



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 partnership 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 has the opportunity to achieve optimal health through prevention, education, and access to services.

2. Why is the Peninsula Health Care District doing a Master Plan?

Having a long-range Master Plan for the Peninsula Wellness Community will help ensure that the 8.32 acres of District land located at Trousdale Drive and Marco Polo Way in Burlingame will always be used for the wellness and health care needs of residents. The plan will enable the District to work with development partners, governmental agencies, and other non-profit entities to build and operate the Peninsula Wellness Community without creating an additional burden to taxpayers. This approach is modeled after the District's partnership with Sutter Health for building the new Mills Peninsula Medical Center.

3. What is the Peninsula Wellness Community?

The Peninsula Wellness Community is envisioned as a gathering place for living well. The community will offer senior housing, health support across generations, and working spaces for professionals and researchers. It will complement the senior health services offered by adjacent facilities and become a hub for life-long wellness.

4. Why is the focus on senior health and wellness?

The Baby Boom generation is living much longer than prior generations and redefining what it means to age well. In San Mateo County, demographic projections show that by the year 2030, residents 65 and older will increase by 92% and those 85 and older will increase by 148%. To address the health issues related to this "age wave," the District has worked with a range of professionals to identify innovative ways to use its land resources to promote life-long wellness.

The Peninsula Wellness Community is designed to be a gathering place that attracts a diversity of ages to ensure that seniors are integrated into the mainstream of life. Recent research has shown that keeping older adults connected to each other, to the broader community, and to care providers will help them to live well while living longer.

5. How will the Master Plan relate to the surrounding community?

The buildings and open spaces envisioned for the Peninsula Wellness Community are designed to integrate with the surrounding community. A series of pathways, gardens, seating areas, and a main

courtyard with a café will welcome visitors and encourage social interaction between residents, employees and adjacent neighbors. Pedestrian and bike pathways will be integrated into the existing street and sidewalk system to accommodate easy, safe movement to and from adjacent neighborhoods and health care facilities.

Working “edible gardens” and landscaped areas are woven into the site and will create new open spaces for the adjacent neighborhood. The 60’ wide Hetch-Hetchy water system right of way that traverses the site could provide space for an agricultural garden that provides locally grown produce and serves as a valuable teaching venue for nearby schools. A variety of other landscaped areas, including a neighborhood pocket park on Marco Polo Way near Davis Drive, will provide opportunities for both interactive and contemplative activities.

6. What are the traffic and parking impacts?

Several preliminary traffic analyses indicate that the majority of project-related traffic will be on Trousdale Drive and that there will be minimal impact to the surrounding neighborhoods. Access to the professional services buildings and primary parking garages will be off Trousdale Drive. Up to 800 underground parking spaces will ensure that parking will not impact neighborhood streets.

7. What type of housing will be available?

There will be 400 units of senior housing including independent rental units and entrance fee units. Of the approximately 180 independent rental units, a portion will be allocated to developmentally challenged adults served by Community Gatepath. There will be 220 entrance fee units that include services such as dining and shared common spaces.

9. How is the community involved in the planning?

Over the past eight years, the District has held many community meetings to discuss its plans for the Peninsula Wellness Community. The comments received have been very useful in shaping the functions and amenities and encouraging us to think creatively. We have continued this active dialogue as the project has moved forward and welcome opportunities to meet with our neighbors and constituents. Announcements of upcoming neighborhood and public meetings are available on our website.

The City of Burlingame’s public process for reviewing the proposed Master Plan will take approximately ten months and will provide multiple opportunities for public input. It involves an environmental assessment, staff evaluation, and review by Burlingame appointed and elected officials.

10. How are you collaborating with Sutter Health?

The District has a partnership agreement with Sutter Health for operating Mills Peninsula Health Services (MPHS). MPHS leadership has been involved from its inception and we have maintained ongoing communications throughout the planning process. The facilities and resources envisioned for the Peninsula Wellness Community will be complimentary to health and wellness services offered by MPHS.

11. How can I get more information?

Additional project information, project updates, a schedule of community meetings, and a comment form is available on the project webpage at <http://www.peninsulahealthcaredistrict.org/peninsula-wellness-community/> or by calling Paul Wright at (650) 697-6900.