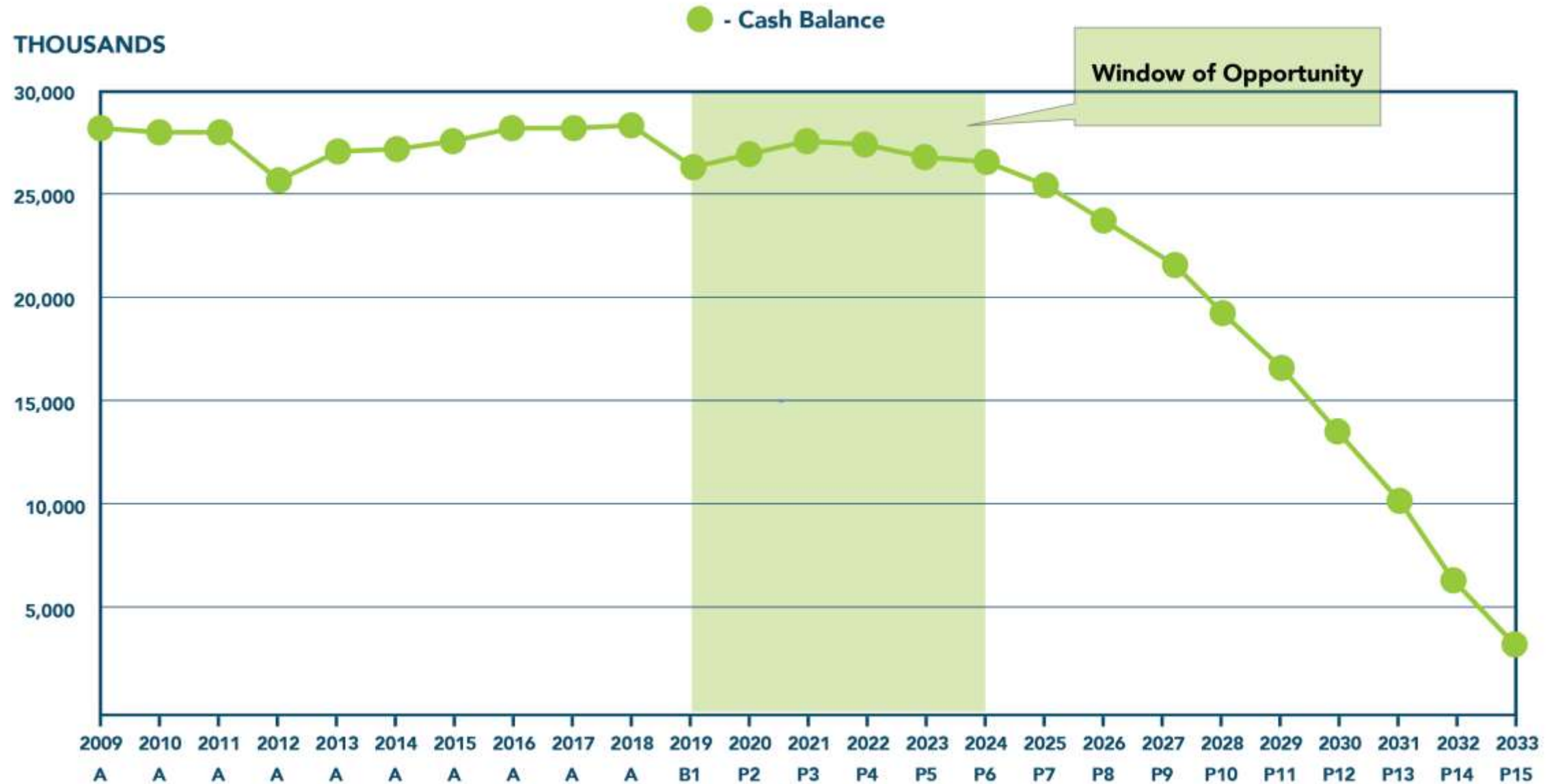
# 15 Year Long-Term Financial Outlook



BCHD's 15-year financial outlook – including building maintenance and capital expense requirements. Capital expenses for BCHD's main building (514) are expected to increase on average by 10% annually, as major infrastructure replacements will be required.



# 15 Year Long-Term Financial Outlook





## 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.





A black and white photograph of a large, multi-story hospital building. On the left side of the image, a large sign is visible with the text "SOUTH BAY HOSPITAL ENTRANCE" in bold, capital letters. The building has many windows and a flat roof. In the foreground, there is a grassy area and some trees. A teal-colored horizontal band is superimposed over the middle of the image, containing the text "Solving Seismic Safety Issues" in white.

