



A Public Agency

Beach Cities
Health District

Healthy Living Campus

Community Working Group No. 4
Summary Report

August 21, 2017



Table of Contents

1 INTRODUCTION	1
1.1 Purpose of Community Working Groups (CWG).....	1
2 CWG MEETING NO. 4 – August 21, 2017	1
2.1 Overview.....	1
2.2 Summary of Participation.....	1
2.3 Summary of Feedback.....	2
APPENDIX A: POWERPOINT PRESENTATION	6
APPENDIX B: MEETING REMINDER	7
APPENDIX C.1: THANK YOU EBLAST - ATTENDED.....	8
APPENDIX C.2: THANK YOU EBLAST - DID NOT ATTEND	9
APPENDIX D: COMMENT CARD RECEIVED	10

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 fourth 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. 4 – AUGUST 21, 2017

2.1 Overview

The fourth CWG meeting for the HLC convened in the Beach Cities Room at 514 N. Prospect in Redondo Beach. The attendee list, made up of 20 involved community members and diverse BCHD stakeholders from all three communities, was developed by staff and reviewed by the Board.

Sixteen (16) members attended this meeting, and four (4) 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, insight and feedback with the staff and project team members.

The meeting was facilitated by Valerie Martinez of VMA Communications and included a PowerPoint Presentation (Appendix A). Valerie led the presentation, which began with a summary of the feedback received from the CWG and explained the plan refinements that have been made to reflect the feedback. She also introduced the group to the project's architect, Dan Withee, and explained he was attending the meeting in order to hear the concerns of the CWG and keep them in mind as he develops plans moving forward.

Leslie Dickey, Executive Director of Real Estate, then presented the preliminary plan refinements related the Center for Health and Fitness (CHF), including a plaza-level entrance to the CHF, an adjoining outdoor exercise area and a warm water exercise pool. He also shared a preliminary floorplan for the interior of the CHF. Next, Leslie presented visualizations of how the outline of the proposed new structures on the HLC would look from various viewpoints in the surrounding area.

Throughout the meeting, Valerie encouraged CWG members to contribute their feedback verbally and also in writing on the comment cards provided.

2.2 Summary of Participation

CWG Participants (Continued on next page)

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	Lisa Nichols (unable to attend)	Hermosa Beach Senior Center	Hermosa Beach
4	Cindy Schaben	Retired	Redondo Beach
5	Sue Allard	Parks and Recreation Department, Older Adults	Manhattan Beach
6	Jan Buike	Older Adult Services	Manhattan Beach
7	Darryl Kim	Older Adult Services	Redondo Beach
8	Patrick Flannery (unable to attend)	Neighboring Resident	Redondo Beach
9	Jean Lucio	BCHD Volunteer & Gym Member	Redondo Beach
10	Pat Dreizler	BHCD Volunteer	Redondo Beach
11	George Schmeltzer	Blue Zones Power 9 and Livability Committee	Hermosa Beach
12	Pat Aust	Retired, Volunteer	Redondo Beach
13	Jim Light (unable to attend)	Building a Better Redondo	Redondo Beach
14	Walter Dougher	BCHD Power 9 Committee	Manhattan Beach
15	Mark Nelson (unable to attend)	Neighboring Resident	Redondo Beach
16	Dency Nelson	Environmental Activist	Hermosa Beach
17	Justin Pioletti	Redondo Beach High School Student	Redondo Beach
18	Joanne Sturgis	Retired, Executive Officer of LA County Board of Supervisors	Manhattan Beach
19	Laurie Glover	Silverado Memory Care	Redondo Beach
20	Jacqueline Folkert (unable to attend)	UCLA Health	Redondo Beach

Reminder e-mails were distributed to CWG members on August 18 (Appendix B). These e-mails provided CWG members with information about the August 21 meeting and a link to the project website address. Following the meeting, thank you emails were distributed to the those who attended the meeting (Appendix C.1) and those who were unable to attend (Appendix C.2).

