

U.S. DEPARTMENT OF VETERANS AFFAIRS

GREATER LOS ANGELES HEALTHCARE SYSTEM

West Los Angeles Campus

MASTER PLAN 2022

MARCH 18, 2022

VA



U.S. Department
of Veterans Affairs



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FOREWORD

When someone signs up to serve our country in the military, we make them a simple promise: if you take care of us, we will take care of you; if you fight for us, we will fight for you; if you serve us, we will serve you when you transition out of the service. That promise echoes President Lincoln's charge in his Second Inaugural Address to care for those "who shall have borne the battle" and for their families, caregivers and survivors. And that promise reverberates into today when President Biden reminds us that our Nation's "most sacred obligation" is to prepare and equip the troops we send into harm's way and to care for them and their families when they return home.

Veteran homelessness is our country's single greatest point of failure in fulfilling that promise. Fortunately, we are beginning to turn the tide. Last October, after visiting the West Los Angeles VA Medical Center and "Veterans Row"—encampment for homeless Veterans just outside the campus—we committed to getting Veterans living on *Veterans Row* into housing by November, and to getting an additional 500 Veterans experiencing homelessness in Los Angeles into housing by the end of 2021. Thanks to the work of the VA Greater Los Angeles Healthcare System and community partners, we accomplished and even exceeded both of those goals.

That is what it means to fight for Veterans—and that is what the West Los Angeles Master Plan 2022 is all about. Designed with significant public participation and comment from a wide range of stakeholders, the West LA Master Plan 2022 modernizes and reorganizes the West LA campus to provide more permanent supportive housing that meets the needs of vulnerable Veterans—including chronically-homeless, aging and severely-disabled Veterans and women Veterans with children. The Plan provides direct assistance to Veterans experiencing homelessness on issues that led them to be homeless—helping vulnerable Veterans find jobs, access legal assistance, locate appropriate mental health services, receive treatment for substance abuse disorders and much more. It lays the foundation for improved land-use efficiency and ease-of-access, and refines and details realistic timelines based on actual utility upgrades and funding expectations. The Plan also provides interim and long-range planning concepts that extend beyond the next 3 to 5 years.

Success in West LA will have an outsized impact on Veteran homelessness in Greater Los Angeles and help VA solve homelessness across the Nation. It will help us regain momentum across the country so we can get back to the kinds of successes we witnessed in the beginning of the last decade. This West LA Master Plan 2022 provides that clear direction.

Thank you for your crucial support of Veterans and the future of our first comprehensive Veterans community—the West Los Angeles VA Medical Center campus.

May God bless our troops, Veterans, their families, caregivers and survivors. And may we always give them our very best.



Sincerely,

Denis McDonough
Secretary

TABLE OF CONTENTS

Executive Summary	I
Summary Of Updates	XI
List Of Figures	XIII
List Of Tables	XV
List Of Abbreviations	XVII

SECTION I

INTRODUCTION TO THE PLAN

Background	3
Highlights Of Current Plan	4
Accomplishments To Date.....	6
<i>VAGLAHS Homeless Veterans Services Platform</i>	6
<i>Land Use Reform</i>	7
<i>Environmental & Historic Due Diligence</i>	7
<i>Veterans Housing</i>	8
<i>Selection Of Principal Developer</i>	9
VCOEB	9
Current Development Proposals & Plans	10
<i>North Campus</i>	10
<i>Transportation</i>	13
<i>South Campus</i>	14
<i>Areas Of Ongoing Public Engagement</i>	15
Master Plan Input, Goals & Vision	16

SECTION II

VETERAN HOUSING & SUPPORT SERVICES

Background	23
Veterans Experiencing Homelessness And Housing Demand	24
<i>Veteran Population In VAGLAHS Service Area</i>	24
<i>Homeless Veteran Current And Projected Demand</i>	25
<i>Target Populations</i>	27

<i>Intervention Model: Housing First</i>	27
VAGLAHS Housing Programs And Support Services	28
<i>Community Engagement & Reintegration Services (CERS)</i>	29
<i>VAGLAHS Clinical Housing Programs</i>	38
Enhanced-Use Leases And Principal Developer Draft Community Plan	40
<i>EUL Program - Supportive Housing Community Development And Operation</i>	40
<i>Principal Developer Draft Community Plan</i>	41
Progress And Path Forward.....	47

SECTION III

STAKEHOLDER ENGAGEMENT

Background	51
Community Engagement Since Issuance Of The Draft Master Plan	52
<i>Public Participation For Assessment Of Environmental Impacts</i>	53
<i>Enhanced-Use Lease (EUL) Public Hearings</i>	54
<i>National Historic Preservation Act (NHPA) Meetings</i>	54
<i>Principal Developer Selection And Public Engagement Activities</i>	55
Master Plan 2022 Public Participation	57
Continued Stakeholder Engagement	59

SECTION IV

EXISTING CONDITIONS & SITE ANALYSIS

Background	63
Historic Growth Pattern	64
Regional Context	70
<i>Connection To West LA Campus With Satellite Sites</i>	70
<i>Surrounding Roads & Access Points</i>	72
<i>Public Transportation</i>	72
<i>Surrounding Neighborhoods & Land Uses</i>	74
Site Analysis.....	76
<i>Site Context</i>	76

TABLE OF CONTENTS

<i>Open Space & Natural Elements</i>	80
<i>Environmental Constraints</i>	86
<i>Access & Circulation</i>	90
<i>Historical Context</i>	96
<i>West LA VA Campus Historic Preservation Priorities</i>	98
<i>West LA VA Building-Specific Historic Preservation Management Priorities</i>	98
<i>Federal Historic Preservation Authorities</i>	98
<i>Existing Building Uses</i>	100
<i>Leases & Agreements</i>	104
<i>Existing Infrastructure & Utilities</i>	106
Future Redevelopment Opportunity Areas	122

SECTION V

MASTER PLAN ELEMENTS

Master Plan Update	127
Master Plan Development	128
<i>Master Plan Methodologies</i>	128
Planning Principles	130
<i>West LA Campus Planning Principles</i>	130
<i>North Campus Draft Urban Design Strategies</i>	131
Land Use Concept.....	132
<i>Plan Concept</i>	132
<i>Zones Of Development</i>	135
Veteran Housing And Community Uses	138
<i>Housing On Campus</i>	138
<i>Veteran Community Uses</i>	140
Open Space	142
Circulation & Access	144
<i>Vehicular Circulation</i>	144
<i>Parking</i>	146
<i>Campus Transit</i>	148

<i>Mini-Mobility (Bicycles & Scooters)</i>	150
<i>Pedestrian Circulation</i>	152
Building Disposition & Construction.....	154
<i>Recommendations For Adaptive Reuse, New Construction & Demolition</i>	154
Conceptual Projects.....	156
Initial Concepts For Selected Locations.....	160
<i>Healthcare Area (Zone 1)</i>	160
<i>Auxiliary Services Area (Zone 2)</i>	162
<i>Long Term Care Area (Zone 2)</i>	164
<i>Town Center (Zone 3)</i>	166
<i>Recreational Areas (Zone 4)</i>	168
Parcel Plan.....	170
<i>Development Parcels</i>	170
Under Construction And Planned Utilities / Site Preparation	176
Sustainable Practice.....	180
<i>Responsive Site Design</i>	180

SECTION VI

PHASING & IMPLEMENTATION

Phasing / Implementation	185
<i>Campus Phasing Structure</i>	185
<i>Accomplishing The Target Of 1,200 Units Of Permanent Supportive Housing</i>	186
Initial Phase Projects : 1 - 5 Years.....	190
Interim Phase Projects : 6 - 10 Years.....	192
Long Term Phase Projects : 11+ Years.....	194

APPENDIX

- A. Land Use Agreement Summary
- B. West LA VA North Campus Draft Community Plan
- C. Case Studies
- D. Federal Register And Public Comments Summary
- Photography Credit*

EXECUTIVE SUMMARY

BACKGROUND

The U.S. Department of Veterans Affairs (VA) Greater Los Angeles Healthcare System's (VAGLAHS) 388+ acre West Los Angeles (West LA) Campus has a long history of service to Veterans. First established in 1887 as a home for disabled Veterans on land donated to the United States, the West LA Campus evolved over the years from residential beds to clinical care beds to provide a full continuum of healthcare services to Veterans under the Veterans Health Administration arm of VA. This includes medical care and research, Community Living Centers (nursing home graduated care), and residential domiciliary treatment programs for substance use disorder, severe mental health and chronic homelessness care. Over time, medical activities were primarily concentrated on the southern portion of the West LA Campus (south of Wilshire Boulevard, referred to as the South Campus) and the remaining buildings and open parcels of land on the northern portion of the West LA Campus (north of Wilshire Boulevard, referred to as the North Campus) began to suffer from lack of use, investment and upkeep. Other non-Veteran focused commercial uses were introduced to the West LA Campus, resulting in a shift from its core and historical mission.

A lawsuit was brought forth by various stakeholders, including local Veteran advocates and descendants of relatives of the original land donors, challenging the government's use of the West LA Campus. On January 28, 2015, VA signed the Principles for a Partnership and Framework for Settlement (hereinafter referred to as the "Principles Agreement") resulting in the Plaintiff Party withdrawing their lawsuit and outlining initial objectives for engaging with stakeholders, developing a 2016 Draft Master Plan (DMP) as part of VA's strategy to address Veteran's homelessness in the region and to expand needed services to Veterans, associated with the use of the West LA Campus.

2016 DRAFT MASTER PLAN

The West LA Campus master planning initiative commenced in 2015 with significant participation and collaboration on concepts from various stakeholders including: Veterans Service Organizations, Veterans, plaintiff's partner, local community entities and individuals, charitable and philanthropic entities, elected officials, state and local authorities, and many other stakeholders. More than 1,000 public comments were received on the preliminary draft. The Secretary of VA (SECVA) adopted the DMP in January 2016, sealing VA's commitment to the "framework" expressed in the DMP.

The DMP established a framework to assist VA in determining and implementing the most effective use of the West LA Campus for Veterans. The DMP states the guidelines and principles for development and regeneration and introduces broad concepts and recommendations for improvement. Some of the key elements of the DMP include:

- i. Providing appropriate levels of supportive housing on the West LA Campus tailored to meet the needs of vulnerable Veteran sub-populations (e.g., chronically homeless, severely disabled, aging Veterans with disabilities, female Veterans with dependents);
- ii. Optimizing formerly leased properties, underutilized buildings, and vacant land on the West LA Campus to better serve the Veteran community;
- iii. Providing opportunities for Veterans to interact and receive other non-medical support services, such as education and employment training, legal services, and benefits; and
- iv. Modernizing and reorganizing uses and functions of the West LA Campus to provide for ease of access and efficiency.

The DMP called for the development of at least 1,200 units of supportive housing for homeless and at-risk Veterans and their families on the North Campus, using VA's Enhanced-Use Leasing (EUL) authority. The need for this additional housing on the West LA Campus is urgent with more than 3,681 Veterans presently experiencing homelessness in LA County, due in part to a shortage of available and affordable housing across the entire region. While recent data indicates progress in addressing Veterans' homelessness, there is more work to be accomplished. The West LA Campus onsite Veteran housing will be carefully planned to ensure a safe, dignified community environment that will function independently, but in coordination with other care and services for Veterans provided on both the North Campus and South Campus of the West LA Campus and in the surrounding community. The development of the residential community on the West LA Campus provides a tremendous opportunity to address Veterans' homelessness on a large scale near healthcare and other needed services.

The DMP and additional information can be found at the following website: www.westlamasterplan.org/documentation

The DMP contemplated that VAGLAHS will periodically review, reevaluate, and update the DMP every three to five years. As various elements of the DMP are implemented and the needs of the Veteran population change, the plan will be updated accordingly.

Master Plan 2022 (MP 2022) is the first update and builds on the DMP as a framework, and guides VAGLAHS's decades-long effort to reshape its facilities and capital assets, covering a variety of construction, redevelopment, and leasing activities related to VA's master planning process for one of VA's largest and most complex integrated healthcare systems. MP 2022

moves from the draft and framework concepts to: (1) solidify accomplishments to date, (2) explain on-going work (including the Draft Community Plan), (3) provides the way forward, and (4) actualizes the plan. VA initiated a dedicated public participation process on Master Plan 2022 during the summer of 2021, with the aim of obtaining valuable input from Veterans, their families, VSOs, elected officials and the public on the opportunities, constraints, and options being considered in the development of Master Plan 2022.

This update to the 2016 DMP is based on the sharing of information for input during the development of MP22 update, as well as a 60-day public comment period of the draft document on the Federal Register. Collectively, 516 participants joined the ten town halls virtually. In addition to Master Plan 2022 Town Halls, VA made a total of 53 virtual sessions available to VSOs and community partners to discuss the draft of Master Plan 2022.

A draft of the Master Plan 2022 was posted on the Federal Register on October 18, 2021, for a 60-day comment period. There was a total of 117 comments received during the comment period. Leading up to the Federal Register Publication, VAGLAHS leveraged an alternative and immediate method to receive feedback through an online Veteran & Stakeholder Feedback Questionnaire. The online questionnaire received 87 responses to questions pertaining to proposed amenities. Responses received included in-person interviews with Veterans representing the needs of Veterans who currently live on the WLA Campus. Included within the 87 responses was the ranking of and commenting on topics, and feedback on six site analysis-specific topics. The online questionnaire additionally remained active and open during the entirety of the Federal Register 60-day comment period as a secondary method for feedback.

ACCOMPLISHMENTS TO DATE

Implementing the DMP requires significant capital investment and organizational resource allocation. Key elements of these DMP-focused efforts are:

VAGLAHS HOMELESS VETERANS SERVICES PLATFORM

VAGLAHS's Community Engagement and Reintegration Service (CERS), implemented in 2016, is the largest VA homeless program in the country, serving five counties in the Greater Los Angeles catchment area covering 20,000 square miles. With a \$150 million annual budget and approximately 450 staff, CERS provides emergency, transitional, and permanent housing, as well as employment opportunities, healthcare, and justice-and reentry-related services to 16,000 Veterans experiencing homelessness each year.

Important components of CERS operations include:

- Care, Treatment and Rehabilitative Services (CTRS) is a low-barrier entry initiative designed to provide homeless Veterans a safe and stable place to reside throughout the process of placing them into transitional or permanent housing.
- A Bridge Home (ABH) is a low barrier Healthcare for Homeless Veterans (HCHV) transitional housing program.
- The Homeless Patient Aligned Care Teams (HPACT) provide same-day primary care, mental health, and social work services.
- The Domiciliary Residential Rehabilitation Treatment Program (DOM) is a short-term rehabilitation program that provides homeless male and female Veterans a chance to learn critical life skills to avoid a return to homelessness.
- The Transitional Housing Programs include the Grant Per Diem (GPD) and the Healthcare for Homeless Veterans (HCHV) Programs.
- The Veterans Community Employee Development

(VCED) program exists to maximize Veterans' opportunities for competitive employment that serve as an essential component of Veteran recovery and integration into the community.

- The Welcome Center is one of thirty-one VA Community Resource and Referral Centers (CRRCs).

LAND USE REFORMS

VA has implemented reforms to its land use management practices to ensure land uses are Veteran-centric focused. A formal land use request process has been implemented to provide oversight. Land use recommendations are made to the Medical Center Director or designee from the Land Use Advisory Committee, which is comprised of GLA staff. Additional information on the land use request process and current land use agreements can be found at: <https://www.westlamasterplan.org/land-use-partnerships>.

ENVIRONMENTAL & HISTORIC DUE DILIGENCE

The West LA Campus is designated as a Historical District with five registered historical properties. Before moving ahead with EUL construction and land use modification VA was required to develop the Programmatic Environmental Impact Statement (PEIS) to identify, analyze, and document the potential environmental, cultural, and socioeconomic impacts associated with the implementation of the DMP with potentially up to 1,850 permanent supportive housing units. The PEIS process took over two years to complete and the Record of Decision was issued in September 2019.

In April 2019, VA executed the Programmatic Agreement with the California State Historic Preservation Office (SHPO) and multiple consulting parties including the Advisory Council on Historic Preservation, Native American tribal representatives, and other local stakeholders. This agreement outlines ongoing historic preservation priorities and project review procedures in an effort to avoid and minimize adverse effects to historic properties.

VETERAN HOUSING

On May 18, 2017, VA executed an EUL agreement with the Veterans Housing Partnership, LLC, (Shangri-La Construction, LLC, with Step Up on Second Street, Inc., as the service provider) for Building 209, which is located on an approximately two-acre property on the West LA Campus providing 55 safe and affordable housing units (54 Veteran units plus 1 manager's unit). Veteran occupancy commenced on June 30, 2017.

In 2017, VA formalized selection of Core Affordable Housing, LLC, and Walsh Construction Company as the developers for new construction housing on unimproved land on the West LA Campus known as MacArthur Field. Upon completion, the project will yield at least 150 units of permanent supportive housing for homeless Veterans and their families in two phases of development.

On December 2, 2019, VA executed EUL agreements allowing Building 205 Holdings, LLC, the Initial Lessee, and Building 205 Preservation, LLC, along with Building 208 Holdings, LLC, the Initial Lessee, and Building 208 Preservation, LP, the Assignee (Shangri-La Construction, LP and Step-Up On Second Street, Inc. as the developers), to renovate, maintain and operate Building 205 and Building 208, respectively, on the West LA Campus as permanent supportive housing for homeless and at-risk Veterans. Building 205 contains approximately 53,000 square feet built in 1937 and will deliver 68 total units (67 Veteran units plus 1 manager unit). Building 208 contains approximately 47,000 square feet built in 1945 and will deliver 54 total units (53 Veteran units plus 1 manager unit).

On October 29, 2020, VA executed an EUL agreement with VA Building 207 LP enabling the entity to renovate, maintain and operate Building 207 on the West LA Campus as permanent supportive housing for homeless and at-risk Veterans. Building 207 will deliver 60 total units (59 Veteran units plus 1 manager unit). The 59 Veteran units will be permanent sup-

portive housing for senior homeless and at-risk Veterans. The project will consist of a mix of studio and one-bedroom units. Construction began in first quarter 2021 with occupancy anticipated in fourth quarter 2022. A \$10.5 million Bonsall Trunkline infrastructure project also broke ground in 2020 and is nearly complete.

SELECTION OF PRINCIPAL DEVELOPER

Rather than continuing with individual EUL agreements, VA issued a competitive solicitation in 2018 and a Principal Developer was selected through fair and open competition to approach the West LA Campus redevelopment holistically as a neighborhood and a community. West LA Veterans Collective (WLAVC) was selected as the Principal Developer in November 2018. The West LA Veterans Collective is comprised of U.S. Vets, Century Housing Corporation, and Thomas Safran & Associates. The Principal Developer was tasked with developing a Community Plan to result in at least 900 additional units of supportive housing for homeless and at-risk Veterans and their families on the North Campus to reach the VA goal of 1,200 homes.

VETERANS AND COMMUNITY OVERSIGHT AND ENGAGEMENT BOARD (VCOEB)

The Veterans and Community Oversight and Engagement Board was established in accordance with the West Los Angeles Leasing Act of 2016 (Public Law 114-226, as amended by Public Law 115-251, the Department of Veterans Affairs Expiring Authorities Act of 2018) (collectively, the "West LA Leasing Act"), to coordinate locally with VA to identify the goals of the community and Veteran partnership as well as provide advice and recommendations to the SECVA to improve services and outcomes for Veterans. VAGLAHS and the VCOEB continue monthly information exchanges while the VCOEB holds quarterly public meetings and provides recommendations to the SECVA. The Board's updated Charter was approved by the SECVA in 2021.

CURRENT DEVELOPMENT PROPOSALS AND PLANS

NORTH CAMPUS

WLAVC has produced a comprehensive 400-page Draft Community Plan that proposes a roadmap to deliver a Permanent Supportive Housing community within the broader West LA Campus coupled with a highly coordinated supportive environment and therapeutic services across the spectrum of both North Campus and wider Veteran community needs.

A phased approach will be undertaken to implement the goals of Master Plan 2022. The Draft Community Plan recommends redevelopment of more than 20 parcels as supportive housing across multiple phases. Excerpts from the Draft Community Plan are included in this section and will be considered by VA as key inputs to Master Plan 2022, pending identification of appropriate funding sources and any necessary legal authorities to execute the development/renovation of each parcel.

As noted elsewhere in the Master Plan, housing is developed in phases based on the year construction is anticipated to start. Estimated construction start dates are contingent on the following factors, which may result in developments being accelerated or decelerated between phases:

- **Financing availability:** Local, state and federal funding programs are highly competitive and may require developers to submit multiple applications in successive rounds
- **Infrastructure investment:** Wet and Dry utility and certain mobility infrastructure improvements are prerequisites to certain developments
- **Parcel Turnover Activities:** VA operations must be relocated/vacated, and parcels prepared for turnover to developers, including addressing any extraordinary needs (e.g., environmental remediation, removal of solar panels, relocation of existing VA utilities, etc.)
- **Regulatory barriers:** Legislative action may be required to amend regulatory and/or policy barriers relating to the development of 1,200 housing units, supportive services, and amenities.

INITIAL PHASE DEVELOPMENT (CONSTRUCTION START UNDERWAY OR WITHIN 1-5 YEARS)¹

The first part of the Initial Phase focuses on adaptive reuse of three historic structures. Buildings 205, 207, and 208 in the North Village area are being rehabilitated and converted to Permanent Supportive Housing units for Veteran residents. Each of these buildings is currently under construction and together account for 182 units of supportive housing. Beyond that, Building 209 is already operational and provides 55 units of permanent supportive housing. Early phases will continue to upgrade infrastructure throughout the North Village area, including modernizing utilities, stormwater management facilities, and roadways.

The next component of the Initial Phase of community development is in the planning stages and continues building the North Village area. This phase will renovate and adaptively reuse vacant and to-be-vacated buildings north of the CalVet facility, while beginning to develop surface parking lots and open spaces. Buildings 13, 156, 157, 158, 210, 256, 258 and 300 will be included within this phase along with new developments on Parking Lots 18, 38, 48, and 49, as well as MacArthur Field (Phases 1 and 2), collectively providing an additional 885 housing units for Veterans experiencing homelessness. To accommodate parking demand on the North Campus as construction is taking place and parcels are turned over to housing, VAGLAHS is analyzing the viability of three new surface parking sites that could provide approximately 190 new parking spaces. New amenities and services are proposed in the North Village area as part of the Initial Phase, particularly in the Building 300 Wellness hub, focusing on wellness, career and employment, and creative outlets. This phase may also include creating pedestrian and bicycle trails in and around the North Village and enhancing the historic Brentwood Theater (Building 211).

1. Estimated construction start dates are contingent upon the following factors, which may result in developments being accelerated or decelerated between phases: financing availability, infrastructure investment, parcel turnover activities, and regulatory barriers

Certain buildings within this phase could be moved into the Interim Phase depending on parcel availability and financing. New open spaces and amenities should focus on creating a heart for the Veteran-serving neighborhood in and around the Town Square, with Building 13 hosting functions and providing a gathering place as well as other supportive amenities. Additional services, enterprise opportunities and amenities are proposed to be located on the ground floor of the new buildings lining the north side of the realigned Pershing Avenue.

INTERIM PHASE DEVELOPMENT (CONSTRUCTION START WITHIN 6-10 YEARS)

The Interim Phase of the community development proposes focusing on the South Village and creating a Town Center, while increasing physical and programmatic connections between the North and South Villages. The 220 permanent supportive housing units in this phase would be constructed on Parking Lots 20 and 21 and the area just south of the CalVet facility (west of Lot 21), also known as future buildings 407, 408, and 410. Additional infrastructure improvements may include enhancements to Grant Avenue and renovation and potential repurposing of the Hoover Barracks (Building 199) as a living museum, and the Trolley Station (Building 66) as a coffee shop.

LONG-TERM PHASE DEVELOPMENT (CONSTRUCTION START WITHIN 11+ YEARS)

The Long-Term Phase of the community development proposes to expand the supply of Veteran-serving Permanent Supportive Housing beyond residential programs by developing the site comprising the research cluster of Buildings 113, 114, 115, and 117, collectively providing 254 permanent supportive housing units. This phase may also include renovation and adaptive reuse of Building 264 as a community resource, begin integrating the new Veteran-serving neighborhood with the adjacent Brentwood Village through enhanced pedestrian connections, streetscapes, and programming. Potential

Complete Street enhancements can focus on the western most portion of Eisenhower Avenue and remaining portion of Dewey Avenue, with the development of an essential bicycle and pedestrian connection to regional primary facilities along San Vicente Boulevard (not for vehicle traffic).

The Long-Term Phase of the proposed community development plans will include redevelopment of some of the remaining historic structures in the North Village area, including Buildings 206 and 257, collectively providing 98 permanent supportive housing units. With the functions of the structures potentially relocated within the Town Center area as part of earlier phases, these buildings will be ready for adaptive reuse.

Once the Long-Term Development Phase is complete, every vacant parcel and building within the North Village area will host residents, services, enterprise, cultural and arts opportunities, and amenities bolstering the area's neighborhood character.

TRANSPORTATION

VAGLAHS's negotiations with LA County Metropolitan Transportation Authority (Metro) resulted in an easement agreement executed on May 17, 2021, to govern Metro's construction and operation of the Purple Line Transit Facilities located on the West LA Campus at Wilshire Boulevard and Bonsall Avenue. Construction is underway with service scheduled to commence in 2027. Transit stops along Wilshire Boulevard, San Vicente Boulevard, and Bringham Avenue provide future residents direct access to amenities, services, and destinations throughout the region.

This new transit facility and Metro Subway Station will be paired with the associated realignment of the local and regional bus routes. Bonsall Avenue would serve as a multi-modal spine connecting the enhanced Wilshire Boulevard transit node to the future Town Center, Arnold Avenue Wellness Center Trail, and Historic Quad.

SOUTH CAMPUS

This Master Plan demonstrates VA's commitment to reinvest in healthcare while also transforming the West LA Campus into a vibrant, sustainable community for Veterans to access supportive housing, healthcare, benefits, employment opportunities, and a wide range of services for Veterans and their families. VA's reinvestment in the South Campus will ensure that VA continues to meet the healthcare needs of all eligible Veterans living in the Greater Los Angeles Area while facilitating the development of the North Campus supportive housing for Veterans experiencing homelessness and severely disabled, women, and elderly Veterans. Co-locating supportive housing with healthcare services is a key component of VA's dual mission for the West LA Campus.

Reinvestment in the South Campus includes construction underway on a new dietetics kitchen servicing the Greater Los Angeles VA healthcare systems and replacing dated kitchen functions in Building 300 (identified for renovation as EUL supportive housing). Additional South Campus future development being contemplated includes a new replacement critical care center hospital, central utility plant, consolidated research center, and VA constructed parking structure.

In addition, Metro is committed to providing a parking garage on the South Campus and stipulates that there is no transit parking at the West LA Metro Subway Station and all parking in the garage provided by Metro will be for Veterans and VA staff accessing VA facilities.

DIFFERENCES BETWEEN THE 2016 DRAFT MASTER PLAN AND MASTER PLAN 2022

The 2016 Draft Master Plan was prepared without much of the information that is typically required for such large-scale master planning efforts. Specifically, the following information was not available at that time:

- Comprehensive traffic study
- An environmental impact review
- Historic resource report
- Complete utility survey
- New Land Use Agreements

Since the 2016 DMP was completed, additional information has been developed that has further informed the planning process used in MP 2022. These ongoing studies include, but are not limited to, the following:

- Programmatic Environmental Impact Statement (PEIS) 2019
- The VA GLAHS West Los Angeles Campus Historic Resources Plan (CHRP) 2021
- All Agreements Detail (Rl. Dt. 06/01/2020)
- Site Utility System Study: Final Draft Report 2020
- Principal Developer’s Draft Community Plan 2021
- Parcel Turnover Sequencing
- Ongoing Utility Infrastructure Work and Funding Requirements

METHODOLOGY

The 2016 Draft Master Plan showed conceptual layouts for roads, outdoor areas, and building footprints in the illustrative site plan. In the 2022 plan update, any conceptual projects that have not been vetted or approved were not shown in the plan; however, these conceptual ideas are represented in the master plan update as Conceptual Plan Areas with designated letters and are further elaborated upon in the narrative portion of the 2022 plan.

ZONES

The 2016 Draft Master Plan provided five zones of development. These zones, listed below, were based on natural features of the campus, as well as existing and proposed development patterns.

1. Healthcare
2. Care Coordination
3. Veteran Housing
4. Town Center
5. Outer Ring

Building upon the 2016 plan and using the same methodology, MP 2022 provides four zones:

1. Healthcare
2. Long Term Care + Auxiliary Services
3. Veteran Housing, Services & Amenities (including The Town Center)
4. Veteran Community Interaction + Engagement

SOUTH CAMPUS

For the South Campus, the 2016 plan proposed a grid road system to replace the western half of the current “loop” system while the eastern half of the existing loop road would remain the same. The western half of the loop road system was recommended for replacement because this loop system will cause the land to be subdivided inefficiently, making it difficult to lay out future buildings. The new grid road system would offer flexibility, allowing for a greater number of more efficient future possible development sites. In the 2022 plan,

it was decided that a graphic depiction of a new road system should be removed since this road system configuration had not been vetted as a part of the PEIS process. The western half of the South Campus is noted as an area for future road study.

A “community center” was proposed within the South Campus in the 2016 plan; this new “center” was located conveniently to the existing and proposed hospital buildings and it could possibly include neighborhood services, such as a cafe, and cleaners along with other appropriate small-scale services. The purpose of the “community center” was to provide amenities for all development within the South Campus. Similar uses are conceptually proposed in MP 2022 but not given specific locations.

The 2016 DMP proposed a Metro pedestrian connection under Wilshire to the North Campus as well as the south campus’ hospital. The 2022 plan omits this connection to the North Campus since Metro’s plans do not support the concept.

NORTH CAMPUS

In the 2016 DMP, a “loop” road was proposed within the North Campus which provided two north-south routes for daily access. The west side of the loop existed prior to the CalVet project being built, but when the CalVet building was completed, the loop road was not replaced. The 2016 plan reinstated the western connection of this loop system; having two north-south routes is important, especially during emergencies. The MP 2022 makes the west side road into an emergency access road that might be open to pedestrians and bikes, but not other vehicles.

In the 2016 DMP, Bonsall Avenue was directly connected at the northern end of the property through parking lot No. 38

to the west side of the proposed loop road. Housing is now being designed in place of that connection in the 2022 plan. Additionally, the PEIS identified the arroyo as a sensitive area, limiting the ability to build a road in that area.

The proposed Town Center in MP 2022 differs as configured in the 2016 DMP. The intent of the 2016 plan was to create a convenient and identifiable center for the property with a Town Square on the property’s main boulevard, (i.e. Bonsall Avenue), surrounded by land uses that cater to all Veterans, not just those in residence on the property. This was expressed by Veteran stakeholders during several workshops during the creation of the 2016 DMP. Land uses in the previous plan included: a meeting center with a large main ballroom and many breakout meeting rooms, legal services for all Veterans, a central location for representatives of various Veteran non-profits, recreation facilities like a bowling alley, pinball game room, computer services center, commercial services like a barbershop and bike shop, a cafe reusing the historic Barracks with outdoor service in the town square, to name a few.

Building on the concept put forth in the 2016 DMP, Master Plan 2022 locates the Town Center concept to the area roughly in the geographic center of the Campus north of Wilshire, touching on the Veteran residential neighborhoods as a place of common contact. At its heart, the Town Center area has an open Town Green, around which are located an array of services, opportunities, and amenities for Veterans. Historic Building 13 is proposed to be redeveloped into a Town Hall with uses such as meeting facilities for taking part in activities, events, and decisions, as well as housing. Other potential uses include a fitness center, canteen, Patriot Store, administrative functions, and other Veteran community-serving amenities. Additionally, Building 300, the Wellness Center, provides focused supportive services and amenities that are open to

residents both on the Campus within residential housing and off Campus within the larger community. The Wellness Center can also serve as a resource center for Veterans within the community and beyond. A complete description of the Town Center can be found on page 166.

The approach for road planning in the 2016 DMP was to “clarify the road system by extending and connecting” existing roads and avoiding any new roads which try to reorganize the existing road system. This was done to make it easier to move people and services around the property since the existing roads were organized in eight different systems which were confusing and lacked connectivity. In MP 2022, Pershing Avenue has been realigned and borders the Town Green. This area is where most of the community-wide functions are concentrated.

The 2016 DMP included the Veterans’ Reintegration/Enterprise District south of Constitution Avenue and east of Bonsall Avenue. This district included many job-training and Veteran amenity uses, however the need to retain existing engineering and maintenance uses limits new uses in that area. In MP 2022, this area has been renamed the Auxiliary Services Area, and retains the existing functions as they are today. The plan update includes opportunities for job training within the Town Center, potentially in Building 13 or within the mixed-use buildings surrounding the Town Green. Job training that is related to technical or trades skills requires facilities that are generally larger and more appropriately located in industrial areas. MP 2022 conceptually locates this type of job training in the Auxiliary Services area. This concept requires further study of VA support services and land availability.

The Brentwood School land use agreement had not been renegotiated at the time of the 2016 DMP. Thus, the plan did not anticipate ways for addressing Veterans’ use of the school’s

athletic facilities. The 2022 plan includes a conceptual clubhouse project that could provide a focus for Veterans’ use of these facilities in addition to the Heroes’ Golf Course and playfields west of the arroyo which are already used by Veterans. The clubhouse could become an important addition to the property that will be used by all Veterans throughout the Greater Los Angeles area, not just those residing on campus.

Another conceptual land use that was not included in the 2016 DMP is a Veterans’ Recreational Vehicle (RV) Park. It is mentioned in the text of the plan as a “Conceptual Project” that needs further study to assess demand, environmental and historical review as well as financing options. This could be an important addition to the plan update, especially for family members visiting loved ones who are in residence on the property.

SUMMARY OF UPDATES

This 2022 Update to the 2016 Draft Master Plan provides additional details and information to update the community on the progress that has been made to date as well as significant refinements in various conceptual areas of the Draft Master Plan. Updated analysis of housing demand and availability throughout the VAGLAHS 5-county jurisdiction do not give rise to a change in the current 1,200 Enhanced Use Lease (EUL) Permanent Supportive Housing unit target for the West LA campus. Information about VAGLAHS' Community Integration and Reintegration (CERS) service line, which was created as a result of the former litigation and the Draft Master Plan framework, provides understanding of how the many programs and services for Veterans experiencing homeless or are at risk of homelessness are organized and integrated into the Greater LA Veteran community.

As the Department of VA's vehicle for the development of Permanent Supportive Housing units, the EUL program, includes VA's engagement with the Principal Developer to provide VA and VAGLAHS with a Community Plan concept, a more advanced construction and services integration vision with funding considerations. Supportive Services and the integration of services into the community are key concepts that are advanced in thought and design throughout this updated Master Plan.

Stakeholder engagement is a continued piece of the VAG-LAHS fabric and does not exist just for information sharing and input related to the development of Master Plan 2022, but exists in a steady state of information sharing about VAG-LAHS healthcare issues and services, CERS programs, and West LA campus master plan activities through periodic town halls to different stakeholder groups, as well as engagements with a wide variety of community organizations and members across the 5-county jurisdiction. Master Plan 2022 reflects the many means of stakeholder engagement by VAGLAHS, VA master plan partner offices and the Principal Developer Team. Appendix D provides a summary of the Federal Register and public comments.

MP 2022 updates the existing conditions and site analysis with more detailed analysis of the 388+ acre campus topography, buildings, multi-modal access and circulation, various constraints and opportunities across the campus, historic preservation, land use agreements, and utilities. Appendix A was added to provide updated land use agreement information. Detailed analysis of the existing state of eight primary utilities and associated upgrade costs is key for VA to appropriately plan time-phased utility infrastructure expenditures in support of North and South Campus development activity.

The land use concepts of the Master Plan are refined with a shift from the original five zone framework for the community into four zones, combining the original care coordination zone 2 with the eastern portion of the outer ring zone five representing the auxiliary services area. This builds a stronger connection between the community and the auxiliary services area for future job training and small business development opportunities, while making a distinction in the use of this land from the outer ring's open space for Veteran community interaction and engagement.

The Veteran community uses of the land and facilities is updated to reflect concepts from the Principal Developer's Draft Community Plan, taking into account the development of a larger community that integrates the open spaces and addresses circulation and access, parking, transit systems and other forms of desired mobility. Appendix B was added to provide the Principal Developer's Draft Community Plan in detail. MP 2022 also discusses conceptual projects that have been raised by stakeholders and plan analysis alike and deserve further study and includes Case Studies from other Veteran Community development projects that help inform this Master Plan. See Appendix C.

This Master Plan updates the concepts for each of the four zones and provides conceptual information and locations for each of the activities. Incorporating concepts from the Principal Developer's Draft Community Plan, distinctive parts of the community are identified with a town center potentially containing a town center, town hall, town square, town green, mobility hub, and main street. Updated construction and planned utility and site preparation activities are presented to bring the plan up to date with current non-EUL construction activities as well as current activities being planned for the next several years. Planned activities include the necessary parcel remediation activities required to render a parcel turn over ready for EUL activity.

Finally, the phasing and implementation of the Master Plan development is refined to incorporate the Principal Developer's draft housing and community development activities, building on the planned EUL funding and leasing activities for the development of the 1,200 units of permanent supportive housing on the West LA campus. Phasing is refined into three distinct phases (initial, interim and long term) with specific construction, design, predevelopment, and potential projects in the initial five years and proposed and conceptual projects in the more distant years, falling within decision points for future Master Plan updates.

LIST OF FIGURES

Figure 1-1 West LA VA North Campus Draft Community Plan	11
Figure 1-2 Purple Line Metro Subway Station Visionary Diagram Under Development	13
Figure 1-3 Dietetics (New Kitchen) Building	14
Figure 1-4 Proposed Critical Care Center (New Hospital)	14
Figure 2-1 VAGLAHS Catchment Area	24
Figure 2-2 2018-2020 Homeless Veteran PIT Count VAGLAHS Catchment Area	25
Figure 2-3 GLA CERS Veteran Experiencing Homelessness And Supportive Housing Distribution Across The CoC	26
Figure 2-4 Current And Projected Market Enrollee Population - Age And Gender	39
Figure 4-1 West LA Campus - 2020	62
Figure 4-2 Regional Context	70
Figure 4-3 VA Greater Los Angeles Medical Center Location	71
Figure 4-4 Existing and Under Construction Transit	73
Figure 4-5 Existing Surrounding Zoning	75
Figure 4-6 Existing Site Context Overview	77
Figure 4-7 Existing Slope Analysis	78
Figure 4-8 Existing Elevation Analysis	79
Figure 4-9 Existing Open Space Overview	81
Figure 4-10 Existing Characteristic Landscape Elements	83
Figure 4-11 Existing Viewsheds into the Site	85
Figure 4-12 Existing Environmental Constraints Overview	87
Figure 4-13 Existing Solid Waste & Hazardous Materials	88
Figure 4-14 Existing Geology	89
Figure 4-15 Existing Access and Circulation Overview	91
Figure 4-16 Existing Road Hierarchy and Access Points	93
Figure 4-17 Existing Bicycle and Pedestrian Facilities	94
Figure 4-18 Existing Parking Lots	95
Figure 4-19 Existing Historical Context	97
Figure 4-20 Building-Specific Historic Preservation Management Priorities In The National Register Historic District	99
Figure 4-21 Existing Building Uses	101
Figure 4-22 Existing Building Age	102
Figure 4-23 Existing Building Condition	103

Figure 4-24 Existing Land Use Agreements Overview	105
Figure 4-25 Existing Storm Water System	107
Figure 4-26 Existing Sanitary Sewer System	109
Figure 4-27 Existing Domestic Water Distribution System	111
Figure 4-28 Existing Steam and Condensate Distribution System	113
Figure 4-29 Existing Natural Gas Distribution System	115
Figure 4-30 Existing Power Distribution System	117
Figure 4-31 Existing Communications System	119
Figure 4-32 Existing Photovoltaics System	121
Figure 4-33 Future Redevelopment Opportunity Areas	123
Figure 5-1 Land Use Concept	133
Figure 5-2 Proposed Zones Of Development	137
Figure 5-3 Proposed Veteran Housing	139
Figure 5-4 Proposed Veteran Community Uses	141
Figure 5-5 Proposed Open Space network	143
Figure 5-6 Existing & Proposed Roads	145
Figure 5-7 Proposed Parking	147
Figure 5-8 Proposed Transit Network	149
Figure 5-9 Proposed Bicycle Network	151
Figure 5-10 Proposed Pedestrian Network	153
Figure 5-11 Potential Adaptive Reuse, New & Demo Buildings	155
Figure 5-12 Conceptual Project Areas	157
Figure 5-13 Rendering of South Campus Healthcare Reinvestment Options	161
Figure 5-14 Rendering of Proposed Auxiliary Service Area	163
Figure 5-15 Rendering of Proposed Long Term Care Area	165
Figure 5-16 Rendering of Proposed Town Center	167
Figure 5-17 Rendering of Proposed recreational areas	169
Figure 5-18 Proposed Parcel Plan	171
Figure 5-19 Under Construction and Planned Utilities / Site Preparation	177
Figure 6-1 Initial Phase Projects	191
Figure 6-2 Interim Phase Projects	193
Figure 6-3 Long Term Phase Projects	195

LIST OF TABLES

Table 2-1 HUD-VASH Voucher Utilization Report as of 12/2/21	30
Table 2-2 WLAVC's Core Values for the Operation of the North Campus Community	43
Table 5-1 Possible Land Use Tables	172
Table 6-1 Permanent Supportive Housing via the EUL Program	186

LIST OF ABBREVIATIONS

ABH	A Bridge Home
ACC	Ambulatory Care Center
ADL	Activities of Daily Living
CalVet	California Department of Veterans Affairs
CBES	Community Based Employment Services
CBOC	Community Based Outpatient Clinic
CRRC	Community Resource and Referral Center
CDCE	Center for Development and Community Engagement
CEC	Community Employment Coordinator
CEQA	California Environmental Quality Act
CERS	Community Engagement and Reintegration Service
CVEB	Community Veterans Engagement Board
CFM	Office of Construction and Facility Management
CHRP	Campus Historic Resources Plan
CLC	Community Living Centers
CoC	Continuum of Care
CT	Clinical Treatment
CTRS	Care Treatment and Rehabilitative Services
DMP	2016 Draft Master Plan
DOM	Domiciliary Residential Rehabilitation Treatment Program
EA	Environmental Assessment
EUL	Enhanced-Use Lease
FCA	Facility Condition Assessment
GLA	Greater Los Angeles
GPD	Grant Per Diem
HCHV	Healthcare for Homeless Veterans
HCRV	Healthcare for Re-entry Veterans
HPACT	Homeless Patient Aligned Care Team
HUD	United States Department of Housing and Urban Development
HUD-VASH	U.S Department of Housing and Urban Development – VA Supportive Housing
HVCED	Homeless Veterans Community Employment Services
IPT	Integrated Project Team
LACFCD	Los Angeles County Flood Control District

LACMTA	Los Angeles County Metropolitan Transportation Authority
LADWP	Los Angeles Department of Water and Power
LAHSA	Los Angeles Homeless Services Authority
LD	Low Demand
MH RRTP	Mental Health Residential Rehabilitation Treatment Program
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NRHD	National Register Historic District
OAEM	Office of Asset Enterprise Management
PEIS	Programmatic Environmental Impact Statement
PIT	Point In Time
PV	Photovoltaic
SCE	Southern California Edison
SDVOSB	Service-Disabled Veteran-Owned Small Businesses
SECVA	Secretary of the U.S. Department of Veterans Affairs
SE	Supported Employment
SITH	Service Intensive Transitional Housing
SPA	Service Planning Area
SSVF	Supportive Services for Veteran Families
SUD	Substance Use Disorder
TIP	Transition in Place
TVC	The Veterans Collective
TW	Transitional Work
VA	U.S. Department of Veterans Affairs
VAGLAHS	U.S. Department of Veterans Affairs Greater Los Angeles Healthcare System
VCED	Veterans Community Employee Development
VCOEB	Veterans and Community Oversight and Engagement Board
VISN	Veterans Integrative Service Network
VISN22	Desert Pacific Healthcare Network
VJP	Veterans Justice Program
VSO	Veterans Service Organization
WLAVC	West LA Veterans Collective LLC

SECTION I

INTRODUCTION TO THE PLAN



Building 209, West LA Campus

BACKGROUND



The U.S. Department of Veterans Affairs (VA) Greater Los Angeles Healthcare System's (VAGLAHS) 388+ acre West Los Angeles (West LA) Campus has a long history of service to Veterans. First established in 1887 as a home for disabled Veterans on land donated to the United States, the West LA Campus evolved over the years and moved away from residential beds to clinical care beds and providing a full continuum of health services to Veterans under the Veterans Health Administration arm of VA. This includes medical care and research, Community Living Centers (nursing home graduated care), and residential domiciliary treatment programs for substance use disorder, severe mental health and chronic homelessness care. Over time, medical activities were mostly concentrated on the southern portion of the West LA Campus (south of Wilshire Boulevard, referred to as the South Campus) and the remaining buildings and open parcels of land on the northern portion of the West LA Campus (north of Wilshire Boulevard, referred to as the North Campus) began to suffer from lack of use, investment and upkeep. Other non-Veteran focused commercial uses were introduced to the West LA Campus, resulting in a shift from its core and historical mission.

A lawsuit was brought forth by various stakeholders, including local Veteran advocates and descendants of relatives of the original land donors, challenging the government's use of the West LA Campus. On January 28, 2015, VA signed the Principles for a Partnership and Framework for Settlement (hereinafter referred to as the "Principles Agreement") resulting in the Plaintiff Party withdrawing their lawsuit and outlining initial objectives for engaging with stakeholders, developing a 2016 Draft Master Plan¹ (DMP) as part of VA's strategy to address Veteran's homelessness in the region and to expand needed services to Veterans, associated with the use of the West LA Campus.

General Note:

This information in this section has been updated to reflect the most current information available. To review the 2016 Draft Master Plan, please navigate to the following URL: <https://westlamasterplan.org>

HIGHLIGHTS OF CURRENT PLAN

The West LA Campus master planning initiative was launched in 2015 with significant participation and collaboration on concepts from various stakeholders including: Veterans Service Organizations, Veterans, former plaintiffs of the lawsuit, local community entities and individuals, charitable and philanthropic entities, elected officials, state and local authorities, and many other stakeholders. More than 1,000 public comments were received on the preliminary draft. The Secretary of VA (SECVA) adopted the 2016 Draft Master Plan (DMP) in January 2016, sealing VA's commitment to the "framework" expressed in the DMP.

The DMP established a framework to assist VA in determining and implementing the most effective use of the West LA Campus for Veterans. The DMP stated the guidelines and principles for development and regeneration and introduced broad concepts and recommendations for improvement. Some of the key elements of the DMP included:

- i. Providing appropriate levels of supportive housing on the West LA Campus tailored to the needs of vulnerable Veteran sub-populations (e.g., chronically homeless¹, severely disabled, aging Veterans with disabilities, females Veterans with dependents);
- ii. Optimizing formerly leased properties, under-utilized buildings, and vacant land on the West LA Campus to better serve the Veteran community;
- iii. Providing opportunities for Veterans to interact and receive other non-medical support services, such as education and employment training, legal services, and benefits; and
- iv. Modernizing and reorganizing uses and functions of the West LA Campus to provide for ease of access and improved efficiency.



Marine Veteran with Service Member



Veteran employment



Veterans community employment and development

1. Chronic homelessness is used to describe people who have experienced homelessness for at least a year — or repeatedly — while struggling with a disabling condition such as a serious mental illness, substance use disorder, or physical disability. Source: <https://endhomelessness.org/homelessness-in-america/who-experiences-homelessness/chronically-homeless/>

The DMP called for the development of at least 1,200 units of supportive housing for homeless and at-risk Veterans and their families on the North Campus, using VA's Enhanced-Use Leasing (EUL) authority. The need for this additional housing on the West LA Campus is urgent with more than 3,681 Veterans presently experiencing homelessness in LA County,² due in part to a shortage of available and affordable housing across the entire region. While recent data indicates progress in addressing Veterans' homelessness, there is more work to be accomplished. The West LA Campus onsite Veteran housing will be carefully planned to help ensure a safe, dignified community environment that will function independently, but in coordination with other care and services for Veterans provided on both the North Campus and South Campus of the West LA Campus and in the surrounding community. The development of the residential community on the West LA Campus provides a tremendous opportunity to address Veterans' homelessness on a large scale in the proximity to healthcare and other services they need.

The DMP and additional information can be found at: <https://westlamasterplan.org>

The DMP contemplated that VAGLAHS will periodically review, reevaluate, and update the DMP every three to five years. It is anticipated that as various elements of the DMP are implemented and the infrastructure needs of the West LA Campus and the Veteran population it serves change, the plan will be revised accordingly. This document referred to as Master Plan 2022 is an update to the DMP and includes both North and South Campus development. Through this update, VA will work in close collaboration with other VA offices, Veteran groups, community partners, and stakeholders to ensure Master Plan 2022 continues to meet the needs of Veterans in a prioritized manner.

Master Plan 2022 is the first update and will build on the DMP as a framework, and guide VAGLAHS's decades-long effort to reshape its facilities and capital assets, covering a variety of construction, redevelopment, and leasing activities related to VA's master planning process for one of VA's largest and most complex integrated healthcare systems.³ Master Plan 2022 moves from the draft and framework concepts to: (1) Solidify accomplishments to date, (2) Explain on-going work (including the Draft Community Plan), (3) Provide the way forward, and (4) Actualize the plan. In keeping with the commitment made in the DMP, the VA will update the Master Plan every 3-5 years.

2. Los Angeles Continuum of Care from 2020 PIT Count <https://www.lahsa.org/documents?id=4585-2020-greater-los-angeles-homeless-count-los-angeles-continuum-of-care-coc->

3. It should be noted that the commitments, plans and options in this plan remain subject to the prioritized availability of funding and the interactions of space requirements on the West LA Campus.

ACCOMPLISHMENTS TO DATE

Conversion of the DMP concepts to actuality requires significant capital and organizational resource allocation. Key elements of these DMP-focused efforts are:

VAGLAHS HOMELESS VETERANS SERVICES PLATFORM

Implemented in 2016, VAGLAHS's Community Engagement and Reintegration Service (CERS) is the largest VA homeless program in the country, serving five counties in the Greater Los Angeles (GLA) catchment area covering 20,000 square miles. With approximately a \$150 million annual budget and approximately 450 staff, CERS provides emergency, transitional, and permanent supportive housing, as well as employment opportunities, healthcare, and justice, and reentry-related services to 16,000 Veterans experiencing homelessness each year. The GLA catchment area alone sees approximately 5% of all Veterans experiencing homelessness, served by VA and has the capacity to house nearly 10,000 Veterans with transitional and permanent supportive housing, as well as through housing subsidy vouchers. On any given night, there are approximately 3,400 Veterans experiencing homelessness in GLA's catchment area, according to the annual 2020 Point In Time (PIT) Count. Thanks to the CERS staff's hard work and effective collaboration with community partners, LA's homeless Veteran population remained relatively constant from 2019 to 2020, as measured by the annual 2020 PIT Count; despite a 12.7% increase in the number of people experiencing homelessness in LA County, the number of Veterans experiencing homelessness only increased by

a slight 0.6%. Important components of CERS operations include:

- The Care, Treatment and Rehabilitative Services (CTRS)
- A Bridge Home (ABH) is a low barrier Healthcare for Homeless Veterans (HCHV) transitional housing program.
- The Homeless Patient Aligned Care Teams (HPACT) provide same-day primary care, mental health, and social work services.
- The Domiciliary Residential Rehabilitation Treatment Program (DOM) is a short-term rehabilitation program that provides homeless male and female Veterans a chance to learn critical life skills to avoid a return to homelessness.
- The Transitional Housing Programs include the Grant Per Diem (GPD) and the Healthcare for Homeless Veterans (HCHV) Programs.
- The Veterans Community Employee Development (VCED) program exists to maximize Veterans' opportunities for competitive employment that serve as an essential component of Veteran recovery and integration into the community.
- The Welcome Center is one of thirty-one VA Community Resource and Referral Centers (CRRCs).

For further details on the above programs, please refer to Section II of this Master Plan 2022.

LAND USE REFORM

VA has implemented reforms to its land use management practices to ensure a Veteran-centric focus. A formal land use request process has been implemented with oversight and recommendations to the Medical Center Director provided by the Land Use Advisory Committee, which is comprised of VAGLAHS staff.

Additional information on the land use request process and current land use agreements can be found at: <https://westla-masterplan.org>



Building 205, 208 and 209

ENVIRONMENTAL & HISTORIC DUE DILIGENCE

The residential area of the West LA Campus south of Wilshire Boulevard and west of Bonsall Avenue, the entire Campus north of Wilshire Boulevard, and the adjacent Los Angeles National Cemetery (LANC) comprise the West Los Angeles Veterans Affairs National Register Historic District (NRHD). In addition, there are two individually listed National Register properties (the Wadsworth Chapel and the Streetcar Depot).

Before deciding to move ahead with EUL construction and land use modification on the West LA Campus, VA was required to develop the Programmatic Environmental Impact Statement (PEIS) to identify, analyze, and document the potential environmental, cultural, and socioeconomic impacts associated with the implementation of the DMP.

The PEIS integrates National Environmental Protection Act (NEPA) review with requirements for consultation on effects to historic properties under Section 106 of the National Historic Preservation Act (NHPA), a process known as substitution.

In addition, the PEIS analyzed five alternatives for redevelopment of the West LA Campus. VA issued a Record of Decision finalizing this important step of the NEPA process in September 2019.

In May 2019, VA executed a Programmatic Agreement with the California State Historic Preservation Officer and the Advisory Council on Historic Preservation. The consultation process also included Native American tribal representatives and other local stakeholders. This agreement outlines project review procedures for ongoing DMP projects, and seeks to avoid, minimize and/or mitigate adverse effects to historic properties.

VETERANS HOUSING

On May 18, 2017, VA executed an EUL agreement with the Veterans Housing Partnership, LLC, (Shangri-La Construction, LLC, with Step Up on Second Street, Inc., as the service provider) for Building 209, which is located on an approximately two acre parcel on the West LA Campus providing 55 safe and affordable housing units (54 Veteran units plus 1 manager's unit). Veteran occupancy commenced in June 2017.

In 2017, VA formalized the selection of Core Affordable Housing, LLC and Walsh Construction Company as the developers for new supportive housing on land on the West LA Campus known as MacArthur Field. The anticipated project will yield at least 150 units of permanent supportive housing for Veterans experiencing homelessness and their families in two phases of development. Planning and other pre-construction activities are currently in process with commencement of construction anticipated on the first phase (74 Veteran units plus one manager's unit) in fourth quarter 2022.

On December 2, 2019, VA executed EUL agreements allowing Building 205 Holdings, LLC, the Initial Lessee, and Building 205 Preservation, LP, the Assignee, along with Building 208 Holdings, LLC, the Initial Lessee, and Building 208 Preservation, LP, the Assignee (Shangri-La Construction, LP and Step-Up On Second Street, Inc. as the developers), to renovate, maintain and operate Building 205 and Building 208, respectively, on the West LA Campus as permanent supportive housing for homeless and at-risk Veterans. Building 205 contains approximately 53,000 square feet built in 1937 and will deliver 68 total units (67 Veteran units plus 1 manager unit). Building 208 contains approximately 47,000 square feet built in 1945 and will deliver 54 total units (53 Veteran units plus 1 manager unit).

On October 29, 2020, VA executed an EUL agreement with VA Building 207 LP enabling the Principal Developer to renovate, maintain and operate Building 207 on the West LA

Campus as permanent supportive housing for homeless and at-risk Veterans. Building 207 will deliver 60 total units (59 Veteran units plus 1 manager unit). The 59 Veteran units will be permanent supportive housing for senior homeless and at-risk Veterans. The project will consist of a mix of studio and one-bedroom units. Construction began in first quarter 2021 with occupancy anticipated in fourth quarter 2022. A \$10.5 million Bonsall Trunkline infrastructure project also broke ground in 2020 and is nearly complete.



Building 209, West LA Campus

SELECTION OF PRINCIPAL DEVELOPER

Rather than continuing with individual EUL development, VA pursued a common community development practice by selecting a Principal Developer, in a fair and open bid process, to approach the North Campus redevelopment holistically, as a neighborhood and a community. West LA Veterans Collective (WLAVC) was selected as the Principal Developer in November 2018. The WLAVC is comprised of U.S. VETS, Century Housing Corporation, and Thomas Safran & Associates. The Principal Developer was tasked with developing a Community Plan and at least 900 additional units of supportive housing for homeless and at-risk Veterans and their families on the North Campus to reach the goal of 1,200 units.

On July 23, 2020, VA held a Public Hearing, pursuant to 38 U.S.C. § 8163(a), to present and obtain the public's views on VA's proposed plan for another contemplated EUL initiative for supportive housing on the West LA Campus. In accordance with the West LA Leasing Act of 2016, VA's EUL authority and the DMP, VA proposes entering into an EUL with WLAVC, the competitively selected Principal Developer, to provide a minimum of 900 additional units of supportive housing, as that term is defined in 38 U.S.C. § 8161(3), that principally benefits Veterans and their families to reach the goal of 1,200 units. The contemplated EUL initiative would include a mix of development, renovation, re-use and demolition of existing buildings, as well as new construction on associated parcels located on the North Campus. VA and the Principal Developer continue to collaborate to further develop and finalize the proposed Draft Community Plan and conduct due diligence on certain assets to be developed in the early phases of the housing development.

VCOEB

The Veterans and Community Oversight and Engagement Board was established in accordance with the West Los Angeles Leasing Act of 2016 (Public Law 114-226, as amended by Public Law 115-251, the Department of Veterans Affairs Expiring Authorities Act of 2018) (collectively, the "West LA Leasing Act"), to coordinate locally with VA to identify the goals of the community and Veteran partnership as well as provide advice and recommendations to the SECVA to improve services and outcomes for Veterans. VAGLAHS and the VCOEB continue monthly information exchanges while the VCOEB holds quarterly public meetings and recommendations to the SECVA. The Board's updated Charter was approved by the SECVA in 2021.

CURRENT DEVELOPMENT PROPOSALS & PLANS

NORTH CAMPUS

WLAVC has produced a comprehensive 400-page Draft Community Plan that proposes a roadmap to deliver a Permanent Supportive Housing community within the broader West LA Campus coupled with a highly coordinated supportive environment and therapeutic services across the spectrum of both North Campus and wider Veteran community needs.

A phased approach will be undertaken to implement the goals of Master Plan 2022. The Draft Community Plan recommends redevelopment of more than 20 parcels as supportive housing across phases. Excerpts from the Draft Community Plan are included in this section and will be considered by VA as key inputs to Master Plan 2022, pending identification of appropriate funding and legal authorities to execute the development/renovation of each parcel.

As noted elsewhere in the Master Plan, housing development is categorized below into phases based on the projected year construction is anticipated to start. Construction start dates begin with housing unit construction. Construction dates are contingent upon the following factors, which may result in developments being accelerated or decelerated within and between phases:

- **Financing availability:** Local, state and federal funding programs are highly competitive and may require developers to submit multiple applications in successive rounds
- **Infrastructure investment:** Wet utility and certain mobility infrastructure improvements are prerequisites to certain developments

- **Parcel Turnover Activities:** VA operations must be relocated/vacated and parcels prepared for turnover to developers, including addressing any extraordinary needs (e.g., environmental remediation, removal of solar panels, relocation of existing VA utilities, etc.)
- **Regulatory barriers:** Legislative action may be required to remove regulatory and/or policy barriers relating to financing and use of each parcel

INITIAL PHASE DEVELOPMENT (CONSTRUCTION START UNDERWAY OR WITHIN 1-5 YEARS)

The first part of the Initial Phase focuses on adaptive reuse of three historic structures. Buildings 205, 207, and 208 in the North Village⁴ area are being rehabilitated and converted to Permanent Supportive Housing units for Veteran residents. Each of these buildings is presently under construction and together account for 182 units of supportive housing. Beyond that, Building 209 is already operational and provides 55 units of permanent supportive housing. Early phases will continue to upgrade infrastructure throughout the North Village area, including modernizing utilities, stormwater management facilities and upgrading roadways.

The next component of the Initial Phase of community development is in the planning stages and continues building the North Village area. This phase will renovate and adaptively reuse vacant and to-be-vacated buildings north of the CalVet facility, while beginning to develop surface parking lots and open spaces. Buildings 13, 156, 157, 158, 210, 256, 258 and 300 will be included within this phase along with

4. For further information, please refer to the PD's West LA VA North Campus Draft Community Plan, in Appendix B <https://westlamasterplan.org>

new developments on Parking Lots 18, 38, 48, and 49, as well as MacArthur Field (Phases 1 and 2), collectively providing an additional 885 housing units for Veterans experiencing homelessness. In order to accommodate parking demand on the North Campus as construction is taking place and parcels are being turned over to housing, VAGLAHS is analyzing the viability of three new surface parking sites that could provide approximately 190 new parking spaces. New amenities and services are proposed in the North Village area as part of the Initial Phase, particularly in the Building 300 Wellness hub, focusing on wellness, career and employment and creative outlets (see more about WLAVC services in Section II). This phase may also include creating pedestrian and bicycle trails in and around the North Village and enhancing the historic Brentwood Theater (Building 211).

Certain buildings within this phase could be moved into the Interim Phase depending on asset availability and financing. New open spaces and amenities should focus on creating a heart for the Veteran-serving neighborhood in and around the Town Square, with Building 13 hosting functions and providing a gathering place as well as other supportive amenities (see Section V). Additional services, enterprise opportunities and amenities are proposed to be located on the ground floor of the new buildings lining the north side of the realigned Pershing Avenue.

FIGURE 1-1 WEST LA VA NORTH CAMPUS DRAFT COMMUNITY PLAN, AS PROPOSED THROUGH ALL PHASES, AS OF AUGUST 2021



INTERIM PHASE DEVELOPMENT (CONSTRUCTION START WITHIN 6-10 YEARS)

The Interim Phase of the community development proposes focusing on the South Village and creating a Town Center, while increasing physical and programmatic connections between the North and South Villages. The 220 Permanent Supportive Housing units in this phase would be constructed on Parking Lots 20 and 21 and the area just south of the CalVet facility (west of Lot 21), also known as future buildings 407, 408, and 410. Additional infrastructure improvements may include enhancements to Grant Avenue and renovation and potential repurposing of the Hoover Barracks (Building 199) as a living museum, and the Trolley Station (Building 66) as a coffee shop.⁵

LONG-TERM PHASE DEVELOPMENT (CONSTRUCTION START WITHIN 11+ YEARS)

The Long-Term Phase of the community development proposes to expand the supply of Veteran-serving Permanent Supportive Housing beyond residential programs by developing the site comprising the research cluster of Buildings 113, 114, 115, and 117, collectively providing 254 permanent supportive housing units. This phase may also include renovation and adaptive reuse of Building 264 as a community resource, begin integrating the new Veteran-serving neighborhood with the adjacent Brentwood Village through enhanced pedestrian connections, streetscapes and programming. Potential Complete Street⁶ enhancements can focus on the western most portion of Eisenhower Avenue and remaining portion of Dewey Avenue, with the development of an essential bicycle and pedestrian connection to regional primary facilities along San Vicente Boulevard (not for vehicle traffic).

The Long-Term Phase of the proposed community development plans will include redevelopment of some of the remaining historic structures in the North Village area, including Buildings 206 and 257, collectively providing 98 permanent supportive housing units. With the functions of the structures potentially relocated within the Town Center area as part of earlier phases, these buildings will be ready for adaptive reuse.

Once the Long-Term Development Phase is complete, every vacant parcel and building within the North Village area will host residents, services, enterprise, cultural and arts opportunities, and amenities bolstering the area's neighborhood character.

5. It should be noted that the commitments, plans and options in this plan remain subject to the prioritized availability of funding and the interactions of space requirements on the West LA Campus.

6. For further information, please refer to the PD's West LA VA North Campus Draft Community Plan, in Appendix B <https://westlamasterplan.org>

TRANSPORTATION

VAGLAHS's negotiations with LA County Metropolitan Transportation Authority (LACMTA) resulted in an easement agreement executed on May 17, 2021 to govern LACMTA's construction and operation of the Purple Line Transit Facilities located on the West LA Campus at Wilshire Boulevard and Bonsall Avenue. Construction is underway with operations scheduled to commence in 2027. Transit stops along Wilshire Boulevard, San Vicente Boulevard, and Bringham Avenue provide future residents direct access to amenities, services and destinations throughout the region.

This new transit facility and Metro Subway Station will be paired with the associated realignment of the local and regional bus routes. Bonsall Avenue would serve as a multimodal spine connecting the enhanced Wilshire Boulevard transit node to the future Town Center, Arnold Avenue Wellness Center Trail, and Historic Quad.

FIGURE 1-2 PURPLE LINE METRO SUBWAY STATION VISIONARY DIAGRAM UNDER DEVELOPMENT, COURTESY OF METRO



SOUTH CAMPUS

This Master Plan demonstrates VA's commitment to reinvest in healthcare facilities while also transforming the West LA Campus into a vibrant, sustainable community for Veterans to access supportive housing, healthcare, benefits, employment opportunities, and a wide range of services for Veterans and their families. VA's reinvestment in the South Campus will ensure that VA continues to meet the healthcare needs of all eligible Veterans living in the Greater Los Angeles Area while facilitating the development of the North Campus supportive housing for Veterans experiencing homelessness and severely disabled, women, and elderly Veterans. Co-locating supportive housing with healthcare services is a key component of VA's dual mission for the West LA Campus.