**SOUTH BAY  
HOSPITAL  
ENTRANCE**

## Solving Seismic Safety Issues

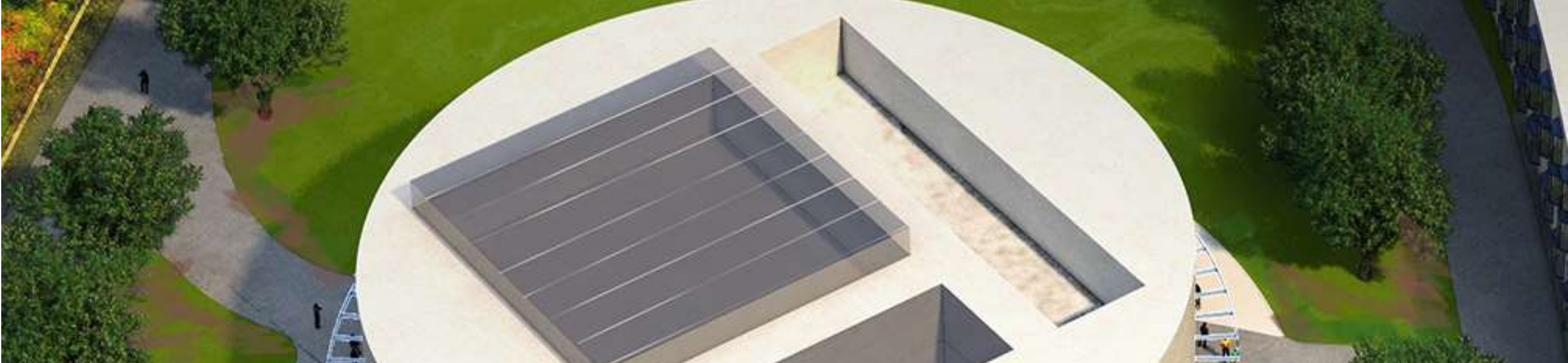




# Establishing a Center of Excellence for Community Health







# Modernizing Campus to Meet Community Needs

**Community Wellness Pavilion, Medically Certified Exercise Center, Residential Care for the Elderly, Active Green Spaces**







