



Thank you for joining us today!

Please sign in, grab a bite, and take a seat.
Our presentation will start at 6:15 pm.

Translation services (Spanish) available at check-in table.

Servicios de traducción (español) disponibles en la mesa de check-in.

Peninsula Wellness Community (PWC) Project Update



Agenda

Welcome

Introduction of project team

Goals

Project process

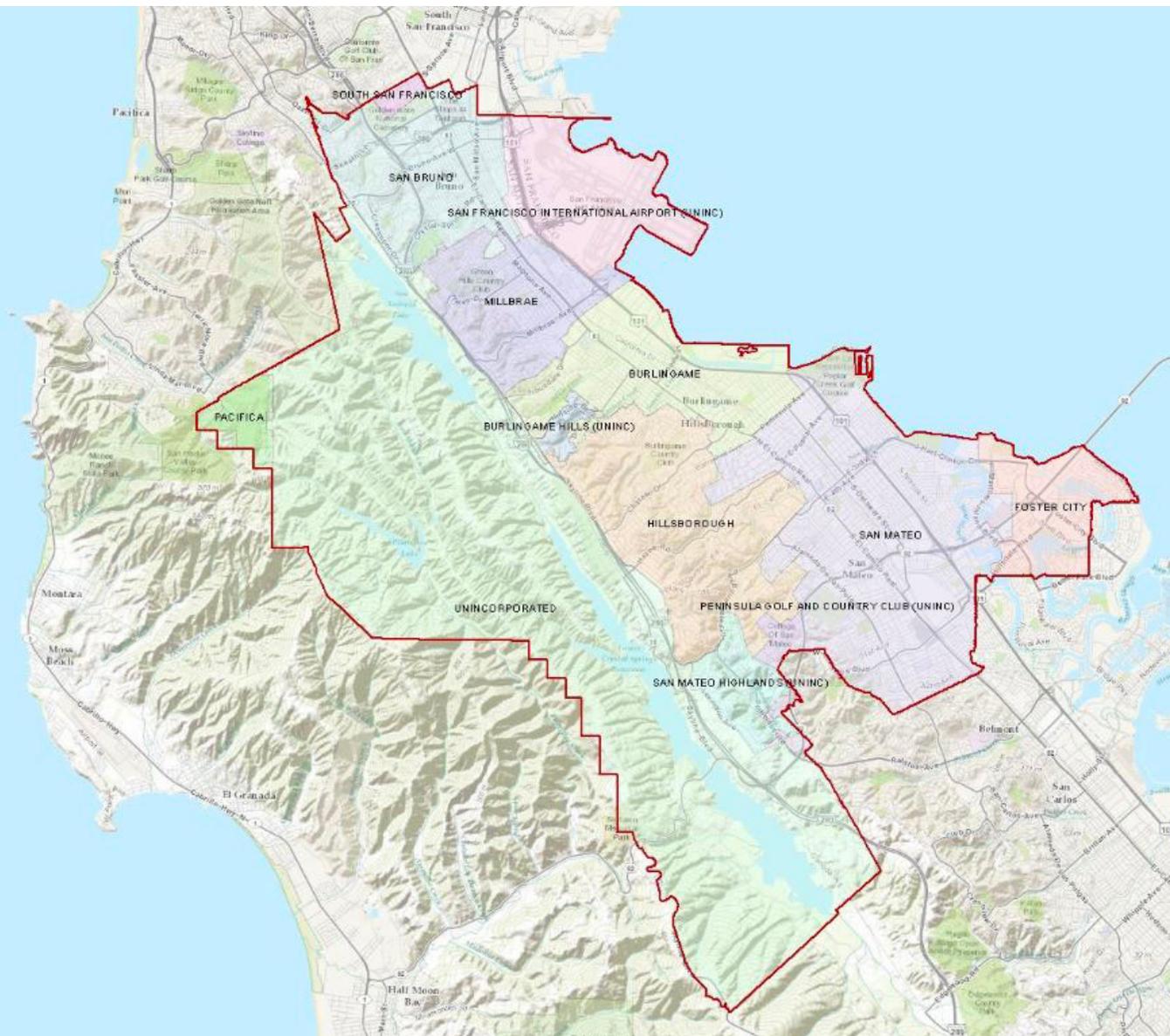
Proposal updates

Q&A

Open house

Welcome

Cheryl Fama
CEO
*Peninsula Health Care
District (PHCD)*





Public agency established over 73 years ago to address the health needs of its residents.

