

**BOARD OF DIRECTORS
STUDY SESSION
September 10, 2016
1819 Trousdale Drive
Burlingame, CA 94010
District Board Room**

MEETING NOTES

1. **Call to Order:** **Chair Cappel** called the session to order at 8:10 am.
2. **Roll Call:** Present were Directors Cappel, Navarro, Galligan, and Zell. Director Emmott was absent.
Also in attendance: CEO Fama, Counsel Coffey, Outreach Coordinator McDevitt, and Long Term Planning Committee member Mark Johnson; and invited consultants: Master Planner -Prakash Pinto, Owner's Representative - Joel Roos, Communications - Candace Hathaway, RFQ/RFP Development -Lynn Sedway and Teifion Rice-Evans, and Landscape architect- Antonia Bava.
3. **Public Comment:** No comments offered.
4. **Review of Agenda and Meeting Objectives: Chair Cappel and CEO Fama**
Chair Cappel commented on the importance of the work ahead; reported on the productive discussions that occurred at the July study session and the August and September Long Term Planning meetings concerning the district's strategic direction, recent Sacramento concerns about the role of non-hospital operating districts, and the importance of the community benefit that will be provided by the Trousdale and the Peninsula Wellness Community (PWC) development. **CEO Fama** stated the overarching goal for this day was to ensure the Director's clear understanding and consensus of the planned programs leading to the Board's ultimate affirmation of the PWC plan that will then inform the financial analysis and RFQ/RFP development.
5. **Peninsula Wellness Community:**
 - a. **Mr. Pinto** presented the revised EIR document that includes the school district parcel, switches the office building from the north to the south side of the area, adds more floors to the office building, increases the parking count to address the increased office space, and incorporates senior support services throughout the senior housing buildings. He noted the plan is consistent with current zoning and building codes; the position and heights of the buildings have been placed to mitigate wind impact and minimize shadows on the open spaces; and entry to underground parking is primarily off of the hospital west entryway which reduces traffic impact for the neighbors.
 - b. **Ms. Sedway** opened stating her understanding of the Board's goal was to achieve the "best and highest use" for the land as defined as that which will achieve the Board's vision,

provide community benefit, and attract the best developer partners. She noted the intent of the EIR is to seek entitlement for the maximum footprint/potential for the land which will increase the land value when PHCD is negotiating with the developer. She then walked through a power point that presented her understanding of the Board's desired mix of uses in detail.

There was considerable Board discussion about a number of important issues and potential new programs. Examples include:


- 1) The mix of facilities and programs suggested for the community and senior support spaces
- 2) The amount of public access desirable to encourage neighborhood utilization while maintaining necessary and desired privacy for the senior housing buildings
- 3) The need to pursue where Gatepath was in their planning for a new facility
- 4) The school district supports the plan and is willing to move only if an appropriate building can be found and the move, all in, will be budget neutral.
- 5) The location of the retail to be visible and attract neighbors
- 6) The variety of desired tenants for the professional office space
- 7) The potential for creating a District operated gerontology clinic

The programs and uses were affirmed as stated, and it was recognized that the EIR/CEQA process and developer responses to the RFP will further inform the details. There was much interest in hearing more about "The Square" concept of a one-stop gerontology care center and it was agreed to have Counsel Coffey present the different clinic models currently operated by healthcare districts around the state at the next Board meeting.

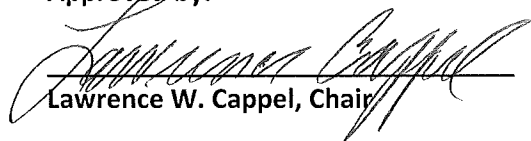
- c. **Mr. Rice-Evans** presented the PWC project's primary indicators to be used in completing the market/feasibility analysis; a preliminary feasibility test to apply to the outcomes of the analysis; and projected horizontal land improvement costs for the development. **Mr. Roos** commented on the land improvement costs and the variety of approaches that can be taken to get these covered. **Ms. Fama** commented that no other financial data will be presented at this time. This study session was a publicly noticed meeting. The financial information will be important to the Board's negotiations with future developers and therefore needs to be presented in closed session. **Chair Cappel** recommended a closed session be scheduled before the September 22, 2016 meeting.
- d. **Ms. Bava** presented the key elements of evidence-based landscaping and then shared her concept sketches to show how these were incorporated into a plan for the PWC to create safe, welcoming, and easily navigable open spaces for all ages and ambulation capabilities using a variety of pathways, color, fragrances, and seating areas. Her layout ideas and suggested trees and shrubs were well-received by the Board and all in attendance.

6. **Adjournment:** Given the hour, **Chair Cappel** adjourned the meeting at 11:50 pm.

Written by:


Cheryl A. Fama, CEO

Approved by:


Lawrence W. Cappel, Chair