



A Public Agency

Beach Cities
Health District

Healthy Living Campus

Community Working Group No. 3
Summary Report

July 31, 2017



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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 third 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. 3 – JUNE 31, 2017

2.1 Overview

The third CWG meeting for the HLC convened in the Beach Cities Room at 514 N. Prospect in Redondo Beach. The attendee list, made up of 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 five (5) 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 began with a brief welcome from BCHD CEO Tom Bakaly and was followed by a PowerPoint Presentation (Appendix A). Valerie led the presentation, which began with a summary of the feedback received from the CWG, BCHD staff and BCHD volunteers regarding potential campus features. Further, Valerie utilized the PowerPoint presentation and a handout to explain HLC's development process from planning through operation (Appendix B.1).

Leslie Dickey, Executive Director of Real Estate, then presented a review of the Site Concept map (Appendix B.2). He also reviewed the conceptual plans for the main entrance (Flagler lot) (Appendix B.3.) Jackie Berling, Chief Wellness Officer, then discussed the idea of moving the CHF to the currently-vacant Flagler lot. The group was also shown a conceptual rendering of a proposed CHF (Appendix B.4).

A sign-up sheet was circulated to CWG members to form a sub-group that will provide input on specific CHF projects and plans. 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 Materials and Participation

The following materials were provided to and/or displayed for attendees at the CWG meeting:

- HLC Development Process Overview (Appendix B.1)
- Site Development Map (Appendix B.2)
- Main Entrance Redesign Map (Appendix B.3)
- CHF Conceptual Rendering (Appendix B.4)

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 (unable to attend)	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	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	Building a Better Redondo	Redondo Beach
14	Walter Dougher (unable to attend)	BCHD Power 9 Committee	Manhattan Beach
15	Mark Nelson	Neighboring Resident	Redondo Beach
16	Dency Nelson	Environmental Activist	Hermosa Beach
17	Justin Pioletti (unable to attend)	Redondo Beach High School Student	Redondo Beach
18	Joanne Sturgis	Retired, Executive Officer of LA County Board of Supervisors	Redondo Beach
19	Laurie Glover	Silverado Senior Living	Redondo Beach
20	Jacqueline Folkert	UCLA Health	Redondo Beach

Reminder e-mails were distributed to CWG members on July 18 (Appendix C.1). These e-mails provided CWG members with information about the July 31 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.2) and those who were unable to attend (Appendix C.3).

2.3 Summary of Feedback

This meeting of the CWG was designed to provide a summary of feedback received, review the project's development process and present preliminary renderings and maps. Feedback was solicited throughout the meeting, during the map review and via written comment cards, and is summarized below.

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Development Process

- Patrick F. asked if the project would take closer to six years than six months to be completed. Leslie explained that it is too early in the process to have exact time estimates, but we are in the initial stages of a multi-year project. Leslie stated we hope to begin the initial EIR process in October.

Preliminary Plans: Master Site Plan

The group was mostly concerned about the height of the proposed structures on campus and how that would impact residents, effect the overall campus feel and create shadows that thwarted plant growth.

- George S. indicated that the height of the structures is a major concern.
- Pat A. asked how many levels of subterranean parking were included in the parking structure and was concerned about the height of the building. Leslie explained there's no building restriction on height in the city code, but Pat countered there is a "political restriction." He voiced concern over the aesthetics of such a large structure, especially in terms of the views for neighboring residents. Later, Pat noted that there hasn't been a seven-story structure built in Redondo Beach in many decades.
- Patrick F. countered that the proposed structures would not be any taller than the existing structures on and near the campus. He pointed out that there is currently a concrete wall between the residential properties on Flagler and the BCHD site.
- Jim L. also raised concerns about the height of the buildings, expressing it is important to avoid the feel of being boxed in by tall, imposing structures. He mentioned that the shadows created by the buildings could affect the plant life in the green spaces, and also suggested that the wind patterns between buildings be evaluated.
- Cambria V.'s concern was that 7-story buildings would look massive because they are already on a hill. Leslie pointed out that some levels of the building would be built on a lower plane, so the buildings would not be seven stories from the top of the hill, but rather seven stories from what would be the bottom of the hill.

Preliminary Plans: Main Entrance Redesign

The group responded positively to plans to improve the main entrance by redesigning the parking structure ramp, adding a patient drop-off zone and putting more distance between the cars and the buildings to provide greater pedestrian safety.

