



A Public Agency

Beach Cities
Health District

Healthy Living Campus

Community Working Group No. 5

Summary Report

September 18, 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 fifth 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. 5 – SEPTEMBER 18, 2017

2.1 Overview

The fifth 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.

Fourteen (14) members attended this meeting, and seven (7) 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 outreach conducted and feedback received in August and also explained the plan refinements that have been made to reflect the feedback.

Leslie Dickey, Executive Director of Real Estate, then presented the preliminary plan refinements, including changing a building configuration to maximize green space. He reviewed the competing priorities in consideration of the parking structure proposed for the Beryl and Flagler lot. Next, Leslie presented visualizations of the campus before and after from various viewpoints in the surrounding area. Finally, Leslie shared a cross section of the campus so the CWG members could get a sense of the building height of proposed structures in relationship to the existing structures.

Valerie shared information for the upcoming Community Open House Meeting and distributed a sign-up sheet so CWG members could volunteer to help staff the event.

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

2.2 Summary of Participation

CWG Participants

No.	Name	Organization	City of Residence
1	Craig Cadwallader	Surfrider Foundation	Manhattan Beach
2	Kambria Vint (unable to attend)	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 (unable to attend)	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 (unable to attend)	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
18	Justin Pioletti	Redondo Beach High School Student	Redondo Beach
19	Joanne Sturgis	Retired, Executive Officer of LA County Board of Supervisors	Redondo Beach
20	Laurie Glover (unable to attend)	Silverado Memory Care	Redondo Beach
21	Jacqueline Folkert (unable to attend)	UCLA Health	Redondo Beach
22	Bruce Steele	Neighboring Resident	Torrance

Reminder e-mails were distributed to CWG members on September 13 (Appendix B). These e-mails provided CWG members with information about the September 18 meeting and a link to the project website address. Following the meeting, thank you emails were distributed to those who attended the meeting (Appendix C.1) and those who were unable to attend (Appendix C.2).

2.3 Summary of Feedback

Feedback was solicited throughout the meeting and via written comment cards, and is summarized below.

Traffic:

- Pat A. asked if we have traffic studies yet. Bruce S. mentioned that a City of Torrance department conducted a study, but it has not been made available. Leslie replied that traffic studies will be conducted as part of the environmental review process, which has not yet begun.
- Bruce S. asked if a stoplight would be placed at the corner of Flagler and Beryl. Leslie indicated that the decision would be made by the City of Torrance, but it would be made based on the traffic studies conducted during the environmental review process.

Outreach:

The group had questions and suggestions regarding outreach:

- Pat A. asked if BCHD had talked to the City of Redondo Beach yet. Leslie said there have been conversations and BCHD has shared preliminary plans.
- Bruce S. asked if BCHD had talked to Von's or other tenants of the nearby shopping center. Leslie answered that they are indirectly aware because they have the same property management as BCHD.
- Sue A. asked when information about the residential units will be available and mentioned there is significant interest among the older adult population. Val explained that we are at the point in the process where we are just determining the basic outlines of proposed buildings and more detailed information would be available as the project progresses. Sue suggested having information targeted to the seniors who will be attending the Open House in hopes of getting information about the residential units.
- Pat A. suggested putting all information on the website, including all visuals and maps because it helps to stop speculation. Eric reminded the group that all meeting materials, drawings, visuals, maps, comments received and board reports are put on the website.
- Craig C. suggested putting information up as individual, high-resolution files so it is easier to find and so it is possible to zoom in to inspect details.
- Dency N. mentioned that in his preliminary conversations with individuals about the design-build legislation, he has heard concerns that BCHD's effort to cut costs by pursuing a design-build contract potentially means lower quality. Leslie explained that design-build actually provides more opportunity to select sustainable materials, whereas the alternative process, design-bid-build, requires that the lowest cost bidder be selected. He reminded the group that sustainability is a guiding principle that the BCHD Board of Directors established for development of the HLC. He explained that BCHD looks at life-cycle costing, such as the current roofing being considered. While it is the most expensive, it also has the best energy savings and the longest life.
- Pat D. suggested ensuring that the BCHD Board of Directors be provided all information that has been given to the CWG. Eric reminded the group that a comprehensive board report is sent following every meeting.

