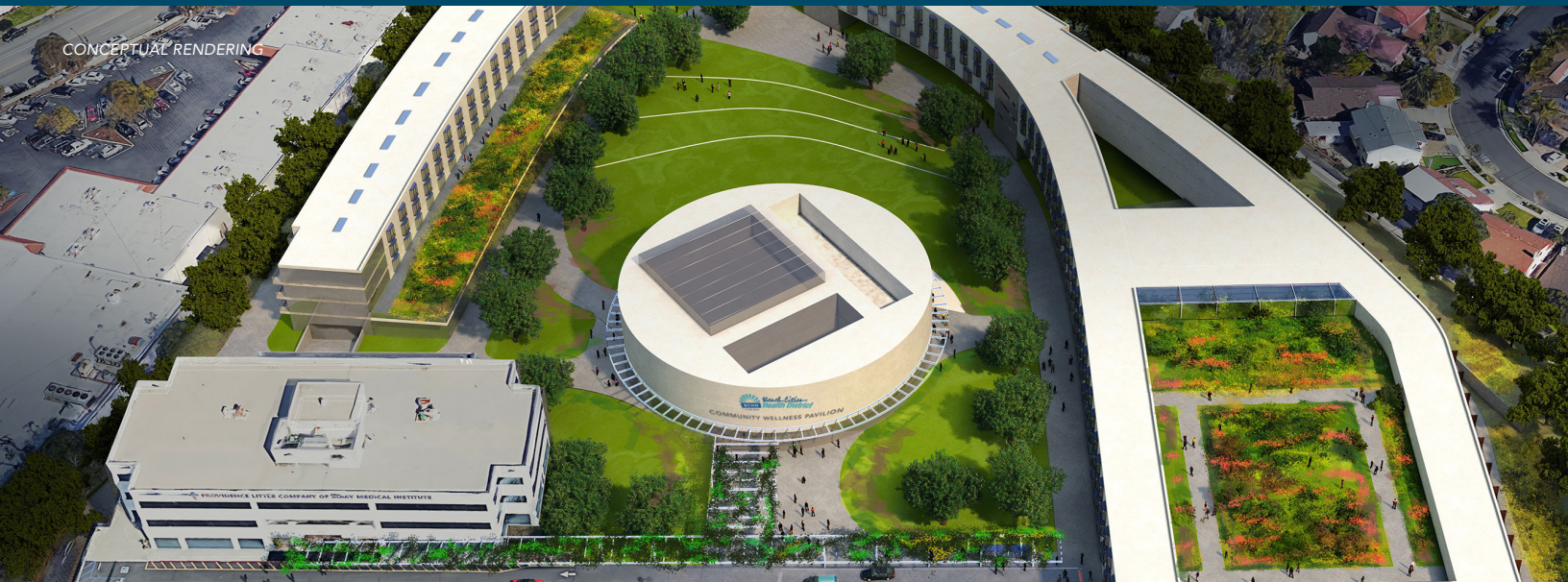


# Healthy Living Campus Vision

Our community has the rare and exciting opportunity to completely reimagine our 11-acre campus and chart the future of preventive health in the Beach Cities. Our vision is to purposefully transform the aging former hospital site into an intergenerational hub of well-being where current and future generations of Hermosa Beach, Manhattan Beach and Redondo Beach residents can gather to engage around health, form meaningful connections with one another and be well.



## 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

# Beach Cities Health District

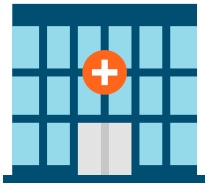
Beach Cities Health District (BCHD) has served the people who live and work in Hermosa Beach, Manhattan Beach and Redondo Beach since 1955. Today, BCHD offers more than 40 free community health programs and services that promote wellness and prevent diseases across the entire lifespan.