- Laurie G. emphasized the importance of planning for patient drop-off and service deliveries to the 514 building, and expressed that it is critical to garner input from current tenants throughout the planning process. Valerie suggested that the specific needs of tenants be addressed in a separate meeting so that the details can be more thoroughly discussed.
- Patrick F. reiterated concerns from previous meetings about the motorists entering and exiting the property and the danger they pose to other cars and pedestrians in the neighborhood. Leslie mentioned the intention to have a new "turn-only" signal on Prospect for outbound campus traffic. Patrick suggested it should be sensor-activated rather than timed.

Preliminary Plans: Center for Health and Fitness (CHF)

The group expressed support for relocating the CHF to the lot at Beryl and Flagler. There were some suggestions provided about layout and integration with the rest of the campus.

- Pat A. called it "a real win" and said it was an excellent idea to move the CHF to the new location for the purposes of improving traffic on Prospect.
- George voiced it was a great idea to move the CHF and mentioned the new building would be perfect for a pool.
- Jim L. noted that the trend in fitness is connection with the outdoors, and suggested that the gym face into the campus, rather than having Beryl traffic as the view. He stated that the current plan made the CHF isolated from, rather than integrated into, the campus.

WRITTEN COMMENTS SUBMITTED

A total of ten (10) comment cards were received from nine (9) different CWG members. The written input received is grouped below according to topic.

Parking/Traffic

- Create structures that can be converted into other uses
- Parking is a priority now; don't reduce it until parking demand is lower
- Parking should be at least partially subterranean
- Ensure parking ramp view isn't a visual incursion for neighboring residents
- Provide electric charging stations throughout parking structure

Parking/Traffic (Continued)

- Main entrance stop light should be tripped rather than timed
- Study traffic flow at current buildings

Campus structures:

- Look at shadowing (2)
- Study structure effects on wind breezes
- Provide elevations
- Provide renderings from POV of each new proposed building
- Height is a major issue
- Amount of buildings is daunting
- Consider recessed buildings and/or landscaping as noise mitigations for residents

CHF Features:

- Water exercise/pool (2)
- Support for CHF at Flagler lot (2)
- Maintain current demographic (2)
- Support CHF on 1st floor
- Maintain cost
- Consider CHF on roof

Accessibility Concerns:

- Ensure commercial access (2)
- Drop-offs, pick-ups and deliveries
- Patient access to buildings
- Bridges that connect from building to building
- Exterior stairwells/paths

Other Concerns/Suggestions:

- Consider land purchase options in Dunn Shopping Center
- Sub-committee to address services, activities for community and older adults
- Activities for adults in morning and evening so campus isn't dormant after 7pm
- Price residential units reasonably

Size and scope:

- Limit target audience to Beach Cities
- Too much senior-living, not enough community

Open space:

- Integrate CHF with open space (2)
- Open space, as shown on plans, is wasted
- Green space could be more creative
- Green space seems to have more interest than the feedback summary suggested

3 ONLINE COMMENTS RECEIVED

An online comment form was added to the project website so the general public can provide input on the HLC. The following online comments have been received from members of the community:

- "I am concerned about the prioritization of elder housing in Redondo Beach. We have 7 or 8 elder housing communities when our neighbors in Hermosa Beach and Manhattan Beach have far fewer. Does BCHD really need to provide elder housing on this or any campus? Is BCHD contributing Quimby fees for number of housing units so that we can ensure that parks keep pace with housing units?"

-Redondo Beach resident

- "I was at the meeting last Monday. I recently thought about a concern. Will the new senior housing project have their own exercise facility(s) or will they use the current facility on the 2nd floor of the 514 Prospect building? If they use the current facility; I believe that the facility will have to be greatly enlarged."

-BCHD volunteer

3 ONLINE COMMENTS RECEIVED (Continued)

- "...I love the idea of the Blue Zone's Project. I recently signed up for the free classes that are offered in Manhattan Beach and North Redondo Beach at 6:30PM. I'm excited to try it out! I was interested in getting more involved, but I noticed that many of the offers seem to be geared towards older adults or are offered at times (i.e. 5PM or 5:30PM) that are difficult for working adults. Could there be more opportunities for mid-career adults in the Southbay? (Particularly, the mindfulness workshops or walking groups.) Thanks for your consideration."

