

RITE AID

welcome to

Willowbrook

**CDU WELLNESS & EDUCATION
CAMPUS PROJECT**

ZOOM COMMUNITY MEETING

TUESDAY, August 30

6:30PM

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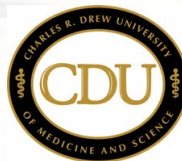
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1. WELCOME
2. WHO'S IN THE ROOM?
3. PROJECT OVERVIEW
4. WHAT WE'VE HEARD
5. BREAKOUT ROOMS
6. RETURN TO MAIN ROOM / REPORT BACK
7. NEXT STEPS
8. MEETING ENDS

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The community expressed the following:

Local

Community serving

Long-term funded

Place-making

Belonging

De-stress

Mental health programs

Peace of mind

Resiliency

Outdoors

Inclusive

Exercise

Affordable

Wholesome

Safe

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THE CHARLES R. DREW UNIVERSITY STORY

CDU was established in 1966, as a response to the Watts Rebellion in 1965. The McCone Commission, established to investigate the causes of the unrest, determined that poor health and the lack of access to quality education, healthcare, employment, and safety were primary causes that ignited the uprising.

CDU accepts as its highest priority the responsibility to significantly improve health equity and ultimately eradicate healthcare disparities. Since its inception, CDU has graduated and/or trained more than seven thousand health professionals that primarily practice in underserved communities.



“With deep appreciation for your efforts towards the realization of my husband’s dream”
- Coretta Scott King



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CHARLES R. DREW UNIVERSITY STRATEGIC GOALS

Charles R. Drew University of Medicine and Science is a community founded, student-centered University that is committed to cultivating diverse health professional leaders who are dedicated to social justice and health equity for underserved populations through outstanding education, research, clinical service, and community engagement.

Ranked No. 1 in “Master of Sciences, Biomedical Sciences Programs” by *Best Value Skills*

Ranked No. 1 on Return on Investment by *Georgetown University in 2022*

Ranked No. 2 in DIVERSITY by *Chronicle of Higher Education Almanac in 2019*

Ranked No. 3 as a “Value-Added University” by *the Brookings Institution in 2015*

Ranked No. 5 as “Best New Graduate Pay” by *Forbes Magazine in 2022*

The CDU Guiding Values



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THE FUTURE OF CHARLES R. DREW UNIVERSITY

The CDU 2021-2026 Strategic Plan extends and expands the prior four year strategic plan, which is to grow CDU from a graduate level commuter school of approximately 400 students to a mid-size graduate and undergraduate university of 2,000 up to 4,000 students.

The current CDU student population is approximately 1,000 students. As a result of our students' commitment to the CDU vision and mission, more than 70% of graduates serve in under-resourced communities.

CDU will continue to grow through the diligent pursuit and execution of its five strategic plan goals. The Wellness Campus project will facilitate the attraction of faculty, undergraduate and graduate students from underrepresented communities. In addition, the Wellness Campus project can provide long-term community benefits and opportunities.



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THE FUTURE OF WILLOWBROOK

On September 18, 2018, the Board of Supervisors adopted the Willowbrook Transit Oriented District (TOD) Plan. The purpose of the Willowbrook TOD Specific Plan is to:

- Revitalize the community within the project area and improve access to all modes of transportation,
- Encourage transit oriented development
- Promote connections to the Willowbrook/Rosa Parks Station
- Improve quality of life for existing residents with improvements to the public realm
- Reduce vehicles miles traveled
- Create community benefits
- Streamline the environmental review process for future projects



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CHARLES R. DREW UNIVERSITY WILLOWBROOK VICINITY

CDU'S Campus is surrounded by recent improvements:

MLK Medical Center Campus

Senior and Affordable Housing

Medical Office Building and Clinics

Renovation of the Rosa Parks Station

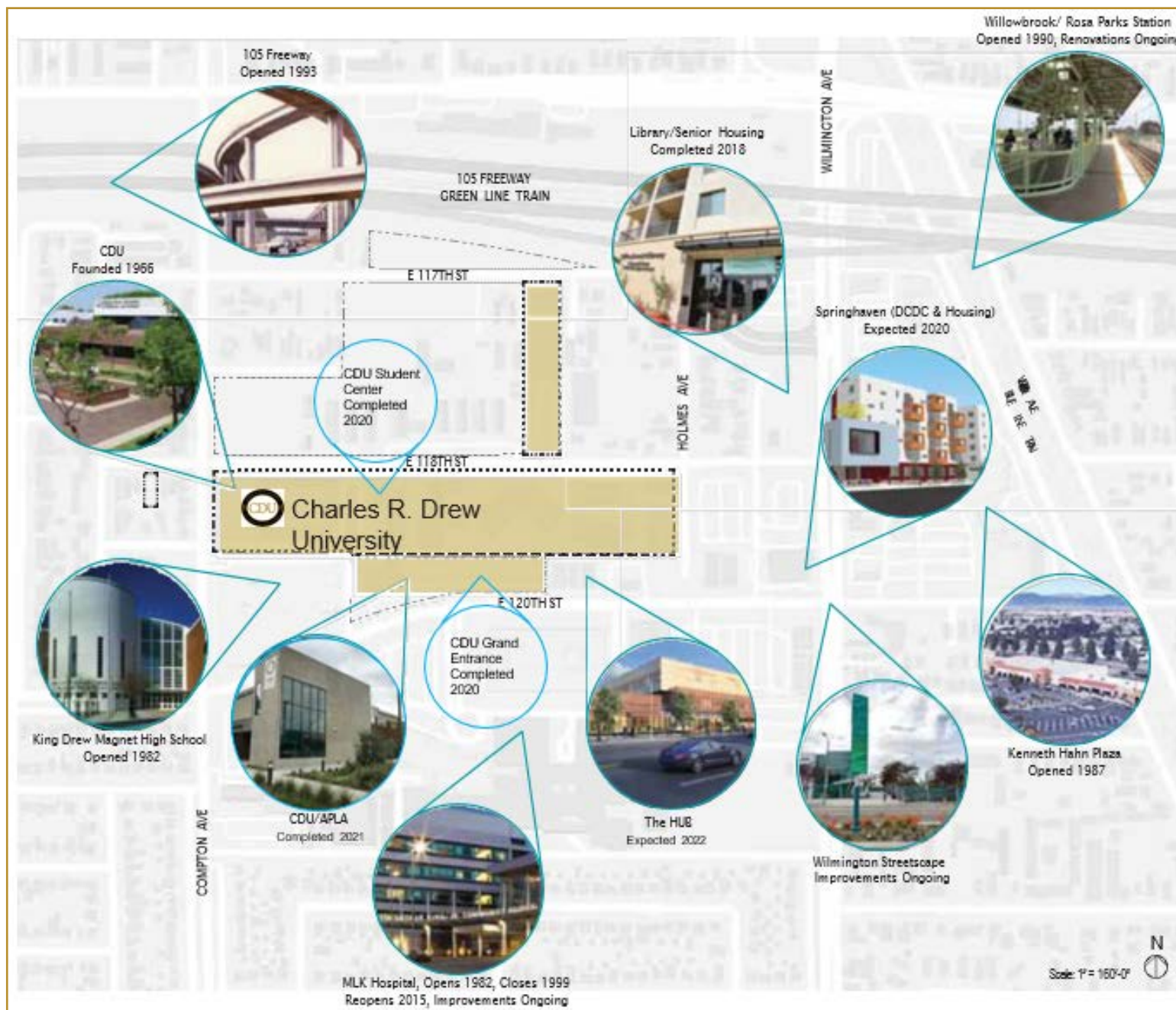
Willowbrook Streetscape

County Library

Senior Housing Complex

DCDC Child Care Facility

Kenneth Hahn Plaza Renovation



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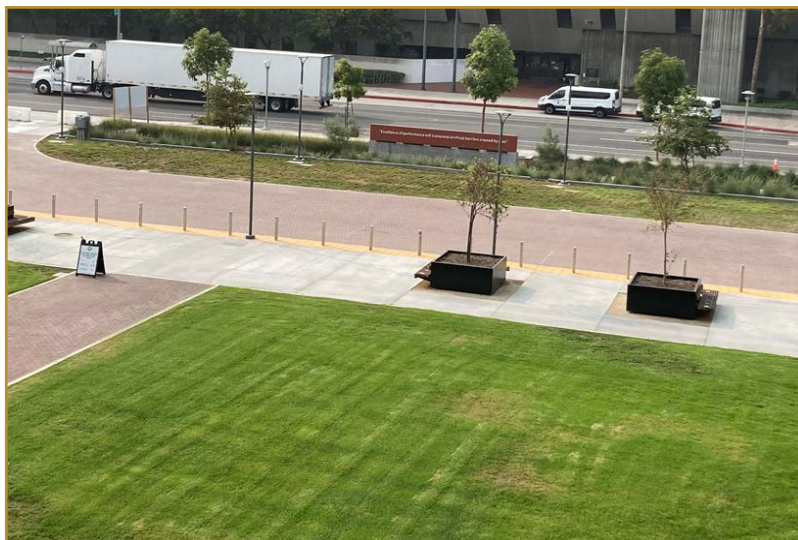
CDU ENTRANCE AND SPACES



CDU GRAND ENTRANCE



CDU STUDENT CENTER



34% Local Hire



18% Local Hire



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CDU Campus Improvement Project - STUDENT GARDEN

The student garden, managed by the Physician Assistance (PA) Program is now completed, with new Planter beds, and citrus trees.

The renovated garden provides a pathway from the new Avis and Mark Ridley Thomas Wellness Center to the Student Center.



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AVIS and MARK RIDLEY-THOMAS WELLNESS CENTER

The new 10,000-square-foot facility includes both a student health and wellness clinic as well as the APLA Primary Care Clinic that will provide urgent care, mental health counseling, and wellness programs to students and employees.

It also will serve approximately 5,000 residents in the Watts/Willowbrook community.