Reinvestment in the South Campus includes construction underway on a new dietetics kitchen servicing the Greater Los Angeles VA healthcare systems and replacing dated kitchen functions in Building 300 (identified for renovation as EUL supportive housing). Additional South Campus future development being contemplated includes a new replacement critical care center hospital, central utility plant, consolidated research facility, and VA constructed parking structure.⁷

In addition, Metro is committed to providing a parking garage on the South Campus and stipulates that there is no transit parking at the West LA Metro Subway Station and all parking in the garage provided by Metro will be for Veterans and VA staff accessing VA facilities.

FIGURE 1-3 DIETETICS (NEW KITCHEN) BUILDING (CURRENTLY UNDER CONSTRUCTION)

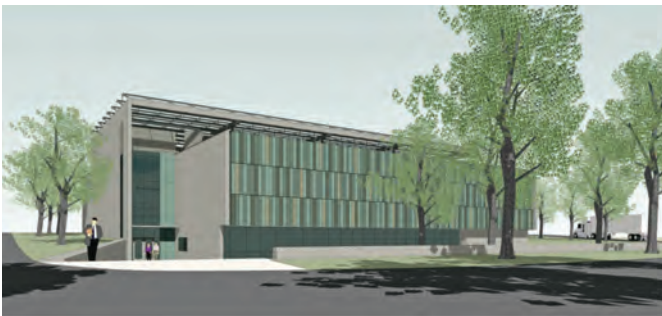


FIGURE 1-4 PROPOSED CRITICAL CARE CENTER (NEW HOSPITAL)



7. It should be noted that the commitments, plans and options in this plan remain subject to the prioritized availability of funding and the interactions of space requirements on the West LA Campus.

AREAS OF ONGOING PUBLIC ENGAGEMENT

Since issuing the 2016 DMP, VA has completed initial land use, environmental, and historic requirements for the development of the land, has engaged the Principal Developer to ensure the responsible process for the coordinated development of a community on the North Campus, and has identified infrastructure requiring upgrade to support the transition of over 20 parcels of land into a vibrant Veteran community. Throughout these efforts, as well as during the development of this Master Plan 2022, VA has engaged Veterans, their families, Veterans Service Organizations, elected officials, and the public. Section III of this plan contains more information about public engagement.

Veterans and community members have indicated they desire a well-planned housing community with improved transportation options, high quality on campus care, with open spaces and mobility, in an inclusive neighborhood connected to the surrounding communities.

As VAGLAHS continues to move forward with Master Plan 2022, it continues to welcome valuable input regarding the services and amenities that are desired on the West LA Campus as part of its ongoing redevelopment, with special emphasis on the following topics:

- Outdoor games (shuffleboard, boardgames)
 - Transportation to and from West LA Campus
 - Food options on West LA Campus
 - Job training to include types of job training
 - In-class educational programs
 - Entertainment
 - Religious services
 - Legal services
- Types of special housing focus and timing of that development (62+, women, handicapped, etc.)
 - Housing services
 - Walking, jogging, bicycling facilities
 - Health and wellness for Veterans and their families
 - Green spaces for wellness
 - Picnic areas
 - Playgrounds
 - Sports (tennis courts, basketball, baseball, soccer, swimming, Par Course)

MASTER PLAN INPUT, GOALS & VISION

A key part of the 2016 Draft Master Plan effort was the need to solicit input from a full range of stakeholders in determining how best to use the West LA Campus in a Veteran-centric manner so that Veterans living on or visiting the West LA Campus will be able to experience superior care, support, convenience, and customer service. The results of this outreach, which included input from thousands of Veterans in working sessions throughout LA County, a public comment period that invited input on the Federal Register, and several surveys led to the following goals which have been used to drive Master Plan 2022 Update:

1. Use the planning process to create a 21st Century model for Veterans' care that honors those who have served our nation and serves as a symbol of national pride and innovative change.
2. Revitalize the site to its intended purpose as a home; a vibrant community that includes the development of high-quality housing tailored to priority Veteran subpopulations with robust supports that promote well-being and holistic, strength-based services to augment the existing structure of healthcare services.
3. Ensure transparency and accountability in land use and other decisions by engaging Veterans in the ongoing process that underlies the site's uses.
4. Make certain that all on-site programs, activities, resources, and initiatives are offered in a culture that prioritizes the needs and wants of Veterans from every service era, and their families.
5. Develop a variety of high-quality supportive housing that is tailored to the needs of vulnerable Veteran populations (e.g., chronically homeless, severely disabled, aging Veterans with disabilities, women Veterans with dependents, and other Veterans suffering from significant trauma and addictions disorders that have experienced housing instability) who have been prioritized to live on-site.
6. Offer user-friendly access to a holistic set of resources provided on-site for the benefit of Veterans and their families whether living on West LA Campus or residing elsewhere in the greater Los Angeles community.
7. Interconnect West LA Campus operations in real-time with available off-site resources including VA facilities, state, county, city, neighborhood systems, Veteran Service Organizations, and non-profit organizations.
8. Create opportunities on West LA Campus for all Veterans to interface safely and network constructively with the community at large and in the process facilitate their successful reintegration into civilian society.
9. Optimize the site by maintaining its original legacy as a home wherever feasible through renovation of original structures, thoroughfares, open space, trees, and natural terrain while developing new facilities that are compatible with the home's scale and character.
10. Create a safe, secure, fiscally sustainable campus that is not fully reliant on VA funds for development and operations of housing and services while ensuring future land use activities beyond the provision of healthcare, benefits,

and memorial services, directly benefit Veterans and their families and help foster a culture where Veterans are welcome and free to engage with each other, their families, VA personnel, and other stakeholder, to help improve their lives and overall well-being.

This Master Plan 2022 describes a vision of how the West LA Campus can once again provide a home for those Veterans most in need by offering on-site housing with individualized support to augment its resources as a medical center campus. Of paramount importance to the vision, therefore, is the development of various campus-based options for Permanent Supportive Housing as well as temporary, triage-based housing (emergency, bridge, and transitional) in adequate quantities to have a robust impact on the overall housing challenges in LA. Such inventory will need to be co-located on West LA Campus with state-of-the-art care for homeless, elderly, and women Veterans including robust mental health and addiction services that are easily accessible. In addition, the West LA Campus will need to be structured and operated according to evidence-based homelessness prevention and urban planning sciences, consistent with best practice approaches such as the Housing First model described in Section II.

To both augment and complement housing-focused development and homeless support services, Master Plan 2022 describes how various campus-based resource options can be put in place to address not only the needs of Veterans suffering in the streets today, but also ways it can be used to help other Veterans avoid joining the homeless ranks down

the road. As such, this Master Plan 2022 sets the stage for pursuing a land-use plan that promotes the well-being of both homeless and/or otherwise vulnerable Veteran populations. At the same time, this plan update leverages the property to serve as a catalyst in life for those Veterans who seek access to core reintegration-oriented opportunities such as alternative healthcare modalities, education, training, employment, benefits, legal, and spiritual services, as well as entrepreneurial, recreational, and social activities.

With the implementation of Master Plan 2022, VA confirms its intent to create a 21st century community. Some of the key elements of this update include:

- Renovating and protecting the property's historic status and functions as a home
- Expanding its resource offerings to meet current and future demands,
- Enhancing its open spaces and natural features,
- Improving its internal navigability and circulation, and
- Optimizing its connection to the greater community, all in the interest of supporting the regional Veteran community in the broadest sense.

As such, VA's commitment is to develop and operate the West LA Campus as a safe, welcoming, vibrant and sustainable community where Veterans, including women, disabled, and elderly in particular, will feel comfortable and proud accessing the services they have earned.

MASTER PLAN GOALS

1

Create a **21st Century model for Veterans' care.**

2

Revitalize the site as a **vibrant community** of high-quality Veteran housing and robust support & services.

3

Ensure transparency and accountability in land use and other decisions by engaging Veterans.

4

Make certain that all on-site programs, activities, resources, and initiatives **prioritize the needs and wants of Veterans.**

5

Develop a **variety of high-quality supportive housing** that is tailored to the needs of vulnerable Veteran populations.



6

Offer user-friendly access to a **holistic set of resources** provided on-site for the benefit of Veterans and their families.

7

Interconnect West LA Campus operations in real-time with available off-site resources including VA facilities, state, county, city, neighborhood systems, Veteran Service Organizations, and non-profit organizations.

8

Create opportunities on West LA Campus for all Veterans to interface safely and **network constructively with the community at large**.

9

Optimize the site by **maintaining its original legacy as a soldiers' home** wherever feasible through renovation of original structures and key outdoor spaces, while developing new facilities that are compatible with the home's scale and character.

10

Create a **safe, secure, fiscally sustainable campus** that is not fully reliant on VA funds for the development and operations of housing and services.

SECTION II

**VETERAN HOUSING &
SUPPORT SERVICES**

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BACKGROUND

Master Plan 2022 outlines VA's intent to transform the West LA Campus into a vibrant, sustainable community empowering Veterans to access supportive housing, healthcare, benefits, employment opportunities, and a wide range of services for eligible Veterans. By virtue of the property's origins and the resolution of litigation in 2016, as well as ongoing legislation related to land use, the West LA Campus has a unique dual use mission. VA's mission is to meet the healthcare needs of all eligible Veterans living in the Greater Los Angeles area, and to improve healthcare access for chronically homeless and severely disabled Veterans by co-locating supportive housing with healthcare services on the West LA Campus. The on-campus Veteran housing will be carefully planned to help ensure a safe, dignified community environment that will function independently, but in coordination with other care and services for Veterans provided on the West LA Campus and in the surrounding community by VA and other Veteran-serving organizations. The development of the supportive residential community on the West LA Campus provides a tremendous opportunity to address Veteran's homelessness on a large scale and to co-locate healthcare and other necessary supportive services.

This section assesses the current and projected need for Veteran housing, and addresses plans to revitalize the West LA Campus into a thriving community for Veterans experiencing homelessness and other at-risk Veterans and their families within the Los Angeles region¹.



Coming together with the community to serve Veterans



Providing outreach services on the street

¹The information in this section has been updated to reflect the most current information available. To review the 2016 Draft Master Plan, please navigate to the following URL: <https://westlamasterplan.org>

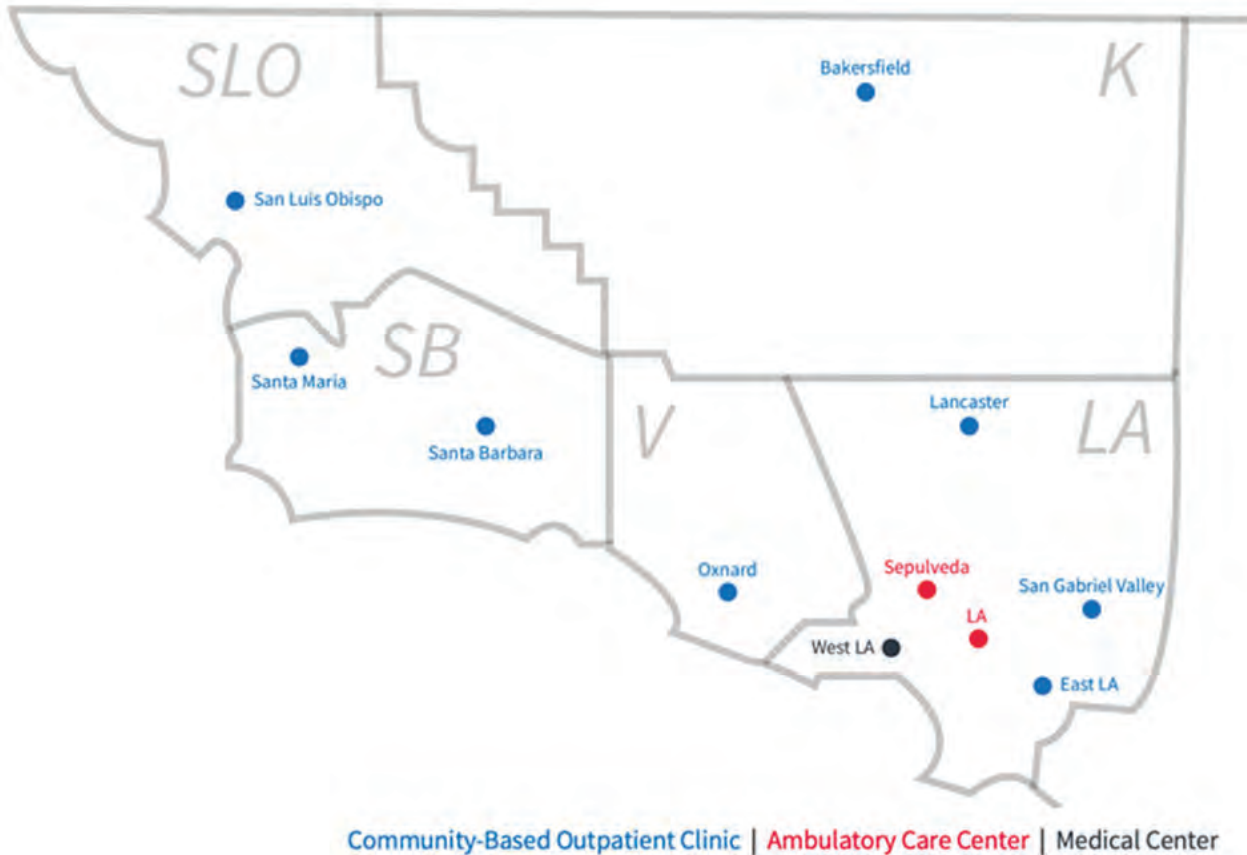
VETERANS EXPERIENCING HOMELESSNESS AND HOUSING DEMAND

VETERAN POPULATION IN VAGLAHS SERVICE AREA

The Veteran Affairs Greater Los Angeles Healthcare System (VAGLAHS) is one component of VA Desert Pacific Healthcare Network (VISN22) offering services to Veterans residing in Southern California. VAGLAHS is one of the largest integrated healthcare organizations in VA. The West LA Medical Center, a Joint Commission accredited, complexity level 1A (largest) facility serves Veterans throughout Kern, Los Angeles, San Luis Obispo, Santa Barbara, and Ventura counties. Outpatient clinics are located in: Bakersfield, East Los Angeles, Lancaster, Oxnard, San Gabriel Valley, San Luis Obispo, Santa Barbara, and Santa Maria. The Ambulatory

Care Centers are located in Sepulveda and downtown Los Angeles (see figure 2-1 below). There are approximately 1.4 million Veterans in the VAGLAHS service area, covering nearly 20,000 square miles. Although the Veteran population in LA County is only 1.3 percent of the nation's Veteran population, it is the second largest Veteran population of any U.S. county (second only to Maricopa County, Arizona).

FIGURE 2-1 VAGLAHS CATCHMENT AREA



HOMELESS VETERAN CURRENT AND PROJECTED DEMAND

A Continuum of Care (CoC) is a regional or local planning body that coordinates housing and services funding for homeless families and individuals. The United States Department of Housing and Urban Development (HUD) requires CoCs to conduct an annual count of people experiencing homelessness in the communities they serve through the Point-in-Time (PIT) count. The PIT count is a count of sheltered and unsheltered people experiencing homelessness on a single night in the last ten (10) calendar days of January. Due to the COVID-19 pandemic, HUD has exempted CoCs from conducting the 2021 PIT unsheltered count for the safety of staff, volunteers, and individuals experiencing homelessness.

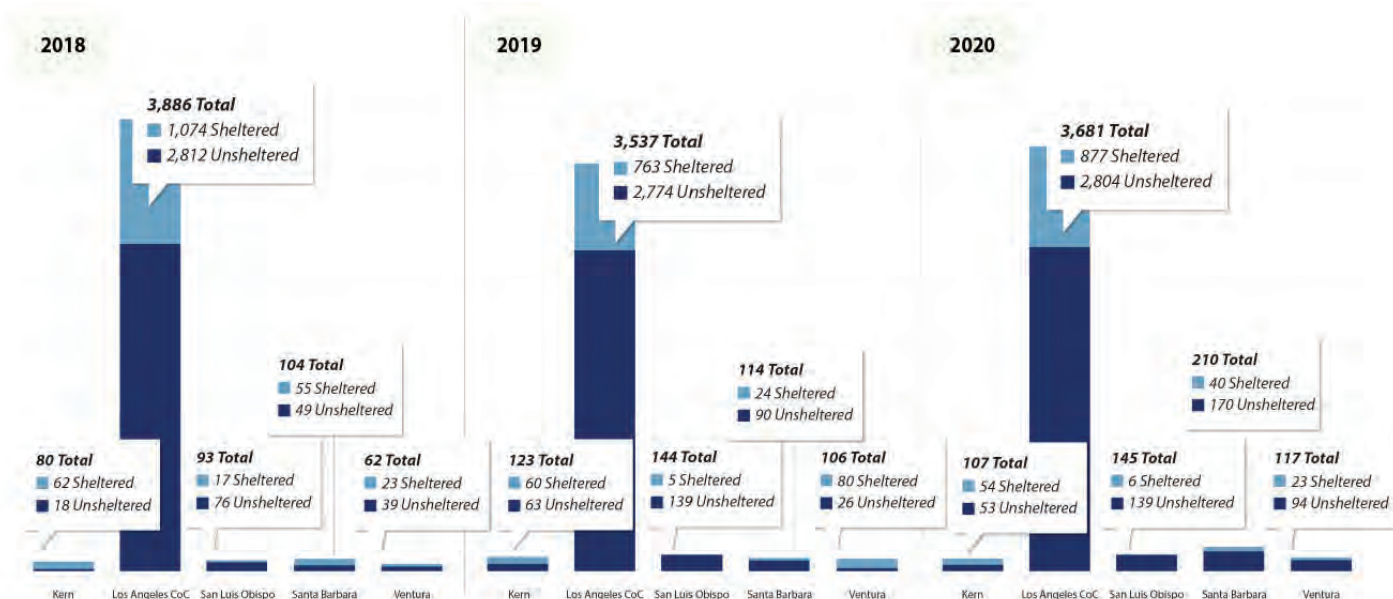
This graphic below captures the data from 2018 - 2020 PIT counts performed by the Los Angeles Housing Services

Authority (LAHSA). The data below are provided to HUD by the following CoCs (CoC's outlined in figure 2-2 below).

The need for additional housing on the West LA Campus is urgent, with 3,681 Veterans experiencing homelessness during the 2020 PIT count due to a shortage of available and affordable housing across the Greater Los Angeles CoC. While recent data indicated progress in addressing Veterans experiencing homelessness, there is more work to be accomplished.

Specific to the Los Angeles CoC, local homeless authorities and agencies as well as VA track approximate populations of Veterans experiencing homelessness by Service Planning Area (SPA). The West LA Campus is located in SPA 5 where according to the 2020 PIT count, approximately 783 Veterans are experiencing homelessness.

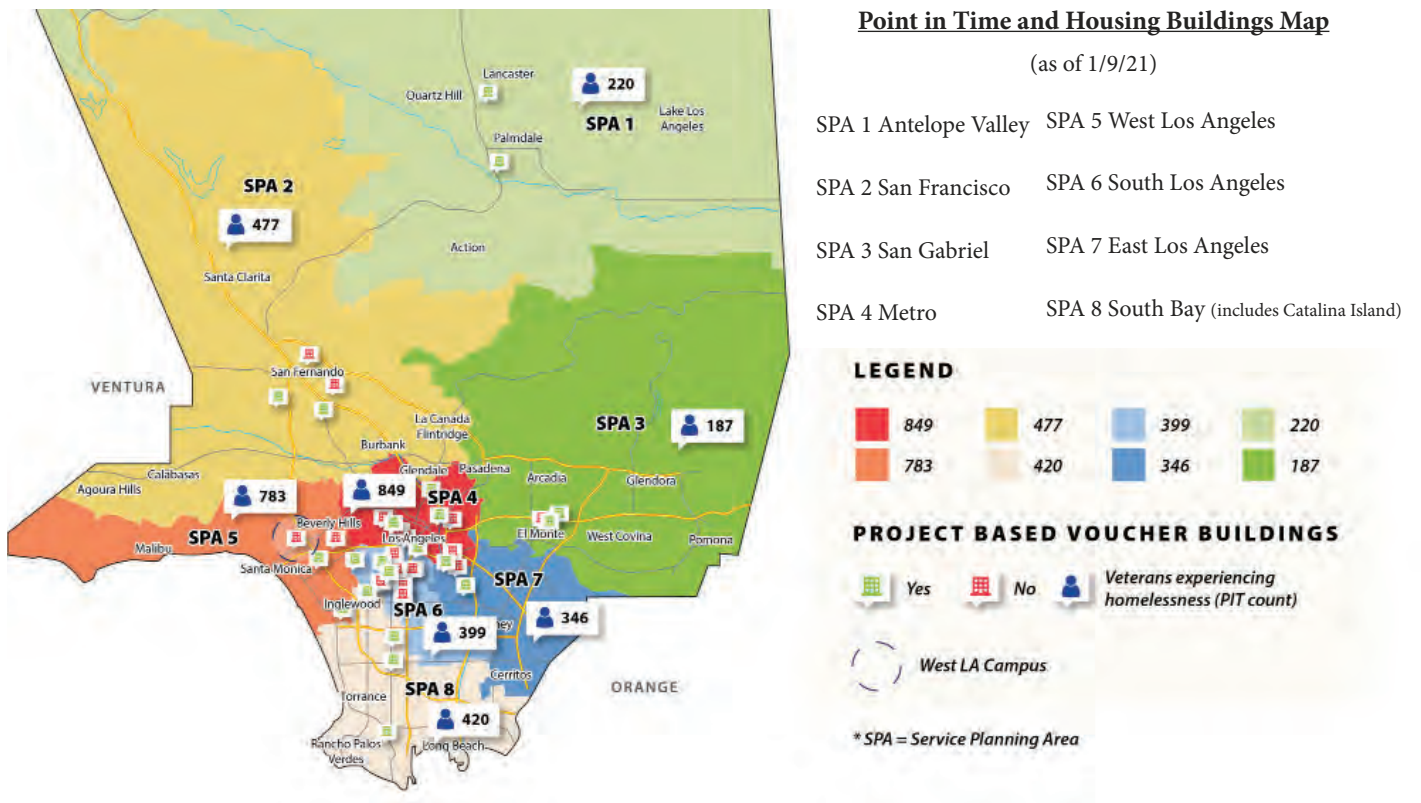
FIGURE 2-2 2018-2020 HOMELESS VETERAN PIT COUNT VAGLAHS CATCHMENT AREA



The following map outlines the 2020 PIT count for LA County by SPA. This map also indicates HUD-VASH voucher projects across LA County, described more in the following sections.

Based on the review of Veteran housing demand in the local Service Planning Areas, available resources in the community, and VAGLAHS' ongoing development of a by-name list of Veterans experiencing homelessness in the catchment area, VA projects a continued West LA Campus housing demand of 1,200 permanent supportive housing units with a commitment to continue to monitor this demand as additional West LA Campus housing becomes operational and Veteran demographics and preferences evolve.

FIGURE 2-3 GLA CERS VETERAN EXPERIENCING HOMELESSNESS AND SUPPORTIVE HOUSING DISTRIBUTION ACROSS THE CoC²



2. Sources: [ArcGIS - Point in Time and Housing Buildings Map 1-9](#) & [GLA CERS](#)

TARGET POPULATIONS

Based on PIT and VA data, feedback and engagement from key stakeholders including Veterans, it is imperative the West LA Campus and community partners continue to expand capacity and services for Veterans experiencing homelessness, as well as other emerging Veteran populations with distinct needs. A key component of the West LA Campus's unique dual mission focuses on co-locating supportive housing with healthcare services for the following three high-need sub-populations: severely physically or mentally disabled Veterans, including Veterans experiencing chronic homelessness; aging Veterans; and female Veterans. These populations were identified as deserving particular, but not exclusive, focus for housing development on the West LA Campus.

1. Severely Disabled Veterans, including Veterans experiencing Chronic Homelessness
2. Aging Veterans
3. Female Veterans with and without Dependents

INTERVENTION MODEL: HOUSING FIRST

To accomplish the bold and ambitious goal of ending Veteran homelessness, VA has adopted, as a national policy, the Housing First model for its homeless programs. Housing First is an evidence-based, cost-effective approach to ending homelessness for the most vulnerable and chronically homeless individuals. The model began as a reaction to the assumption that people experiencing homelessness must “earn” their way to permanent, affordable and supportive housing, which resulted in numerous barriers to obtaining housing for those in need. Housing First prioritizes providing permanent housing to people experiencing homelessness and assisting the Veteran with access to healthcare, case management and other support services. Simultaneous with the Veteran obtaining and maintaining permanent housing, treatment and support services are wrapped around the Veterans to promote stable housing and an improved quality of life. This approach is guided by the principle that housing is a basic human right and values Veterans' choice in housing selection and supportive service participation³. By citing the supportive housing community within the larger West LA Campus, VA embraces the concept of “housing as health.” Housing is widely recognized as a key social determinant of health. By co-locating housing with myriad of healthcare resources, from mental health to physical health, the supportive housing community on the West LA Campus offers an unparalleled opportunity to implement the “housing as health” model and promote the wellness and resiliency of our Veteran residents.

3. Source: [Housing First - VA Homeless Programs](#)

VAGLAHS HOUSING PROGRAMS AND SUPPORT SERVICES

The primary rationale for the West LA VA North Campus Community Plan in regards to housing development is to expand the amount of available permanent supportive homes to serve Veterans who are experiencing homelessness in the Greater Los Angeles region. On any given night, there are nearly 3,700 Veterans experiencing homelessness across the Los Angeles Continuum of Care, according to LAHSA's annual 2020 PIT Count. Even with permanent housing placements through VA programs averaging around 1,400 each year, the actual number of homeless Veterans has remained relatively flat, at around 3,700, for the past three years.⁴ As the region is experiencing a crisis of homelessness and housing affordability, all levels of government are working with community partners and the development industry to expand the availability of affordable and permanent supportive housing. As a rapidly urbanizing community, Los Angeles County struggles with identifying available land that is appropriate and accessible for developing new housing opportunities, while also facing a shortage of available and affordable housing. Recognizing the availability of underutilized and unused property and vacant buildings on the West LA VA Campus, all within close proximity to a diverse array of Veteran services, the Department of Veterans Affairs has engaged a group of affordable housing providers to develop 1,694 permanent supportive homes, with wraparound comprehensive services for residents, to serve nearly 3,000 Veteran residents campus-wide.

While expanding available homes for Veterans experiencing homelessness, the intention of the Draft Community Plan is to also create a neighborhood for these residents to help form the social, emotional, and physical bonds with neighbors that can help them heal while also collectively healing others. This includes developing amenities, services, circulation, and open space networks that transform the West LA VA North Campus into a neighborhood.

Given the ongoing COVID-19 pandemic, VAGLAHS has implemented emergency shelter outreach initiatives to pro-

vide low barrier housing opportunities for Veterans experiencing homelessness, including those residing in encampments in the Greater Los Angeles area. VAGLAHS continues to monitor COVID-19 conditions and breakout risk mitigation while endorsing a proactive vaccine program. VAGLAHS has activated an area of the Domiciliary facilities in response to COVID-19 surges to provide safe, socially distanced space for Veterans experiencing homelessness with asymptomatic COVID-19 positivity, as well as for Veterans quarantining following possible COVID-19 exposure.



Medical Center care



Veterans' Stand Down for services

4. Source: <https://www.lahsa.org/data> VA VSSC Scorecard

COMMUNITY ENGAGEMENT & REINTEGRATION SERVICES (CERS)

OVERVIEW AND PROGRAMS

Implemented in 2016, VAGLAHS' Community Engagement and Reintegration Service (CERS) is the largest VA homeless program in the country, serving the five counties in the VAGLAHS catchment area. The CERS mission statement is to empower Veterans to recover and effectively reintegrate back into their communities through dedicated recovery-oriented health services, community partnerships, and a Housing First approach to homelessness; providing Veterans with the resources they want and need to be successful. With a \$150 million annual budget and over 450 staff, CERS provides emergency, transitional, and permanent housing, as well as employment opportunities, healthcare, and justice and reentry-related services. The VAGLAHS catchment area alone interfaces with approximately 5% of all Veterans experiencing homelessness served by VA across the nation and has the resources to house over 9,500 Veterans with transitional and permanent housing, and Veteran-designated Section 8 vouchers. On any given night, there are 3,681 Veterans experiencing homelessness across the Los Angeles Continuum of Care, according to LAHSA's annual 2020 PIT Count. Due to CERS efforts and collaboration with community partners, LA's homeless Veteran population and the subset number of unsheltered Veterans have both remained relatively flat over the past three years. Despite a 12.7% increase in the number of overall individuals experiencing homelessness in LA County, the number of Veterans experiencing homelessness increased by 0.6%, as measured by the annual 2020 PIT count.

Important components of CERS operations are outlined on the following pages.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT – VA SUPPORTIVE HOUSING (HUD-VASH)⁵

The HUD-VASH program is a partnership between the HUD and VA. HUD-VASH assists Veterans with subsidized permanent housing and intensive case management for eligible Veterans and their families. The HUD-VASH program focuses on assisting eligible Veterans and their families to obtain safe, affordable, accessible, and permanent housing in a location of their choice. Program goals include: securing permanent supportive housing, establishing wellness and recovery goals, reintegrating into the community, and graduating from HUD-VASH. These services are designed to assist Veterans in obtaining and sustaining permanent housing and helping them to engage in needed treatment and other supportive services that improve their quality of life and prevent them from falling back into homelessness. Case Management is the heart of this program and is a requirement for participation in the HUD-VASH voucher program.

Tenant-Based HUD-VASH Vouchers are attached to individuals or families who are able to rent private apartments that meet program guidelines. Project-Based HUD-VASH Vouchers are attached to specific units or projects whose owners/landlords contract with a local Public Housing Authority. VA's strategy for addressing homelessness in LA County relies on use of the HUD-VASH program to provide permanent supportive housing for Veterans throughout the VAGLAHS catchment area on VA campuses in West LA and Sepulveda through the Enhanced-Use Lease program, as well as throughout the community.

5. Source: (TAB 4 & 8, CERS New Employee Orientation [NEO] binder) VAGLAHS - HUD-VASH Fact Sheet

TABLE 2-1 HUD-VASH VOUCHER UTILIZATION REPORT AS OF 12/2/21⁶

Public Housing Authority Name	Allocated Vouchers	Housed Veterans	Vouchers Issued, not yet housed	Vouchers Currently in Use (DEC 21)	Vouchers Available	% Vouchers in Use	% Vouchers Leased Up
County of Los Angeles	2,998	1,772	127	1,921	1,067	64%	59%
City of Los Angeles	3,598	2,839	124	2,979	619	83%	79%
Kern County	217	130	11	142	75	65%	60%
Santa Barbara County	296	151	3	155	141	52%	51%
City of Oxnard	77	32	1	34	43	44%	42%
San Buenaventura	127	73	6	81	46	64%	57%
San Luis Obispo	226	178	4	183	43	81%	79%
Santa Barbara City	30	7	0	9	21	30%	23%
Pasadena	32	15	0	15	17	47%	47%
City of Inglewood	50	3	0	3	47	6%	6%
Ventura County	20	5	1	6	14	30%	25%
Redondo Beach	40	20	1	21	19	53%	50%
Burbank	15	2	1	3	12	20%	13%
Santa Monica	35	7	0	7	28	20%	20%
Glendale	15	6	0	6	9	40%	40%
Total:	7,766	5,240	278	5,565	2,201	72%	67%

6. Source: "CERS Weekly Dashboard 12.02.21 combo"

SUPPORTIVE SERVICES FOR VETERANS FAMILIES (SSVF)⁷

The SSVF program was established in 2011 to rapidly re-house homeless Veteran families and prevent homelessness for those at imminent risk due to housing insecurity. The purpose of this program is to provide grants to non-profit organizations that will coordinate or provide supportive services to low-income Veteran families who are residing in or transitioning to permanent housing. Services include outreach, financial assistance, case management, assistance in obtaining VA benefits, and help accessing and coordinating other public benefits. SSVF grantees can also make time-limited temporary payments on behalf of Veterans to cover rent, utilities, security deposits, and moving costs.

Rapid rehousing is designed to help individuals and families quickly exit homelessness and transition to permanent housing. This is offered without required preconditions such as employment, income, absence of criminal record, or sobriety. Goals of rapid rehousing include: identifying housing, providing rent and move-in financial assistance, and offering case management and related services.

SSVF assistance supports homeless prevention for eligible Veteran families who are imminently at-risk of being homeless (e.g., entering an emergency shelter or place not meant for human habitation). Targeting SSVF assistance in this manner helps ensure limited SSVF resources are directed to Veteran families most in need of assistance to avoid falling into or experiencing homelessness.

New SSVF services include:

- Rapid Resolution is designed to prevent immediate entry into homelessness or immediately resolve a household's homelessness once they enter shelter, transitional housing or unsheltered situation.
- Returning Home provides Veterans with the option of

returning to their community of origin or to a community where they have available supports to facilitate housing placement.

- Shallow Subsidies offers rental assistance for Veterans located in specific high cost/low vacancy communities in the amount of 35% of fair market rent (FMR) or 35% of rent reasonableness.

GRANT AND PER DIEM (GPD)⁸

VA's Transitional Housing Programs include the Grant and Per Diem (GPD) and Healthcare for Homeless Veterans (HCHV) Programs. GPD assists VA healthcare-eligible Veterans experiencing homelessness in securing permanent residential stability and promoting independence and self-reliance. With the goal of permanent housing, GPD offers grants entered into and between VA and a Community Provider in which VA pays a daily rate for the overnight stay of a Veteran. There is no income requirement, yet Veterans must be willing to save and show proof of savings and the accumulation of savings. The length of stay is dependent on the program model selected but cannot exceed twenty-four (24) months. Transitional housing programming connects high-risk, Veterans experiencing chronic homelessness to case management and supportive services to promote stability, housing permanency and recovery.

GPD program participants must meet the following three criteria:

1. Be homeless or be at risk of becoming homeless
2. Be a Veteran (active duty and discharge status); GPD can house both healthcare-eligible and non-healthcare-eligible Veterans
3. Be clinically appropriate for placement; A Veteran must be willing to participate in activities to secure permanent housing, able to live independently, and appropriate for the program

7. Source: (TAB 12, CERS NEO binder)

8. Source: (TAB 2, CERS NEO binder)

During COVID surges, VAGLAHS homeless programs such as A Bridge Home and the Domiciliary have implemented social distancing capacity limitations and additional measures to ensure a safe environment during the pandemic.

GPD program models include⁹:

- Bridge Housing – 117 Veteran capacity in the community (e.g., not at West LA Campus) through GPD contract:

Program is designed for Veterans experiencing homelessness that have been offered and accepted to a permanent housing intervention (e.g., SSVF, HUD-VASH, Housing Coalition/CoC) but are not able to immediately enter the permanent housing. While the stay is expected to be less than 90 days, the length of stay will vary depending on local housing markets and unit availability. Veterans are expected to receive case management and support services which are coordinated with the HUD-VASH or SSVF team if available and appropriate.

- Low Demand (LD) – 283 Veteran capacity in the community (e.g., not at West LA Campus) through GPD contract:

This program is designed using a low demand/harm reduction model to better accommodate Veterans who have previously had difficulty in traditional treatment settings. Targeted to Veterans experiencing chronic homelessness, this program is intended for Veterans who suffer from mental health or substance use problems or who struggle to maintain sobriety. The goal is to establish permanent housing in the community and maintain a sober environment.

- Clinical Treatment (CT) – 183 Veteran capacity in the community (e.g., not at West LA Campus) through GPD contract:

Clinically focused treatment provided in conjunction with services effective in helping Veterans secure permanent housing and increase income through

benefits and/or employment. This program is targeted for Veterans experiencing homelessness with a specific diagnosis related to a substance use disorder and/or mental health diagnosis; Veteran actively chooses to engage in clinical services.

- Service Intensive Transitional Housing (SITH) – 261 Veteran capacity in the community (e.g.; not at West LA Campus):

SITH housing model provides transitional housing and individualized services that assist Veterans in increasing income and moving into permanent housing. The program is targeted for Veterans experiencing homelessness who choose a supportive transitional housing environment and is provided services prior to entering permanent housing.

- Transition in Place (TIP) – 4 Veteran capacity in the community (e.g.; not at West LA Campus):

TIP housing model offers residents housing in which support services transition out of the residence over time, rather than the resident needing to leave the space. This leaves the resident in place at the residence and not being forced to find other housing in 24 months or less. This model does not support discharge planning that would have the Veteran transition to HUD-VASH housing, as the HUD-VASH program targets a Veteran population in need of specialized case management.

- There are additional programs throughout the VAGLAHS catchment area that are wheelchair accessible and accept women and families, as well as sex offenders.

New Directions is a non-profit organization that provides housing and supportive services to Veterans experiencing homelessness throughout LA County, including a facility on the West LA Campus. Located in Building 116, the 161-bed Veteran GPD service offers both transitional and bridge housing. New Directions' priorities include placing Veterans

9. Source: [CERS Capacity DEC 2021](#)

in permanent housing, Veterans often work with HUD-VASH or SSVF case managers through the process. New Directions has the capability for three GPD bed models (Bridge, Low Demand, and Clinical Treatment). The 161-Veteran capacity is in addition to the community GPD bed counts shown above.

New Directions' onsite comprehensive services include:

- Case Management
- Substance Use Support and Other Support Groups
- Mental Health Services
- Workforce Development
- Free Legal Assistance
- Clean, Safe Rooms

- Kitchen and Dining Facilities, with Meals Provided
- Common Areas
- Computer Lab

VAGLAHS' total GPD bed count (including New Directions' beds in Building 116) across all programs is 1,009 including the 161 GPD beds on the West LA Campus and the 848 GPD beds in the community.

VA's comprehensive program offerings are designed to meet Veterans at-risk and experiencing homelessness wherever they are, and to address their needs as individuals, with the ultimate goal of supporting Veterans moving into permanent supportive housing. VA follows the Housing First intervention model that is guided by the principle that housing is a basic human right and values Veterans' choice in housing selection and supportive service participation.

LEVELS OF HOUSING



VAGLAHS Domiciliary: 289 clinicals beds for SUD, MH and chronic homelessness

Permanent Supportive Housing: e.g., B209 EUL with Veterans Housing Partnership



Transitional Housing: e.g., B116 Services Lease with New Directions



Emergency Housing: e.g., A Bridge Home (ABH) Shelter



Low Barrier to Entry: e.g., Care Treatment and Rehabilitative Services (CTRS) & Community Partners Safe Overnight Parking



HEALTHCARE FOR HOMELESS VETERANS (HCHV)

Part of the Transitional Housing Programs, HCHV is vital for providing a gateway to VA and community-based supportive services for VA healthcare-eligible Veterans experiencing homelessness. This includes ensuring that Veterans experiencing chronic homelessness and/or those with serious mental health diagnoses can be placed in community-based programs that provide quality housing and services that meet the needs of these special populations. Unlike GPD, Veterans can have more than three HCHV stays. VAGLAHS' total HCHV contract capacity is 241 Veterans.

HCHV program participants must meet the following three criteria:

1. Be homeless or at risk of being homeless
2. Be a healthcare-eligible Veteran
3. Be clinically appropriate for placement; Veteran must be willing to participate in activities to secure permanent housing

The A Bridge Home (ABH) facility on the West LA Campus is a low-barrier emergency shelter to assist male Veterans who can independently perform their Activities of Daily Living (ADL) activities. VA partnered with the City of Los Angeles and the County of Los Angeles to provide a safe facility for Veterans experiencing homelessness to temporarily reside on the West LA Campus while working on eligibility for permanent housing. ABH is designed to provide up to six months of housing stability in order for Veterans to maintain contact with VA housing navigation and case management services to facilitate safe and supportive housing placement.

HOMELESS PATIENT ALIGNED CARE TEAM (HPACT)¹⁰

HPACT provides same-day primary care, mental health, and social work services to VA healthcare eligible Veterans who are either homeless, living in transitional housing, or who are recently housed. The teams integrate clinical care, social services, enhanced access and community coordination to provide Veterans experiencing homelessness comprehensive, individualized care, including services that lead to permanent housing. HPACT focuses on Veterans who are not able to get the care they need through traditional channels. Veterans experiencing homelessness can walk into a HPACT clinic without an appointment and receive the needed services, including showers and clean clothes. Veterans enrolled with HPACT continue with the program until they are stably housed for at least one year, at which point they graduate to more traditional PACT and mental health programs, as needed.

Services provided include, but are not limited to:

- Case Management
- Primary Medical and Mental Healthcare
- Social Services
- Housing Placement Support
- Substance Abuse Treatment
- Triage Services



A Bridge Home

10. Source: (TAB 20, CERS NEO binder) VAGLAHS - HPACT Fact Sheet

VETERANS COMMUNITY EMPLOYEE DEVELOPMENT (VCED)¹¹

The VCED mission is to maximize Veterans' opportunities for competitive employment that serve as an essential component of Veteran recovery and integration into the community. VCED serves Veterans at the West LA Campus (tertiary care facility), the Sepulveda and downtown LA ambulatory care centers, and multiple community-based outpatient clinics throughout the VAGLAHS 5-county catchment area.

VCED requires Veterans to be actively be enrolled in VA healthcare to qualify to take part in addressing barriers to obtaining employment.

VCED programs and services include:

Homeless Veterans Community Employment Services (HVCED)

The GLA Medical Center has three (3) dedicated Community Employment Coordinators (CEC), who are responsible for connecting homeless and at-risk Veterans to appropriate VA and community-based employment services. The CECs service the following areas:

- SPA 3, 4, 6 & 7
- SPA 1, 2, 5 & 8
- Outlying areas in VAGLAHS catchment area

The goal of this program is to establish relationships with employers who may be able to hire Veterans while VA provides the necessary support services to ensure each Veteran's transition back into the workforce is successful. VA offers a variety of wrap-around services including healthcare, housing assistance and other VA support to increase the likelihood of on-the-job success.

Transitional Work (TW)

This program matches Veterans to real-life work assignments for a time-limited basis. Services may relate to work in environmental management services (healthcare housekeeping), food services, engineering, carpentry, and grounds maintenance.



Homeless Patient Aligned Care Team (HPACT)



Compensated Work Therapy

11. Source: VAGLAHS - VCED Fact Sheet

nance. Veterans are supervised by personnel of the sponsoring site, under the same job expectations experienced by non-TW workers. TW participants are not considered employees and do not receive traditional employee benefits. Veteran participants receive no less than the greater of federal or state minimum wage depending on the type of work performed. The TW work program offers real training and provides an avenue of competitive jobs in federal agencies and within the community for Veterans.

Community Based Employment Services (CBES)

CBES assists Veterans in locating, obtaining, and keeping competitive employment in the community. CBES makes connections with potential employers and encourage employers to hire a Veteran. Once a Veteran has been referred to an employer in the program and secures employment, CBES supports the Veteran at the place of employment to maintain the employment, whether short-term or long-term support. The goal of CBES is to assist in finding the Veteran a job he/she wants and likes, and in which they will succeed.

Supported Employment (SE)

This evidence-based program assists Veterans with the most severe psychiatric disabilities to achieve competitive employment and community integration with extensive clinical support. Nationally implemented as part of VA's recovery transformation efforts, SE has been highlighted as a gold standard mental health program. SE services are individualized and intensive and are integrated as part of the Veterans mental health treatment. As the Veteran maintains employment independently, SE services are phased out and support is provided by the clinical team and support systems in the Veterans community.

VETERANS JUSTICE PROGRAM¹²

Veterans Justice Program (VJP) is a prevention-based program that identifies justice-involved Veterans and facilitates access to VA services at the earliest possible point. VJP seeks to build and maintain partnerships between VA and key elements of the criminal justice system to allow Veterans to access recovery resources and ease transition from jails and prisons back into the community. VJP services include:

- Case Management
- Direct Outreach
- Needs Assessment
- Court advocacy, Case Discussion with Court Officers
- Access to mental and physical health services and community resources
- Work with local Veterans Courts to bring Veterans into VA treatment programs

The Healthcare for Reentry Veterans (HCRV) program is designed to prevent homelessness among Veterans released from incarceration. Services include:

- Outreach and pre-release assessments services for Veterans in prison
- Referrals and linkage to medical, employment, mental health, and social services upon release
- Short-term case management assistance upon release

The Veterans Justice Program at the West LA Campus provides service to approximately 1,400 homeless, justice-involved Veterans each year. Nearly 70% of program participants effectively integrate into their communities and avoid reentry into jail/prison.

12. Source: VAGLAHS_VJP Factsheet (TAB 5, CERS NEO binder)

ADDITIONAL EMERGENCY BRIDGE SERVICES

*Welcome Center*¹³

The VAGLAHS Welcome Center is one of 32 VA Community Resource and Referral Centers (CRRC) in the nation. CRRCs provide Veterans who are homeless and at risk of homelessness with one-stop access to community-based, multi-agency services to promote permanent housing, health and mental healthcare, career development and access to VA and non-VA benefits. Part of CERS, the Welcome Center is designed to meet the most basic and essential needs of Veterans who are experiencing homelessness or marginally housed. CRRC staff assess each Veteran's unique situation and recommends the appropriate CERS program(s) to benefit each individual in his or her search for housing, medical, mental health or other services. Assessments and referrals are initiated same day, and Veterans experiencing homelessness are never turned away from services. In addition to assisting Veterans experiencing homelessness with long-term needs, the Welcome Center also assists with more immediate needs, including showers, laundry services, food, and clothing vouchers. In 2019, the VAGLAHS Welcome Center assisted 7,000 Veterans experiencing homelessness to obtain services and continues to play a critical role in assisting Veterans to move toward independent, healthy lifestyles with the overall goal of stability.

*Care, Treatment, Rehabilitative Services (CTRS)*¹⁴

The CTRS initiative provides safe spaces for Veterans experiencing homelessness to receive care, treatment and rehabilitative services for their illnesses, while sheltering outdoors on VA property, and pursuing their housing goals. Started during the COVID-19 pandemic, CTRS provides low-barrier to entry for high-risk Veterans experiencing homelessness who need healthcare, case management, peer support, meal services, a clean environment, and transitional housing assistance. In collaboration with the HUD-VASH program, goals include improving unsheltered Veterans' healthcare outcomes, while moving them toward permanent housing solutions. Utilizing Harm Reduction and Housing First frameworks, the CTRS



CTRS tents



CTRS tiny shelters

13. Source: VAGLAHS - Welcome Center Fact Sheet (TAB 23, CERS NEO binder)

14. Source: VAGLAHS - CTRS Flier (TAB 24, CERS NEO binder)

team has a “Case Coordination” approach aimed at optimizing the Veteran’s current care team while providing additional needed care onsite at VA. VAGLAHS is currently transitioning a portion of CTRS on the Los Angeles National Veterans Park area of the West LA Campus, from tenting to tiny shelters. Phase one of the initiative will prepare the area to receive between 82-120 tiny shelters for Veterans experiencing homelessness. The area, which is bordered by San Vicente Boulevard to the southwest and Wilshire Boulevard to the southeast, is the current site of the CTRS initiative, a low-barrier-to-entry outreach program that provides homeless Veteran participants a safe, clean, designated tent/tiny shelter living area and regular access to critical medical, behavioral health, and housing services on West LA Campus. Phase two will provide up to 114 tiny shelters for Veterans experiencing homelessness.

In order to participate, Veterans must be VA healthcare-eligible. The program is open to both male and female Veterans in need of services, as well as their spouse. Service animals are welcome for those with a disability; however, emotional support (non-service) animals may not be brought onto the premises.

Safe Parking LA

Safe Parking LA provides a safe place for Veterans experiencing homelessness living in their vehicles to sleep at night while they are connecting with the services they need to enter housing. This 12-hour nighttime program provides private security, restroom access, a donated meal, and social service resources for Veterans living in their vehicles on the West LA Campus. Safe Parking LA works closely with HUD-VASH, community outreach teams, coordinates with the Welcome Center and other pertinent VA teams to allow for easier access to medical and social services as provided at the West LA Campus.

VAGLAHS CLINICAL HOUSING PROGRAMS

DOMICILIARY (DOM)¹⁵

The Domiciliary Care Program at the West LA Campus, located in Buildings 214 and 217, is the largest Mental Health Residential Rehabilitation Treatment Program (MH RRTP) in the nation with the capacity to house 289 Veterans. DOM treatment tracks include:

- General – Seriously Mentally Ill, Trauma, Women (112 Veteran capacity)
- SARRTP – Substance Use Disorder, Detoxification (60 Veteran capacity)
- DCHV – Chronic Homelessness (124 Veteran capacity)

Approximately 95% of Veterans in the DOM program have a mental health disorder and/or substance abuse diagnosis. DOM Veterans receive access to VA rehabilitation program services such as addiction counseling, spiritual, behavioral, physical, psychosocial, dietary, vocational and occupational therapy, to enable Veterans to return to independently living in their respective communities. The interdisciplinary treatment team evaluates Veterans’ needs upon admission and develop a treatment plan with goals and objectives to address specific needs of each Veteran. The West LA Campus DOM serves nearly 1,000 Veterans each year, approximately 50% of Veterans who participate in DOM programming transition into permanent housing.

COMMUNITY LIVING CENTERS (CLC)

Community Living Centers (CLCs) are VA nursing home communities, resembling a “home” as much as possible while offering high-quality care. Veterans may stay for a short time or, in rare instances, for the rest of their life. The mission of CLC is to restore each Veteran to his or her highest level of well-being while preventing declines in health and to provide comfort at end of life. While at a CLC facility, Veterans receive nursing home level of care which includes help with activities

15. Source: VAGLAHS - DOM Fact Sheet (TAB 6, CTRS NEO Binder)

of daily living (e.g., bathing and getting dressed), skilled nursing, and medical care. Located in Buildings 213 (52 beds) and 215 (95 beds), healthcare-eligible Veterans can receive care at the CLCs based on clinical needs and setting availability. Similarly, although not VA-operated or owned, the California Department of Veterans Affairs (CalVet) State Home offers affordable long-term care to aged and disabled Veterans at the West LA Campus in a 396-bed, long-term healthcare facility.

CLCs provide the following services:

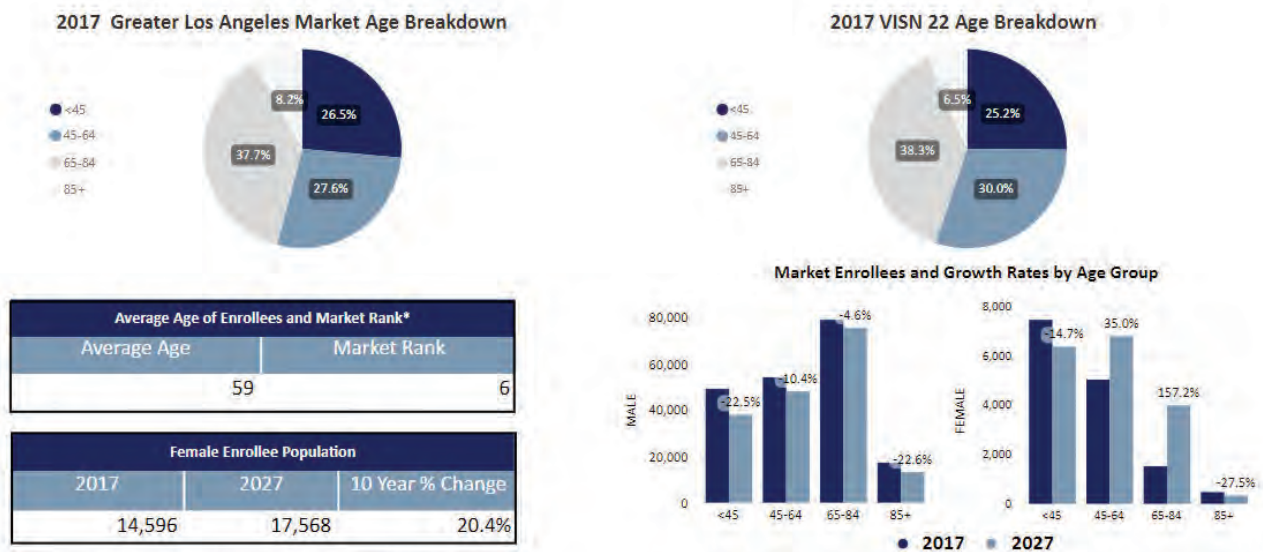
- Twenty-four (24) hour skilled nursing care (e.g., help with a wound or IV care)
- Restorative care
- Access to Social Work Services
- Geriatric evaluation and management

ASSISTED LIVING HOUSING MODEL CONCEPT

Assisted Living facilities are places where Veterans can live in a room or apartment. There are some shared living spaces, like a dining room. In some facilities the Veteran could have their own kitchen or kitchenette. There is a trained caregiver on duty 24 hours a day, 7 days a week. This person can help the Veteran with activities of daily living (e.g., bathing and getting dressed).

Based on a review of the most recent Veteran demographics there is a gap in services on the West LA Campus that is an assisted living level of care, less than CLC nursing home level and more than independent living or board and care in the community. This is an area for further study of authorities and resourcing as a VAGLAHS proof of concept.

FIGURE 2-4 CURRENT AND PROJECTED MARKET ENROLLEE POPULATION - AGE AND GENDER¹⁶



*Market Rank is the rank of the average age from youngest to oldest for 96 markets. In cases where multiple market had the same average age, the same ranking was applied to all of those markets.

16. Source: BY17 EHCPM VetPop & Enrollment

ENHANCED-USE LEASES AND PRINCIPAL DEVELOPER DRAFT COMMUNITY PLAN

ENHANCED-USE LEASE (EUL) PROGRAM - SUPPORTIVE HOUSING COMMUNITY DEVELOPMENT AND OPERATION

VA's EUL program allows VA to out-lease real estate to the private sector for the purpose of developing supportive housing for homeless and at-risk Veterans and their families. An EUL provides a mechanism for a non-VA entity to develop and operate supportive housing for homeless and at-risk Veterans and their families on VA property. The EUL program is managed by VA's Office of Asset Enterprise Management (OAEM). VA enters into a long-term ground lease with a private, not-for-profit, or local government entity, who finances, designs, develops, renovates/constructs, operates and maintains the supportive housing.

The DMP calls for the development of at least 1,200 units of supportive housing for homeless and at-risk Veterans and their families on the North Campus, using the EUL authority (38 U.S.C. 8161-8169) and the HUD-VASH program. On September 29, 2016, the West Los Angeles Leasing Act of 2016 became public law, authorizing the Secretary of Veterans Affairs to enter into certain leases at the West LA Campus to provide permanent supportive housing for Veterans experiencing homelessness and additional services that principally benefit Veterans and their families.

Building 209, the first EUL on West LA Campus, opened in June 2017 with 54 units of permanent supportive housing for Veterans experiencing chronic homelessness, plus one manager's unit. Veterans Housing Partnership (also known as Shangri-La), the EUL lessee, partners with Step Up on Second to provide wrap-around services to help Veterans transition to independent living.

Three more permanent supportive housing projects are currently under construction on the West LA Campus: Buildings 205, 207, and 208. Buildings 205 and 208 are being developed by Shangri-La Construction and its supportive services provider, Step Up On Second (the same team operating Building 209). Buildings 205 and 208 will provide a total of 120 units of permanent supportive housing for Veterans, plus two managers' units. Building 207, the Principal Developer's first EUL project on the West LA Campus, will contain 59 Veteran units, plus one manager's unit. More information regarding the Principal Developer can be found in the following sections.



Building 209, Permanent Supportive Housing for Veterans experiencing homelessness

PRINCIPAL DEVELOPER DRAFT COMMUNITY PLAN

VAs competitively selected Principal Developer, the West Los Angeles Veterans Collective (WLAVC) builds upon prior data and Veteran stakeholder feedback, including the development of the Framework for the DMP, produced a comprehensive 400-page Draft Community Plan. This Plan proposes a road-map to deliver a permanent housing community within the broader West LA Campus coupled with highly coordinated supportive and therapeutic services across the spectrum of both North Campus and wider community needs. In short, the vision of the Draft Community Plan is to transform an aging medical campus into a thriving supportive housing community. The Draft Community Plan has benefited from several years of community outreach and engagement, including dozens of public presentations and hundreds of interactions with community stakeholders. The WLAVC is deeply committed to the successful transition of military Veterans and their families through the provision of service-enriched housing that promotes recovery, wellness, and a more hopeful future. Starting with the foundation of housing, a complete community is envisioned by the Draft Community Plan.

DRAFT COMMUNITY PLAN VISION, GOALS AND RESIDENT POPULATION¹⁷

The Principal Developer envisions this Veteran-serving neighborhood as a space for collective impact and collaboration among the WLAVC, VA staff, local stakeholders, and Veteran-serving community partners to combat Veteran homelessness. This vision will leverage the culturally significant West Los Angeles Veterans Affairs Historic District to create a future fully-integrated neighborhood for potentially 3,000 Veteran residents (including approximately 1,000 current residents in residential and clinical facilities as well as a potential for 2,000

additional residents). This neighborhood will build upon the foundation created by its currently existing historic structures and landscape while infilling with new buildings, open spaces, and amenities to create a cohesive and thriving supportive community. It is anticipated that the West LA Campus will also become a regional hub for the Veteran community and a national model for supporting Veterans experiencing homelessness.

In developing the Draft Community Plan, the lens of the WLAVC extends beyond the construction of the immediate areas and buildings that represent future EUL developments for which the WLAVC will be responsible and considers the totality of the West LA Campus as a thriving continuum of housing and care for Veterans in need. This vibrant, coordinated, and well-supported community will focus on early intervention and continued well-being. The goals for the Draft Community Plan include:

- Developing a shared vision among Veterans, developers, partners, and VA for creating a supportive residential community on the West LA Campus
- Providing implementable strategies for developers, partners, consultants, and agencies championing the Community Plan's vision
- Guiding future developments and improvements to form a cohesive neighborhood that is greater than the sum of its parts
- Streamlining the review and approval process for each development phase
- Providing a clear plan for interested government agencies, developers, stakeholders, partners, and residents to

17. For further information, please refer to the PD's West LA VA North Campus Draft Community Plan, in Appendix B <https://westlamasterplan.org>

engage in the community

- Defining shared metrics to measure community benefits and potential impacts resulting from the Community Plan's implementation

By sheer scale alone, the site will naturally become a regional hub for Veterans and their families. The vision is to seamlessly weave the new housing community into the existing housing continuum on the West LA Campus; for example, emergency housing (including VA CTRS and the Domiciliary), bridge housing (including A Bridge Home and New Directions), and other existing housing programs including the CalVet Home at West LA, will become natural feeders and destinations for Veteran residents.

WLAVC CORE VALUES

In its careful planning and deliberate service design, the WLAVC has striven for community balance, incorporating joint standards where applicable including those concerning safety and property management. Most importantly, the WLAVC takes a holistic, person-centered view of Veteran and family residents that maximizes the quality of life of all those seeking housing and services.

WLAVC Core Values for the management and operation of the West LA North Campus community are outlined below. WLAVC will endeavor to request that all operating entities within the West LA North Campus area proactively adopt these values such that Veterans experience a consistent and equitable experience no matter where they reside on the North Campus.

TABLE 2-2 WLAVC'S CORE VALUES FOR THE OPERATION OF THE NORTH CAMPUS COMMUNITY

Advocate	Champion the universal right of all Veterans to live in quality, affordable housing.
Serve	Assemble holistic and comprehensive services, amenities and housing that help anchor Veterans in a home and community.
Nurture	Support Veterans' mental, physical and emotional health by meeting them where they are while promoting the development of therapeutic community that benefits from safety, livability, and connectivity.
Engage	Nurture a healing and thriving community where Veterans have ample opportunity to share their talents as supportive peers and empowered community leaders.
Restore	Build neighborhoods that honor Veterans service by preserving the historic and natural environment of the community, shaping it into an environmentally and culturally vibrant place.
Embrace Equity	Develop and exercise policies that promote consistency, fairness and justice to ensure community stability, social cohesion, and housing retention.
Collaborate	Embrace Veterans, stakeholders and partners with shared values, insight and respect to collaboratively serve the interests and needs of the diverse community.
Sustain	Ensure the long-term fiscal health, viability and success of the community through strong operations and community programs.
Learn	Foster a learning environment that leverages collective experience, promotes innovation, flexibility and appreciation for contributions by all.
Respect	Uphold President Lincoln's promise "To care for him who shall have borne the battle and for his widow, and his orphan..." which underpins the mission of the VA. Honor and respect our Veterans in all that we do.

VETERAN SUPPORT SERVICES

WLAVC's campus housing and services will be collaboratively coordinated to help ensure a safe, dignified community environment that will function independently while also in coordination with VA care and services provided on both the North and South areas of the West LA Campus. The development of a deliberately planned, cohesive community on the West LA North Campus provides a tremendous opportunity to address Veteran homelessness on a large scale while affording the WLAVC an opportunity to help create a "gold standard" supportive service structure for Veterans, families (including children), and certified caregivers in need. Services are intended for those living in housing and within the geographic area).

INDIVIDUAL HOUSING SERVICES STRUCTURE AND TARGET DEMOGRAPHICS

WLAVC envisions a vibrant Veteran community that strives to meet its residents where they are. Qualifying homeless and at-risk Veterans of all backgrounds and war eras will be housed. In terms of coordinated supportive housing service provision, individual housing developments will each have a dedicated case management team. Housing-specific services will include developmentally-appropriate behavioral health and services coordinated between WLAVC and VA.

Some of the buildings developed by WLAVC will have a focus on specialty populations for which specific, tailored services will be offered. Future housing development for specialty populations will be needs-based. Principal Developer, in coordination with VAGLAHS leadership and other federal, state and local stakeholders, will discuss current needs assessments relative to housing tenant selection planning. Based on data surrounding current needs, projected individual building specialty populations are:

- Chronically homeless and at-risk Veterans with greatest need (B400, 402, 404, 207, 408, 409, 410, 156/157, 158, 256)
- Senior Veterans 62+ (B207)
- Women Veterans (B210)

WHOLE-CAMPUS SUPPORT SERVICE COMPONENTS

A slate of comprehensive, integrated services, partnerships and amenities based on community feedback and demonstrated need are part and parcel of the WLAVC's community design, with an eye toward the removal of barriers to accessing vital ancillary services (such as food, clothing, transportation, and necessary comfort items). Specialty community services are planned to address diverse Veteran needs, including LGBTQIA community members, women Veterans, Veteran families and certified caregivers, single-parent Veteran families, disabled Veterans, and Veterans who may have experienced challenges such as Military Sexual Trauma, Post-Traumatic Stress, Substance Use issues, Traumatic Brain Injury, and/or Moral Injury.

Whole-campus support services will be provided by WLAVC in conjunction with VA sections, community partners and other campus developers and their service providers. Whole-campus community services will be offered to those living in housing on the West LA Campus as well as those in need hailing from off-campus. Components of wider WLAVC community services include:

The Town Center, Town Green and Town Hall

The Draft Community Plan envisions the area around Building 13 as the Town Center, which will be a critical component of the community's social, amenity and enterprise aspirations. Each of the four (4) newly constructed supportive housing developments to be built around the Town Green (an extensive open green space intended for recreation and community enjoyment) will also have extensive supportive service and mixed use amenity space (including opportunities for SDVOB's) on the ground floor of each building, thereby activating this social and opportunity hub of the community. The Principal Developer is in discussions and negotiations with VA and its Veteran Canteen Service (VCS) to establish a Canteen in or adjacent to the Building 13, with indoor and

outdoor dining space facing the Town Green, and a Patriot Store that will replace and expand the small convenience store that now exists on the North Campus. In addition, Building 13 will have a Grand Hall, which will be used for holiday meals and celebrations (there will be a commercial kitchen in the building), lectures, career fairs and other community activities. Building 13 may also feature 25 permanent supportive housing apartments on the upper floor. A complete description of the Town Center can be found on page 166.

Wellness Center (Around Building 300)

Building 300 will serve as the supportive service and wellness hub of the North Village, located near hundreds of homes on the North Campus. This building is central to the majority of the housing, which is north of the CalVet home. Within the expansive service space, a blended “one-stop” model for services (including those provided by U.S. VETS, non-profit partners, VA staff, and County services) will be carefully coordinated to result in the best outcomes for the Veterans and families living both onsite and offsite. The Community Plan has designated 15,000 SF of the building as support service space for a wide variety of services and amenities, including case management, clinical services, VA professional staff, women Veterans services, non-clinical human services classes and groups, a Career Initiative Center, transportation coordination, resources, a food bank, legal clinic, peer navigators from the County of Los Angeles, activities and events coordination, telehealth spaces, and more. There will be a computer room, barber and beauty services, and an exercise room in the building. The Community Plan also contemplates a Veterans Canteen Services (VCS) coffee shop in the main lobby, to the extent permitted by federal regulation. Building 300 may also contain 44 permanent supportive housing units (Please see more about this proposal described in further detail in Section V).

The Veterans Collective (501c3 Backbone Organization)

The North Campus community will be supported by a 501c3 “backbone” organization located in Building 13, called The Veterans Collective (“TVC”). The Veterans Collective (TVC) is proposed to collaborate with VA as a convener of collective impact, including sponsoring and arranging whole-community programming and events, cultivating community engagement and ownership, advancing policy surrounding Veterans and the community, leveraging and mobilizing resources (including a development function and cadre of community volunteers), implementing North Campus-wide communications (including a monthly newsletter and annual report), and establishing shared measurement practices. TVC will have administrative oversight for community coordination and oversight of WLAVC’s planned North Campus common areas. Each individual WLAVC housing development will be responsible for its own property management, however, TVC will help to coordinate joint property management standards, whole-campus safety protocols, support joint service provider coordination and community upkeep in shared spaces. Utilizing a Collective Impact model, TVC will also convene campus stakeholders and service providers around the needs of the community via a campus Veteran and community stakeholder Alliance. TVC’s overarching function will be to guide vision and strategy in order to create and maintain community cohesion.