Role in PWC:

- Assure programs and services address residents' health
- Provide responsible stewardship of tax payer assets
 - Retain ownership of 6.42 acres
 - Provide community benefits to promote health and wellness



*Recognizing our
73 years of
Service*



<https://www.youtube.com/watch?v=qLJsTOKodmg>

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.

Vision:

- Seniors with mixed-incomes can live independently
- New medical offices located near MPMC can provide a range of services to PWC residents and the community at large
- Residents of all ages throughout the PHCD community can gather and participate in programs focused on healthy and social lifestyles
- Public open space can be enjoyed by all





Project Team Introductions

**PWC
SITE**

MILBRAE
SPUR
TRAIL

MILLS HIGH SCHOOL

BURLINGAME
PLAZA

PENINSULA
MUSEUM
OF ART

CALTRAIN

MILLS-PENINSULA
MEDICAL CENTER

SPRING VALLEY
ELEMENTARY
SCHOOL

VILLAGE
PARK

FRANKLIN
FIELD

FRANKLIN
ELEMENTARY
SCHOOL

BURLINGAME
INTERMEDIATE
SCHOOL

RAY
PARK

LINCOLN
ELEMENTARY
SCHOOL

Purpose-built team formed to deliver the unique PWC vision.



SMITHGROUP

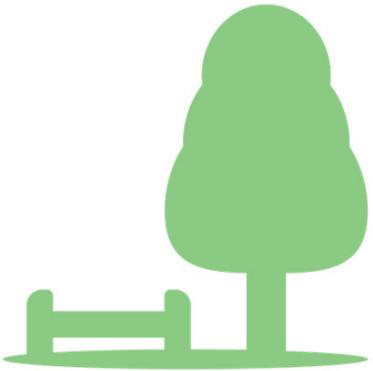




Project Goals



housing for a range
of income levels



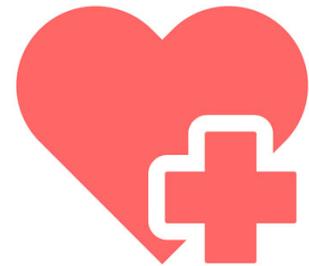
indoor and outdoor