39% Local Hire



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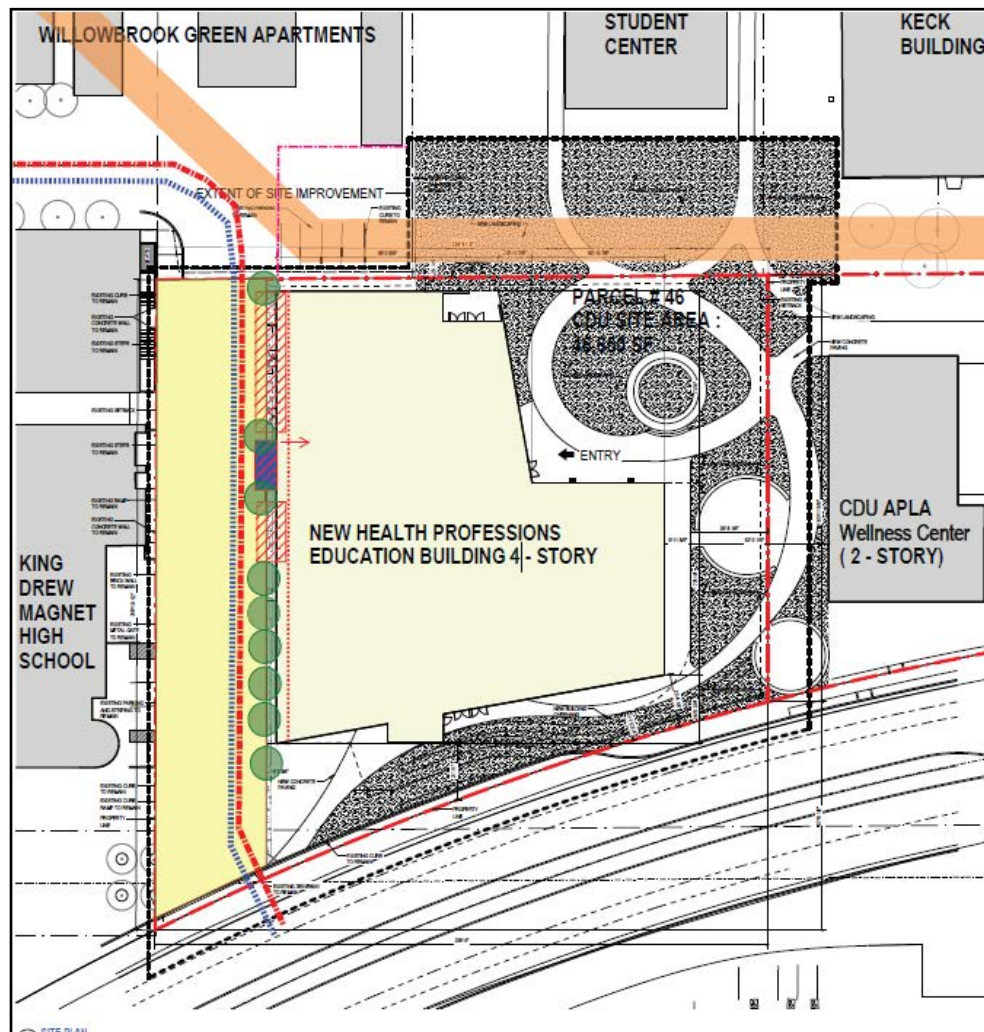
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CDU HEALTH PROFESSION EDUCATION BUILDING CONCEPT

The approximately \$75 million four story building project timeline anticipates completion on or about July 2025.