-Redondo Beach resident

APPENDIX A: POWERPOINT PRESENTATION



Healthy Living Campus Project
Community Working Group
July 31, 2017

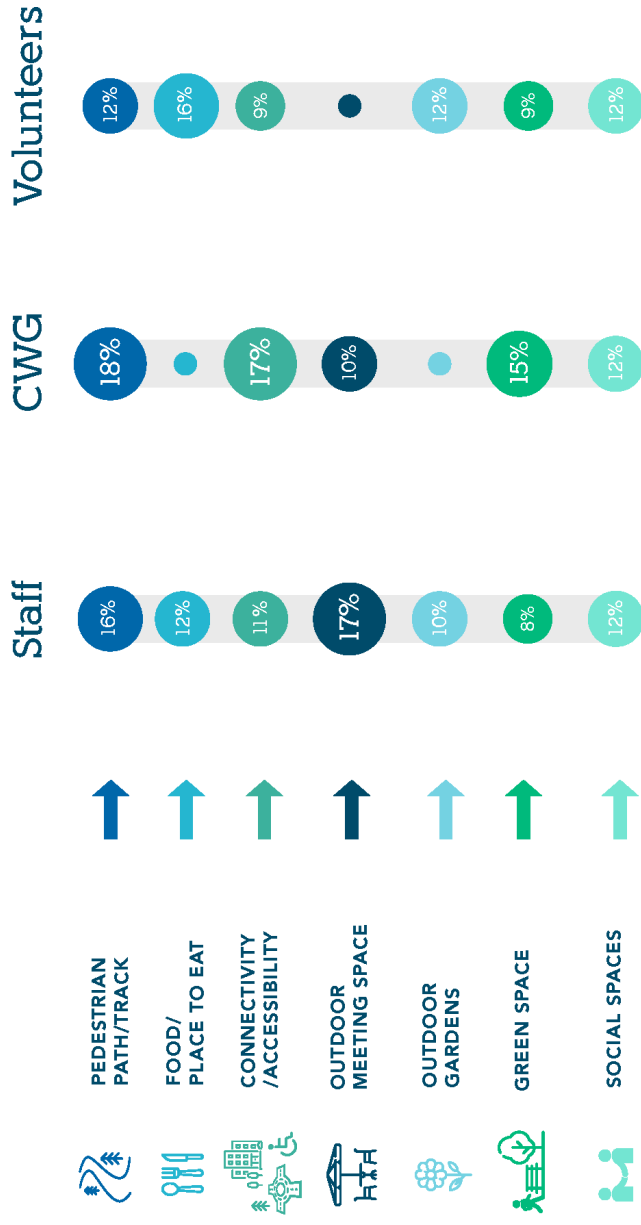
CWVG Meeting #3: Agenda

- Possible Campus Features: Feedback Summary
- Project Process and Phasing
- Preliminary Plans: Campus Side A
- CHF: Sub-Group Formation
- Site Concept Map Review