2.3 Summary of Feedback

This meeting of the CWG was designed to provide a summary of feedback received, demonstrate how it had been incorporated into plan refinements and provide visualizations of the outlines of the proposed new structures of the HLC. Feedback was solicited throughout the meeting and via written comment cards, and is summarized below.

CHF/Parking Structure at Flagler and Beryl

- Dency N. responded to BCHD's plan to study parking structure convertibility by noting that it should be standard practice to building parking structures so that in the future they can be converted to other uses.
- Pat A. asked how far the CHF building was set back from the curb.

Drawings and Visualizations

The group had suggestions for improving the visual information presented at the meeting:

- Pat A. felt that two different set-back distances were represented on CHF drawings and encouraged making the aerial overview consistent with the other visualizations.
- Laurie G. disliked the visualization of the parking and residential buildings at the corner of Diamond and Prospect. It appeared to be right on the edge of the curb at Diamond and didn't show any landscaping. Staff noted it will be modified for future presentations.
- Craig C. noted it would be helpful to present the current views in addition to the views with proposed structures so that a visual comparison could be made.
- George S. pointed out that building heights are calculated differently based on municipality codes, and he suggested that BCHD present building heights (according to the Redondo Beach codes) to accompany the visualizations.
- Sue A. stated that the words on the visualizations are too hard to read. A larger font, a color with higher contrast and/or printed handouts would be helpful.

Undergrounding Powerlines

- Dency N. asked if BCHD is considering undergrounding power lines as part of the HLC project. Leslie answered that BCHD will address that suggestion in an upcoming meeting with Edison.

WRITTEN COMMENTS SUBMITTED

One (1) comment card was received at the CWG meeting (Appendix D). The written input is provided below:

"When we have a warm water pool at the new CHF, would it be possible to have water aerobics classes?"

Eleven (11) written comments have been submitted via our online interface and are presented below:

"I live walking distance to BCHD/CHF, but getting across Prospect is a really safety challenge and a time waster.

I see that CHF users from the north, east and south would have no problems (since they don't have to deal with the Prospect traffic), but those of us living west of CHF always have a wait at the signals and the concern for our safety getting across Prospect.

Suggest that at least one walking overpass on Prospect be considered to increase our safety, and even give us some extra exercise climbing the steps up to the "future overpass/walkway". For your consideration." - *Dennis Heck, Redondo Beach*

"Is UCLA planning to stay in their existing facilities? If so, how are you addressing handicapped parking close to the UCLA entrance." - *Kenneth Grossman, Redondo Beach*

"While traveling up north, I stopped by a community called Trilogy Life. It is a planned community with mostly single family homes, but was surrounded by walking/bike trails, had a clubhouse where there was a variety of clubs for social hours, art & cooking classes and wine tastings. It also has pools, tennis & pickleball courts and a fitness center. I could visualize this property being where the clubhouse, surrounded by trees, walking paths, etc. It would be awesome if this property could hold some of the above characteristics and possibly tie it in with the power plant at a later date.

Since there will be lots of seniors that already live in the area, there could possibly be a shuttle to bring folks from the senior center in Veterans park, maybe tying in with the shuttle that currently goes through downtown Manhattan Beach. Thanks for "listening." - *Laura Petros, Redondo Beach*

"1. The parking structure and CHF would be located only about 60 feet away from the homes on the Torrance side of two-lane Flagler. This would loom over the bedroom windows of those homes, and would block out all afternoon sunlight. The neighbor's existing six-foot tall backyard walls are no protection from peeping toms or car headlights from the six-story structure. Positioning the seven-story elevator/stairway facing the houses on Flagler is an even worse eyesore

2. Improving traffic flow on the Redondo Beach Prospect Avenue entrance should not be solved by adding to the traffic on Torrance's adjacent quiet two-lane residential streets (Towers, Mildred, Redbeam and Tomlee). An entrance and/or exit onto two-lane Flagler would increase traffic and overwhelm those streets.

3. What is the height of the proposed "new structure" adjacent to the parking structure? Our concerns are the same as those about overlooking the homes on Flagler.