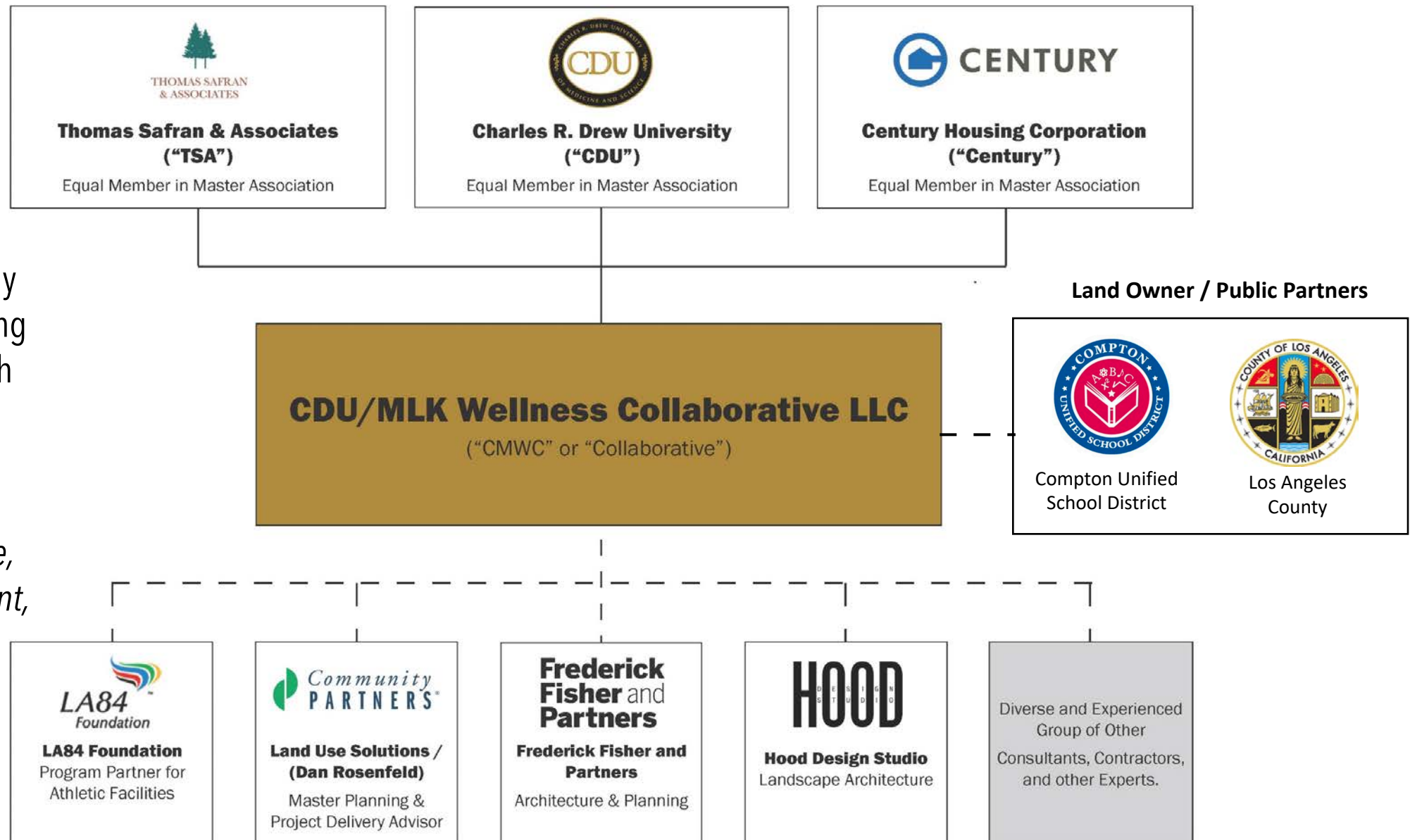


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TEAM & PARTNERS

The members of the Collaborative are deeply committed to addressing social justice and health equity for underserved populations through *outstanding education research, clinical service, community engagement, investment, and development.*



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LANDOWNER & PUBLIC PARTNER

The District currently serves thousands of students at over 30 sites and is in the midst of a dramatic turnaround, marked by increases in student achievement rates, a graduation rate nearing 90%, dramatic facilities improvements, and a focus on STEAM throughout all schools.

The mission of the District is to empower leaders to lead, teachers to teach and students to learn by fostering an environment that encourages leaders and teachers to be visionary, innovative, and accountable for the achievement of all students.

The District envisions the development to become a public partner that would support its mission by generating long-term revenue to provide resources and educational opportunities to the District's students while increasing access to affordable housing and social services, improving public safety, and bringing positive economic development to the Willowbrook area and surrounding community.



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CDU WELLNESS AND EDUCATION CAMPUS SITE

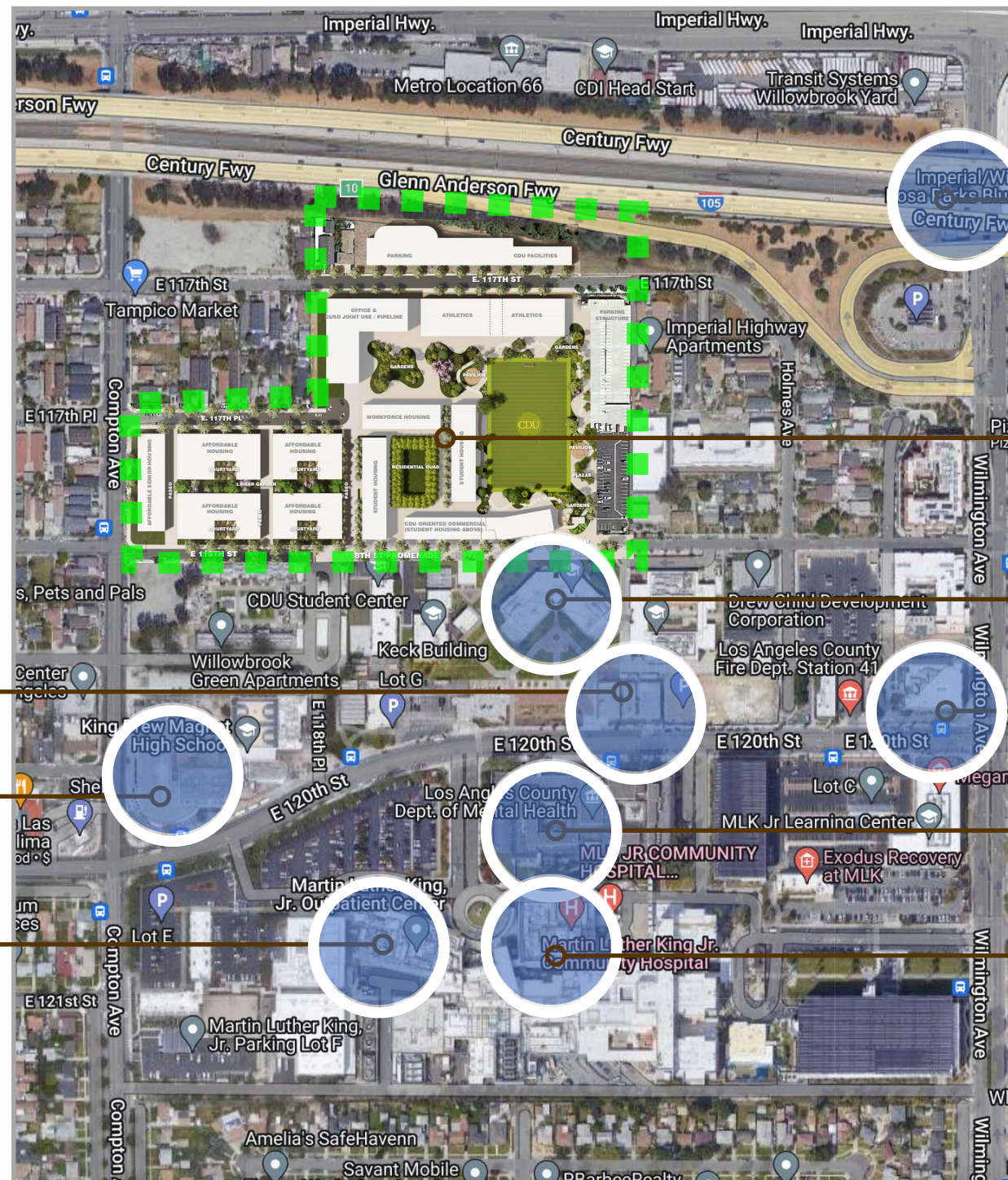
The Wellness Campus is a 12.8-acre development consisting of the former Lincoln Elementary School site.