PARTNERSHIP IS KEY TO A THRIVING, COHESIVE COMMUNITY

WLAVC plans to work in conjunction with existing West LA Campus structures in order to meet community needs, together. There are many proposed opportunities to coordinate and partner including:

- Exploring VA partnerships and authorities for co-location in WLAVC buildings to include co-locations such as VA occupying clinical mental health space, medical services space and space for the homeless Veteran Welcome Center. WLAVC has also proposed contracted Barber/ Beauty services in Building 300, plus the WLAVC has requested co-location of a VCS Canteen and Store in Building 13
- Creating opportunities for shared groups, classes and presentations across a range of VA sections including Gerontology, Whole Health, Women's Health and Homelessness Prevention Services. Partnered Healthy Teaching Kitchen and Veteran Arts classes are also desired. Classes can be jointly presented, or scheduled to be solely partner-provided
- Creating shared events, volunteer opportunities and recreational activities
- Community coordination in conjunction with VA Center for Development and Civic Engagement (CDCE)
- Creation of a shared alliance of West LA Campus Veterans and/or community providers in order to maximize collective impact
- Coordination with the Veterans Experience Office around Veterans experience metrics and outcomes



Arnold Wellness Walk

PROGRESS AND PATH FORWARD

The West LA Campus is a community of Veterans with diverse housing options, with nearby assisted living and clinical treatment residential environments. Fifty-four Veterans formerly experiencing homelessness live in Building 209 (plus one manager), the Domiciliary accommodates up to 151 Veterans in Building 217 and 138 Veterans in 214, the Community Living Centers are VA-operated skilled nursing facilities with 52 Veteran capacity in Building 213 and 95 Veteran capacity in Building 215, and the CalVet State Home is a 396 Veteran graduated-care facility, including independent living through skilled nursing, operated by the State of California. Veterans also occupy emergency and bridge shelter residential settings in Building 116 and A Bridge Home. Veterans also are provided security, meals, restrooms, and support services in the Care Treatment and Rehabilitative Services (CTRS) and Safe Parking LA overnight outreach initiatives. While not all these residential facilities fall under CERS, or even VA's direct purview, all Veteran residents will be stakeholders in the community originally contemplated in the 2016 Draft Master Plan and advanced in this Master Plan 2022 update.

The Housing First and "Housing as Health" approach for the West LA Campus is on a multi-year delivery timeline with 600 units currently in pre-development (e.g., EUL turnover projects underway), construction, and/or operation (B209, B205, B208, B207, Lot 38, Lot 48, B156, B157, MacArthur Field Phase 1). The West LA Campus is an important component of VAGLAHS' strategy to ending Veteran homelessness in the catchment area; however, it is not the sole approach or solution. Approximately 3,681 Veterans are experiencing homelessness in LA County, and approximately 2,508 are experiencing homelessness in Service Planning Areas 2, 4, 5 and 6 that are proximate to the West LA Campus according to the 2020 PIT count. The Housing First approach prioritizes Veteran choice. Veterans experiencing homelessness are autonomous individuals empowered in their choice of

housing option. VAGLAHS has conducted extensive Veteran outreach to attempt to determine homeless Veteran interest and demand in living on the West LA Campus in permanent supportive housing. These outreach and engagement efforts require consistent monitoring, communication, and validation to proactively manage VA's strategy to end Veteran homelessness in the Greater Los Angeles area. VAGLAHS uses by-name lists and data, as well as community shelter, transitional, and permanent supportive housing development to match long-term housing projects to Veteran demand, respecting the independent preferences of Veterans experiencing homelessness. Based on this process, VAGLAHS continues to prioritize the delivery of 1,200 permanent supportive housing units, in line with the housing demand studied in the 2016 Draft Master Plan, with a commitment to continue to monitor this demand as additional West LA Campus housing becomes operational and Veteran demographics and preferences evolve.

SECTION III

STAKEHOLDER ENGAGEMENT

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BACKGROUND

The 2016 Draft Master Plan, signed by the Secretary of the U.S. Department of Veterans Affairs (SECVA) in January 2016, was the culmination of an outreach process that began in June 2015, and represented unprecedented input and response to VA from Veterans Service Organizations (VSOs), Veterans, local community entities and individuals, charitable and philanthropic entities, elected officials, state and local authorities, and many other stakeholders. Over 100 meetings were conducted, and more than 1,000 responses were submitted in response to the Federal Register posting. The comments and data collected were carefully reviewed and considered to reflect and address Veteran and stakeholder interests in the planning process.

As VA embarked on this first revision of the 2016 Draft Master Plan, VA worked in close collaboration with these stakeholders to ensure Master Plan 2022 similarly included their views as VA continues to work to transform the West LA Campus to better serve the needs of Veterans. VA has used a variety of methods to keep stakeholders informed and engaged since issuing the 2016 Draft Master Plan. Methods of engagement included small group advisory councils, large public meetings, questionnaires, and surveys conducted over the past five years to encourage meaningful dialogue and garner thoughtful input. Lines of communication to share relevant information were kept open through a variety of channels, including direct email, a dedicated website (<https://westlamasterplan.org>), social media posts, and traditional news media releases.

Effective public engagement is important to ensure that stakeholders who are most likely to be directly affected by changes to the West LA Campus and those with relevant

local knowledge, are provided the opportunity to be involved in the master planning process. By adhering to core public participation principles, VA and stakeholders can build trust, create resilient relationships, and promote commitment to the transformation of the West LA Campus to the benefit of Veterans. Engaging stakeholders is a central theme of this Master Plan 2022 and is a critical factor to its long-term success.



VA Secretary Denis McDonough, meeting Veterans on the West LA Campus during his site visit

General Note:

The information in this section has been updated to reflect the most current information available. To review the 2016 Draft Master Plan, please navigate to the following URL: <https://westlamasterplan.org>

COMMUNITY ENGAGEMENT SINCE ISSUANCE OF THE 2016 DRAFT MASTER PLAN

Since publication of the 2016 Draft Master Plan in January 2016, VAGLAHS has remained committed to engaging all interested parties in implementation of Master Plan and all other campus developments.

One of the primary means of engagement is the Veterans and Community Oversight and Engagement Board (VCOEB), established on September 29, 2016, following enactment of the West Los Angeles Leasing Act of 2016. The purpose of the VCOEB is to provide advice and make recommendations to the SECVA on: Identifying the goals of the community and Veteran partnership; improving services and outcomes for Veterans, members of the Armed Forces, and the families of such Veterans and members; and on the implementation of the 2016 Draft Master Plan, and on the creation and implementation of any successor master plans. The VCOEB meets two to four times a year, and meetings are open to the public and recorded.

VAGLAHS also engages the Veteran community and general public through various platforms including but not limited to:

- Los Angeles Region Community Veterans Engagement Board (CVEB)
- VAGLAHS Town Halls
- Project information sessions
- VAGLAHS staff participation in community meetings and meetings with elected official
- Stakeholder surveys
- 2016 Draft Master Plan Website (<https://westlamasterplan.org>)
- Email distribution list for important updates (available via <https://public.govdelivery.com/accounts/USVHA/subscriber/new>)
- Email box for inquiries and comments (VHAGLAMasterPlan@va.gov)
- Facebook: <https://www.facebook.com/losangelesva> (5K+ followers)
- Twitter: <https://twitter.com/LosAngelesVA> (4K+ followers)

While the COVID-19 restrictions have placed some limitations on physical access to the West LA Campus and in-person meetings, VA has made every effort to sustain public engagement by making meetings accessible virtually and leveraging the use of email, online platforms, and social media.

PUBLIC PARTICIPATION FOR ASSESSMENT OF ENVIRONMENTAL IMPACTS

As an integral part of the 2016 Draft Master Plan, VA conducted thorough assessments of environmental, historic, and socioeconomic impacts of redevelopment projects at the West LA Campus, which involved their own public participation processes in compliance with the National Environmental Policy Act (NEPA).

An Environmental Assessment (EA) was completed for the renovation of three underutilized West LA Campus buildings (Buildings 205, 207, and 208) to repurpose them into Veteran residential housing using VA's Enhanced-Use Lease (EUL) authority. Public notices and opportunities for comment included:

- October 28, 2018: Publication of Draft EA: notices published in the Federal Register and the Los Angeles Times
- November 14, 2018: Public meeting on the Draft EA
- March 13, 2019: Publication of Draft EA: notices published in the Federal Register and the Los Angeles Times
- April 5, 2019: Publication of Final EA for Buildings 205/208/207 and Finding of No Significant Impact

VA also completed a Programmatic Environmental Impact Statement (PEIS) that assessed alternative scenarios for comprehensive redevelopment of the West LA Campus in response to the 2016 Draft Master Plan. The PEIS development involved a robust public participation process that included not only formal notices and meetings, but also outreach to more than 700 Veterans, VSOs, and interested parties that joined the 2016 Draft Master Plan email distribution list. Public participation milestones included:

- May 15, 2017: Publication of Notice of Intent to prepare a PEIS in the Federal Register
- June 7-9, 2017: Public scoping meetings; notices published in the Federal Register and the Los Angeles Times
- December 7, 2018: Publication of Draft PEIS; made available online and at five public libraries in LA County
- January 15-17, 2019: Public meetings on the Draft PEIS; notices published in the Federal Register and the Los Angeles Times
- June 26, 2019: Notice of Final PEIS; made available online
- September 3, 2019: Signature of Record of Decision

ENHANCED-USE LEASE (EUL) PUBLIC HEARINGS

In addition, as VA works with private developers through the EUL Program to develop supportive housing for homeless or at-risk Veterans, public participation has been an important part of the process. VA's EUL statute provides that prior to entering into an EUL, VA must conduct a public hearing to "receive the views of Veterans service organizations and other interested parties regarding the proposed lease of the property and the possible effects of the uses to be made of the property under a lease of the general character then contemplated. The possible effects to be addressed at the hearing shall include effects on— (1) local commerce and other aspects of the local community; (2) programs administered by the Department; and (3) services to Veterans in the community" (38 U.S.C. § 8163(a)).

EUL public hearings conducted at the West LA Campus since 2016 included:

- November 16, 2016: Public hearing on the EULs for Buildings 205, 208, 209, and MacArthur Field.
- April 26, 2018: Public hearing on the EUL for Building 207 and the Principal Developer concept.
- July 23, 2020: Public hearing on the proposed EUL with the Principal Developer and plan for a minimum of 900 units of supportive housing over a series of phases.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) MEETINGS

As part of the NHPA process, a number of meetings were conducted at VAGLAHS which were opportunities for both local and national stakeholders to give input on the PA and other NHPA documentation.

- June 7-9, 2017: Scoping meetings
- November 29, 2017: First Consulting Party meeting
- November 15, 2018: Draft Programmatic Agreement meeting
- January 15-17, 2019: Public meetings for Draft PEIS and PA
- March 21, 2019: Final Consulting Party meeting



Wadsworth Chapel

PRINCIPAL DEVELOPER SELECTION AND PUBLIC ENGAGEMENT ACTIVITIES

Following completion of the 2016 Draft Master Plan, VA began exploring different approaches to accelerate the delivery of Permanent Supportive Housing for homeless and at-risk Veterans and their families on the North Campus. VA's goal is to create a safe, affordable, housing community for Veterans on the North Campus that is well-planned and cohesive (i.e., a neighborhood, not a series of individual buildings).

To achieve this objective, VA sought to identify a Principal Developer that would provide a multi-faceted team to plan, coordinate, and execute planning and development activities for the new housing community, including development of at least 900 supportive housing units.

To promote a competitive selection, VA undertook the following efforts:

- Held an Industry Forum on July 10, 2018, to provide information on the opportunity to the development community (50+ in attendance from 40 organizations)
- Posted the solicitation on FedBizOps and sent targeted email blast advertising solicitation to more than 125 people
- Received responses from multiple highly qualified supportive housing development and operations teams nationwide
- Conducted due diligence and interviews with Offerors' references & local government stakeholders
- Held oral presentations for Offerors

After a rigorous evaluation process, VA selected the West L.A. Veterans Collective LLC (WLAVC) to be the Principal Developer in November 2018. WLAVC was formed for the sole purpose of serving as VA's Principal Developer. WLAVC

is comprised of three primary firms (Century Housing Corporation, U.S. VETS, and Thomas Safran & Associates). Additional team members include KFA, KPFF, Historic Resources Group, and City Fabrick. Together, these Veteran-led and Veteran-focused organizations possess the experience, capabilities, financial wherewithal, and relationships to successfully achieve VA's goals for the West LA Campus.

Since then, in its capacity as Principal Developer, WLAVC has been working on a Draft Community Plan for the West LA Campus, and has been actively engaging neighbors, on-site service providers, Veteran partner organizations, and the Veteran community in the development of this plan. Over the past two and a half years, the WLAVC has connected with thousands of stakeholders in order to integrate feedback and suggestions that have been gathered during countless hours of outreach.

Efforts have included both initial and ongoing outreach via:

- Developing and updating a list of Frequently Asked Questions to incorporate stakeholder questions and enhance communication
- Presenting about the WLAVC, Draft Community Plan and progress to community stakeholder groups
- Eliciting feedback from stakeholder groups and individuals both in-person and online (including a dedicated website, <https://www.wlavc.org/>)
- Participating in West LA Campus events and activities to engage Veterans experiencing homelessness and potential future residents, including Stand Down events
- Creating a stakeholder survey regarding campus amenities and the naming of the community (accessed at <https://www.surveymonkey.com/r/wlava>)
- Conducting West LA Campus "in-reach" to leadership and individual VA sections

- Holding informational listening sessions about the Draft Community Plan with Veterans groups, VSOs, and local, state and federal representatives
- Attending Veteran community events on the North Campus and wider VAGLAHS catchment area
- Participating in recurring events such as quarterly VA Town Hall Presentations, monthly West LA VA Services Council (now VAGLAHS Community Partner Collective) meetings and working groups, VCOEB meetings, and quarterly Veterans Homelessness Policy Meetings

The WLAVC is working in close collaboration with VAGLAHS Public Affairs and Veteran-serving groups in crafting responsive, meaningful, and concise engagement targeted toward stakeholder audiences. Additionally, the WLAVC recently engaged a Public Relations and Communications contractor in order to expand engagement and integrate feedback from community stakeholders. As the West LA Campus community is built over the course of multiple phases, ongoing outreach will also provide valuable opportunities for bi-directional communication that will empower Veteran and family stakeholders to voice their emerging needs and take ownership of specific programming and events that are meaningful to them. The WLAVC has begun creating an annual North Campus outreach and events calendar based on prior community feedback and local institutional knowledge of the annual slate of Veterans and family-specific community events. Deliberate outreach planning and execution in conjunction with key existing events and celebrations will help weave the community together and increase the breadth and depth of North Campus offerings to create a welcoming and supportive atmosphere for all stakeholders.



Veterans Stand Down community engagement

MASTER PLAN 2022 PUBLIC PARTICIPATION

VA initiated a dedicated public participation process on Master Plan 2022 during the summer of 2021, with the aim of obtaining valuable input from Veterans, their families, VSOs, elected officials and the public on the opportunities, constraints, and options being considered in the development of Master Plan 2022. This update to the 2016 Draft Master Plan is based on the sharing of information for input during the development of Master Plan 2022 update, as well as a 60-day public comment period of the draft document on the Federal Register. The following virtual Master Plan 2022 Town Halls were held for information sharing and comment requests.

- August 19, 2021 @ 4:00-5:15 PM PT - VSO & VCOEB
- August 19, 2021 @ 6:00-7:15 PM PT - Elected Officials & General Public
- September 9, 2021 @ 4:00-5:15 PM PT - VSO & VCOEB
- September 9, 2021 @ 6:00-7:15 PM PT - Elected Officials & General Public
- September 30, 2021 @ 4:00-5:15 PM PT - VSOs & VCOEB
- September 30, 2021 @ 6:00-7:15 PM PT - Elected Officials & General Public
- October 28, 2021 @ 4:00-5:15 PM PT - VSO & VCOEB
- October 28, 2021 @ 6:00-7:15 PM PT - Elected Officials & General Public
- November 18, 2021 @ 4:00-5:15 PM PT - VSO & VCOEB
- November 18, 2021 @ 6:00-7:15 PM PT - Elected Officials & General Public

Collectively, 516 participants joined the ten town halls virtually. In addition to Master Plan 2022 Town Halls, VA made a total of 53 virtual sessions available to VSOs and community partners to discuss the draft of Master Plan 2022. The sessions took place during the weeks of October 18, 25, November 15, 29, and December 6, 2021. During the question-and-answer periods at Master Plan 2022 Town Halls, participants had an opportunity to ask questions about the information provided



August 19, 2021, Master Plan 2022, virtual Town Hall meeting



November 18, 2021, Master Plan 2022, virtual Town Hall presentation

and give feedback. Some of the common topics for the comments included:

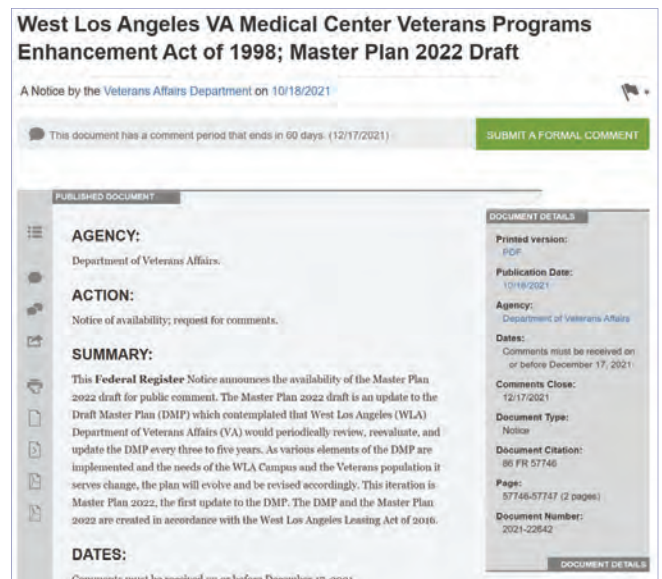
- Additional Veteran-focused services and amenities that can be provided in addition to housing
- Opportunities for small businesses and Veteran employment
- Relationship between the new supportive housing and the HUD-VASH program
- Availability of same day sheltering and after-hours access to shelter
- Existing leases and other land use agreements on West LA Campus

Throughout the above town hall engagement process, the public was also encouraged to submit written comments and uploads before, during, or after the town halls, through a Veteran & Stakeholder Feedback Questionnaire, available at <https://westlamasterplan.org>. A total of 119 responses that were received via the questionnaire and the Federal Register indicated that the most important Master Plan issue to commenters was housing services. Secondary topics of interest were job training, transportation to and from West LA Campus, and sports and recreation opportunities.

VA published a draft of Master Plan 2022 document on the Federal Register to obtain feedback on the concepts outlined in the plan. A printed copy of the document was also made available at five local libraries for the benefit of community members who may not have easy access to the Internet. The comment period on the core document concluded on December 17, 2021, 60 days from publication of the draft on the Federal Register. After VA reviewed and addressed public comments, Master Plan 2022 draft was further refined and submitted into the concurrence process for review and ultimate signature by the SECVA.



Master Plan 2022 website



Webpage for the Federal Register feedback

CONTINUED STAKEHOLDER ENGAGEMENT

Following the finalization of Master Plan 2022 and its signature by the SECVA, internal and external stakeholders will have opportunities to remain engaged with the Master Plan and related activities on the West LA Campus. The following are some of the ways that VAGLAHS anticipates maintaining stakeholder engagement:

- Quarterly e-newsletter (Master Plan e-Mailer) providing updates on Master Plan activities at the West LA Campus will go out to GovDelivery Master Plan stakeholder email list
- Video segments of current and future Master Plan construction sites will continue to be posted to VAGLAHS social media channels, as progress on each commences, as well as posted to the Master Plan website (<https://westlamasterplan.org>)
- As COVID-related campus access restrictions are lifted, members of the public, local Veterans groups, elected officials, and media will be invited for tours of Master Plan sites
- VA will continue to conduct proactive community outreach, whereby VAGLAHS representatives attend local neighborhood council, VSO, and elected official meetings to share progress updates on Master Plan activities
- VA will continue to conduct regular standing meetings to receive input from the VCOEB, West LA Master Plan Integrated Project Team (IPT) Governance Board, CVEB, and the VAGLAHS Executive Team
- VA will provide Master Plan updates and receive input from Veterans, VSOs, employees, and elected officials through recurring Town Hall meetings
- VAGLAHS staff use opportunities while serving Veterans across our jurisdiction and while meeting with other key stakeholders to promote Master Plan engagement
- The Principal Developer through the Backbone Organization will organize regular Town Hall meetings among Veteran residents of the new community to provide updates and solicit feedback related to various topics, including development, events, services, and programming
- The Principal Developer through the Backbone Organization will organize regular convenings of VA staff and Veteran service partners to coordinate programming, services, and events



Veterans Day Parade

SECTION IV

**EXISTING CONDITIONS &
SITE ANALYSIS**

FIGURE 4-1 WEST LA CAMPUS - 2020



BACKGROUND

The Existing Conditions and Site Analysis Section is intended to provide an overview of the existing conditions of VA's West LA Campus and highlight the key assets, opportunities, and constraints across the 388+ acre site. This study of the existing conditions builds upon the analysis that was completed in the 2016 Draft Master Plan (DMP) for the West LA Campus. The areas of analysis considered in the development of this document include the following existing conditions:

- Site Context
- Historic Elements
- Environmental Considerations
- Open Space Elements
- Land Use Agreements
- Utilities & Infrastructure
- Circulation and Transportation

As a part of this analysis, Key Redevelopment Opportunity Areas have been defined. This analysis of the West LA Campus was informed by the review of current information about the site as well as several draft and approved plans for the West LA Campus, including, but not limited to, the following documents:

- Programmatic Environmental Impact Statement (PEIS) 2019
- The VAGLAHS West Los Angeles Draft Campus Historic Resources Plan (CHRP) 2021
- All Agreements Detail (RI. Dt. 06/01/2020)
- Site Utility System Study: Final Draft Report 2020
- Draft Community Plan: 8/19/2021
- Preservation Priorities: 2019
- Management Priorities: 2020
- West LA Archaeological Sensitivity Model: 2018
- Landscape Study: 2018
- National Register of Historic Places West LA VA Historic District Registration: 2014
- VA West Los Angeles Medical Facility Campus Phase II Guidance Document July 21, 2017

General Note:

This information in this section has been updated to reflect the most current information available. To review the 2016 Draft Master Plan, please navigate to the following URL: <https://westlamasterplan.org>

HISTORIC GROWTH PATTERN

NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS (1888 - 1930)

The First Generation of Veterans facilities were constructed to provide homes for Veterans of the Union Army, and were eventually opened to all Veterans of wars prior to World War I. These were originally known as the National Homes for Disabled Volunteer Soldiers (NHDVS), and by 1907, eleven branches of the NHDVS were operating around the country. Following WWI, new campuses were designed as primary care facilities, and became known as the Second Generation of Veterans Hospitals. After WWII, VA properties again required updating, resulting in the Third Generation of Veterans Hospitals, which were designed to be state of the art and close to universities, to facilitate training with medical schools. The following text is from the National Register of Historic Places West Los Angeles Veterans Affairs Historic District Registration.

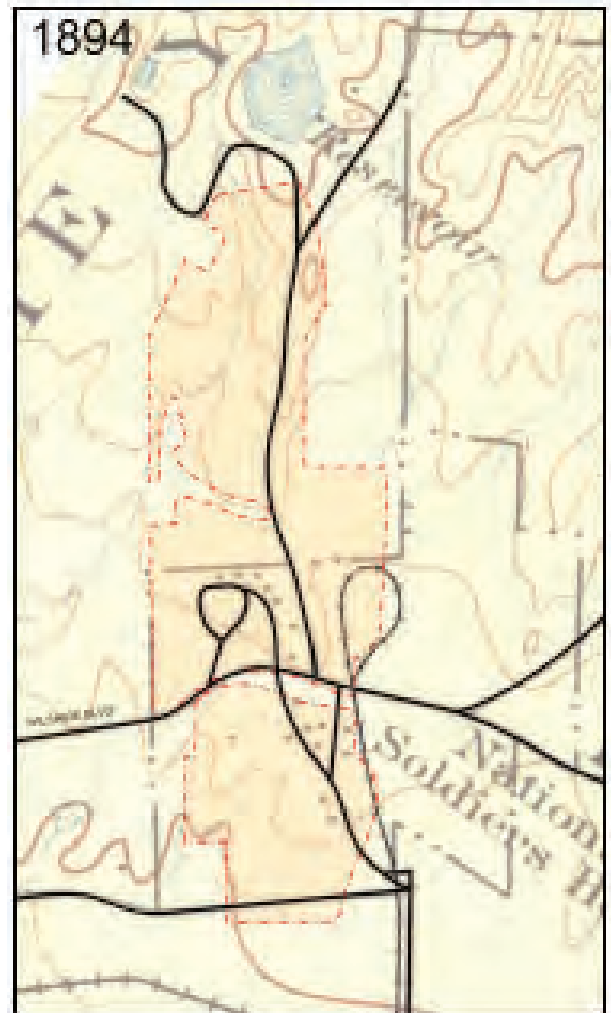
- The Pacific Branch of the National Home for Disabled Volunteer Soldiers was established in 1887 on 600 acres of donated land.
- The first barracks was completed in December 1888 and filled quickly, as Veterans had already begun to gather on site, living in tents. Additional early construction included a mess hall and hospital.
- By 1889, a cemetery had been created on 20 acres of land, providing burial space for Veterans at the Pacific Branch.
- The hospital called Barry Hospital was in a constant state of reconstruction and remodeling during this period.
- By 1908, 11 wood frame barracks had been constructed, each two or three stories with porches on three sides.



Domiciliary, Barracks #4 (left, not extant) and #5 (right, not extant), view northeast (Santa Monica Public Library, 1890)



Domiciliary, Assembly Hall (right, not extant) view west (Los Angeles Public Library, 1892)



1894 USGS Topographic Map

Each barracks housed between 150 and 200 Veterans, governed by a captain. The mess hall and kitchen were also frequently enlarged and by 1910 provided meals and dining facilities for nearly 1,000 Veterans.

- Historic photos of the Pacific Branch show numerous, elaborate Shingle style frame buildings connected by broad roads and walkways and surrounded by abundant, mature planting of pines, palms and eucalyptus.
- The main complex consisted of a series of buildings arranged on a U-shaped drive open to the south and included barracks, a dining hall, hospital, headquarters building, residences for officers and other staff, library and assembly building, theater, streetcar depot and multi-denominational chapel. A large, open lawn on the

central axis of the U shape served as a parade ground. The site slopes down from north to south, and buildings were arranged facing south to take advantage of the views and ocean breezes.

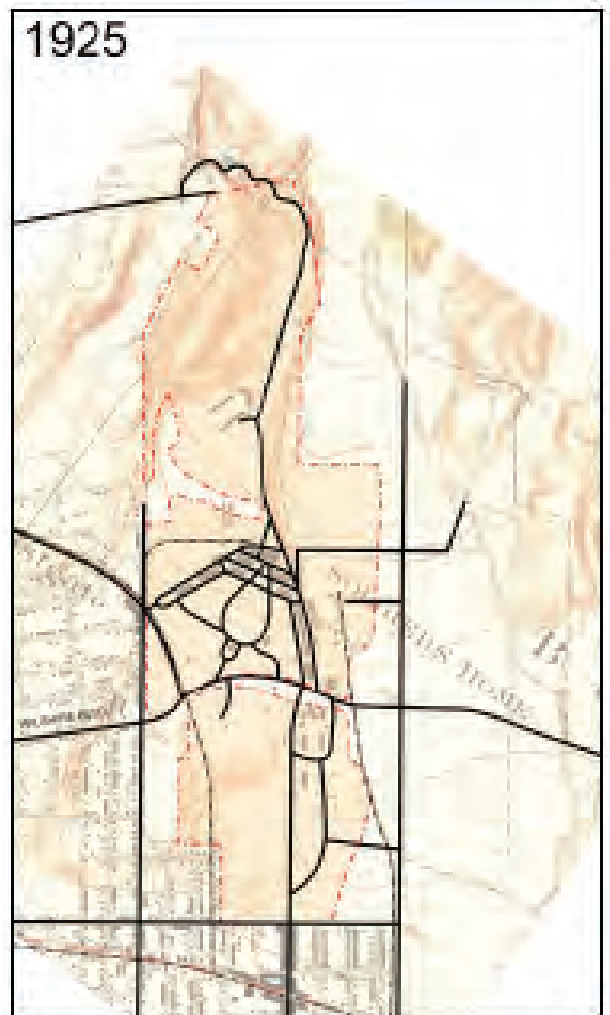
- Large areas of the branch served as a working farm, supplying grains, vegetables and fruit for the kitchens.
- In 1904, the Pacific Branch became a stop on the Los Angeles Pacific Electric Railway “Balloon Route,” which traveled in a rough circle from downtown Los Angeles to Santa Monica and Venice before returning downtown. A spur off of the Westgate line of the Southern Pacific Railroad provided access to the Trolley Depot which still exists on the West LA Campus.



Aerial view of Campus, view north, note Bonsall Ave at center and Federal Avenue left (VA Archives, 1924)



Aerial photo of Campus, view northwest (Los Angeles Public Library, circa 1920)



1925 USGS Topographic Map

SECOND GENERATION VETERANS HOSPITAL (1923 - 1952)

- From 1925 to 1945, the Campus went through tremendous change, most likely due to the two World Wars. First, the Campus developed in density within the existing neighborhood north of Wilshire Boulevard. By 1934, maps show many buildings that still exist today including Buildings 156, 157, the Mess Hall, and Building 13.
- By 1947, the Campus development had expanded north. A new road network was formed on the northern plateau

of the Campus creating more fan-like arrangement of streets. Seven neuropsychiatric hospital buildings were constructed at the north end of the campus in the H-shape plan (Buildings 205, 206, 207, 208, 209, 256, and 257).

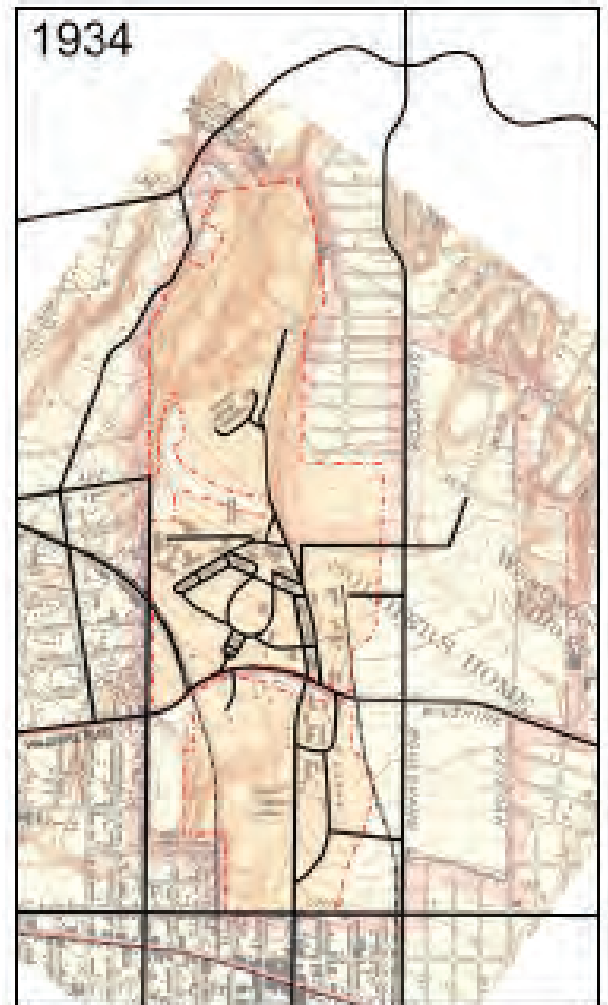
- To provide for the growing demand, a number of temporary barracks were provided during construction of permanent buildings. Building 199, constructed in 1932



Domiciliary, unknown building (not extant) (Los Angeles Public Library, 1939)



Domiciliary, Bonsall Avenue view north (Los Angeles Public Library, circa 1930)



1934 USGS Topographic Map

and known as the Hoover Barracks, is the sole remaining structure.

- Maintenance and utility buildings were constructed concurrently with hospital buildings and are located east of Bonsall Avenue, at a lower grade. Until construction of the San Diego Freeway (I-405) in 1954, the utility area was served by a spur of the Pacific Electric Railway, part of Los Angeles' streetcar system.

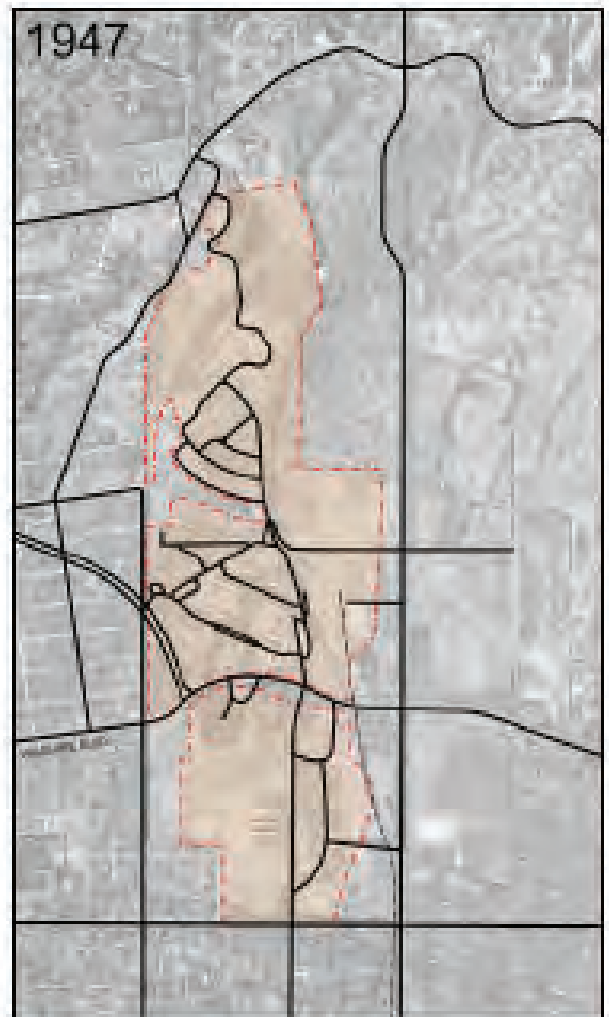
- Occupational therapies on Campus included rug and basket weaving as well as book binding. It was not uncommon for occupational therapy to take the form of work programs on the hospital campuses. In addition to the two theaters, recreational facilities included, three libraries, soft ball field, croquet courts, horseshoe pitch and the golf course.



Domiciliary, Chapel, view northwest (Los Angeles Public Library, 1941)



Domiciliary, Governor's Residence (not extant) (VA Archive, ND)



1947 USGS Topographic Map

THIRD GENERATION VETERANS HOSPITAL AND BEYOND (1950+)

- Medical research became an important component of healthcare provided at West LA Campus after World War II with the formation of a partnership with University of California Los Angeles (UCLA) medical school in 1947.
- At the West LA Campus, construction of post-World War II healthcare facilities began in 1955 with groundbreaking for a new surgical wing for Wadsworth Hospital (now Building 304). By 1962, the West LA Campus was still the largest VA in the country with more than 6,000 patients and 4,500 volunteer workers.
- By 1965 four supplementary research facilities were constructed north of Wilshire Boulevard.
- On February 9, 1971, a magnitude 6.0 earthquake struck

the San Fernando Valley near Sylmar. At the West LA Campus, 30 buildings were deemed potentially hazardous. Wadsworth Hospital was demolished in 1972 and a new 832-bed hospital (Building 500) the largest single building in the VA system west of the Mississippi was built. It was described as one of the most advanced, with nuclear medical facilities and innovative equipment for brain surgery.

- When the new Wadsworth Hospital (now Building 500) opened in 1977, the self-contained healthcare facility represented another step away from the National Home for Disabled Volunteer Soldiers model, which consisted of a complex of buildings serving specialized healthcare functions on a large campus.



Historic aerial image from 1972



Historic aerial image from 1989



Building 304 (bottom), and Building 500 (main hospital) under construction, view northeast (VA Archives, circa 1975)



View of North Campus to the northwest (VA Archives, circa 1984)



Building 156 (extant), view southwest (VA Archives, circa 1972)



View of North Campus to the northwest (VA Archives, circa 1984)

REGIONAL CONTEXT

CONNECTION TO WEST LA CAMPUS WITH SATELLITE SITES

The VA Greater Los Angeles Healthcare System (VAGLAHS) is one of the largest healthcare systems within VA. It is a key component of the Veterans Integrated Service Network (VISN). The Desert Pacific Healthcare Network (VISN22) offers services to Veterans residing in Southern California, Arizona, and New Mexico. VAGLAHS consists of two Ambulatory Care Centers, 8 community-based outpatient clinics, and the West LA Medical Center. VAGLAHS serves Veterans residing throughout five counties: Kern, Los Angeles, San Luis Obispo, Santa Barbara, and Ventura. There are 1.4 million Veterans in the VAGLAHS service area. VAGLAHS is affiliated with both the UCLA School of Medicine and the USC School of Medicine.

The Medical Center and main Campus are centrally located in West Los Angeles, North of Interstate 10 and West of Interstate 405.

- Bus route and the Metro extension along Wilshire Boulevard extending to the West LA Campus
- Los Angeles International Airport located 10 miles south.
- UCLA Ronald Reagan Hospital less than 2 minutes away
- USC Health Sciences Campus 17 miles away
- USC Main Campus 12 miles away

The West LA Campus, when revitalized, will become a more meaningful, inviting, and welcoming resource to a broad range of Veterans in Southern California. It will also function more strategically with satellite sites, such as the Sepulveda Ambulatory Care Center, the LA Ambulatory Care Center, and all 8 Community-Based Outpatient Clinics, as well as sites that help serve Veterans as partners in healthcare, housing and human services.

FIGURE 4-2 REGIONAL CONTEXT



FIGURE 4-3 VA GREATER LOS ANGELES MEDICAL CENTER LOCATION



SURROUNDING ROADS & ACCESS POINTS

The West LA Veterans Affairs Campus is located at the major intersection of Sepulveda Boulevard, Interstate 405 (also known as the San Diego Freeway), and Wilshire Boulevard in Los Angeles, California, and is generally bounded by Barrington Avenue, Bringham Avenue, San Vicente Boulevard and Federal Avenue on the west; Ohio Avenue on the south; and Veteran Avenue on the east. Located in the densely urbanized Brentwood neighborhood, the Campus encompasses approximately 388+ acres and retains a strong sense of time and place from the period between 1923 to 1952, when it was used as a Second Generation Veterans Hospital.

Wilshire Boulevard begins in the City of Santa Monica and continues easterly into Downtown Los Angeles. It extends through the West LA Campus and serves as its primary access. In the West LA Campus vicinity, Wilshire Boulevard is striped with three travel lanes per direction, with left-turn channelization. Generally, within the City of Los Angeles, the eastbound and westbound curb lanes are restricted to bus and right-turn-only operation during the weekday morning and afternoon peak periods. Wilshire Boulevard is grade-separated over Bonsall Avenue, with on / off-ramps accessing Bonsall Avenue. Wilshire Boulevard also has northbound and southbound ramp connections with I-405.

The I-405 / San Diego Freeway runs north-south from the northern San Fernando Valley, through LA County, and into Orange County. It is adjacent to the West LA Campus on the east and provides primary regional access to the site. It generally has four lanes, along with a high-vehicle occupancy lane, in each direction. Near the West LA Campus, I-405 runs north-south, interchanges with I-10 / Santa Monica Freeway, and has full or partial ramp connections at Sunset Boulevard, Wilshire Boulevard and Santa Monica Boulevard. According to current information on the Caltrans website, I-405 has an average daily traffic volume of 279,000 to 300,000 vehicles near Wilshire Boulevard.

PUBLIC TRANSPORTATION

PROXIMITY

Located at 11301 Wilshire Boulevard, West Los Angeles, California, the Campus is 4 miles from downtown Santa Monica and 14 miles from downtown Los Angeles. The Campus shares an edge with the Brentwood neighborhood on the west and to its north, with the Westwood neighborhood and the I-405 freeway on the east, and the West Los Angeles neighborhood on the south. Santa Monica is the nearest downtown area.

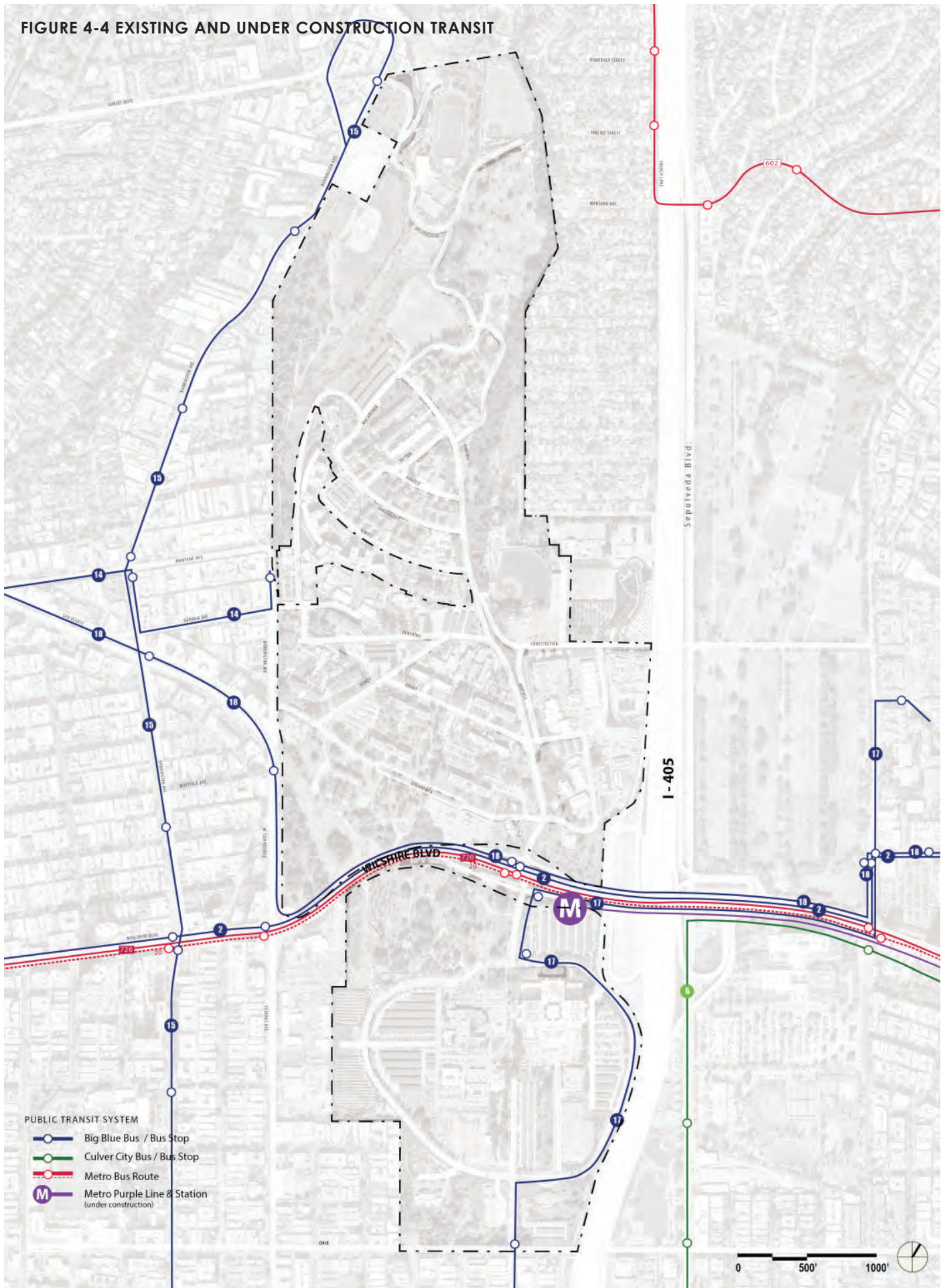
PUBLIC TRANSPORTATION

There is a network of existing public transportation serving the Campus and surrounding area. Multiple regional and local public transportation operators include Metro, Santa Monica Big Blue Bus, Culver City Bus, Los Angeles Department of Transportation (LADOT) Commuter Express, and Antelope Valley Transit Authority. The bus lines that run along Wilshire Boulevard including the #18 San Vicente Boulevard, #14 Montana Avenue, #15 Barrington Boulevard, #720 Metro Rapid Line, #2 Wilshire Boulevard, and #20 Metro Local Line. The commute into downtown Santa Monica is 16 minutes by car, 19 minutes by bus, 21 minutes by bike, and over an hour by foot.

However, there is only one line that actually enters the West LA Campus - the Santa Monica Big Blue Bus 17, which travels through the South Campus from Wilshire Boulevard to Ohio Avenue.

The Metro Purple Line is being extended from Union Station in Downtown Los Angeles to West Los Angeles. The terminus of this line will be the new Metro Subway Station on the West LA Campus, expected to open in 2027.

FIGURE 4-4 EXISTING AND UNDER CONSTRUCTION TRANSIT



SURROUNDING NEIGHBORHOODS & LAND USES

ZONING AND USES ON THE WEST LA CAMPUS:

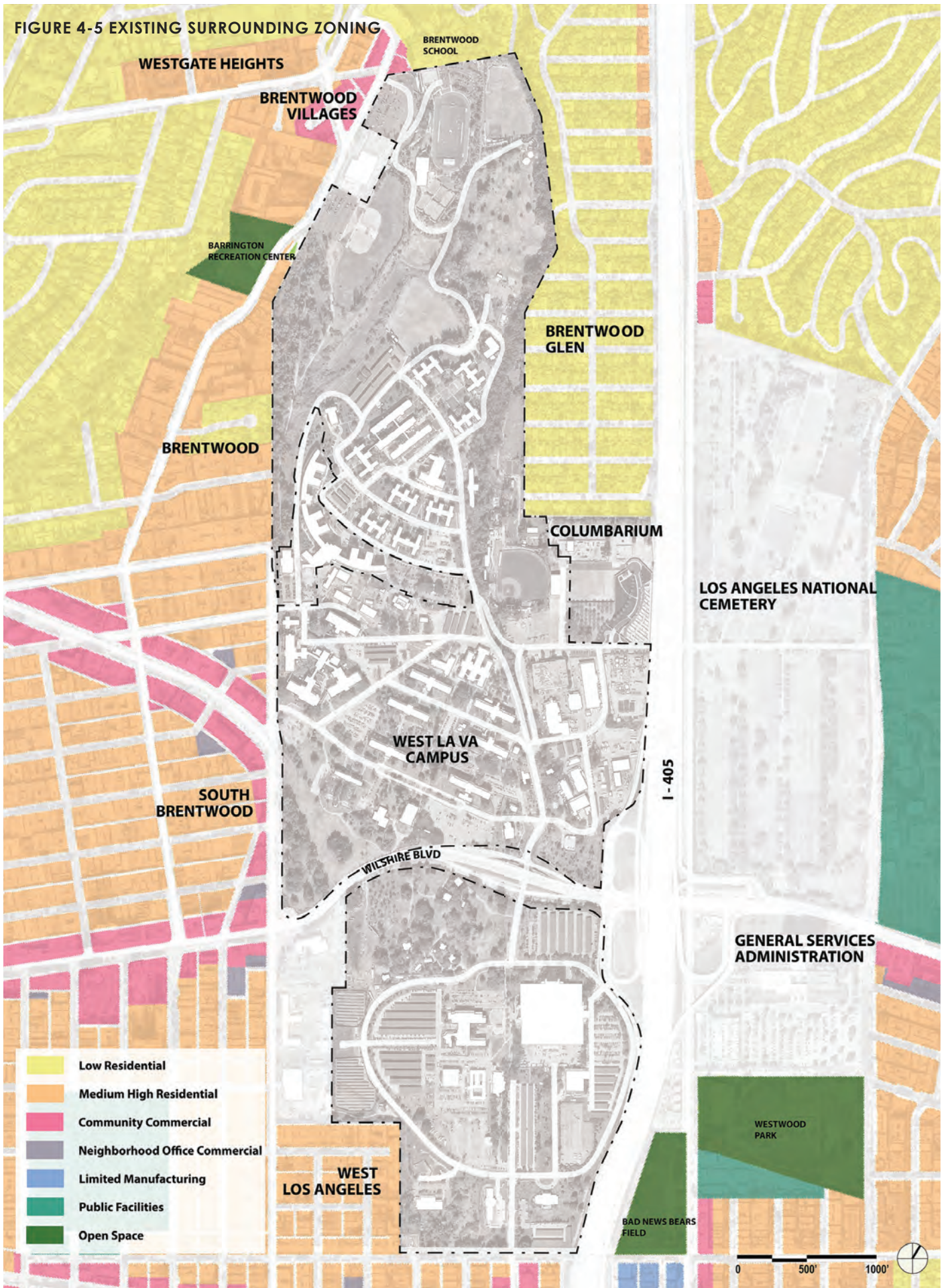
According to Los Angeles County zoning regulations, the North Campus is zoned as Open Space while the South Campus is zoned as Institutional/Government Owned. As a federal agency, VA is not subject to state or local zoning regulations but will consider general compatibility with existing and future land use designations and zoning ordinances

- Western San Vicente Boulevard has two grocery stores and numerous other shops, restaurants and cafes within walking distance of VA Campus.
- Sawtelle unincorporated, which is now owned partially by the federal government, state of California, and a private utility company, is under the zoning control of the LA County Board of Supervisors.

NEIGHBORHOODS AND USES:

- The Los Angeles National Cemetery (LANC) is to the east of the I-405 and is accessed via Constitution Avenue. It currently contains 85,000 burials of Veterans and their family members, from the Mexican War to the present. Within the West LA Campus, phase 1 of the Columbarium has been constructed just west of I-405 freeway and north of Constitution Avenue.
- The North Campus surrounding land use includes two multi-unit residential neighborhoods, with supporting commercial and retail buildings along the western and northern boundary.
- The northeast is bordered by single-family homes (Brentwood Glen). Brentwood Village, a small commercial district at Barrington and Sunset, has more than a dozen restaurants, and coffee shops.

FIGURE 4-5 EXISTING SURROUNDING ZONING



SITE ANALYSIS

SITE CONTEXT

This section discusses the West LA Campus in relation to neighboring communities as well as its topographic and physical context. Opportunities are highlighted by the advantages that the urban location provides to the reintegration of Veterans and views / security benefits that the physical location allows. The constraints include the various barriers in and around the site, such as Wilshire Boulevard dividing the Campus, traffic from surrounding communities, and the high cost of living in West Los Angeles.

OPPORTUNITIES

- Urban proximity to neighboring retail, educational opportunities, and work training provides a high level of opportunities for residents as they bridge and reintegrate into civilian life as well as make the Campus a good permanent home.
- The 2016 stakeholder engagement process demonstrated the desire from Veterans and the local community to integrate the West LA Campus into the surrounding communities.
- Neighboring context is walkable - West Los Angeles is both very walkable and bikeable, with efficient transit access. Most errands can be accomplished on foot.
- The Brentwood Village frontage provides opportunities for public/Veteran interaction and reintegration at the neighborhood scale.
- The natural topography provides a security benefit by creating a separation of portions of Campus from surrounding areas.
- The gradual increase in elevation towards the north of Campus provides long views.
- The natural topography can help define neighborhoods.
- While there is a notable elevation change from south to north, the overall site slope is relatively gentle, allowing much of the site to be developable.

CONSTRAINTS

- Due to topography and limited access points, the Campus is isolated from the rest of Los Angeles.
- The I-405 Freeway separates the West LA Campus from Westwood and hinders walkability to and from the east
- Wilshire Boulevard cuts through Campus creating both a physical and psychological divide between the North and South Campus.
- Los Angeles' "Westside" is known to have a high cost of living
- Local and regional vehicular traffic may use Dewey Avenue and Eisenhower Avenue as cut-throughs to avoid the often heavily trafficked intersection of Wilshire Boulevard and San Vicente Boulevard.
- Steep bluffs and the arroyo create physical divides within the Campus.



Aerial view of the Campus looking south - steep bluffs on the eastern edge

FIGURE 4-6 EXISTING SITE CONTEXT OVERVIEW

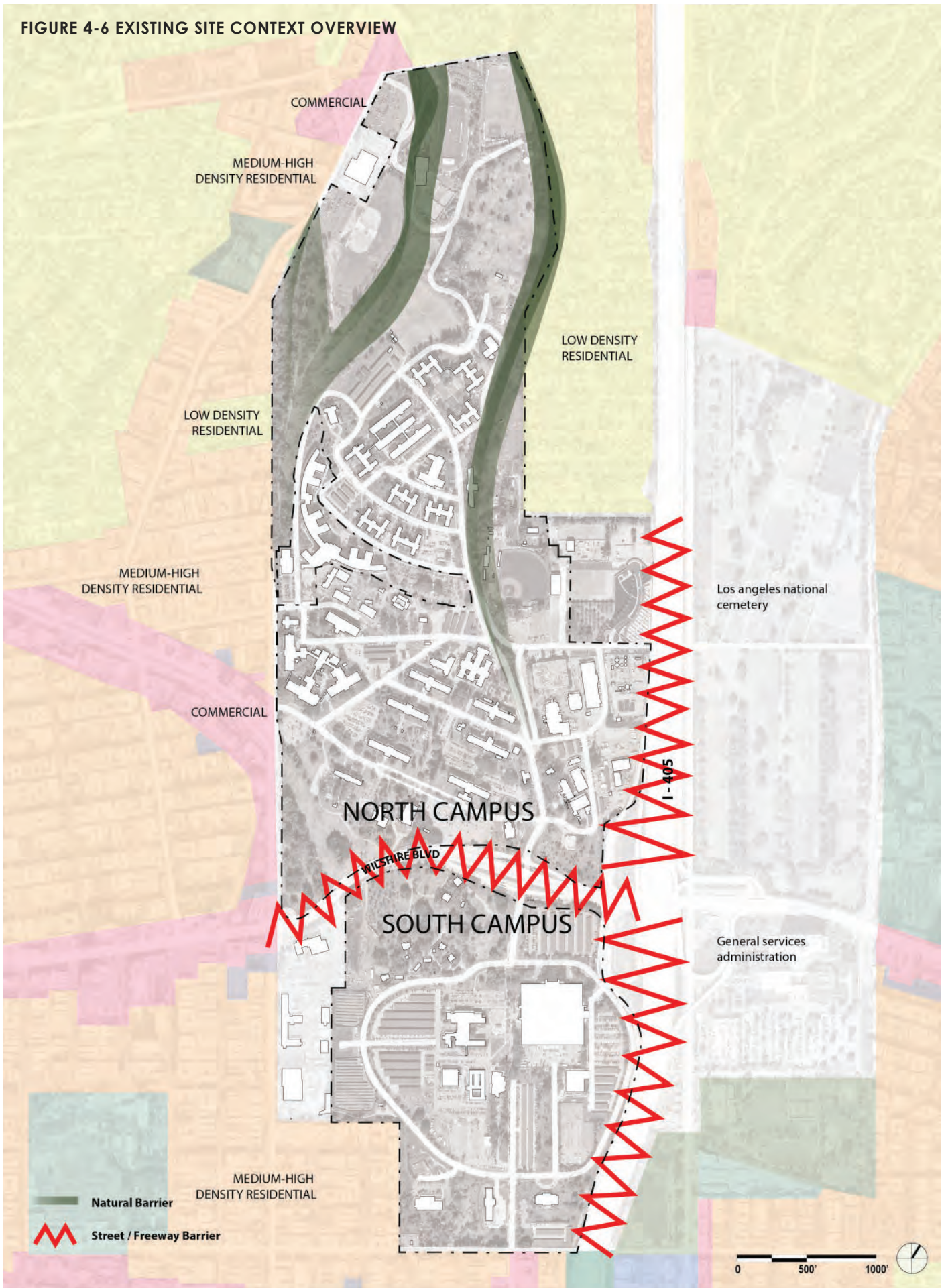


FIGURE 4-7 EXISTING SLOPE ANALYSIS

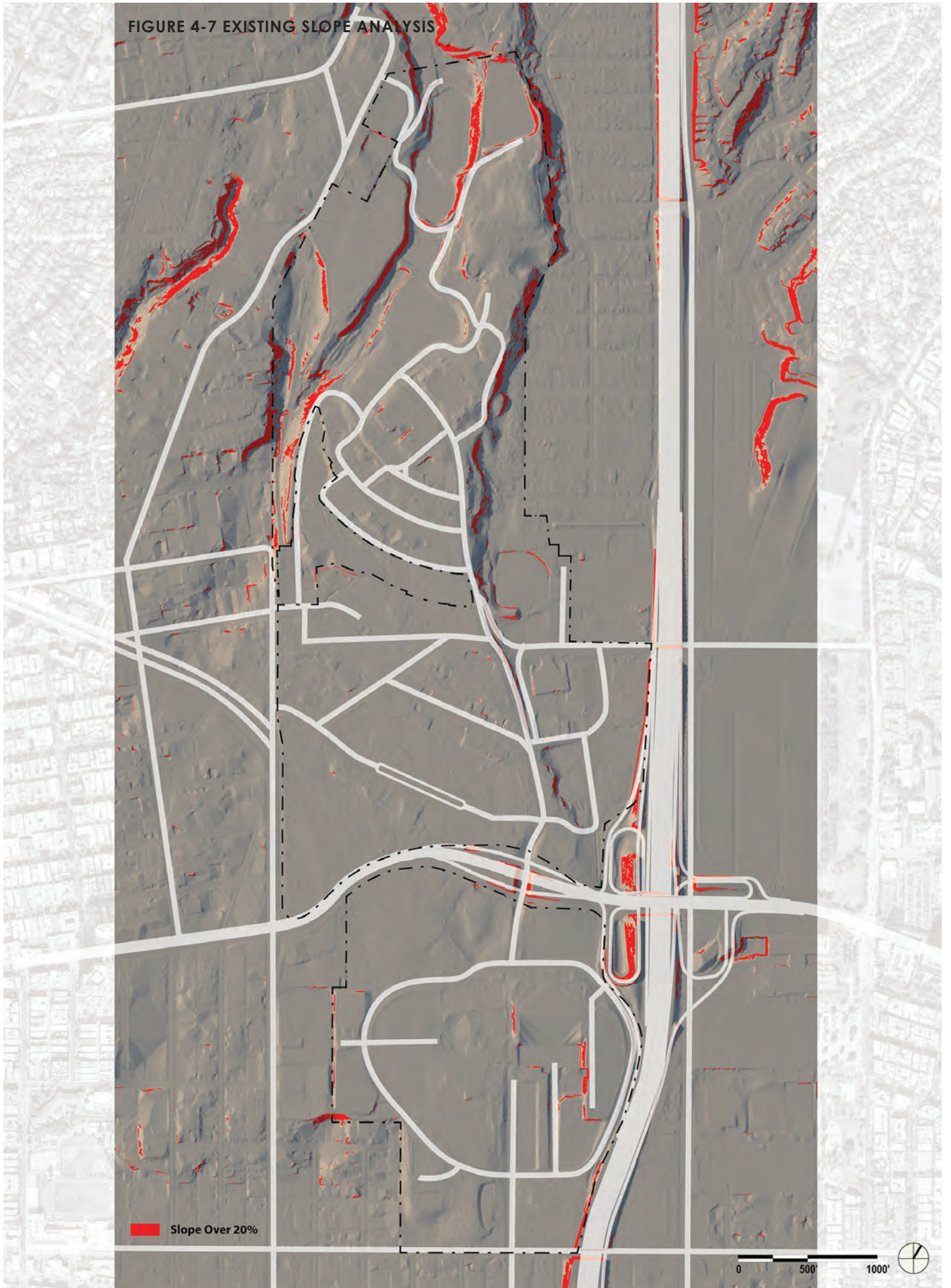
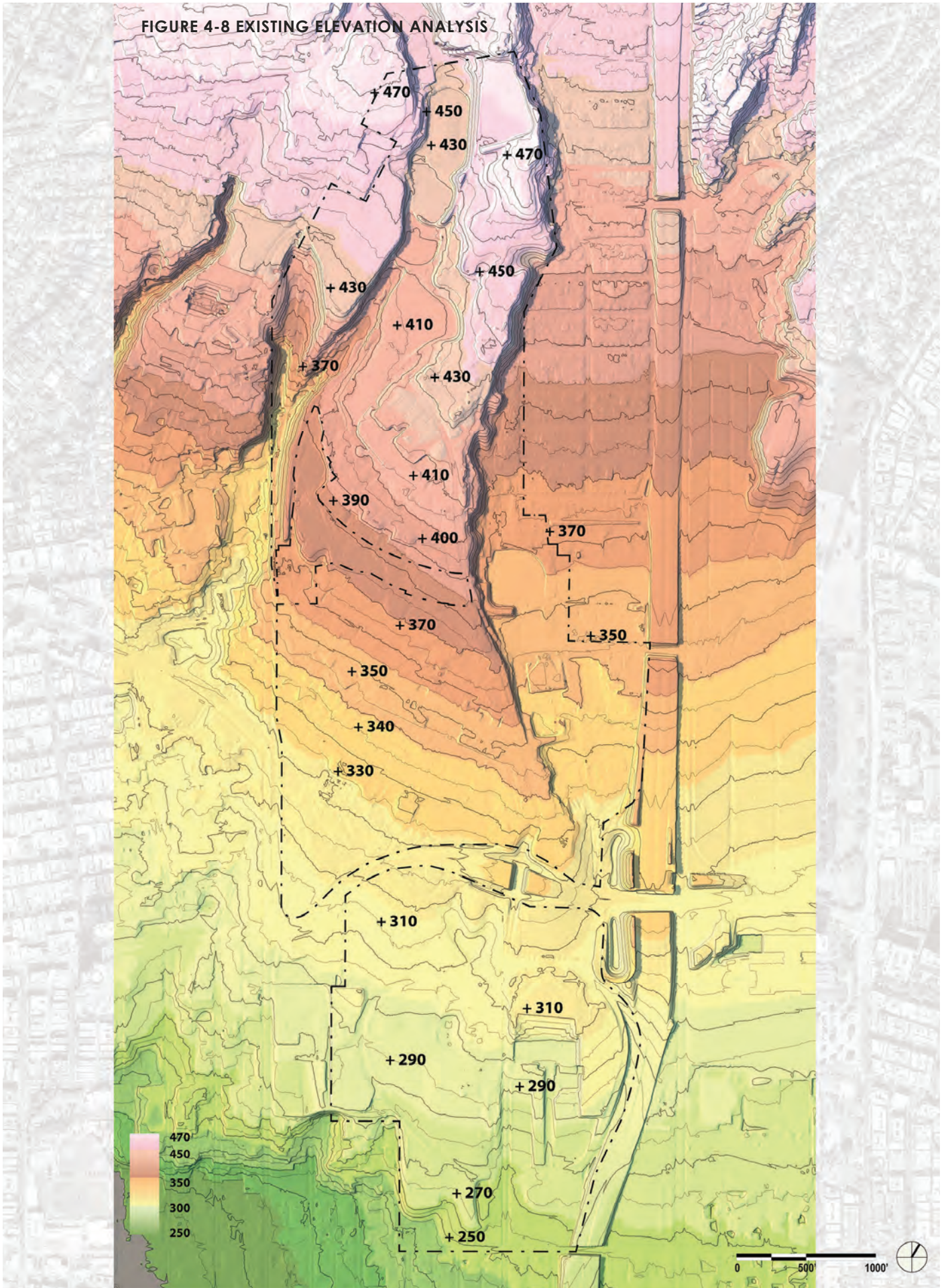


FIGURE 4-8 EXISTING ELEVATION ANALYSIS



OPEN SPACE & NATURAL ELEMENTS

The West LA Campus has an abundance of open space but it is not uniformly high-quality nor has the open space been designed in a usable way. Some of these existing open spaces can be conserved and enhanced in a concentrated and meaningful way. Protected trees should be preserved and used to establish landscape character while new native trees and vegetation can be planted to reduce water usage.

OPPORTUNITIES

- The existing site offers enough land for both new development and enhancement of open spaces for the Veteran benefit.
- The arroyo and bluff act as permeable barriers and symbols of the Campus insulating the residential areas while providing respite from urbanization.
- There are a number of active recreation facilities already built on Campus, primed for Veteran use.
- The climate conditions permit for year round use of outdoor space.
- The existing open spaces like the South Campus Lawn, Los Angeles National Veterans Park, and knolls east of building 20 all add to the historic “bucolic setting” of the West LA Campus while also creating a buffer along the busy Wilshire Boulevard.
- The Campus has an established stable landscape character.
- There is an opportunity to use native trees and vegetation for new landscaping to minimize water and other maintenance requirements and thus reduce the quantity of invasive species on the West LA Campus.

