

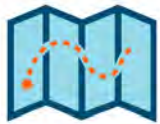


Healthy Living Campus

Agenda

- Where We've Been
- Refined Master Plan Concept
- CWG Questions/Comments
- Community Member Questions/Comments

State of Current BCHD Campus



11 acres

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



60 year-old building

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

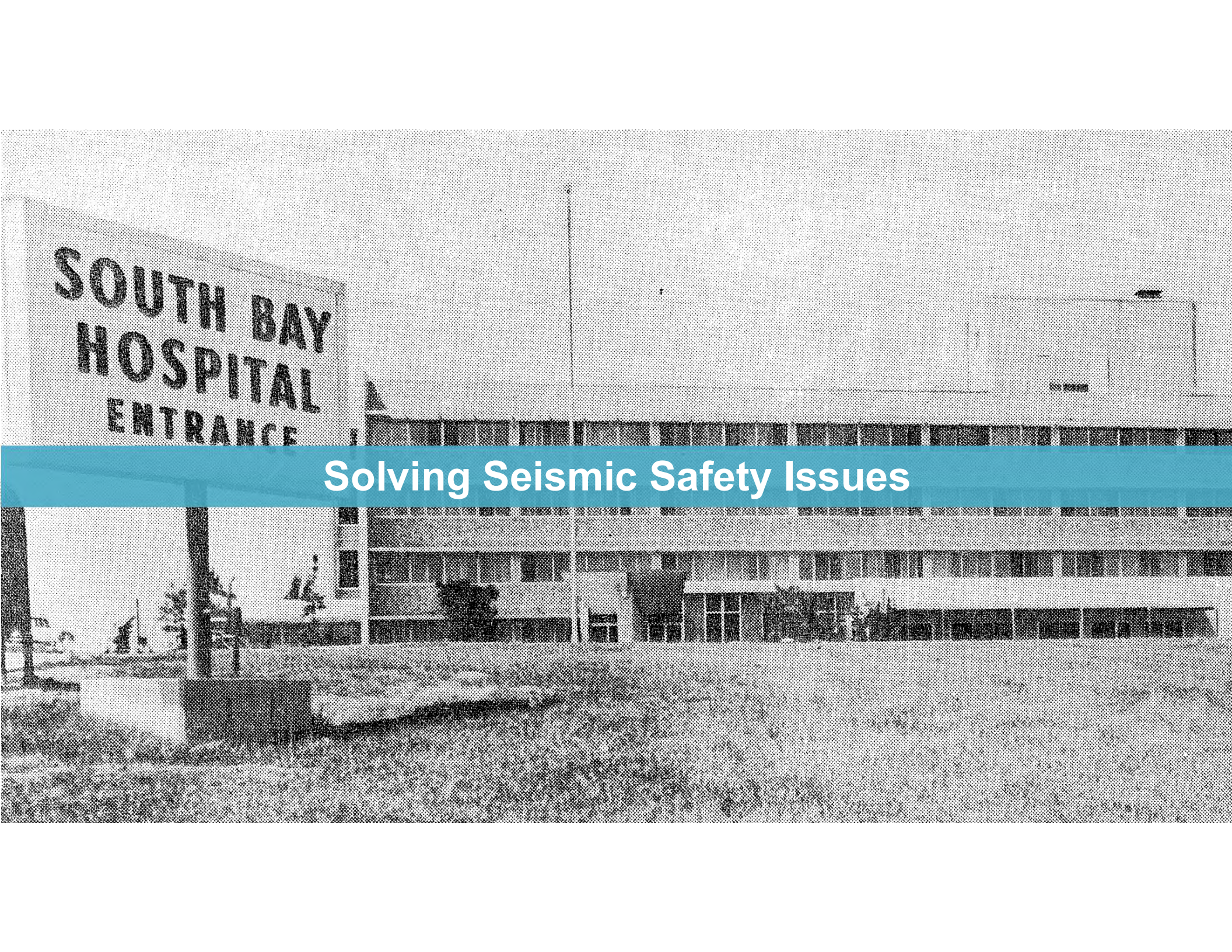


1-3 years

Due to escalating building maintenance costs, the next 1-3 years is our financial “Window of Opportunity to address campus challenges and necessities



Why the Project Matters:

A black and white photograph of a large, multi-story hospital building. In the foreground, a sign on the left reads "SOUTH BAY HOSPITAL ENTRANCE". A teal horizontal bar is superimposed across the middle of the image, containing the text "Solving Seismic Safety Issues".

**SOUTH BAY
HOSPITAL
ENTRANCE**

Solving Seismic Safety Issues



Establishing a Center of Excellence for Community Health





Help Fund our 40+ Programs & Services



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 VISION

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well...
for many generations to come.

Project Development Process

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

Project Objectives

1. Eliminate seismic safety and other hazards of the former hospital building (514 Building).
2. Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former hospital building and support the current level of programs and services.
3. Provide sufficient public open space to accommodate programs that meet community health needs.
4. Address the growing need for assisted living with onsite facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.
5. Redevelop the site to create a modern Healthy Living Campus with public open space and facilities designed to meet the future health needs of residents, including a Community Wellness Pavilion with meeting spaces for public gatherings and interactive education.
6. Generate sufficient revenue through mission-derived services and facilities to address growing future community health needs.

Seismic – Jan. 2018 Nabih Youssef Associates Presentation

BCHD ASSESSMENT

General Scope of Strengthening for North and South Towers

- Strengthen foundations
- Add new exterior steel braced frames (south tower)
- Add new and/or strengthen existing concrete walls (north tower)
- Slot cut perimeter spandrel beams
- FRP wrap interior columns (approximately 50% of columns)