Written Comments Submitted:

Four (4) written comment cards were received at the CWG meeting and are included in Appendix D.

Seven (7) written comments have recently been submitted at the BCHD Center for Health & Fitness (CHF) and are presented below:

Which features would you hope to see in the new proposed CHF?

Small group training rooms - 4	More designated assessment areas - 1
Designated stretching area - 3	A larger reformer Pilates room - 1
Large rooms adaptable to various uses - 2	Separate spin/cycle room - 1
Café/smoothies - 2	Larger free weights area - 1
Yoga rooms - 2	

"We need a pool!"

- *Mary Clare Scanlor, Redondo Beach*

"Water refill place for our hydration containers. Thanks!"

- *Carol Cutting, city not provided*

"We need a swimming pool please!"

- *Amy Powers, Redondo Beach*

"Pool for water exercises and lifeguard. P.S. When can I sign up for the housing units? Thanks."

- *Gloria Abernathy-Lear*

"This is a wonderful gym just the way it is! The new version being proposed will probably turn into one of those loud, obnoxious places we all ran away from to just peacefully work out in, quietly, and without all the hassle!"

- *Anonymous*

APPENDIX A: POWERPOINT PRESENTATION



Healthy Living Campus Project
Community Working Group
September 18, 2017

CWG Meeting #5: Agenda

- Follow-Up: August Review
- Refinements Reflecting Feedback
- Building Heights: View Comparisons
- Coming Up: Open House
- Next Steps for CWG

Follow-Up August Review

Policy Updates

- AB-994: Design-Build Authority to BCHD until 2023
 - Currently awaiting Governor’s signature
 - Passed Assembly, 73-2
 - Passed Senate, 38-0
- Optional Action
 - Sign letter of support: <https://a66.asmdc.org/support-ab-994>
 - Write your own support letter to Gov. Brown
 - Submit a support letter from your organization to Gov. Brown

Outreach Meetings

- Green Spaces Subgroup Meeting
 - Optimizing campus green space
- Native Plants/Landscaping Subgroup Meeting
 - Environmentally-conscious plant options
- Torrance Neighbors Meeting
 - Traffic, parking and building heights
- CHF Pop-Up (8/29)
 - Mostly positive feedback to preliminary plans
- City of Torrance
 - Project overview and opportunity to collaborate
- R.B. District 3 Councilmember
 - Project overview/update