CONSTRAINTS

- Some of the landscape features are contributing elements to the historic district and their alteration would be an adverse effect.
- Though the Campus has an abundance of open space, it has not been designed in a way that is usable as space for relaxation, socialization or recreation.
- Some of the open spaces are not well defined and lack spatial clarity.
- There is a lack of high-quality and well-designed outdoor spaces. Areas surrounding residential buildings do not take advantage of the opportunities for outdoor living spaces.
- There are few neighborhood-scaled open spaces.
- Outdoor areas are not linked to sidewalks and the rest of the Campus-wide pedestrian circulation system.
- The steep bluffs and the arroyo create physical divides within the Campus.
- There are a variety of trees, primarily non-native species, that occur throughout the Campus. A large number of these are considered mature trees.
- The non-native blue gum eucalyptus accounts for 37 percent of the trees on the West LA Campus and is highly susceptible to fire during dry seasons.
- The California Live Oaks are protected and may not be damaged, destroyed, relocated or encroached upon without a permit. Other trees like some of the palms may require temporary relocation during construction activities, which will add to the overall cost of the project.
- There is a half-acre area within the western arroyo that is a wetland.

FIGURE 4-9 EXISTING OPEN SPACE OVERVIEW



Figure 4-10 identifies some of the distinctive landscape elements throughout the Campus that contribute to the unique character of this site. These distinguishing features include some of the mature trees on the Campus, bucolic natural areas, distinctive open spaces such as the Los Angeles National Veterans Park, and the South Campus Lawn that offer unique views of the Campus on either side of Wilshire Boulevard.



Paths between Building 13 and Wadsworth Theater



National Veterans Park



Mature trees add to the character of the Campus



Heroes Golf Course



Japanese garden

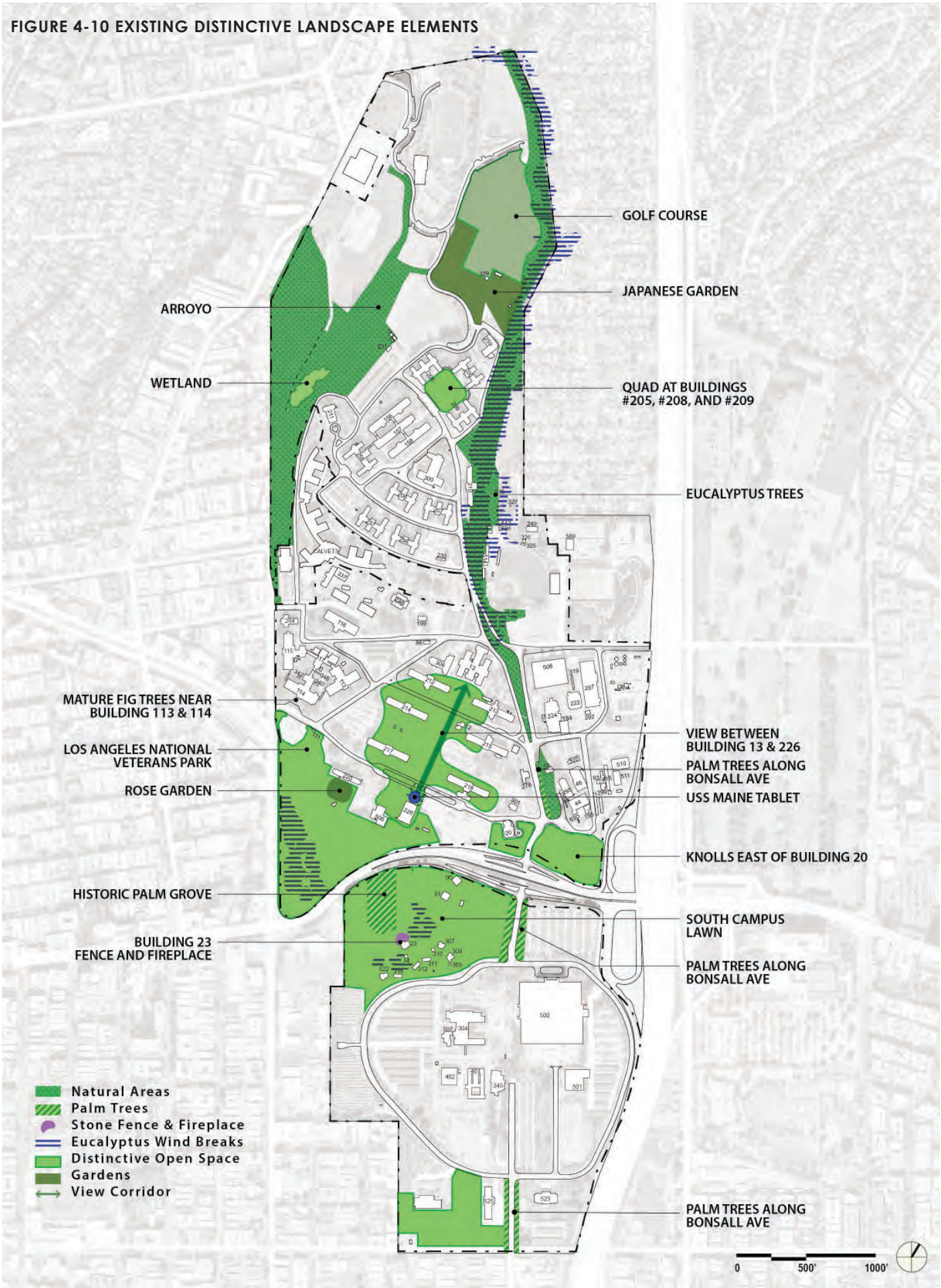


Historic palm grove



South Campus Lawn

FIGURE 4-10 EXISTING DISTINCTIVE LANDSCAPE ELEMENTS



VIEWSHEDS INTO VA CAMPUS FROM SURROUNDING NEIGHBORHOODS

Most of the West LA Campus is developed, but it retains some wooded areas and open spaces (Figure 4-11). Viewsheds from the surrounding neighborhoods into the South Campus are generally open. The only open, naturalized area on the West LA Campus is a naturally occurring gulley (referred to as the arroyo) along part of the North Campus' western property

boundary. Overgrowth brush, pine, palm, and eucalyptus trees along this arroyo as well as the bluff on the northeastern property boundary block views into the Campus, creating natural looking viewsheds from multiple points of adjacent communities.



1. Viewshed from Burnham Street looking southwest into the North Campus



2. Viewshed from Montana Avenue looking northeast into the North Campus



3. Viewshed from Wilshire Boulevard looking east into the Historical Palm Grove



4. Viewshed from Ohio Avenue looking northwest into the South Campus



5. Viewshed from Gorman Avenue looking northeast into the North Campus



6. Viewshed from Albata Street looking southwest into the North Campus

FIGURE 4-11 EXISTING VIEWSHEDS INTO THE SITE



ENVIRONMENTAL CONSTRAINTS

Some of the prominent geological hazards that could possibly affect the West LA Campus include earthquakes, seismic activity, liquefaction, and landslides. Each of these would require mitigation measures. Sites with existing oil wells and underground storage tanks may require cleanup before any new construction can begin. There is an opportunity at the West LA Campus to introduce or expand on green initiatives like energy efficiency, clean energy, reducing urban heat island effect, and xeriscaping etc.

OPPORTUNITIES

- The existing landscape creates a comfortable environment within the West LA Campus.
- Parks act as heat sinks and as wind modifiers that can filter out the dust, reducing pollution.
- Xeriscaping should be considered in order to limit the amount of water used for landscaping.
- The urban heat island effect of surface parking can be reduced through removal of asphalt parking lots, planting of shade trees and use of high albedo (reflectivity) paving materials.
- The construction of the Metro Purple Line extension shows a net reduction in cumulative GHG emissions.

CONSTRAINTS

- The most prominent geological hazards that could possibly affect the West LA Campus include earthquakes, seismic shaking, liquefaction, and landslides.
- Portions of the North Campus have high susceptibility ratings for landslide events.
- Most portions of the West LA Campus lie within a methane zone, except for the northernmost reaches of the Campus.
- Historical medical waste disposal areas are located at the West LA Campus within the northern portion of the arroyo and any changes to the status of this site will require approval from the Nuclear Regulatory Commission (NRC) and other federal and state regulatory agencies.
- Older buildings on campus present energy efficiency challenges and renovating these buildings to current energy codes can present difficulties.
- Redevelopment of certain buildings will require mitigation of environmental hazards, such as lead, asbestos, and PCBs. May also require removal of aboveground or underground fuel storage tanks.
- Older buried utilities may contain asbestos and lead. Construction costs may be higher to accommodate for remediation of these hazardous during excavation activities.

FIGURE 4-12 EXISTING ENVIRONMENTAL CONSTRAINTS OVERVIEW

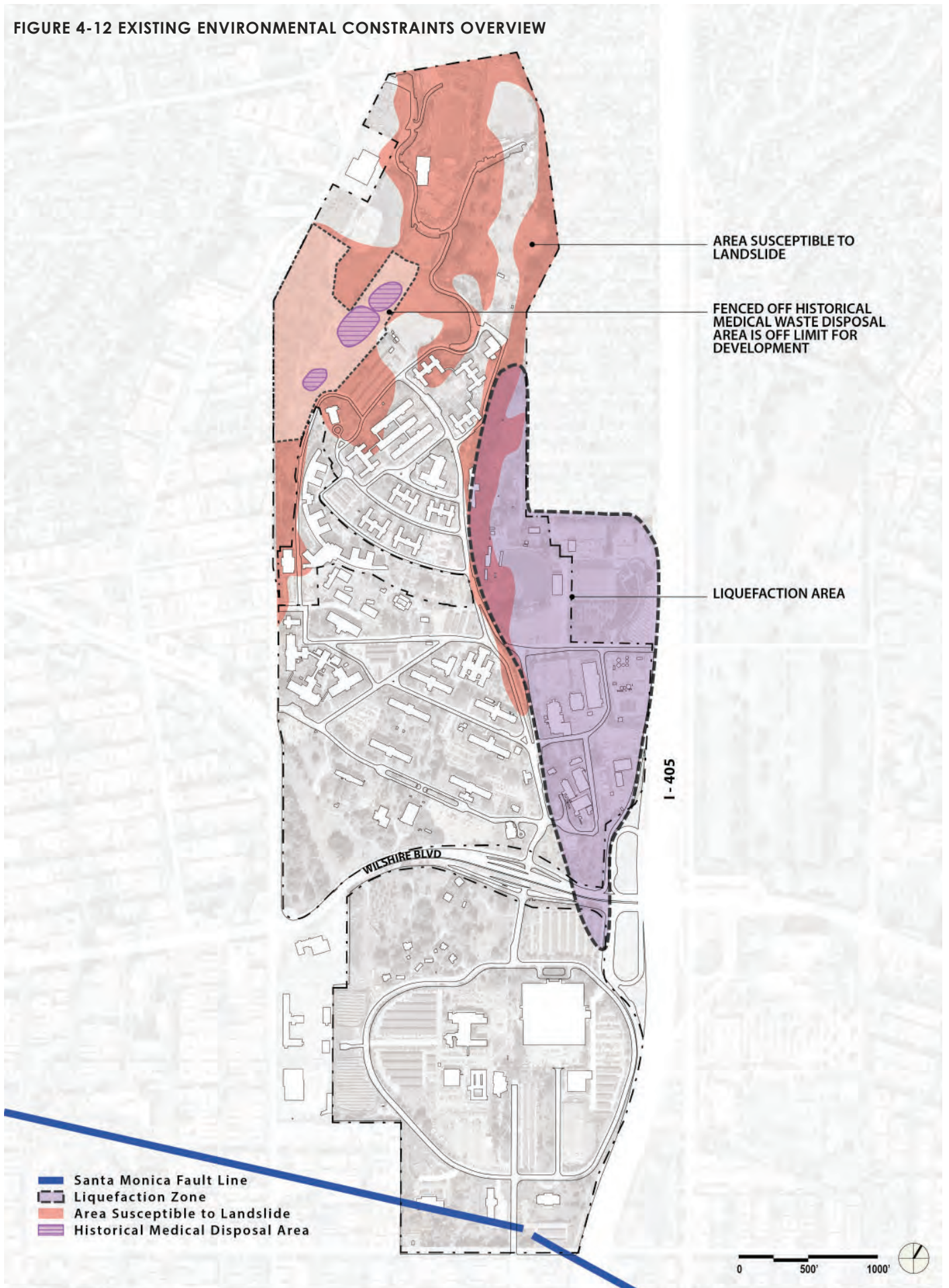


FIGURE 4-13 EXISTING SOLID WASTE & HAZARDOUS MATERIALS

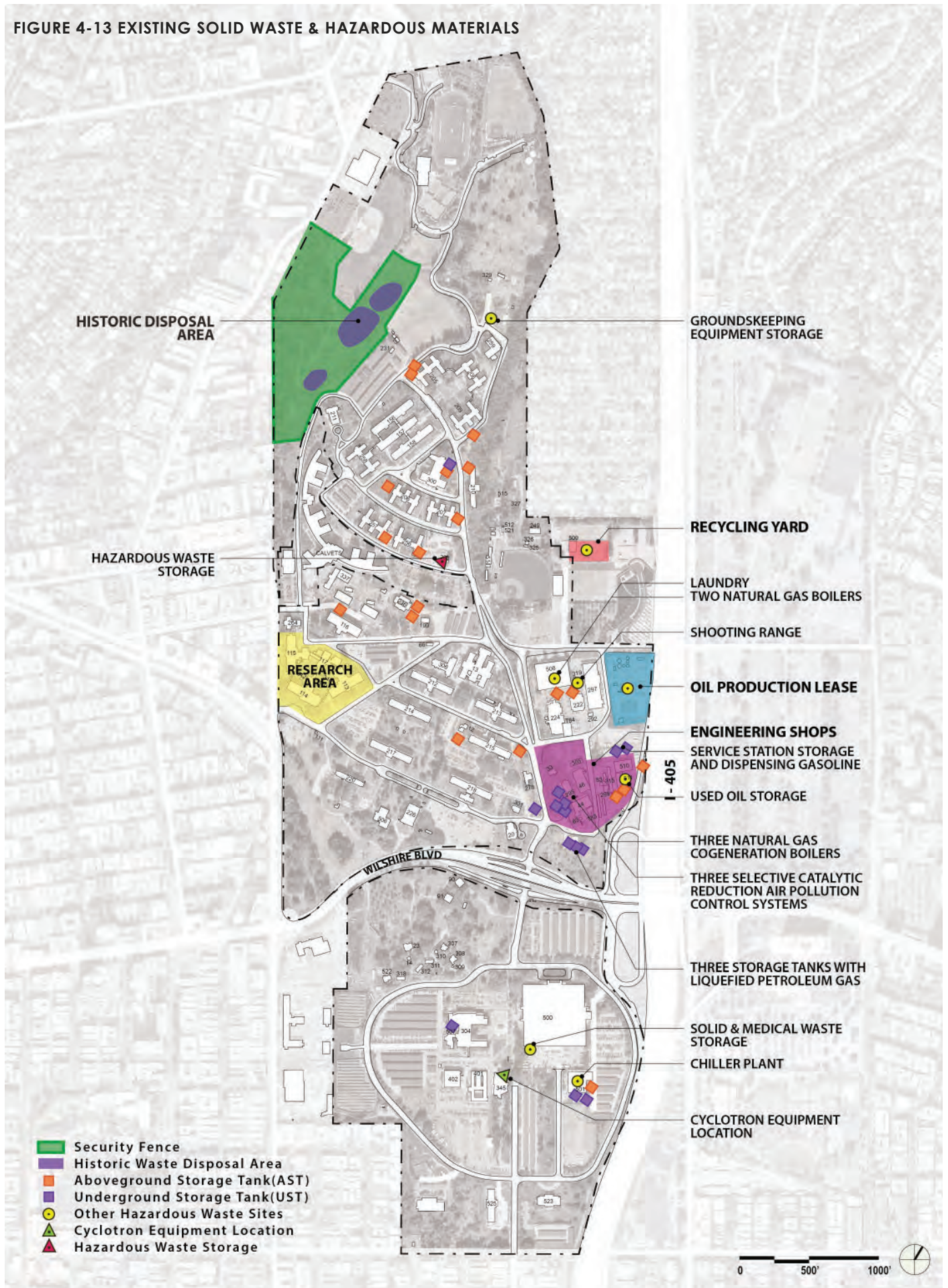
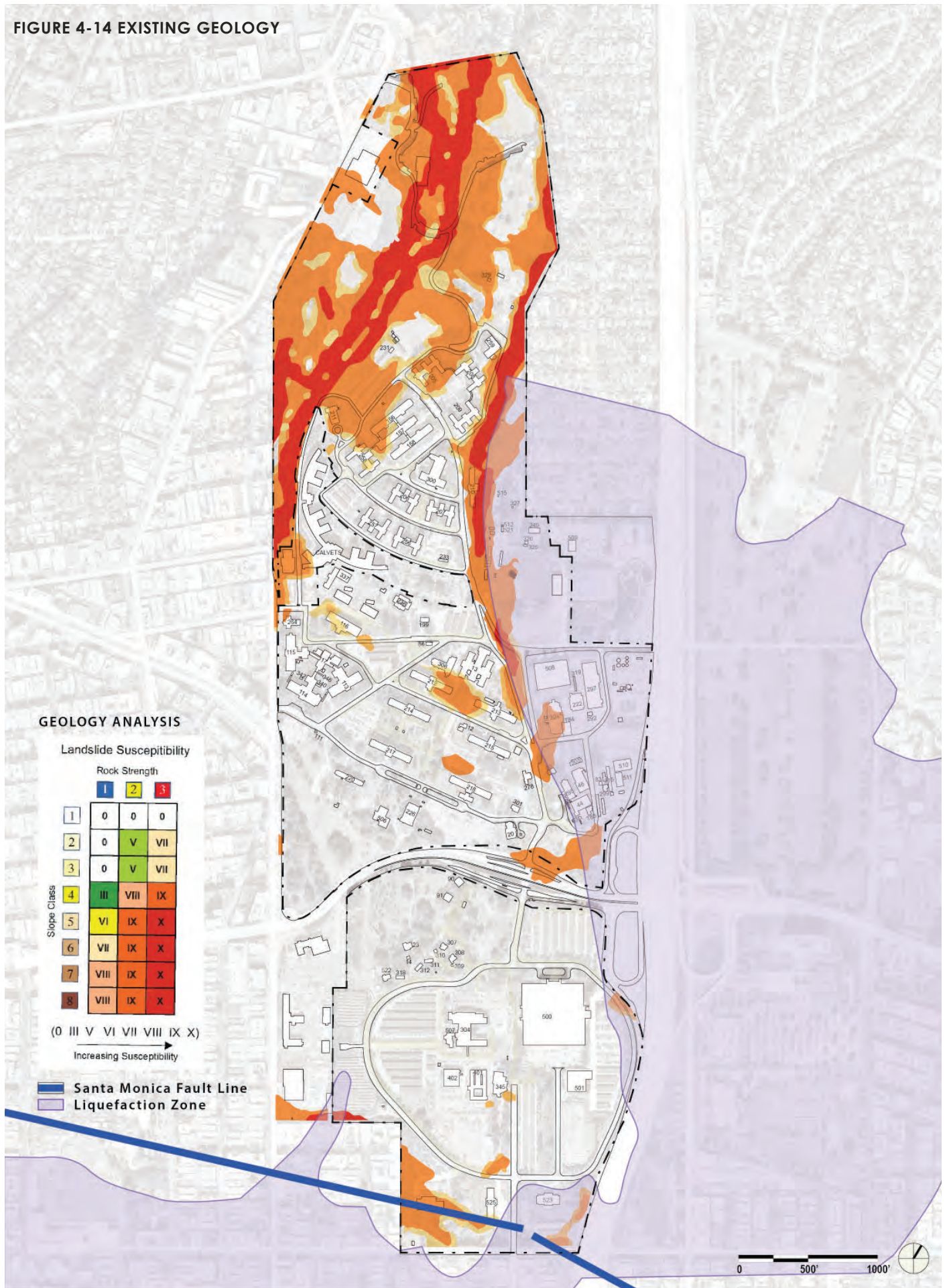


FIGURE 4-14 EXISTING GEOLOGY



ACCESS & CIRCULATION

The broad topic of access and circulation evaluates the various mobility modes and facilities both on Campus and in the surrounding area. Key opportunities include the enhanced regional connectivity provided by the under-construction subway, the potential for increased walking and cycling paths on Campus, and integration with existing public transportation networks. The constraints highlight the limited access points, strong east-west road connections but few north-south connections, and lack of existing pedestrian and bike facilities.

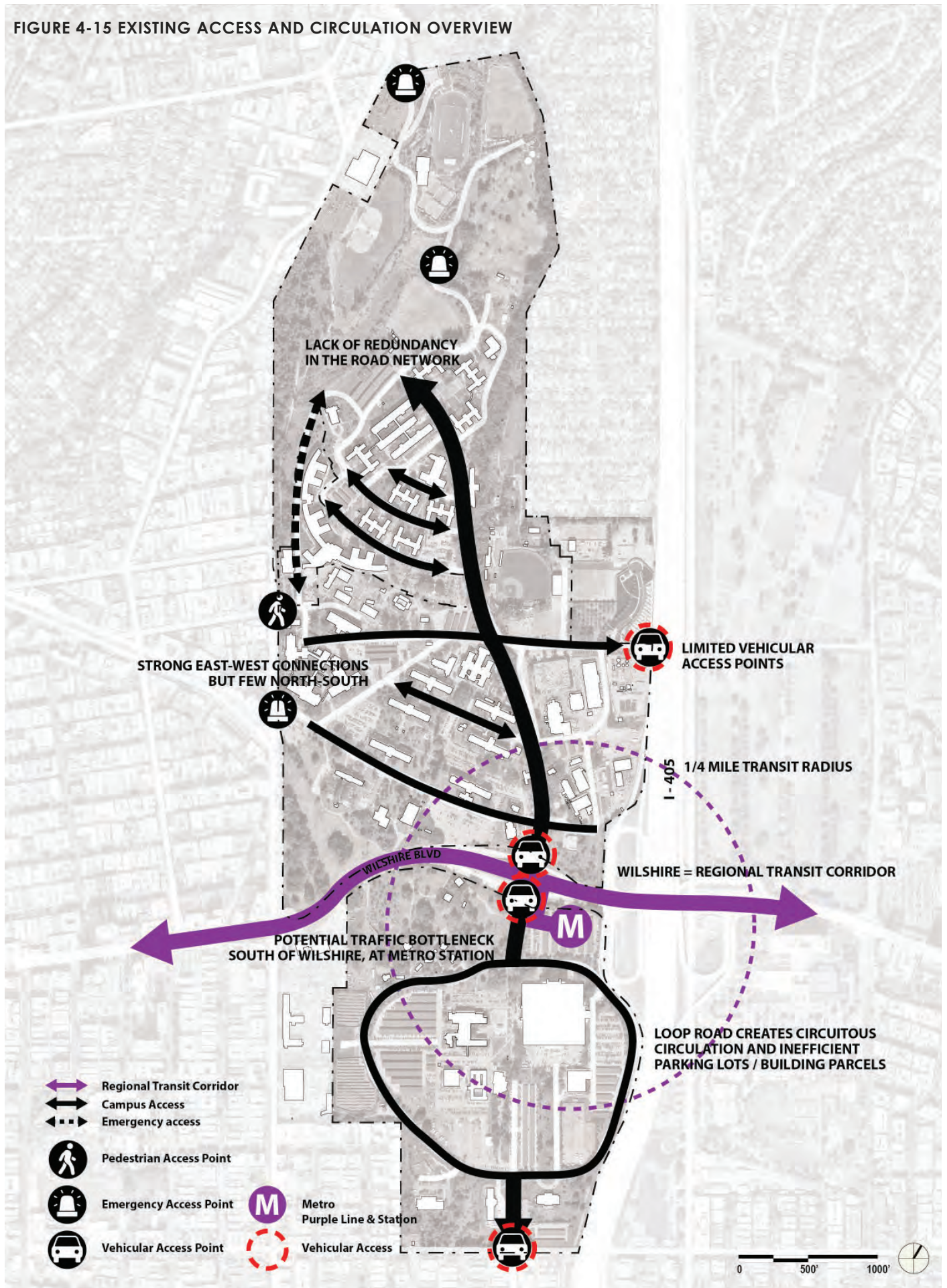
OPPORTUNITIES

- The limited number of vehicular access points restricts cut through traffic and helps address security concerns.
- The new Metro Subway Station will fundamentally improve access to and from the West LA Campus. A shuttle system to link the Campus to the Metro Subway Station will enhance accessibility for those who live on Campus and visit the Campus.
- The “Westside” has existing networks of public transportation including Santa Monica’s Big Blue Bus, one of the most inclusive and efficient networks in the region. The Campus has the opportunity to work with the existing transit systems that serve the Campus to establish productive and efficient transportation to and around the Campus, building off the Metro Subway Station and significant transit in the area, particularly along Wilshire Boulevard.
- The climate conditions permit for year round use of bicycle and pedestrian transportation.
- The park-like setting of the Campus lends itself to a network of active mobility paths, which supports the health and wellness of those on Campus.
- Redistributing parking to better match demand, along with the addition of curbside parking, could free up surface lots for other development.

CONSTRAINTS

- Limited vehicular access points could cause congestion at the entries as the on-site population grows.
- The road network has strong east-west connections but few north-south connections, which restricts redundancy, and limits ways to traverse the site.
- Some road alignments on the North Campus contribute to the Historic District, and alteration could require mitigation.
- Vehicular circulation west into Brentwood is not permissible with the exception of emergency situations due to impacts to surrounding communities.
- Primary roadways are not designed to be main thoroughfares for pedestrians, bicycles or shuttles.
- The current Campus organization is scattered and auto-dependent.
- There is a general lack of separation between pedestrian and vehicular zones.
- On-Campus wayfinding is complicated by a lack of a clear signage system and well-landscaped gateways, leading to confusion with navigation for visitors and Veterans alike.
- Access to the Metro Subway Station at Wilshire and Bonsall could create additional congestion at this primary entrance to the South Campus.
- The location of the Metro Subway Station is difficult to access for those on the North Campus due to the lack of pedestrian infrastructure.

FIGURE 4-15 EXISTING ACCESS AND CIRCULATION OVERVIEW



- Non-contiguous sidewalk infrastructure for movement can be hazardous and create circuitous routes for pedestrians.
- The surrounding bike lanes do not connect through the West LA Campus. Additionally, there is no Veteran-centric program to encourage bike share and cycling as a means to transverse the very long Campus. The lack of clear, on-Campus bike routes leads to potential confusion and conflicts.
- The large amount of paved parking areas contributes to an unpleasant walking experience and an emphasis on personal vehicles over other methods of transportation.
- Parking circulation is confusing in some areas which leads to incidental use of some parking lots as secondary roadways.
- The uneven distribution of parking creates parking congestion in some areas while other areas are underutilized.



Bonsall Avenue



South Campus entrance from Ohio Avenue

FIGURE 4-16 EXISTING ROAD HIERARCHY AND ACCESS POINTS

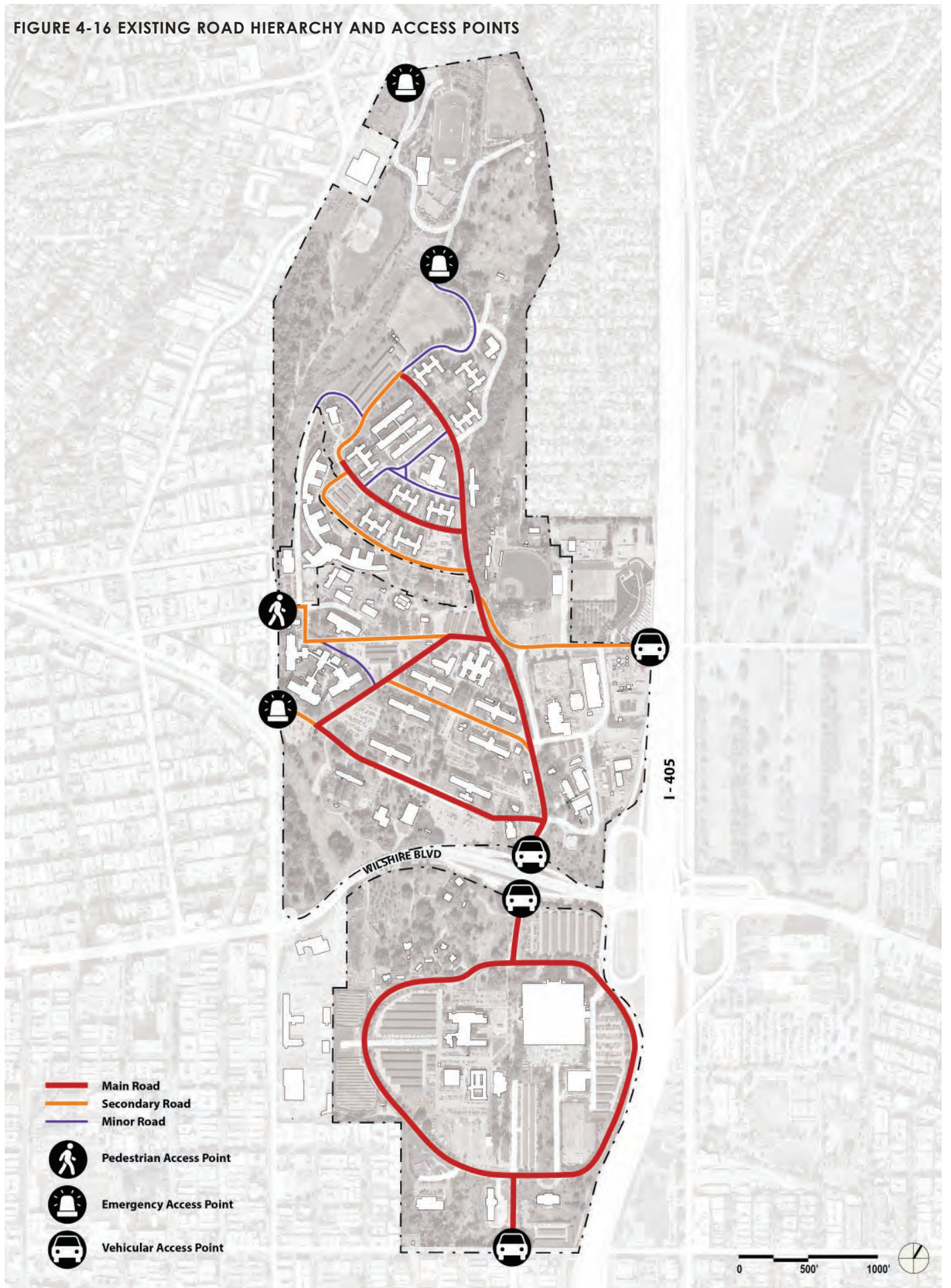


FIGURE 4-17 EXISTING BICYCLE AND PEDESTRIAN FACILITIES

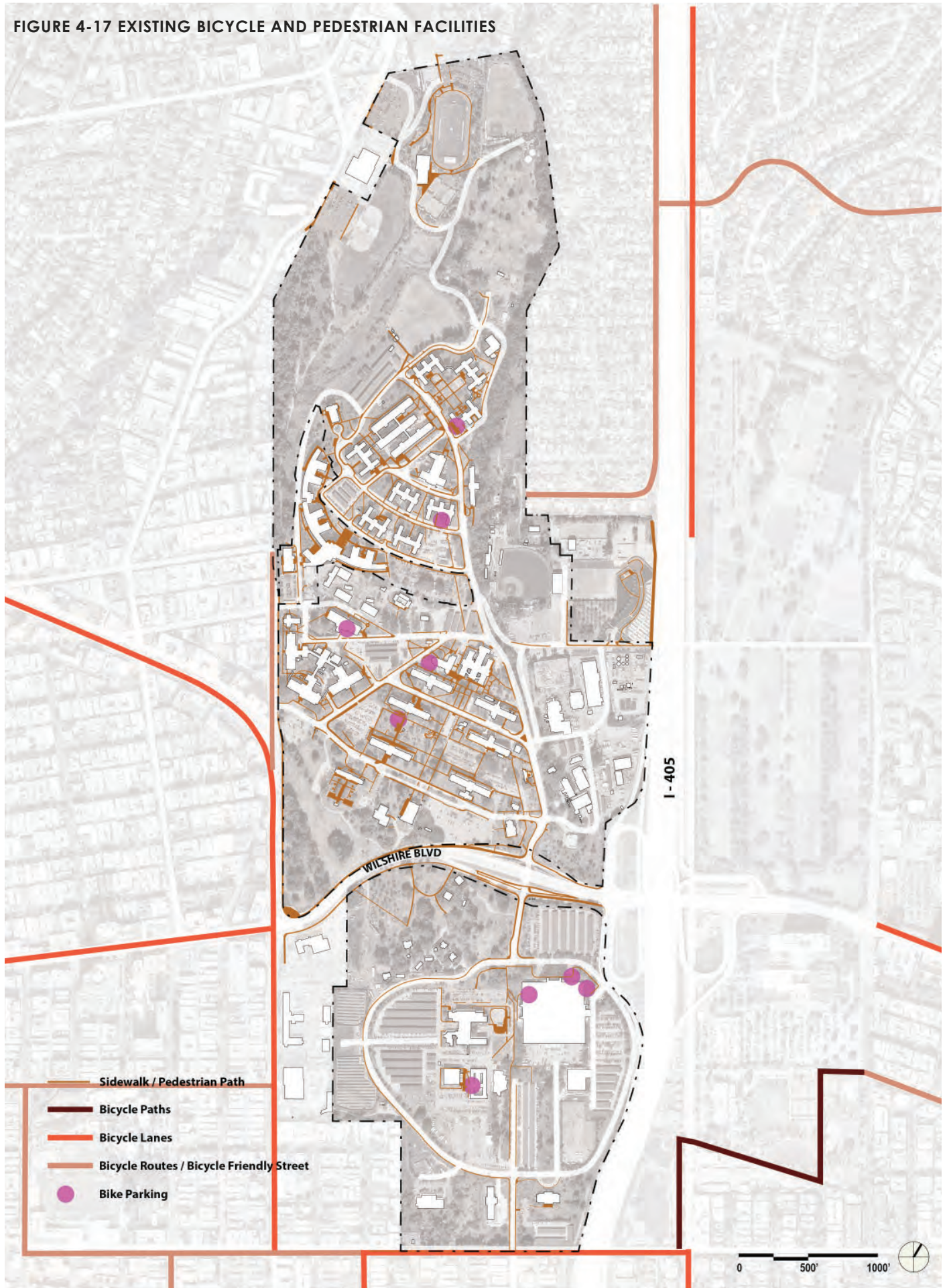


FIGURE 4-18 EXISTING PARKING LOTS



HISTORICAL CONTEXT

The West LA Campus houses two individually listed buildings in the National Register of Historic Places and a National Register Historic District (NRHD). The existing low density limits potential rehabilitation of the buildings and historic open spaces pose a unique challenge for the development of the West LA Campus. Any new development on Campus requires careful integration to maintain the historic integrity of existing contributing buildings so as to not jeopardize the integrity of the West LA VA NRHD. In fact, this historic setting could be used as a basis to build a distinct character especially for the North Campus. This can enhance Veteran pride of ownership, anchor the Campus in its prominent place in VA history, and bridge the needs of Veterans and the community at large.

OPPORTUNITIES

- The historic setting helps build a distinct character for the North Campus.
- The NRHD, listed in 2014, includes 55 of the 92 buildings on the West LA Campus, as well as landscape elements and some street alignments that help define the historic character of the NRHD.
- The significant historic buildings on the West LA Campus can serve as unique symbols and orienting markers within the West LA Campus.
- Following renovation, the structures can be used to elaborate upon West LA Campus history.
- The triangular configuration of the roadways and the resulting arrangements of the buildings contained therein are contributing features.
- Viewsheds from the surrounding neighborhoods into the South Campus are generally open, with the six-story VA main hospital (Building 500) clearly visible from multiple angles.
- Along the North Campus, overgrowth brush, pine, palm, and eucalyptus trees block views into the Campus creating a number of natural-looking viewsheds from multiple vantage points in the adjacent neighborhoods.

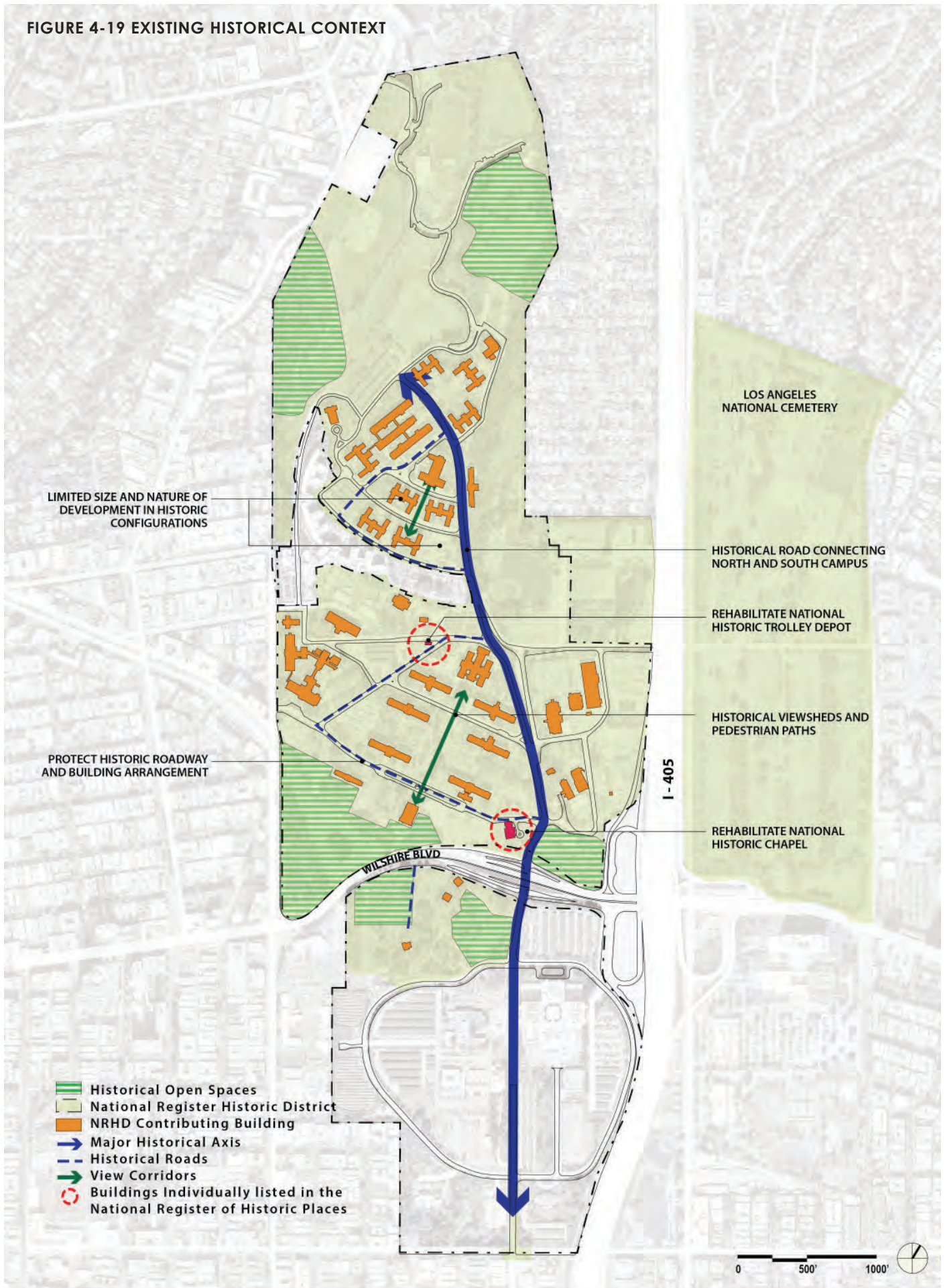
CONSTRAINTS

- The characteristics of the historic district, including historic buildings, streets and landscape element on site, may limit the nature and size of any new development on the West LA Campus.
- Cost of renovation of the historic structures could be more expensive than new construction.
- Any new development on the site can potentially affect the historic integrity of the NRHD.
- New buildings/ developments will have to be carefully sited and planned to be in harmony with the surrounding historical character of its context.
- Certain landscape features including pedestrian paths and some open spaces of the West LA Campus contribute to the NRHD.
- West LA Campus has potential to yield archaeological materials.



Building 66, Historic Trolley Depot, individually listed in the National Register of Historic Places

FIGURE 4-19 EXISTING HISTORICAL CONTEXT



WEST LA CAMPUS HISTORIC PRESERVATION PRIORITIES

VA consulted with the CA SHPO and other Consulting Parties to seek agreement on a list of preservation priorities. On January 22, 2020, the CA SHPO welcomed VA's proposed preservation priorities for future development of its campus, which will integrate VA's West LA mission with known and tested preservation principles. To inform long-term facility planning at the West LA Campus and recognizing the preservation considerations for historic properties at the West LA Campus, VA has developed the following preservation priorities to aid VA's decision making as it seeks to redevelop the West LA Campus to better serve the needs of Veterans in the VAGLAHS service area.

- Encourage the West Los Angeles Veteran community and surrounding neighborhoods to recognize the history of the West LA Campus as a site of Veteran healthcare and residency and as a critical element of the community's heritage for the effective and successful redevelopment of the West LA Campus.
- Adaptively reuse buildings in a manner that balances necessary upgrades and modifications with the character-defining features of the West LA VA NRHD to preserve their context in the larger West LA Campus history and community.
- Construct additions, buildings, and landscapes to reflect modern design and materials in a manner compatible with the historic character of the West LA VA NRHD while preserving the features and history of significant structures.

WEST LA CAMPUS BUILDING-SPECIFIC HISTORIC PRESERVATION MANAGEMENT PRIORITIES

Because the NRHD has so many historic buildings, VA has developed a three-tiered system of historic preservation "management priorities," designed to help identify those buildings that have the most historic value to the West LA Campus. This will help West LA prioritize spending VA resources towards those historic properties where potential adverse effects could impact the overall West LA VA NRHD and necessitate substantial mitigation. This three-tiered system of historic preservation "management priorities" should be taken into account when conducting project feasibility studies and cost-benefit analyses.

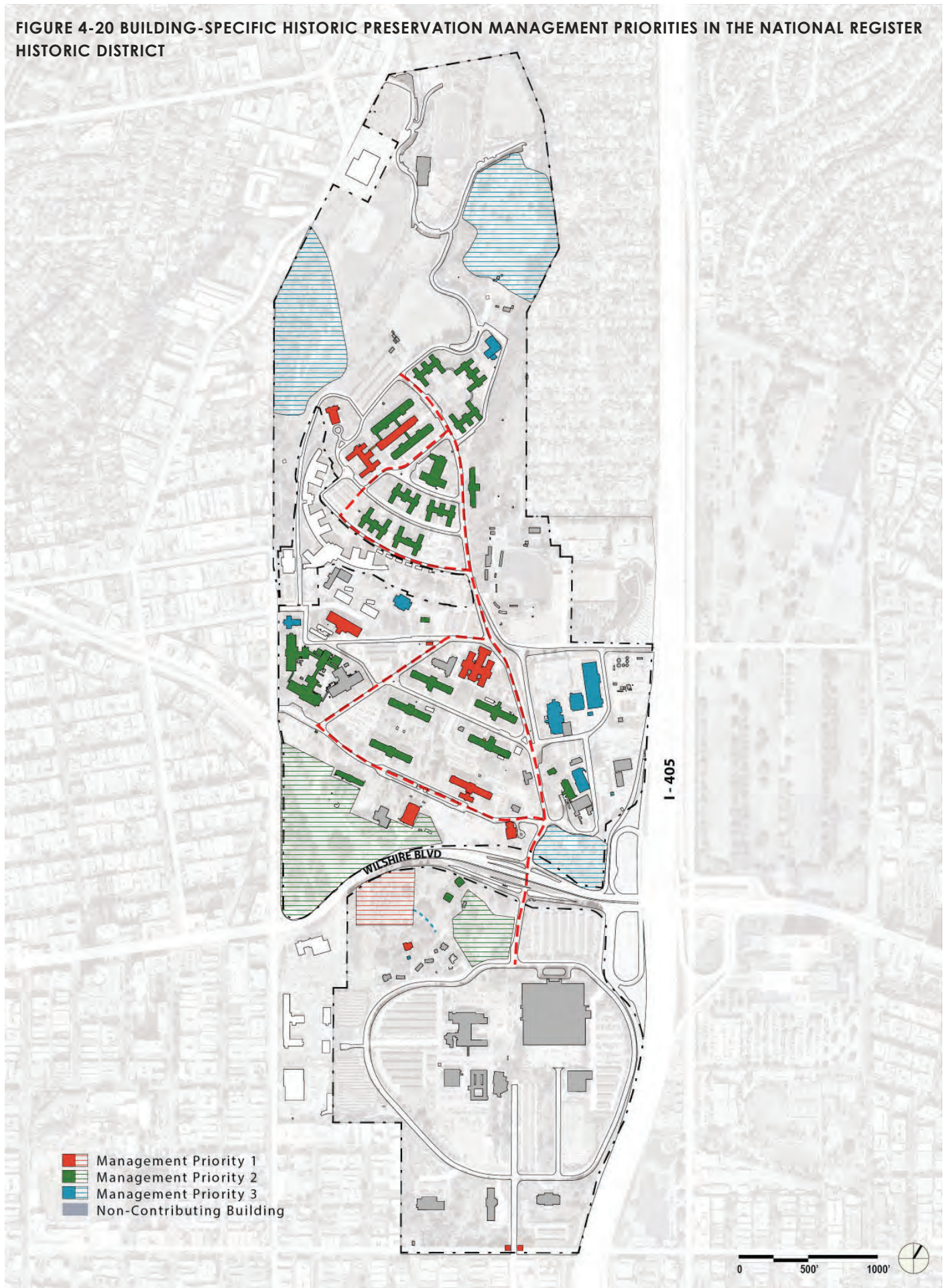
The management priority tiers are defined below as well as highlighted on the map to the right. Non-contributing resources were not assigned Preservation Priorities.

- Management Priority 1 resources best represent the significant architecture and history of the care provided to our Veterans since the West LA Campus was founded as the Pacific Branch of the National Home for Disabled Volunteer Soldiers in 1887. They are individually listed or eligible for listing in the National Register of Historic Places and can individually convey information about the character of the District. These buildings should be preserved and rehabilitated whenever feasible.
- Management Priority 2 buildings are not individually eligible and have reduced architectural significance, but remain important historic elements of the district. If rehabilitation is not feasible, avoiding inappropriate alterations to primary facades, exterior elements, and primary spaces should be a priority, and designs should seek to avoid altering those elements.
- Management Priority 3 buildings were built during the NRHD Period of Significance but are utilitarian and usually architecturally vernacular structures. Alterations to these buildings that do not meet the Standards will not represent a significant effect to the NRHD; consultation and mitigation for adverse effects to these buildings should be minimal.

FEDERAL HISTORIC PRESERVATION AUTHORITIES

In addition to the Enhanced-Use Authority provided through the West Los Angeles Leasing Act of 2016, and the VA Enhanced-Use Leasing Act (38 USC § 8161-8169), VA has a number of historic preservation authorities at its disposal to assist in the renovation of the campus. These include Section 111 of the National Historic Preservation Act (54 USC § 306121), the VA-specific programs, NHPA 111 Historic Reuse Program (HRP) (54 USC § 102102), and the Quarters Outleasing Program (5 USC § 5911). For more information on outleasing authorities available to provide historic preservation support on the West LA campus, see the Advisory Council on Historic Preservation's report Leveraging Federal Historic Properties (Spring 2021), available at https://www.achp.gov/sites/default/files/documents/2021-04/LeveragingReport_040221-Final.pdf.

FIGURE 4-20 BUILDING-SPECIFIC HISTORIC PRESERVATION MANAGEMENT PRIORITIES IN THE NATIONAL REGISTER HISTORIC DISTRICT



EXISTING BUILDING USES

The North Campus has a wide range of facility types including administrative offices, mental health facilities, residential lodging (with and without mental health services), community living centers, support and logistics, research facilities, and some shared spaces. The average age of a structure on the North Campus is 60-years and buildings are in varying levels of condition.

Current programmatic uses have been identified and categorized into eleven varying facility types that are presently distributed throughout the Campus as a whole. While some buildings may be primarily dominated by a singular facility type, the majority of the existing occupied building inventory is comprised of multiple types. For ease of understanding, buildings are currently identified by their dominant facility type.

Aside from the Governor's Mansion, the South Campus is the most modern area of the West LA Campus. There, the Main Hospital is less than 60 years old and surrounding buildings are even younger in age. Still, the medical center is in fair condition and requires seismic correction. Some of the mental health facilities on the South Campus are in good condition. There are two buildings that are noted for lodging on the South Campus that are also in good condition. The Ambulatory building, although aged, is in moderate condition.

The building conditions have been sourced from the Facilities Condition Assessment Report, which includes the technical and physical aspects of the site and building systems and subsystems at each facility. Systems are evaluated, described, and graded. The ratio of corrective costs to replacement costs is used to compare individual buildings at a Medical Center, or entire Medical Centers with each other. Facilities or buildings with ratios of 0.10 or less are in excellent condition; up to about 0.20 or 0.25 are still in good condition; over 0.50 indicates extensive work is necessary; for ratios from around 0.85 and up, and particularly when over 1.00, replacement is generally the preferred recommendation. However, for historic buildings, such as the Chapel and the Trolley Depot, condition assessments are not the determining factor in decisions related to renovation. On the West LA Campus, the Management Priorities will be consulted as guiding principles for decisions related to historic buildings.



Building 20, Wadsworth Chapel



Building 157, Vacant



Building 158, Flex Space



Building 115, Research Building

FIGURE 4-21 EXISTING BUILDING USES

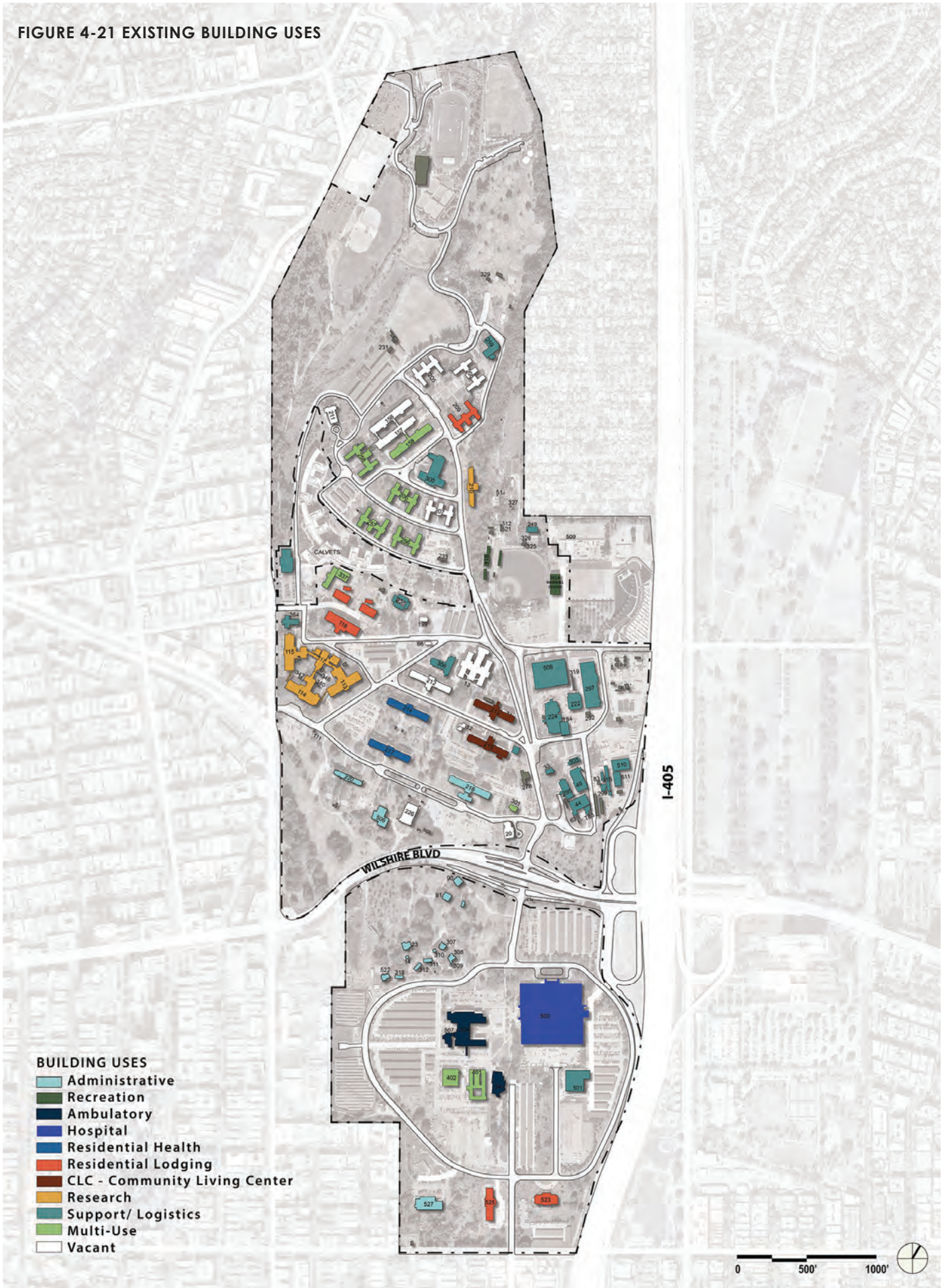


FIGURE 4-22 EXISTING BUILDING AGE

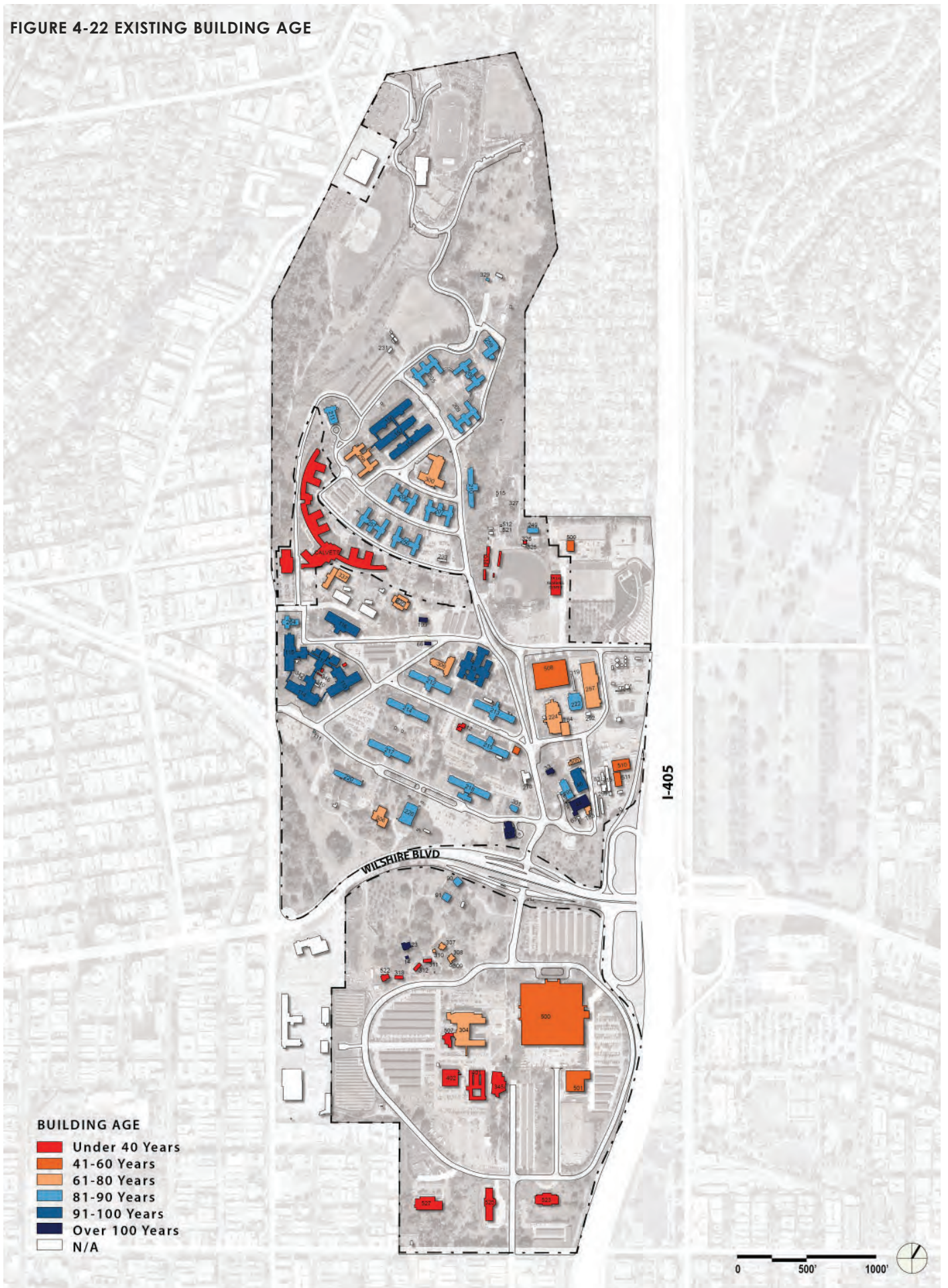
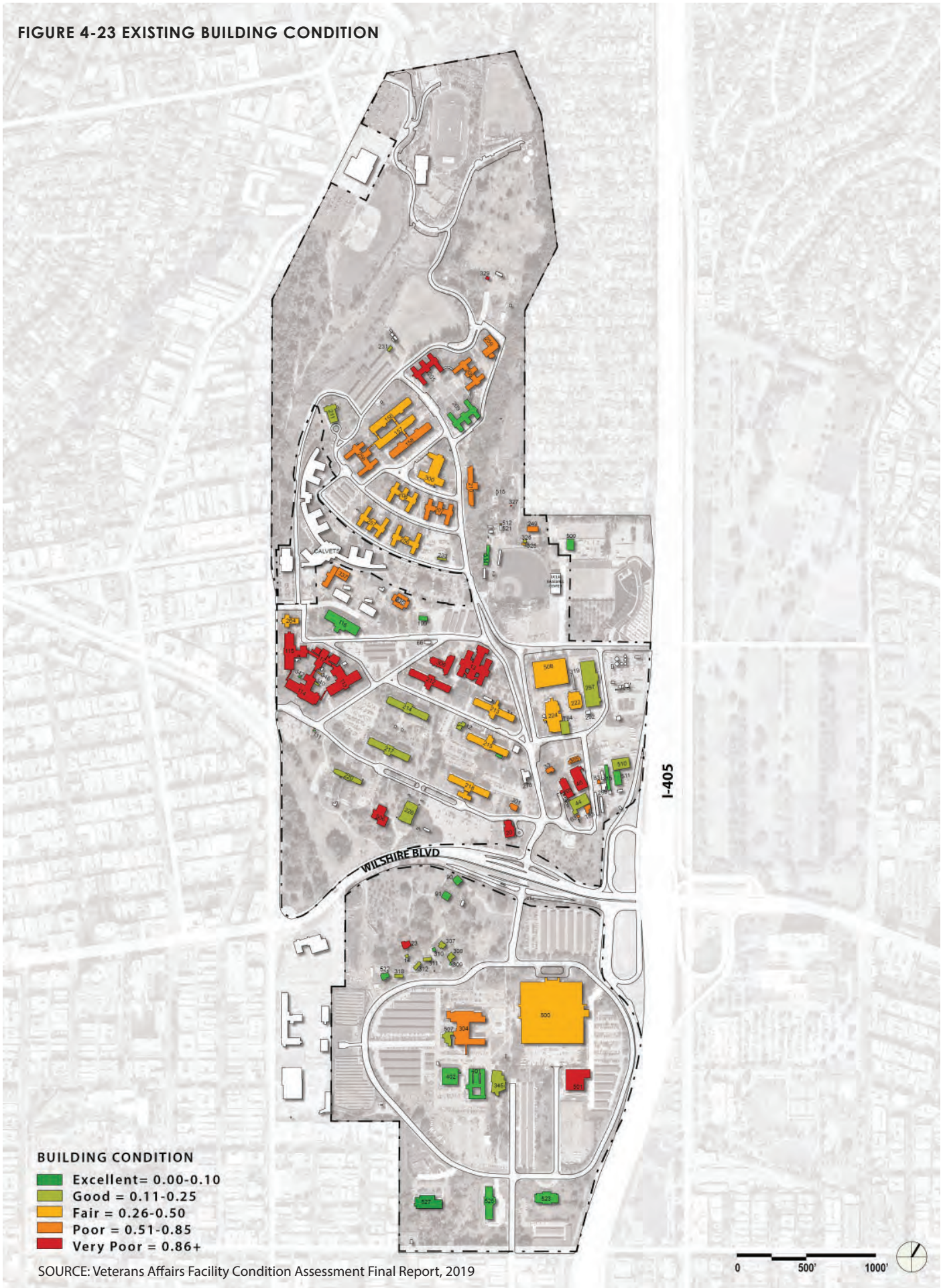


FIGURE 4-23 EXISTING BUILDING CONDITION



SOURCE: Veterans Affairs Facility Condition Assessment Final Report, 2019

LEASES & AGREEMENTS

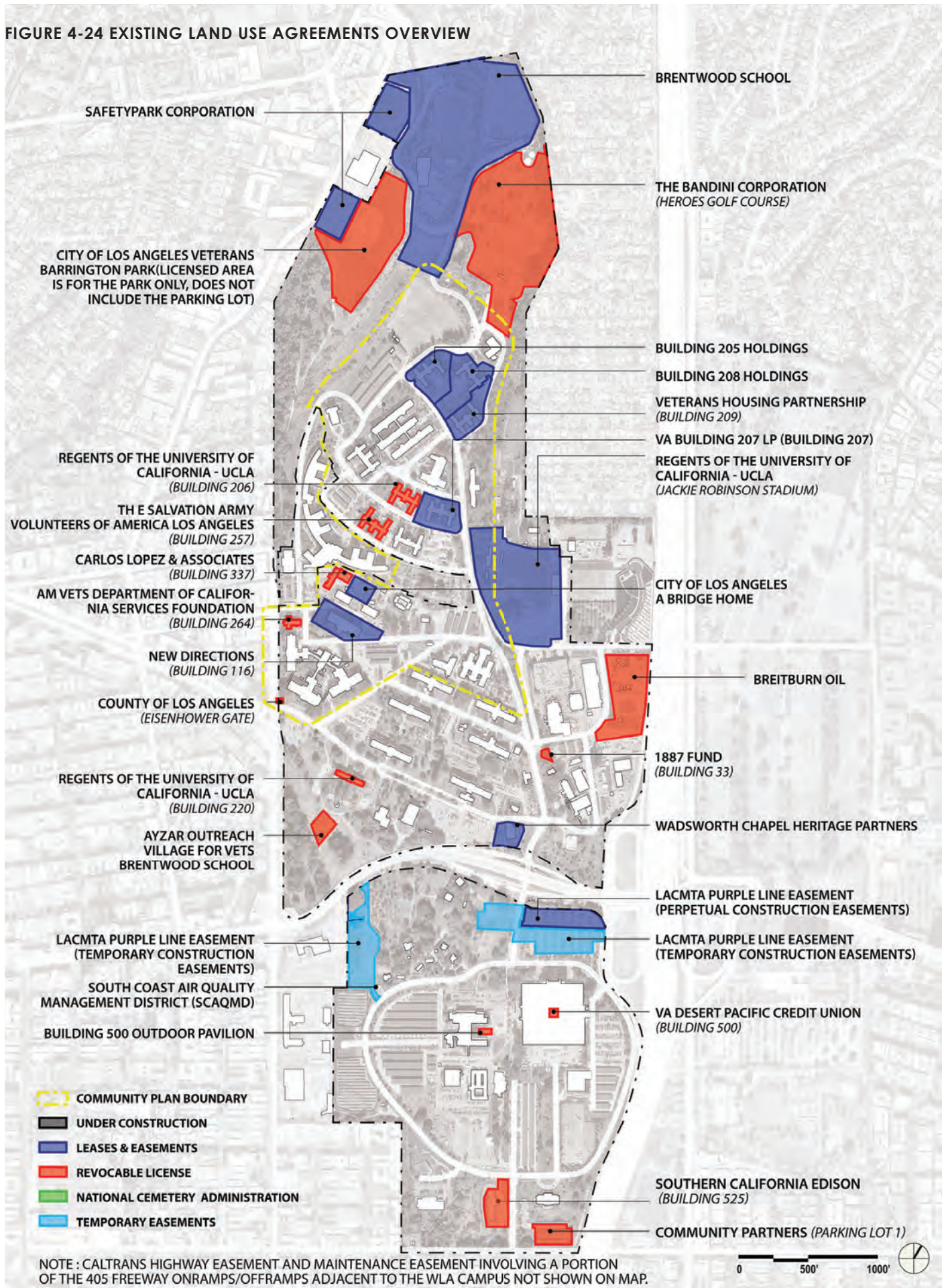
Since the 2016 Draft Master Plan, various leases and land use agreements have been cancelled, renegotiated and newly initiated¹. Each agreement has direct benefits for Veterans either through the services and amenities being provided, and in some cases, in-kind benefits stipulated in the lease. These agreements each present their own opportunities to benefit Veterans, while also constraining the future use of that land. This constraint is not to be viewed as a negative, but rather something that needs to be integrated into the overall plan for the site. Also shown on the adjacent map are the under construction kitchen and generalized boundary of the Draft Community Plan area.