Intrusive – impacts all floors

Challenging to maintain occupancy during construction

Scope of Strengthening for Central Plant

- Add straps and blocking to roof

COMMON DEFICIENCIES

Captive Columns



Seismic –
Jan. 2018
Nabih Youssef
Associates
Presentation

BCHD ASSESSMENT

Summary of Recommendations

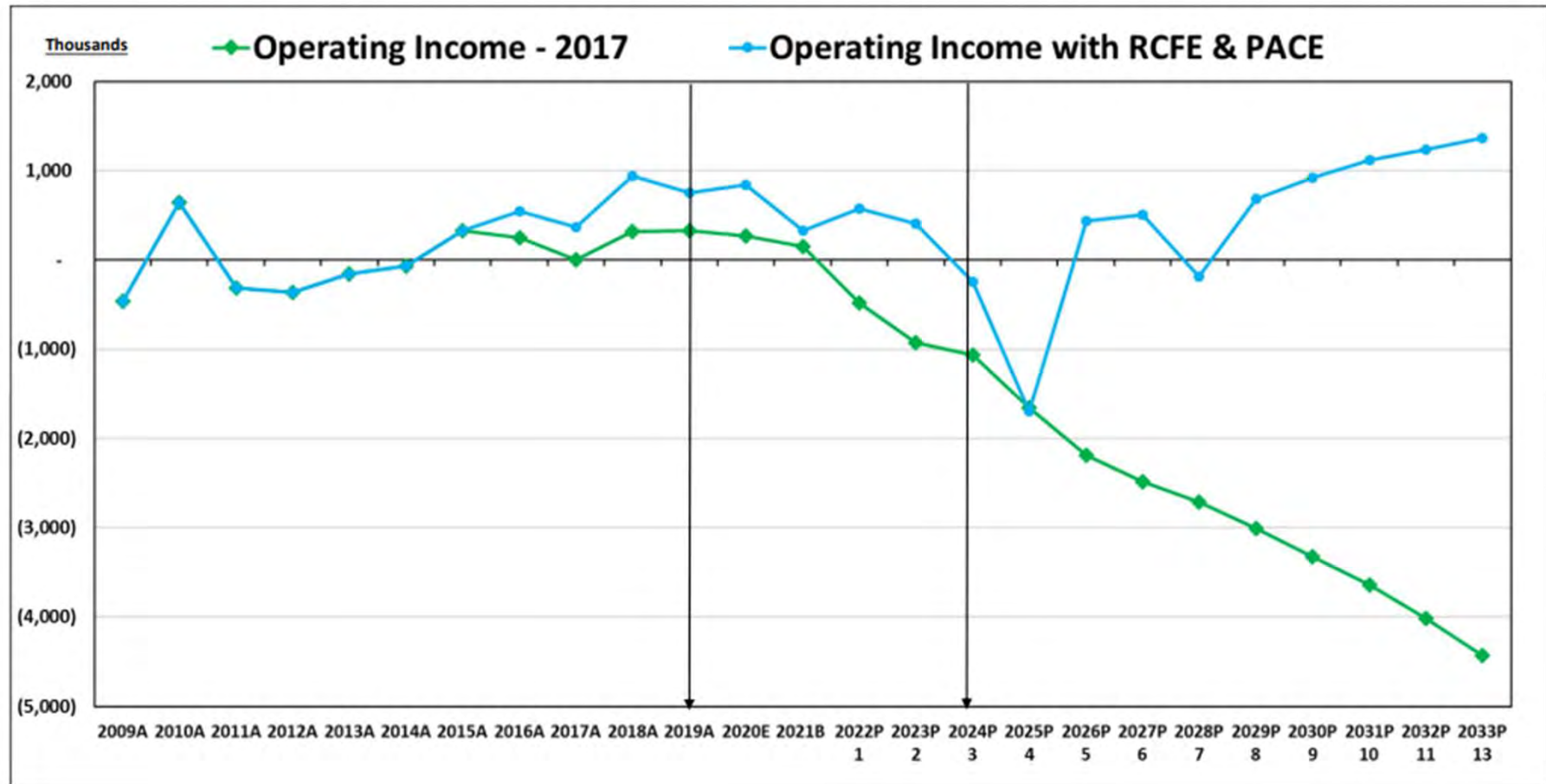
Building	Seismic Upgrade
North Tower (Orig.)	Extensive
South Tower (Add.)	Extensive
Elevator Tower	None
Low-rise	None
Central Plant	Limited



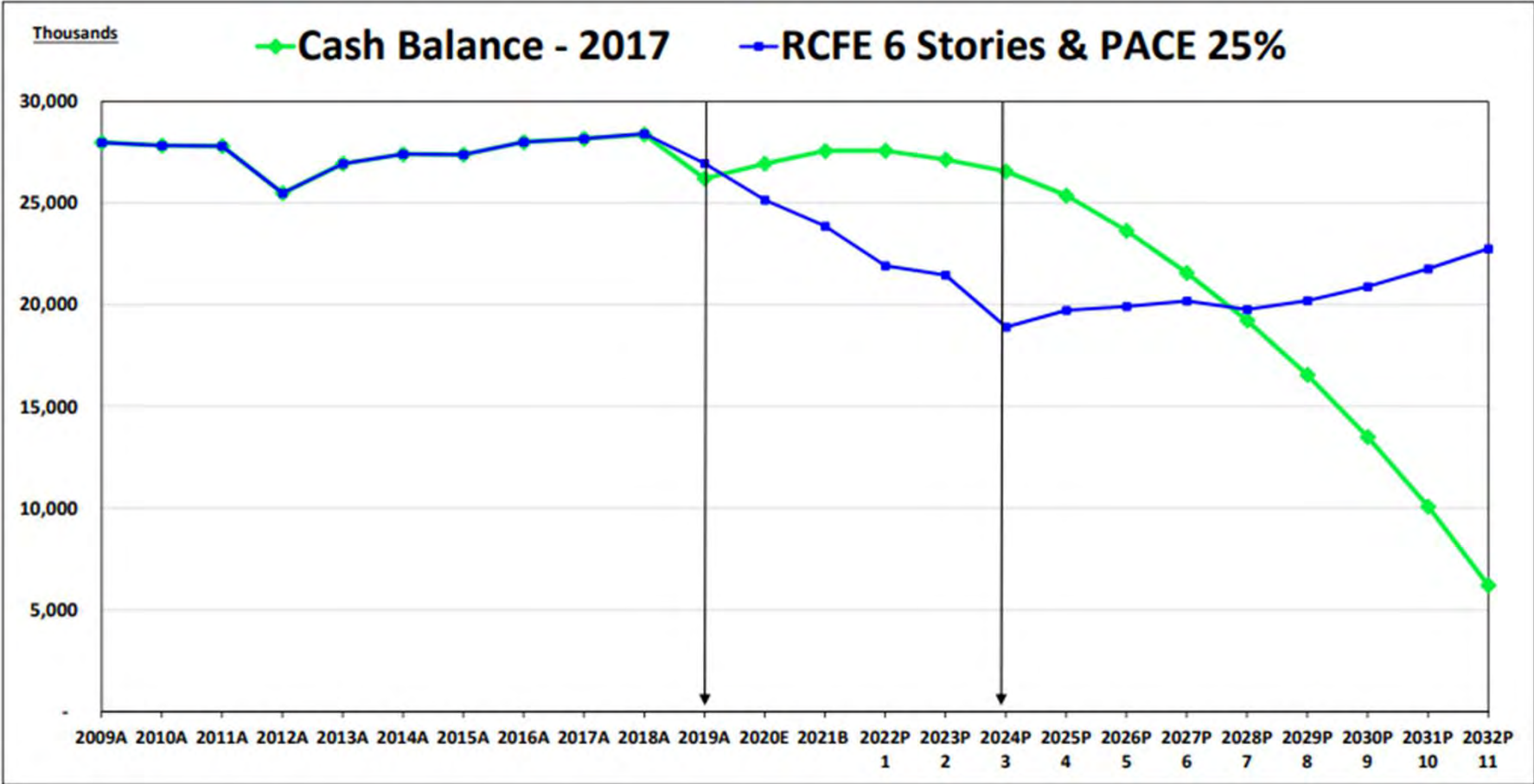
Constraints

- Inability to buy out 510
- Seismic
- PCE
- Assuming project impacts related to construction and length of project
- Assuming project impacts on Beryl and Flagler
- Community response to density vs. sprawl