**Why BCHD's Mission Matters:**



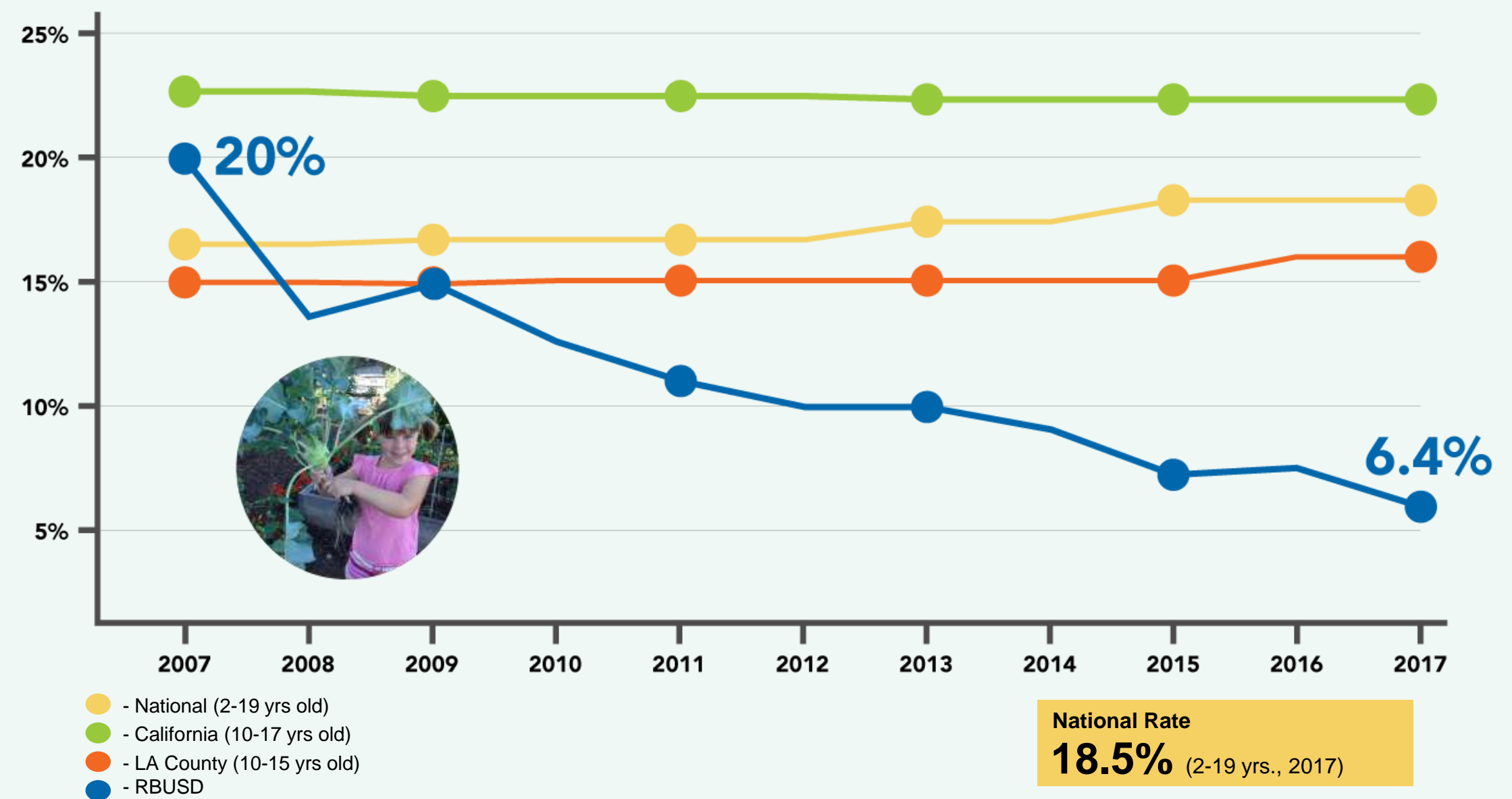


***“What makes our school district special...we have BCHD. No other community has an organization so focused on students’ health and integrated into the very fabric of programs and academics.”***

***~ Dr. Steven Keller, RBUSD Superintendent***



# RBUSD Childhood Obesity Rate







***“They are concerned about me, offer support and will try to find anything that can help meet my needs. I’m very pleased with the level of service I’ve received from BCHD.”***

***~ Frank, Redondo Beach Senior***





## 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**



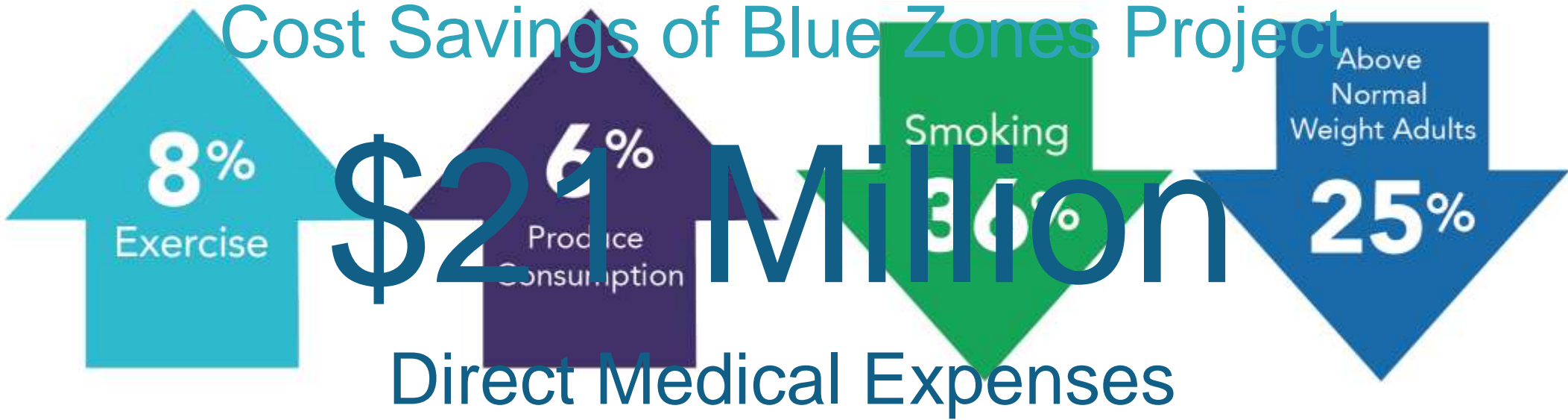


***“We tend to believe that America’s health problems are too big and intractable. You have proven that communities can take charge and reverse the trend.”***