EXISTING LEASES & AGREEMENTS

- AyZar Outreach (Tiny Shelters)
- 1887 Fund (Building 33)
- AM Vets Department of California Services Foundation (Building 264)
- The Bandini Foundation (Heroes Golf Course)
- Brentwood School (Tiny Shelters)
- Brentwood School (Athletic Complex and Fields)
- Building 205 Holdings (Building 205)
- Building 208 Holdings (Building 208)
- CalTrans (State of California Department of Transportation)
- Carlos Lopez & Associates (Building 337)
- City of Los Angeles (Veterans Barrington Park)
- Community Partners (Parking Lot No. 1)
- County of Los Angeles (Eisenhower Gate)
- LACMTA (Purple Line Transit Facilities Easement)
- New Directions (Building 116)
- Regents of the University of California - UCLA (Jackie Robinson Stadium, Building 206, Building 220)
- Safety Park Corporation (North and South Lots of VA Barrington Parking Lots)
- South Coast Air Quality Management District
- Southern California Edison
- The Salvation Army (Building 257, Room 134)
- VA Building 207 LP (Building 207)
- VA Desert Pacific Credit Union (Building 500)
- Veterans Housing Partnership (Building 209)
- Village for Vets (Tiny Shelters)
- Volunteers of America Los Angeles (Building 257, Room 127)
- Volunteers of America Los Angeles (Building 257, Portion of Room 227)
- Wadsworth Chapel Heritage Partners (Building 20)
- WG Holdings SPV, LLC (successor to Breitburn Operating LP, Maverick Natural Resources) / DAV-CA

1. For a summary of the lease agreements, please refer to the Appendix - A. Land Use Summary. Additional detailed land use information is also available at <https://westlamasterplan.org>

FIGURE 4-24 EXISTING LAND USE AGREEMENTS OVERVIEW



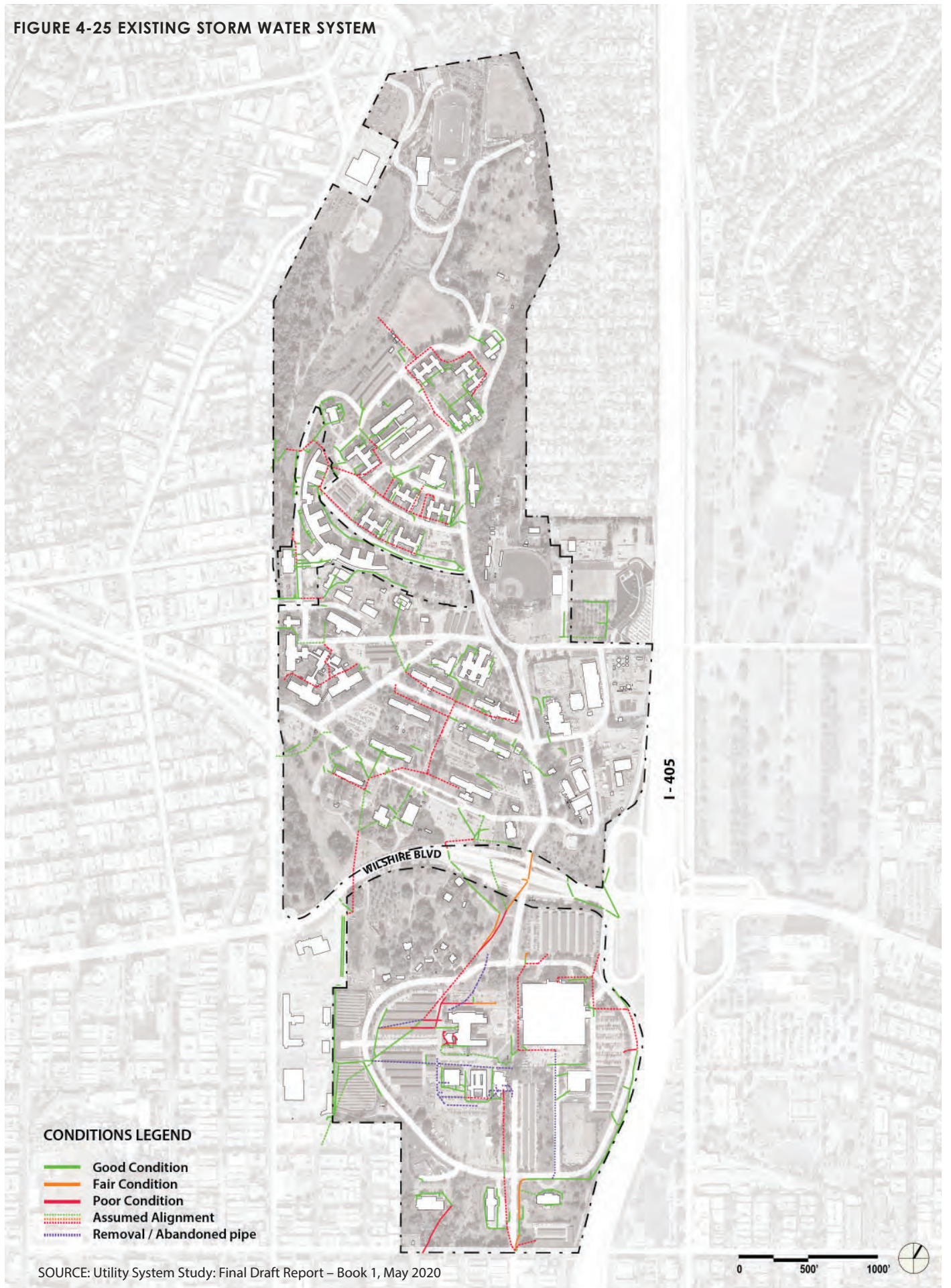
EXISTING INFRASTRUCTURE & UTILITIES

The following descriptions of the existing utility systems across VA's West LA Campus have been excerpted from the Site Utility System Study: Final Draft Report – Book 1 prepared in May 2020. The Office of Construction and Facility Management (CFM) engaged Leo A. Daly to conduct this study for VA Greater Los Angeles Healthcare System West Los Angeles Medical Center. The report provides recommendations and phasing for utility upgrades and improvements for each system.

STORM DRAIN

The storm drain system on VA Campus generally conveys storm flows generally from northwest to southeast via gravity flow and discharges to eight separate locations located on the North and South Campus. Drainage from the North Campus discharges to LA County storm drains located in Bringham Ave. Also, at the intersection of I-405 and Wilshire Blvd. within San Vicente Blvd and a portion of the North Campus drains to the South Campus under Wilshire Blvd near buildings 506 and 218. Drainage from the South Campus discharges to a LA County Flood Control District (LACFCD) storm drain near Federal Ave as well as a 42" LACFCD storm drain in Ohio Avenue, via two separate connections in Sawtelle Ave and south of the Building 527. There is a study underway to further determine storm drain improvements across the North Campus.

FIGURE 4-25 EXISTING STORM WATER SYSTEM

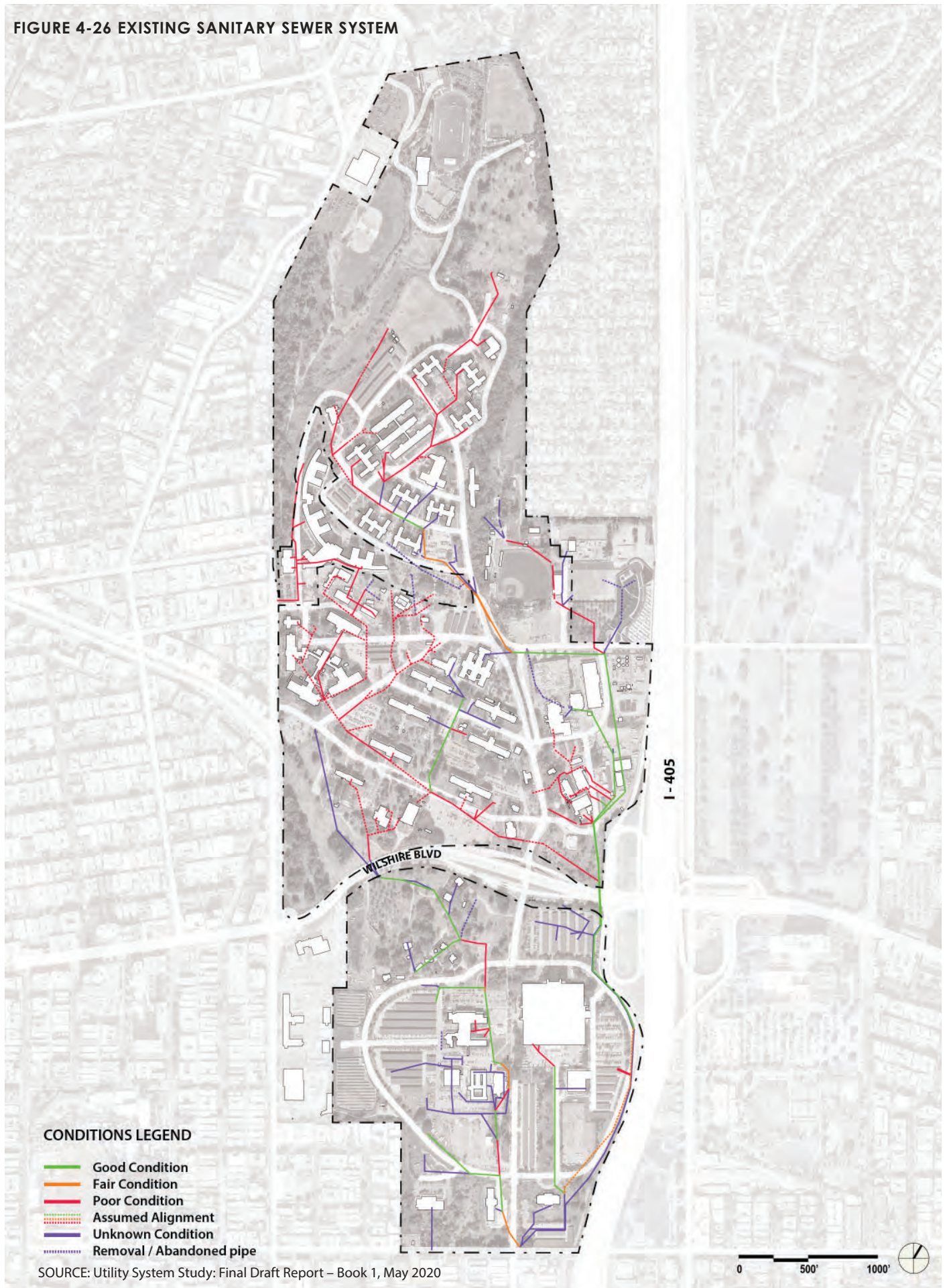


SOURCE: Utility System Study: Final Draft Report – Book 1, May 2020

SANITARY SEWER

The sewer collection system on VA Campus conveys wastewater from north to south by gravity flow. The North Campus wastewater is conveyed through two parallel, adjacent trunk sewers that cross under Wilshire Boulevard onto the South Campus near the eastern boundary. This system joins with South Campus collection pipelines toward the southern end of the Campus, south of Dowlen Drive, and ultimately discharges to a manhole located at the intersection of Ohio Avenue and Sawtelle Boulevard, where it discharges to an existing 24-inch City of Los Angeles Sanitation District main pipeline. Previous communication with the Sanitation District has confirmed capacity within the collection system downstream of the VA connection point. There is a study underway to further determine sanitary sewer improvements across the North Campus.

FIGURE 4-26 EXISTING SANITARY SEWER SYSTEM



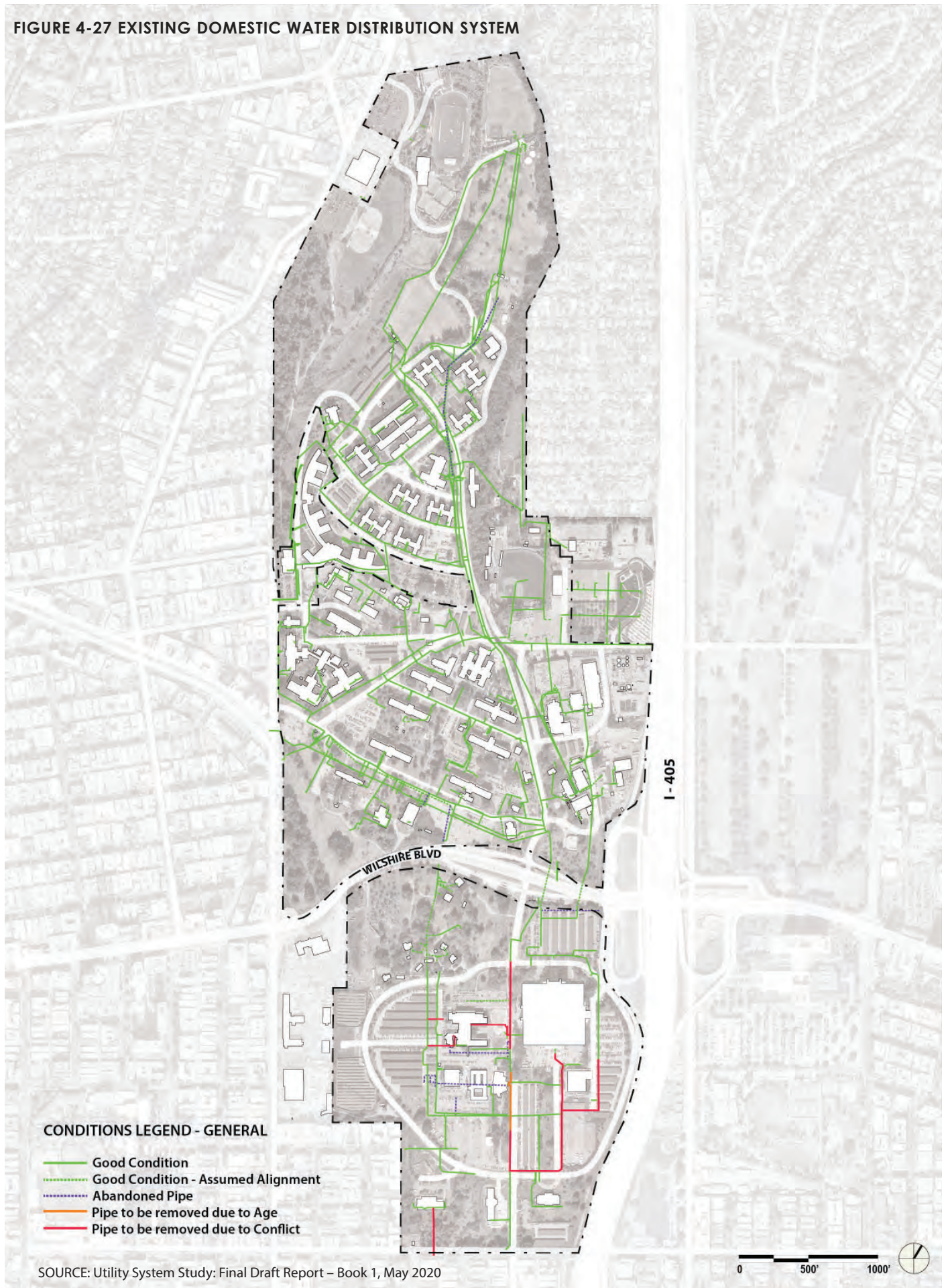
SOURCE: Utility System Study: Final Draft Report – Book 1, May 2020

DOMESTIC WATER

VA West LA North and South Campuses are supplied water service via 3 separate connections to Los Angeles Department of Water and Power (LADWP) system. These connections feed the combined on-site domestic and fire-water distribution system via tanks, with volumes equal to 300,000 and 500,000 gallons which are required to serve “mission critical” buildings located throughout the West LA Campus. Due to the low elevation of the tanks, insufficient service pressure is provided to the North Campus in the existing condition. The existing and proposed buildings in the South Campus and the existing buildings to remain in lower elevation portion of the North Campus will continue to be served from the existing system and storage tanks, satisfying the storage requirement for “mission critical” buildings.

VA is proceeding with two concurrent projects to address current deficiencies in campus domestic water systems and support water solutions for North Campus buildings. VA awarded a contract to design and construct water pressure boosting measures that address the immediate needs of EULs under construction (Buildings 205, 207, and 208). VA anticipates these water pressure boosting measures will be fully implemented by May 2022, ensuring timely permitting and operation of these initial phase EULs. Concurrently, VA has awarded a design contract for installation of a dedicated fire suppression system and replacement potable water lines for the entirety of the North Campus to include all future EULs and VA-operated facilities. Design for this long-term North Campus water distribution system is anticipated in mid to late 2022.

FIGURE 4-27 EXISTING DOMESTIC WATER DISTRIBUTION SYSTEM



SOURCE: Utility System Study: Final Draft Report – Book 1, May 2020

STEAM AND CONDENSATE

Per the Facility Condition Assessment, the steam and condensate distribution systems are approximately 70 years old and past their design life. The systems also suffer from infrastructure support issues due to seismic activity and flooding.

Generally, steam will not be used for EUL housing, and lines will need to be disconnected and rerouted off of EUL parcels to serve VA buildings requiring steam. These disconnections will greatly reduce the steam demand. It is recommended that the systems be replaced and properly sized to address these issues.

Buildings north of Building 212 will remain on the existing steam and condensate system until they are renovated under the EUL Program. The proposed Central Utility Plant and new boiler in the South Campus will address some steam issues and thus allow the vacation of the steam plant on the North Campus.

FIGURE 4-28 EXISTING STEAM AND CONDENSATE DISTRIBUTION SYSTEM



SOURCE: Utility System Study: Final Draft Report – Book 1, May 2020

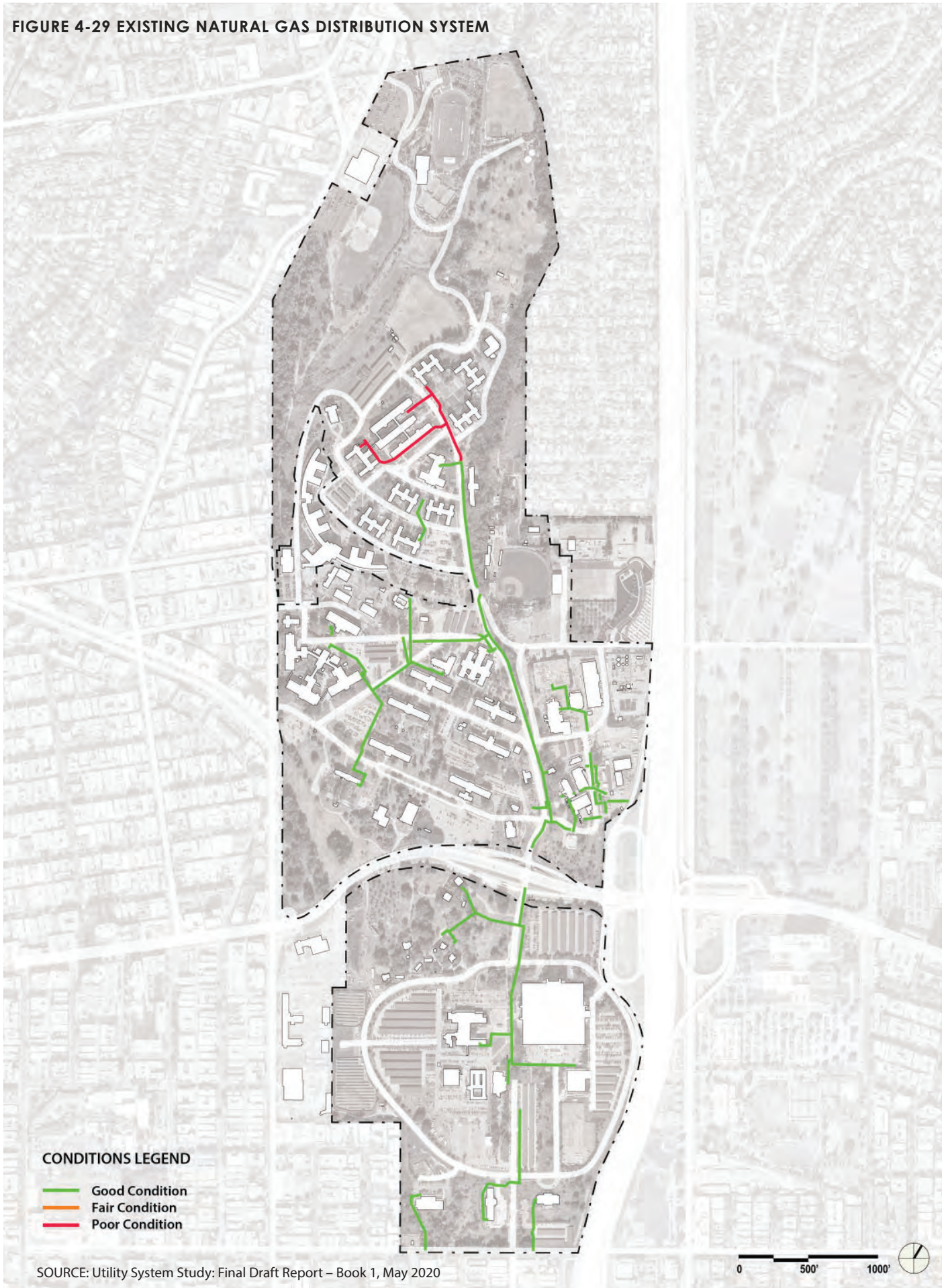
NATURAL GAS

The natural gas system for VA Greater Los Angeles Medical Center provides natural gas to buildings for uses besides building heat and domestic hot water generation. These uses include the following:

- Food Preparation
- Medical Equipment that requires natural gas
- Lab Equipment that requires natural gas
- Single or Duplex quarters
- Boiler Plant

The oldest sections of the natural gas distribution system date back to 1974 when the gas system was replaced. A large section of the natural gas main on the South Campus has been replaced and upgraded to polyethylene piping and is approximately 20 years old. The laterals from the gas main on the South Campus are original and constructed of black steel. The natural gas main and laterals on the North Campus are constructed of black steel and date back to 1974. A new natural gas trunk line that extends east across Pershing Avenue to Bonsall Avenue, then north to MacArthur Field is anticipated to be completed by early 2022.

FIGURE 4-29 EXISTING NATURAL GAS DISTRIBUTION SYSTEM



SOURCE: Utility System Study: Final Draft Report – Book 1, May 2020

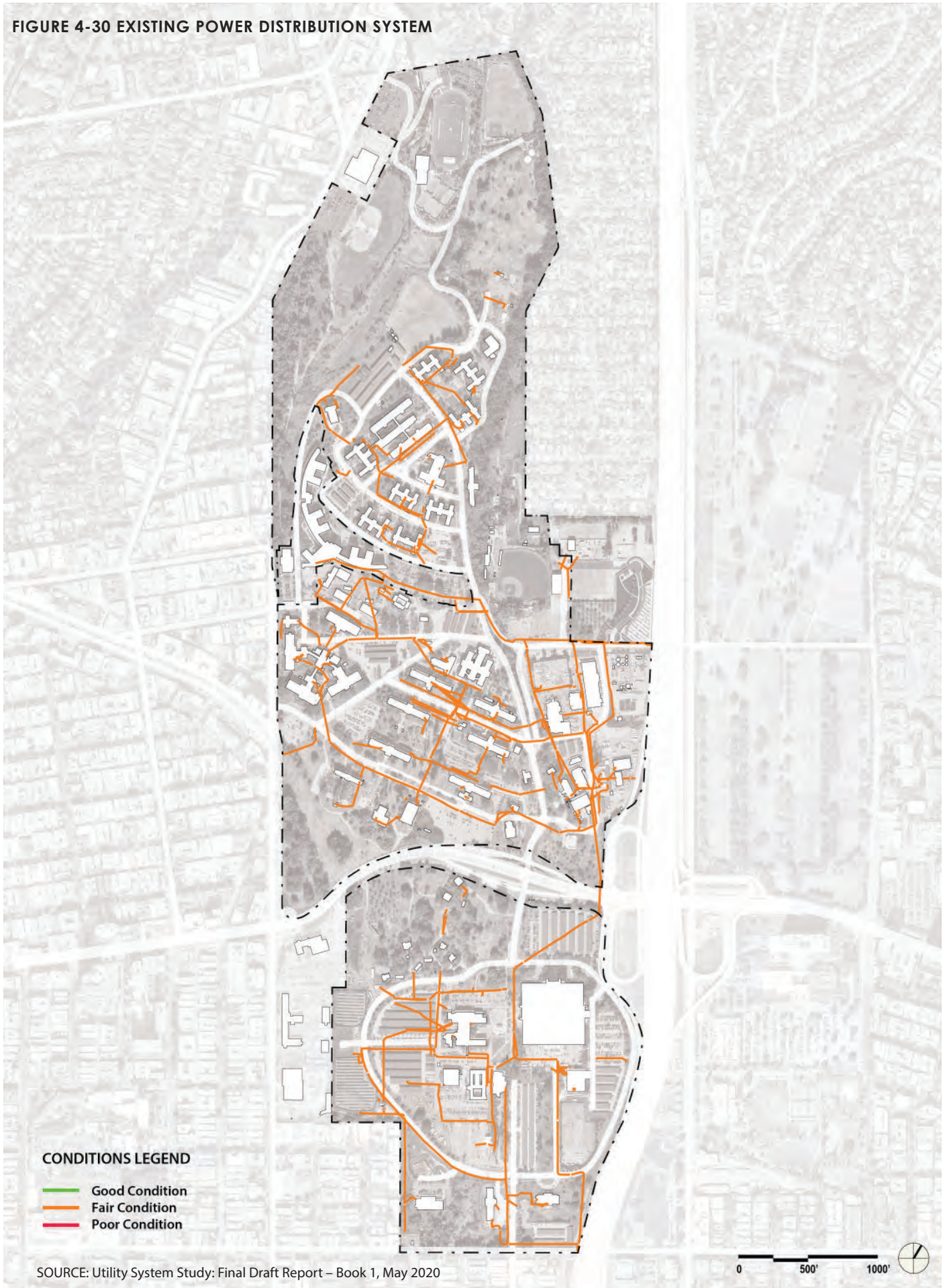
POWER

Studies and reports from VA VISN 22 FCA report dated 4/1/2019, Site Utility Assessment Phase 2 report dated 11/2019, Booz Allen Hamilton utility condition assessment report, 2018, VA infrastructure operation and maintenance plan 4/2019, KPFF North Campus trunk lines drawings, and the North Campus master planning files were reviewed and investigated. Although each of the studies had particular areas of focus, their conclusions can be summarized as:

- The Southern California Edison (SCE) substation on South Campus does not meet VA Mission Critical requirements to support the South Campus Mission Critical buildings. A new substation and power feeders are required. SCE is moving forward with this new facility in the South Campus.
- The underground duct banks are past design life and need upgrading and/or replacement.
- The power connection from the South Campus to the North Campus is currently accomplished through overhead transmission lines over Wilshire Blvd., along the eastern boundary of the West LA Campus. The recommended methodology from the studies is to replace with subsurface transmission lines underneath Wilshire Blvd. Metro has constructed new SCE power connections for its transit facilities and will also relocate impacted VA power lines.
- The VA power system on North Campus will benefit from a reduction in power consumption due to conversions of buildings to housing. The effects of this will provide some capacity back to VA power grid. It is estimated 5 MVA of power capacity will be released back to VA power system.
- A new trunkline for extension of power service to meet the needs of current and future EULs on the North Campus is already in progress, thanks to investment by VA, and expected to be complete by early 2022.

Additionally, meters will be needed for buildings with new and adjusted power service.

FIGURE 4-30 EXISTING POWER DISTRIBUTION SYSTEM



SOURCE: Utility System Study: Final Draft Report – Book 1, May 2020

COMMUNICATIONS

Studies and reports from VA VISN 22 Facility Condition Assessment (FCA) report 4/1/2019, Site Utility Assessment Phase 2 report 11/2019, Booz Allen Hamilton Utility Condition Assessment Report 2018, VA Infrastructure Operation and Maintenance Plan 4/2019, KPFF trunk line drawings, and the North Campus master planning files were reviewed. The findings are summarized as follows:

The outside plant (OSP) backbone cables are outdated and not meeting current technology needs. The backbone cables need to be upgraded.

The telecommunications underground duct banks are aged. The original telephone cable pathways and newer communications cable pathways are co-mingled together. The cables in the duct banks are not labeled for usage and cable types. It is recommended that a contractor be engaged to identify and label all active and abandoned cables.

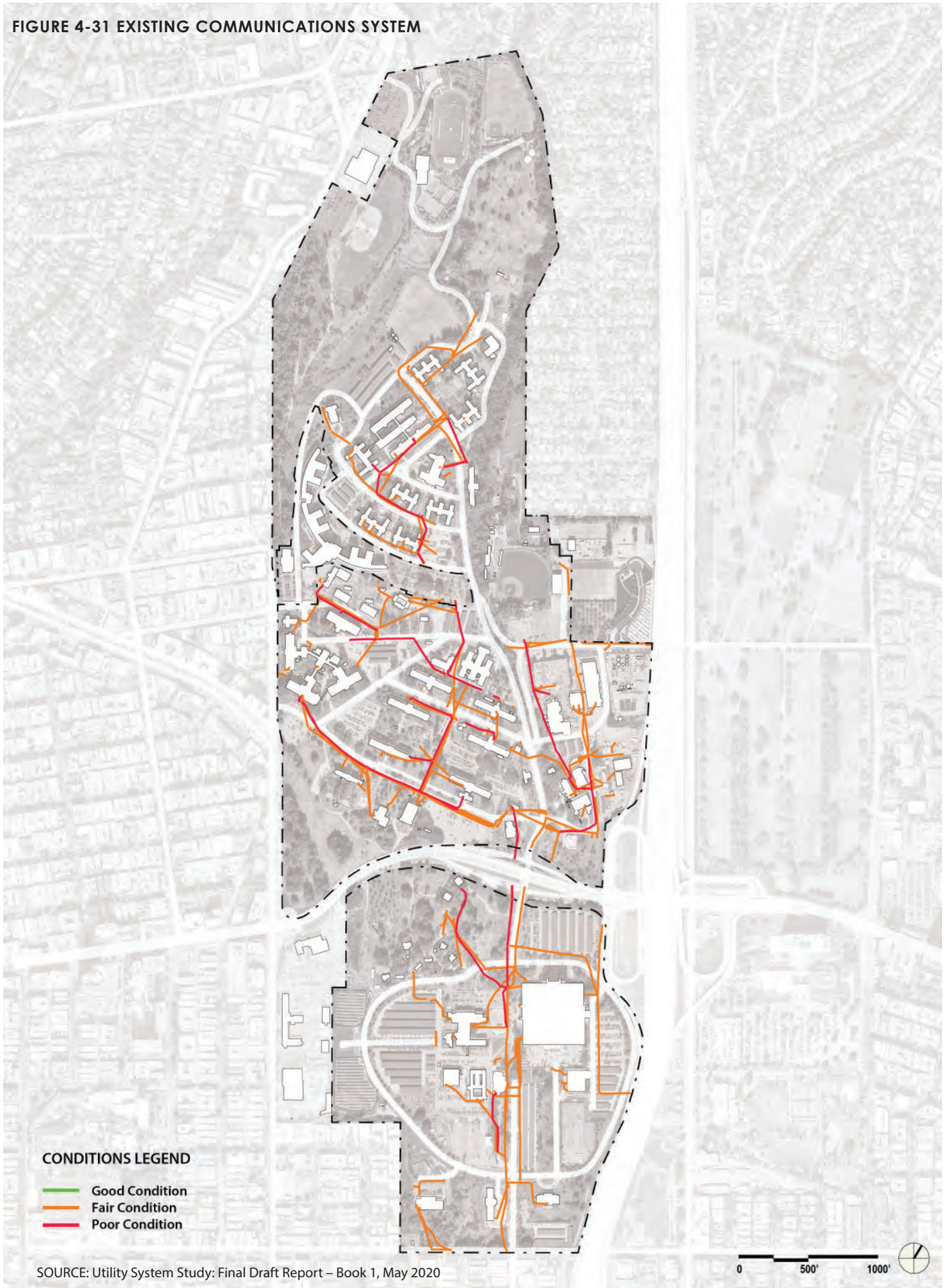
The in-building network distribution infrastructure is outdated and does not meet current technology needs, so it is recommended to be upgraded.

The North Campus housing development will be fed from separate telecommunications and TV services. The buildings will be on a separate network from the VA network. A new trunkline for extension of telecommunication service to meet the needs of current and future EULs on the North Campus is already in progress, thanks to investment by VA, and expected to be complete by early 2022.

The telecommunications systems incoming services do not meet VA Mission Critical requirements. The Campus wide backbone cables are outdated and do not support the needs for healthcare facilities. As part of the capitalization plan, the following are recommended for upgrading:

- Bring a redundant Frontier service from a different service center
- Upgrade the Campus backbone cables to single mode fibers
- Upgrade the current data center in B500

FIGURE 4-31 EXISTING COMMUNICATIONS SYSTEM



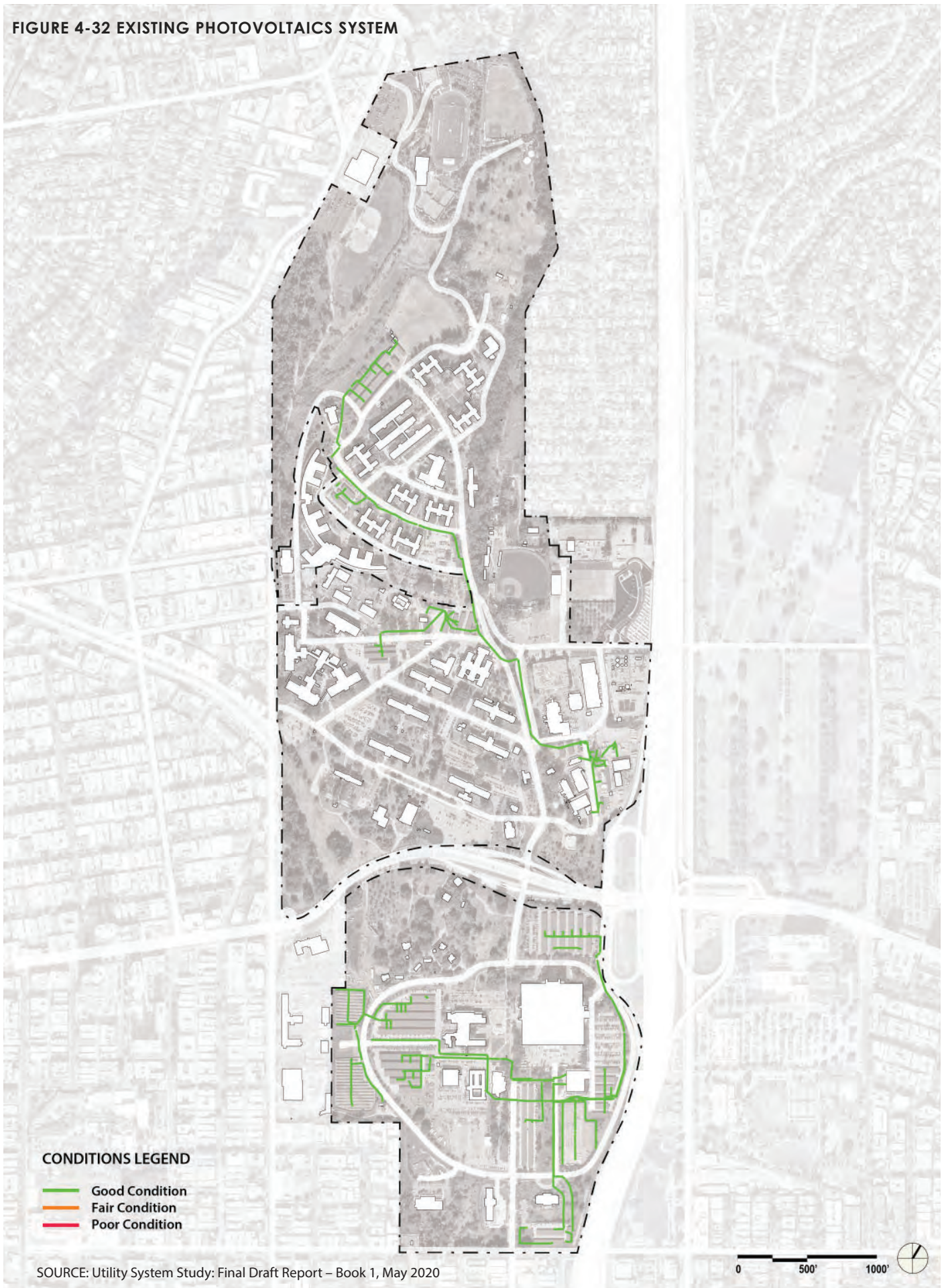
SOURCE: Utility System Study: Final Draft Report – Book 1, May 2020

PHOTOVOLTAIC (PV) POWER SYSTEMS

The West LA Campus PV power systems are tied into the Southern California Edison Power grid. The tie-in points are in Building 501, Building 299 and the SCE service substation #2 by the helipad. The PV systems are metered at each tie-in point. The PV systems are remotely monitored by a third party via fiber optic cables. The PV power is mainly consumed by VA Campus. The total power consumption of the West LA Campus is around 14.8MW.

PV power systems are installed throughout VA Greater Los Angeles Healthcare System Medical Campuses in the past 5 to 11 years. PV panels are installed on building rooftops, carport canopies, and field mounted.

FIGURE 4-32 EXISTING PHOTOVOLTAICS SYSTEM



FUTURE REDEVELOPMENT OPPORTUNITY AREAS

Master Plan 2022 and Draft Community Plan together provide a roadmap for the redevelopment of the entire Campus, focused on the immediate goal of building at least 1,200 units of housing for Veterans. In looking at the mid and long term opportunities for creating a community for all Veterans, this Master Plan 2022 goes beyond what can be accomplished in the initial phases of redevelopment. Through the analysis of existing conditions and the review of input provided by stakeholders, various areas have been identified as Opportunity Areas. The Conceptual Project Areas discussed in Section V are informed by this analysis. These areas could include new services and amenities, a place that allows for job training, reintegration, and public interaction, as well as an expanded, world class medical center. The PEIS did not analyze development in all the opportunity areas described; therefore, further analysis of environmental and historic impacts would need to be conducted.

BRENTWOOD SCHOOL OPPORTUNITY AREA

- There is a high concentration of recreation facilities in this area with access to Veterans limited to specific times.
- There is limited access to this area of campus.

BRENTWOOD VILLAGE OPPORTUNITY AREA

- This parking lot is well located in an active retail area.

VETERANS' BARRINGTON PARK OPPORTUNITY AREA

- This recreation area is difficult to access from other parts of the Campus.
- The Barrington Avenue frontage is highly visible and in close proximity to Brentwood Village.

GOLF COURSE OPPORTUNITY AREA

- Veteran input has largely supported the golf course as a function to remain on Campus.

EAST BLUFF OPPORTUNITY AREA

- The secluded nature of this area is unique on Campus.
- Portions of this area were previously used by Veterans for agriculture.

STADIUM OPPORTUNITY AREA

- This area is centrally located with good access from Bonsall Ave. and Constitution Ave.
- The under-construction practice field will provide a new recreation amenity for Veterans.

LONG TERM CARE OPPORTUNITY AREA

- There are a number of historic features in this area including the triangular configuration of the roadways

and the resulting arrangements of the buildings, and view corridor between Buildings 13 and 226.

SUPPORT SERVICES OPPORTUNITY AREA

- This area is the entrance and “front porch” of the Campus, with great visibility and access.
- The rehabilitated Wadsworth Chapel will bring new prominence and activity to this area.

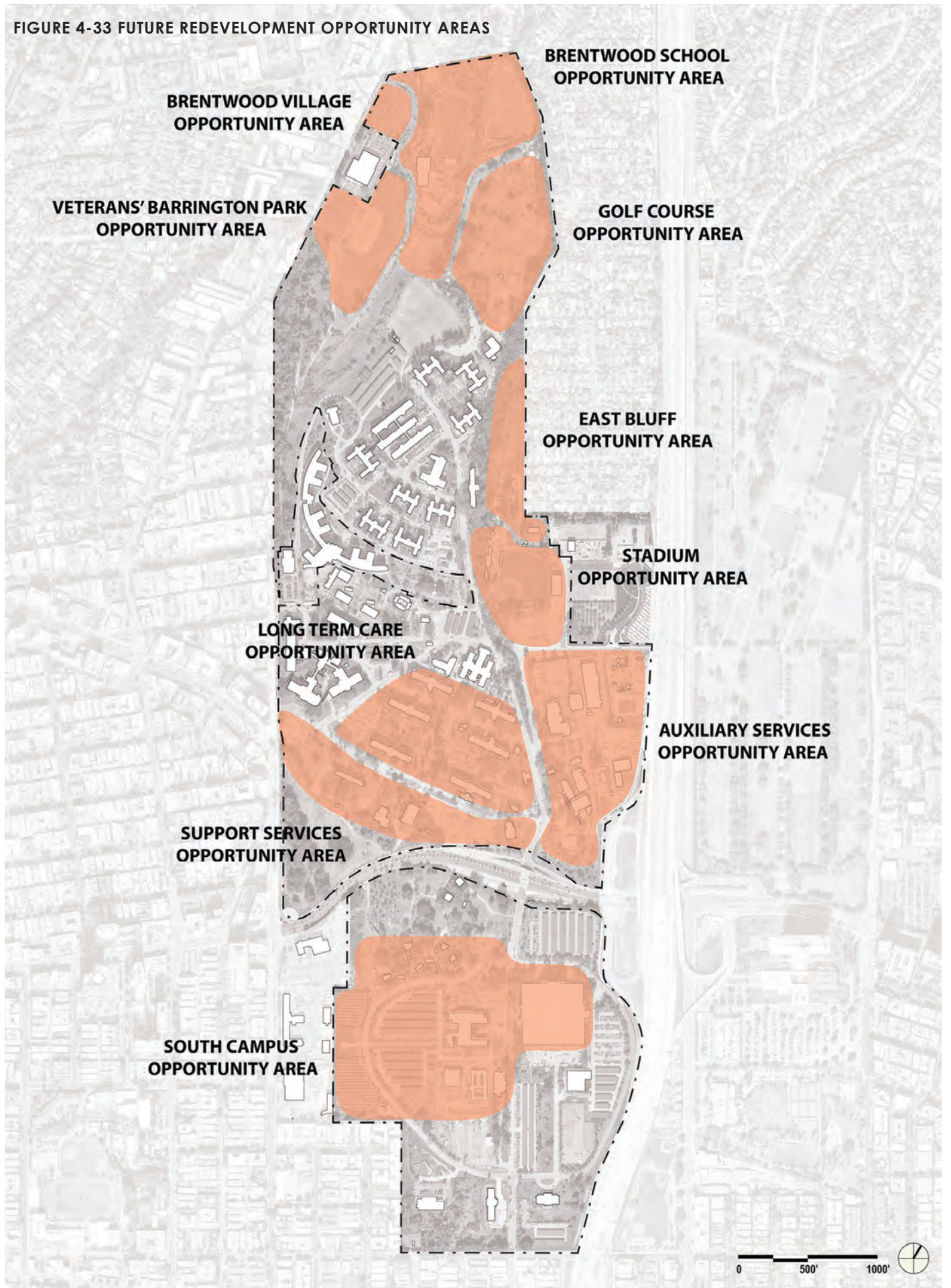
AUXILIARY SERVICES OPPORTUNITY AREA

- The industrial neighborhood of the property is at a lower grade than the rest of the North Campus. This area also has direct access from Constitution Ave off of Sepulveda.
- Furthermore, with the development of Purple Line Metro Subway Station, its natural separation from the residential areas of Campus and its direct access make the area prime for public interface.
- The existing uses need to remain for the foreseeable future, limiting near-term redevelopment opportunities.
- The potential redevelopment of the Breitburn Energy Corporation leased land will have to take into account the remediation of that land and capped wells.

SOUTH CAMPUS OPPORTUNITY AREA

- The South Campus has a significant amount of under-utilized land.
- It is the center of the medical services for the Campus and has potential to become a “one-stop shop” for Veteran’s medical needs and a world-class medical facility and treatment center.
- The existing circular road configuration creates inefficient circulation, parking lots and future building parcels.

FIGURE 4-33 FUTURE REDEVELOPMENT OPPORTUNITY AREAS



SECTION V

MASTER PLAN ELEMENTS

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MASTER PLAN UPDATE

This Master Plan 2022 update is one of a series of steps toward revitalization of the West LA Campus for Veterans' use within the VA Greater Los Angeles Healthcare System (VAGLAHS). This master plan update represents a commitment to renovate and improve the site to fulfill the mission for which it was historically established. It states the guidelines and principles for development, and regeneration, offers in broad concepts recommendations for improvement and advancement, and identifies a variety of projects contemplated for implementation.

This Master Plan is the first update and builds on the 2016 Draft Master Plan as a framework, and guides VAGLAHS's decades-long effort to reshape its facilities and capital assets, covering a variety of construction, redevelopment, and leasing activities related to VA's master planning process for one of VA's largest and most complex integrated healthcare systems. This update moves from the draft and preliminary concepts to:

- (1) Solidify accomplishments to date,
- (2) Explain on-going work (including the Draft Community Plan),
- (3) Provide the way forward, and
- (4) Actualize the plan

This update is also informed by previous studies including, but not limited to, the following: the Programmatic Environmental Impact Statement (PEIS) completed in 2019, the Site Utility System Study: Final Draft Report (2020), as well as the Draft VAGLAHS West Los Angeles Campus Historic

Resources Plan (CHRP) completed in Spring, 2021. Updates to the 2016 Draft Master Plan also take into account the new lease agreements that VA has negotiated with various lessees over the past several years and also builds upon the ongoing efforts across the Campus such as the West LA VA North Campus Draft Community Plan published in the Fall of 2021 and the South Campus Medical Center concepts.

This Master Plan 2022 update provides possible alternative uses for study for several areas of the West LA Campus. Throughout the implementation process, there will be a need for continued due diligence and planning for various elements of the Campus, and for specific site areas within it. Examples include more detailed site plans, refined development strategies, architectural designs, and utility, environmental, and historic preservation due diligence.

The road to a revitalized West LA Campus takes true shape with the Master Plan 2022 update presented here. It is grounded in the Veterans' housing and services requirements presented in Section II, supplemented here with consideration of the site and its characteristics, context, and capacities. The basic rules of land management, roads and circulation, land use, and sustainability are established herein. The current working phasing concept also acknowledges the many variables in the projects.

General Notes:

This information in this chapter has been updated to reflect the most current information available. To review the 2016 Draft Master Plan, please navigate to the following URL: <https://westlamasterplan.org>

The draft recommendations and graphic depictions included in the following pages in this Master Plan update section are subject to further input, review, and approval from multiple offices within VA. In addition, these plans require further review to assess legal, financial, and operational feasibility.

MASTER PLAN DEVELOPMENT

MASTER PLAN METHODOLOGIES

This Master Plan 2022 update provides the guiding structure for future development, accommodating Veteran needs, current facility needs and the site's capacity for potential facility expansion in the future. Demand and supply based analysis are common assessment strategies usually referred to as 'need-based' and 'capacity-based.' Both methodologies contribute to the success of a master plan. The need-based metric represents the acute housing and healthcare needs of Veterans experiencing homelessness. The capacity-based methodology metrics establishes the long-term development possibilities for the Campus, illustrating potential future facility locations, neighborhoods, access, services, and supporting infrastructure. Together, the capacity-based and need-based methodologies provide a vision for the Campus, accommodating current needs, and guiding future potential development.

NEED-BASED MASTER PLAN METHODOLOGY

Need-based methodology, based on the demand analysis described in Section II, identifies immediate demand for housing, and services to those Veterans in most need; those who are severely disabled, including Veterans experiencing chronic homelessness, female Veterans (with and without dependents), and aging Veterans. Addressing the short-term needs analysis is the first step in providing realistic, targeted solutions for implementation. Doing so would result in a welcoming, vibrant, and sustainable community where all Veterans identified as the need-based cohort are the first group to benefit from and feel comfortable accessing, living, interacting, recreating, and socializing with one another, their families, VA personnel, and visitors in the new environment

carried forward by this Master Plan 2022 update. Initial phase implementation strategies are currently being developed around the need-based methodology.

CAPACITY-BASED MASTER PLAN METHODOLOGY

The capacity-based methodology establishes a guiding structure for the long-term development of the Campus. The facility capacity for Master Plan 2022 is established through analysis of governing planning controls, environmental impacts, physical site features, existing infrastructure, historic and cultural assets, and the surrounding context of the site. Section IV identifies various Opportunity Areas where development could potentially take place. In addition, several earlier studies have already informed the capacity-based considerations for this plan update, as elaborated upon in Section I of this document.

LOS ANGELES NATIONAL VETERANS PARK



PLANNING PRINCIPLES

WEST LA CAMPUS PLANNING PRINCIPLES

To establish a true community for resident and non-resident Veterans alike requires that the West LA Campus embody the elements of a healthy community as understood through today's best practices in community design. Consideration of community urban design elements applies equally well to communities such as the West LA Campus or, for example, college campuses, although the college population is transitory by definition. In each case, interaction among residents and access to common services and resources is critical to the health and well-being of the Campus. A well-planned and vibrant community setting is all the more important for Veterans in transition.

All healthy communities embody these common principles of community development and urban design:

- **Development:** To maintain a 24/7 vibrancy, good communities have a balance of housing, services, employment opportunities and cultural amenity. Focused density assures convenience of access without automobile dependency.
- **Walkable Districts:** Focused density and small block development shorten distances between uses and populate the streets with activity.
- **Human Scale:** Streets and paths are defined by active uses that can be viewed by pedestrians and make their movement functional and interesting. Buildings are pedestrian-friendly in scale, ADA compliant and non-institutional in character.
- **Street Character:** Streets are multi-use in character, with enhanced sidewalks, bike facilities, parking, seating and other amenities, and pleasant landscape.
- **Vibrant Public Places:** Streets, plazas and parks form a network of public space connected to civic nodes, cultural centers and events.
- **Hierarchy of Open Spaces:** A range of well-planned open spaces that meet the varied needs of individual Veterans and groups alike.
- **Transit-first Districts:** Connectivity within the community and connections to other destinations are built on the public transit network and development is organized and designed to optimize transit's function.
- **Architectural Excellence:** Take cues from the first and second-generation buildings on the Campus which had welcoming architectural elements such as porches and verandahs. Buildings have high design interest, some as framing background buildings and others as landmarks. Consider the WLA VA Historic Preservation Management Priorities as part of the design process.
- **Sustainable Development:** Compact development and resource-responsible systems respect the environment and support climate resiliency.

Planning for the West LA Campus is based on these principles of community design, as a home for Veterans composed of diverse but well-defined mixed-use neighborhoods to form, in the broadest sense, a therapeutic community setting for Veterans to live and reintegrate into civilian society.

NORTH CAMPUS DRAFT URBAN DESIGN STRATEGIES

The following urban design strategies are the physical manifestation of the mission, vision, and values developed in collaboration with VA, Principal Developers, community partners, and Veterans. The Principal Developers' Core Values discussed in Section II, as well as the Urban Design Strategies below, were considered in the development of VA's West LA Campus Planning Principles.

Urban Design Strategies

- **Establish Order:** Create sense of hierarchy, orientation, and monumentality across the community by strengthening the historic organizational structures through building, landscape, and environmental graphic design.
- **Assemble Harmony:** Renovate the architectural heritage of the community while continuing to build synergy among the growing collection of high-quality, diverse design styles and typologies.
- **Create Monumentally Modest Neighborhoods:** Enhance the civic design and architecture of the West LA VA community through historic preservation, new construction, monuments, public art, and landscape design.
- **Build Critical Mass:** Cluster development, uses, and infrastructure improvements to build a critical mass of activity, services, and amenities within the community. Be thoughtful on phasing, focusing development on areas that can be fully claimed, built out, and utilized.
- **Connect Within and Beyond:** Foster physical connections both within the VA community and beyond into the surrounding communities where appropriate. Create meaningful gathering places where community can be brought together.



Rendering of the proposed Town Green from the Draft Community Plan

LAND USE CONCEPT

PLAN CONCEPT

The framework for development of the West LA Campus envisions a long-term build-out that focuses use of the site on housing and services for Veterans, restores and enhances the site's historic legacy, conserves and repairs its natural setting and facilitates, and encourages and promotes reintegration of Veterans into civilian life. Key features of the plan include the following categories:

VETERAN HOUSING

Housing is distributed across the North Campus, with proposed new housing primarily clustered in the areas north and directly south of the CalVet home. Central to the Campus is the most secure and protected neighborhood of Permanent Supportive Housing on the "high ground" of the developed area of the Campus, with its own neighborhood services. This area is defined by roads that surround it, thereby limiting vehicular access to local traffic only and providing a nurturing network of paths, gardens, outdoor recreation, and amenities. Permanent Supportive Housing in this area consists of both adaptive reuse of existing structures and new construction.

South of the CalVet home is additional Permanent Supportive Housing, much of it located within the Town Center, creating a more open and permeable residential grouping, combined with general supportive services as well as social Veteran activities. Further south, in the Long Term Care area, existing housing in the Community Living Centers / Domiciliary will remain.

The residential neighborhoods do not exist in isolation, but are linked through their proximity to common services and facilities throughout the site. These areas and their features are further described below.

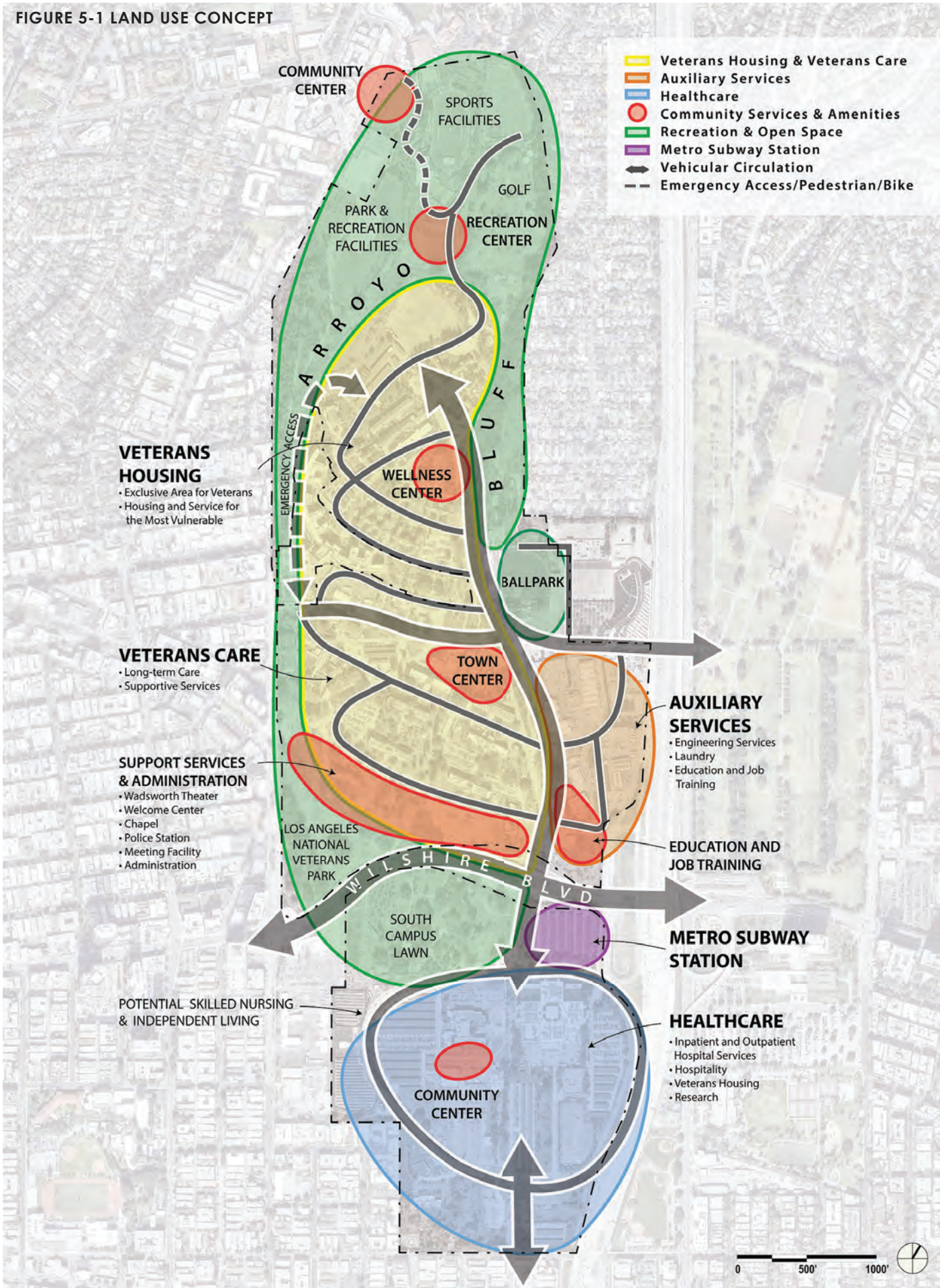
TOWN CENTER

Veterans have been vocal in their desire for the West LA Campus to have a central place where resident and non-resident Veterans can meet and interact in a lively public forum. This Master Plan 2022 update locates the Town Center area roughly in the geographic center of the Campus north of Wilshire, touching on the Veteran residential neighborhoods as a place of common contact. At its heart, the Town Center area has an open Town Green, around which are located an array of services, opportunities, and amenities for Veterans. The update puts forth the possible renovation of the historic Hoover Barracks into a living museum and the Streetcar Depot into a coffee shop. Historic Building 13 is proposed to be redeveloped into a Town Hall with uses such as meeting facilities for taking part in activities, events, and decisions, as well as housing. Other potential uses include a fitness center, canteen, Patriot Store, administrative functions, and other Veteran community-serving amenities. A complete description of the Town Center can be found on page 166.

VETERAN COMMUNITY USES

Veteran Community Uses are amenities, facilities and functions that serve as meeting places and activity centers for the Veteran community. There are numerous locations and buildings for Veteran Community Uses identified throughout the Campus, including the Town Center area that serves the entire site. Building 300, the Wellness Center, provides focused supportive services and amenities that are open to residents both on the Campus within residential housing and off Campus within the larger community. The Wellness Center can also serve as a resource center for Veterans within the community and beyond. Additional Veteran Community

FIGURE 5-1 LAND USE CONCEPT



Uses are conceptually proposed in the healthcare area south of Wilshire, serving both resident Veterans and visitors to the medical facilities with medical services and amenities. On the southern portion of the Auxiliary Service Area, a long-term concept for future study is to integrate job training that builds off of and supports the functions that exist in that area today. Finally, a Veteran Community Use could be potentially located at the far north end of the Campus on Barrington Place. This concept replaces the existing surface parking with a new building which could provide Veteran employment opportunities and vocational enterprises, while retaining public access to parking in the rear.

AUXILIARY SERVICES AREA

This area is located on low-lying land between I-405 and the bluff that defines the easterly edge of the main developed area of the North Campus. This area houses many of the supportive and back-of-house functions for the overall Campus. Master Plan 2022 retains these functions. As space permits and pending future study, this area could serve as a hub for job training as well as Veteran art production and exhibition. Opportunities in this area are heavily dependent on VA operational needs and suitable resources to make changes in the area.

MEDICAL DISTRICT

South of Wilshire, the existing hospital and the new Critical Care Center anchor the Medical District, with an array of in-patient and out-patient care facilities. A variety of hospitality facilities, currently on site, can remain to serve hospital visitors and their families. Research functions, currently housed in the North Campus are planned to eventually relocate to a modern facility in the South Campus. Supportive uses such as child care, food service and convenience retail for those visiting the Medical District are potential uses for future study.

ACCESSIBLE AND PROGRAMMED OPEN SPACE

Throughout the Campus, open space is actively programmed to provide recreation and contemplation space for Veterans. It also helps to connect the Campus to its surrounding neighborhoods. The green space along Wilshire Blvd. remains a landscape centerpiece of the site, with use of its historic landscape fabric as an outdoor space that could be the site for a Veteran memorial commemorating the varied branches of military service and service eras, while being leveraged to serve the immediate needs of VAGLAHS and Veterans experiencing homelessness. The South Campus Lawn could include children's play areas, and the historic Governor's Mansion could be rehabilitated to serve as a destination restaurant for Veterans or as a Veteran event facility. The historic Superintendent's House (Building 33) could be converted into a Veteran-focused information center. The residential area will be laced with a network of paths and small-scale activity areas with activities like chess, bocce ball, basketball courts, and Frisbee. Along the easterly edge of the Campus, below the bluff, gardens and farming can be operated by Veterans and provide therapeutic benefits, subject to future study and soil testing. On the westerly edge of the Campus, along Barrington Avenue, the neighborhood park has been re-branded as Veterans' Barrington Park.

ZONES OF DEVELOPMENT

The Master Plan 2022 update builds on existing natural features of the site and integrates new and re-purposed development with existing built resources. The plan acknowledges and connects the major open space resources that frame the site, primarily north of Wilshire but also including green spaces on the South Campus. With these elements as guidance, the Campus plan is considered in four “zones.”

The descriptions of the zones below are conceptual, and the boundaries of each zone, as shown on Figure 5-2, are not absolute. In many cases certain characteristics of one zone apply to multiple zones.

ZONE 1: HEALTHCARE

This zone includes the main hospital buildings, acute care, ambulatory outpatient care and clinics, research facilities, hospitality for visitors and patients, and other uses that support or are compatible with the healthcare programs. Zone 1 contemplates a new Critical Care Center (replacement hospital) with diagnostic and treatment facilities, research, clinical support and services in a modern state-of-the-art healing environment. Additional improvements planned for Zone 1 focus on providing a collaborative integration of healthcare, food service, comprehensive translational research in support of Veterans, and meeting VA and California seismic mandates for medical center operations as well as adequate parking.

ZONE 2: LONG TERM CARE + AUXILIARY SERVICES

This zone consists of two separate areas that are to largely remain as they do today, with strategic enhancements proposed over both the short and long term. The Long Term Care area is home to Community Living Centers, domiciliary buildings, as well as administrative functions. Master Plan 2022 keeps these functions with potential projects under consideration to improve outdoor areas and indoor shared social spaces. A Veteran Family Wellness Center (run by UCLA) in this zone can act as a center where Veterans, especially female Veterans and families, can access preventative care alternative healthcare services, case management, care coordination and peer services as well as assistance with legal matters, employment, educational needs, and family resilience programs that provide family, child, and caregiver support.

The Auxiliary Services area contains an array of facilities that support the functionality of the entire Campus. The industrial nature of this area will be retained while potentially expanding programmatically in the future to include job training, which is consistent with Veteran input.



View of Building 215 in Zone 2

ZONE 3: VETERAN HOUSING, SERVICES & AMENITIES (INCLUDING THE TOWN CENTER)

This zone includes primarily the development of new Permanent Supportive Housing and associated amenities and services, consistent with VA's Housing First strategy and the Draft Community Plan. Such housing is a mix of adaptive reuse and new construction, conceptually can consist of studios, one, and two bedroom apartments for Veterans, some potentially tailored for Veterans' families with children. The housing would be organized and clustered into smaller neighborhoods, each with its own points of access that provide various levels of privacy. All housing should be supported by basic and specialized services for their respective residents.

Town Center

This area, at the center of the North Campus provides the nucleus for the community, serving resident and non-resident Veterans from across the Campus and the region with socialization and job training program opportunities. At the convergence of multiple zones and residential neighborhoods, the Town Center consisting of a Town Hall (Building 13), Town Square, Town Green, and Mobility Hub. This area will provide opportunities for Veterans to engage with services and resources, socialize with friends, participate in events, attend outdoor concerts and other community gatherings, while sharing a meal at a Veteran-owned and operated cafe. This space will allow for integrated job training and employment opportunities, business meetings, as well as well-being activities to include a fitness center, library, educational opportunities with fellow Veterans in a warm and welcoming space. A complete description of the Town Center can be found on page 166.