Possible Campus Features: Feedback Summary

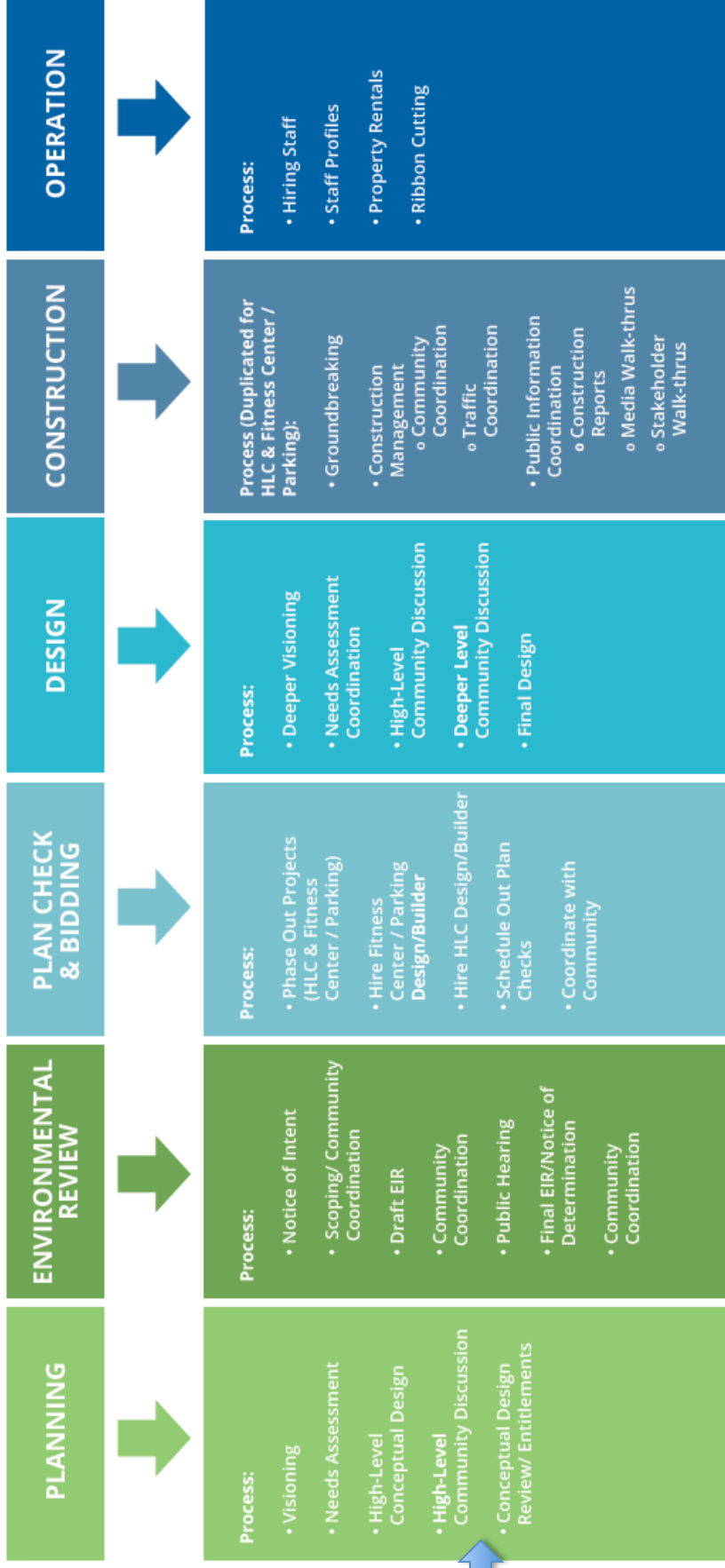
Highest Rated Features

All Groups (Staff, CWG, Volunteers)