BCHD has been working closely with the community for more than two years to reimagine our medical campus – home to our 60-year old former hospital building located at 514 North Prospect Avenue – into an intergenerational Healthy Living Campus. Since May 2017, BCHD has held more than 60 meetings, drawing more than 1,000 comments regarding ways to modernize its property.

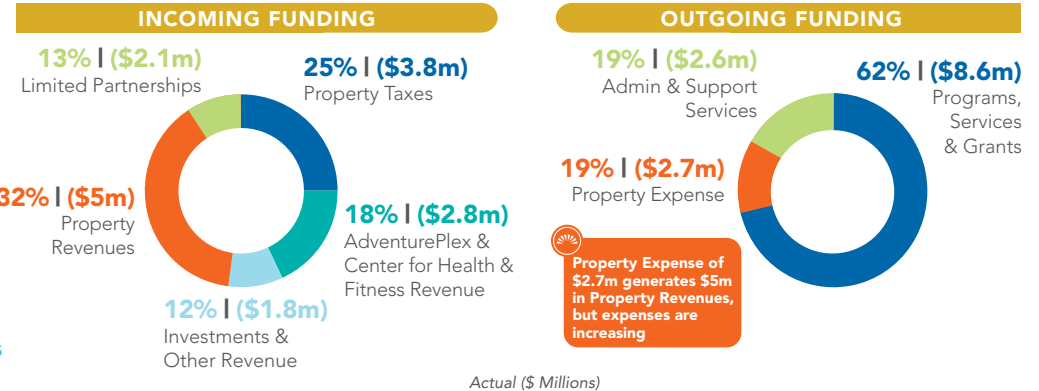
## Why the Project Matters

### OVERVIEW

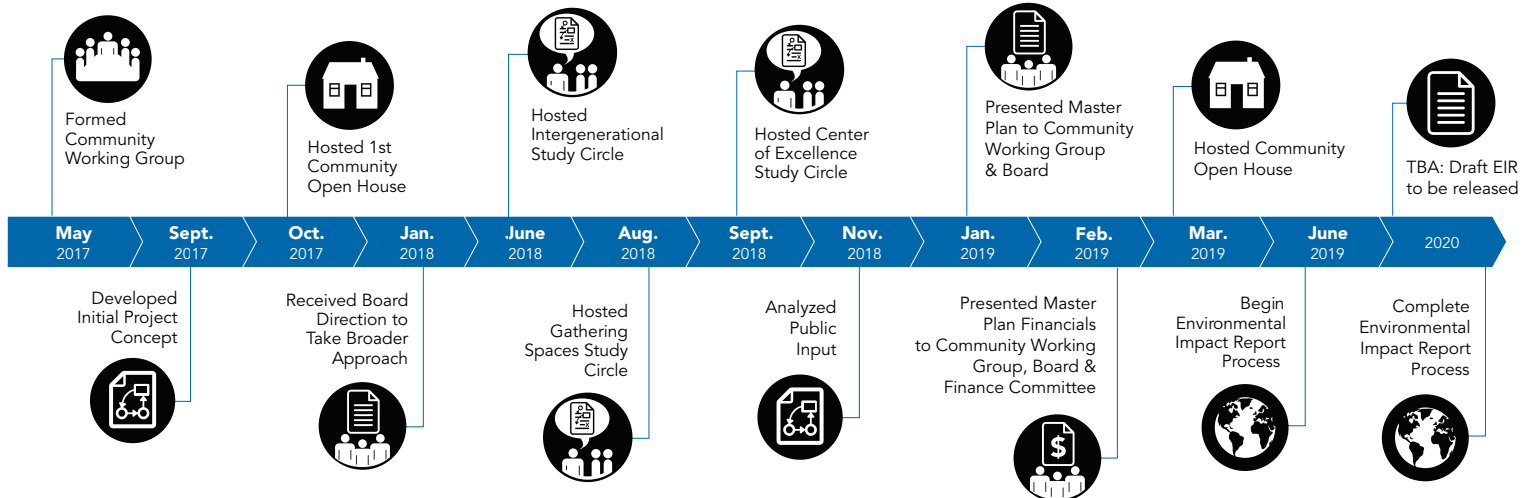
**60**  
year-old  
building



and former hospital site does not currently meet tenant needs and is in need of a seismic upgrade. The next 1-3 years is our financial window of opportunity to address these growing maintenance costs



