



## **Peninsula Wellness Community Frequently Asked Questions**

### **1. What is the Peninsula Health Care District?**

The Peninsula Health Care District was established in 1947 to provide residents of San Bruno, Millbrae, Burlingame, Hillsborough, San Mateo and Foster City with community-based health care services. Through strategic cooperative relationships, the District has created a robust and sustainable model for local health care delivery that includes a hospital, health care facilities, and community-based programs and partnerships. Our vision is that every resident can achieve their optimal health through prevention, education, and access to services.

### **2. Why is the Peninsula Health Care District doing a Master Plan for its land?**

Having a long-range Master Plan will help ensure that the 8.32 acres of District land located between Mills-Peninsula Medical Center and Marco Polo Way in Burlingame will always be used for the wellness and health care needs of residents. The master planning process includes an extensive Environmental Impact Report (EIR) that will analyze potential environmental impacts and identify mitigations. An EIR is the highest level of environmental review. It covers more than a dozen environmental topics including traffic, noise, hydrology, and air quality.

In addition to project parameters identified by the EIR, the master planning process will establish Design Guidelines for the Peninsula Wellness Community. These guidelines will set a consistent standard for all the future architecture and landscape design used in the project. A specific design for architecture and landscape design will be reviewed as each building is proposed.

### **3. What is the District's vision for the Peninsula Wellness Community?**

The Peninsula Wellness Community will create a new paradigm of "connected aging" that improves lifelong wellness by keeping older adults connected to each other, to the broader community, and to care providers.

It will be a vibrant, health-focused senior neighborhood that is a "gathering place" for all ages and levels of wellness. There will be housing for older adults, health support across generations, and working spaces for professionals and researchers. Facilities for senior support services, a community café, and public ally accessible open spaces will create a catalyst for intergenerational connections.

These facilities at the Peninsula Wellness Community will complement the health services offered by the adjacent health care providers and create opportunities for innovative research to further an understanding of aging. This research will guide the District in providing programs and services for

its rapidly growing senior population.

**4. Who will own the project?**

The District owns the land and intends to retain ownership. It will lease land to Pacific Medical Builders (PMB) and Generations, experienced public and private development partners who will build and operate the components of the Peninsula Wellness Community. This arrangement will enable the District to bring the plan to life without creating an additional burden to taxpayers. It is like the land lease partnership the District has with Sutter Health to build and operate the Mills Peninsula Medical Center.

**5. How will the revenue from the project be used?**

All lease revenue from the project will be used to fund health programs, affordable senior units, and gaps in health services throughout the District.

**6. Is the Peninsula Wellness Community going to serve people in the Peninsula Health Care District or people from out of the area?**

The Community is intended to serve people throughout the District, which extends from Foster City through San Bruno. District residents will have priority access to the senior units.

**7. Why is there such a focus on seniors?**

The population within PHCD boundaries has proportionally fewer children and youth under the age of 24 and more adults over the age of 65 than the areas of San Mateo County outside of the District. This “aging” phenomenon is projected to continue. By 2030, there will be a 148% increase in the number of San Mateo County residents who will be over age 85. The Baby Boom generation is living much longer than prior generations and redefining what it means to age well. To address this age wave, the District has worked with a range of professionals to assess innovative ways to use its land resources to keep people well as they live longer.

Although the focus is on seniors, the Peninsula Wellness Community is designed to attract a diversity of ages. The goal is to ensure that seniors living onsite or in their existing homes are integrated into the mainstream of life. Research has shown that by keeping older adults connected to each other in the community where they’ve spent their adult years, it is possible to maximize life-long wellness. Providing new opportunities for connecting is also important for health. People with meaningful social interactions and support age better and live longer.

**9. Why does the plan include senior housing?**

Soon, a significant number of District residents will need the type of housing and services planned for The Peninsula Wellness Community. The plan includes age-restricted independent rental apartments and supportive living units with services such as health services, meals, and housekeeping.