HLC Development and Construction: Process and Phasing

HLC Development Process Overview



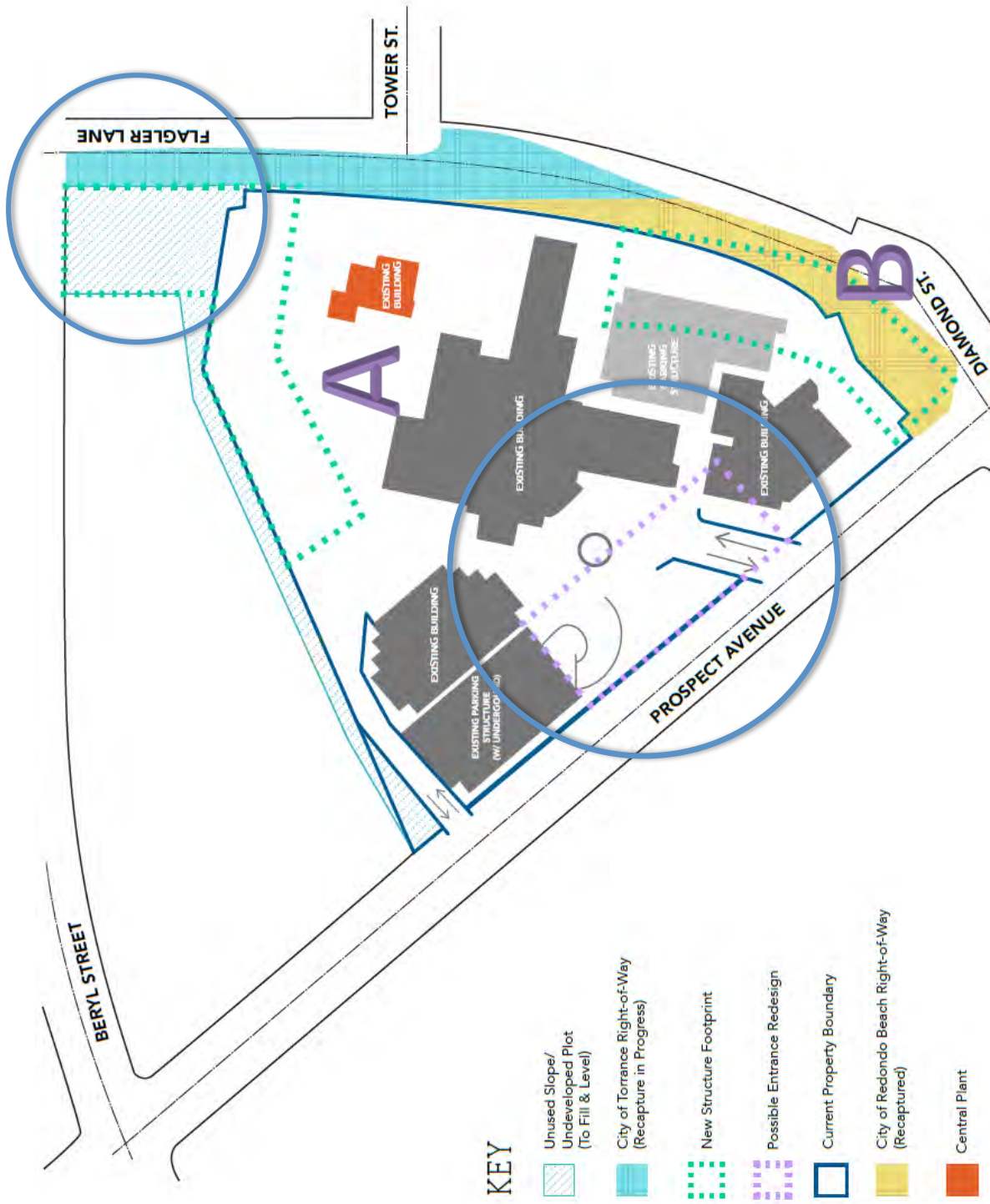
Site Concept Plan: Review Map

Site Concept Plan Review



Preliminary Plans: Campus Side A

Campus Side A: Main Entrance & Flagler Lot



Main Entrance Redesign

Existing



Proposed



Main Entrance Redesign: Potential Benefits

- Traffic Flow and Pedestrian Safety
 - Keeps traffic on campus perimeter
 - Moves cars further from main building entrance
 - Provides passenger drop-off area
- Aesthetics
 - Opportunity for landscaping
 - Replaces cement with greenery
 - Improves appearance of main 514 entrance
 - Improves view for residences on west side of Prospect Avenue

Flagler Lot Development

Existing: Vacant Lot



Flagler Lot: Proposed Site for Center for Health and Fitness (CHF)

- CHF on ground floor of parking structure
- Consolidates CHF-only visitors to one side of campus
 - Addresses concern about CHF parking being too far away
 - Diverts some traffic flow from Prospect Avenue entrance
- Proposed Plans include:
 - Up to 75% more space than current CHF
 - Modernized equipment and workout areas
- Commitments:
 - Continuous service for existing members while new facility is built
 - Easier access and parking

Flagler Lot Development

Proposed: Center for Health & Fitness with Parking



**Conceptual design. Subject to change. Subject to regulatory agency approvals.*

CHF Sub-Group: Sign-Up Sheet

- Tuesday, August 8, 6-7pm

Next Meeting

August 21, 2017

6:00 p.m.