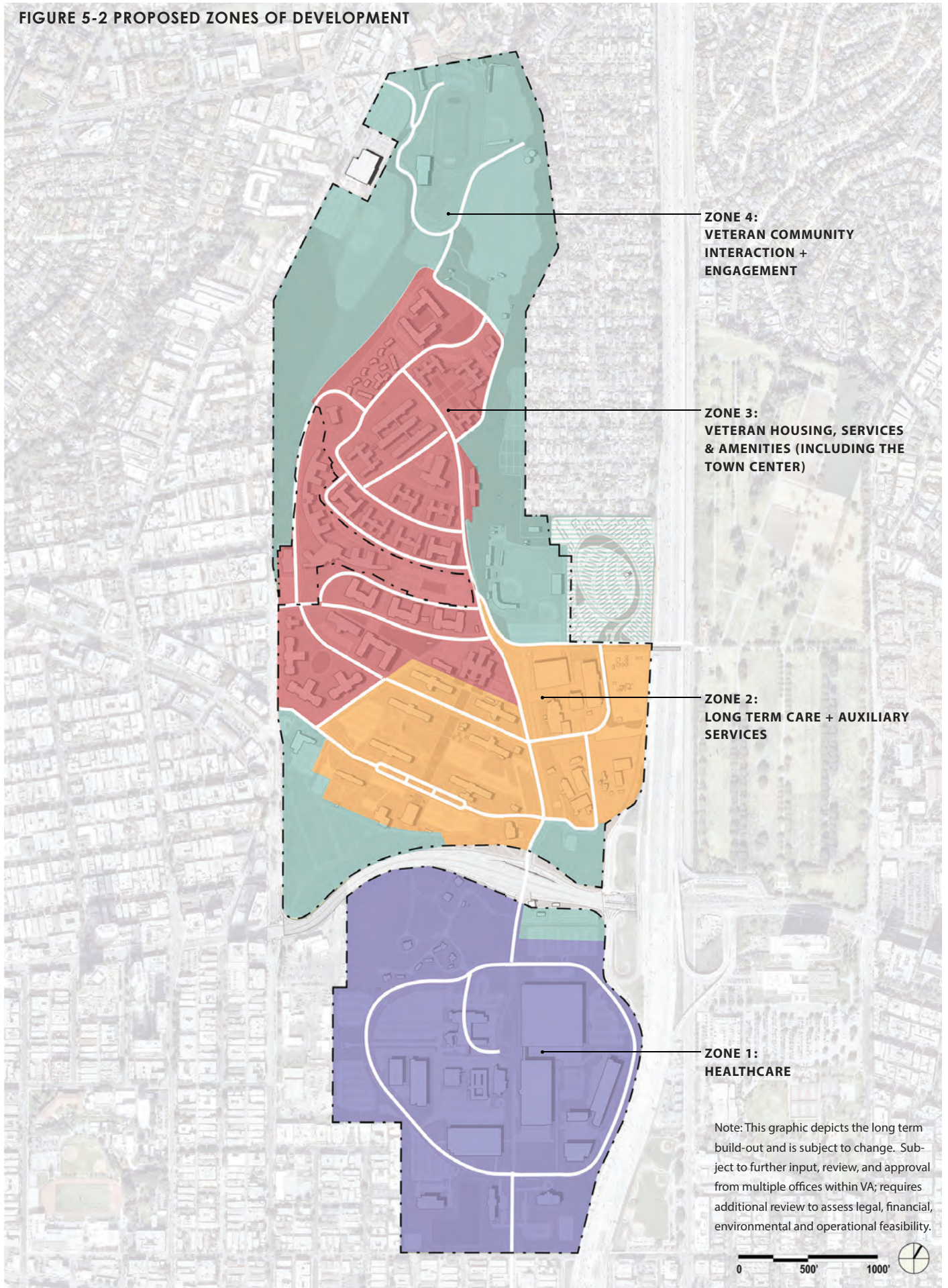
ZONE 4: VETERAN COMMUNITY INTERACTION + ENGAGEMENT

Surrounding most of the site, this zone is where Veterans have access to the surrounding community, and where re-integration becomes manifested in Veteran employment opportunities. Zone 4 also encompasses the major open spaces of the Campus including recreation fields to the north. The outer ring connects the chapel to other peaceful spaces and outdoor environments for reflection, relaxation, and appropriate Veteran focused events.



View to the north of Los Angeles National Veterans Park (Zone 4) and the Wadsworth Theater (Zone 2)

FIGURE 5-2 PROPOSED ZONES OF DEVELOPMENT



VETERAN HOUSING AND COMMUNITY USES

HOUSING ON CAMPUS

This Master Plan 2022 update provides for significant housing on the Campus. This includes everyday shelter and transitional housing that includes Bridge Housing, Community Living Care, Domiciliary, and Transitional Housing, that together will form a continuum of housing and care. VAGLAHS' total GPD bed count (including New Directions beds in building 116) across all program modalities is 1,009.

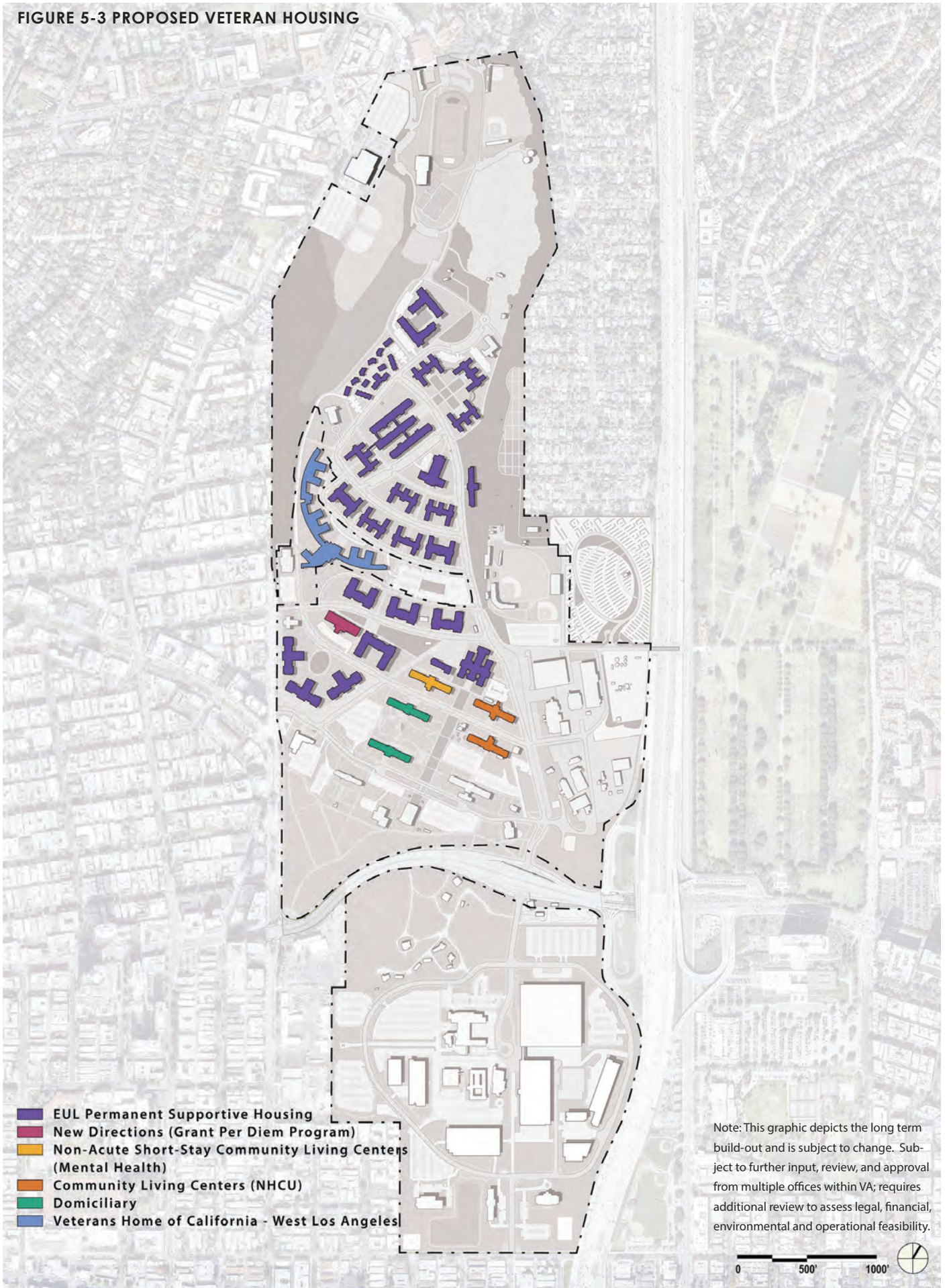
The Housing First approach for the West LA Campus is on a multi-year delivery timeline with 600 units currently in pre-development (e.g., EUL turnover projects underway), construction, and/or operation (B209, B205, B208, B207, Lot 38, Lot 48, B156, B157, MacArthur Field Phase 1), of the 1,200 units planned to be developed in the Initial and Interim Phases. Permanent Supportive Housing on Campus could be further expanded after further analysis.

The current plan for Permanent Supportive Housing on the North Campus is discussed in more detail in the Draft Community Plan, found in Appendix B. Figure 5-3 reflects all future phases of development, and is subject to change.



EUL Housing in Building 209

FIGURE 5-3 PROPOSED VETERAN HOUSING



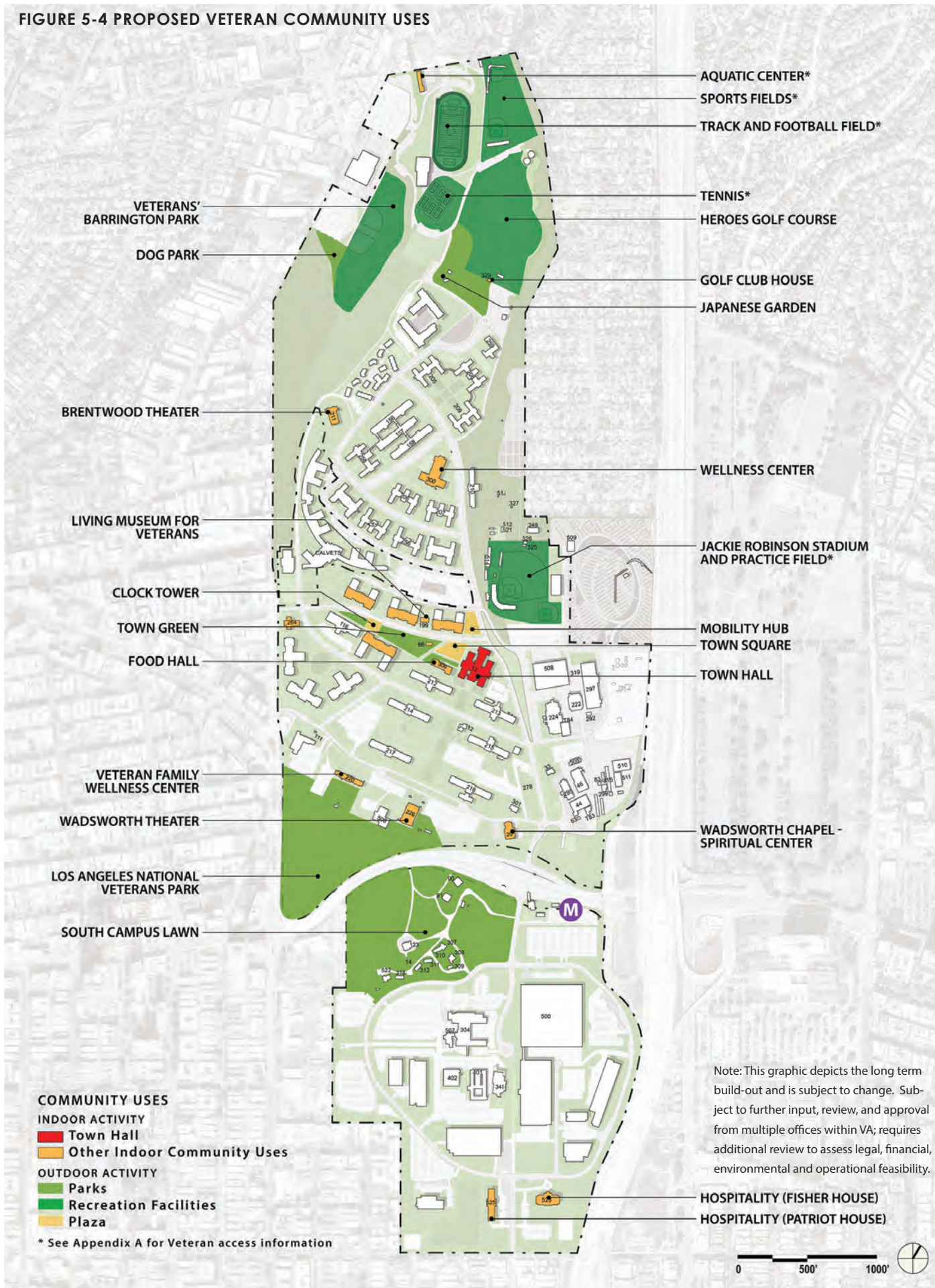
VETERAN COMMUNITY USES

Veteran Community Uses are amenities, facilities and functions that serve as meeting places and activity centers for the Veteran community. These include functions within buildings, such as the planned Town Hall in Building 13, as well as outdoor spaces like parks and sports fields.

- Most of the community-wide functions are concentrated around the Town Green that faces Pershing Avenue – the main street of the North Campus.
- As the Town Hall, Building 13 is planned to accommodate several community-serving programs & uses. This building occupies a prominent location to the east of the Town Green. In addition to housing, Building 13 is planned to include some services to address the well-being and preventative care concerns of Veterans, providing a social hub and gathering place for the community. Building 13 will work in conjunction with Building 300 to provide a continuum of services for Veterans and families.
- The support service hub of the Campus will be the Wellness Center in Building 300. This building is central to the majority of the housing, which is north of the CalVet home. Fifteen-thousand square feet of the building is planned to be designated as support service space for a wide variety of services and amenities, including case managers, professionals staff, a food bank, legal clinic, peer navigators from the County, telehealth spaces, etc. Building 300 is proposed to also provide homelessness prevention services for Veterans in the wider community, similar to the homelessness prevention programs provided at Patriotic Hall in the City of Los Angeles. In addition, mental health services and career/workforce resources, and women's counseling resources are planned to be provided here.
- Additional amenities that may be included in the Wellness Center are conference rooms and group rooms for meetings, benefits counseling and self-help groups (AA, NA, PTSD, Financial Literacy, Anger Management, Healthy Living, etc.). Also anticipated are a computer room, barber chair and exercise room, as well as a VCS coffee shop in the main lobby.
- Development south of the arroyo is also intended to host community-serving functions, specifically arts and culture related uses, centered around the Brentwood Theater and the potential rehabilitation of Building 264 in the longer term.
- Open spaces across the North Campus can be enhanced to include community-serving uses and various programs. This update builds upon the landscape program identified in the West LA VA North Campus Draft Community Plan and applies similar ideas to the entire West LA Campus. The proposed program may include outdoor opportunities for relaxation, refectation, recreation, active mobility, dining, culture, and learning.

Figure 5-4 reflects all future phases of development, and is subject to change.

FIGURE 5-4 PROPOSED VETERAN COMMUNITY USES



OPEN SPACE

NATURAL SETTING

Open space is a key component of the West LA Campus and this Master Plan 2022 update attempts to frame the beauty of the Campus and provide a positive impact on the quality of life and Veterans' health and well-being. The open space network is based on the natural terrain and vegetation that reinforces the topographic forms. Nature drew people to this site for Veteran recovery. Development has consumed the surrounding land over time and this area remains unique because of the terrain, bluffs and ravines that still exist. These natural forms should be preserved and reinforced. The site's relatively low-density development yields an abundance of open space throughout the Campus today. It is this Master Plan update's intent to conserve the existing open space and to enhance it in a concentrated and meaningful way. Outdoor space can be preserved to accommodate outdoor activities, recreation, walking paths, and gardens and to contribute to the overall beauty and natural tranquility of the site. It would also conserve the site's existing natural features to maintain and call attention to their role in environmental quality management. The general vision for the Campus landscape is to relieve the site of its institution-like structure, helping to create a softer setting for the Veteran community.

OPEN SPACE CONNECTIVITY

This Master Plan 2022 update defines a belt of green space that borders the majority of the Campus. The green space running parallel to Wilshire Boulevard is connected to the northern recreational open space and the Heroes' Golf Course through a landscape buffer that runs along the western edge of the Campus. A similar band is repeated on the eastern bluff and separates the more secure areas of the North Campus from the more public areas of the Campus. The ring of open space can feature rehabilitated natural landscape as well as walking and bike paths that can be used for leisure as well as ways of

circulating around the Campus. Inside the loop of open space will be the thriving heart of the Campus.

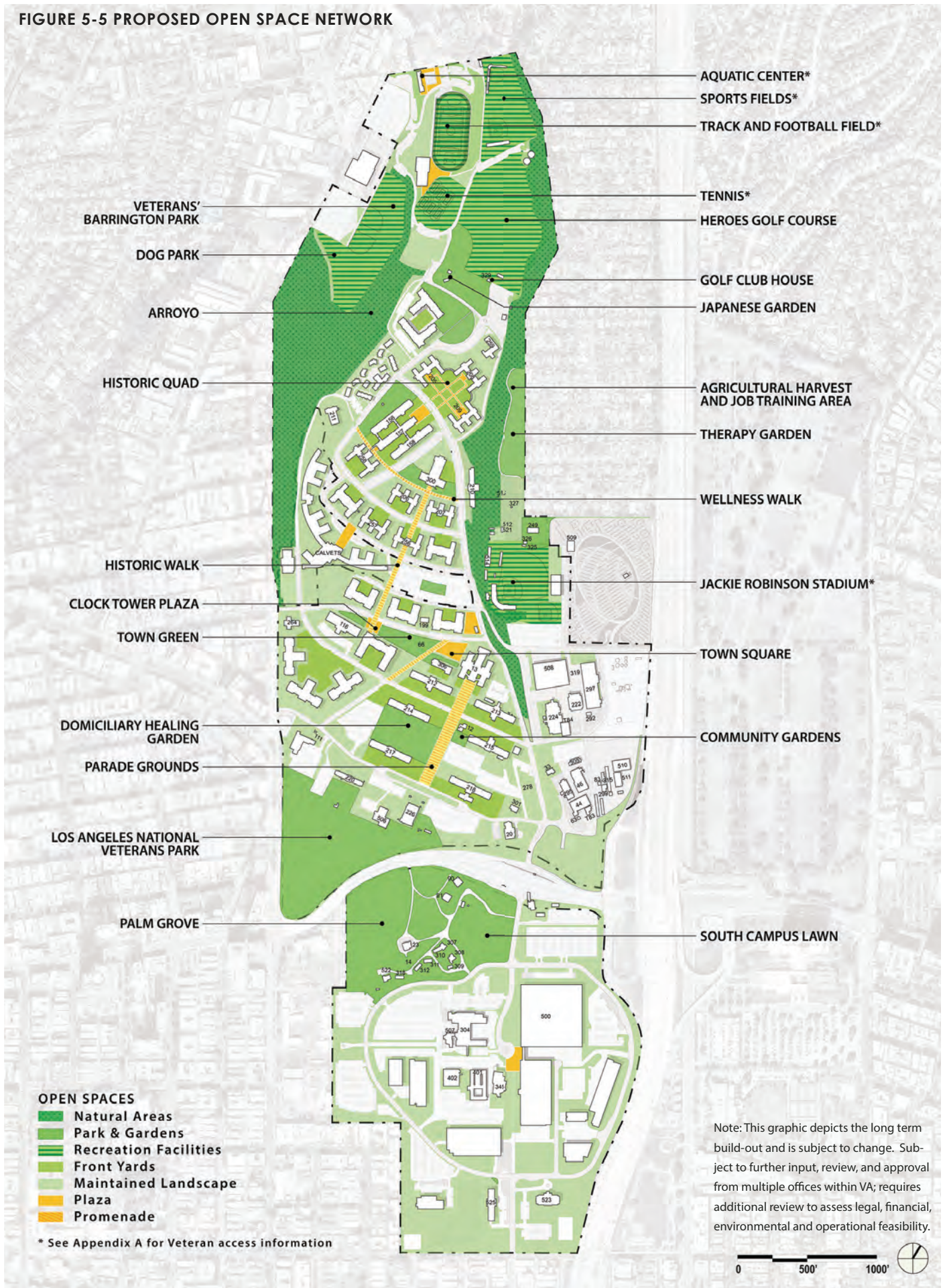
While the landscape buffer does not act as a literal barrier around the Campus, it differentiates the West LA Campus from its surrounding urban context. The landscaped outer ring acts as a marker that tells community members, Veterans, and passersby that the Campus is a distinctive space. As the majority of open space defines the Campus edge, it is the area where public interface is most visible and effective. Veterans' Barrington Park, the Dog Park, the Japanese Garden, the northern recreational facilities, the Heroes' Golf Course, Los Angeles National Veterans Park, and South Campus Lawn would serve the recreational and park needs of Veterans and can have controlled access for Veteran residents of the surrounding community.

LEGACY OPEN SPACE FEATURES

There are a number of historical landscape features that were considered in the development of this update. Along with these historical landscape features, the plan also accommodates non-historic features such as the many mature trees on Campus, particularly eucalyptus groves located in Los Angeles National Veterans Park, along the western arroyo and lining Bonsall Avenue along the eastern bluff. There are many mature Moreton Bay Fig trees located in the recreational space on the north side of Campus as well. These trees can be preserved in the development of recreational areas.

Figure 5-5 reflects all future phases of development, and is subject to change.

FIGURE 5-5 PROPOSED OPEN SPACE NETWORK



OPEN SPACES

- Natural Areas
- Park & Gardens
- Recreation Facilities
- Front Yards
- Maintained Landscape
- Plaza
- Promenade

* See Appendix A for Veteran access information

Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.



CIRCULATION & ACCESS

VEHICULAR CIRCULATION

STRATEGIC IMPROVEMENTS

The historic road network that survives on the Campus reflects the site's incremental development over time and presents at least eight different "grids" or systems of traffic circulation. Each of these different grids helps to define the neighborhood of buildings that it serves, but presents significant issues of connectivity among the neighborhoods, and contributes to difficult way finding within the Campus. The proposed road concept builds upon the existing roadway infrastructure, adding segments for purposes of connection as the need for those connections arises, particularly in the vicinity of the Town Center. As detailed in the Principal Developer's Draft Community Plan, some existing segments are improved, realigned or repurposed for character and capacity. See Appendix B for details on these proposals. Additionally, in the South Campus, an area for potential conceptual study is the development of an efficient road system on the western side to regularize parcels for future development. There is likely substantial cost associated with reconfiguring the infrastructure in this area.

Changes to the road network, including realignments and modified street sections, will require National Historic Preservation Act review, consultation with SHPO, as well as evaluation of internal circulation to verify that there are no impacts to access points.

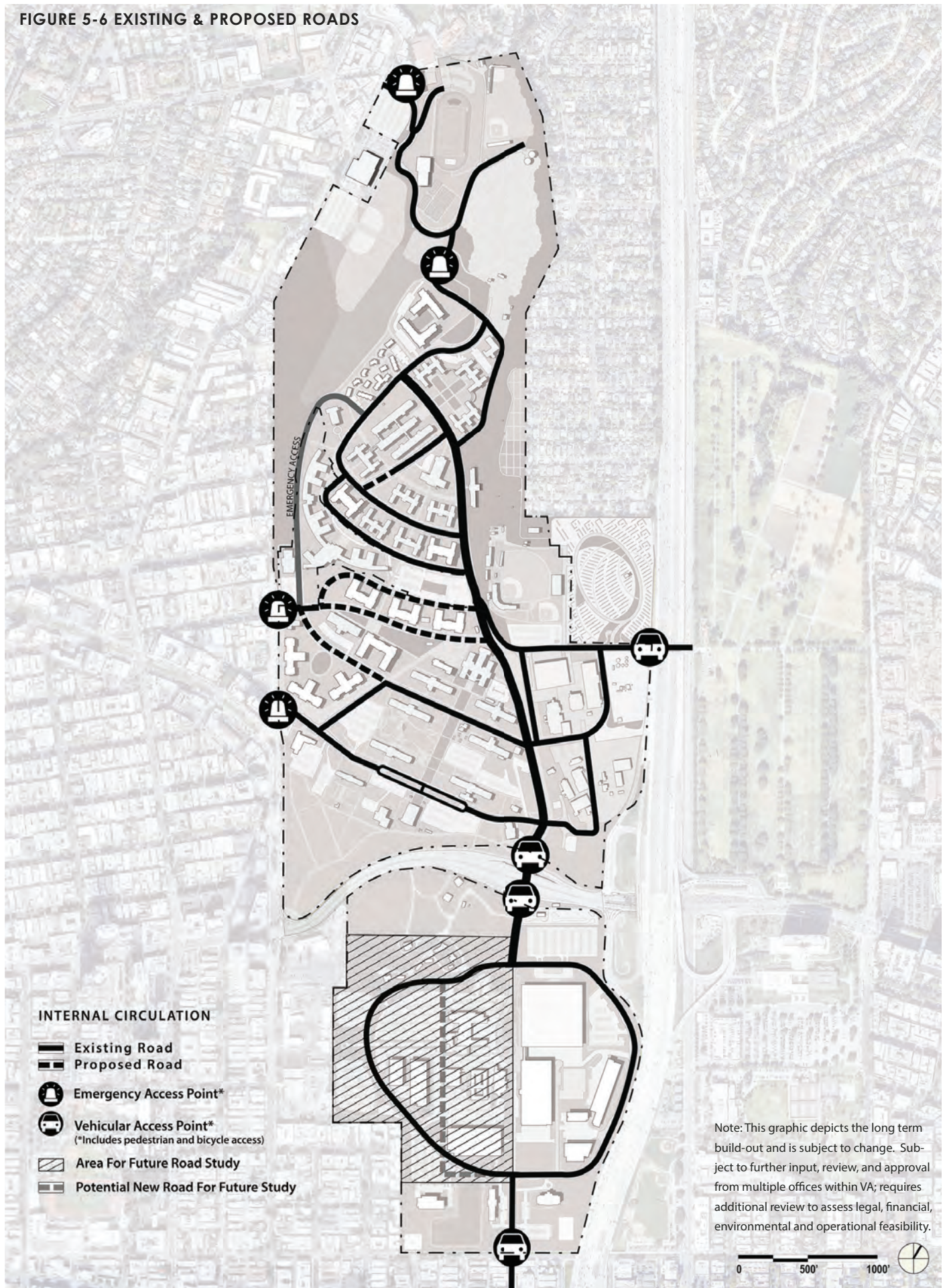


View of Nimitz Avenue

ACCESS POINTS

A consideration in the improvement of the road network is that of through-circulation. Historically, there have been several points of access to the Campus from the surrounding public streets. In recent years, these access points have been closed due to security considerations, and concerns among Veterans that these access points would encourage the community at large to use the site as a short-cut or pass-through. The circulation network for cars retains these limited access points, made all the more important by the anticipated increased traffic in the area once the Metro Subway Station opens. The access points on Bonsall Ave and Constitution Ave are anticipated to be gate-controlled, further limiting public cut-through traffic. Connections to areas outside of the Campus for emergency use are located at the San Vicente gate and in the northern Campus at Brentwood Village and just north of MacArthur Field. Emergency use in this context does not include general use by emergency services. Emergency access points allow for pedestrian and bicycle access. South of Wilshire, Master Plan 2022 retains the existing loop road network and access points at Wilshire/Bonsall and Ohio Bonsall. The opening of the Metro Subway Station, which is anticipated to happen in 2027, may create some level of new congestion in the South Campus area. Metro has committed to ongoing monitoring and mitigation of traffic-related issues caused by the station.

FIGURE 5-6 EXISTING & PROPOSED ROADS



PARKING

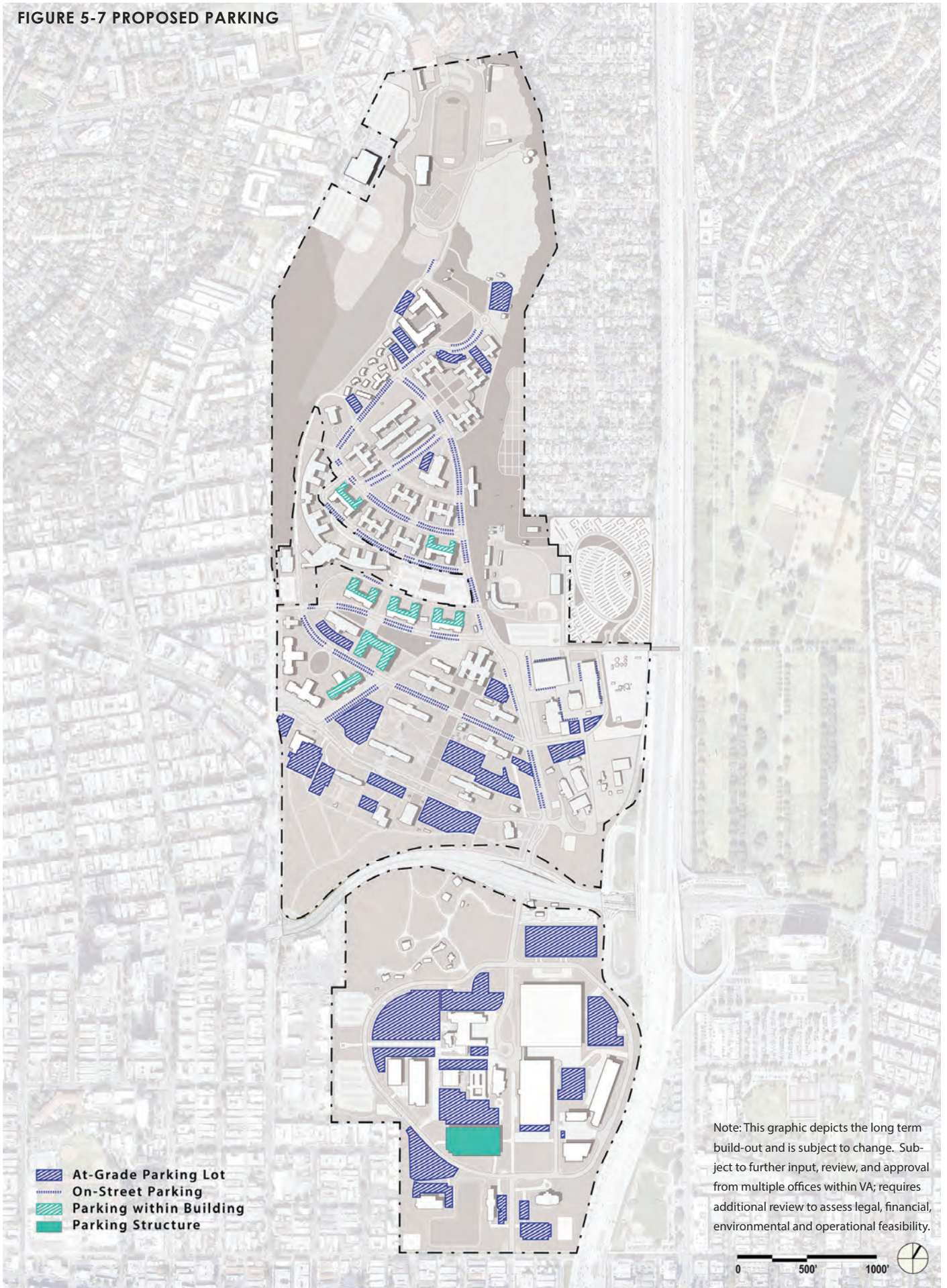
While the emphasis in this Master Plan 2022 update is to promote transportation outside of personal vehicles, the demand for some amount of parking will continue for the foreseeable future. Generally, there are potential changes to parking supply as VAGLAHS considers allowing development on existing surface lots. That, coupled with possible changes to building uses, will impact parking demand. The plan carefully designates various types of parking, dispersed throughout the Campus, to strategically meet demand and manage cost and function.

- The plan utilizes surface parking, a parking structure in the South Campus, building-integrated parking in a few instances, and street parking designed into the newly connected road system. The mix of various parking types should help to relieve the loss of parking due to new construction.
- Residential parking is proposed to be provided at 0.3 spaces per unit and community use parking at 1 space per 500 square feet.
- To mitigate for the loss of parking due to the Metro Subway Station, a new parking garage for VA patients, Veteran residents, staff, and those visiting Veterans on Campus will be built by Metro. A second garage is under consideration to be built by VA to offset surface parking lost to new development as well as new demand created by that development.
- Electric vehicle and accessible parking could be provided within garages, on-site lots or curb side within closest reasonable proximity to primary pedestrian entrance to building. See Appendix B for detailed information on potential approaches to developing EV parking.
- The possible expansion of street parking across the North Campus could aid in traffic calming while also distributing parking capacity more evenly throughout the Campus. This proposal requires additional study and is dependent on street realignment and expansion. See Appendix B for details about proposed street realignments.
- The Parking Mitigation Project is under study to provide accommodations for an increased parking demand within the North Campus to allow housing development to proceed without interruption. These areas can be restored to open space or as other uses as parking demand evolves. This project is anticipated to in part replace parking lost to EUL housing built on Parking Lots 38 and 48, and requires evaluation for environmental and historic compliance. These parking lots are shown on Figure 5-19.



Street parking on Bonsall Avenue

FIGURE 5-7 PROPOSED PARKING



Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.



CAMPUS TRANSIT

INTERFACE WITH REGIONAL TRANSIT

Master Plan 2022 aims to work with public transit, including Metro Bus, Big Blue Bus, Metro Rail, and LADOT, to create accessible and efficient public transportation to and from the Campus. Key to creating an integrated mobility plan is coordinating the various mobility modes (driving, transit, cycling, etc.) to make navigating the Campus easy and logical for Veterans and VA personnel. The new Metro Subway Station, anticipated to open in 2027, is the logical nexus of regional transit and Campus mobility. This transit hub will link the internal Campus shuttle to regional transit, allowing residents, visitors and staff to access all areas of the Campus without needing a personal vehicle.

Metro developed a First/Last Mile Plan (FLM Plan) for the Purple Line Extension Sections 2 & 3 (PLE 2&3) analyzed FLM connections for the rail project's four stations by executing Metro's FLM planning methodology. Section 2 of PLE will extend the subway west to downtown Beverly Hills and Century City. Section 3 will extend the subway further to Westwood. For each station, the FLM Plan identifies pedestrian-focused and wheel-mode-focused (bicycles, scooter, skateboard, etc.) projects that improve safety and access to the station along specified routes that collectively are called "the Pathway". The projects are located within the ½-mile radius of the station.

The existing conditions at each station vary in terms of the built environment, existing traffic, land-uses, and populations served. The VA campus encompasses the majority of the ½-mile radius surrounding the station. The station will serve a largely Veteran population including patients and residents, providing mobility for a group that often relies on public transportation. Currently, access across the Campus is limited, causing difficulties for pedestrians and bicyclists. The Plan incorporates elements of the 2016 Draft Master Plan and Draft Community Plan as it pertains to FLM connections.

INTERNAL SHUTTLE

The shuttle alignments are located to reduce vehicle traffic inside the Campus, bring Veterans into the Campus and provide a convenient, efficient and safe way for Veterans to move throughout the Campus to reach the entirety of services available to them. There are two shuttle lines under consideration for the Campus:

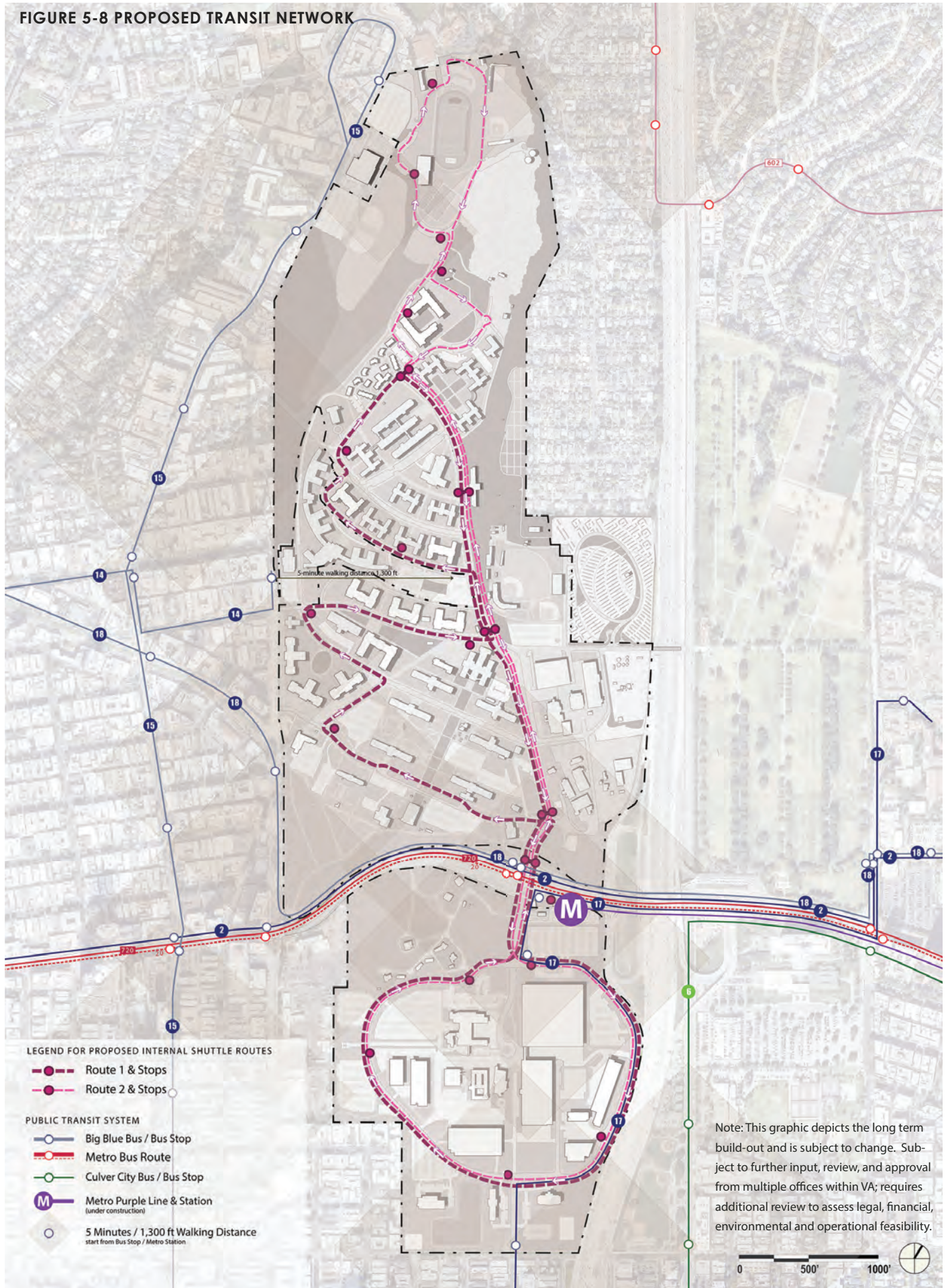
- Route 1 - "Internal" Shuttle Route. This proposed shuttle circulates through the majority of the inhabited Campus, running among the housing areas in the north, ultimately to the medical facilities south of Wilshire. The shuttle stop at the Metro Subway Station should be clearly identified and differentiated to help guide users. This shuttle is not envisioned as a static route, but is anticipated to evolve as construction across the Campus progresses.
- Route 2 - "Spine" Shuttle Route. This proposed shuttle is envisioned to be a direct north-south route that gives short ride times between and the activity and population centers in the North Campus and the Metro Subway Station and medical facilities in the South Campus. During certain times of the day, it may extend to reach the recreation facilities located in the northern-most parts of the Campus.

The proposed shuttle routes are planned to supplement existing Disabled American Veterans (DAV) on-demand service.



Campus shuttle stop at Bonsall Avenue

FIGURE 5-8 PROPOSED TRANSIT NETWORK



MINI-MOBILITY (BICYCLES & SCOOTERS)

This Master Plan 2022 update prioritizes active mobility, along with pedestrian movement, throughout the West LA Campus. This is a significant departure from how people get around today, requiring a retrofit of existing roads and creation of new paths and routes. While all streets are intended to be designed as bicycle-friendly, features of the network include:

- A redesigned Bonsall Avenue, which is the primary bicycle connector, proposed to incorporate a Class 1¹ bicycle path along its eastern side
- Shared-use trails and Class 1 paths that radiate off of, and connect with the Bonsall Avenue spine
- Bike parking at numerous activity nodes across the Campus, including a hub at the Metro Subway Station
- A potential mini-mobility share station and bike shop in the Town Center

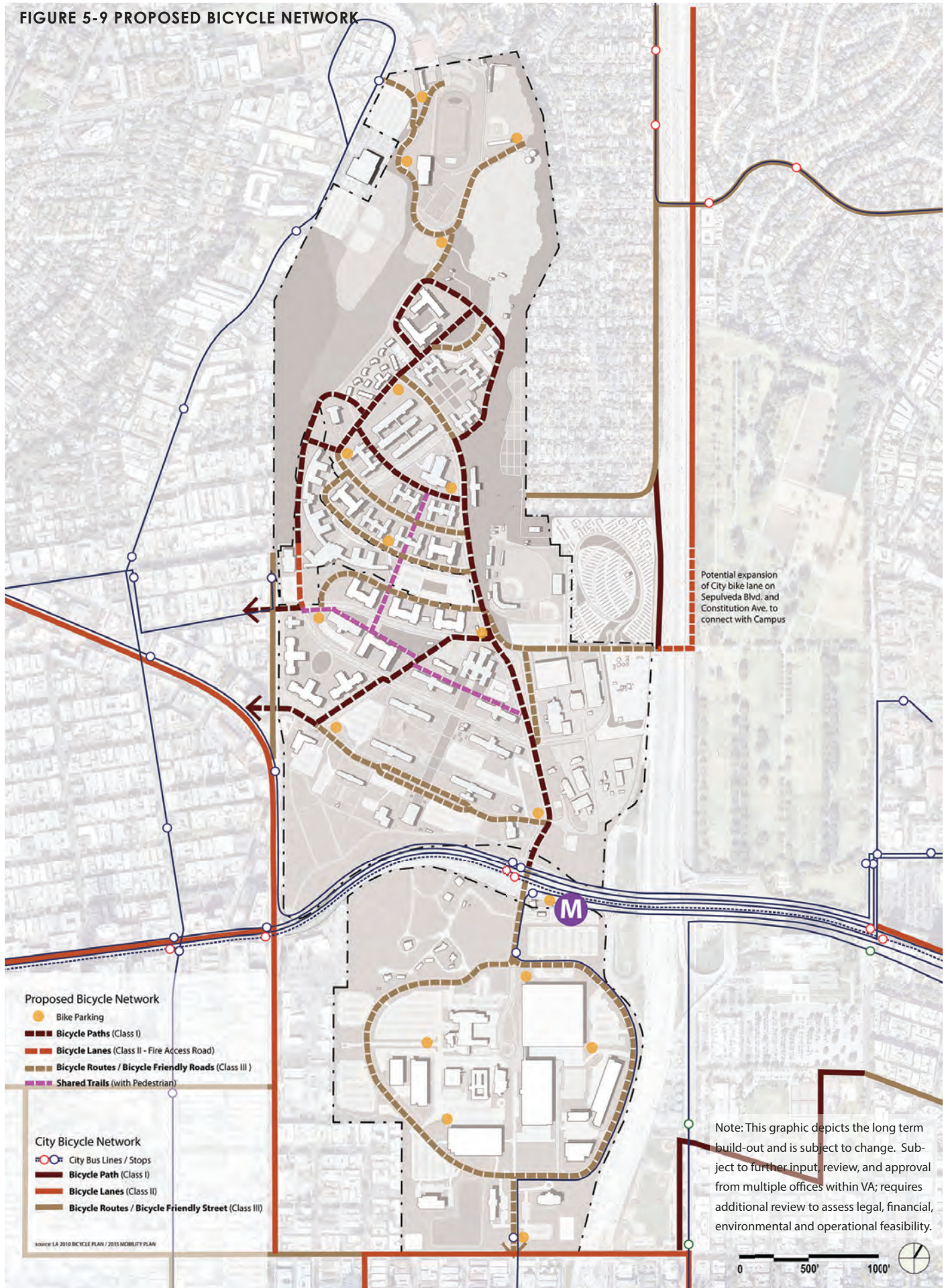
The proposed bike routes would also connect to existing routes in the surrounding areas. A Class 1 bicycle path and bike lane can connect from the Town Center, through the western side of the North Campus and on to the existing bike route along San Vicente Boulevard and Federal Avenue. In the eastern direction, this bike path also connects through Constitution Avenue to a bike route along Sepulveda Boulevard. In the South Campus, there is an opportunity to connect Wilshire Blvd. and the Metro Subway Station to areas south via bike paths on the Dowlen Drive loop road. Additional details on potential approaches to developing bike lanes and paths can be found in Appendix B.



Rendering of proposed bicycle enhancements to the west of Brentwood Theater

1. Class I Bikeway (Bike Path) are off-street paved bikeways. They are separated from vehicle traffic.

FIGURE 5-9 PROPOSED BICYCLE NETWORK



PEDESTRIAN CIRCULATION

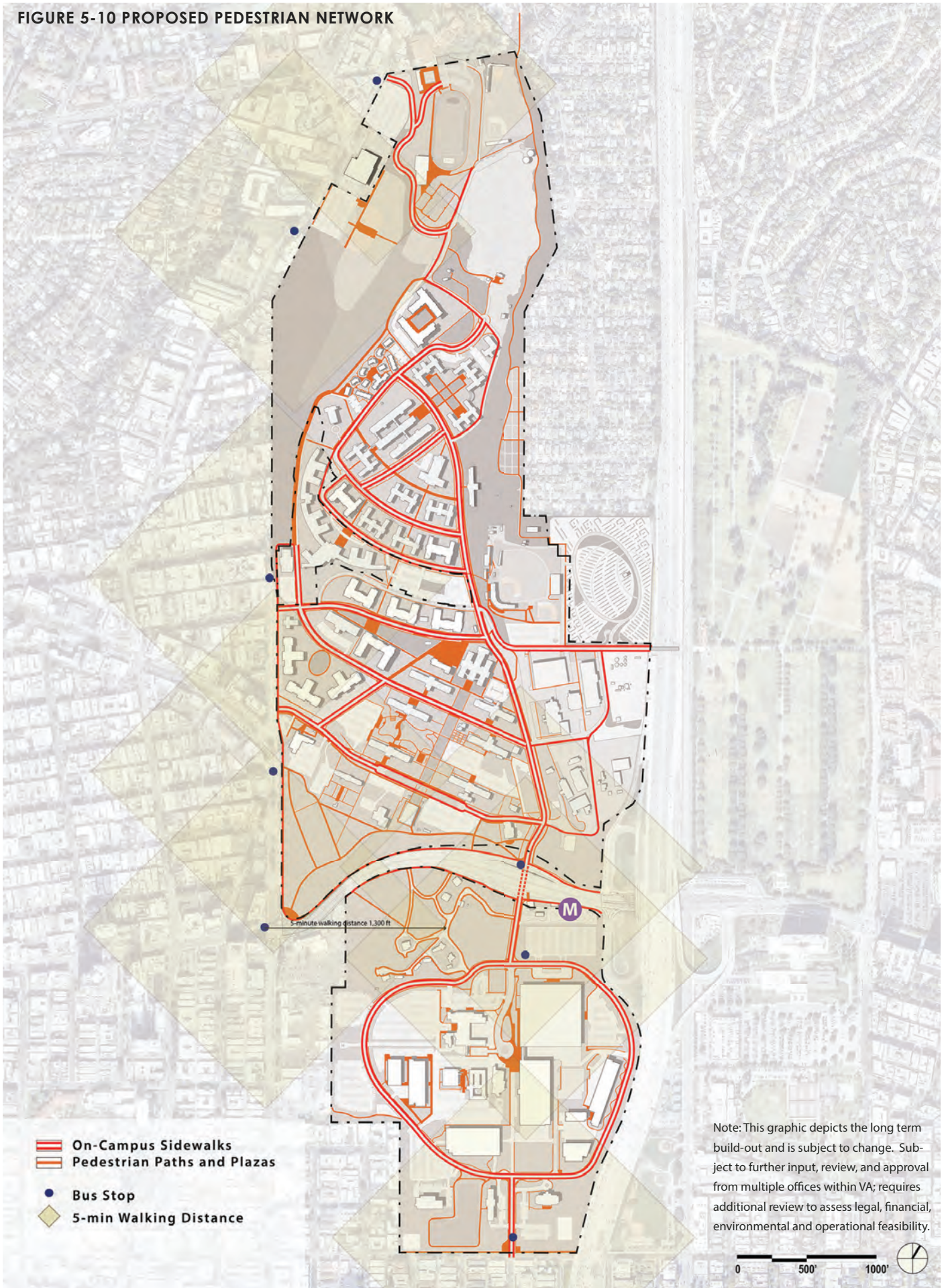
Despite a park-like setting and predominantly gentle topography, pedestrian circulation on the Campus today is disjointed. The Principal Developer's Draft Community Plan (see Appendix B for further details) emphasizes a shift towards pedestrian orientation and this update applies that attitude site-wide. Developing a logical and connected network of sidewalks and paths is a priority in Master Plan 2022.

- The meandering road system in the North Campus often creates long walks between destinations when following the sidewalks. Internal paths that cut through long blocks will make a more usable pedestrian network.
- The pedestrian “Spine” of the Campus located along Bonsall Avenue is the only link to the Metro Subway Station, and as such, the sidewalks should be widened and intersections enhanced on both North and South Campus to increase safety and promote use. Many of the Campus resources are located along this thoroughfare, including residential areas, the Chapel and the medical facilities, highlighting the importance of creating a convenient route for residents and visiting Veterans alike.
- Plans for the Community Plan area are for sidewalks to be upgraded as part of street projects to include landscape and street trees.
- The Historic Walk and proposed extension is a promenade that links housing areas and the pedestrianized Arnold Avenue in the northern Campus to the Town Center.
- Planned improvements by Metro will enhance pedestrian access to the elevated Wilshire Blvd. at the intersection with Bonsall Ave. with new stairs/escalators and elevators.
- While there are no sidewalks or pedestrian paths in the Auxiliary Services Area today, any future redevelopment in that area should include an evaluation of pedestrian enhancements. Particular attention should be paid to potential truck/pedestrian circulation conflicts. Figure 5-10 shows how pedestrian circulation could be improved for this part of the Campus in the longer term.



Rendering of proposed Arnold Avenue pedestrian improvements

FIGURE 5-10 PROPOSED PEDESTRIAN NETWORK



BUILDING DISPOSITION & CONSTRUCTION

RECOMMENDATIONS FOR ADAPTIVE REUSE, NEW CONSTRUCTION & DEMOLITION

Master Plan 2022 proposes a balance of renovation and re-use of historic buildings and sensitively scaled and sited new construction that retains the integrity of the historic district, subject to approvals, evolving mission needs, and funding.

BUILDINGS FOR ADAPTIVE REUSE

Adaptive reuse is an approach that provides a compatible use for a historic property through repair, alterations, and additions while also preserving the features that convey the property's social, historical, cultural, and/or architectural values. This allows historic structures that no longer function as their original purpose to be retained and re-purposed for other functions that are needed on Campus. Among the overarching features of the Master Plan, those relating most closely to historic preservation issues and the National Register-listed historic district include:

- Retaining a majority of the historic resources on the North Campus, with particular attention paid to the Management Priorities, enumerated in Section IV, and reusing them; where possible, reusing buildings in accordance with their original use. This will decrease the need for wide-scale removal or alteration to historic features and spaces.
- Outside of the individually listed historic buildings, there are buildings that contribute to the Historic District and VA has identified as Management Priorities. These buildings, including Buildings 13, 33, 211, 226, 264 and 295 are being considered for adaptive reuse in the longer term.

SELECTION OF NEW CONSTRUCTION/IN-FILL SITES:

1. MacArthur Field
2. Areas in Zone 1 that are outside of the Historic District (near hospital)
3. Areas outside the Historic District or with limited high-priority features, streetscapes, or landscapes like in the Auxiliary Service Area
4. Areas where the historic setting has been altered with non-contributing buildings and/or features constructed outside the period of significance. These areas could include Parking Lots 18, 20, 21, 38, 48, and 49.

POTENTIAL BUILDINGS FOR DEMOLITION

To implement Master Plan 2022 and to provide the requisite number of housing units, it may be necessary to demolish some structures to free land for new construction. These include:

- Buildings 233, 236 and 337
- Buildings in the Research cluster, principally Buildings 113, 114, 115, and 117. Building 113 is a non-contributing building within this cluster. Buildings 114, 115, and 117 are contributing buildings.

FIGURE 5-11 POTENTIAL ADAPTIVE REUSE, NEW & DEMO BUILDINGS



Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.

CONCEPTUAL PROJECTS

This Master Plan update puts forth numerous Conceptual Projects that are proposed for future study. Generally, these projects do not have a defined location, program, size or funding source, though potential areas have been identified in some instances, as shown in Figure 5-12 (Conceptual Project Areas). These Conceptual Project Areas are an outgrowth and refinement of the Future Redevelopment Opportunity Areas in Section IV. Conceptual Projects could be studied in the Interim and Long Term Phases for demand, environmental and historic compliance and funding.

AREA A - The plan for the South Campus leaves significant land for potential future development. The ultimate use of this land will depend on future priorities for the medical campus and can include amenities such as food service, possibly in a renovated Governor's Mansion, as well as an outdoor restaurant, and convenience retail to serve patients, guests and staff. Additional possible future uses include a stand-alone women's health clinic, a child care center and Assisted Living.

AREA B - As the entrance and "front porch" of the Campus, this area could potentially house a number of new amenities and facilities tailored to the greater Veteran community, such as an Information Center, Center for Women Veterans in Building 220 and a Meeting Center. Additionally, the Wadsworth Theater could be renovated and the green space along Wilshire Blvd. could be expanded onto Parking Lot 7. A pedestrian and bicycle bridge linking the North Campus and South Campus could be studied as a long term project.

AREA C - The Community Living Care and Domiciliary buildings have a potential need for social and dining space to be shared by residents in multiple buildings. This could be provided in a new structure or as an addition to an existing building. A Healing Garden, Parade Grounds between Building 13 and the Wadsworth Theater, and community gardens are other potential improvements in this area.

AREA D - Possible future uses in this area include the replacement for Buildings 233, 259 and the Recycling Center. As

the community develops and needs become clearer, planners will focus on the expansion of job training and employment opportunities. Building 33 is a candidate for adaptive reuse as an information center, as is Building 295 as an art and event venue, once the steam plant in South Campus is operational. There is also the potential for redevelopment of the oil and gas property. A possible use for this land is a retail store.

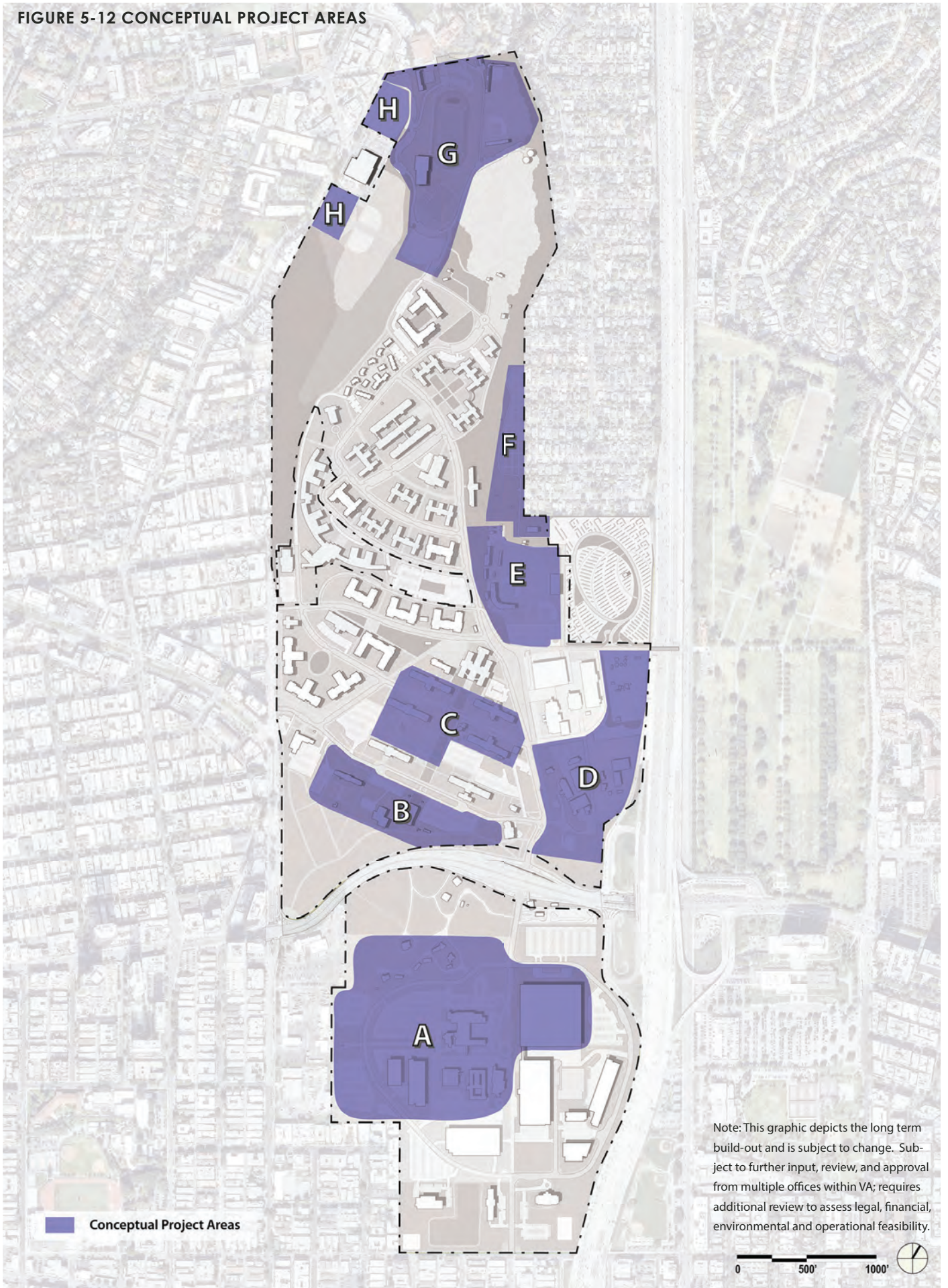
AREA E - The size and location of this area make it appropriate for possible future use for recreation, Permanent Supportive Housing, educational uses or job training. While there are no specific Conceptual Projects identified in this area, there is a general opportunity to consider redevelopment as this land is leased and will become available for other potential uses in the future.

AREA F - This area of the Campus has historically been used for agricultural purposes. This area could be studied for future use as an Agricultural Harvest and Job Training Area, and as a Therapy Garden. Another potential use in this area is the replacement for Building 529 (Maintenance).

AREA G - There is a concentration of sports and recreational facilities in the northern parts of the Campus. A Veteran Clubhouse to serve as a hub for these facilities is a possible future project. This facility could have classrooms, sports courts and other related amenities. This should be located in an area that is easily accessible to the various recreational facilities, including those facilities available from the Brentwood School. While there are no other Conceptual Projects identified in this area, there is a general opportunity to consider redevelopment as this land is leased and will become available for other potential uses in the future. The size and location of this area make it appropriate for possible future use for recreation, Permanent Supportive Housing, educational uses or job training.

AREA H - The land fronting Brentwood Village is a long-term redevelopment opportunity to provide Veteran-centric uses in this active retail area. Possible uses for future study include retail stores or Veteran-operated retail in addition to parking.

FIGURE 5-12 CONCEPTUAL PROJECT AREAS



Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.

In addition to the Conceptual Projects described within the Conceptual Project Areas, there are other Conceptual Projects that are less tied to a location on Campus or could be located in numerous locations:

JOB TRAINING - Job training as a programmatic concept has many locational possibilities on Campus. Classroom and computer-based job training could be most appropriate in the Town Center area, where other office-based services are planned to be congregated. Job training that is related to technical or trades skills requires facilities that are generally larger and more appropriately located in industrial areas. A potential area for job training is the knoll area, on the southern edge of the Auxiliary Services Area, which is highly visible from I-405 and Wilshire Blvd., and could be a "gateway" project for the entire property.

RV PARK - A RV Park is concept that requires additional study and could be located remotely or centrally, subject to future feasibility study. As many Veterans have Recreation Vehicles, this could create an overnight stay area for Veterans to use the amenities and services on Campus, and for Veterans and for families to visit Campus residents and patients in the medical facilities.

ASSISTED LIVING - Based on a review of the most recent Veteran demographics there is an apparent gap in services on the West LA campus, which is an assisted living level of care. While the South Campus is one potential location for this use, the future study of this concept will inform the overall location options.



A view to the east, showing the knoll and southern portion of the Auxiliary Services Area, which could be considered for job training uses

INITIAL CONCEPTS FOR SELECTED LOCATIONS

HEALTHCARE AREA (ZONE 1)

The design and program for the South Campus are in-progress, however numerous under-construction and contemplated projects will set the tone for what will develop over the coming decades. The Office of Construction & Facilities Management at VA central offices has the lead for all health-care major projects. Planned projects in this area include:

- Metro Subway Station - The terminus of the Metro Purple Line from Downtown to West LA, anticipated to open in 2027
- Dietetics Building (Kitchen) - Replacement of Building 300 on the North Campus, anticipated to open in 2022
- Critical Care Center - A new hospital planned to replace the functions in Building 500
- Central Utility Plant and Boiler Plant - New facilities to modernize and replace existing infrastructure
- Parking Structure - To be built by Metro as mitigation for lost parking due to the new Metro Subway Station. The structure is only for VA patients, Veteran residents, staff, and those visiting Veterans on Campus.
- Research Facility - This is planned to house the research functions currently located in Buildings 113, 114, 115, 117, 210, and 337 on the North Campus. The location of this facility may be studied in conjunction with a potential alternative utility corridor and more efficient road alignment, as conceptually depicted on Figures 5-6 and 5-19.
- Ambulatory Care services in the South Campus. VA's Office of Construction & Facilities Management (CFM) is exploring an option that would renovate a portion of Building 500 to house Ambulatory Care services.

Conceptual Projects that require additional study in this area include:

- Food service, including an outdoor restaurant and the possible rehabilitation of the Governor's Mansion for this use
- Convenience retail for Veterans, staff and visitors
- Possible stand-alone women's health clinic
- Child care center for Veterans and staff
- Assisted Living




Building 500

FIGURE 5-13 RENDERING OF SOUTH CAMPUS HEALTHCARE REINVESTMENT OPTIONS



Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.

- | | | | | | | | |
|-----|---------------|---|-------------------------------------|---|-----------------------|---|-------------------------|
| 500 | HOSPITAL | 1 | RESEARCH FACILITY | 4 | CENTRAL UTILITY PLANT | 7 | STORM WATER RETENTION |
| 523 | FISHER HOUSE | 2 | PARKING STRUCTURE
(METRO FUNDED) | 5 | BOILER PLANT | 8 | SCE SUBSTATION |
| 525 | PATRIOT HOUSE | 3 | CRITICAL CARE CENTER | 6 | CENTRAL KITCHEN | | |
| | | | | | |  | CONCEPTUAL PROJECT AREA |

AUXILIARY SERVICES AREA (ZONE 2)

This area contains much of the back-of-house and supportive functions for the Campus. North of Constitution, the Columbarium is planned to expand to the north and west and a new practice field south of Jackie Robinson Stadium will be shared with Veterans for a variety of sports and recreational activities. The 2016 Draft Master Plan envisioned a dramatic transformation that included job-training and reintegration functions. This update reaffirms existing job training and employment activities with the addition of near-term opportunities in the Town Center area. Assessments for additional longer-term job training and employment activities will be conducted.

While the relocation of the Recycling Facility is being considered for this area, there are also Conceptual Projects to be studied for the longer term:

- The relocation of Building 233 (HazMat Building) and 259 (Maintenance Building) could be considered for this area
- VAGLAHS is planning a new Steam Plant in the South Campus. Building 295 at some point in the future will be decommissioned and theoretically available for other uses, including but not limited to an art gallery or event/conference space.
- The historic Superintendent's House (Building 33) could potentially be converted into an information center
- The oil and gas property is located south of Constitution Ave and west of I-405. This land is in a prime location, easily accessible from Sepulveda Blvd. A long-term option, once the oil and gas lease ends, is the reuse of that land for a retail store and associated parking.
- Potential areas for job training and employment include not only the Town Center area, but the Auxiliary Services Area to include the knoll.

Note: Development in the Auxiliary Services Area was not addressed in the PEIS.



A view to the northeast of Building 295 and the Auxiliary Services Area




A view to the south with the oil and gas property in the foreground

FIGURE 5-14 RENDERING OF PROPOSED AUXILIARY SERVICE AREA



Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.

- | | | | |
|---------------------------|------------------------------------|--------------------|---|
| 33 SUPERINTENDANT'S HOUSE | 222 OCCUPATIONAL SAFETY AND HEALTH | 297 WAREHOUSE | 511 STORAGE |
| 44 ENGINEERING SHOPS | 244 POLICE | 508 LAUNDRY |  CONCEPTUAL PROJECT AREA |
| 46 ENGINEERING SHOPS | 295 STEAM PLANT | 510 TRANSPORTATION | |

LONG TERM CARE AREA (ZONE 2)

Master Plan 2022 envisions a light touch redevelopment approach in this area. This is done in consideration that additional housing, as was proposed in the 2016 Draft Master Plan, is no longer appropriate with the increase in units in areas to the north.

- Building 212 is being renovated to accommodate sub-acute mental health and transitional housing
- The Wadsworth Chapel lease has been executed and fund-raising is underway for its rehabilitation and future use as a spiritual center
- A new VA Police Department Headquarters is planned to be built west of Building 220

Conceptual Projects that require additional study in this area include:

- Renovation of the open space between Buildings 214 & 217 as a Healing Garden
- The linear axis between Building 13 and the Wadsworth Theater could be renovated as a Parade Grounds. This would require removing Parking Lot 36 and adding formal landscape. Additionally, Community Gardens could be located in the vicinity of the Parade Grounds.
- The expansion of the green space along the Wilshire frontage by removing a portion of the surface parking between the Wadsworth Theater and Wadsworth Chapel
- New shared social and dining space for the Veterans in the Community Living Centers
- An Information Center, Meeting Center and Center for Women Veterans
- Renovation of the Wadsworth Theater

Given the nature of this area and sensitivities of the residents in the Community Living Centers and Domiciliaries, any changes to the road network should prioritize enhancing pedestrian circulation and minimizing vehicle speed for pedestrian safety.



A view to the north of Building 226 and the Long Term Care Area



A view to the east with Buildings 214 and 217 in the foreground

FIGURE 5-15 RENDERING OF PROPOSED LONG TERM CARE AREA



Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.