The Wellness Campus will complete an oasis of educational opportunity, research, healthcare, and wellness in the region.

Martin Luther King Jr.
Child and Family
Wellbeing Center

King Drew Magnet
High School

Martin Luther King Jr.
Outpatient Center



Willowbrook
Rosa Parks Station

Wellness Campus
Future Site

Charles R. Drew
University of Medicine
and Science

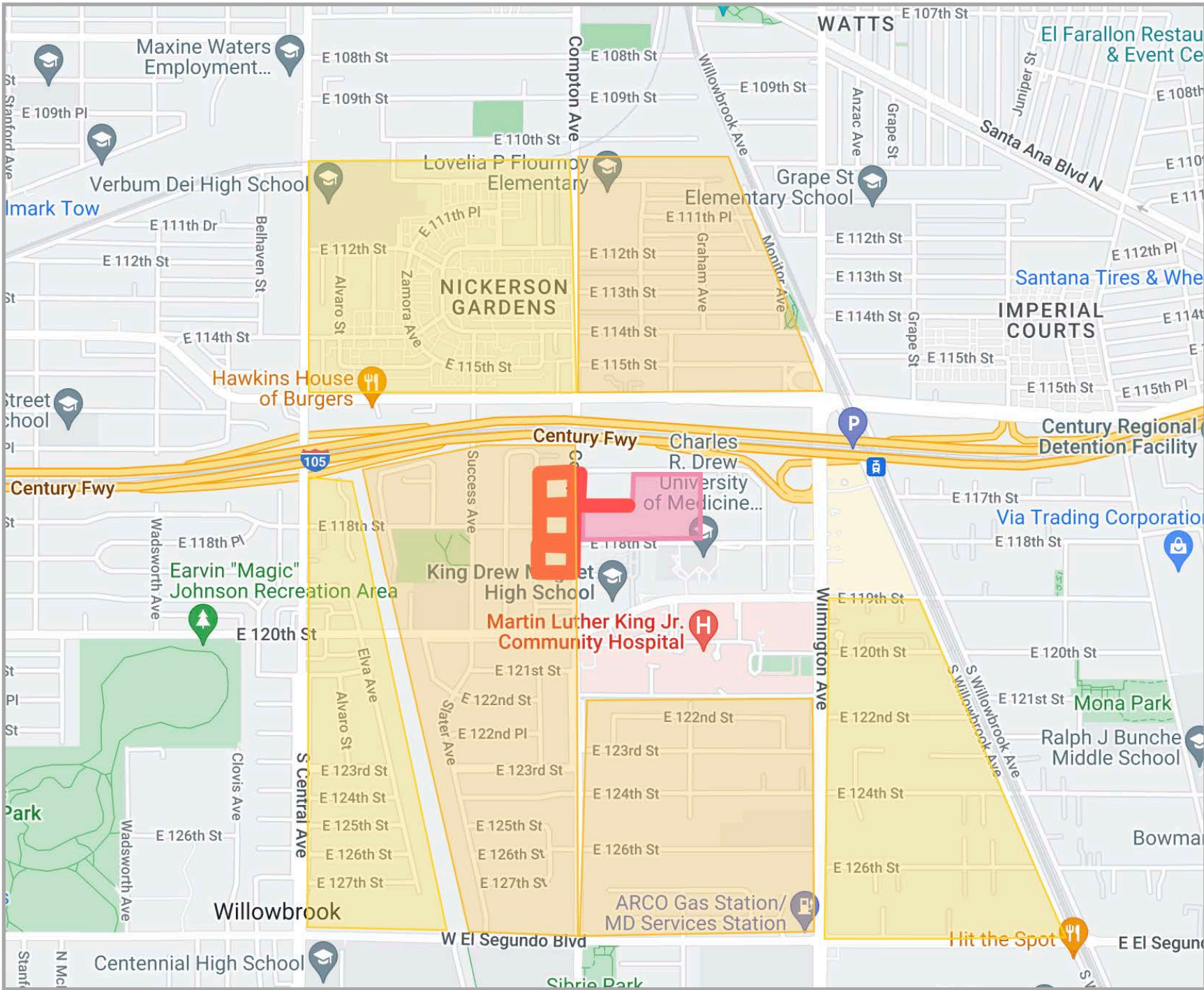
Martin Luther King Jr.
Center for Public
Health




LA County
Department of
Mental Health

Martin Luther King Jr.
Community Hospital

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-  CANVASSING
-  CONVERSATIONS
-  PROJECT SITE