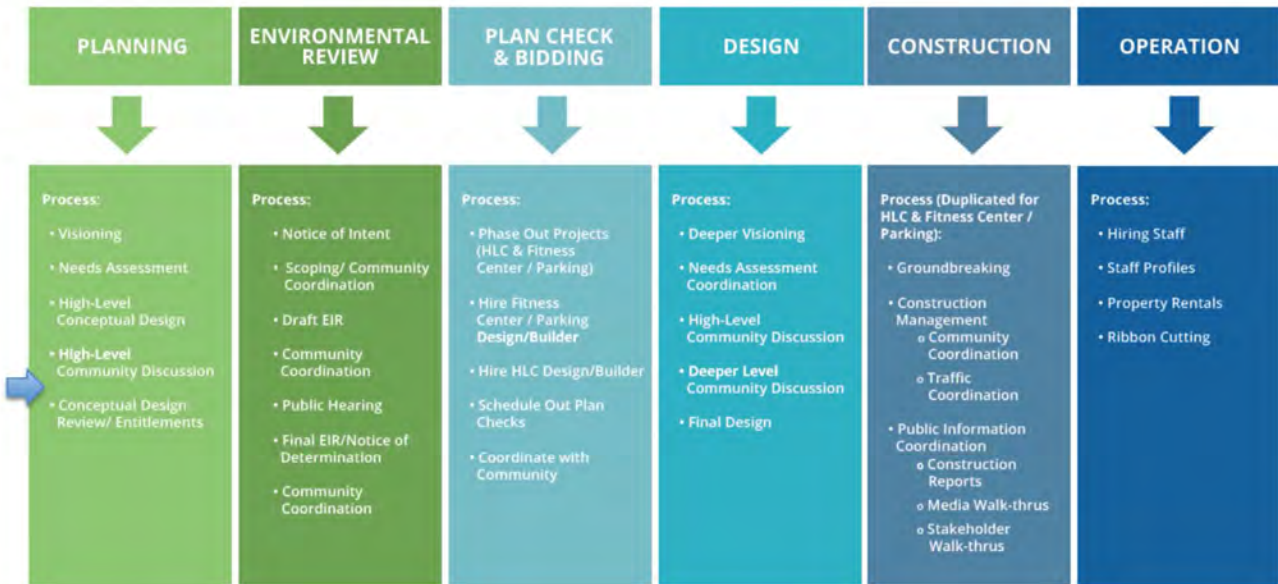
Contact Information

HLInfo@bchd.org

bchd.org/HealthyLivingCampus

APPENDIX B.1: HLC DEVELOPMENT PROCESS OVERVIEW

HLC Development Process Overview



APPENDIX B.2: SITE DEVELOPMENT MAP



BCHD
 REDONDO BEACH, CA
 JULY 24th, 2017

Main Entrance Redesign

Existing



Proposed



APPENDIX B.4: CHF CONCEPTUAL RENDERING



APPENDIX C.1: MEETING REMINDER



Dear Community Working Group (CWG) Members-

Please join us for the next Healthy Living Campus CWG Meeting taking place on:

Monday, July 31, 2017

6-7:30 p.m.

Beach Cities Room
514 N. Prospect Ave.
Redondo Beach, CA 90277

We will be

- Discussing the feedback received thus far on possible campus features
- Providing information about the project planning, environmental and construction process
- Presenting preliminary concept drawings of the campus

With some of the basic info behind us, this and future CWG meetings will begin to take a deeper look at development plans, creating opportunities for meaningful discussions and input.

If you have any questions, please contact Catherine Bustamante at (310) 374-3426 x255.

Thank you for your ongoing participation and service to our community as we develop the Healthy Living Campus. Apologies for any confusion that was caused regarding the date of the meeting.

Sincerely,

Catherine Bustamante

Communications Specialist
Beach Cities Health District
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Fax: 310-376-4738
www.bchd.org
www.facebook.com/beachcitieshealth/

Creating a healthy beach community.



Beach Cities Health District, 514 N. Prospect Ave., 1st Floor, Redondo Beach, CA 90277

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APPENDIX C.2: THANK YOU EBLAST - ATTENDED



Dear Cristan,

Thank you for your attendance and participation at the June 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, August 21, 2017 at 6 pm.**

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
Ph: 310-374-3426, x156
Fax: 310-376-4738
www.bchd.org
www.facebook.com/beachcitieshealth/

Creating a healthy beach community.



Beach Cities Health District, 514 N. Prospect Ave., 1st Floor, Redondo Beach, CA 90277

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APPENDIX C.3: THANK YOU EBLAST- DID NOT ATTEND



Dear Cristan,

We missed seeing you at our July 31st 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 regarding potential campus features. We also presented preliminary plans for a proposed redesign of the main entrance on Prospect Avenue, renderings for a new Center for Health and Fitness that would be constructed on the lot at Flagler and Beryl and a Site Development Map.

The input provided during this past meeting is proving helpful in refining our initial plans so we can share the revisions with 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, 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, August 21, 2017 at 6 pm**.