- 212 MENTAL HEALTH
- 213 COMMUNITY LIVING CENTER DIALYSIS
- 214 COMMUNITY LIVING CENTER DOMICILIARY
- 215 COMMUNITY LIVING CENTER DOMICILIARY
- 217 COMMUNITY LIVING CENTER DOMICILIARY
- 218 ADMINISTRATION
- 226 WADSWORTH THEATER
- 506 VA DISTRICT COUNCIL
- 20 WADSWORTH CHAPEL - SPIRITUAL CENTER

- 1 PARADE GROUNDS
- 2 DOMICILIARY HEALING GARDEN
- 3 COMMUNITY GARDENS
- 4 EXPANDED GREEN SPACE ALONG WILSHIRE BLVD.

 CONCEPTUAL PROJECT AREA

TOWN CENTER (ZONE 3)

This zone, at the center of the North Campus, is an area of focus for resident and non-resident Veterans from across the Campus and the region. It connects with each of the principal neighborhoods and functions as a “downtown” for the site, where Veterans can socialize at a fitness center or café, participate in events in a public square, attend outdoor concerts, coordinate a volunteer effort, develop employment opportunities, visit a library, grab a bike to ride around the property or make plans for going to a movie at one of the campus theaters.

The Town Center vision consists of nearly 4 acres of public open space for gathering, events, and socializing, and contains over 90,000 SF of flexible supportive service and commercial space, and consists of the following essential elements:

TOWN HALL

Located within the beautiful historic Building 13 which anchors the Town Square and Green, and the north corner of the Triangle Road network, the Town Hall accommodates many of the central administration functions and services for the Veteran neighborhood. The Grand Hall will host large gathering, arts programming, celebrations, job fairs, and a job training program. The Post Exchange, Culinary Center, and Canteen also operate collectively within Building 13, ensuring that the Town Hall is a bustling center of activity.

TOWN SQUARE

Centrally located within the North Campus, the Town Square is the social heart of the Veteran-serving community where organic and programmed activity engage residents, visitors, and staff alike. The vibrant urban space will be surrounded by active uses including the Canteen, Streetcar Coffee Shop (in historic Depot Building), Main Street buildings, and “Chuck Wagon” food hall (in Building 306), along with their associated outdoor patios. These Town Square spaces are contemplated for use by SDVOSB and VOSB to operate on campus and provide Veterans job opportunities and small business incubation.

TOWN GREEN

The Town Green is the verdant extension of the Town Square, connecting various functions, buildings, and circulation of the Town Center including New Directions (in Building 116), Historic Walk, & Clock Tower. It will host community-wide activities like concerts, outdoor movie screenings, and celebrations for Veterans Day and 4th of July, while also being a place for a pickup soccer game or yoga in the park.

MOBILITY HUB

Located adjacent to the Town Hall and Welcome Center, at the intersections of Bonsall Avenue at Pershing and Constitution the Mobility Hub supports the convergence of campus transit routes, bicycle/mini-mobility facilities, roadways, and pedestrian paths. The mobility plaza hosts ride-share drop-off/pick-ups, multi-bay shuttle bus stop for layovers, and a Bike Station which operates mini-mobility retail, repair, and rental.

MAIN STREET

The realigned new Pershing Avenue extends between Brigham Avenue [no public vehicular access] and Bonsall Ave, whose broad sidewalks and slow street design creates a pedestrian paradise the length of the Town Center. It connects active ground floor uses and unique outdoor spaces including a Veteran Recreation Center and Courts, and Living Museum and Garden (in historic Barracks). Buildings 407, 408, 409, 410 are contemplated for use by SDVOSB and VOSB to operate on campus and provide job opportunities, small business incubation, and an Arts and Cultural Center.

As the North Campus continues to mature and residents and visitors are drawn to the Town Center area, uses and amenities will be re-assessed to ensure they meet the needs of Veterans and contribute to the sense of community. With over 90,000 SF of flexible supportive service and commercial space there is ample space for a variety of uses. Contemplated uses must be financially feasible and sustainable in the long-term.

FIGURE 5-16 RENDERING OF PROPOSED TOWN CENTER



Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.

- 13 TOWN HALL
(GRAND HALL EVENT SPACE, WELCOME CENTER, CANTEEN, PATRIOT STORE, FITNESS CENTER & ADMINISTRATION)
- 66 HISTORIC TROLLEY DEPOT
- 199 LIVING MUSEUM FOR VETERANS
- 306 FOOD HALL, SMALL BUSINESS INCUBATOR, DINING TERRACE

- 1 MOBILITY HUB
- 2 TOWN GREEN
- 3 CLOCK TOWER
- 4 MAIN STREET
- 5 TOWN SQUARE

CONCEPTUAL PROJECT AREA

RECREATIONAL AREAS (ZONE 4)

This area of Campus is primarily recreational, including Veterans' Barrington Park, the various facilities within the Brentwood School lease area, and the Heroes Golf Course. In this area, the 2016 Draft Master Plan was focused mostly on increasing accessibility to the recreation facilities from the southern areas of the Campus. This updated plan continues to emphasize increasing the accessibility of the various recreational and natural areas for Veterans.

Conceptual Projects that require additional study in this area include:

- A Veteran Clubhouse could potentially be located at the southern edge of the Brentwood School lease area. This facility is envisioned as a recreation hub and distinct location which is easily accessible for Veterans, especially in conjunction with the proposed shuttle. Paths could radiate from this location to the surrounding athletic facilities, natural areas and park.
- The land along the eastern border of the Campus, at the bottom of the bluff, has historically housed gardens. This area could potentially be improved as an agricultural area for job training and gardens for horticulture therapy. Soil testing for possible contaminants should be a part of the due diligence process.
- The parking lots in Brentwood Village are a tremendous resources given the neighboring retail and activity in the area. These lots are possible locations for a retail store or alternatively, Veteran-operated retail with parking.

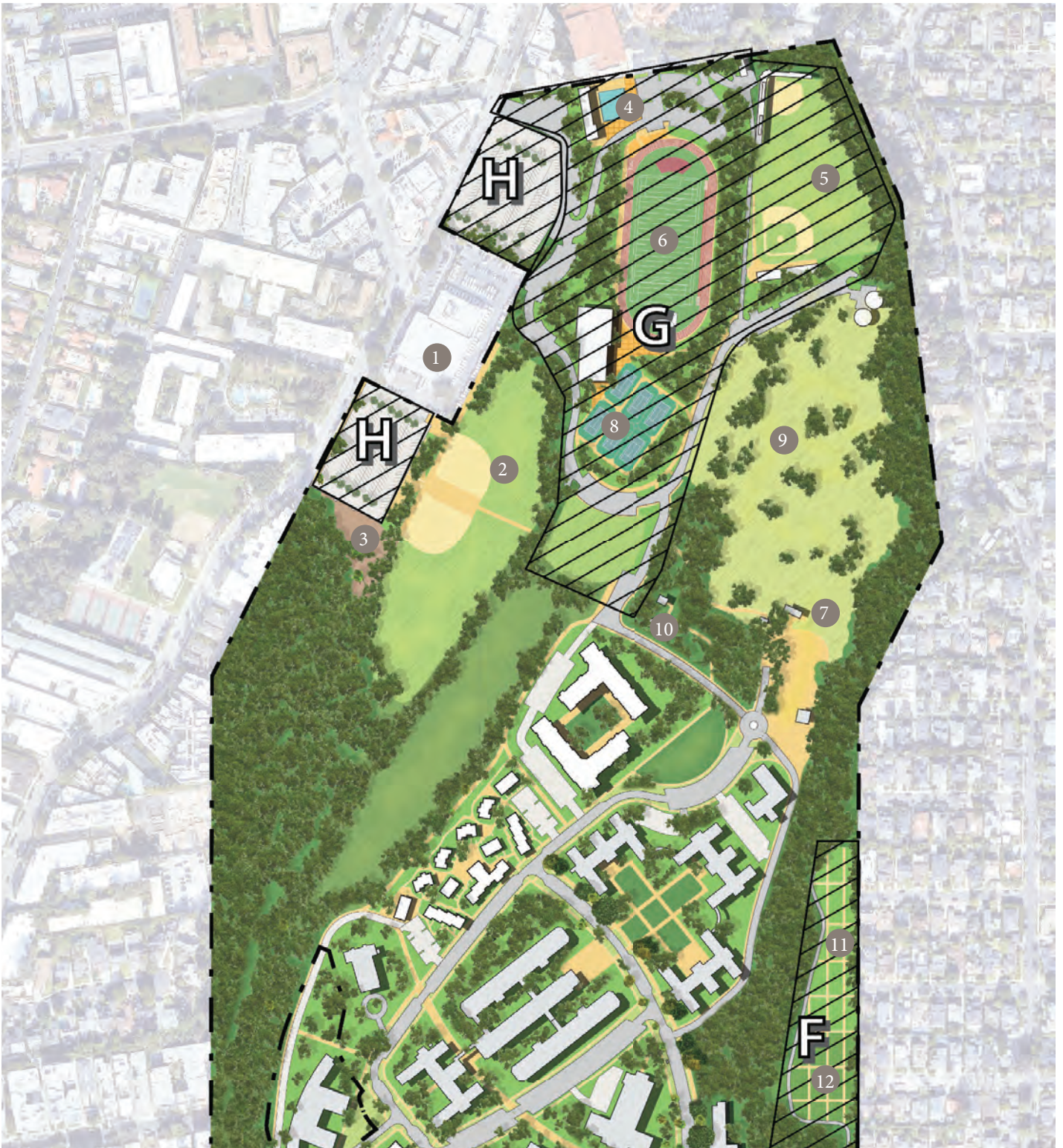


A view to the north of the arroyo and CalVet Home




A view to the west with Veterans' Barrington Park in the distance

FIGURE 5-17 RENDERING OF PROPOSED RECREATIONAL AREAS



Note: This graphic depicts the long term build-out and is subject to change. Subject to further input, review, and approval from multiple offices within VA; requires additional review to assess legal, financial, environmental and operational feasibility.

- | | | | | | |
|---|---------------------------|---|--------------------------|----|---|
| 1 | POST OFFICE | 5 | SPORTS FIELDS | 9 | HEROES GOLF COURSE |
| 2 | VETERANS' BARRINGTON PARK | 6 | TRACK AND FOOTBALL FIELD | 10 | JAPANESE GARDEN |
| 3 | DOG PARK | 7 | GOLF CLUBHOUSE | 11 | AGRICULTURAL HARVEST AND JOB TRAINING AREA |
| 4 | AQUATIC CENTER | 8 | TENNIS | 12 | THERAPY GARDEN |
| | | | | |  CONCEPTUAL PROJECT AREA |

PARCEL PLAN

DEVELOPMENT PARCELS

The proposed road network, combined with the existing and proposed built fabric of the site, defines development parcels that facilitate the definition of development projects that can be implemented incrementally over time. The parcels are not surveyed land areas and are subject to change.

LAND USES

The table on the following pages indicates the current land use, possible new land uses, and, where applicable, possible alternate uses to study for each parcel. The map on the right is provided for reference to allow for easier understanding of the land use tables.

Use Definitions

Descriptions of general land uses are provided below. While not exhaustive of all specific uses in the following tables, these descriptions cover the broad categories of existing and potential future uses on the Campus.

- **Arts and Culture.** Theaters, arts and technology studios, galleries, spiritual centers, performance space
- **Columbarium.** Columbarium vaults and/or burial grounds for expansion of Los Angeles National Cemetery
- **Education and Training.** Classrooms, workshops, training facilities, industrial job training centers, meeting facilities
- **Green Space / Recreation.** Environmental conservation areas, active and passive recreation, parks, recreation facilities
- **Healthcare.** In-patient acute care and treatment. Outpatient and ambulatory care facilities
- **Parking.** Surface or structured parking
- **Permanent Supportive Housing.** Permanent Supportive Housing combines affordable housing with services for Veterans and families who are experiencing homelessness or at-risk of experiencing homelessness, in an effort to help people permanently avoid homelessness. Permanent Supportive Housing may or may not include on-site parking.
- **Research.** Biomedical research facilities for developing Veteran-related therapies and treatments
- **Site Services & Utilities.** Functions that support the operation of the physical Campus such as engineering, warehousing and transportation
- **Supportive Services.** Facilities serving the entire Campus community, both resident and non-resident. This includes, but is not limited to welcome centers, transition centers, information centers, peer-support centers, legal clinics, administrative offices, service facilities for Veterans benefits and Human Resources.
- **Veteran Employment Opportunities / Vocational Enterprises.** Employment opportunities for Veterans

FIGURE 5-18 PROPOSED PARCEL PLAN



TABLE 5-1 POSSIBLE LAND USE TABLES

<i>Parcel No.</i>	<i>Current Use</i>	<i>Possible New Use</i>	<i>Possible Alternate Use(s) To Study</i>
1	Parking	Veterans' Employment Opportunities / Parking	Veterans' Employment Opportunities / Parking
2	Parking	Veterans' Employment Opportunities / Parking	Veterans' Employment Opportunities / Parking
3	Green Space / Recreation (Veterans Barrington Park)	Green Space / Recreation (Veterans Barrington Park)	
4	Green Space / Recreation (Brentwood School Athletic Facilities)	Green Space / Recreation (Brentwood School Athletic Facilities)	Green Space / Recreation / Education and Training / Permanent Supportive Housing
5	Green Space / Site Services & Utilities (Water Tanks)	Green Space / Site Services & Utilities (Water Tanks)	
6	Green Space / Recreation (Golf Course)	Green Space / Recreation (Golf Course)	
7	Green Space / Recreation (Japanese Garden)	Green Space / Recreation (Japanese Garden)	
8	Green Space / Recreation (Arroyo)	Green Space / Recreation (Arroyo)	
9	Green Space / Recreation	Green Space / Recreation	Green Space / Recreation (Clubhouse)
10	Green Space / Recreation (MacArthur Field)	Permanent Supportive Housing	
11	Site Services & Utilities (Maintenance)	Supportive Services (Community Space)	
12	Permanent Supportive Housing	Permanent Supportive Housing	
13	Permanent Supportive Housing	Permanent Supportive Housing	
14	Permanent Supportive Housing	Permanent Supportive Housing	
15	Parking	Parking	
16	Green Space / Recreation (Bluff)	Green Space / Recreation (Bluff)	Green Space / Recreation / Site Services (Maintenance)
17	Green Space / Recreation	Green Space / Recreation (Agricultural Harvest and Job Training / Therapy Garden)	
18	Parking	Permanent Supportive Housing	
19	Vacant	Permanent Supportive Housing / Supportive Services	
20	Mental Health/Behavioral Health/Research	Permanent Supportive Housing / Supportive Services	
21	Dietetics	Permanent Supportive Housing / Supportive Services (Wellness Center)	
22	Research	Permanent Supportive Housing	
23	Arts and Culture (Brentwood Theater)	Arts and Culture (Brentwood Theater)	
24	Mental Health/CERS	Permanent Supportive Housing	
25	Mental Health/CERS/Research/UCLA Legal Clinic	Permanent Supportive Housing	
26	Vacant	Permanent Supportive Housing	
27	Parking	Permanent Supportive Housing	
28	CERS Welcome Center	Permanent Supportive Housing	
29	Mental Health/CERS	Permanent Supportive Housing	
30	Parking	Permanent Supportive Housing	
31	A Bridge Home	Permanent Supportive Housing / Supportive Services	
32	Police HQ / Hoover Barracks (Vacant)	Permanent Supportive Housing / Supportive Services	
33	Parking	Permanent Supportive Housing / Supportive Services	
34	Parking / Open Spzce	Town Green	

<i>Parcel No.</i>	<i>Current Use</i>	<i>Possible New Use</i>	<i>Possible Alternate Use(s) To Study</i>
35	Transitional / Bridge Housing (New Directions)	Transitional / Bridge Housing (New Directions)	Permanent Supportive Housing / Supportive Services
36	Parking	Permanent Supportive Housing / Supportive Services	
37	Green Space / Canteen	Green Space / Canteen	
38	Vacant / Storage	Permanent Supportive Housing / Supportive Services (Town Hall)	
39	Vacant	Supportive Services	Arts & Culture
40	Research	Permanent Supportive Housing	
41	Research	Permanent Supportive Housing	
42	Research	Permanent Supportive Housing	
43	Mental Health	Mental Health	
44	Green Space / Recreation	Green Space / Recreation	
45	Community Living Center Dialysis	Community Living Center Dialysis	
46	Parking	Parking	Green Space / Recreation / Permanent Supportive Housing
47	Community Living Center Domiciliary	Community Living Center Domiciliary	
48	Green Space / Recreation	Green Space / Recreation (Healing Garden)	
49	Community Living Center Domiciliary	Community Living Center Domiciliary	
50	Green Space / Recreation	Green Space / Recreation (Parade Grounds)	
51	Community Living Center Domiciliary	Community Living Center Domiciliary	Community Living Center Domiciliary / Community Gardens
52	Parking	Parking	Green Space / Recreation
53	Administration	Administration	
54	Parking / Office (AFGE Union)	Parking / Office (AFGE Union)	Permanent Supportive Housing
55	Green Space / Parking	Green Space / Parking / VA Police	
56	Green Space / Parking	Green Space / Parking	
57	Supportive Services / Administration / Arts & Culture (Rose Garden, Wadsworth Theater)	Supportive Services / Administration / Arts & Culture (Rose Garden, Wadsworth Theater)	
58	Parking	Green Space / Parking	
59	Vacant (Wadsworth Chapel)	Spiritual Center (Wadsworth Chapel)	
60	Green Space / Recreation (Jackie Robinson Stadium)	Green Space / Recreation (Jackie Robinson Stadium)	Green Space / Recreation / Education and Training / Parking / Permanent Supportive Housing
61	Site Services & Utilities	Site Services & Utilities	
62	Oil & Gas Lease	Oil & Gas Lease	Veterans' Employment Opportunities / Site Services (Central Storage & Logistics)
63	Site Services & Utilities / Parking	Site Services & Utilities / Parking	Site Services & Utilities / Parking / Education and Training / Arts & Culture / Support Services - General (Information)
64	Site Services & Utilities / Parking	Site Services & Utilities / Parking	Site Services & Utilities / Parking / Recycling Facility
65	I-405 Ramp	I-405 Ramp	
66	Green Space / Utilities	Green Space / Utilities	Green Space / Education and Training
67	Metro Subway Station (Under Construction)	Metro Subway Station	
68	Parking	Parking	Parking / Healthcare
69	Green Space / Recreation	Green Space / Recreation	

<i>Parcel No.</i>	<i>Current Use</i>	<i>Possible New Use</i>	<i>Possible Alternate Use(s) To Study</i>
70	Green Space / Recreation / Staff Housing	Green Space / Recreation / Staff Housing	Green Space / Recreation / Staff Housing / Supportive Services (Child Care / Food Service)
71	Parking / Helipad	Parking / Helipad	Parking / Helipad / Healthcare (Assisted Living)
72	Parking / Healthcare (Medical Clinics)	Parking / Healthcare (Medical Clinics)	Parking / Healthcare / Green Space / Recreation / Supportive Services (Food Service)
73	Healthcare (Hospital)	Healthcare (Ambulatory Care services)	
74	Green Space	Green Space	
75	Parking	Research	Research / Healthcare
76	Healthcare (Medical Clinics)	Healthcare (Medical Clinics)	Healthcare (Ambulatory Care services)
77	Parking	Parking (Garage)	
78	Parking	Healthcare (Critical Care Center)	
79	Site Services & Utilities / Parking	Site Services & Utilities / Parking	
80	Vacant	Administration	Healthcare / Research / Supportive Services (Child Care)
81	Site Services & Utilities (Electric Power Sub-station)	Site Services & Utilities (Electric Power Sub-station)	
82	Green Space	Green Space / Site Services & Utilities (Storm Water Retention)	
83	Patriot House	Patriot House	
84	Fisher House	Fisher House	
85	Parking	Parking	
86	Parking	Site Services & Utilities (Electric Power Sub-station)	

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UNDER CONSTRUCTION AND PLANNED UTILITIES / SITE PREPARATION

There are numerous planned and under construction projects to upgrade utilities, study existing conditions and prepare buildings and areas of the Campus for housing construction. The following list details those projects and the map on facing page provides location information where applicable.

BOILER PLANT

- The scope is to construct a new boiler plant in the south campus that replaces the current boiler plant (B295) on the North Campus. This project is being managed by CFM through Intra-Agency Agreement.
- Design Status: SD-2 submitted 9/13/21; review closed 10/5/21

ELECTRICAL UTILITIES SUBSTATION

- The Electrical Substation will be constructed by Southern California Edison (SCE) and will augment/improve service to the Campus. It will be located just north of Ohio Avenue, adjacent to I-405.

CENTRAL UTILITY PLANT

- This is a new construction project that is part of the South Campus redevelopment. This new Central Utility Plant will replace existing services.
- A generalized alignment of new, under-design South Campus utilities (per the Schematic Design II phase of West LA Medical Center Site Infrastructure and Utilities plan), including normal power, emergency power and communications is shown on Figure 5-19. An alternative alignment for future study is shown that follows a north-south parking aisle rather than Dowlen Drive.

EUL AREA DRY UTILITIES TRUNK LINE, STEAM AND POWER RELOCATION AROUND BUILDING 207

- This project has been executed and will provide utility services to EUL Housing facilities - Power (Southern California Edison), Telecom (Frontier & Charter- Spectrum), Gas (Southern California Gas).

WATER PRESSURE BOOSTING MEASURES, NORTH CAMPUS

- Project provides temporary water pressure boosting measure for Buildings 205, 207, and 208. Replaces outdated subsurface water distribution system at the storage tank with an above-grade system facilitating greater access and operation and maintenance of the system. New pumps will be installed, along with an upgrade to the fiber optic cable and new copper cable at the storage tanks. Upgrades the electrical system and telecommunication system at the golf course building will also be completed under this project.
- The project also replaces the existing steam water heater boiler in the Mechanical Room with a gas-operated boiler for Building 209.

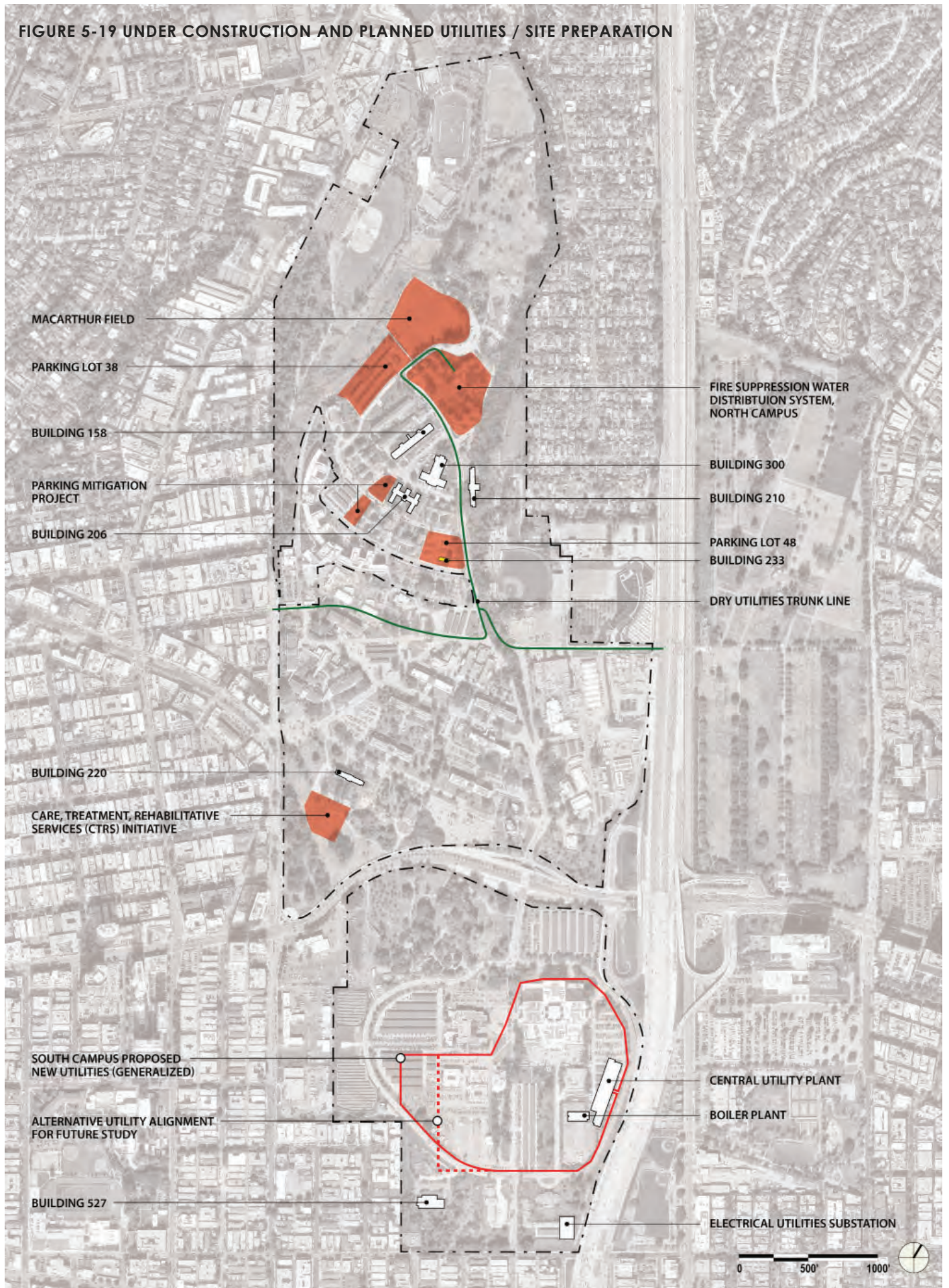
FIRE SUPPRESSION WATER DISTRIBUTION SYSTEM, NORTH CAMPUS

- Provide installation of a new water system connected to the City of Los Angeles water line(s) at two incoming water sources on the northern and western extents of the North Campus. The new water system replaces the existing potable water distribution of the North Campus that currently serves as both fire suppression water distribution for all fire hydrants and sprinkler systems for each building. The new water system provides a dedicated fire suppression water distribution system throughout the entire North Campus, by providing the dedicated fire suppression water service to existing buildings and as well as future planned EUL buildings as part of the development of the Master Plan. There is a study underway to further determine sanitary sewer and storm drain improvements across the North Campus.

PHYSICAL VERIFICATION SITE UTILITIES MAPPING

- Physical verification and mapping of all on-site subsurface utilities

FIGURE 5-19 UNDER CONSTRUCTION AND PLANNED UTILITIES / SITE PREPARATION



- Scope includes documentation of condition of the subsurface utilities by using closed circuit television (CCTV) of sewage and storm drain pipelines, and select potholing at various locations to physically verify location of the subsurface utilities.

PARKING LOT 48 UTILITIES INFRASTRUCTURE RELOCATION

- Removal of existing surface asphalt paving and site wall and re-route existing subsurface utilities including, but not limited to water, sewer, storm drain, steam and condensate, and reconfigure street lighting. Prior to final demobilization, minor concrete and asphalt to be repaired.

PARKING LOT 38 UTILITIES INFRASTRUCTURE RELOCATION INCLUDING SOLAR SYSTEM RELOCATION AND REINSTALLATION

- This parking lot currently serves as an existing parking area for government vehicles under the CERS/VASH program, staff parking in the surrounding buildings, and patient and visitor parking. Scope includes removal of existing photo-voltaic (PV) panels and solar system and relocating them for reinstallation at the Sepulveda campus. Overall scope in preparation for B402 construction following removal of the PV panels includes removal of existing asphalt paving and related infrastructure, and reconfiguring existing above-grade and below-grade utilities including, but not limited to street lighting, sewer lines, storm drain, and water.

PARKING LOT 38 UTILITIES FILL REMOVAL

- Site preparation for construction activities at Parking Lot 38. Includes soil removal and replacement with appropriate substrate.

MACARTHUR FIELD FILL PROJECT

- Site preparation for construction activities at MacArthur Field. Includes soil removal and replacement with appropriate substrate.

REPLACE CTRS TENT WITH TINY SHELTERS, GRADING AND SITE PREPARATION

- This project involves delivering and installing tiny shelters to replace existing tents as a temporary shelter for the homeless Veteran community. The goal is to provide up to approximately 120 shelters (pending final sizing of shelters). The project continues to undergo ever changing evolution, and now includes installation of construction trailers for professional services, security guard structures, and other semi-permanent structures to support the intent of the program. All on-site infrastructure requires, as needed, electricity and VA-secured network access. All on-site structures for the program are installed on new semi-permeable asphalt pavement.
- As of 12/1/2021, 48 tiny shelters are on site at the CTRS initiative with an additional 30 tiny shelters anticipated to arrive in December 2021.

EHRM INFRASTRUCTURE UPGRADES

- Electronic Health Records Management (EHRM) Project will upgrade fiber lines at all VA sites of care in support of nation-wide Cerner initiative.
- Project is part of the nationwide initiative to upgrade existing facility infrastructure, which involves upgrading communication fiber optic lines and medical databases.

SIDEWALK REHABILITATION/REPLACEMENT

- This project assesses current conditions of sidewalks in the vicinity of Buildings 500, 214, 217, 213, 215, 209, and 257, and provides recommendations to remediate (repair/replace/rehabilitate) sections of pavement not meeting VA requirements to maintain safe access for campus staff and patients.

PARKING MITIGATION PROJECT

- This project will provide accommodations for an increased requirement of West LA Campus operations and housing development parking demand within its North Campus quadrant. Three surface parking sites have been identified for construction or reconstruction. This will create a minimum of 186 newly constructed

or reconstructed parking spaces, and will be done in compliance storm water management requirements¹. This project requires evaluation for environmental and historic compliance.

BUILDING 158 REMEDIATION

- Involves preparation for turnover for EUL housing which includes asbestos abatement on two floors.

BUILDING 206 RENOVATION

- Relocate staff from B210 and B158. Building stays a VAGLAHS asset long-term, but not permanent.
- Partial renovation of utilities, upgrade for swing space

BUILDING 210 REMEDIATION

- Involves preparation for turnover for EUL housing which includes removal of an above ground storage tank.

BUILDING 220 RENOVATION & SEISMIC RETROFIT AND ELEVATOR ADDITION

- CERS relocation from Building 158 and 256. Seismic retrofit and elevator addition. Building to remain permanent VAGLAHS asset.

BUILDING 233 DEMOLITION ASSESSMENT, DEMOLITION, AND REPLACEMENT

- Removes a VA-operated function from an EUL parcel.
- Relocate HazMat storage/ processing to Zone 2. Required space to be validated.

BUILDING 300 REMEDIATION

- Preparation for Building 300 turnover - Asbestos remediation, removal of underground storage tank, above-ground storage tank, hazardous materials (refrigerator coolant, grease trap, etc.), emergency generator.

BUILDING 527 PHYSICAL SECURITY DESIGN MANUAL RENOVATION (RELOCATE OI&T)

- Renovate, provide secure space per PSDM for OI&T.
- Secure storage area, appropriate alarms; potential roof replacement; leaves space for Cerner training center.

MAPS, WAYFINDING & SIGNAGE

- IDIQ 5-10 years to provide & update signage as activities are relocated/ activated.
- West LA, Sepulveda priorities, then distribute to satellite locations. Need to have signage that can be updated by local assets but is also durable and functional. Maps for Planning & Veteran use.

¹ VA West Los Angeles Medical Facility Campus Phase II Guidance Document July 21, 2017

SUSTAINABLE PRACTICE

RESPONSIVE SITE DESIGN

VA has an integrated agency-wide sustainability program that includes energy and water efficiency, recycling and waste management, vehicle fleet optimization, greenhouse gas reduction, sustainable building design, and other related initiatives. VA continues to strive to meet all legal and executive order sustainability targets while providing the highest standard of care.

VAGLAHS follows VA's lead in integrating sustainability in the design, renovation, operation, and maintenance of its facilities to the extent feasible. For example, recycling programs are widespread across the West LA campus, solar PV projects have been installed on various building roofs and parking lots, and building systems are being retrofitted with more energy- and water-efficient equipment as renovations take place.

This Master Plan 2022 provides the opportunity to apply sustainability more broadly by integrating smart growth, urbanism, and green-building standards into the design of the new planned neighborhoods (including utility conservation, construction methods, and building materials). In addition, the Master Plan's mobility strategies strive to transform the car-centric circulation into a multimodal transportation network that shifts trip generation to pedestrian and bicycle movement will help reduce greenhouse gas emissions.

The PEIS included the following specific sustainability standards and mitigation measures for building design, low-impact development, waste management, and water-efficient landscape design as described below, which are commitments for all future Master Plan projects.

SUSTAINABLE BUILDING DESIGN STANDARDS

- VA-led projects will apply VA Master Specification Section 01 81 13, Sustainable Construction Requirements, and the VA Sustainable Design Manual, to all new construction and major building upgrade projects.
- Non-VA led projects must meet the U.S. Green Building Council LEED Silver certification or higher or other compatible sustainable certification, and meet applicable local codes, including the Los Angeles County Green Building Standards Code (Title 31).

USE LOW IMPACT DEVELOPMENT (LID) TECHNIQUES

- VA-led projects must follow the requirements of the VA Site Development Manual as a design approach for new construction to minimize impacts to site characteristics and drainage patterns. For development areas larger than 5,000 GSF, comply with the requirements of EISA 538 to restore the pre-development hydrology to the maximum extent practicable.
- Non-VA led projects must comply with applicable local codes for LID, including the Los Angeles County Code Chapter 12.84, Low Impact Development.

WASTE MANAGEMENT

- VA-led projects will require the construction contractor to submit to VA construction waste management plans that include a minimum waste diversion rate of 50 percent for C&D debris.
- Non-VA led projects must comply with Section 4.408.1 of Title 31 of the Los Angeles County Code, which requires newly constructed projects and additions and alterations to existing buildings to recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous C&D debris.

WATER EFFICIENT LANDSCAPE DESIGN

- VA-led projects will follow the strategies of the VA Site Development Manual for landscape planning, including using native trees and vegetation for new landscaping to minimize water and other maintenance requirements and reduce the number of invasive species on the West LA Campus.
- For Non-VA led projects, comply with applicable local codes associated with sustainable landscaping, including the Los Angeles County Green Building Standards Code (Title 31).



Solar panels on the parking lots and roofs of building 304 and 401 in the South Campus

SECTION VI

**PHASING &
IMPLEMENTATION**

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PHASING / IMPLEMENTATION

CAMPUS PHASING STRUCTURE

The process of building out the improvements proposed in Master Plan 2022, including the amount of Permanent Supportive Housing on the West LA Campus — with the critical infrastructure, parking, and community amenities—will be a multi-decade process. Generally, Master Plan efforts are subject to considerations which may impact schedule and timing, including: demand, regulatory, legal, financial, historic, environmental, operational, and infrastructure. All projects are reliant on the availability of funding and may shift in the phasing and delivery based on funding or other shifts in priorities.

Projects are categorized into phases based on the projected year construction is anticipated to start. The methodology guiding the proposed phasing timeline includes the following:

Initial Phase Development (1-5 Years)

The priority in this phase remains housing development with connection to existing services. VA will strive to upgrade utilities and make all contemplated parcels turnover-ready. This phase also anticipates significant development of health care-related facilities in the South Campus, pending funding. These projects and buildings were chosen for the first phase of development as the phasing, in most instances, will leverage existing buildings or Campus construction sites that require neither substantial relocation of existing services nor demolition, and address the immediate needs of Veterans experiencing homelessness. This Initial Phase Development activity is well underway as of late 2021.

Interim Phase Development (6-10 Years)

The priority in this phase is the development of services and amenities with the continued addition of housing. Projects in this phase do not have allocated funding or significant design completed, although in some instances predevelopment activity has begun. The mid-term Permanent Supportive Housing will require the relocation of existing services and functions, and the process for developing Permanent Supportive Housing on these parcels is planned to begin upon the completion of the relocation requirements.

The table on the following page puts forth the housing projects anticipated to be built during the Initial and Interim Phases, reaching the goal of a minimum 1,200 Permanent Supporting Housing units.

Long Term Phase Development (11+ Years)

The priority in this phase is rounding out Campus development with a focus on housing, services, and connection to the surrounding communities. Much of these longer-term projects are aspirational and need evaluation for construction and site feasibility, authorities, and funding sources. Future Master Plan updates will determine whether these projects are consistent with current priorities and then identify paths forward at that time. Homes to exceed the minimum 1,200 units of Permanent Supportive Housing would be built in this phase.

General Notes:

This information in this section has been updated to reflect the most current information available. To review the 2016 Draft Master Plan, please navigate to the following URL: <https://westlamasterplan.org>

The draft recommendations and graphic depictions included in the following pages in this Master Plan update section are subject to further input, review, and approval from multiple offices within VA. In addition, these plans require further review to assess legal, financial, and operational feasibility.

ACCOMPLISHING THE TARGET OF 1,200 UNITS OF PERMANENT SUPPORTIVE HOUSING

VA recognizes EUL development is contingent upon the developers' ability to secure all capital and operating financing. This acknowledges that EUL project financing and delivery are fluid while showing the priority order for which VA anticipates housing units being developed (subject to financing). VA is focusing resources on preparing parcels in the sequence shown in the table below over the Initial and Interim Phases.

Additional parcels beyond those referenced in the table are also contemplated for development or redevelopment in the Long Term Phase, subject to considerations which may impact schedule and timing, including: demand, regulatory, legal, financial, historic, environmental, operational, and infrastructure. The current PEIS contemplates that land already surveyed could hold up to 1,850 units. Future Master Plans will continue to assess any need for additional units above 1,200.

TABLE 6-1 PERMANENT SUPPORTIVE HOUSING VIA THE EUL PROGRAM

Parcel	EUL Developer	Total Anticipated Units (includes manager units)	Status	Cumulative Units	Phase** (Based on Estim. Construction Start)
Building 209	Shangri-La	55	Operational	55	Initial
Building 205/208	Shangri-La	122	Under Construction anticipated Q4 CY22 delivery	177	Initial
Building 207	TSA	60	Under Construction anticipated Q4 CY22 delivery	237	Initial
Parking Lot 38 (B402)	TSA	120	EUL Turnover Activities	357	Initial
Parking Lot 48 (B404)	Century	73	EUL Turnover Activities	430	Initial
Buildings 156/157	Century	112	EUL Turnover Activities	542	Initial
MacArthur Field (B401A)	Core	75	EUL Turnover Activities	617	Initial
Building 300	U.S.VETS	44	EUL Turnover Activities & Completion of New South Campus Dietetics Kitchen	661	Initial
Building 210*	U.S.VETS	41	VA scoping relocation of VAGLAHS operations currently occupying this building	702	Initial
Building 258*	Century	46	VA analyzing potential of relocating VAGLAHS operations currently occupying this building	748	Initial
MacArthur Field (B401B)	Core	75	EUL Turnover Activities	823	Initial
Parking Lot 49 (B400)*	TSA	66	VA analyzing potential impact of loss of parking associated with EUL turnover	889	Initial
Building 158*	Century	71	EUL Turnover Activities & VA scoping relocation of VAGLAHS Operations currently occupying this building	960	Initial
Building 256*	U.S.VETS	41	VA analyzing potential of relocating VAGLAHS operations currently occupying this building	1,001	Initial
Parking Lot 18 (B409)*	TSA	96	VA analyzing potential impact of loss of parking associated with EUL turnover	1,097	Initial
Building 13 & 306*	U.S.VETS	25	VA analyzing potential of relocating VAGLAHS operations currently occupying this building	1,122	Initial
Parking Lot 20 (B408)*	Century	69	VA analyzing potential impact of loss of parking associated with EUL turnover	1,191	Interim
Parking Lot 21 (B407) & B236*	TSA	69	VA analyzing potential impact of loss of parking associated with EUL turnover & Completion of new VAPD Building	1,260	Interim

*Decision on Parcel Release timing subject to additional VA study and determination of relocation plans for impacted services.

**Estimated construction start dates are contingent upon the following factors, which may result in developments being accelerated or decelerated between phases: financing availability, infrastructure investment, parcel turnover activities, and regulatory barriers.



EUL Housing Under Construction (Building 208)



Rendering of Building 207 – 60 Units (Qualified Age 65+ Veterans, Including Families and Certified Caretakers)



Buildings 205 & 208 - 122 units (Under Construction)



Rendering of Building 402 – 120 Units (Qualified Unsheltered and At-Risk Veterans, Families and Certified Caretakers)



Rendering of Building 401A (MacArthur Field Initial Phase) - 75 units



Rendering of Building 404 – 72 Units (Qualified Unsheltered and At-Risk Veterans, Families and Certified Caretakers)



Rendering of Buildings 156 + 157 - (112 Units)



Rendering of Building 300 – 43 Units and WLAVC Integrated Wellness Center (Qualified Unsheltered and At-Risk Veterans, Families and Certified Caretakers)



Rendering of Buildings 13 - 25 Units and Town Hall

INITIAL PHASE PROJECTS : 1 - 5 YEARS

The Initial Phase projects across the Campus represent a mix of Permanent Supportive Housing, infrastructure & utility projects, healthcare facilities and Veteran amenities. These projects have been categorized into different groups to show the general status of development. Generally, Master Plan efforts are subject to considerations which may impact schedule and timing, including: demand, regulatory, legal, financial, historic, environmental, operational, and infrastructure.

UNDER CONSTRUCTION

- New Metro Subway Station - The staging area is for temporary construction use and will be vacated by Metro once no longer needed (This is not a VA project)
- EUL Homes - Buildings 205, 207 and 208
- Bonsall Utility Trunk Line (Electricity, Natural Gas, and Data & Communications)
- Dietetics Building (New kitchen)
- Jackie Robinson Practice Field (This is not a VA project)

DESIGN AND PREDEVELOPMENT

- EUL Homes - Buildings 156, 157, 300, 401A, 402, and 404
- South Campus Facilities - Critical Care Center (New Hospital), Central Utility Plant, Boiler Plant, Consolidated Research Center, Parking Structure (Metro funded). The parking structure is only for VA patients, Veteran residents, staff, and those visiting Veterans on Campus.
- Wadsworth Chapel renovation (pending funding)
- Southern California Edison (SCE) Substation
- Renovation of Building 212
- Replacement HazMat Storage Building. The location for this facility are under study.

- New VA Police Headquarters
- New Mailroom in Building 297
- Building 220 renovation
- Building 527 parking lot expansion

PROJECTS IDENTIFIED AS POTENTIAL INITIAL PROJECTS:

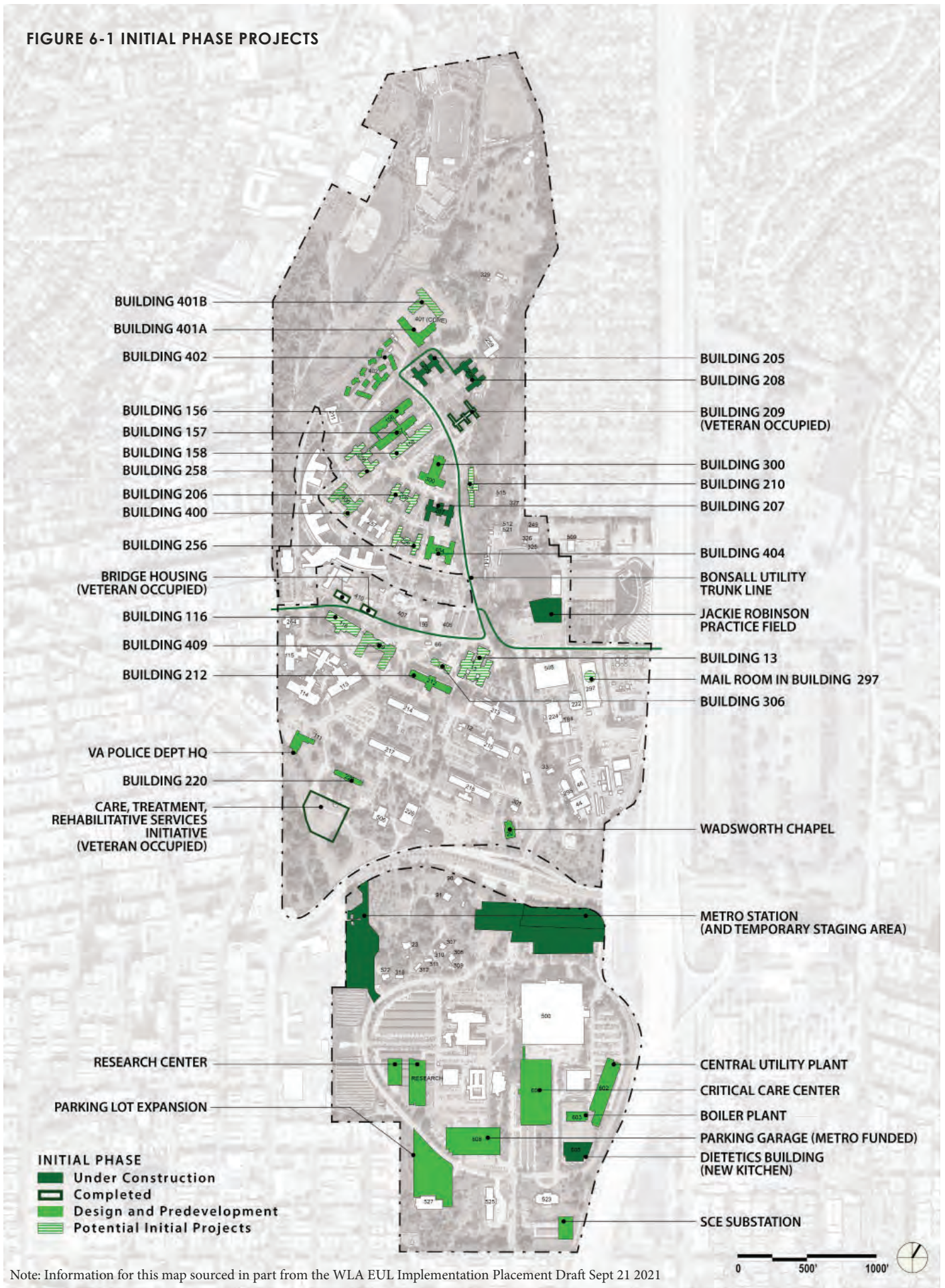
These projects could happen during this 1-5 year timeframe, however issues such as funding, location and design are in some cases unresolved.

- EUL Homes - Buildings 13, 158, 210, 256, 258, 400, 401B, and 409
- Renovation of Buildings 116 and 206
- Conversion of Building 306 to a Food Hall and Veteran Business Incubator



Bonsall Utility Trunk Line Under Construction

FIGURE 6-1 INITIAL PHASE PROJECTS



Note: Information for this map sourced in part from the WLA EUL Implementation Placement Draft Sept 21 2021

INTERIM PHASE PROJECTS : 6 - 10 YEARS

The Interim Phase projects include the balance of Permanent Supportive Housing to reach a minimum of 1,200 units, subject to funding. As projects in this phase can be up to 10 years out, funding and other constraints may push them into the Long Term Phase. Generally, Master Plan efforts are subject to considerations which may impact schedule and timing, including: demand, regulatory, legal, financial, historic, environmental, operational, and infrastructure.

PROPOSED PROJECTS

- EUL Homes - Buildings 407, 408, 410, 413, and 415

CONCEPTUAL PROJECTS

There are a number of Conceptual Projects that could be developed during this phase:

- Ambulatory Care services in the South Campus. VA's Office of Construction & Facilities Management (CFM) is exploring an option that would renovate a portion of Building 500 to house Ambulatory Care services.
- A Veteran Clubhouse as a hub for recreation facilities in the northern part of the Campus
- Within the Auxiliary Services Area, a job training, business incubation and employment facility in the Knoll area could be developed. Adaptive reuse of Building 33, possibly as an information center, and Building 295 as a potential art and event venue
- Renovations to the open space between Building 13 and Wadsworth Theater to create a formal Parade Grounds
- Community Gardens in vicinity of the Parade Grounds
- An Agricultural Harvest and Job Training Area in conjunction with a Therapy Garden on the eastern edge of Campus
- Shared social and dining space in the Long Term Care

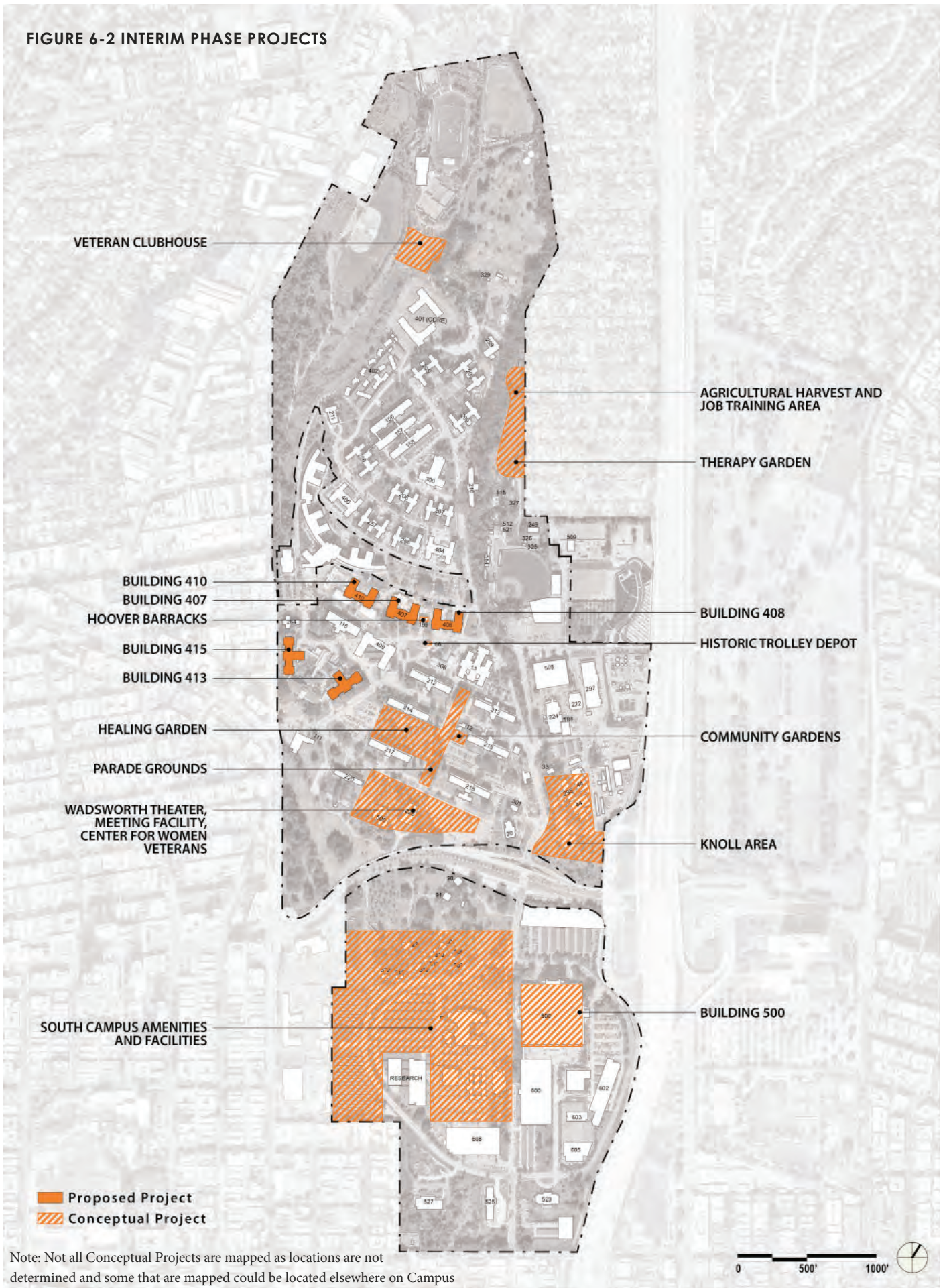
Area

- A Healing Garden in the Long Term Care Area
- South Campus projects and facilities such as food service (possibly in a rehabilitated Governor's Mansion), convenience retail to serve patients, guests and staff, a stand-alone women's health clinic, a child care center, and Assisted Living
- Renovation of the Wadsworth Theater, an Information Center, Center for Women Veterans and a Meeting Center in the southern portion of the Long Term Care Area
- Conversion of the Hoover Barracks (Building 199) into a Living Museum for Veterans
- Conversion of the Historic Trolley Depot (Building 66) to a coffee shop



Building 500 is anticipated to be renovated in the Interim Phase

FIGURE 6-2 INTERIM PHASE PROJECTS



Note: Not all Conceptual Projects are mapped as locations are not determined and some that are mapped could be located elsewhere on Campus

LONG TERM PHASE PROJECTS : 11+ YEARS

The Long Term Phase projects provide Permanent Supportive Housing above the 1,200 units constructed in the previous two phases, subject to demand and funding. Generally, Master Plan efforts are subject to considerations which may impact schedule and timing, including: demand, regulatory, legal, financial, historic, environmental, operational, and infrastructure.

PROPOSED PROJECTS

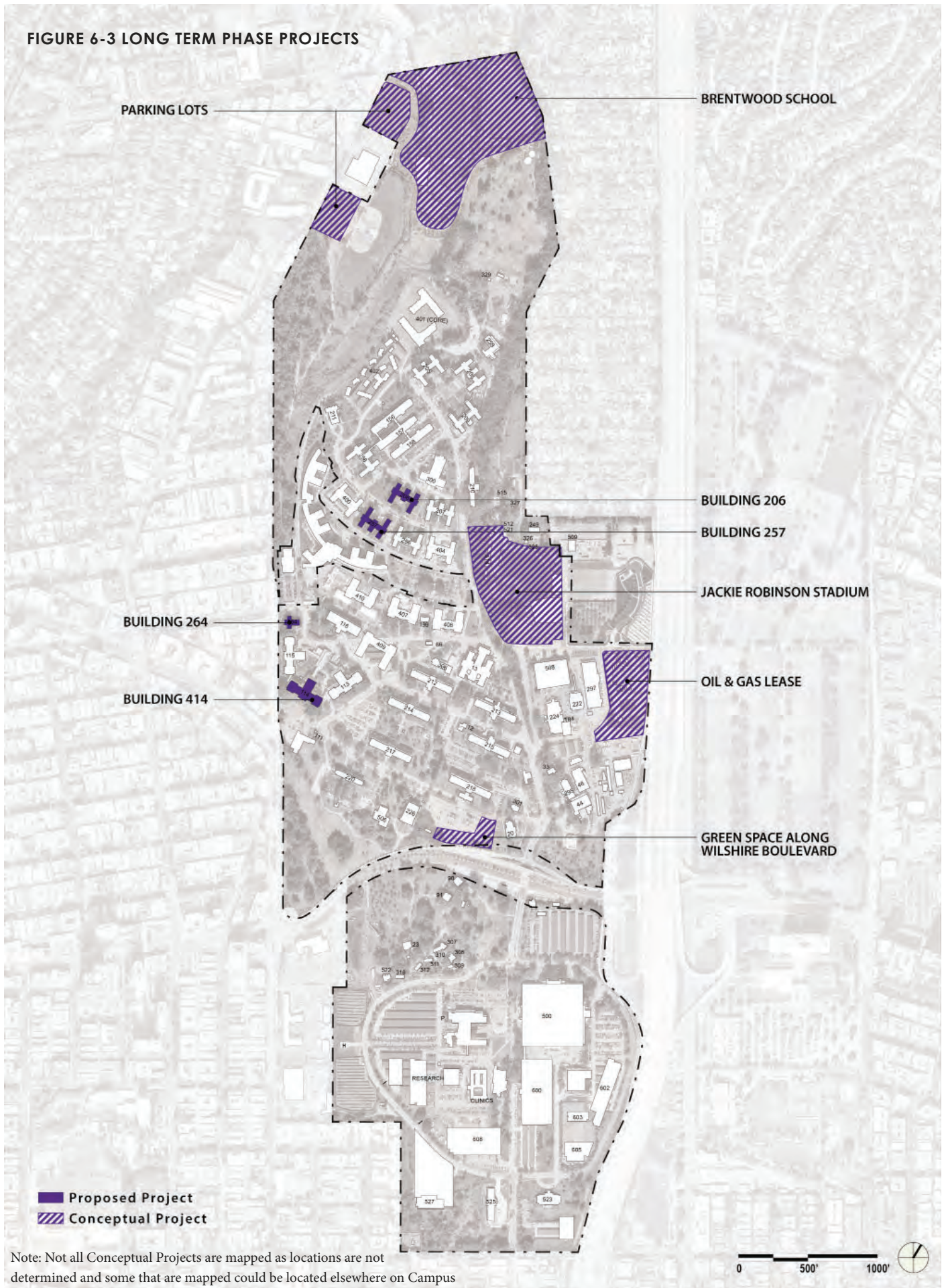
- EUL Homes - Buildings 206, 257, and 414
- Renovation of Building 264 for supportive services

CONCEPTUAL PROJECTS

Other potential projects in this phase are generally more speculative and aspirational as they are contingent on land and buildings becoming available, as well as funding, along with the completion of the Initial and Interim phases. Conceptual Projects that could be developed during this phase include:

- RV Park
- Reuse the oil & gas lease property adjacent to I-405 and south of Constitution Ave., potentially as a retail store
- Reuse of the parking lot in the Brentwood Village area, potentially as a retail store or Veteran-operated retail
- Reuse of the Jackie Robinson Stadium site, potentially for recreation, Permanent Supportive Housing, educational uses or job training
- Reuse of the Brentwood School, potentially for recreation, Permanent Supportive Housing, educational uses or job training
- Expansion of green space along Wilshire Blvd. and new pedestrian & bike bridge linking the green space with the South Campus Lawn

FIGURE 6-3 LONG TERM PHASE PROJECTS



Note: Not all Conceptual Projects are mapped as locations are not determined and some that are mapped could be located elsewhere on Campus

APPENDIX

A. LAND USE AGREEMENTS

B. WEST LA VA NORTH CAMPUS DRAFT COMMUNITY PLAN

C. CASE STUDIES

D. STAKEHOLDER FEEDBACK AND COMMENTS

A. LAND USE AGREEMENT SUMMARY

Each land use agreement is summarized below. Additional detailed land use information is also available at

<https://westlamasterplan.org>

1887 Fund (Building 33): License for planning efforts associated with the prospective renovation and rehabilitation of five historic buildings on the WLA Campus: 1) Wadsworth Chapel (B20), 2) Governor’s Mansion (B23), 3) Superintendent’s Home (B33), 4) Trolley Station (B66), and 5) Hoover Barracks (B199).

AM Vets Department of California Services Foundation (Building 264): License for services involving the storage and delivery of furniture and household items for Veterans moving into housing through VA’s HUD-VASH voucher program.

AyZar Outreach (Tiny Shelters): License for the provision of up to three (3) individual housing structures and related equipment, fixtures, and appurtenances.

The Bandini Foundation (Heroes Golf Course): License for Veteran activities conducted on a 9-hole golf course which is open to the public, with Veterans permitted to play free of charge. Additional Veteran-centric services are provided at licensee’s sole cost and expense.

Brentwood School: Lease for an athletic complex and fields located on twenty-two (22) acres. Consideration is: 1) annual rent currently \$871,250, plus 2) annual in-kind consideration currently \$918,000 which is distributed within four categories: (a) operation, maintenance, and upkeep of the site, (b) special programs and events benefiting Veterans and their families, (c) capital cost and improvements related to activities on the site to benefit Veterans and their families, (d) athletic, recreational, and educational programs and activities to benefit Veterans and their families.

Brentwood School (Tiny Shelters): License for the provision of up to twenty (20) individual housing structures and related equipment, fixtures, and appurtenances.

Building 205 Holdings (Building 205): Enhanced use lease executed. Property under renovation; homeless Veteran permanent supportive housing

Building 208 Holdings (Building 208): Enhanced use lease executed. Property under renovation; homeless Veteran permanent supportive housing

CalTrans (State of California Department of Transportation): Easement for highway and maintenance involving a portion of the 405 Freeway onramps/offramps.

Carlos Lopez & Associates (Building 337): License for office space use relating to licensee’s service contract with VA for the “A Bridge Home” facility.

City of Los Angeles:

1) Easement for City to construct, maintain, and repair a Bridge Housing Facility for homeless Veterans. The facility is part of a city-wide “A Bridge Home” initiative to construct supportive housing facilities. VA awarded a Health Care for Homeless Veterans (HCHV) services contract to Carlos Lopez & Associates to operate case management, supportive services, and related administrative services within facility.

2) License for day-to-day management and maintenance of Veterans Barrington Park located on seven (7) acres.

Community Partners (Parking Lot No. 1): License to provide free of charge overnight secure automobile parking for homeless Veterans and their families who are living in their cars.

County of Los Angeles (Eisenhower Gate): License for day-to-day sanitation services (portable toilets, hand washing stations, trash & refuse services) for use by homeless Veterans.

LACMTA Purple Line Transit Facilities Easement: Easement with Los Angeles County Metropolitan Transportation Authority (LACMTA) for the Purple Line Extension Transit Project and transit facilities (subway station and tunnel). Terms include: 1) Granting of, and consideration for, perpetual and temporary easements for surface and subsurface uses; and 2) Mitigations due to the transit facilities impacts will be funded and constructed by LACMTA, including but not limited to, a surface parking lot refurbishment program, valet parking and shuttle bus program, a new 809 stall parking structure to replace VA parking physically displaced by the transit project, utilities relocations, traffic mitigations, and Section 106 compliance.

New Directions (Building 116): Lease for Transitional housing and support services for homeless Veterans in Building 116.

Regents of the University of California - UCLA (Jackie Robinson Stadium, Building 206, Building 220): Lease for property used by the UCLA men's baseball team for athletic fields and complex located on ten (10) acres and revocable licenses for office space for UCLA programs created by the lease. Consideration is: 1) annual rent currently \$309,090, plus 2) annual in-kind consideration currently \$1,350,000 which is distributed within three categories: (a) Establish & Operate a UCLA Veterans Legal Clinic on WLA Campus, (b) Design & Implement a VA Family Resource & Well-Being Center (known as the UCLA/VA Veteran Family Wellness Center) and a VA Mental Health & Addictions Center (known as the Center of Excellence) on WLA Campus, and (c) In-Kind Services (Campus Beautification, Veteran Events, etc.).

Safety Park Corporation: Lease of VA Barrington Parking Lots for parking lot operations and Veteran employment and training.

South Coast Air Quality Management District: Easement for modular building used to monitor regional pollution levels to achieve certain air quality standards.

Southern California Edison: Easement for access and maintain conduit improvements servicing CalVet State Home.

Southern California Edison: Easement for access and maintain conduit improvements servicing Patriot House (Building 525).

The Salvation Army (Building 257, Room 134): License for Veteran support services comprised of housing, career development, and job placement services.

VA Building 207 LP (Building 207): Enhanced use lease executed. Property under renovation; homeless Veteran permanent supportive housing.

VA Desert Pacific Credit Union (Building 500): License for financial and banking services for Veteran patients, visitors, and staff.

Veterans Housing Partnership (Building 209): Enhanced use lease executed. Property is operational for homeless Veteran permanent supportive housing.

Village for Vets (Parking Lot): License for one vehicle parking space on the WLA Campus to park Licensee's food truck used for Veteran-centric meal delivery.

Village for Vets (Tiny Shelters): License for the provision of up to sixty-five (65) individual housing structures and related equipment, fixtures, and appurtenances.

Volunteers of America Los Angeles (Building 257, Room 127): License for Veteran support services comprised of housing and job placement services.

Volunteers of America Los Angeles (Building 257, Portion of Room 227): License for Veteran support services comprised of construction job training program for Veterans.

Wadsworth Chapel Heritage Partners (Building 20): Lease executed and property under renovation (Design & Fund-Raising Phase); provides services that principally benefit Veterans and their families, including services for the purpose of the promotion of health and wellness, including nutrition and spiritual wellness, within the Wadsworth Chapel. To carry out such services, lessee is required to fund, design, preserve, rehabilitate, maintain, operate, and manage the Wadsworth Chapel.

WG Holdings SPV, LLC (successor to Breitburn Operating LP, Maverick Natural Resources) / DAV-CA: Multiple parties and agreements in place comprised of: 1) an oil drilling lease with Bureau of Land Management (BLM), 2) a license with VA, and 3) a donation agreement with Disabled American Veterans, Department of California (DAV-CA) which requires that a 2.5% overriding royalty on the total gross production of oil, gas, and hydrocarbon is donated to DAV-CA to be used to provide transportation services to Veterans and their families to and from the WLA Campus.

Westside Food Bank: License for initiative to distribute free fresh produce to Veterans on a weekly basis.

B. WEST LA VA NORTH CAMPUS DRAFT COMMUNITY PLAN

For further information, please refer to the Principal Developer's West LA VA North Campus Draft Community Plan, link below:

<https://westlamasterplan.org>



WEST LA VA NORTH CAMPUS

COMMUNITY PLAN



AUGUST 2021



WEST LOS ANGELES VETERANS COLLECTIVE

The West LA Veterans Collective, a partnership of Century Housing, Thomas Safran & Associates and U.S.VETS, was proudly selected by the U.S. Department of Veteran Affairs to serve as Principal Developer of the West LA VA Campus. Together with local Veterans, the Department of Veterans Affairs, elected officials, business and community leaders, we will create a thriving neighborhood with supportive housing to serve Veterans and families, on the West LA VA North Campus.



THOMAS SAFRAN
& ASSOCIATES



UNITED STATES DEPARTMENT OF VETERAN AFFAIRS

The transformation contemplated within the West Los Angeles Veterans Community Plan is being consummated in partnership with the Department of Veterans Affairs.

VA



U.S. Department
of Veterans Affairs

NORTH CAMPUS COMMUNITY PLAN

DESIGN + PLANNING TEAM



GF CITY
FABRICK

kpff

O|CB

ANSER^N
ADVISORY

PARTNERS

The West LA Veterans Collective acknowledges the critical support of many stakeholders who have made this project possible. This includes: Governor Gavin Newsom, Senator Dianne Feinstein, Congressman Ted Lieu, Speaker Anthony Rendon, Assembly Member Isaac Bryan, Assembly Member Richard Bloom, Supervisor Sheila Kuehl, Mayor Eric Garcetti, Council Member Mike Bonin, and their respective staffs.