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COMMUNITY MEETING JULY 19



BREAKOUT GROUPS

AFFORDABLE HOUSING
OPEN SPACE
PROGRAMMING

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CDU WELLNESS & EDUCATION CAMPUS - PROJECT ELEMENTS

252+ Units of Affordable and Senior Housing

50 + Units of Workforce Housing

138 - Units of Graduate Student Housing

104 – Suites of Undergraduate Student Housing

86,000 Square Feet for Office Space

University and Community serving Café and Commercial Retail

Community Serving Program Space

Pedestrian Promenade

Athletic Facilities with Gym, in-door track, Fitness Room(s), Full-size NBA indoor Basketball Court and Pool, and an Athletic Field

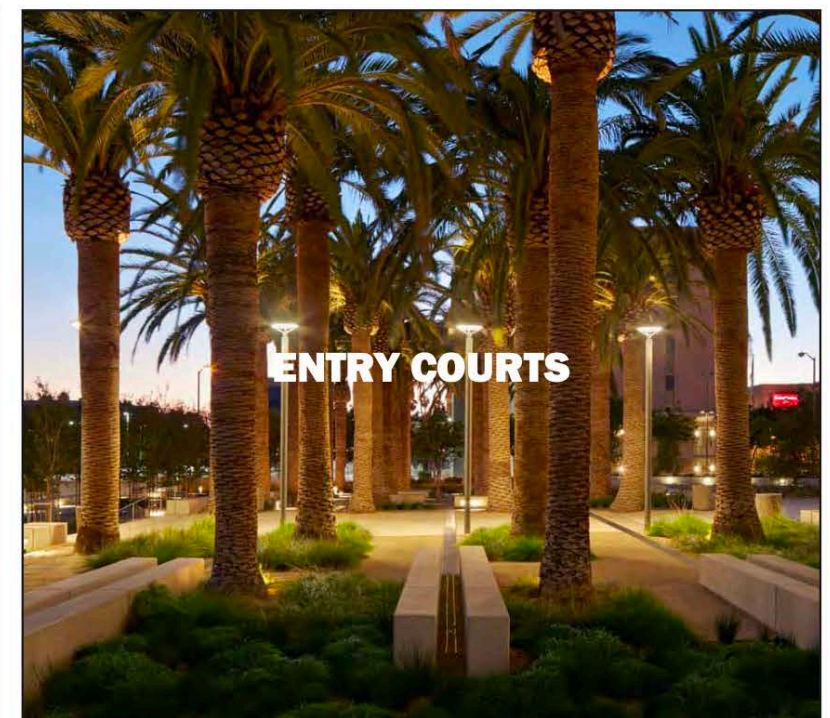
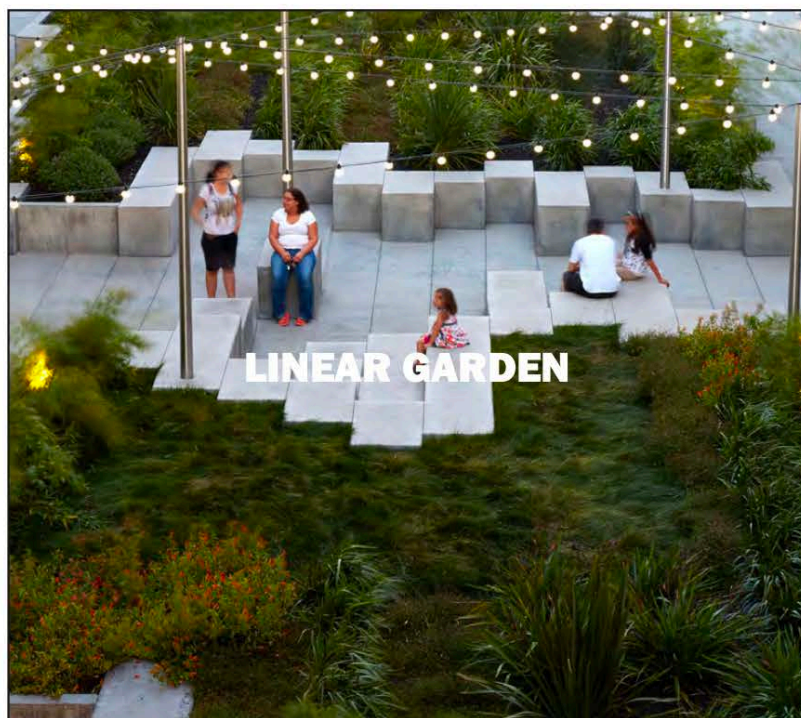
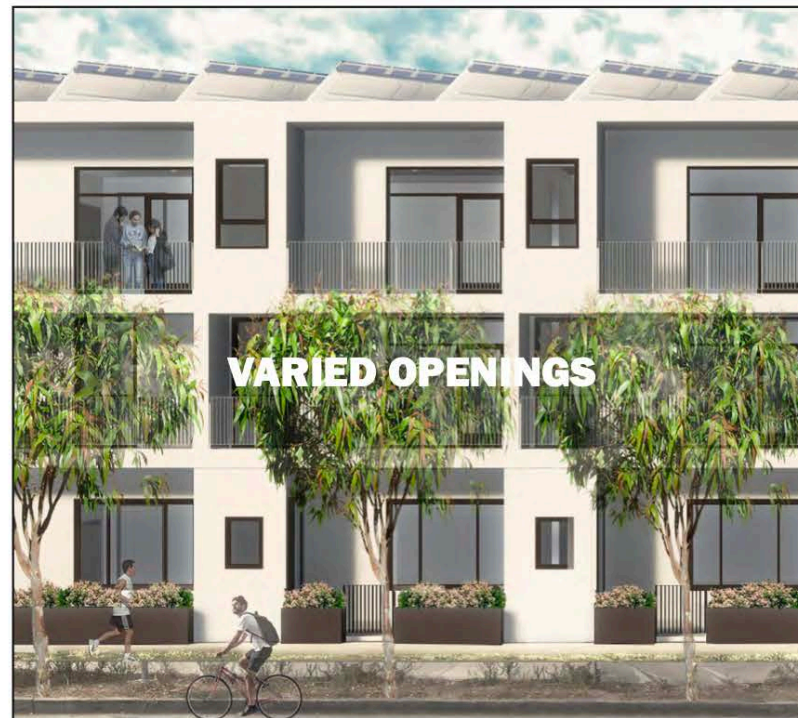
700 + Additional Parking Spaces



