



PENINSULA WELLNESS COMMUNITY | FACTS AND INFORMATION

What is the Peninsula Health Care District (District)?

The District is a political subdivision of the State of California as defined in California Health and Safety Code Section 32000. Pursuant to its legislative mandate, the District addresses the health needs of a population within a defined geographic area under the governance of its 5-member locally elected Board. The District is one of 22 independent special districts in San Mateo County and serves residents of San Bruno, Millbrae, Burlingame, Hillsborough, San Mateo and Foster City. The District was established by the voters on December 2, 1947 and has been serving its constituents continually for 70 years.

What is the Peninsula Wellness Community (PWC)?

The PWC is a community-centric health and wellness vision providing an intergenerational community focused on healthy aging for the community's benefit. The District owns approximately 6.84 acres in Burlingame bounded by Mills-Peninsula Medical Center on the east, Trousdale Drive on the north, Marco Polo Way on the west, and the residences along Davis Drive on the south, which comprises the planned site for the PWC. The PWC site may be further refined following a determination on the location of the Burlingame School District site.

What is the District's vision for the PWC?

The PWC 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 age-restricted community (55+) that will include housing for older adults, wellness and clinical health support services, and working spaces for clinicians, professionals and researchers. In addition, the PWC will contain community-centric public benefits which may include a community café, auditorium and meeting spaces, fitness facilities, publicly-accessible open-spaces and programs for residents and the community to enjoy. The PWC will serve as a catalyst for community and intergenerational connectivity and a model for promoting quality of life in the later years.

Who will own the project?

The District owns the land and will retain fee simple ownership of the land. The District will ground lease the land to Pacific Medical Buildings (PMB) and Generations (collectively, "Developer"), experienced real estate development partners who will finance, build, own, manage and operate the components of the PWC. This arrangement will enable the District to bring the plan to fruition without creating an additional burden to taxpayers. It is similar to the existing ground lease and partnership the District has with Sutter Health's Mills-Peninsula Medical Center.

Is the PWC going to serve people in the District or people from out of the area?

The PWC is intended to serve people throughout the District, which extends from Foster City through San Bruno. District residents will have priority access to the age-restricted residential units.

Based on our Developer partners' experience, it is projected that approximately 80% of the PWC residents will come from within the District with most of the other 20% coming from other areas to be closer to adult children and families who reside in our community.

What is the scope of the PWC?

The final scope of the Project is still being defined. The vision is for 250 - 350 units of age-restricted housing, 100,000 - 200,000 square feet of professional office space, 25,000 - 50,000 square feet of community service/Hub space and significant open space. The program will be refined through the City of Burlingame's entitlement process, final determination of the location of the Burlingame School District site, and the environmental review process.

Will there be affordable housing?

Yes. The District is committed to providing at least 10% of the age-restricted housing units at PWC as affordable units. The District and Developer are working in collaboration to finalize the specifics of the affordable housing program including an evaluation of ways that additional affordable housing can be incorporated into the project.

How tall are the buildings?

The ultimate height of the buildings will be determined as the planning and design of the project progresses. The project will go through the City of Burlingame entitlement process.

Why is there such a focus on seniors?

The population within the District boundaries has proportionally fewer residents under the age of 24 and more adults over the age of 65 than the rest of San Mateo County outside of the District. The location of the land is within close proximity to shopping and general services, public transportation, healthcare services such as medical offices, outpatient and acute care hospital, subacute/rehab care and

additional assisted living facilities. The addition of the PWC housing, support services and technology-enabled independent and assisted living units will provide a comprehensive, older adult-focused community in the center of the District and the heart of the Peninsula as the local “aging” phenomenon continues into the future. By 2030, there will be a 148% increase in the number of San Mateo County residents 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 researched national and international models for “healthy” and “successful” aging and has worked with a range of professionals to assess innovative ways to use its land resources to keep people living more active and healthier lives.

How is the PWC different from the Trousdale and other senior living facilities on Trousdale Drive?

The Trousdale and Sunrise assisted living/memory care facilities located across the street from the PWC are State licensed care facilities for higher-acuity seniors who require help with eating, bathing, dressing, toileting, and medications. The PWC will be focused on providing support and services for seniors who are living independently and is intended to serve not only the seniors living on the campus, but also residents living in the surrounding community through its many envisioned community-based benefits and amenities.

Who will occupy the commercial portion of the PWC?

The professional office building will provide state-of-the-art working spaces for health and wellness professionals and organizations. Potential uses for the office space include independent physicians, senior support services, therapy facilities, research labs on aging, and other professionals who are contributing to helping people age well.

When will the project commence construction and how long will construction take?

The District and Developer are proceeding with the planning of the project and the negotiation of a ground lease and related transactional documents pursuant to the Exclusive Negotiating Agreement. Finalizing the terms of the ground lease between the District and the Developer, and completing environmental review and obtaining the necessary entitlements and approvals from the City is projected to take 2 to 3 years before any construction can start. Construction is projected to take 2 to 3 additional years. Therefore, occupancy is approximately 5 years out.

Where will the residents and commercial tenants park?

All parking will be on-site and will be required to comply with zoning and land use criteria established by the City of Burlingame. A Transportation Management Plan will address traffic and parking trends and transportation services such as shuttles, Lyft, and Uber.

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

Community Gatepath will stay in their existing location at 1764 Marco Polo; their preschool and developmental services are consistent with the intergeneration plans for the PWC. The Burlingame School District's administrative office final location is still to be determined. We are currently in discussions with the School District on a potential property "swap". It may stay where it is (1825 Trousdale), move to another location on land adjacent to the PWC, or move to another Burlingame location if a suitable site can be located.

What is the process for project approvals?

The entitlement process will require environmental review in compliance with the California Environmental Quality Act ("CEQA"). Environmental review will include analysis of any potential significant environmental impacts of the project and will cover more than a dozen environmental categories including traffic, noise, hydrology, aesthetics and air quality.

In addition to the environmental review process, the development of the PWC will require discretionary land use approvals, subdivision mapping, and design review approvals. The land use approvals required for the development of the PWC will be considered by the City of Burlingame following noticed public hearings in accordance with the City's Municipal Code.

How will the community be involved in planning the PWC?

Over the past eight years, the District has engaged a broad range of stakeholders to help inform and shape the planning for the PWC. Involvement opportunities have included town hall meetings, focus groups, stakeholder interviews, 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 District outreach, the PWC vision has been presented to the Burlingame Annual Joint Council and Planning Commission. Presentations have also been made to the city councils of Burlingame, Millbrae, Hillsborough, San Mateo and Foster City. The comments received through all these activities have been very useful in shaping the programs and services that will be offered and have encouraged a focus on innovation.

We will continue to keep the community involved throughout the planning process. A schedule for upcoming public forums and a link to request a meeting will be available on our website at:

<http://www.peninsulahealthcaredistrict.org/community-dialogue-2/>