## Project Timeline



Often taking up to a year to complete, the Environmental Impact Report process follows these steps:

1. Identify need for project & programmatic needs
2. Develop preliminary master plan
3. Obtain public input on preliminary master plan
4. Modify master plan in response to public input
5. Obtain authorization from board to proceed with project-level planning & CEQA process
6. Develop project-level design plans for CEQA analysis
7. Conduct EIR scoping process; begin EIR assessment of existing conditions
8. Adjust plans in response to opportunities & constraints identified during project-level design
9. Update board on modifications to plan
10. Begin EIR analysis of project impacts based on modified plan

For updated schedule and more information please visit [bchdcampus.org](http://bchdcampus.org).



# 15-Year Master Plan Concept

Beach Cities Health District is in the process of transforming our Redondo Beach property into a modernized Healthy Living Campus, an intergenerational hub that focuses on wellness, prevention and community-based health research for current and future Beach Cities generations.



## The Proposed Master Plan Concept Includes:

- Community Wellness Pavilion
  - Flexible presentation and community meeting spaces for conferences, workshops, trainings, events, Moais and support groups
  - Blue Zones Café and demonstration kitchen and garden for cooking classes and nutrition demonstrations
  - Rooftop gathering spaces for exercise classes, mindfulness practice and small events
  - Learning/visitor center for health resources and interactive education
  - BCHD's Community Services
- Residential Care for the Elderly (RCFE) with approximately 420 units, with an estimated 450 to 545 residents
- Modern community fitness center - Center for Health & Fitness
- Acres of asphalt replaced with active green/gathering space for community uses like fitness events, farmer's markets and community workshops
- Improved connectivity to the local community and city park, including a bike and pedestrian path on Flagler Lane and Diamond Street



Please note that the board of directors is holding a study session on March 19th to discuss potential plan adjustments in response to opportunities & constraints identified during project level design.



## Why Residential Care for the Elderly

There is a growing imperative to address the health needs of our aging population. In keeping with BCHD's mission, a portion of the Healthy Living Campus will provide residential care for aging members of the Beach Cities.

Residential Care for the Elderly (RCFE) offers assistance with basic daily living activities and functions, such as meal preparation, housekeeping, bathing or dressing, along with medical supervision and minor medical care.

The Healthy Living Campus model provides an essential health service that will allow residents to immerse themselves in a vibrant, intergenerational campus and remain physically and socially connected to the Beach Cities community as they age.

## Defining Need for Assisted Living

- Studies suggest that the average assisted living resident is a woman over the age of 85 who requires assistance with at least two activities of daily living
- Activities of daily living (ADLs or ADL) and instrumental activities of daily living (IADLs or IADL) are terms used in healthcare to refer to people's daily self-care activities.
- Activities of Daily Living include: bathing, dressing, grooming, eating, transferring, and using the toilet



### **Traditional Model:** **Senior Housing**



#### **Did you know?**

The number of Americans aged 65 and older in the Beach Cities is expected to grow by 19% in the next four years

- Internal, insular, closed facility just for seniors
- Environment is static and isolated from the community at large
- No opportunities for intergenerational socialization since the facility is designed solely for seniors onsite



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

- Vibrant, multi-use community campus for all ages to experience health and wellness, with green spaces to promote activity and socialization.
- Residents are uniquely integrated with broader community and connected to Beach Cities and BCHD programs and resources onsite.
- Opportunity to age in place in an adaptable setting providing preventive health and medical services.