**10. How is the Peninsula Wellness Community different from the Trousdale and other senior living facilities on Trousdale Drive?**

The Trousdale is a District-owned State licensed care facility that provides assisted living units for seniors who require help with eating, bathing, dressing, toileting, and medications. It will also provide units for seniors who require memory-related care. The Peninsula Wellness Community will provide support and services for seniors who are living independently and is intended to serve not only the seniors living on the campus, but also older residents living in the surrounding community.

**11. Will there be affordable housing for seniors?**

A portion of the rental units will be made affordable to those who cannot afford market rates, including developmentally challenged adults.

**12. Why was the planned location of the professional office building moved from Trousdale Drive to the southwest area of the plan?**

Mills-Peninsula Medical Center completed its helipad in 2017. It was part of the planned hospital construction approved by the City more than 15 years ago, and its initial flight paths were incorporated into the District's original Master Plan. The flight paths were changed in 2016 due to a prevailing wind analysis and the fact that the FAA identified two heritage Eucalyptus trees as an "official obstruction." One of the FAA approved flight paths bisected the location of the professional office building planned to be on Trousdale Drive. Therefore, the District's site plan had to be modified and the taller professional office building was placed in the southwest area of the site plan set back from Davis Drive and adjacent to the hospital's main parking lot.

**13. Who will occupy the professional office building? Where will they park?**

The building will provide state-of-the-art working spaces for health and wellness professionals and organizations. This could include office space for independent physicians, senior support services, therapy facilities, research labs on aging, and other professionals who are contributing to helping people age well. The entrance to the building is off Trousdale Drive and all parking is provided underground.

**14. What will happen to Community Gatepath and the Burlingame School District office?**

Community Gatepath, an organization that supports developmentally challenged individuals, is working closely with PHCD to explore how to remain onsite. Burlingame School District Trustees are willing to relocate their administrative offices if suitable space can be found in Burlingame and any costs associated with a move would be covered by the purchase price.

**15. What are the traffic and parking impacts going to be?**

The planned layout for the buildings and services will direct most of project-related traffic onto Trousdale Drive. Traffic analyses by Fehr and Peers concluded there will be minimal impact to the surrounding neighborhoods. However, community input has informed us that cut-through traffic

in the Ray Park neighborhood has become an increasing problem. Therefore, an additional traffic study was carried out to assess the potential impact on neighborhood cut-through traffic and to identify mitigation strategies. In addition, the Burlingame Planning Commission has asked that the traffic study look at the impact on existing conditions such as school traffic. The traffic studies will be analyzed by the City of Burlingame's environmental consultant and be made available for public comment in the draft of the Environmental Impact Study.

Access to the professional office building and primary parking garages will be off Trousdale Drive. The plan proposes up to 800 underground parking spaces to ensure that parking will not impact neighborhood streets. To reduce traffic and parking even further, the District is committed to implementing a robust Transportation Demand Management Program including shuttles, buses, car sharing, carpools, bike sharing, and other alternative modes of transportation.

**16. Who will use the two parking entrances on Marco Polo Way?**

The entrance near Clarice Lane will provide drop off for Community Gatepath children. The other entrance provides access to 190 underground parking spaces provided primarily for the independent senior apartments. It is not anticipated that seniors will be driving during peak traffic hours such as school drop off and pick up. The buildings on Marco Polo Way currently provide access to 125 parking spaces.

**17. Will there be enough parking to keep cars off neighborhood streets?**

Parking analysts, Fehr & Peers, calculated the number of parking spaces based on the planned uses, zoning requirements, the location of the facilities, and mitigation measures such as shuttles from BART and Cal train for workers. The updated parking study will be part of the City's Environmental Impact Report and will be expanded to include traffic coming in off Millbrae Avenue. Given the use of Lyft and Uber and the projected future for autonomous vehicles, it is highly probable that the need for parking spaces will be fewer than planned.