Plan Refinements

Reflecting Feedback

Plan Refinements

- Green Space Optimization: Changed building orientation



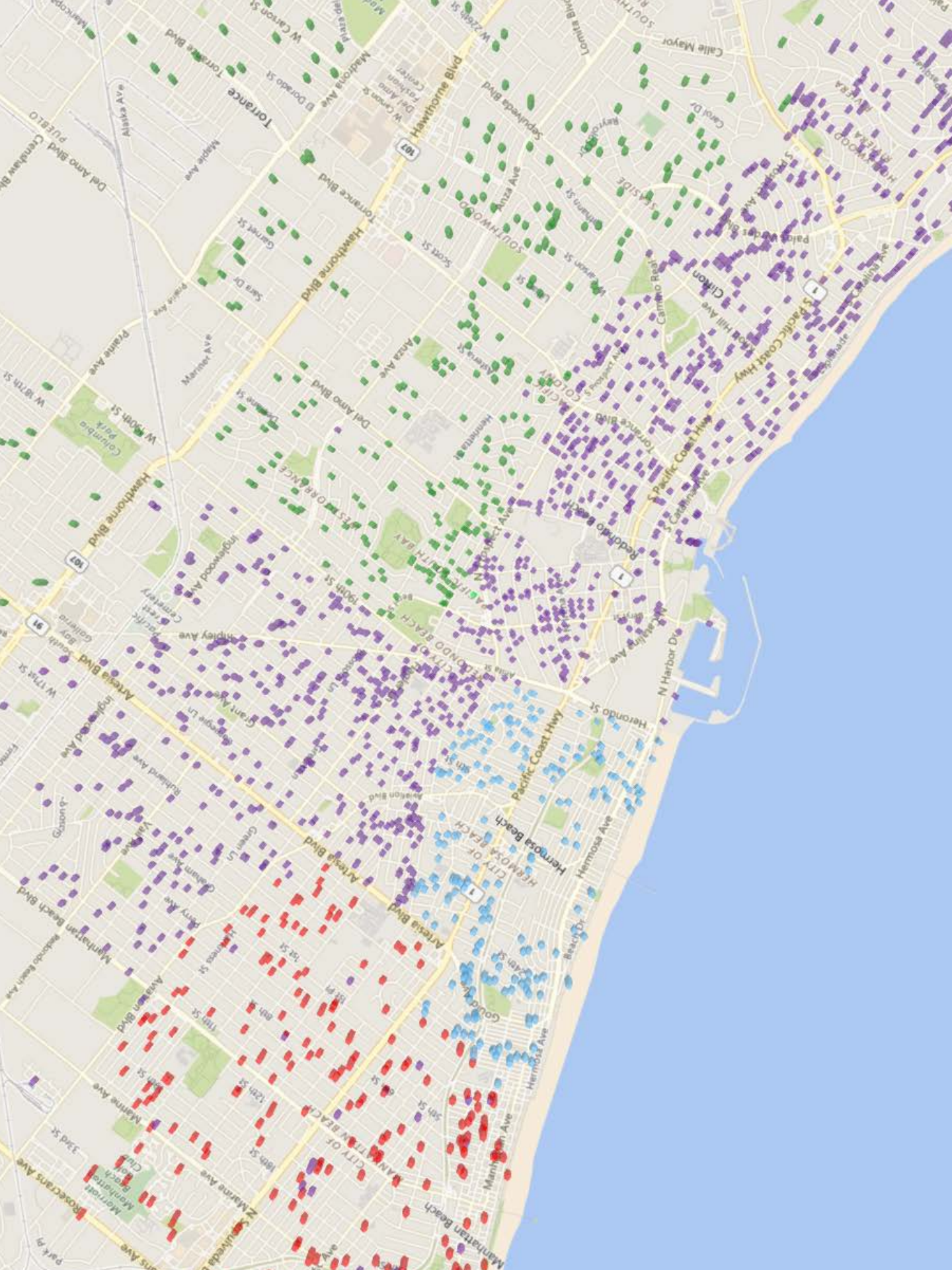
Plan Refinements

- Calif. Native Plants & Landscaping

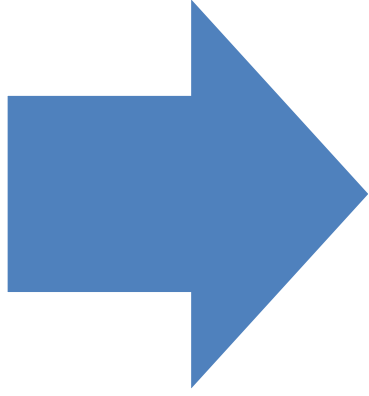


Plan Refinements

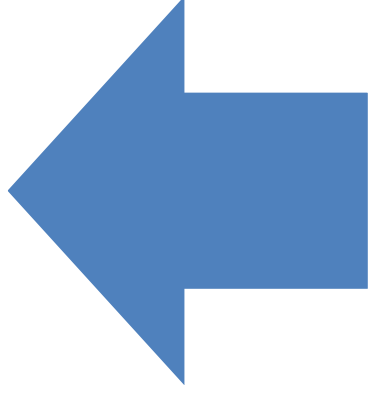
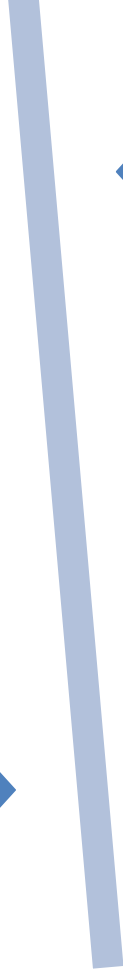
- Addressing possible traffic increase in Torrance Towers Neighborhood
 - Mapped CHF membership
 - Incorporated traffic channelization
 - Suggested extending EIR study area



Plan Refinements: Parking/Heights



- *meet needs of aging adults
- *ensure ample parking for campus tenants
- *build for convertibility