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



# Key Health Outcomes 2010-2018





# Healthy 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

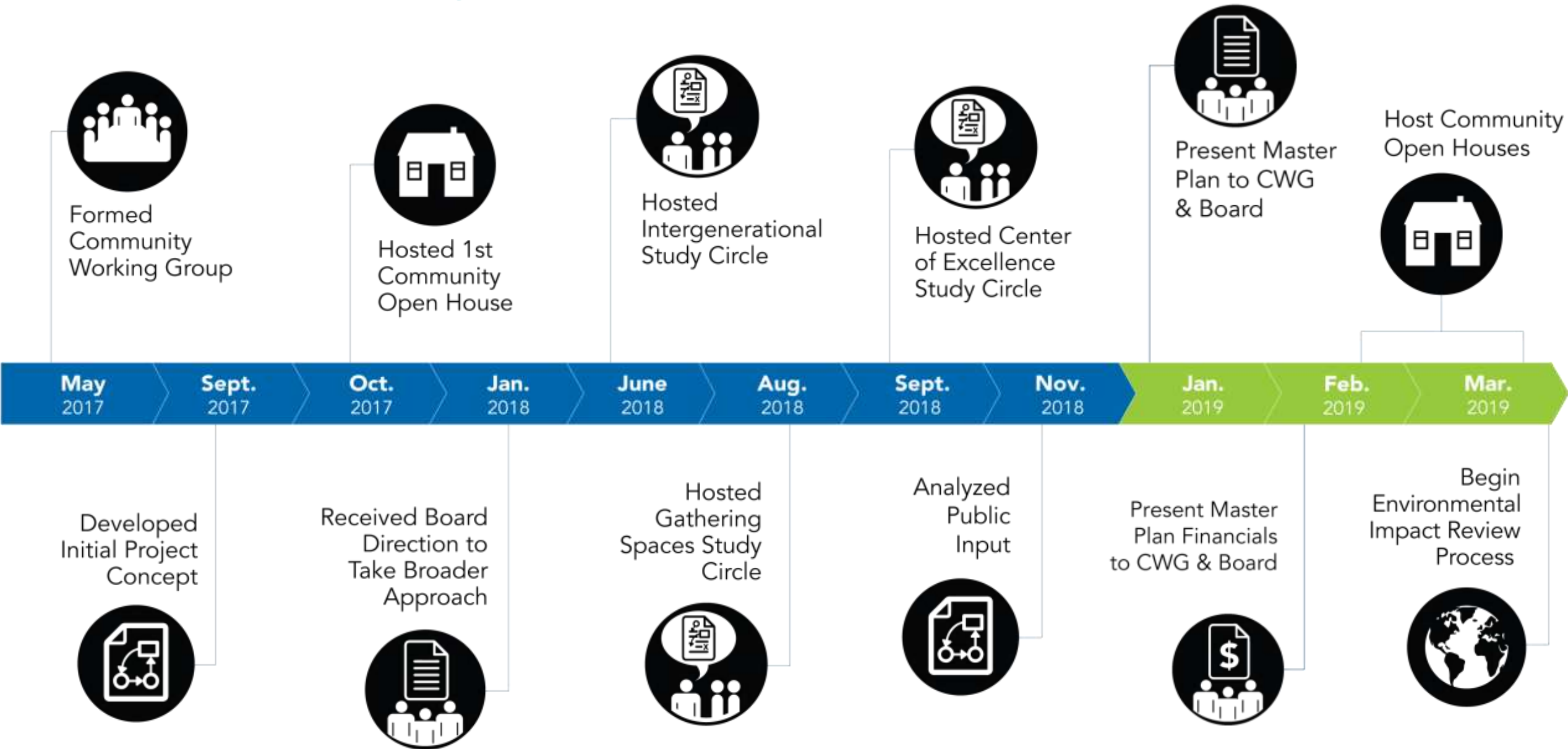


## Community

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



# Healthy Living Campus: Milestones





# Healthy Living Campus:

## *Master