**18. How will the project affect infrastructure like the water and trash systems and other environmental issues?**

The Environmental Impact Report (EIR) analysis will be evaluating water, air, noise and other environmental areas. The report of findings will be available for public input during the 45-day comment period and reviewed by the City of Burlingame Planning Department staff, and by Burlingame's elected and appointed officials.

**19. How are you collaborating with Sutter Health?**

The District's agreement with Sutter Health is to keep communications open throughout the life of their lease agreement for the land upon which Mills-Peninsula Medical Center and PAMF office building sit. It was also agreed that any development on District land or any new services planned by the hospital would be complimentary and provide community benefit. Sutter Health leadership has been involved with the Peninsula Wellness Community Master Plan from its inception.

**20. What is the benefit to adjacent neighborhoods?**

The project as proposed includes almost two acres of publicly accessible open space and includes a 60-foot wide landscaped area along the Hetch-Hetchy right of way, traversing the site from Marco Polo Way to Trousdale Drive. The plan is to use a large portion of this area as a working “edible garden.” A neighborhood pocket park will be located at Davis Drive. Interior to the site, a series of smaller courtyard gardens, gathering and seating areas, and pathways will create gathering places for residents, visitors, employees, and neighbors.

“The Hub” will house many community services and amenities intended to serve onsite residents, seniors in the broader community, residents in the adjacent neighborhoods, and staff and visitors from Mills-Peninsula Medical Center. Services envisioned include a café, plaza, indoor and outdoor seating, meeting and lecture facilities ---be a place where neighbors can socialize over coffee or a meal, listen to a lecture, or take a class.

**21. Will there be safe pedestrian access?**

Pedestrian and bike pathways through the site will be integrated into the existing street and sidewalk system to accommodate easy, safe movement from adjacent neighborhoods. The streetscape along Davis Drive and Marco Polo Way will be improved. The internal network of accessible pedestrian pathways will allow for easy movement between buildings, across the site to Trousdale Drive, and through the site to the hospital

**22. How has the community been involved in planning the Peninsula Wellness Community?**

Over the past eight years, the District has engaged a broad range of stakeholders to help inform and shape the planning for the Peninsula Wellness Community. Involvement opportunities include town hall meetings, social media, direct mailings, newsletters, and a “community dialogue” link on the District website. Regular monthly progress reports are posted as part of the regular Board meeting packet materials that are also available on the website.

In addition to PHCD outreach, the Peninsula Wellness Community Master Plan has been presented to the Burlingame Annual Joint Council and Planning Commission meetings in March of 2014, 2015, and 2016. The comments received through all these activities have been very useful in shaping the programs and services and have encouraged us to keep focusing on innovation.

**23. Has the proposed plan for the Peninsula Wellness Community been determined or is there an opportunity for community dialogue?**

The District is committed to continuing an active community dialogue as the project moves forward with the selected development team of PMB and Generations and we welcome opportunities to meet with our neighbors and constituents. Throughout 2018, we will be convening forums to discuss traffic and parking, design guidelines that will set the standards for the visual and aesthetic character, the project Environmental Impact Report, the design of a neighborhood pocket park, and other topics of interest to the community.

We also encourage people to meet with us individually or in small groups to explore items that are of interest. A schedule for upcoming public forums and a link to request an individual meeting will

be available on our website at: [www.peninsulahealthcaredistrict.org/peninsula-wellness-community/peninsula-wellness-community-meetings](http://www.peninsulahealthcaredistrict.org/peninsula-wellness-community/peninsula-wellness-community-meetings)

In addition to meetings scheduled by the Peninsula Health Care District, the City of Burlingame will have a public process for reviewing the proposed plan. The review will take approximately ten months and provide multiple opportunities for public input. It will include an environmental assessment, staff evaluation, and review by Burlingame appointed and elected officials.

Updated: June 2018