

Healthy Living Campus

Community Working Group No. 1
Summary Report

May 15, 2017



Table of Contents

1 INTRODUCTION	3
1.1 Purpose of Community Working Groups (CWG)	3
2 CWG MEETING NO. 1 – MAY 15, 2017	3
2.1 Overview.....	3
2.2 Summary of Materials and Participation.....	3
2.3 Summary of Feedback	4
APPENDIX A.1: CWG GENERAL INVITATION.....	6
APPENDIX A.2: MEETING INVITATION: NEIGHBORS	7
APPENDIX B: POWERPOINT PRESENTATION	8
APPENDIX C.1: MEETING THANK-YOU EBLAST — ATTENDEES.....	9

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. Participation, which occurs on an ongoing basis, is by invitation and recommendation from the BCHD board and staff. The group is comprised of leaders from local businesses, environmental interest groups, civic organizations, senior centers, older adult services, the Blue Zones Project and neighboring residents. This report summarizes recent CWG activities and feedback received at the initial 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. 1 – MAY 15, 2017

2.1 Overview

The first CWG meeting for the HLC was held in the Beach Cities Room at 514 N. Prospect in Redondo Beach. The group is designed to be small enough (approximately 20 members) for constructive collaboration during the project's planning and design phase. The list, made up of involved community members and diverse BCHD stakeholders from all three communities, was developed by staff and reviewed by the Board. Invitations were distributed on May 2, 2017 to each prospective attendee (Appendix A.1). Follow-up calls were conducted by the outreach team and RSVP lists were created and maintained prior to the meeting.

Invitations, complete with a more in-depth overview of the proposed project, were hand-delivered by BCHD staff to each residence bordering the 514 campus (roughly 40 homes) on May 3, 2017 (Appendix A.2). The first two homeowners to volunteer to serve on the working group were chosen to participate. 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 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. Project staff and attendees introduced themselves. A PowerPoint presentation was then presented by the project's planning team and outreach teams, which provided an overview of BCHD, an explanation of the CWG, and an outline of the project (Appendix B). Project staff provided critical content related to the organization (Eric Garner, Communications Manager), community needs (Kerianne Lawson, Director of Lifespan Services), and the project (Leslie Dickey, Executive Director of Real Estate).

2.2 Summary of Materials and Participation

The following materials were provided to attendees at the CWG meeting:

- Meeting Agenda
- HLC Project Fact Sheet
- 2016 BCHD Community Snapshot
- CWG Roles and Responsibilities
- HLC Guiding Principles
- Comment Cards

CWG Participants

No.	Name	Organization	City of Residence
1	Craig Cadwallader	Surfrider Foundation	Manhattan Beach
2	Kambria Vint	City of HB Community Resources	Hermosa Beach
3	Lisa Nichols	Hermosa Five-O Senior Center	Hermosa Beach
4	Cindy Schaben	Anderson Park Senior Center	Redondo Beach
5	Sue Allard	Manhattan Beach Joslyn Center	Manhattan Beach
6	Jan Buike	City of MB Older Adult Program Manager	Manhattan Beach
7	Darryl Kim	City of RB Senior & Family Services	Redondo Beach
8	Patrick Flannery	Neighboring Resident	Redondo Beach
9	Jean Lucio	Center for Health & Fitness	Redondo Beach
10	Pat Dreizler	RB Roundtable; Former BCHD Board Member	Redondo Beach
11	George Schmeltzer	BCHD Livability Committee; Former HB Mayor	Hermosa Beach
12	Pat Aust	Former BCHD Board Member; Retired Fire Chief	Redondo Beach
13	Jim Light	Building a Better Redondo; South Bay Parkland Conservancy	Redondo Beach
14	Walter Dougher	Former MB Mayor; Former BCHD Board Member	Manhattan Beach
15	Mark Nelson	Neighboring Resident	Redondo Beach
16	Dency Nelson	Environmental Activist	Hermosa Beach
17	Jenny Attanasio	American Martyrs Church	Manhattan Beach
18	Laurie Glover	Silverado Memory Care	Redondo Beach

Thank you e-mails were distributed to CWG attendees (Appendix C.1) on May 18, 2017. These e-mails provided CWG members with information about the next meeting, the project website address, online comment portal and a link to the PowerPoint presentation and press release.