4. Invite the City of Torrance to participate in your planning meetings, as Torrance residents would be adversely affected by this project. The EIR must address the impact upon the adjacent Torrance neighborhood." -Raymond Johnson, Torrance

"I am providing this comment on behalf of a large number of homeowners who live on Redbeam, Mildred, Tomlee and Linda Avenues, in West Torrance. Our neighborhood is just around and down from the corner of Beryl and Flagler. Flagler turns into Towers Street at the border with Torrance.

The Beach Cities Health District is proposing a large construction project on the corner of Beryl and Flagler that will include what appears to be at least a four tier parking facility. There is an entrance and exit planned for the Flagler portion that turns into Towers and that will almost certainly cause a considerable amount of traffic to be diverted into our neighborhood, which includes the aforementioned streets, and continuing through to Del Amo Boulevard. Linda street will be impacted as vehicles make their way through Deelane toward Wayne and ultimately to the stop light at Del Amo.

Our neighborhood streets have become a cut through choice for commuter vehicles coming south from North Redondo Beach and other areas north of this part of West Torrance. These vehicles also return going north. Torrance Department of Public Works has indicated that at certain times vehicle traffic equals 60/hour through our neighborhood. The curve from Towers onto Redbeam also has been serving as a Towers Elementary School drop off/pickup location due to the walkway into the school at that location. There is no crossing guard or other traffic control device at the entrance to this walkway.

Furthermore, our neighborhood has a large number of young and old pedestrians who frequently use our lovely, tree lined streets for exercise or to walk their dogs. Also, cyclists are seen frequently in our neighborhood.

Because these residential streets were designed for low volumes the residents in this neighborhood believe that a hazardous condition already exists and that a significant increase in traffic resulting from the proposed BCHD construction will result in a completely unacceptable level of danger to residents, school children, and motorists.

Torrance Department of Public Works has been working with residents to try and reduce these dangers but there is only so much they can do at this time.

We are also concerned about the height of the proposed structure and the loss of light and air by the houses on Tomlee that are separated from Flagler by a retaining wall that will not shield their upper floors from the proposed structure.

Therefore, we are submitting this comment to inform BCHD and the Community Working Group of the likelihood that the proposed construction will have a considerable adverse impact on the livability of our neighborhood by adding to the already dangerous level of commuter traffic through it.

Thank you for your consideration of our concerns." - Bruce Steele, Esq., Torrance

"Good morning,

I understand that there is a plan to construct a multi-level parking and health club structure on the corner of Flagler and Beryl. I happen to live around the corner on Redbeam. I am against any entrance/exit of this structure onto Flagler--as this road (Flagler/Towers/Redbeam) is the only through-street in the neighborhood, and the extra traffic will cause considerable congestion. Are you aware of the current traffic issues? The Stopsign at Towers/Mildred is only a "suggestion" to most drivers, and the school drop is right at the next turn, only 50 yards farther down. Most drivers, after taking the right turn from Towers onto Redbeam, accelerate to 35-45 MPH in this neighborhood. Adding the traffic from the parking structure will only make matters worse. The entrance and exit from this parking structure should only be located out to Beryl, and not onto Flagler." - **Jack Holman, Torrance**

"We live in the track (which is Torrance) that will most definitely be impacted by the construction. We saw that the plan for the entrance/exit of the parking structure will actually be at the residential intersection by Beryl and Flagler. That will increase traffic significantly and also increase noise and air pollution to our neighborhood. Please consider the affect of the traffic to our neighbor. Keeping the parking structure towards Prospect would make more sense and will be a better option. We also utilize the center and appreciate the convenience and service of the Health Center. I hope that the upgrade will not be a downgrade for our neighborhood." - **Linda Choy, Torrance**

APPENDIX A: POWERPOINT PRESENTATION



A Public Agency

Beach Cities
Health District

Healthy Living Campus Project
Community Working Group
August 21, 2017

CWGW Meeting #4: Agenda

- Feedback: Results & Responses
- Center for Health & Fitness (CHF): Preliminary Plans
- Convertible Parking Structure Update
- Building Elevation Visualizations
- Next Steps