Long-Term Financial Outlook

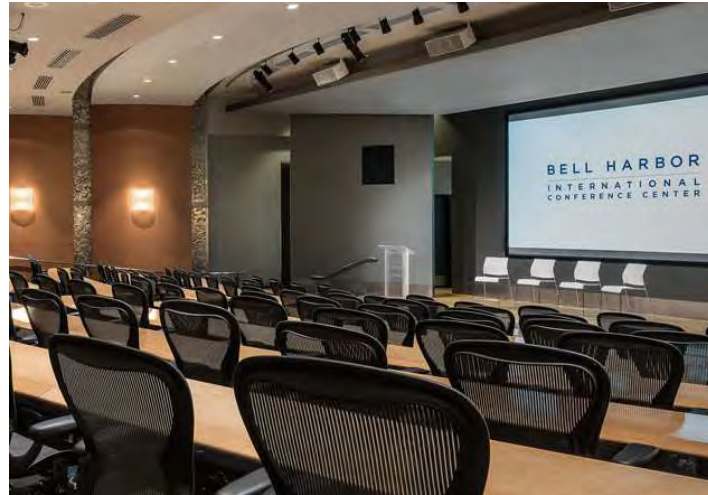


Long-Term Financial Outlook



New Opportunities

- Expanded Aquatics
- Sg2 Innovation Study - MOB (medical office building) Recommendation
- 25% - Ownership
- 10% - Below Market Rate Units of 160 Assisted Living (16 units)
- PACE - Program for All-Inclusive Care for the Elderly
- Usable Open Space
- Flagler Access: Drop off and Service Vehicles Only and Street Closed at Towers



Learning Center, Presentation Hall, Demonstration Kitchen, Blue Zones Café, Active Green Space, Rooftop Gathering Spaces, Flexible Community Meeting & Research Spaces, Medically Certified Fitness Center, Aquatics



A Continuum of Care Approach

Residential Care for the Elderly		
Skilled Nursing	Memory Care	Assisted Living
Offers high level medical care that must be provided by licensed health professionals	60 units on BCHD Campus today (Silverado) Specialized care for people living with Alzheimer's and other forms of dementia	Continuum of long term care services that provides a combination of housing, personal care services and health care specific to the individual who need assistance with normal daily activities (bathing, meals, etc.)

Older Adult Services	
Community Services	PACE
Services to improve the quality of life and maintain the independence of older residents and residents with disabilities No cost, in-home visits and assessment along with recommended care plans to support independent living at home from a professional social worker	(Program for All-Inclusive Care for the Elderly) Provides medical and social services to older adults 55+ – one-stop access to whole-person care and socialization Comprehensive services enabling older adults to remain in their home/community rather than receive care in a RCFE Medicare and Medicaid eligible

COVID-19 Considerations

Healthy Living Campus: *Master Plan Based on Feedback & Analysis*

2017 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



2019 Master Plan

What We Heard:

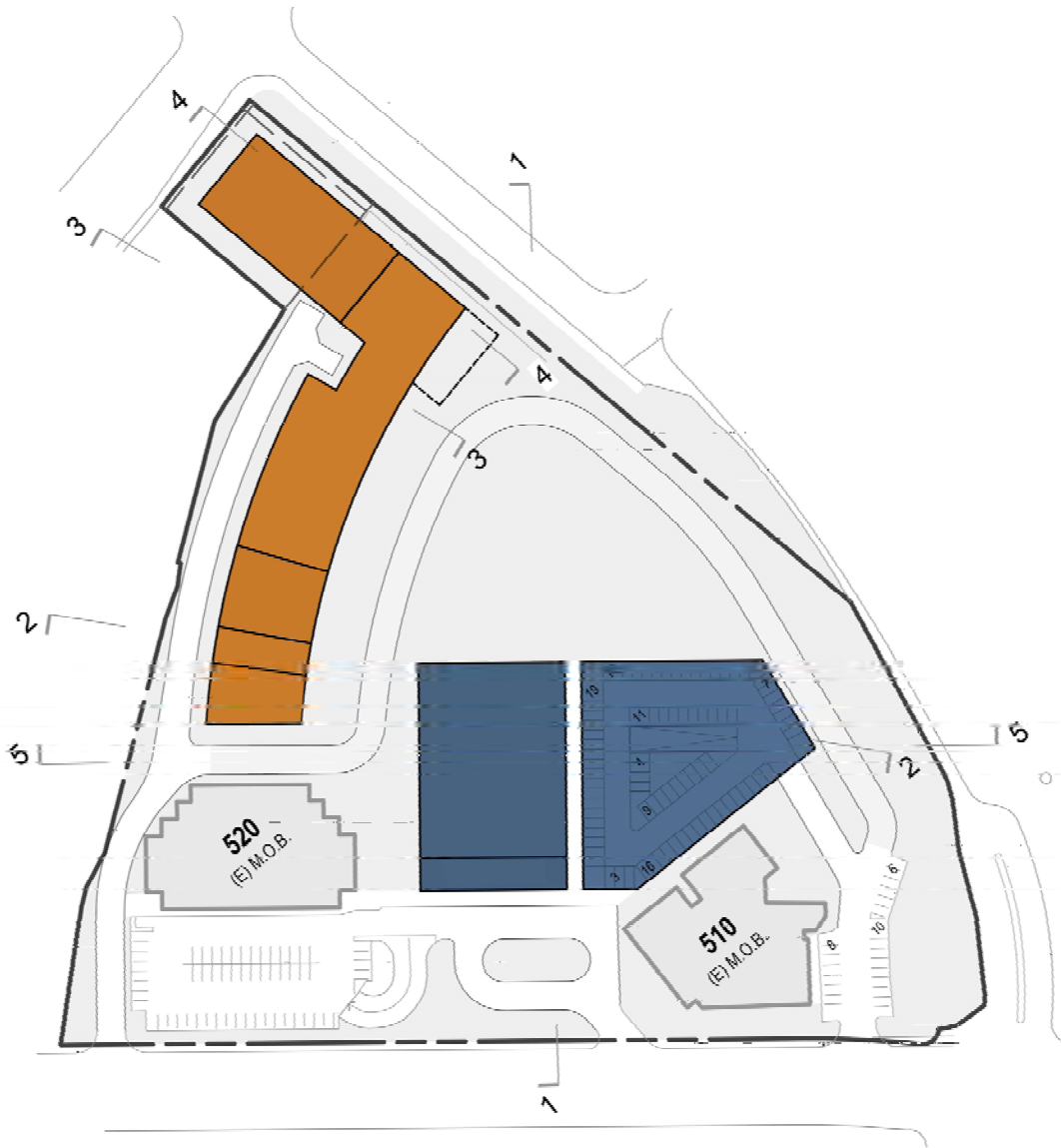
- Concerns about density and number of units
- Minimize impacts to neighbors
- Long construction time
- Concerns about access on Flagler Ln.
- Community benefit



	Existing Campus	2019 Master Plan	2020 Master Plan
TRADE-OFFS	In need of seismic upgrade, dominated by parking	Maximized Open Space, 360 net new RCFE units	Repositioned RCFE to the north, 160 net new RCFE units
# of Residential Care for the Elderly Units 	60	420	220
Total Occupied Building Area (SF) 	Includes 510 & 520: 260,400	Includes 510 & 520: 592,700 RCFE: 423,000	Includes 510 & 520: 484,900 RCFE: 253,700
Active Construction Time 	---	9 years	4 years
# of Stories 	4	4	Phase 1: 6 Phase 2: 5
Active Open Green Space 	0.3 acres	3.6 acres	2.45 acres
Cost 	---	\$537M	Phase 1: \$235M Phase 2: \$139M