2.3 Summary of Feedback

The initial meeting of the CWG was primarily informational to establish a baseline of knowledge, set the scope and tone of the group and create an initial connection between the project team and attendees. Participants were encouraged to contribute throughout the meeting, resulting in the following discussions:

BCHD Purpose and Scope

- A member offered history on BCHD's property and transition from a hospital to a health district. He shared that BCHD has been successful where other districts and communities have not, and explained that if the special district was dissolved, the assets would be given to the County of Los Angeles, not distributed to residents, as has sometimes been erroneously believed.
- A member shared that BCHD is one of his favorite organizations.
- A member asked if there might be a perception that BCHD — as a public agency — should not be involved in developing residential living quarters, as development of housing is typically a private-sector function.

Project Purpose and Need

- A member questioned the goal or purpose of the project, and asked if it was primarily supposed to be for revenue generation. He also asked what percentage of the existing campus is owned by BCHD and why the residential units would be built on this property. He asked if it made sense to build here instead of elsewhere.
- A different member sought to clarify that a Needs Assessment had already been completed.

Traffic and Parking

- A neighborhood resident raised concerns about the safety of the existing main exit for the medical building at 514 N. Prospect. Although signs indicate a left turn is not allowed, cars exiting the property still turn left, creating a highly dangerous situation for other drivers. He expressed frustration that the signage installed after complaints were raised has not eliminated the problem, and suggested a turn-only signal addition to the traffic light would help solve the problem.
- A member expressed that an on-site residential facility would generate more traffic and the need for increased parking.
- A neighbor to the property shared that high usage of the property historically caused parking encroachments of the neighbors' only available curbside parking. Efforts by the neighboring residents to resolve the problem in the past were not met with satisfactory efforts and resulted in his skepticism that the situation will be appropriately addressed.
- In response to BCHD staff raising discussion about a desire to provide enough parking that is appropriate for the facility, which may be less than the statutory requirement, A member. raised the point that the City of Redondo Beach is currently undertaking their General Plan update. As part of the process, the member, who is on the General Plan Committee, offered to assist with opening discussions with the City to determine whether the General Plan could directly address parking requirements.

Environmental Process

- Two members both asked about administration of the Environmental Impact Report.

APPENDIX A.1: CWG GENERAL INVITATION

May 23, 2017

Dear [],

Beach Cities Health District (BCHD) invites you to participate in a Community Working Group for our Healthy Living Campus. We've selected a small collection of local representatives from each of the Beach Cities to collaborate with our staff as we move forward with plans to upgrade and augment our current health center campus.

The goal of the Community Working Group is to function as a guidepost and sounding board for the BCHD Board of Directors and staff during the Healthy Living Campus planning process. The Community Working Group is composed of approximately 20 people to engage in constructive collaboration with the project's professional planners and engineers. As part of the Community Working Group, you will have the opportunity to provide feedback and receive preliminary information about the project to share with your respective community groups. [For more information about the Community Working Group's Roles and Responsibilities, please see the enclosed/attached.]

The Community Working Group's first meeting will include introductions of the BCHD project team, discussion of the Community Working Group's role, and an overview of the Healthy Living Campus project. This meeting is scheduled as follows:

Monday, May 15, 2017
6:00 to 7:00 pm
Beach Cities Health Center (Beach Cities Room on lower level)
514 North Prospect Avenue
Redondo Beach, CA 90277

Please RSVP to Eric Garner, BCHD communications manager, via e-mail at eric.garner@bchd.org or by calling (310) 374-3426 ext. 156 by Wednesday, May 10.