Feedback

Results and Response

Feedback Results

- CHF should be integrated into the campus
- Connect CHF to an outdoor exercise feature
- Consider adding a pool
- Green spaces should be better developed
- Building heights should be addressed
- Consider building convertible parking structures

CHF Plan Refinements

- Refinements include:
 - Preliminary plans for warm water exercise pool
 - Pedestrian entry/exit to BCHD plaza level
 - Outdoor exercise space connected to plaza-level entrance
 - Studying building convertibility

CHF

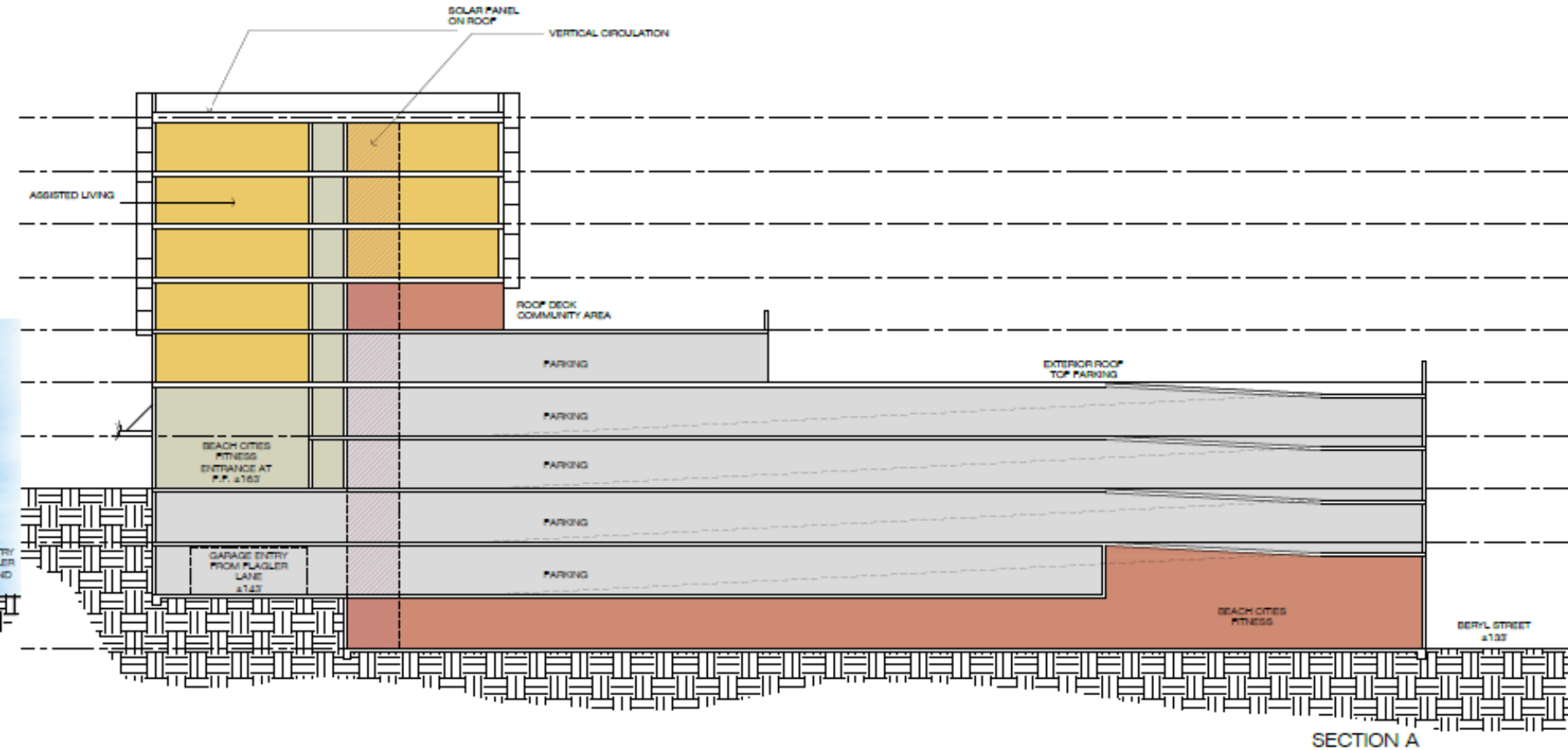
Preliminary Plans

Refinement: Campus-Level Entry



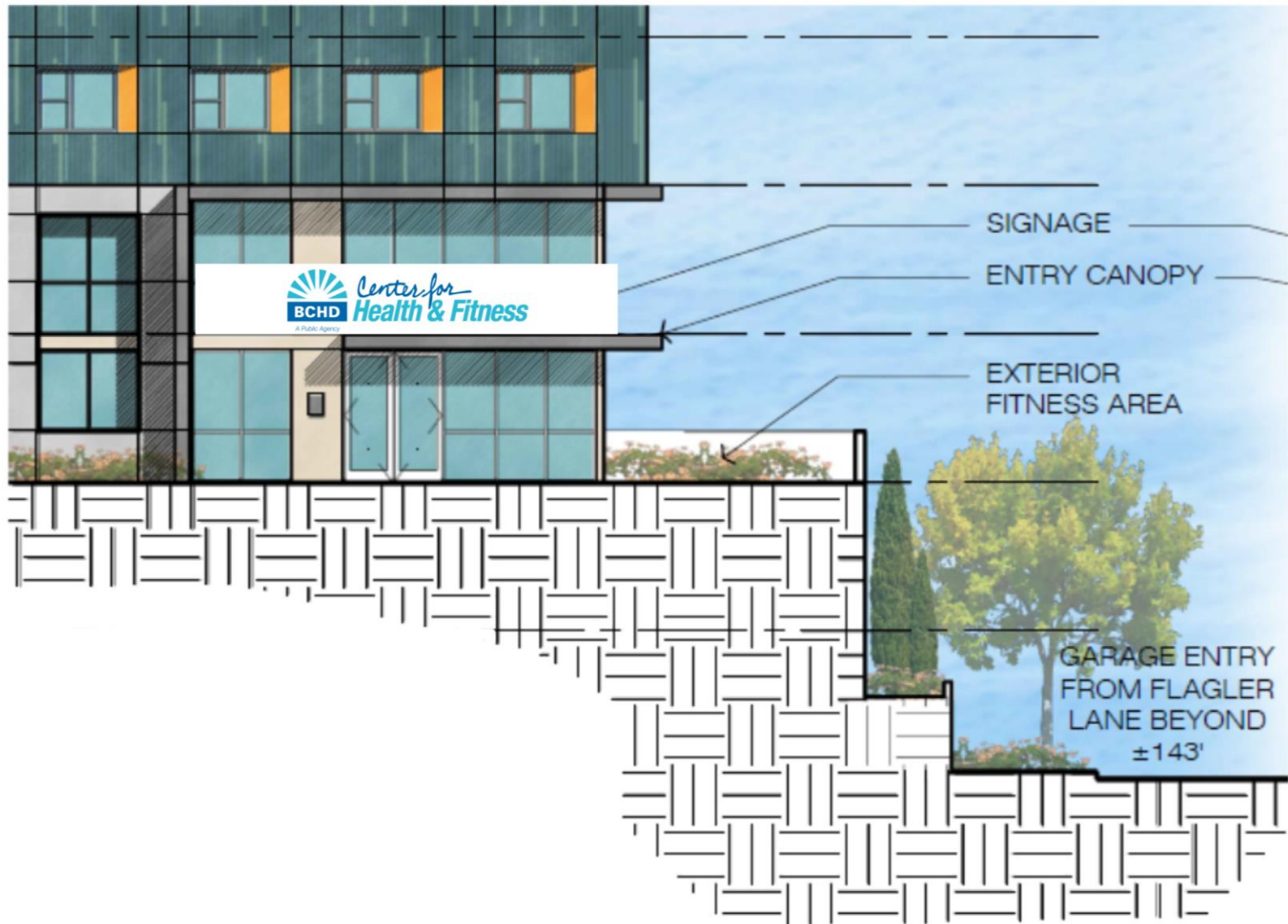
(Aerial view)

