

## **II. PROJECT DESCRIPTION**

### **A. STATEMENT OF OBJECTIVES**

The applicant has identified the following objectives:

- Increase the availability of retirement and assisted living units for members of the Motion Picture and Television Fund;
- Fulfill Senate Bill 1953 seismic requirements. SB 1953 requires that all hospital buildings with inpatient beds must be able to withstand a major earthquake or be taken out of service by 2008. By 2030 all hospitals with inpatient beds must also be able to operate without any loss of service through such catastrophes;
- Achieve compliance with the Americans with Disabilities Act.
- Create a foundation for “aging in place,” including provisions for first class healthcare, senior services and housing, outreach and education;
- Create a stand-alone health center, focusing on health, wellness and fitness;
- Increase open space by situating parking and vehicular movement to the perimeters of the site;
- Separate vehicular and pedestrian circulation from service/delivery circulation in order to eliminate existing bottlenecks and congestion;
- Create sizeable landscaping buffers at the perimeters to blend the campus with the surrounding residential community;
- Provide outdoor plazas for outdoor gathering, pedestrian walkways, and water features;
- Distribute activity/recreational centers along a promenade that acts as an organizing “backbone” down the center of the site, linking the many “neighborhoods” of the project;
- Create “villages” through the use of low scale buildings with a variety of roof lines, building heights, and building;

- Create clear identifying site features and signage throughout the campus to assist visitors in locating their destination once inside the campus;
- Reorganize the campus into three general zones: a Medical Care zone, an Active Health and Wellness zone, and a Residential Care zone;
- Create an interactive community that integrates the existing with the new; and,
- Focus on providing assisted living residential units, rather than independent living residential units.