Current Campus





Phase 1

RCFE – Residential Care for the Elderly

AL – Assisted Living

MC – Memory Care

PACE – Medical Service Space

CS – Community Services

SV – Back of House

BP – Bike and walking path

PK - Parking

Phase 2

WP – Wellness Pavilion

AQ – Aquatics

CHF – Center for Health & Fitness

OPEN AREA

PK - Parking



**BUILDING PROGRAM
PHASE #1**

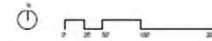
- AL - ASSISTED LIVING
- MC - MEMORY CARE
- CHF - CENTER FOR HEALTH + FITNESS
- CDC - CHILD DEVELOPMENT CENTER
- PK - PARKING

**BUILDING PROGRAM
PHASE #2**

- AL - ASSISTED LIVING
- PK - PARKING

**BUILDING PROGRAM
PHASE #3**

- AL - ASSISTED LIVING
- WP - WELLNESS PAVILION
- PK - PARKING





OPTION A-PH1 - 0th FLOOR PROGRAMMATIC DIAGRAM
T = 1/8" = 1'



OPTION A-PH1 - 1ST FLOOR PROGRAMMATIC DIAGRAM
T = 1/8" = 1'



OPTION A-PH1 - 2ND FLOOR PROGRAMMATIC DIAGRAM
T = 1/8" = 1'



OPTION A-PH1 - 3RD FLOOR PROGRAMMATIC DIAGRAM
T = 1/8" = 1'



OPTION A-PH1 - 4TH FLOOR PROGRAMMATIC DIAGRAM
T = 1/8" = 1'



OPTION A-PH1 - 5TH FLOOR PROGRAMMATIC DIAGRAM
T = 1/8" = 1'



OPTION A-PH1 - 6TH FLOOR PROGRAMMATIC DIAGRAM
T = 1/8" = 1'

BUILDING PROGRAM PHASE #1

AL - ASSISTED LIVING

-1 FLOOR	10,000 SF
1ST FLOOR	23,000 SF
2ND FLOOR	15,200 SF
3RD FLOOR	23,400 SF
4TH FLOOR	43,700 SF
5TH FLOOR	43,700 SF
6TH FLOOR	43,700 SF

TOTAL 203,700 SF

253,700 SF

MC - MEMORY CARE

1ST FLOOR	2,715 SF
2ND FLOOR	27,400 SF
3RD FLOOR	19,850 SF

TOTAL 50,000 SF

PACE - MEDICAL SERVICE SPACE

1ST FLOOR 14,000 SF

CS - COMMUNITY SERVICES

1ST FLOOR 6,270 SF

PK - PARKING

SURFACE LOT 44,100 SF 135 SPACES

OPEN AREA 96,100 SF





OPTION A-PH2 - 0th FLOOR PROGRAMMATIC DIAGRAM
T=182' F



OPTION A-PH2 - 1st FLOOR PROGRAMMATIC DIAGRAM
T=182' F



OPTION A-PH2 - 2nd FLOOR PROGRAMMATIC DIAGRAM
T=182' F



OPTION A-PH2 - 3rd FLOOR PROGRAMMATIC DIAGRAM
T=182' F



OPTION A-PH2 - 4th FLOOR PROGRAMMATIC DIAGRAM
T=182' F



OPTION A-PH2 - 5th FLOOR PROGRAMMATIC DIAGRAM
T=182' F



OPTION A-PH2 - 6th FLOOR PROGRAMMATIC DIAGRAM
T=182' F

BUILDING PROGRAM PHASE #2

WP - WELLNESS PAVILION

1ST FLOOR	4,000 SF
2ND FLOOR	8,000 SF
3RD FLOOR	20,500 SF
4TH FLOOR	13,700 SF
TOTAL	46,200 SF

AQ - AQUATIC CENTER

1ST FLOOR	24,000 SF
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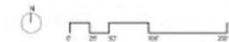
CHF - CENTER FOR HEALTH + FITNESS

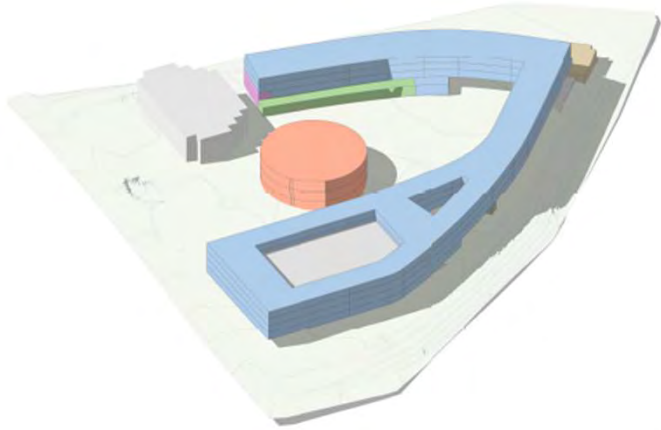
2ND FLOOR	20,000 SF
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PK - PARKING

-1 FLOOR	32,500 SF	88 SPACES
1ST FLOOR	32,500 SF	108 SPACES
2ND FLOOR	32,500 SF	88 SPACES
3RD FLOOR	32,500 SF	88 SPACES
4TH FLOOR	32,500 SF	88 SPACES
5TH FLOOR	32,500 SF	88 SPACES
6TH FLOOR	32,500 SF	88 SPACES
7TH FLOOR	32,500 SF	88 SPACES
ROOF	32,500 SF	88 SPACES
TOTAL	292,500 SF	812 SPACES

OPEN AREA 104,800 SF

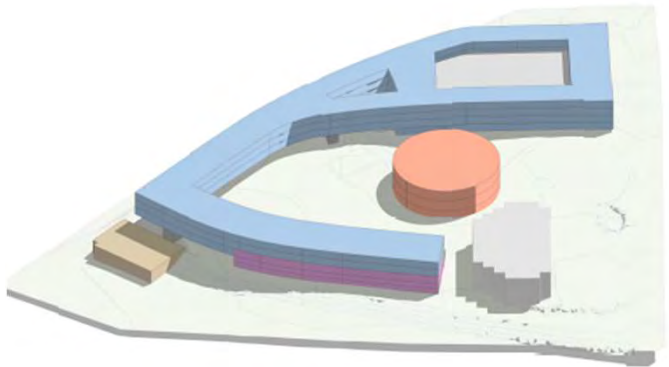




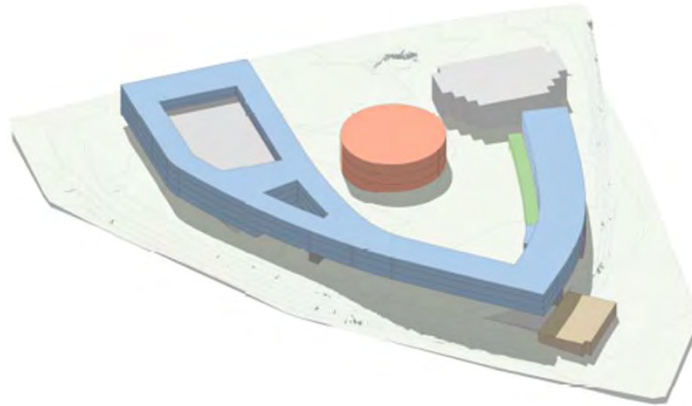
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OPTION MP - 3D-01 ①