community amenities



a vibrant, active
community



physical and mental
wellness spaces

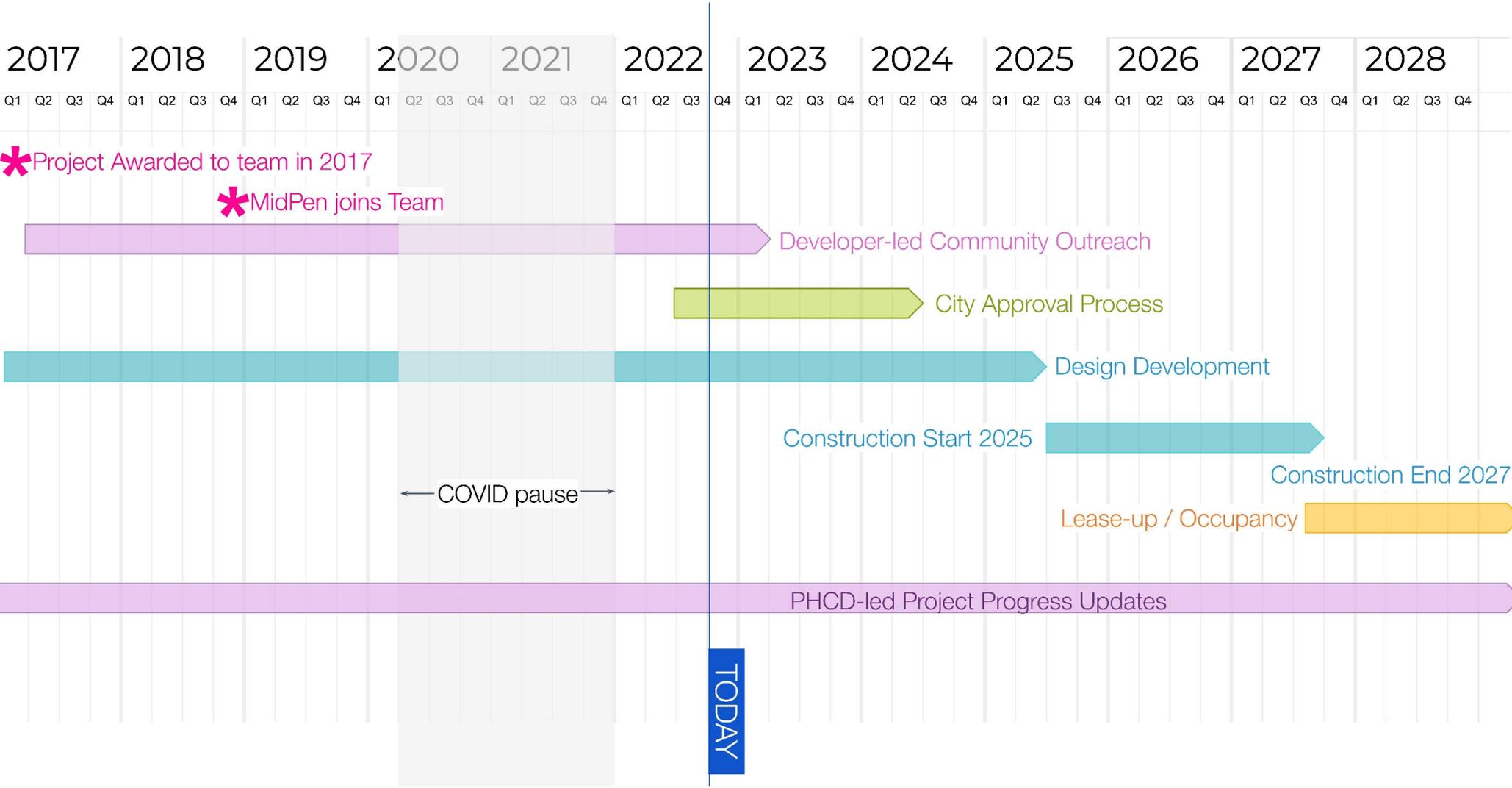


medical offices and
services



Process

PWC Development Schedule

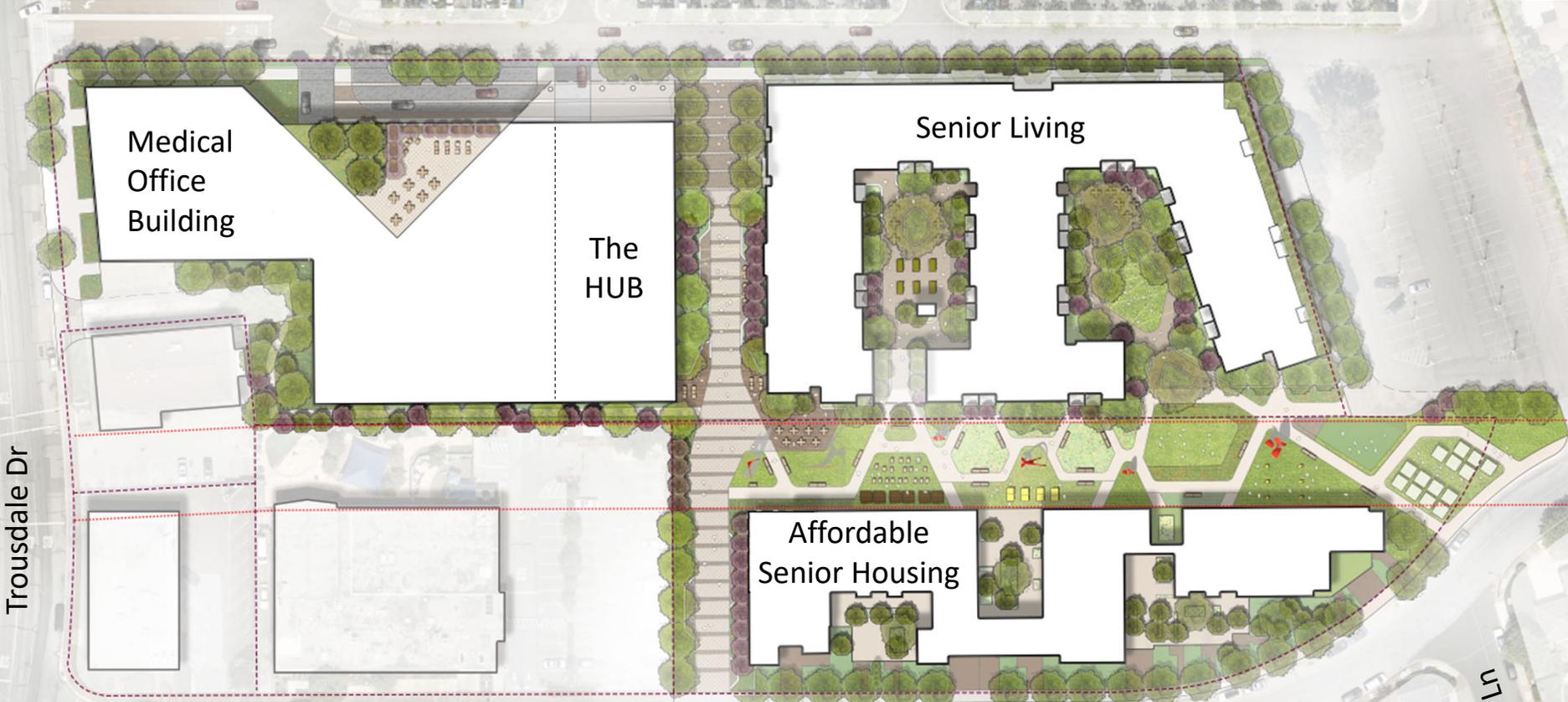




Design Update

Site Plan

Mills Peninsula Medical
Center Parking



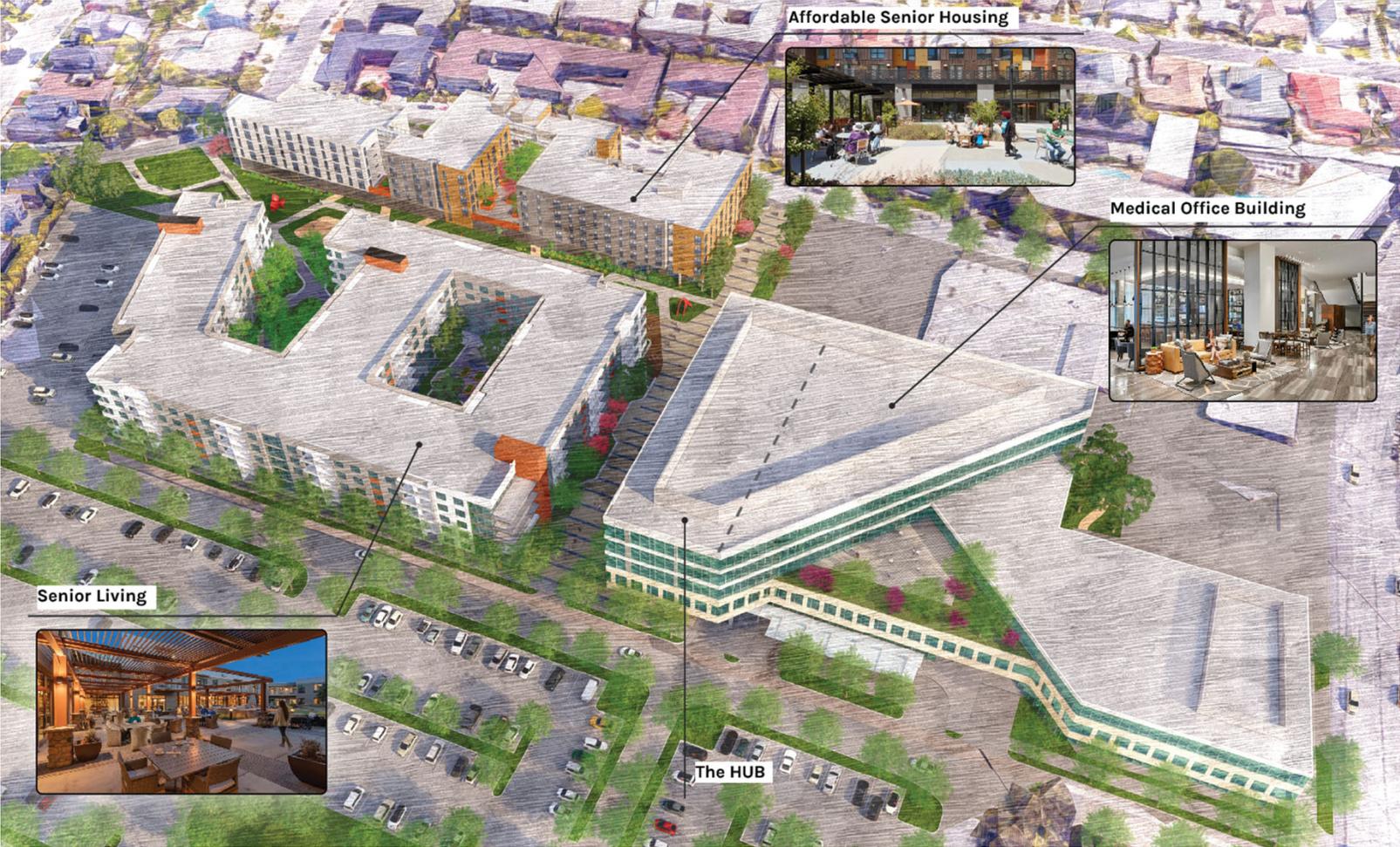
Trousdale Dr

Marco Polo Way

Clairice Ln



3D view from Mills-Peninsula Medical Center





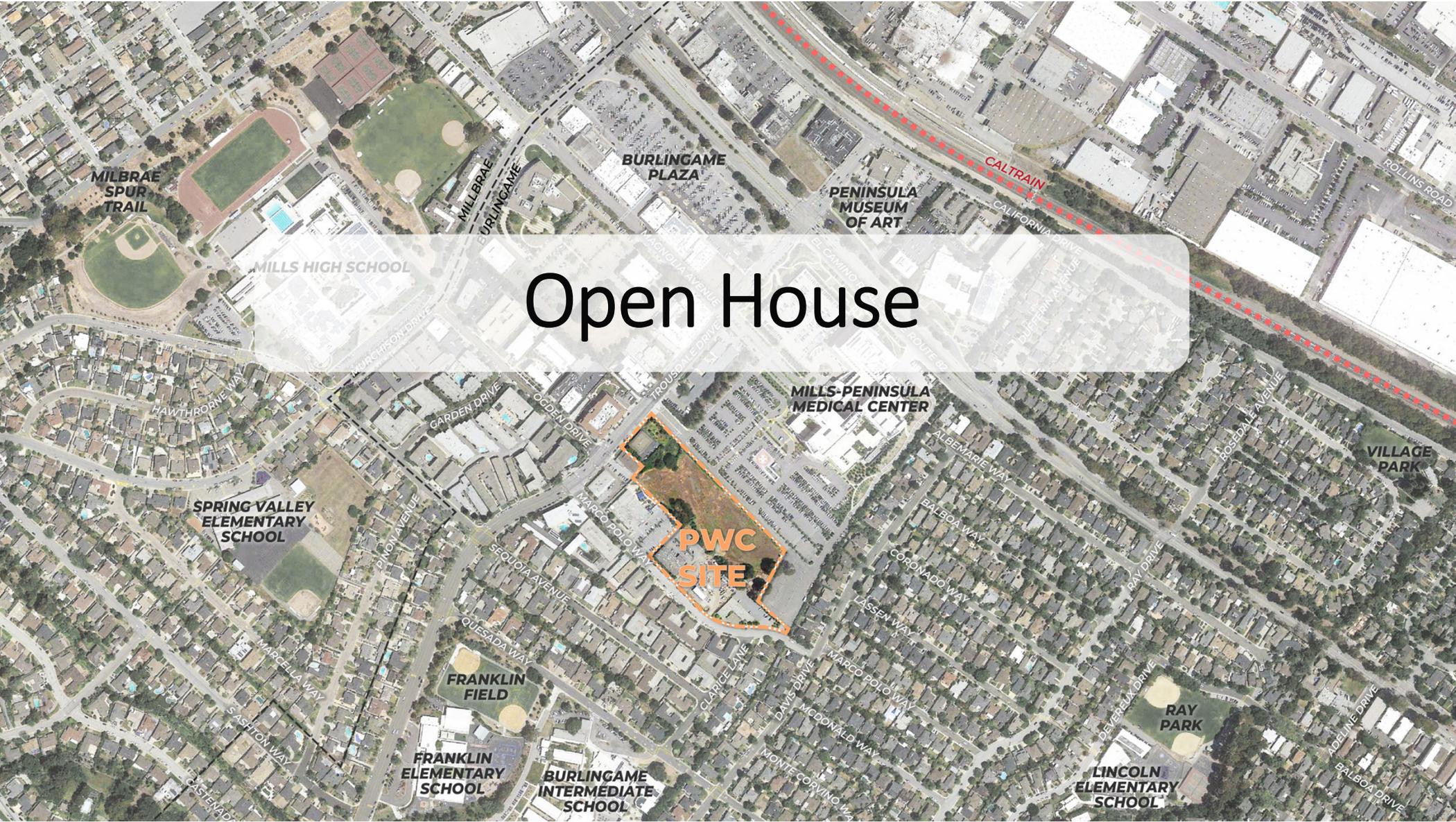
What remains the same as the previous concepts?

- Hub of health benefit services open to all ages and community residents
- Medical office building
- Housing provided at a range of income levels
- The vision: *An intergenerational, mixed-use, and mixed-income community focused on health, wellness, and community connectivity.*



What has changed?
 What's the current proposal?

| | Original Design | Current Design | |
|---------------------------------------|-----------------------|-----------------------|---|
| HUB | 35,000 – 40,000 SF | 35,000 – 40,000 SF | No change |
| Medical Office Building | 265,000 - 275,000 SF | 165,000 - 175,000 SF |  Decrease of 100,000 SF |
| Total Senior Homes | 375 homes | 377 homes |  Increase of 2 homes |
| Market-Rate Senior Homes | 337 homes | 202 homes |  Decrease of 135 homes |
| Affordable Senior Homes | 38 homes | 175 homes |  Increase of 137 homes |
| Percentage of Affordable Homes | 10% Affordable | 46% Affordable |  Increase of 464% |



Open House

Community Feedback

Join our District and Developer teams at 4 stations around the room to share your feedback and ask your questions.

Stations

- Vision and Process
- Community Benefits Hub
- Medical Office and Housing Buildings
- Open Space and Site Plan



Station Layout



Vision and
Process

Presentation Screen

Community
Benefits Hub

Open Space
and Site Plan

Medical Office &
Housing
Buildings



Questions?