Thank you for your time and participation. We look forward to hearing from you and working together throughout this process.

In health,



Thomas B. Bakaly
Chief Executive Officer
Beach Cities Health District
(310) 374-3426
Tom.Bakaly@bchd.org

APPENDIX A.2: MEETING INVITATION: NEIGHBORS

May 23, 2017

Dear Neighbor,

Beach Cities Health District (BCHD), serving the communities of Hermosa Beach, Manhattan Beach, and Redondo Beach since 1955, is dedicated to being one of the most community-focused preventive health agencies in the nation. We offer an extensive range of dynamic health and wellness programs – ranging from childhood obesity prevention in schools to the nationally acclaimed Blue Zones Project – with innovative services and facilities to promote health in every stage of life – from pre-natal and children to families and older adults.

To further these efforts, we are planning to modernize our current Healthy Living Campus (HLC), located at 514 N. Prospect Ave. in Redondo Beach. In addition to upgrading and repairing our current facilities, which were built in the 1950s, and enhancing the onsite services our local residents regularly utilize, we are also planning to augment our campus with a healthy living community for older adults.

Residential options that allow older adults to maintain an independent-style of living has become a significant need within our community. According to our 2016 Community Needs Snapshot Report, 94 percent of the older adults in the Beach Cities want to remain here and “age in place,” close to family and friends, but local residential options cannot meet the demand. In some cases, independent and assisted living complexes are at capacity, with waiting lists up to three years, forcing many older adults to uproot and move away from their community, friends, faith organizations and other vital social supports.

Consistent with our mission, BCHD is working to help address this unmet need that directly impacts wellness, health and quality of life. Our goal is to create a hub of health that allows older adults in the Beach Cities to age in place and embed in a community that supports longevity and independence. We want this holistic Healthy Living Campus to reflect who we are as an organization by incorporating Blue Zones Project principles into the design and increasing access for all users the to onsite healthcare and wellness services like dementia care, medically-based exercise, pharmacies, cancer treatment, dialysis, social workers and much more.

As part of our commitment to ensure our community is a part of our planning processes, we are developing a Healthy Living Campus Community Working Group – a small group of about 15 residents who will serve as a key resource to BCHD staff and the Board of Directors throughout the planning process. To ensure residents living directly adjacent to the campus have a voice, we have reserved two positions on the working group for our neighbors. [The Roles and Responsibilities of the HLC Community Working Group are enclosed/attached.]

To participate in the Community Working Group, please contact Eric Garner, BCHD communications manager, via e-mail at eric.garner@bchd.org or call (310) 374-3426, ext. 156, by Wednesday, May 10. The first two respondents will be offered the available positions, and subsequent respondents will be placed on a list of alternates.

As part of our mission to provide health services that evolve to meet the needs of the communities we serve, we are very excited about the prospects related to this project. By being purposeful, cost efficient and, most importantly, community-focused while planning the Healthy Living Campus, we are fulfilling our vision to create a healthy beach community.

Thank you for your time and participation. We look forward to hearing from you and working together throughout this process.

In health,



Tom Bakaly
Chief Executive Officer
Beach Cities Health District

APPENDIX B: POWERPOINT PRESENTATION

APPENDIX C.1: MEETING THANK-YOU EBLAST - ATTENDEE



Healthy Living Campus Project

Hello Cristan,

Thank you for your attendance and participation at the recent Community Working Group (CWG) kick-off meeting for the Beach Cities Health District's Healthy Living Campus.

We anticipate gaining important community insight and feedback as the process progresses. Comments provided by several participants on Monday have already been helpful as we develop the construct of 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 now available on our website at www.bchd.org/healthylivingcampus.

As discussed during our Monday meeting, our next CWG get-together will be **Monday, June 19, 2017 at 6 pm**. It will feature a walking tour of the campus, followed by a collaborative planning session. Please wear comfortable walking shoes!

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