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INSPIRATION FOR AFFORDABLE HOUSING LIVING SPACES



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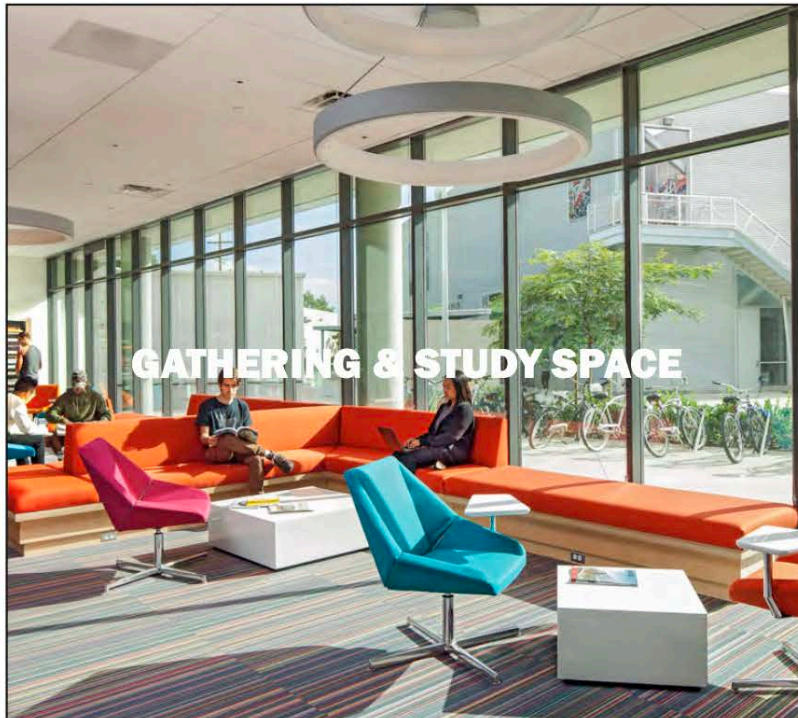


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INSPIRATION FOR STUDENT GATHERING SPACES



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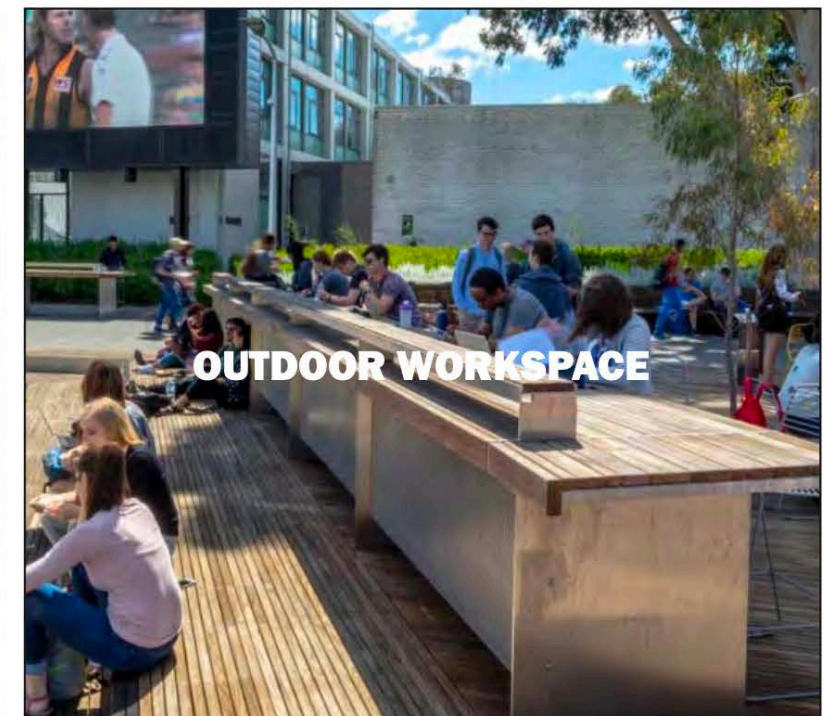
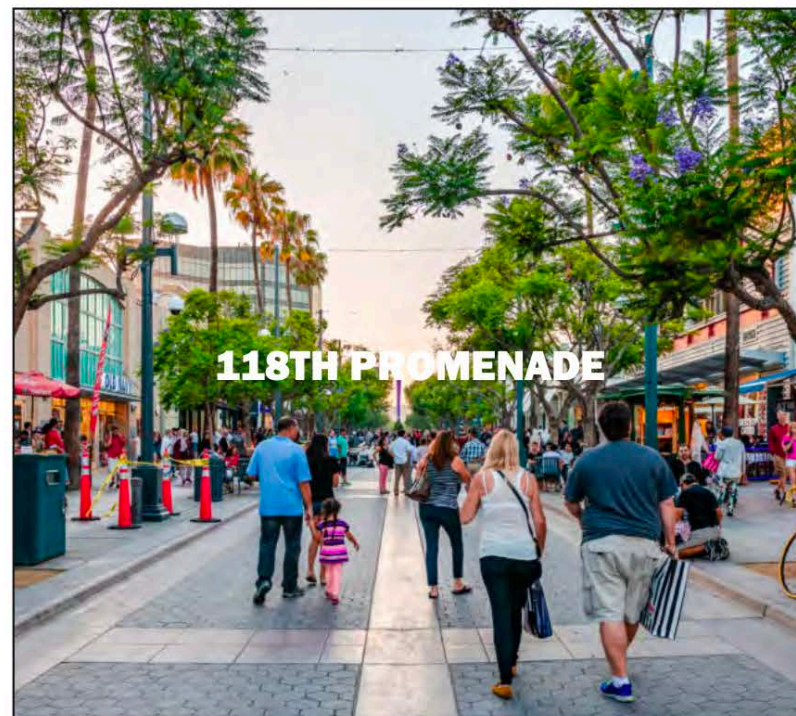