OPTION MP - 3D-04 ④



OPTION MP - 3D-03 ③

2019 Master Plan

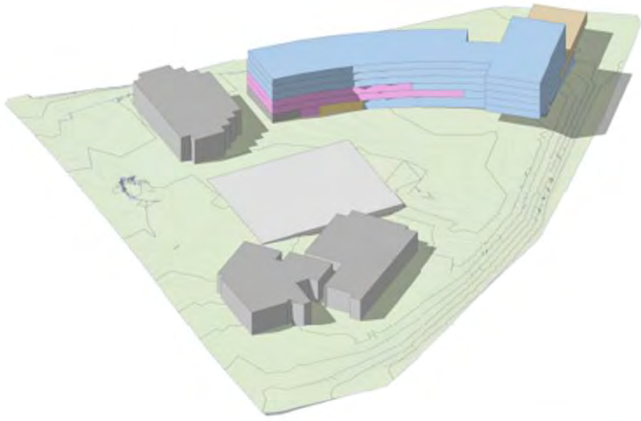
AL – Assisted Living

MC – Memory Care

CS – Community Services

WP – Wellness Pavilion

CHF – Center for Health & Fitness

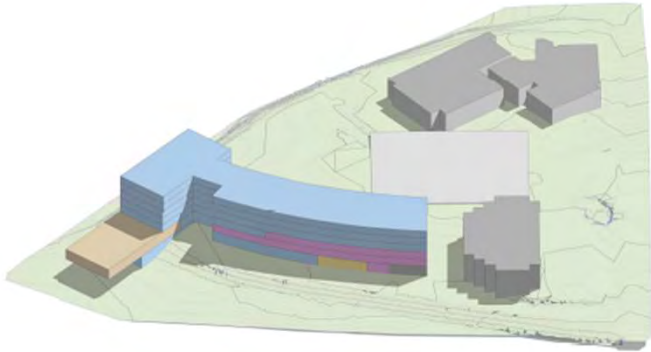


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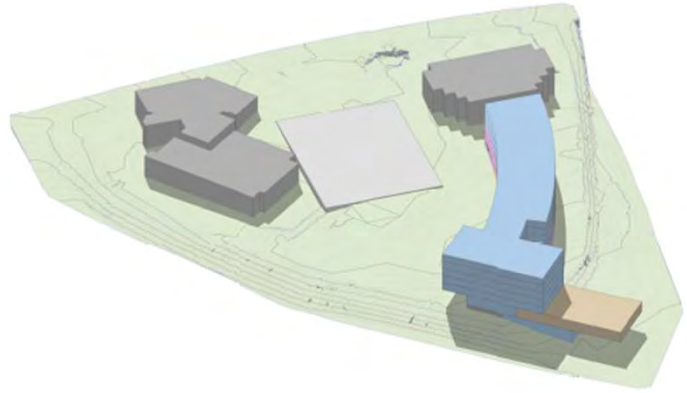


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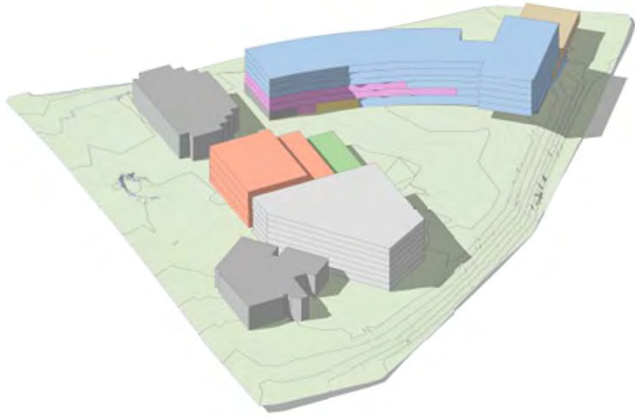
Phase 1
AL – Assisted Living
MC – Memory Care
PACE – Medical Service Space
CS – Community Services
SV – Back of House
PK - Parking