- *decrease height
- *plan for less cars in future
- *consider height of surrounding buildings

Parking/Heights: Addressing Competing Priorities

- Evaluating Options
 - Parking structure conversion study
 - Exploring increased subterranean parking below residential building
 - Increases cost, construction time
 - Additional engineering/logistics considerations
- No easy answer to please everyone
- Will be further discussions with all groups

Parking/Heights: EIR Benefits

- EIR will be helpful
 - Current traffic in Towers neighborhood will be assessed
 - Data provided could be presented to City of Torrance
 - Potential traffic increases will be analyzed
 - Minimization and mitigation measures will be included
 - Wind, light, shadows and aesthetics will be assessed

Building Heights View Comparisons

Corner of Beryl & Flagler



Corner of Beryl & Prospect



Prospect Avenue (facing East)



Prospect & Diamond (facing North)



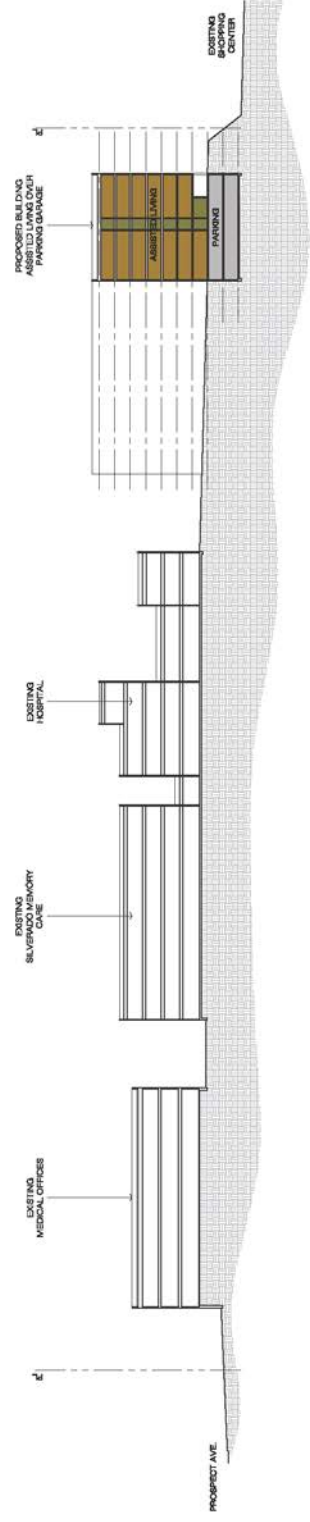
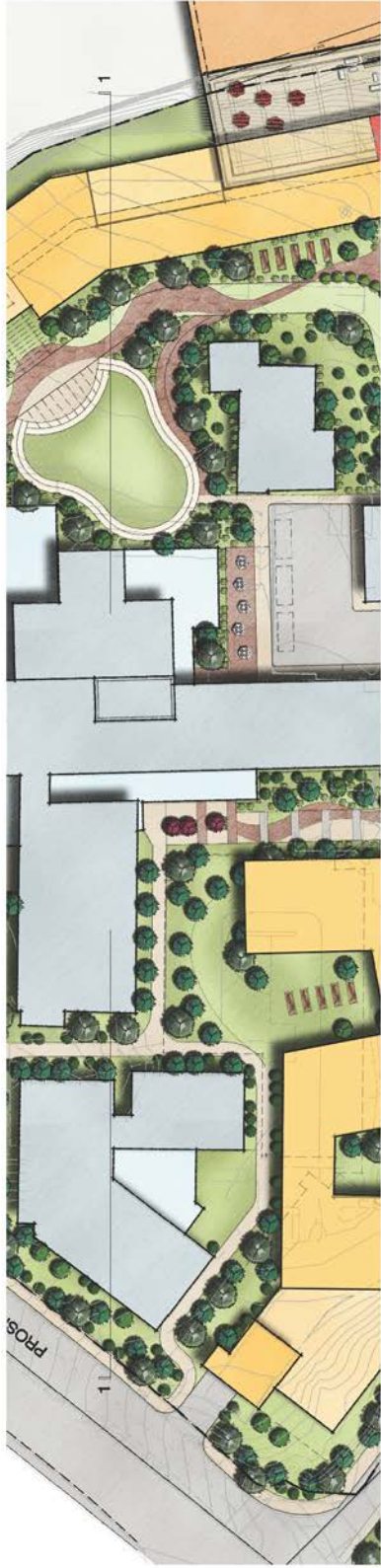
Anita & Harkness (facing North-East)