Plan Based on Feedback & Analysis*



# Current Campus





# Initial Site Plan

## *What We Heard:*

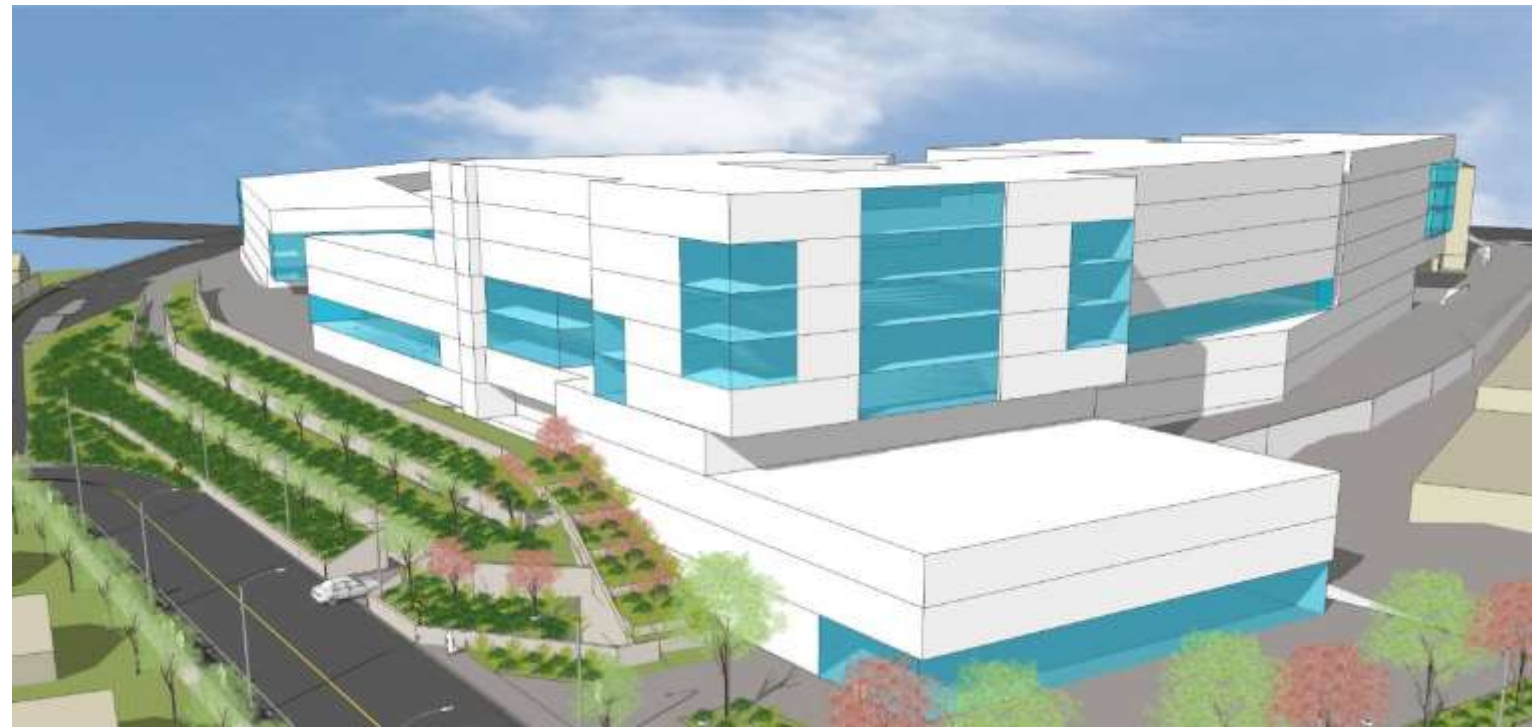
- Reduce building heights
- Concerns about density
- Minimize impacts (traffic)
- Add more green space
- Integrate with community
- Create gathering spaces
- Increase accessibility
- Intergenerational uses