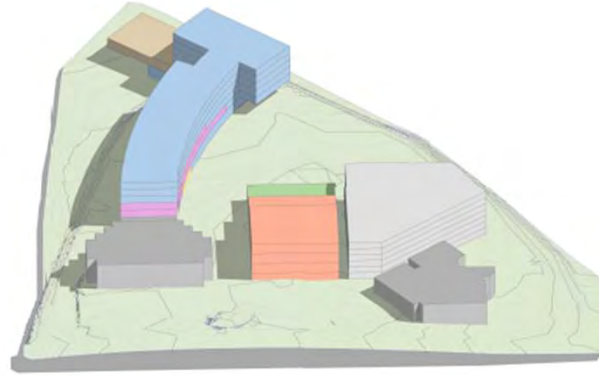
OPTION A-PH1 - 3D-04 ④



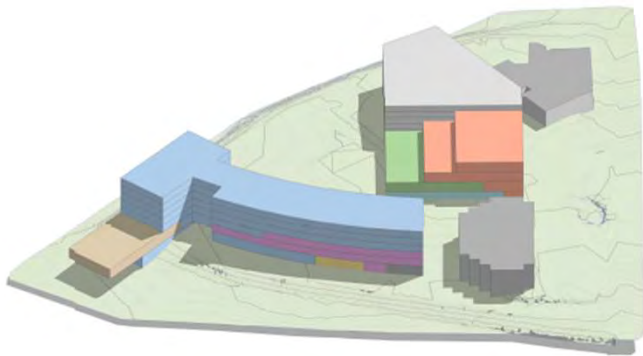
OPTION A-PH1 - 3D-03 ③



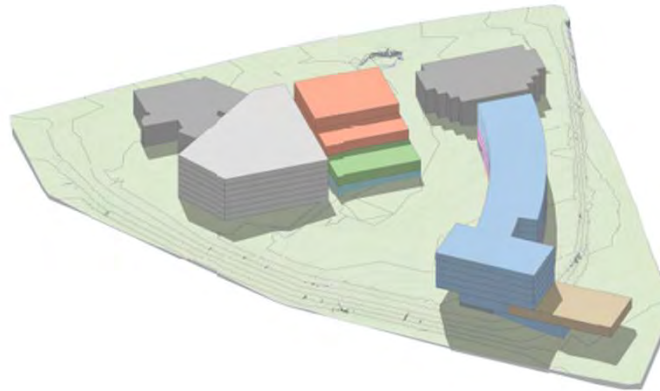
OPTION A-PH2-3D-02 ②



OPTION A-PH2-3D-01 ①



OPTION A-PH2-3D-04 ④



OPTION A-PH2-3D-03 ③

Phase 1

AL – Assisted Living

MC – Memory Care

PACE – Medical Service Space

CS – Community Services

SV – Back of House

PK - Parking

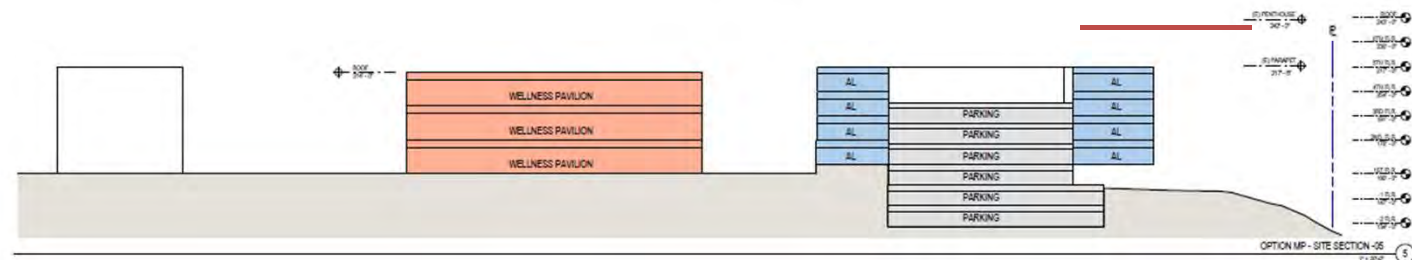
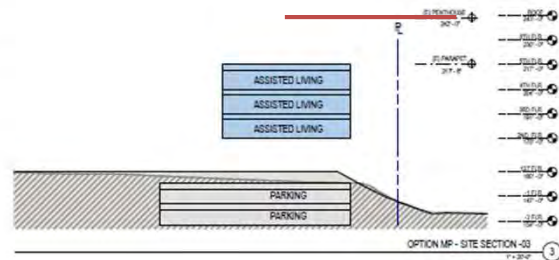
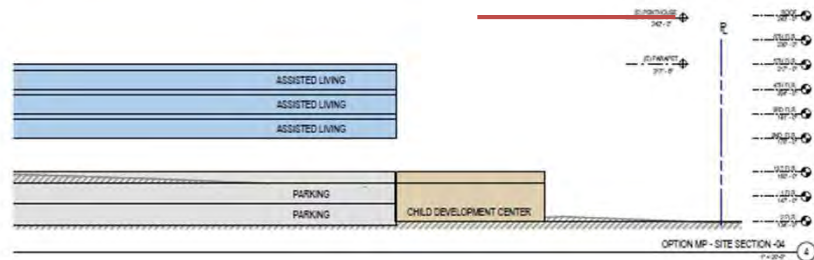
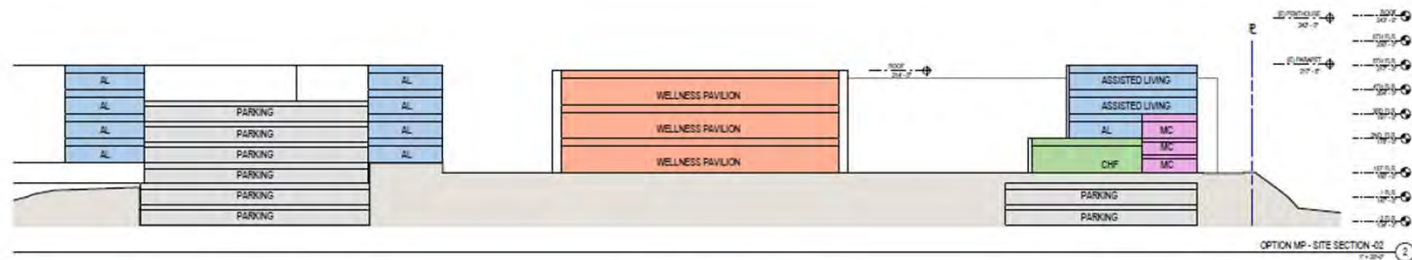
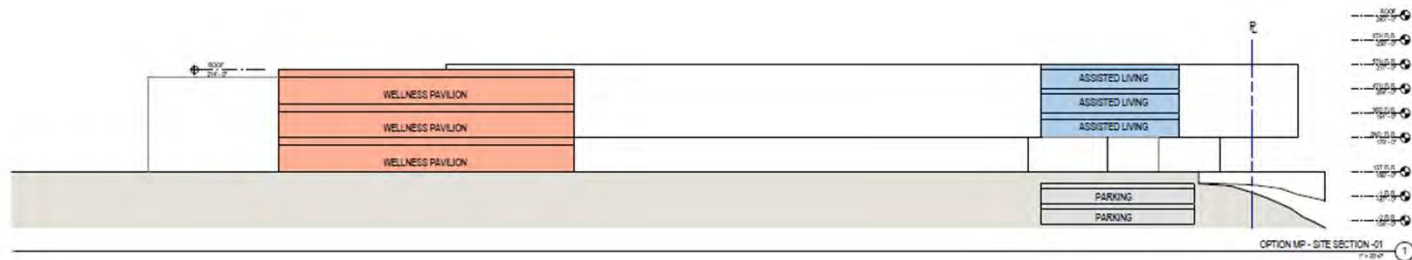
Phase 2