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INSPIRATION FOR RETAIL & COMMUNITY



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PAVILIONS



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MULTIPLE FORMS OF CIRCULATION



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ATHLETICS BUILDING GARDEN



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OPEN SPACE

Pedestrian/Bike circulation to campus

Workout stations around open space

Safety and security at pathways

Water features & Public Art

Gardening opportunities

Comfortable seating

Shade (Trees and Structures)

Parking access for residents

Comfortable seating

AFFORDABLE HOUSING

Do you have to vacate if your income increases? Will rent be adjusted if your income increases?

Are there services built in to help tenants find jobs or their next home/apartment?

Connect to neighboring MLK Health Center who are in transitional housing

How will we address / prioritize local residents?

Work with local organizations and groups ; educate on application process – make it known

PROGRAMMING

Compton Unified – pathways : High School > Graduate

Swimming classes open to the community

Partnerships with LA84 and Sports Programming year-round

Parent Workshops

Visual performance, arts, dance : classes outdoors

Spaces to serve community events

Connect with existing community groups

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OPEN SPACE

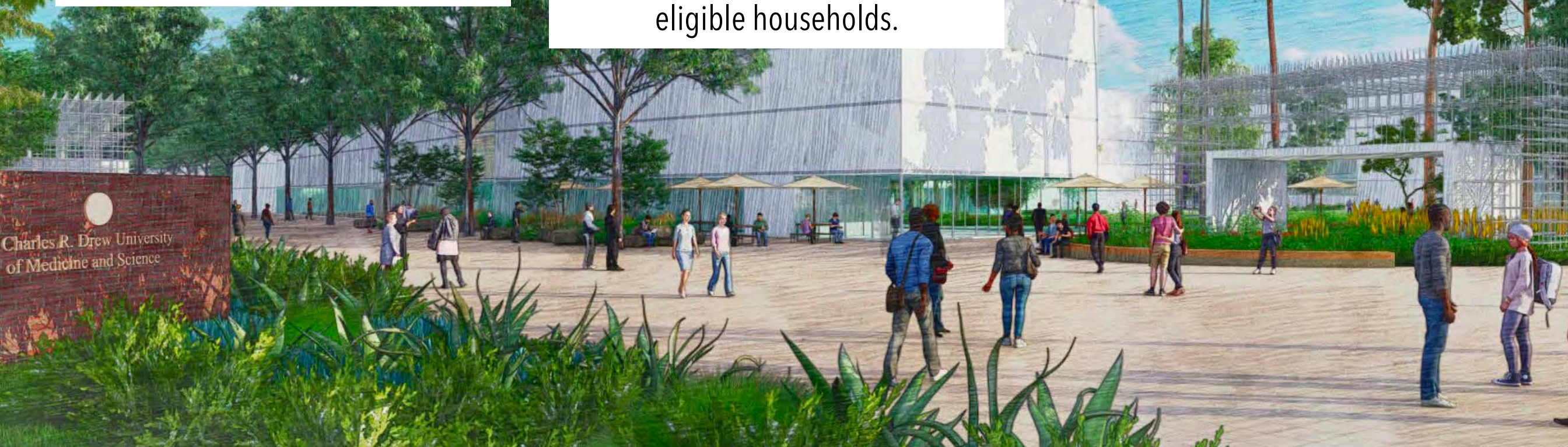
Explore with us the opportunities for the open space within the CDU/MLK Wellness Campus, with proposed soccer field and viewing pavilion, gardens, walkways, and pedestrian/bicycle focus on 118th Street.

AFFORDABLE HOUSING

A discussion and opportunity for questions regarding the family and senior affordable homes that will be part of the CMWC community, including description of the buildings, amenity spaces, and eligible households.

PROGRAMMING

A discussion about the programing contemplated on the site and an opportunity for CDU to hear and understand community needs.



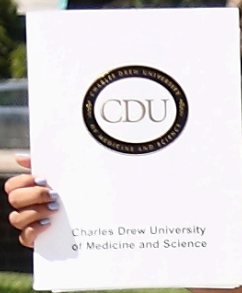
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www.WellnessCampusWillowbrook.org

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