Bottom of Harkness (facing Southeast)



Visualization: Campus Cross-Section



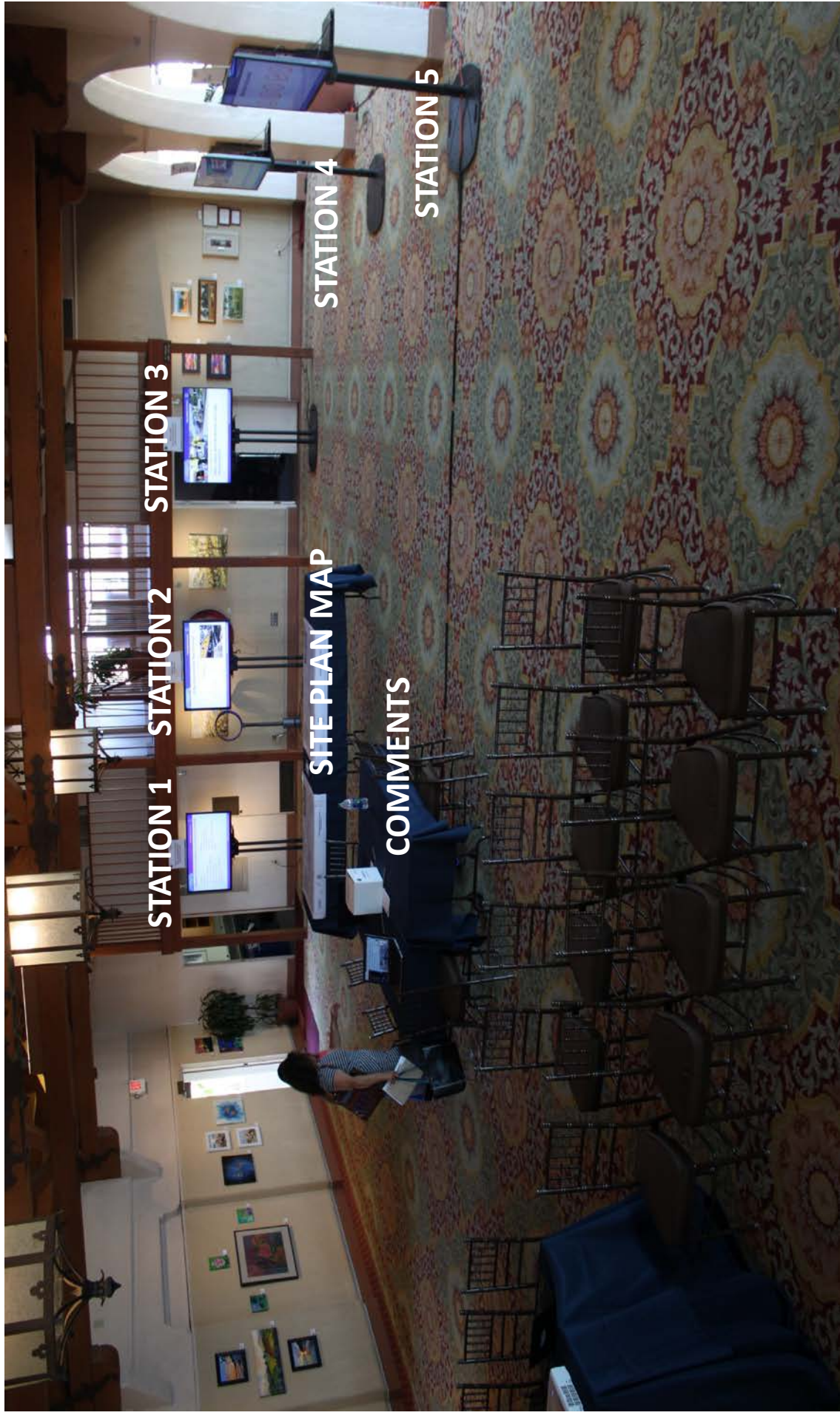
B
7th

Open House Station Volunteers

Community Open House

- Tuesday, October 17th 5:30pm-7:30pm
- Redondo Beach Performing Arts Center
 - Formal presentation at 6:00pm, open house format before and after
- Information Stations: Staff and CWG Volunteers
- CWG Member Sign-Up