WP – Wellness Pavilion

AQ – Aquatic Center

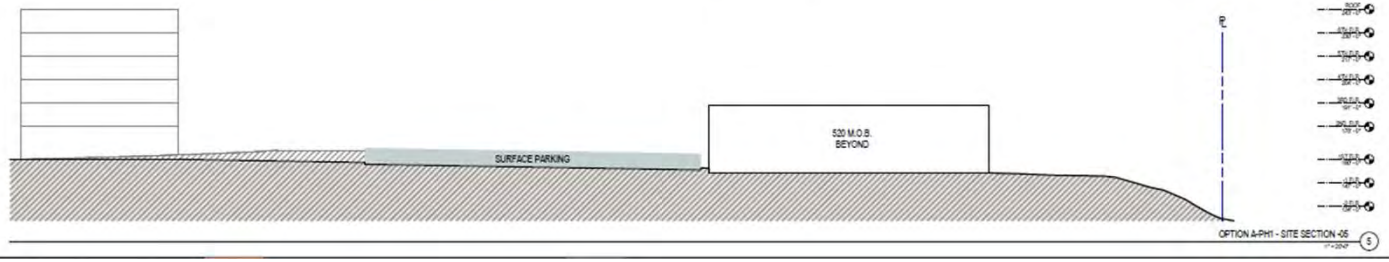
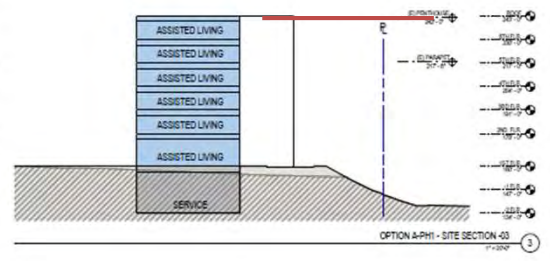
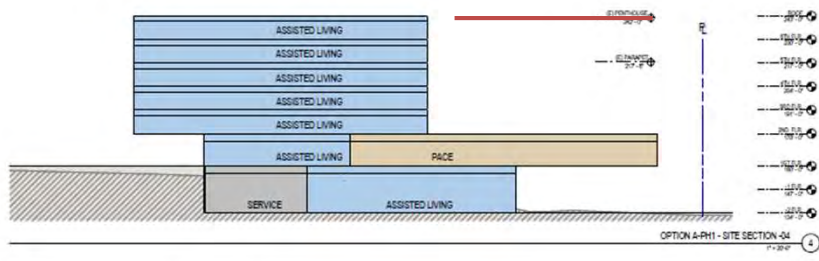
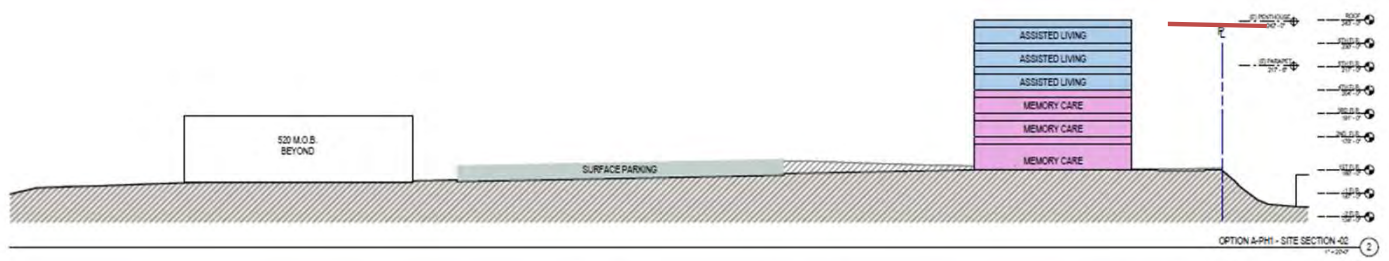
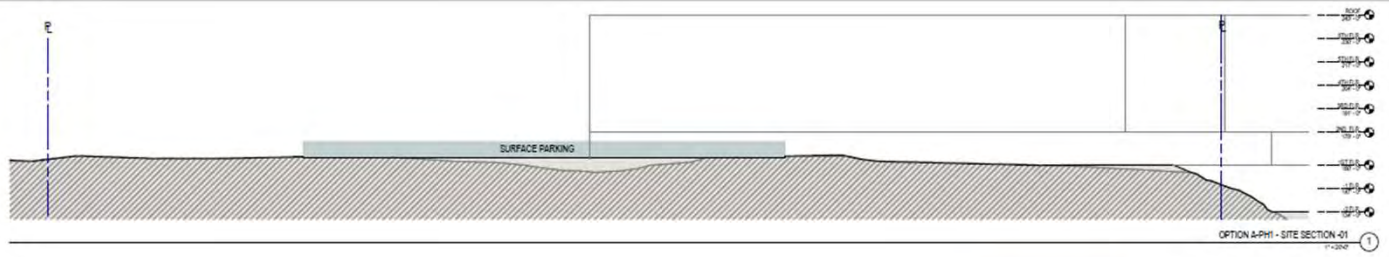
CHF – Center for Health & Fitness

PK - Parking



2019 Master Plan

- AL** – Assisted Living
- MC** – Memory Care
- CS** – Community Services
- WP** – Wellness Pavilion
- CHF** – Center for Health & Fitness