Refinement: Campus-Level Entry



(View from Flagler, facing West)

Consideration: Campus-Level Entry



(View of entrance from on campus, facing North)

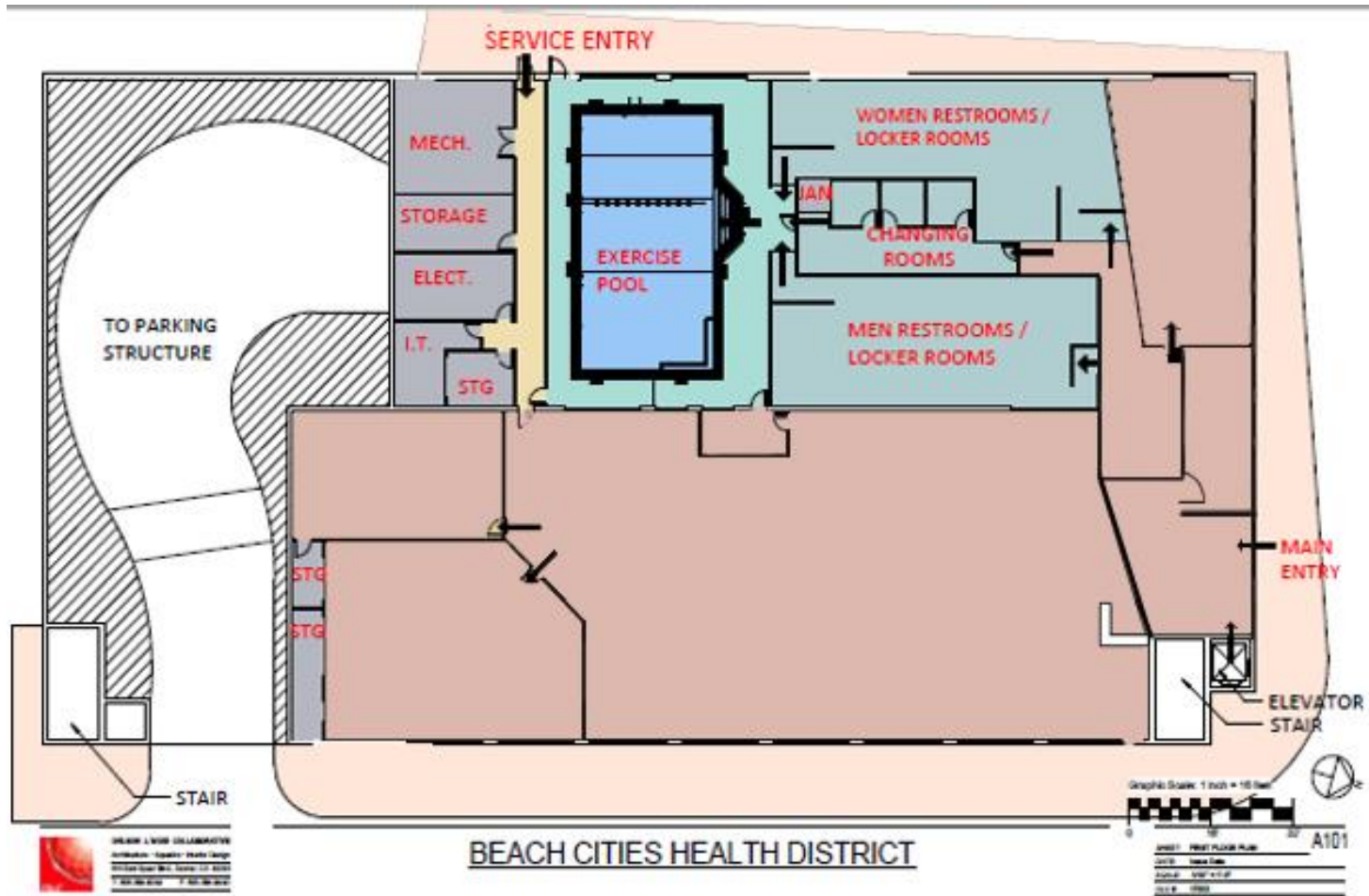
Warm Water Pool

- Conditions that can benefit from aquatic therapy:
 - Arthritis
 - Arthroscopic surgery recovery
 - Balance disorders
 - Chronic pain
 - Idiopathic joint pain
 - Lower back pain/surgery
 - Osteoarthritis
 - Rheumatoid arthritis
 - Stroke
 - Sprains/strains

New CHF Facility Features: A Comparison

- What's new?
 - Second entrance
 - Warm water pool
 - Infrastructure support areas (IT room, housekeeping, etc.)
- What's bigger?
 - Workout area
 - Restrooms
 - Locker rooms

Preliminary Floorplan



PRELIMINARY PLANS. SUBJECT TO CHANGE.

Building Heights Visualizations

Visualization: Corner of Beryl & Flagler



Visualization: Corner of Beryl & Prospect



Visualization: Prospect Avenue (facing East)



Visualization: Prospect & Diamond (facing North)



Visualization: Anita & Harkness (facing South)



Visualization: Bottom of Harkness (facing Southeast)



Next Steps

Project Look-Ahead

Project Look-Ahead

- Incorporate refinements
- CHF pop-up, 8/29 6-8 p.m.
- Present refined plans to CWG, 9/18
- Present preliminary plans to Board
- Submit preliminary plans to permitting agencies
- Conduct presentations to community groups

Next Meeting

September 18, 2017

6 p.m.

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, August 21, 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 CWG feedback
- Sharing preliminary plans for the Center for Health & Fitness
- Presenting information on building elevations
- Discussing the next steps in the project

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 the August Community Working Group (CWG) meeting for the Beach Cities Health District's Healthy Living Campus.

We have compiled a Summary Report for the BCHD Board of Directors (link below). The input provided during this past meeting will help our planners to refine our preliminary plans so we can present updated versions to you at our next meeting. The CWG meetings are one component of our broader engagement efforts, which contribute directly to our planning process. A copy of the PowerPoint presentation from the meeting and an online comment form are available on our website at www.bchd.org/healthylivingcampus.

