



Healthy Living Campus Project
Community Working Group
September 18, 2017

CWGW Meeting #5: Agenda

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

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



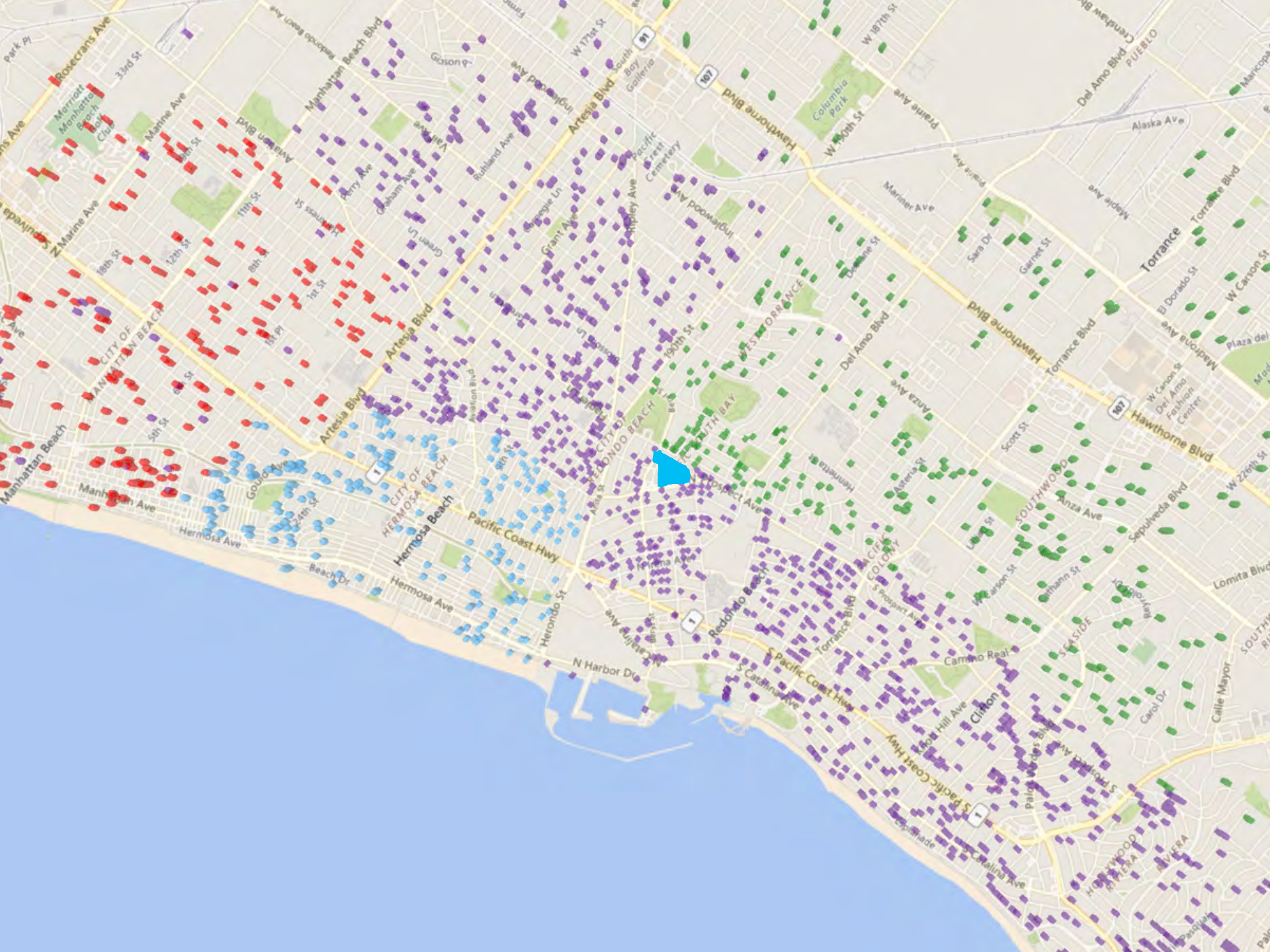
Plan Refinements

- Calif. Native Plants & Landscaping

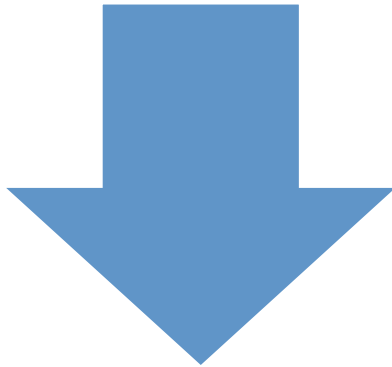


Plan Refinements

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



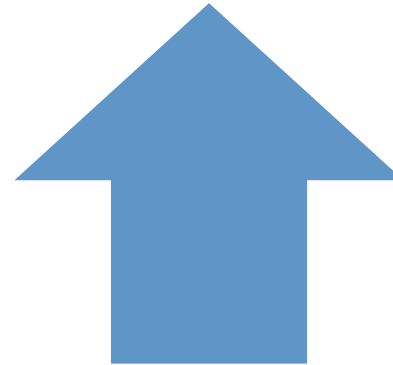
Plan Refinements: Parking/Heights



- *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)



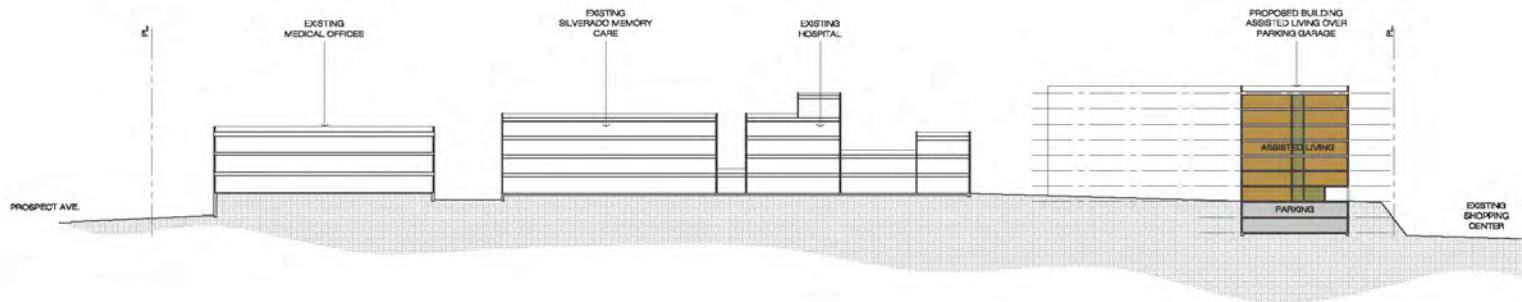
Anita & Harkness (facing North-East)



Bottom of Harkness (facing Southeast)



Visualization: Campus Cross-Section



B
TR

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