Phase 1

AL – Assisted Living

MC – Memory Care

PACE – Medical Service Space

CS – Community Services

SV – Back of House

PK - Parking

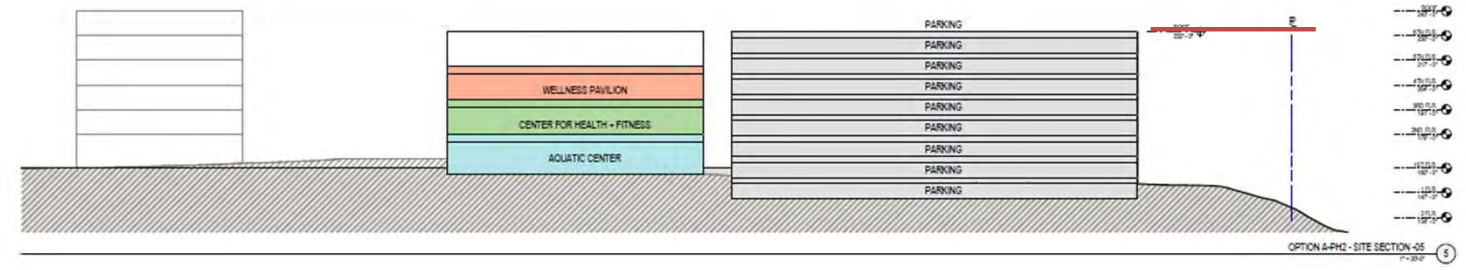
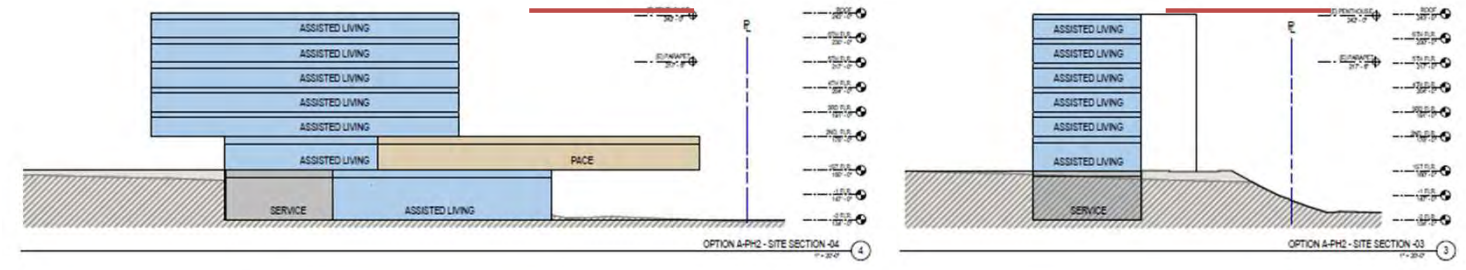
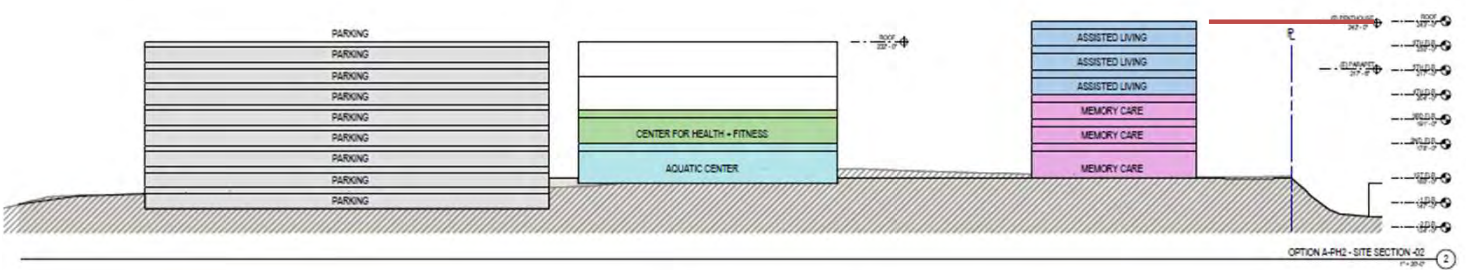
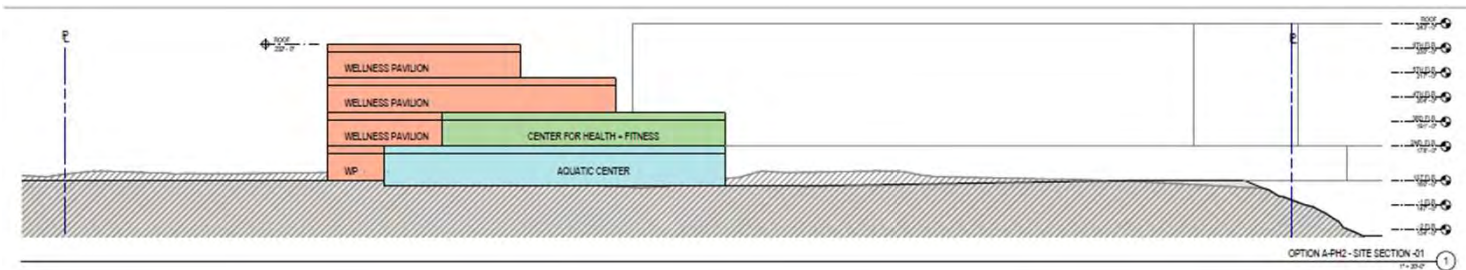
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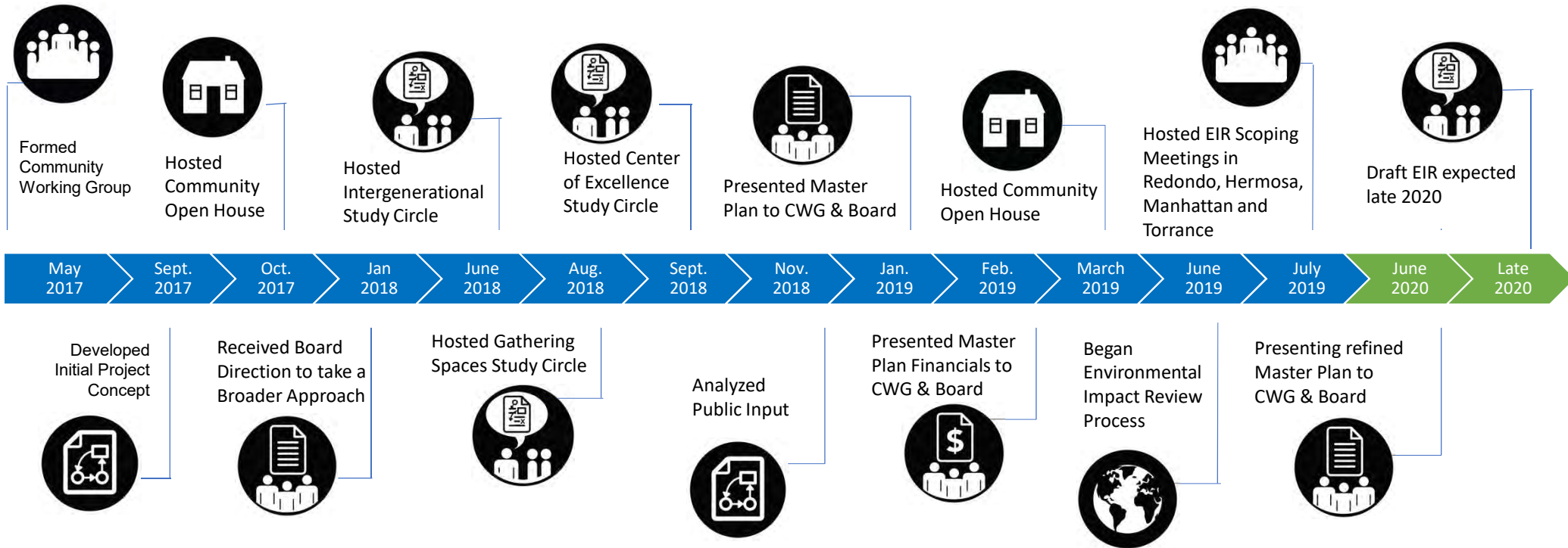
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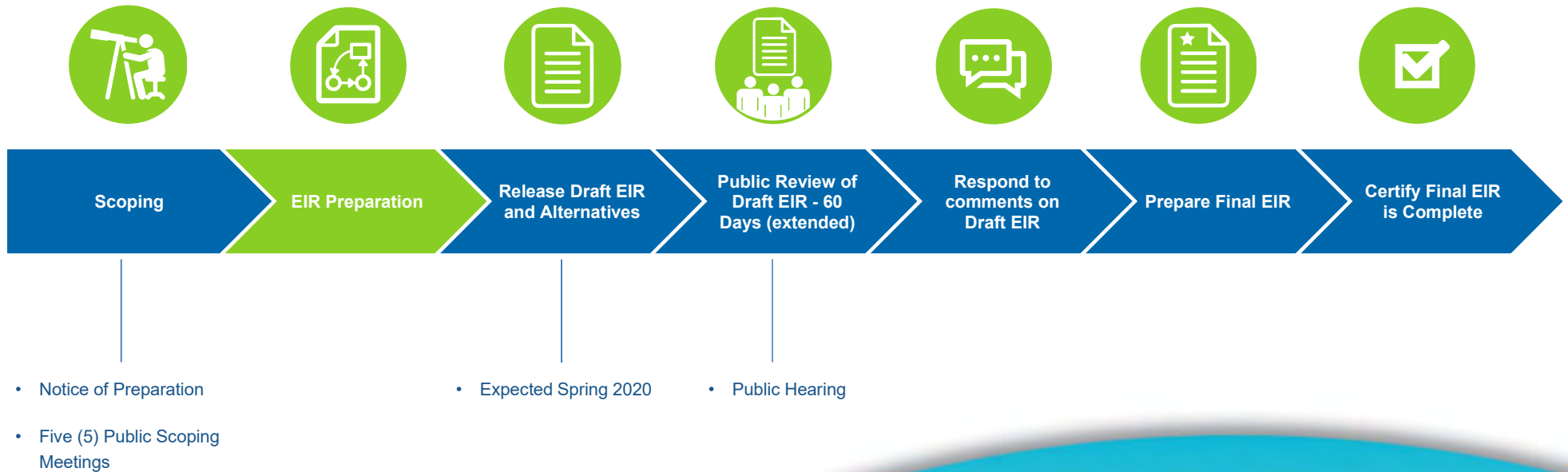
PK - Parking

Healthy Living Campus: Milestones



Environmental Impact Report (EIR) Process

Typically +/- 12 Months



Summary

- Buildings repositioned
- Fewer, Smaller, Less
 - Fewer units
 - Smaller square footage
 - Less construction time
- No through traffic on Flagler Ln., Service and Limited Drop-off Only
- New programs
 - Aquatics
 - PACE
- Concur with staff to consider the refined Master Plan as the basis for the project description for the Environmental Impact Review(EIR) and continue preparation of the draft EIR in compliance with the California Environmental Quality Act (CEQA).

CWG Member Questions

Community Member Questions