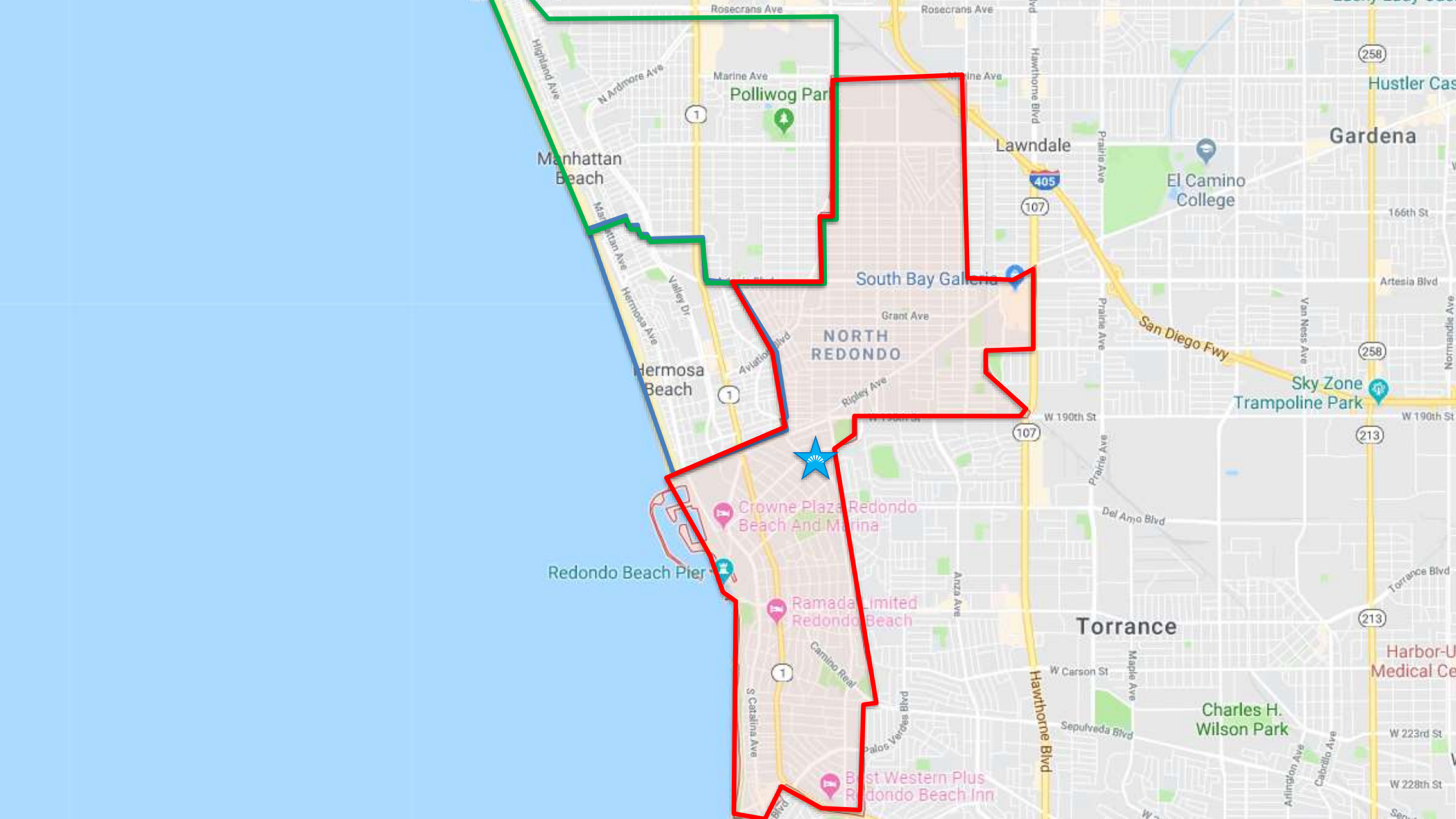


# Evaluated the “Do-Everything” Scenario

- X Higher density
- X Taller buildings
- X More parking
- X Less green space
- X Increased impacts
- X Greater costs
- X Diminished accessibility
- X Weak alignment w/ guiding pillars









- MANHATTAN BEACH
- HERMOSA BEACH
- REDONDO BEACH
- BCHD PROPERTIES
- LOCAL PARKS
- TRANSIT LINES



# Master Plan





# Master Plan



- ✓ 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





AES

Healthy Living Campus

Dominguez Park

SCE Right-of-Way



# Beach Cities Health District's "Community Wellness Pavilion"





# Community Presentation Hall

Capacity 150 People

**Uses: Community Conferences, Workshops, Lectures, Board Meetings, Trainings, Summits, etc.**







# Demonstration Kitchen

Capacity 20-40 People

**Uses: Cooking Classes, Food Literacy Workshops, Nutrition/Garden Demos, etc.**







# Flexible Community Meeting Spaces

Capacity 30-75 People

**Trainings, Presentations, Events, Workgroups, Moais, Support Groups, Meetings, etc.**







# Rooftop Gathering Spaces

Uses: Exercise Classes, Gardening, Small Events, etc.







## Blue Zones Café







## Learning/Visitor Center

Uses: BCHD Story, Resources, Health Literacy, Interactive Education, Awards, Partners, etc.







# Active Green Space

Uses: Community Events, Farmers Markets, Free Fitness, Walking, Gathering Spaces, etc.







# Medically Certified Exercise Center

Warm water therapy pool, community fitness classes, personal trainers, yoga, strength training, etc.