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

Sincerely,

Eric Garner
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Beach Cities Health District
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www.bchd.org
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APPENDIX D: COMMENT CARDS RECEIVED



Healthy Living Campus

Comment Card

Name: Jim Light Date: 31 JUL 17

Address: _____ City: REDONDO BEACH Zip: _____

Phone: _____

Comments:

- Integrate health center w campus open space
- Amount of new development is daunting
- Height will make much of the open space feel like urban canyons
- Much of the open space is wasted
- Look at shadowing and wind/breezes
- Too much assisted living not enough community



Name: Dancy Nelson Date: 7/31/2017

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments: - Parking structures built so that ^{in the} anticipated reduction of cars, those structures can be converted to other uses. Water exercise? Lap Pool ideal, but fairly that some space for "water exercise" activity. Like the idea of the 1st floor of the structure at the corner of Flagler; Beryl being the new "Center for Healthy Fitness." (Current is 12,000 sq. ft. - ~~has~~ proposed Flagler/Beryl location provides much more space - like that! Also that at that corner, much easier to find and separate from the other facilities.) VERY IMPORTANT to not pursue a younger demographic or a more costly facility.

- Looking forward to providing additional comment re. CHF after our Tuesday, August 8 - Sub Committee Meeting



Healthy Living Campus

1/2

Name: Mark Nelson, Dir Planning SCE Date: 7-31-17

Address: _____ City: _____ Zip: _____

Phone: _____

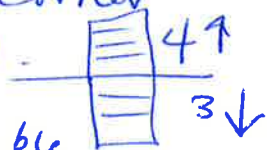
Comments:

- 1) Community includes offsite, local adult activities
- 2) Activities for morning & evening adults, i.e., not a morgue after 7PM
- 3) Reasonable priced housing costs, should be affordable to 90277, 78 residents also - not limited to 90274, 20251, 90266, etc
- 4) Target audience limited to RB, HB, MB, not the hill or Terrane
- 5) Adequate traffic control: parking, Reduce parking in Future, no mistakes a reducing parking a priori

6) The math on features seems wrong. Green space seems to rate higher on average than reported.

7) What is the carbon intensity of electricity at BCHD w/ Cogeneration?

8) Consider underground of park structure on NW corner to reduce structure to



9) To the extent possible, all ^{new} bldgs should be accessible by auto from subterranean parking. For example, how does daycare on 4th floor receive children?

10) CHF should not compete w/ any commercial fitness. Focus on medical training and senior training

11) Replacement businesses in CHF space in SIX would require high income in order to facilitate unchanged rates ~~for~~ for CHF.

12) East side of Flagler ramp should have view block - no visual incursions into residential neighbors



Healthy Living Campus

Comment Card

Name: Kambria Vint Date: 7 31

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:

- noise concerns w/ multipurpose space for building "A" residents - suggestions to mitigate with building style (recessed) & landscaping
- connecting bridges from building to building, exterior stairwells/paths
- lap pool?



Healthy Living Campus

Comment Card

Name: Sue Allard Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:

I like the idea of the CHF of Hoylee -
incorporate it into the campus -
Great job incorporating lots of needs -



Healthy Living Campus

Comment Card

2/2

Name: Mark Nelson, Director Planning SCE Date: 7-31-17

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:

- 13) Consider CTF onto roof/campus level of the structure.
Could be multi-story.
- 14) Agree w/ tenants - need to be sure commercial service access is available
- 15) Provide - elevations, shadow studies, POVs from each new proposed bldg.
- 16) Consider land purchase options on Dunn shopping center

17) What do traffic/parking studies say about # cars per hr @ 510, 514, 520? Presume studies have been done. IF not, do them.

18) Need a sub committee on activities, services, time-of-use, to support community and seniors. Agree w/ Pat Dreizler.



Healthy Living Campus

Comment Card

Name: Jean Lucio Date: 7/30

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:

FRONT ENTRANCE STOP LIGHT -- TRIPPED VS. TIMED FOR CROSS STREET
EXIT.



Name: Joe Ferrara Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:

- In order for parking to have longevity it will need to be planned w/ elec charging stations throughout. It will be mainstream need.
- patient access to businesses.



Beach Cities
Health District

Healthy Living Campus

Comment Card

Name: PAT DREIZLER Date: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments:

might we be planning for more and
new programs and services -
Looks now like open space is just fit between
buildings -
Could be more creative -



Healthy Living Campus

Comment Card

Name: Laurie Galone Date: 7/31/17

Address: _____ City: _____ Zip: _____

Comments: Drop off & Pick ups
Deliveries