Community Open House Set-Up Example



Future of CWG

Next Steps

CWG Next Steps

- Reconvene as needed
- Periodic email updates will be sent
- Event invitations will be sent
 - Scoping Meeting (City of Redondo Beach)
- Spread the word
 - Refer people to the website for general info
 - Encourage online comments
 - Refer tough questions directly to us
 - Add us to agenda for regular group meetings

Open House

October 17, 2017

5:30 p.m. – 7:30 p.m.

(presentation at 6:00 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, September 18, 2017

6:00-7:30 pm

Beach Cities Room

514 N. Prospect Ave.

Redondo Beach, CA 90277

We will be

- Sharing feedback received since last meeting
- Showing updates to the plan that reflect community feedback
- Presenting additional visualizations on building elevations
- Discussing the upcoming Community Open House

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 September 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 CWG meeting will help us prepare for our Community Open House in October. If you would like to volunteer to staff this October 17 event, but did not include your name on the volunteer sign-up sheet, please contact us. A copy of the PowerPoint presentation from the meeting and an online comment form are available on our website at www.bchd.org/healthylivingcampus.

Our next CWG get-together will be **Monday, November 13, 2017 at 6 p.m.**, when we will review the Community Open House feedback and discuss any refinement suggestions received.

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 September 18 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 outreach activities for August and were presented with refined plans that incorporate that feedback. We also presented before and after visualizations of the campus from various viewpoints in the area. Finally, we discussed the upcoming Community Open House on October 17 and asked those interested in helping staff the event to sign-up as volunteers. If you would like to volunteer to staff the Community Open House event, please contact us.

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 help us prepare for the Community Open House. 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, November 13, 2017 at 6 p.m.** At that meeting we will review the Community Open House feedback and discuss any refinement suggestions received.

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

Sincerely,

Eric Garner
Communications Manager

APPENDIX D: COMMENT CARDS RECEIVED



Healthy Living Campus

Comment Card

Name: Denny Nelson Date: 9/18/2017

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Comments: In my outreach to my lists of RB, HB, MB neighbors and friends to encourage the Governor to sign AB994, I got some feedback with concerns that the "cost cutting" (savings) of Design Build doesn't mean "boondoggie" and that quality will be sacrificed. In particular, and I must confess I agree, we must make sure that in an effort to cut costs we don't inadvertently (or consciously) avoid the real cost-savings investment that net-zero energy/sustainable buildings will bring to the campus. The assumption is that "green building" is always too costly, what it really is is what I stated above, a cost-savvy "investment." And, it is absolutely what a "Healthy Living Campus" should emphasize and provide as an example of better living/better use of energy, materials, etc.



Healthy Living Campus

Comment Card

Name: Cindy Schaben Date: 9/18/17

Address: _____ City: RB Zip: _____

Email: cschaben@citymb.info Phone: _____

Comments: "OPEN HOUSE"
I'd like flyers to distribute to the Senior Centers (1 MB 1 HB + 3 RB) I'm hoping seniors will come and offer positive feedback & great suggestions. Seniors love "refreshments" at these events!



Healthy Living Campus

Comment Card

Name: Cindy Schaben Date: 9/18/17

Address: _____ City: RB Zip: _____

Email: cschaben@citymb.info Phone: _____

Comments:

With the growing number of seniors, will the new campus have meeting/community rooms for seniors to socialize, meeting, speakers, educational programs, etc.?



Healthy Living Campus

Comment Card

Name: Cindy Schaben Date: 9/18/17

Address: RB City: _____ Zip: _____

Email: cschaben@citymb.info Phone: _____

Comments: email CWG a summary of the Open House event to include how many attended, any suggestions & positive comments voiced by attendees.