# Breaking the Mold for Residential Care

*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



VS

## Healthy Living Campus Model: Residential Care

- ✓ 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





# Site Plan vs. Master Plan

- [illegible]

- 
- An aerial photograph of a modern campus featuring a large, curved building, green spaces, and a road. The image is used as a background for a list of features.
- ✓ 4 stories
  - ✓ 608,339 total sq. ft. onsite
  - ✓ 420 residential care units
  - ✓ Community Wellness Pavilion
  - ✓ Modernized Center for Health & Fitness facility
  - ✓ More active green space
  - ✓ Innovative preventive health campus
  - ✓ Estimates fewer vehicle trips than current campus



# **CWG/Stakeholder Feedback:**

## ***Healthy Living Campus Master Plan***



# Healthy Living Campus: Project Pillars



## Health

- Build a center of excellence focusing on wellness, prevention & research
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## Livability

- Focus on emerging technologies, innovation & accessibility
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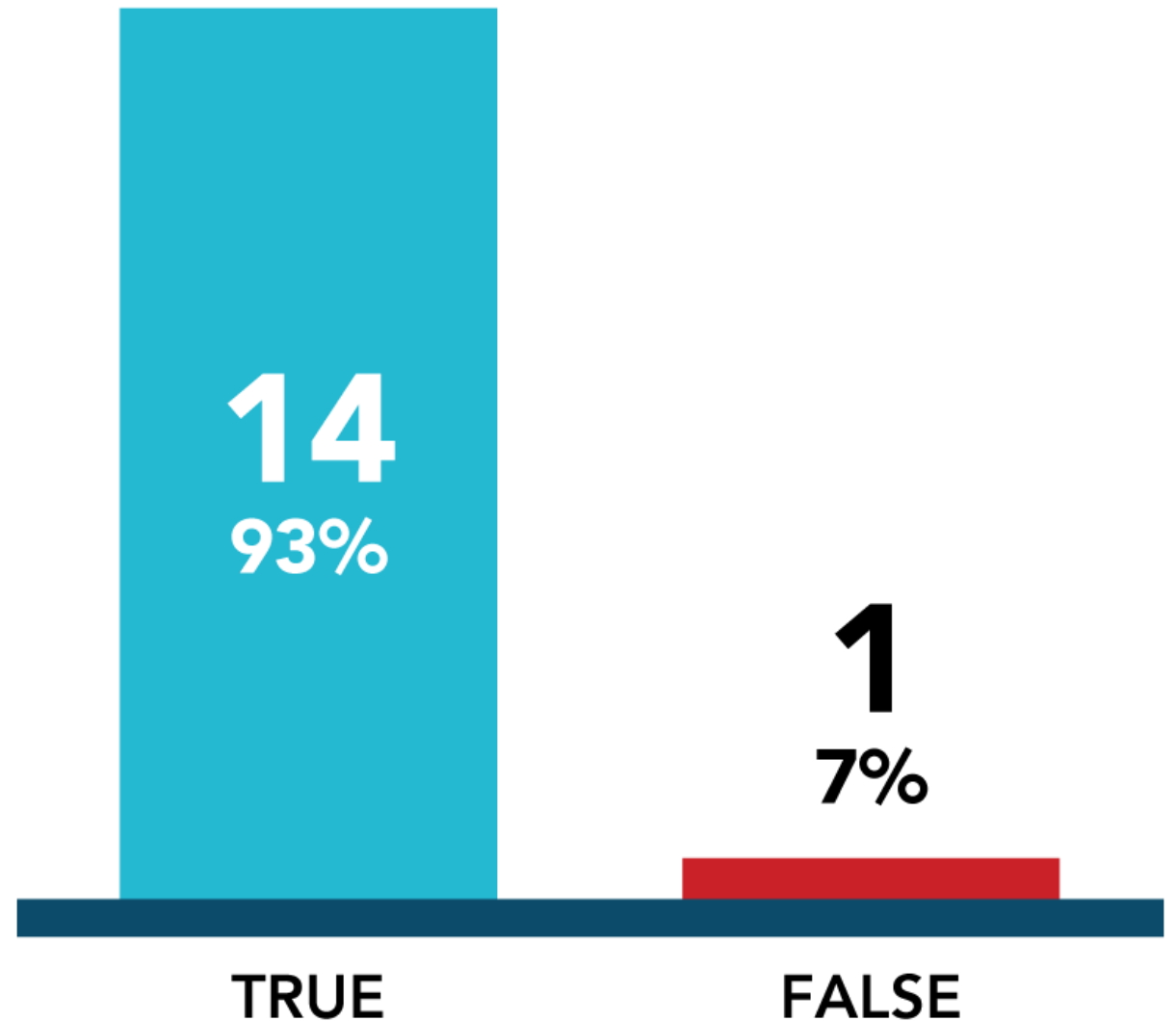