As discussed during our Monday meeting, our next CWG get-together will be **Monday, September 18, 2017 at 6 pm**. It will be our last meeting before presenting preliminary plans to our BCHD Board for approval.

We look forward to our continued collaboration throughout this process. Please contact us with any questions or concerns.

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 seeing you at our August 21st Community Working Group (CWG) meeting for the Beach Cities Health District's Healthy Living Campus, but hope you will be able to join us for our next get-together.

The participants were given a presentation summarizing the feedback we've received so far and were presented with refined plans that incorporate that feedback. We also presented preliminary plans for a plaza-level entry to the Center for Health and Fitness and a warm water exercise pool. Finally, we showed visualizations of how the proposed new structures would appear from various viewpoints in the area.

The CWG meetings are one component of our broader engagement efforts, which contribute directly to our planning process. The input provided during this past meeting will be helpful in refining our initial plans and we look forward to sharing the revisions with you at our next meeting. A copy of the PowerPoint presentation from the meeting, a copy of the Summary Report and an online comment form are available on our website at www.bchd.org/healthylivingcampus.

Our next CWG meeting will be **Monday, September 18, 2017 at 6 pm**. It will be our final meeting before we submit the plans to our BCHD Board for approval.

We look forward to our continued collaboration throughout this process. Please contact us with any questions or concerns.

Sincerely,

Eric Garner
Communications Manager
Beach Cities Health District

APPENDIX D: COMMENT CARD RECEIVED



Healthy Living Campus

Comment Card

Name: Cindy Schaben Date: 8/21/17

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:
*as part of new CHF & pool
could pool exercise / water
aerobics classes be offered?*