## Community

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



**Q:** The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus Project Pillars and Principles.





# Public Input



# Board Discussion



# Board Discussion: Alignment with Healthy Living Campus Project Pillars



## Health

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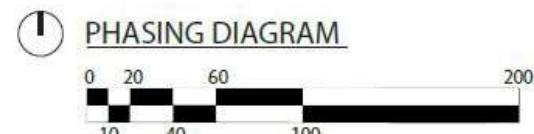
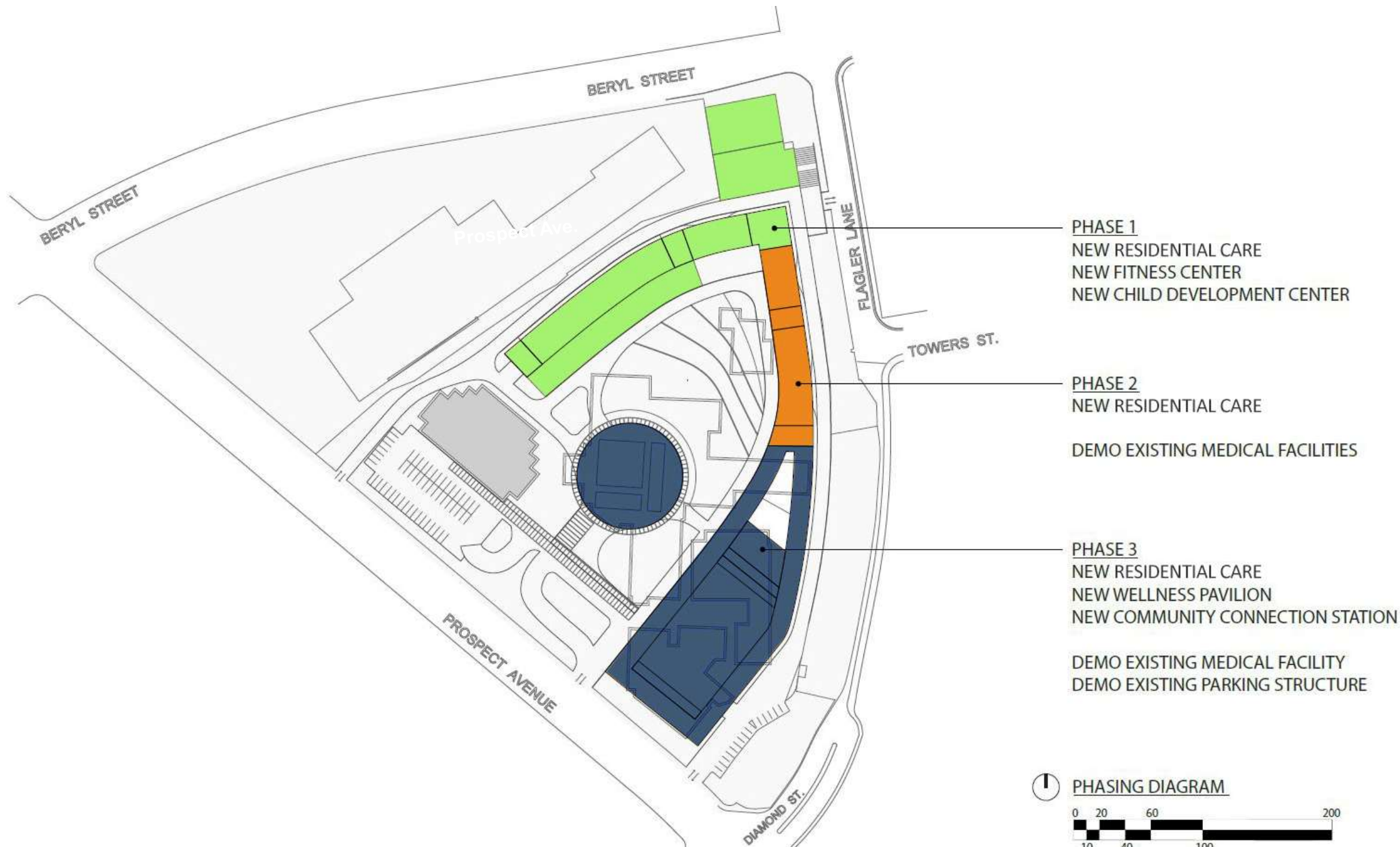
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# Next Steps







# What's Ahead

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