INSPIRED BY JUDGE HARRY PREGERSON

The late Judge Harry Pregerson was an iconic figure in Los Angeles. Born and raised in LA, Judge Pregerson was known for his lifelong dedication to serving others. As a wounded World War II Veteran, Judge Harry used the bench and his influence to support the needs of our community's most vulnerable, including persons experiencing homelessness and our Veterans. Judge Pregerson was the founder of U.S.VETS and facilitated the creation of Century Housing Corporation. His legacy lives on in the work of our two organizations; we know he'd be incredibly proud of our involvement at the West LA VA Campus.



WEST LA VA NORTH CAMPUS

COMMUNITY PLAN



AUGUST 2021



The information contained in this presentation is the West LA Veterans Collective's (Principal Developer) proposed vision for the future GLAHS West LA North Campus housing community. This proposed vision and associated details are a preliminary concept, subject to further discussion and agreement between VA and Principal Developer on timeline and implementation options.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

CHAPTER 1

INTRODUCTION

- 1.1 Background
- 1.2 Mission, Vision, & Guiding Principles
- 1.3 Foundational Documents
- 1.4 History

CHAPTER 2

CURRENT CONDITIONS

- 2.1 Surrounding Context
- 2.2 Built Environment
- 2.3 Site Conditions
- 2.4 Circulation

CHAPTER 3

RESEARCH & ENGAGEMENT

- 3.1 Engagement Process
- 3.2 Community Voice
- 3.3 Case Studies
- 3.4 Assets, Constraints, Opportunities, and Challenges
- 3.5 Urban Design Strategies

CHAPTER 4

DEVELOPMENT PLAN

- 4.1** Overview Vision
- 4.2** Development Program
- 4.3** Development Standards
- 4.4** Development Phasing

CHAPTER 5

MOBILITY & ACCESS

- 5.1** Overview
- 5.2** Active Transportation
- 5.3** Vehicle Circulation
- 5.4** Vehicle Parking and Service

CHAPTER 6

OPEN SPACE & HABITAT

- 6.1** Overview
- 6.2** Landscape Vision
- 6.3** Approach
- 6.4** Landscape Typologies
- 6.5** Landscape Program
- 6.6** Habitat Connectivity
- 6.7** Habitat Enhancement
- 6.8** Landscape Recommendations
- 6.9** Landscape Summary

TABLE OF CONTENTS

CHAPTER 7

DESIGN GUIDELINES & STANDARDS

- 7.1 Building Form and Articulation
- 7.2 Building Design
- 7.3 Parking and Services
- 7.4 Outdoor Lighting
- 7.5 Site Furnishings
- 7.6 Trees and Planting
- 7.7 Irrigation Design
- 7.8 Hardscape and Pavement
- 7.9 Infrastructure and Traffic Control
- 7.10 Signage and Wayfinding

CHAPTER 8

INFRASTRUCTURE

- 8.1 Storm Water Management
- 8.2 Sewer
- 8.3 Gas
- 8.4 Steam
- 8.5 Water
- 8.6 Electricity
- 8.7 Telecommunications

CHAPTER 9 - TO BE DEVELOPED

ADMINISTRATION & IMPLEMENTATION

CHAPTER 10

APPENDIX

DRAFT

Development Vision

In the spirit of the original 1888 conveyance and the vision of the Draft Master Plan, the West LA VA North Campus Community Plan envisions a vibrant, cohesive, and supportive residential neighborhood for Veterans and their families who are struggling with or at-risk of homelessness.

The West LA VA North Campus Community Plan provides an action-oriented roadmap for establishing a complete neighborhood that supports Veterans currently struggling with or at-risk of homelessness.

This Veteran-serving neighborhood will provide a space for collective impact and collaboration among the West LA Veterans Collective, VA staff, local stakeholders, and Veteran-serving community partners to aggressively combat the crisis facing the nearly 4,000 Veterans in Los Angeles County who find themselves homeless on any given night, according to the 2020 Los Angeles County Point In Time Count.

This vision, as described in the West LA VA North Campus Community Plan (“Community Plan”), will leverage the culturally significant West Los Angeles Veterans Affairs Historic District to create a neighborhood for nearly 3,000 Veteran residents (includes approximately 1,000 current residents and nearly 2,000 future residents) that also becomes the regional anchor for the Veteran community. This neighborhood will build upon the foundation created by the historic structures and landscape, infilling with new buildings, open spaces, and amenities to create a cohesive community.

Community Plan Goals

The West LA VA North Campus Community Plan provides an action-oriented roadmap for establishing a complete neighborhood that supports Veterans currently struggling with or at-risk of homelessness. The goals for the Community Plan include:

Develop a shared vision among Veterans, developers, partners, and the VA for creating a supportive residential community on the West LA VA Campus.

Provide implementable strategies for developers, partners, consultants, and agencies championing the Community Plan’s vision.

Guide future developments and improvements to form a cohesive neighborhood that is greater than the sum of parts.

Streamline the review and approval process for each development phase.

Provide a clear plan for interested government agencies, developers, stakeholders, partners, and residents.

Define metrics to measure community benefits and potential impacts resulting from the Community Plan’s implementation.



Community Plan Overview

Below is an outline of the various sections spelled out in detail within the community plan

1. Introduction

Provides an overview of the background on the historic context for the campus, the homelessness crisis, and planning for the campus's future. It includes the values and purpose of developing the new community and the plan itself.

2. Existing Conditions

Is a comprehensive assessment of the physical and programmatic conditions of the community plan area including historic structures, circulation, geography, open spaces, and habitat.

3. Research & Engagement

Includes the process and content for community engagement, and research that provides the basis for future development. This includes analysis of the assets, constraints, opportunities, and challenges ahead when developing the neighborhood.

4. Development Plan

Maps out the vision for creating the Veteran-serving neighborhood including types, scale, orientation, and order of development. This includes defining how to harmoniously integrate new buildings and uses into the National historic district.

5. Mobility & Access

Provides a framework for how to change the way people move throughout the neighborhood in safe, comfortable, environmentally responsible. This includes establishing bicycle, pedestrian, and transit networks within the Community Plan area.

6. Open Space & Habitat

Defines the evolution of the historic landscape into a interconnected system of outdoor spaces, amenities, and linkages that serve Veterans as well as enhance the local habitat for urban wildlife.

7. Design Guidelines

Offers qualitative direction and specific standards for designing each of projects and their associated site improvements relative to their place within the Community Plan area to create a cohesive neighborhood.

8. Infrastructure

Defines the basis and general direction for retrofitting, extending, and expanding the utility networks to meet the current and future demands on the West LA VA North Campus, specifically to serve the emerging neighborhood.

9. Administration & Implementation

Outlines the various established process for reviewing and developing new housing within the Veteran Community and the organizational structures necessary to develop and manage the new neighborhood.



The West LA VA North Campus Community Plan's primary purpose is to create an implementable roadmap for a complete neighborhood that supports Veterans currently struggling with homelessness.



Development Purview

The West LA Veterans Collective, LLC (“WLAVC”) is a partnership between Century Housing Corporation, U.S.VETS, and Thomas Safran & Associates.

The WLAVC’s planning process has culminated in the development of the Community Plan which establishes an actionable roadmap to deliver on the promise of the original 1887 land conveyance.

The WLAVC was selected by the Department of Veterans Affairs (“VA”) in November 2018 to serve as the Principal Developer of the North Campus of the West LA VA pursuant to RFQ# 36E7718Q9061_1.

Since selection, the WLAVC has engaged in a collaborative planning process to transform an underutilized medical campus into a thriving supportive housing community for our nation’s Veterans. This process builds upon prior efforts, including the development of the Framework for a Draft Master Plan (“DMP”) which was adopted by the VA in 2016. The WLAVC’s planning process has culminated in the development of the Community Plan, which establishes an actionable roadmap to deliver on the promise of the original 1887 land conveyance and the DMP itself. In developing the Community Plan, the lens of the WLAVC extends beyond those immediate areas and buildings that represent future EUL

developments for which the WLAVC will be responsible.

The Community Plan seeks to establish a vision for the totality of the West LA VA North Campus. The supportive housing EULs for which the WLAVC is responsible represent an important but not exclusive component of this vision. The establishment of a thriving and supportive community will require the contributions of many stakeholders and user groups, some of which fall outside the immediate purview of the WLAVC. This collaborative vision includes the VA and its many programs, services, and staff that support Veterans in their path to recovery and wellness. In short, the WLAVC envisions a cohesive North Campus community that brings together numerous public and private stakeholders who share a common mission around the health and wellness of our Veterans.

Town Square
artist rendering



Urban Design Strategies

The following urban design strategies are the physical manifestation of the mission, vision, and values developed in collaboration with the Principal Developers, VA, community partners, and Veterans.

ESTABLISH ORDER



Create sense of hierarchy, orientation, and monumentality across the community by strengthening the historic organizational structures through building, landscape, and environmental graphic design.

BUILD CRITICAL MASS



Cluster development, uses, and infrastructure improvements to build a critical mass of activity, services, and amenities within the community. Be thoughtful on phasing, focusing development on areas that can be fully claimed, built out, and utilized.

ASSEMBLE HARMONY



Restore the architectural heritage of the community while continuing to build textural synergy among the growing collection of high-quality, diverse design styles and typologies.

CONNECT WITHIN AND BEYOND

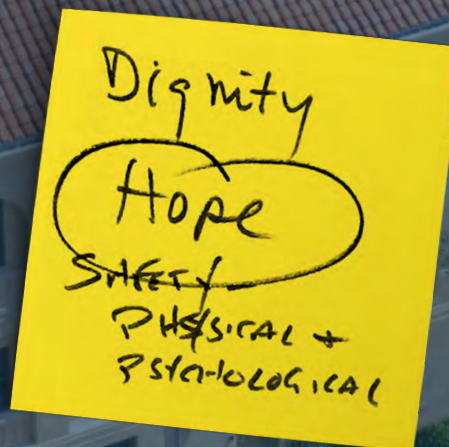


Foster physical connections both within the West LA VA community and beyond into the surrounding communities where appropriate. Create meaningful gathering places where community can be brought together.

CREATE MONUMENTALLY MODEST NEIGHBORHOODS



Enhance the civic design and architecture of the West LA VA community through historic preservation, new construction, monuments, public art, and landscape design.





Community Plan Districts

The Town Square is organized around a central, grand Town Green with Pershing Avenue transformed into a Main Street, collectively reflecting those of small towns across the nation.

The Community Plan area is divided into two districts: the Town Square and North Village. The North Village is based within the Fan Road network area, north of the CalVet facility, while the Triangle Roadways make up the South Village. The Town Square formed within the intermediate area between the Domiciliary and CalVet facility will be designed to join the surrounding Villages, providing a central activity hub for the West LA VA North Campus.

The Wildlands make up the natural edges of the Arroyos along the west and the bluffs along the east sides of the Community Plan area, along with the Japanese Gardens and Heroes Golf Course to the north. Los Angeles National Veterans Park consists of outdoor space and various cultural sites – including Wadsworth Chapel and Wadsworth Theater, south of Eisenhower. While the North Village and Town Square districts are comprehensively planned as part of the Community Plan, the remaining portions of the North Campus are considered opportunities to engage and connect.

The Wellness Center and Brentwood Theater will anchor the east and west sides of the North Village, providing programming and services related to the therapeutic and creative needs of the entire

neighborhood. Along with supportive homes for Veteran residents, Building 300's Wellness Center will may include housing community-wide services and amenities to support resident self-care like clothes closet, barber/salon, health clinic, teaching kitchen, and case management. Brentwood Theater will anchor art programming in the North Village as a resident-based art and cultural space, supporting performing arts, crafts, and digital and visual arts.

The Town Square is organized around a central, grand Town Green with Pershing Avenue transformed into a Main Street, collectively reflecting those of small towns across the nation. This large park-like open space is the heart of the North Campus and is designed to allow for large residential community events, and passive and active recreation. It includes plazas and bike and mobility spines that act as spokes reaching out from the Town Green. Anchoring the east end of the Town Green is Building 13, which will host an abundance of community-wide programs that establish it effectively as the Town Hall for the neighborhood and North Campus. Some of the functions can include a Social Hall, VA Police, Welcome Center, and administrative offices for WLAVC and partner organizations.



PROPOSED

New, Reuse, Demo

- New
- Reuse
- Demolish
- Relocate



Trolley Plaza
artist rendering

The district's historically contributing structures and landscapes are to be preserved and repurposed for permanent supportive homes and community amenities.

Adaptive Reuse and New Construction

As the Community Plan area is located entirely within the West Los Angeles Veterans Affairs Historic District, the foundation for developing a supportive residential neighborhood for Veterans is through adaptive reuse and historic preservation. Additionally, the Programmatic Agreement executed on May 1, 2019 among GLAHS, SHPO, and ACHP provides the framework for projects that have the potential to impact the historic district. The district's historically contributing structures and landscapes are to be preserved and repurposed for permanent supportive homes and community amenities. While most of the North Village core area is historically intact with few new structures being added, the western edge along MacArthur Avenue will support much of the new construction during the earlier phases of development. Most of the new buildings will be utilizing existing parking lots and residual land area in the Town Square district, further expanding the available supply of homes, providing modern facilities, and integrating on-site parking within the developments. The integration and adaptive reuse of contributing features and construction of new buildings will be done in consultation with the State Historic Preservation Office.

Sustainability

The West LA VA North Campus Community Plan is leveraging the past to ground its future as an environmentally restorative neighborhood that can be a prototype for other historic districts. Large-scale adaptive reuse ensures that the greenest possible building is the one already standing. New systems, technologies, and construction methods will further reduce existing buildings' carbon footprint. Similar strategies will be employed for new buildings, that will be pursuing a GreenPoint equivalent certification. This will extend beyond individual buildings throughout the campus to create a restorative system of sustainable infrastructure [including water resource management, on-site power generation, and low impact development, among other strategies], active transportation and public transit, urban habitat, and ecological operations best practices.

Development Phasing

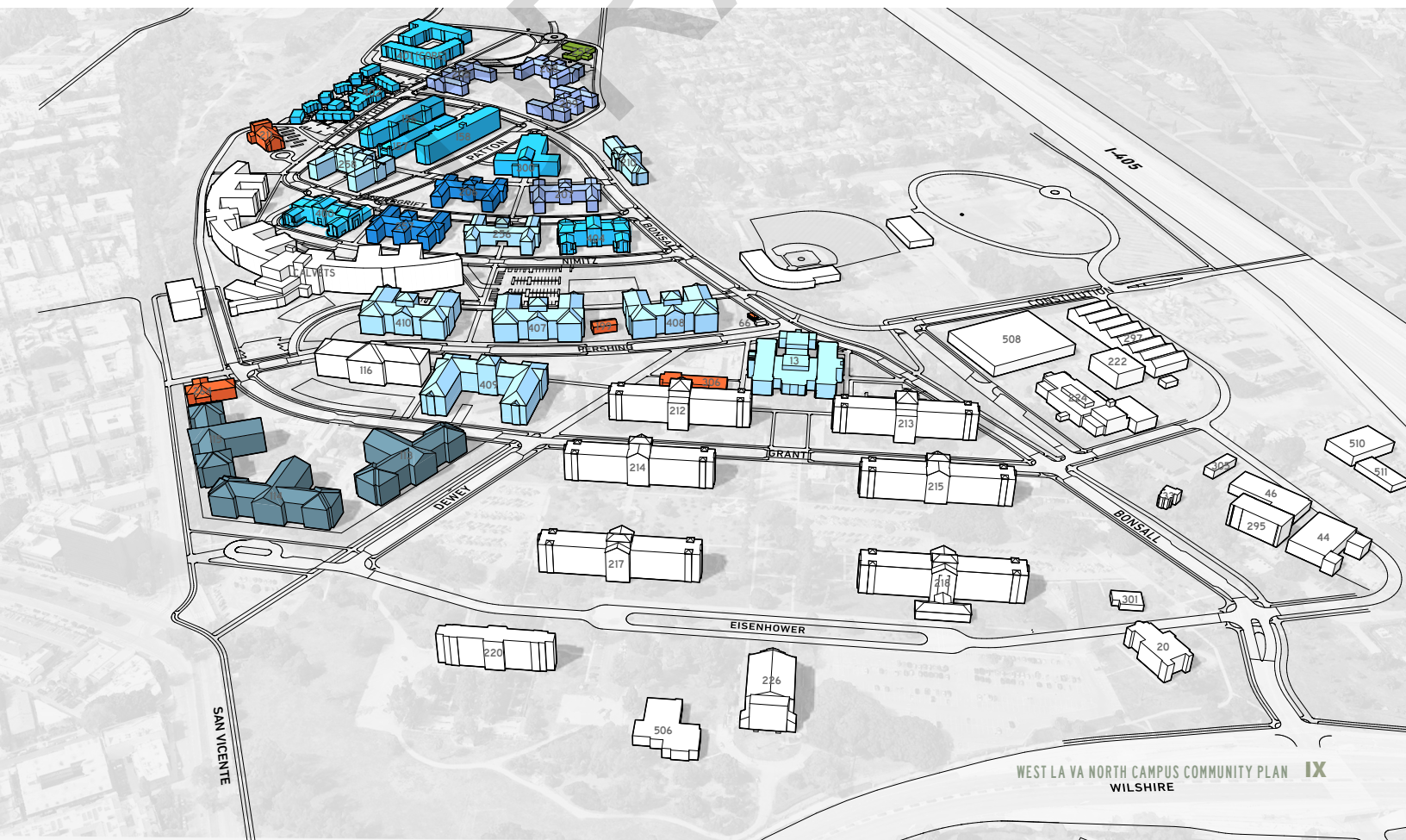
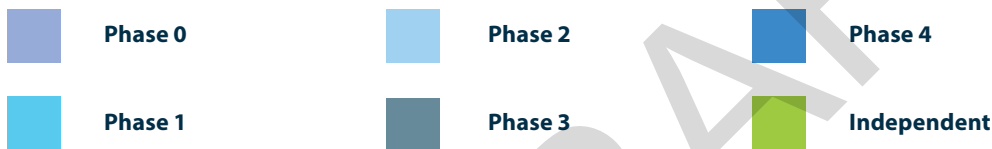
Implementation of the Community Plan will take place over the next decade; with availability of public funding being a notable constraint for developing affordable housing and the associated infrastructure improvements necessary to support new homes.

The phasing strategy considers available property and current users, existing and future utilities, neighborhood programming and amenities, and establishment of a critical mass of activity around various nodes on the North Campus. There is anticipated flexibility for the sequence of developments within the larger phases, as well as distinct projects that will be implemented

independent of the phasing due to a variety of factors. Each development is anticipated to include associated off-site improvements that will enhance utilities, circulation elements, and the surrounding landscape.

While the Community Plan includes five larger phases of development, just the residential program of Phases 1 and 2 are included with the adopted Department of Veterans Affairs Greater Los Angeles Campus Master Plan and are part of the Principal Developer EUL. Phase 0 is considered part of a previous approved EUL, and Phases 3 and 4 include residential program beyond the PEIS developed for the Master Plan. Those subsequent phases as part of future EULs are considered as logical build-out for the North Campus to complete in-fill development of parcels and redevelopment of historic structures within the Community Plan area.

The phasing strategy considers available property and current users, existing and future utilities, neighborhood programming and amenities, and establishment of a critical mass of activity around various nodes on the North Campus.



Community And Open Space Elements

Unifying the various districts across the West LA VA North Campus, the Community Plan is organized by a series of nodes and axial relationships that build upon the historic fabric and significant structures to connect the six subareas.

Unifying the various districts across the West LA VA North Campus, the Community Plan is organized by a series of nodes and axial relationships that build upon the historic fabric and significant structures to connect the six subareas. The nodes include shared site programmatic elements, cultural sites, and public art that draw residents, workers, and visitors through the most active portions of the North Campus.

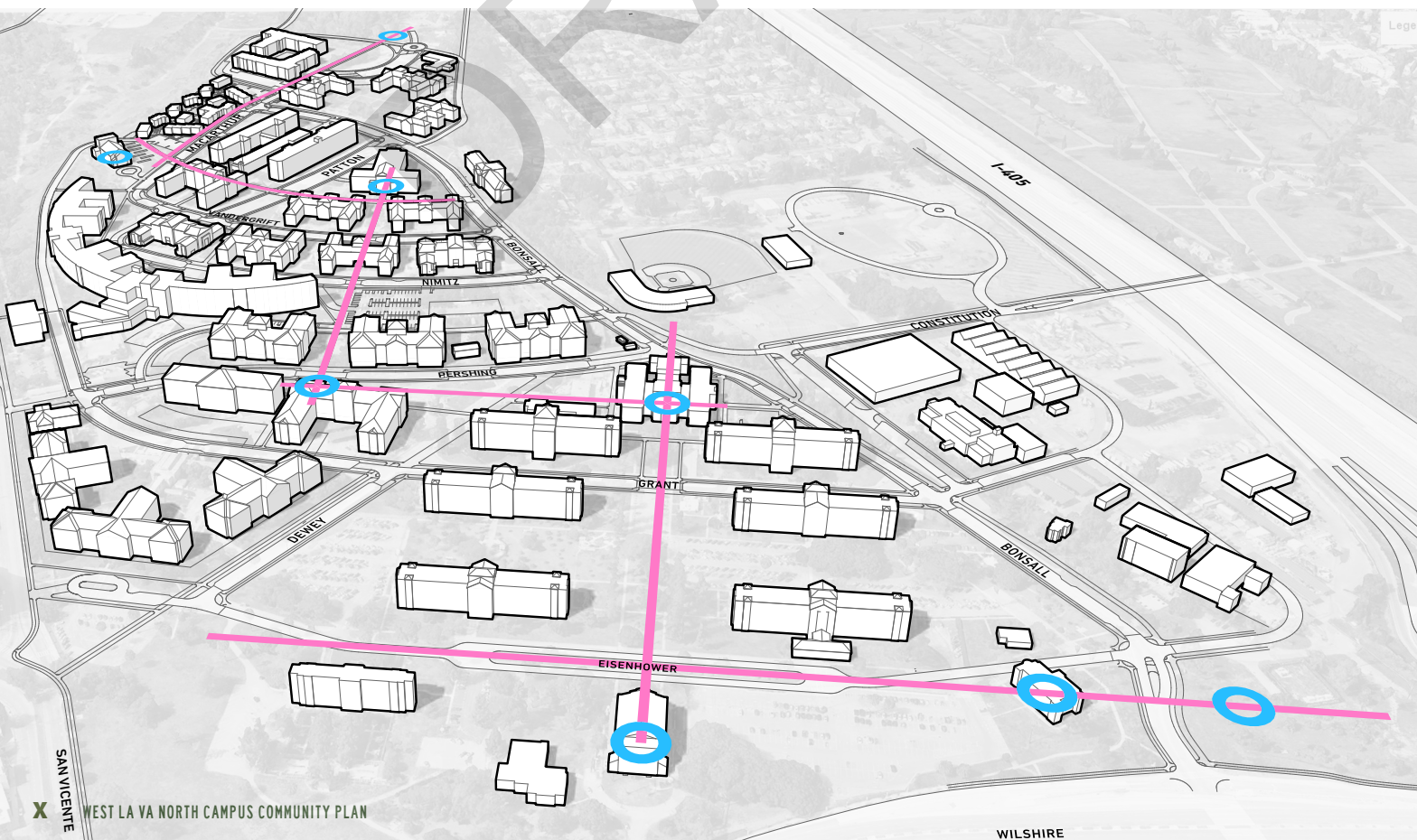
38 U.S.C. § 8161(3) states “The term ‘supportive housing’ means housing that engages tenants in on-site and community-based support services.” As such, the Principal Developer proposes to include an array of amenities within the supportive housing projects. Each new development would support a reasonable allocation of supportive housing programming space, with some buildings

such as B13 and B300, shouldering a larger share of community-wide, Veteran-focused space.

Town Hall [Building 13] will become the civic heart of the North Campus as the ground floor hosts community-wide services and amenities, a social hall, Welcome Center, and administrative functions to become the Town Hall for the Veteran-serving neighborhood.

Clock Tower will be a central meeting space within the North Campus, anchoring the intersection of the Town Square, CalVet facility, and North Village. The Clock Tower is the focal point for a plaza that forms the western end of the Town Green.

Wellness Center [Building 300] will be the anchor for the North Village district and initial phases of development of the Community Plan. The former campus-commercial kitchen will be transformed into a Wellness Center that hosts community-wide amenities and services to promote self-care and physical, mental, and emotional health for residents.



Brentwood Theater will anchor the arts and cultural node for the Veteran-serving neighborhood with studios, galleries, classrooms, and auditorium that can support performing, visual, and digital art programming oriented toward residents.

Historic Walk will be extended south to connect the North Village, Town Square, and CalVet facility, unifying the neighborhood. Pedestrian access will traverse the CalVet parking lot while maintaining its capacity, as well as the ground floor of Building 256 through a community gallery.

Wellness Walk will be created through the pedestrianization of Arnold Avenue and extension to MacArthur Avenue. The biking and walking trail will connect the Wellness and Arts nodes, with a series of courtyards and gardens between.

Parade Grounds will be one of the most formal open spaces within the North Campus, providing an ideal setting for active and passive uses that honor Veterans. The grand open space is central to the South Village, connecting the Los Angeles National Veterans Park and Town Square.

Town Green will be the central public open space for the new Veteran-serving neighborhood, designed and managed to support organized programming as well as organic activities. The park's edges will be defined by mixed-use buildings hosting community-wide services and amenities, while housing residents above, to create a vibrant neighborhood space.

Circulation Elements

Reshaping the West Los Angeles Veterans Affairs Historic District into a Veteran-serving neighborhood builds upon many of the character-defining features within the North Campus, diversifying the purposes for the roadway network as a multimodal, place-making, wellness, and ecological system.

The implementation plan will include developing wayfinding and path networks that assist residents in navigating the North Campus throughout the duration of each construction subphase. The Principal Developer team will engage social service providers and case managers to inform residents and visitors of temporary and permanent changes.

Pedestrian Promenades – The historic origins and axes are to be linked through a series of pedestrian pathways and promenades, stretching from Los Angeles National Veteran Park to the historic Arroyos, including pedestrianizing Arnold Avenue, extending the historic walk, and reimaging Pershing Avenue.

Bonsall Connector – As the community's connecting spine, Bonsall Avenue will be reinforced with the addition of dedicated bicycle facilities, shuttle service, and enhanced pedestrian amenities, while improving the safety and accessibility of its intersections and providing a clear sense of place within the neighborhood.

Defining Streets – The historically contributing landscape of the Fan and Triangle Road networks will extend the multimodal infrastructure from Bonsall Avenue, deep into the neighborhood, with expanded sidewalks and tree canopies on Nimitz, Eisenhower, Dewey, and MacArthur Avenues.

Unifying Town Square - The two historically defining organizations for the Triangle and Fan Roads will merge within the Town Square through the realigned Pershing Avenue, extended Grant Avenue, pedestrianized north-most block of Dewey Avenue, and new Lane Way along the south edge of the CalVet facility.

Wild, Connected Edges - The lightly used service roads that define the outer edges of the North Campus will be expanded to a biking and walking trail network for residents and visitors, providing unique experiences between the historic built environment and the wild bluffs and arroyos.

CHAPTER ONE

INTRODUCTION



CONTENTS

1.1 Background

1.2 Mission, Vision, & Guiding Principles

1.3 Foundational Documents

1.4 History

EXHIBITS

Region

Jurisdictions

Project Area

Figure Ground

Historic District

Arcadia Bandini de Stearns Baker, the landowner who signed the deed to establish the West LA VA Campus.



1.1
**Regional
Location**

The Department of Veterans Affairs Greater Los Angeles Healthcare System, West Los Angeles Medical Campus (commonly referred to as the “West LA VA Campus”) houses both administrative and medical facilities, and is one of the largest healthcare facilities within the Department of Veterans Affairs. The approximately 388-acre campus is located within an unincorporated island of the County of Los Angeles, while surrounded entirely by the City of Los Angeles, and within the County of Los Angeles’s Third Supervisorial District, between the City of Los Angeles’s Fifth and Eleventh City Council Districts.

The West LA VA Campus is served regionally by the Interstate 405 Freeway, Santa Monica Boulevard [State Route 2], and Wilshire Boulevard, which carries multiple Bus Rapid Transit routes. The Metro Purple Line subway is being extended to terminate at the West LA VA Campus where Wilshire Boulevard and Bonsall Avenue intersect. There are regional backbone bicycle facilities on San Vicente Boulevard, Federal Avenue, and Ohio Avenue.







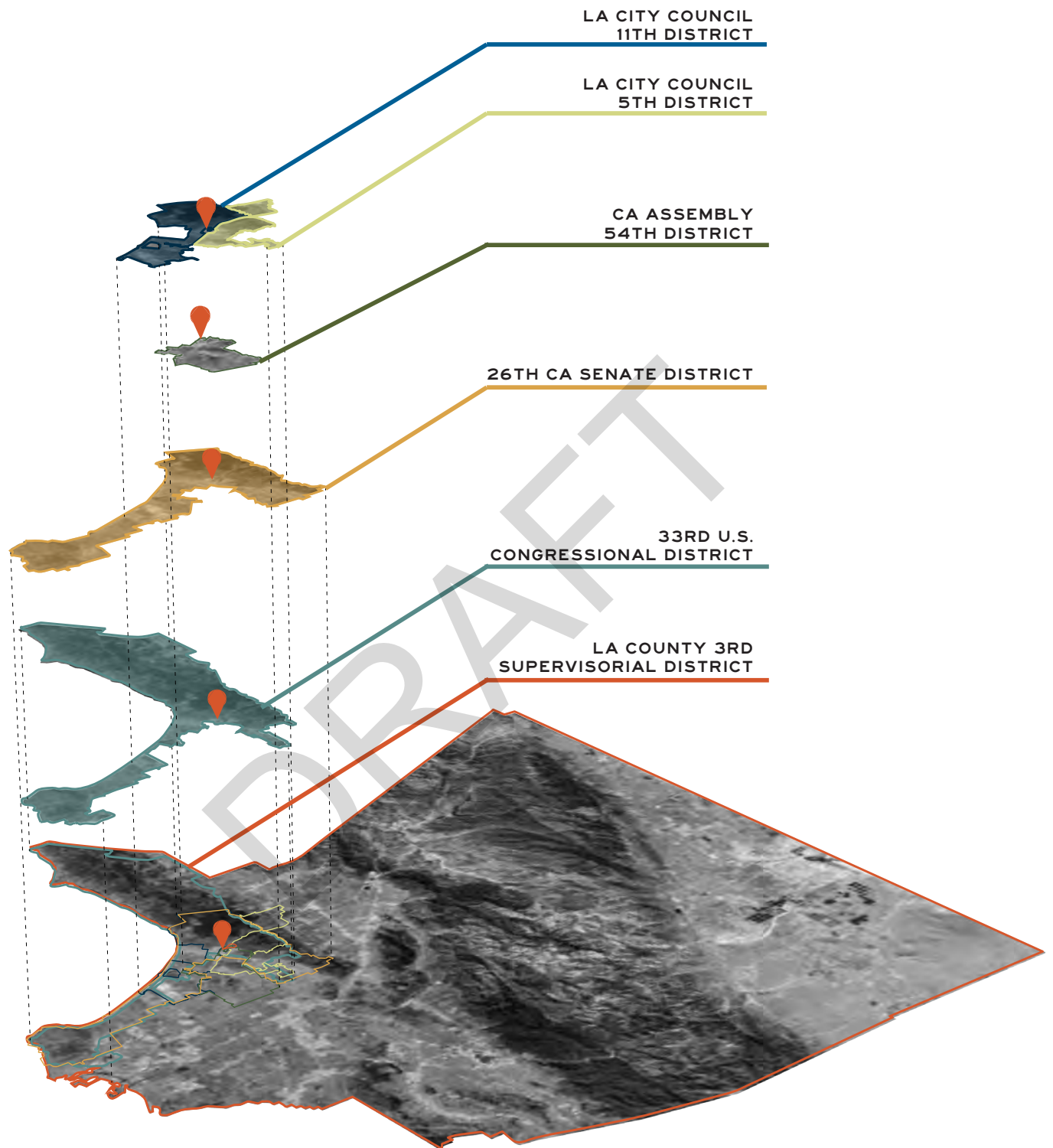
Campus Context

The West LA VA North Campus Community Plan project area (“Community Plan”, and/or “Project Area”) is located within an 80-acre portion as defined by all portions of the VA property north of Wilshire Boulevard. The boundaries of development are generally defined by Dewey Avenue and Grant Avenue [south], Bonsall Avenue bluffs [east], Heroes Golf Course and Japanese Garden [north], and Arroyos [west], though several VAGLAHS operations in the area will remain.

Some improvements to the circulation network and infrastructure of the West LA VA North Campus beyond the development area are anticipated in order to upgrade systems’ capacity for an increased number of residents, workers, and visitors. Chapter

6 - Open Space and Habitat planning also consider the larger West LA VA North Campus area for appropriate integration into the historic and natural landscape.

The Community Plan Area lies within the West Los Angeles Veterans Affairs Historic District [reference number 14000926]. The plan area contains over three dozen historic contributing and non-contributing structures, with varying degrees of occupancy, from one hundred percent occupancy to completely vacant. Nearly twenty percent of the 80-acre study area is occupied by surface vehicle parking lots, with varying degrees of optimization, from daily-use for residents and workers, to seasonal-use serving as overflow capacity for on-campus events.





PROJECT AREA

**WEST LA VA
NORTH CAMPUS**

**LOS
ANGELES
NATIONAL
CEMETERY**

**WEST LA VA
SOUTH CAMPUS**

Vicente Boulevard

Wilshire Boulevard



Focus

The West LA VA North Campus Community Plan is part of a series of documents used to guide public and private investment on the West LA VA Campus, both oriented toward permanent supportive housing, Veteran healthcare, and associated services and facilities. The primary objective of the Community Plan is to significantly expand the supply of permanent supportive homes specifically oriented towards the region's homeless and at-risk Veteran community. The entire residential program considered for development within this plan could provide homes for as much as half of Los Angeles County's homeless Veterans.

As the intention of this plan is to create a residential community for healing within the West LA VA Campus, the Community Plan also includes within

its parameters services, amenities, and outdoor spaces which help to create a neighborhood that supports one of the most vulnerable populations. The Community Plan leverages the physical assets of the Department of Veterans Affairs – the land, the structures, and the landscape – to create this supportive housing community.

As part of creating a supportive community for Veterans, the Community Plan also intends on building connections between those residing within the West LA VA Campus and their neighbors in the surrounding vicinity. The Community Plan also focuses on creating stronger connections to the broader Veterans community. The strategy is to support these connections by integrating transportation, open space, housing, land-uses, infrastructure, and urban design elements throughout the project site and immediately beyond.

KEY TERM

Permanent Supportive Housing

Permanent supportive housing combines affordable housing with services for individuals and families who are homeless or at-risk of homelessness, in an effort to help people permanently avoid homelessness.

A view of the West LA VA North Campus today





KEY TERM
Affordable Housing

Affordable housing costs no more than 30% of the monthly household income for rent and utilities. Most affordable housing developments are built for families and individuals with incomes of 60% or less than the area median income (AMI).

calhsng.org

Development Rationale

The primary rationale for the West LA VA North Campus Community Plan in regards to housing development is to expand the amount of available permanent supportive homes to serve Veterans who are unsheltered in the Greater Los Angeles region. In 2020, nearly 4,000 Veterans are experiencing homelessness in Los Angeles County on any given night. As the region is experiencing a crisis of homelessness and housing affordability, all levels of government are working with community partners and the development industry to expand the availability of affordable and permanent supportive housing.

As a rapidly urbanizing community, the County of Los Angeles struggles with identifying available land that is appropriate and accessible for

developing new housing opportunities, while also being affordable or attainable. Recognizing the availability of underutilized and unused property and vacant buildings on the West LA VA Campus, all within close proximity to a diverse array of Veteran services, the Department of Veterans Affairs has engaged a group of affordable housing providers to develop 1,694 permanent supportive homes, with wraparound comprehensive services for residents, to serve nearly 2,000 Veteran residents.

While expanding available homes for homeless Veterans, the intention of the Community Plan is to also create a neighborhood for these residents to help form the social, emotional, and physical bonds with neighbors that can help them heal while also collectively healing others. This includes developing amenities, services, circulation, and open space networks that transforms the West LA VA North Campus into a neighborhood.



Plan Goals

The West LA VA North Campus Community Plan’s primary purpose is to provide an implementable roadmap for establishing a complete neighborhood, supportive of Veterans currently struggling with homelessness.

The current West LA VA Campus’ OR Department of Veterans Affairs Greater Los Angeles Healthcare System, West Los Angeles Medical Campus’ and associated Programmatic Environmental Impact Statement [see later in this chapter] define the overall program to be developed within the campus, along with measuring and mitigating the associated potential impacts. The West LA VA North Campus Community Plan’s primary purpose is to provide an implementable roadmap for establishing a complete neighborhood, supportive of Veterans currently struggling with homelessness. Below are goals for creating the West LA VA North Campus Community Plan:

Develop a shared vision among Veterans, developers, partners, and the VA for creating a supportive residential community on the West LA VA Campus.

Streamline the review and approval process for each development phase.

Provide implementable strategies for developers, partners, consultants, and agencies championing the Community Plan’s vision.

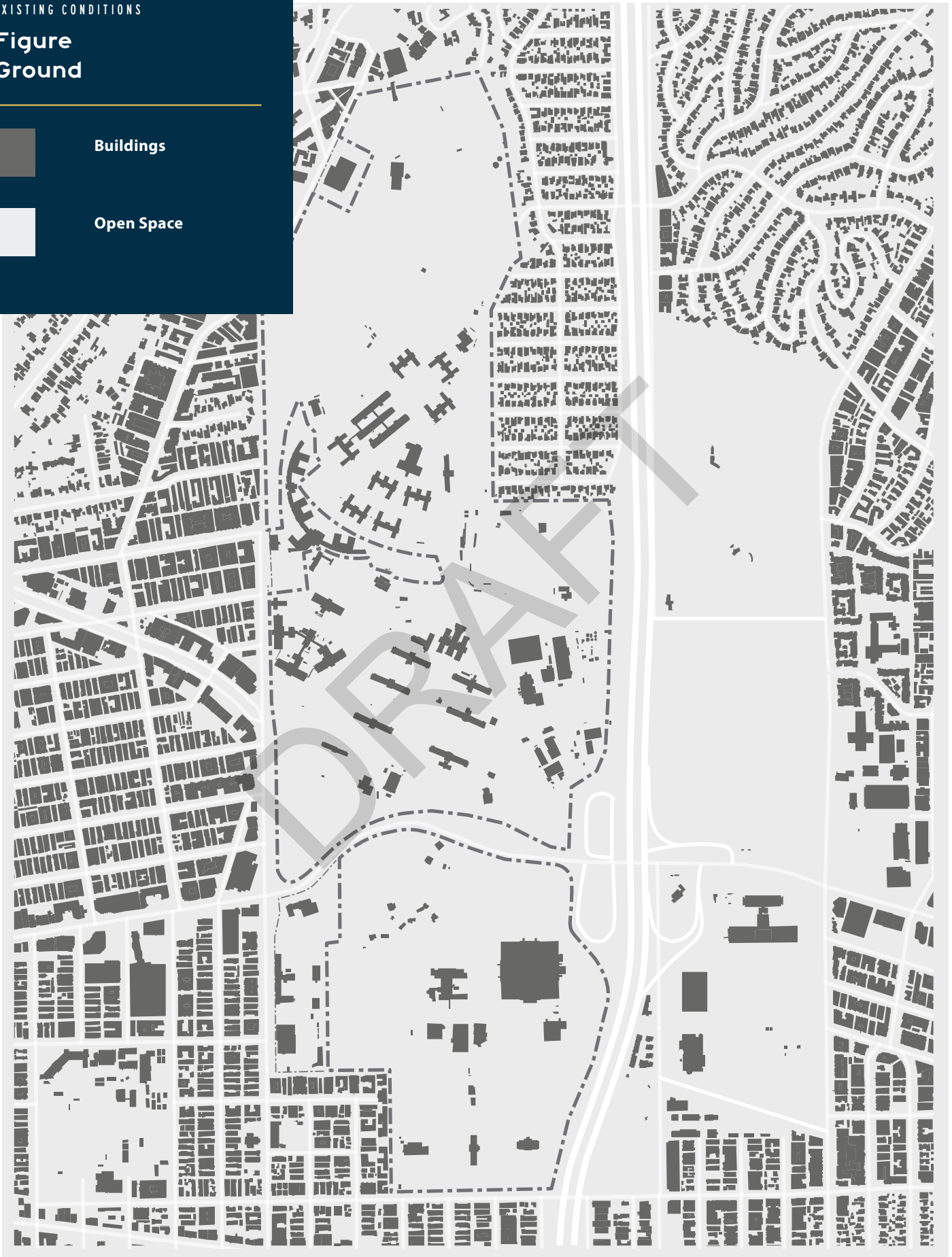
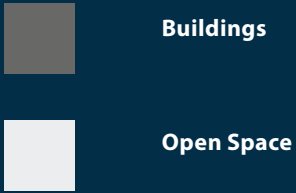
Provide a clear plan for interested government agencies, developers, stakeholders, partners, and residents.

Guide future developments and improvements to form a cohesive neighborhood that is greater than the sum of its parts.

Define metrics to measure community benefits and potential impacts resulting from the Community Plan’s implementation.



Figure Ground





1.2

Mission, Vision, and Guiding Principles

MISSION STATEMENT

The Veterans Collective, LLC (Principal Developer Team) is deeply committed to the successful transition of military Veterans and their families through the provision of service-enriched housing that promotes recovery, wellness, and a more hopeful future.

The following section pertaining to Mission, Vision, and Guiding Principles is intended to outline the inspiration behind the purpose of creating and implementing the West LA VA North Campus Community Plan. While the Community Plan was created with the intention of being executed with faithful precision, diversions and variances from the Community Plan are anticipated. The Community Plan provides certain intentionality in the Mission, Vision, and Principles within this section, and the forthcoming Urban Design Strategies provide guidance when amendments to the Community Plan are required, or when new elements are to be considered within the Community Plan or within an adjacent area of influence.

We see a community...

Vision Statements



That serves a spectrum of needs, with a priority to advance the health and wellbeing of our most vulnerable Veterans.



That provides high quality homes with the necessary amenities and services to holistically build our Veterans' community for health and growth.



That honors the legacy of the original land grant and America's collective support of our military Veterans.



That sits lightly within the landscape that not only minimizes waste and use of water and energy, but also restores the natural environment.



Of historic and contemporary buildings that are harmonious with the beautiful natural landscape that together enhance the lives of our Veterans.



That is a beacon for our larger Veterans community, serving as a space for celebration and memorial, physically representing the language and culture of service.



Whose seeds are planted immediately and begin to grow quickly, and whose roots grow deep and endure.



That connects and interacts with the surrounding community, outside of the campus.



That embraces and draws inspiration from the distinct character of each of the surrounding neighborhoods.



That draws in Veterans from the wider region who need help and fellowship.



That builds social and emotional bonds to aid in healing and recovery.





Core Values

These statements of core values reflect the West LA Veterans Collective's commitments to operating a cohesive Veteran community on the West LA VA North Campus.

Advocate

Champion the universal right of all Veterans to live in quality, affordable housing.

Serve

Assemble holistic and comprehensive services, amenities, and housing that help anchor Veterans in a home and community.

Nurture

Support Veterans' mental, physical, and emotional health by meeting them where they are while promoting the development of a therapeutic community that benefits from safety, livability, and connectivity.

Engage

Nurture a healing and thriving community where Veterans have ample opportunity to share their talents as supportive peers and empowered community leaders.

Restore

Build neighborhoods that honor Veterans service by preserving the historic and natural environment of the community, shaping it into an environmentally and culturally vibrant place.

Embrace Equity

Develop and exercise policies that promote consistency, fairness, and justice to ensure community stability, social cohesion, and housing retention.

Collaborate

Embrace Veterans, stakeholders, and partners with shared values, insight, and respect to collaboratively serve the interests and needs of the diverse community.

Sustain

Ensure the long-term fiscal health, viability, and success of the community through strong operations and community programs.

Learn

Foster a learning environment that leverages collective experience, while promoting innovation, flexibility, and appreciation for the contributions made by all.

Respect

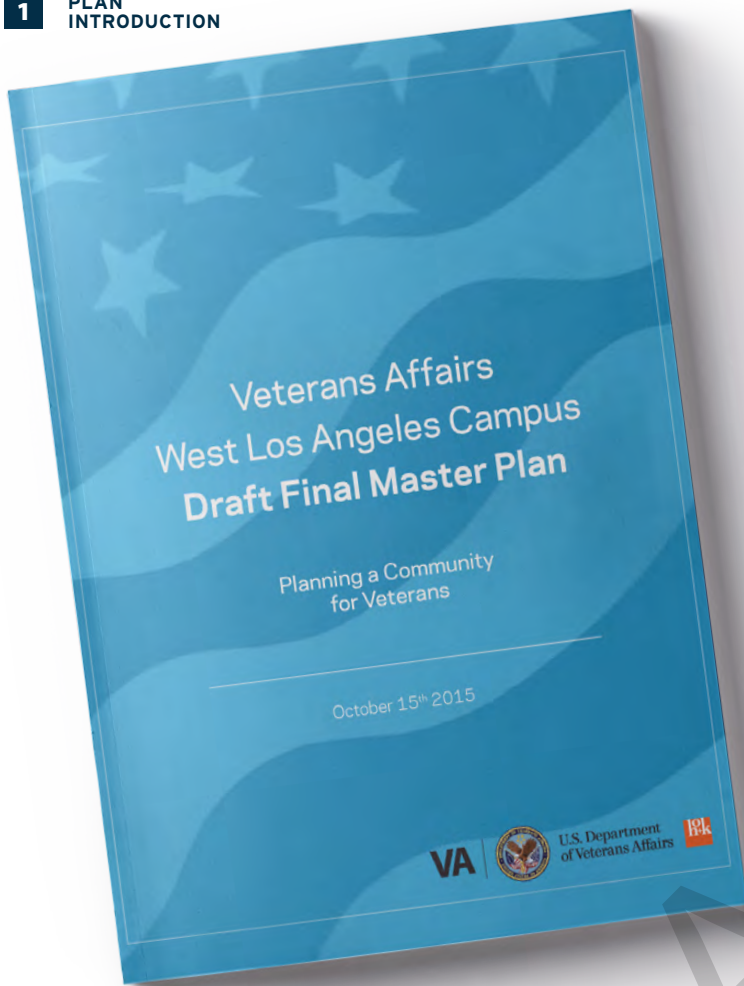
Uphold President Lincoln's promise "to care for him who shall have borne the battle and for his widow, and his orphan..." which underpins the mission of the VA. Honor and respect our Veterans in all that we do.



1.3 Foundational Documents

While notable research, engagement, and evaluation has taken place in the development of the West LA VA North Campus Community Plan, significant planning has also taken place in advance through various other planning documents.

These foundational documents provide essential context for developing an effective Community Plan, spanning regional services for the Veterans population, to site-specific analysis of the historic structures, and evaluation of the future impacts of the evolving West LA VA Campus.



KEY IDEA

**West Los Angeles
Veterans Affairs
Historic District**

Integrating landscapes, open spaces, and streetscapes to create a pastoral environment, the Historic District conveys a strong sense of time and place from its period of significance.

Historic District Registry

As stated in the National Register of Historic Places Program, the West Los Angeles Veterans Affairs Historic District is significant under criterion A for its association with Second Generation Veterans Hospital national context for the period 1923-1952. The Historic District includes four buildings from the NHDVS period (1888-1930) - two of which are separately listed in the National Register (Chapel and Streetcar Depot) - as well as the National Cemetery. The West LA VA Campus Historic District is also significant for its Mission Revival architecture under criterion C. Integrating landscapes, open spaces, and streetscapes to create a pastoral environment, the Historic District conveys a strong sense of time and place from its period of significance. Encompassing approximately 400 acres, including the National Cemetery, the Historic District includes 64 contributing resources and 44

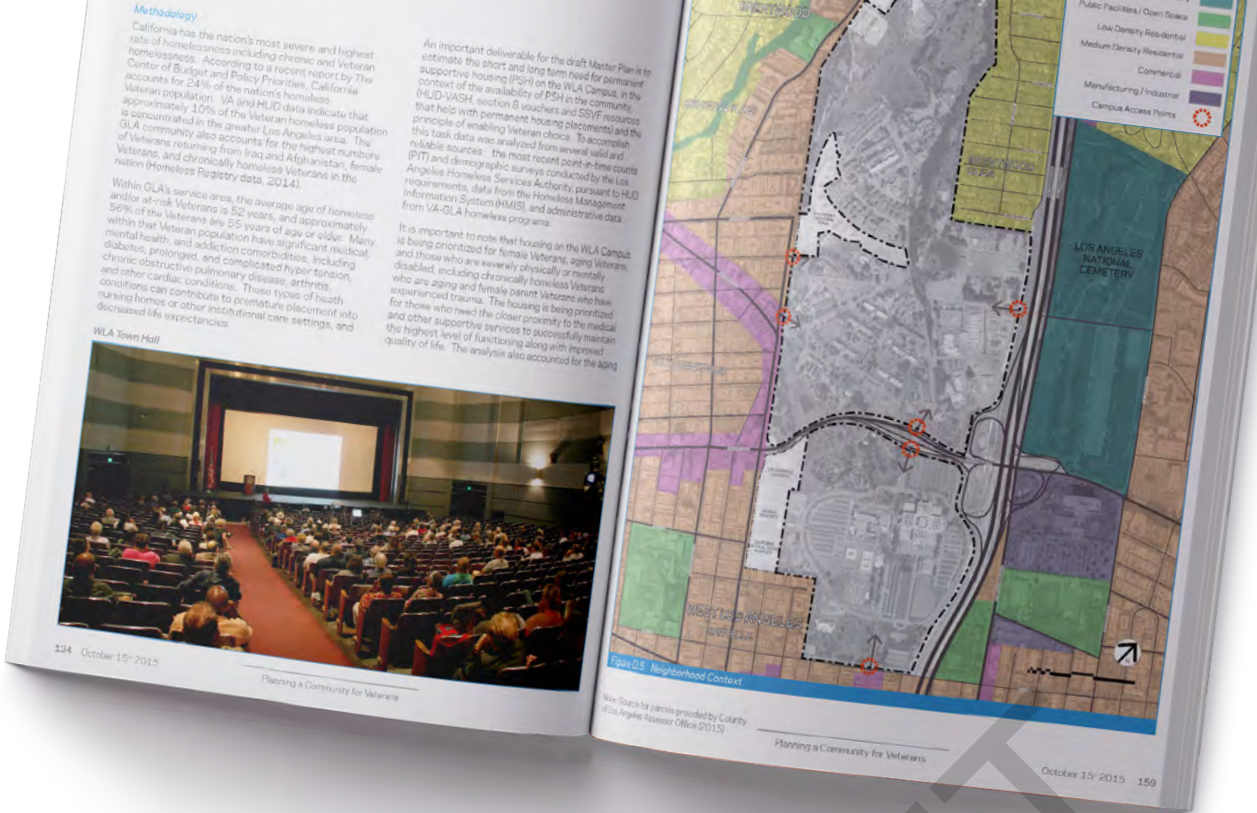
non-contributing resources in four sections that were historically linked but are now discontinuous due to construction of major thoroughfares.

The historic registry describes both the historic and current physical appearance and condition of the property, including historically contributing and noncontributing resources. The registry also includes description of the general characteristics of the property, building, landscape, and character elements' respective location, type, style, method of construction, setting, size, and significant features. These descriptions have provided the foundation for analysis of the potential impacts to character-defining elements of the campus throughout the planning and environmental review process.

Framework Draft Master Plan [2016]

Flowing from the landmark settlement of the *Valentini v. McDonald* case of 2015, the Master Plan is a framework that assists the VA in determining and implementing the most effective use of the West LA VA Campus for Veterans, particularly for homeless Veterans, including underserved populations such as female Veterans, aging Veterans, and those who are severely physically or mentally disabled. The goals of the 2016 Master Plan are to provide housing for chronically homeless and at-risk Veterans; to upgrade medical and research facilities; and to create better efficiency across the entire West LA VA Campus.

Extensive outreach was conducted throughout the master planning process, with over one hundred meetings, and over 1,000 touch points with Veterans and stakeholders to inform various aspects of the plan. An earlier iteration of the plan was drafted in 2015, with an alternative plan developed in 2017 that ultimately served as the basis of the Environmental Impact Study and Program Agreement.



Local Government Plans

Parks Needs Assessment

In 2016, the Los Angeles County Parks and Recreation Department embarked on a countywide Needs Assessment that quantifies the need for parks and recreation resources in Los Angeles County's cities and unincorporated areas and estimates what the potential cost of meeting that need. The Parks and Recreation Needs Assessment establishes a new way to understand and think about parks, recreation, and open space by:

Considering parks as key infrastructure needed to maintain and improve the quality of life for all county residents.

Emphasizing both community priorities and deferred maintenance projects.

Supporting a need-based allocation of funding for parks & recreation.

Using a new series of metrics to determine park need.



EXISTING CONDITIONS

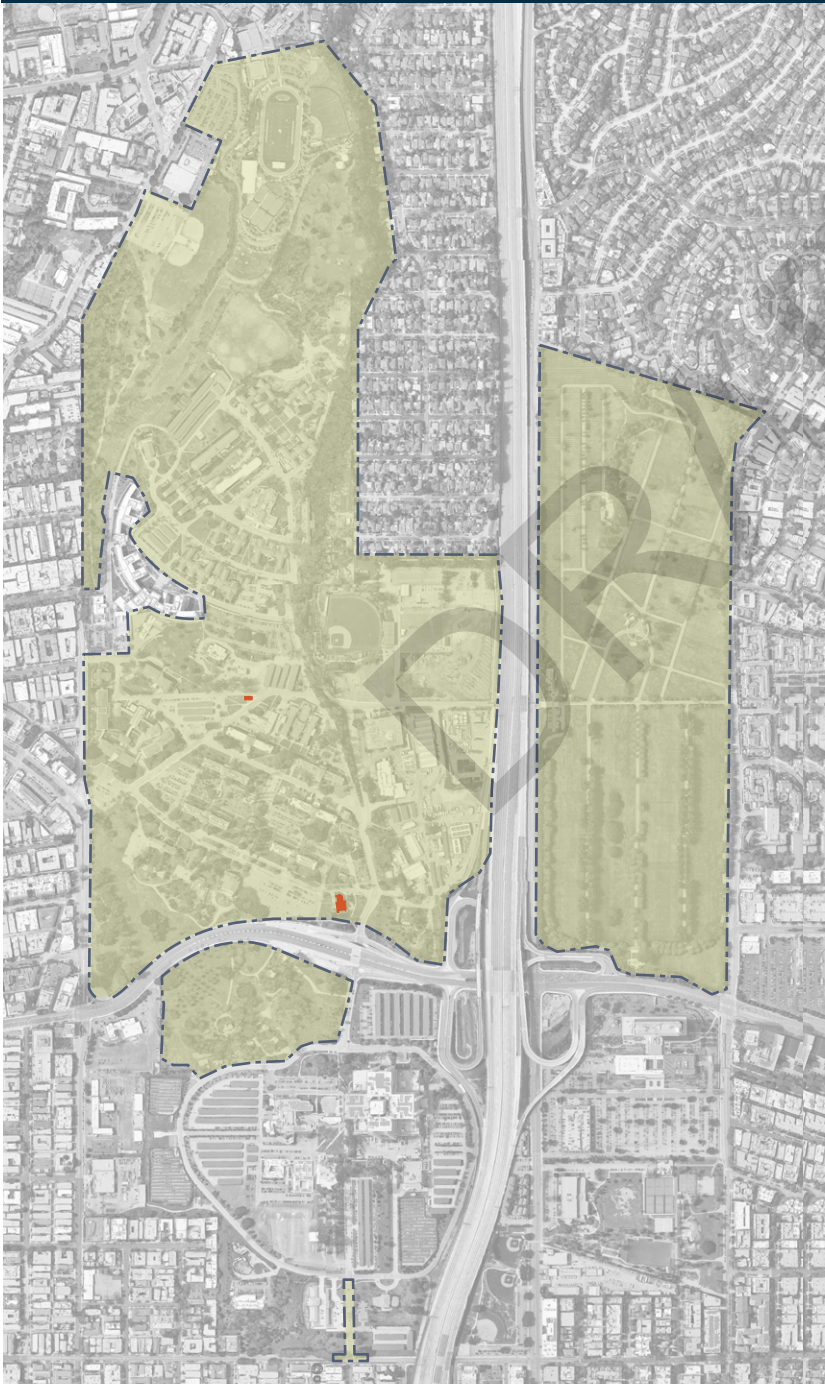
Historic District



Individually Listed



Historic District



Metro First-Last Mile Plan

The Los Angeles Metropolitan Transportation Agency has developed a First and Last Mile Plan for the Purple Line extension – including the West LA VA Campus station, in order to identify barriers and opportunities for improving the walking and biking connections to the new stations along the subway extension. The planning includes identifying polices, programs, and projects that can enhance safety, accessibility and comfort for pedestrians, bicyclists, and riders of transit connections using the subway. It provides an adaptable vision for addressing First and Last Mile (FLM) improvements in a systematic way, and results in data and information to justify taking those actions. Examples of FLM improvements include the following:

Infrastructure for walking, rolling, and biking (e.g. bike lanes, bike parking, sidewalks, and crosswalks)

Shared use services (e.g. bike share and car share)

Facilities for making modal connections (e.g. park & ride and bus/rail)

Signage and way-finding, and information and technology that eases travel (e.g. information kiosks and mobile apps)

Mobility Element

While Los Angeles County had been updating the General Plan – including the Mobility Element – Pedestrian and Bicycle Master Plans have been developed for regional connections across the County as well as local connections among unincorporated communities in the County [though not at the West LA VA Campus]. The plans also provide a menu of policies and programs relevant to enhancing local and regional connections within and around the project area.

Veterans Park Vision Plan

The Veterans Park Conservancy (VPC) is a nonprofit organization dedicated to preserving and enhancing the West LA VA Campus, specifically its open spaces and amenities. A top priority for the VPC is developing open spaces and facilities that address Veterans' physical, spiritual, and mental healing for the estimated 85,000 Veterans that live on or access the property.

Projects over the past thirty years have included the 1947 Women Veterans Rose Garden, the Gateway Landmark Plaza, and the restoration of the historic Spanish-American War Memorial. Future projects that are in the planning and fund development stages include Liberty Hill Track, Fields of Glory, Sports Commons, and Historic Promenade.



**The West LA VA Campus
has been invested
in solving health and
homelessness issues
in the Veteran community
since the Civil War.**



DRAFT

1.4
Built Setting

Through an act of congress, Arcadia Bandini de Baker and Senator John P. Jones donated 300 acres of land in Los Angeles to form the Pacific Branch of the National Home.

In 1888, the land for the West LA VA Campus was gifted by Arcadia Bandini de Stearns Baker and Senator John P. Jones to provide healthcare and homes for Veterans. Today, Arcadia’s family is still involved with the campus through the 1887 Fund. Of the 1.4 million Veterans served by the West LA VA Campus, most receive short-term medical care that successfully facilitates their reentrance to society. Many Veterans, however, face obstacles to accessing these health services for reasons ranging from transportation accessibility to lack of knowledge of eligibility. For Homeless Veterans-- who number nearly 4,000 in Los Angeles County-- these obstacles are especially pronounced.

Homeless Veterans disproportionately struggle from mental illness, substance abuse disorders, and physical handicaps, which present additional barriers to obtaining help. They are the Veterans most in need of the programs at the VA, but their homeless situation makes it uniquely difficult for them to access the services.



1833
Creation of Pensions for Veterans.

1860s
National Home For Disabled Volunteer Soldiers is created as the American Civil War leads to a large portion of Veterans needing assistance.



1888
Arcadia Bandini de Stearns Baker, the wealthy California landowner and “godmother of Santa Monica” along with her husband Senator John P. Jones, gift a large portion (388 acres) of her land to the government that is deeded for the specific purpose of providing not just healthcare, but also a home and community for disabled Veterans.

1920s
The number of Veterans in need of health and housing services rises dramatically after World War I. As more medical buildings were constructed on the North end of the campus to meet the demand, the campus’ objectives also changed as it began to prioritize short-term healthcare to facilitate rehabilitation of Veterans to society instead of long-term housing.

1927
Wadsworth Hospital begins construction to replace the Barry Hospital Building.

The West LA VA Campus has been invested in solving health and homelessness issues in the Veteran community since the Civil War. The Civil War created an unprecedented quantity of Veterans, many of whom had physical and psychological wounds from war that made it difficult to reenter society. To combat such consequences of war, the land comprising the West LA VA Campus was donated for housing and caring for disabled volunteer soldiers. As what became the Pacific Branch of the National Home for Disabled Veterans, the campus provided a housing community for physically disabled Veterans, complete with multiple barracks, a dining hall, a library, a chapel, and significant farmland. While the campus did provide some healthcare in its early days, its original purpose was the housing of Veterans.

World War I drastically changed the campus' care prioritization, however, as the millions of new Veterans had different needs than those of the

past. They were much more likely to require medical care-- largely due to the implementation of mechanized warfare and toxic gases-- and the campus adapted to meet these demands. The campus was redesigned to prioritize the provision of short-term medical care that facilitated reentrance to society. While many Veterans were still housed on the campus at this time, most Veterans used the campus for its short-term healthcare programs. The results of the redesign can be seen today not only in the built environment, but also in the healthcare prioritization policy of the VA.

Recent wars, especially the Vietnam War, have returned the concept of housing Veterans to the forefront of care policies. The Vietnam War resulted in more cases of permanent psychological wounding than any prior war-- a trend that has continued into the most recent wars in Iraq and Afghanistan—and these psychological wounds can result in chronic unemployment and homelessness.

KEY TERM
Psychological Wounds

Early evidence suggests that the psychological toll of deployments — including post-traumatic stress disorder from prolonged exposure to combat-related stress — may be disproportionately high compared with the physical injuries of combat.

rand.org

1930
Veterans Affairs Department officially created

1947
Women's Veterans Rose Garden is built to honor women Veterans from World War II.

1940s
Existing campus facilities are modernized and expanded to keep up with the demands of wartime injuries during World War II.

The recently restored space is still cherished to this day and used for trauma therapy.



New research buildings are designed in a mission revival style.



1950s
The campus reaches its peak occupancy by housing approximately 5,000 Veterans in units on campus.

1960s
Creation of the Japanese Garden on campus.



homelessness. Therefore, it is no surprise Vietnam Veterans experienced homelessness at a higher rate than Veterans of previous wars and continue to be a large portion of the homeless Veteran population today.

The rise of Veteran homelessness and mental health issues, however, did not correspond to an increase in related services provided by the West LA VA Campus. In the 70s, residential use of the campus declined, and the West LA VA Campus began the practice of leasing land on the campus to private commercial interests, including the UCLA baseball stadium, the Brentwood School athletic complex, Marriott Hotel laundry, Enterprise car rentals, and a rare bird sanctuary.

The West LA VA Campus generated millions of dollars from this leasing policy that provided little direct benefit to Veterans. After years of growing resentment and protests toward the policy, change

came in 2015 when the U.S. government settled a class-action lawsuit with homeless Veterans in an agreement to return the West LA VA Campus land to its original purpose: the housing and healthcare of Veterans. The settlement was monumental because the homeless Veterans successfully argued that not being provided housing by the VA was discriminatory because it reduced their access to VA services and medical benefits.

The plaintiffs successfully claimed that by providing for commercial enterprises but not Veteran housing, the West LA VA Campus was mismanaging the land it occupied. The court upheld this claim, and the leasing policies practiced by the West LA VA Campus were deemed illegal; only enterprises that could prove an asset to Veterans were allowed to remain on the site.



1971
The original hospital building is demolished after a large earthquake rendered it unsafe.

1974
Veterans stage a hunger strike, the first in a series of large-scale Veteran protests that continue into the next decade.



1980s
Gentrification of downtown LA brings homelessness to the forefront of policy makers.

1970s
Demographic shifts in the homeless Veterans population and increasing resentment from the general public protesting the Vietnam War added to the pressures facing the VA. At the same time, the West LA VA Campus transitions out of housing and the VA begins leasing buildings and land to commercial businesses not aimed at housing or providing healthcare to Veterans.



1981
UCLA baseball stadium is built on the campus.

As a result of the 2015 settlement, the VA developed the Draft Master Plan for the West LA VA Campus. The plan is a multifaceted outline that prioritizes the housing of Veterans so they can access the help they need. Among other provisions, the Draft Master Plan calls for at least 1,200 housing units for homeless and at-risk Veterans. By utilizing Veteran and community-member input, the campus will undergo a comprehensive redesign that increases not only the amount of housing and outdoor space, but also improves Veterans’ health services and recreational facilities to create a vibrant Veteran community that can act as a model for Veteran care nationwide. Since the Draft Master Plan was solely a framework, more planning has been required and ultimately delivered by the West LA Veterans Collective, who was selected in 2018 pursuant to a Request for Proposals.



1985

With only 2% of qualifying homeless Veterans actually receiving benefits, the public concern grows and there is a rise in the belief that homeless Veterans are entitled to government services to alleviate them from their hardships.



2007

Congress passes law that bars commercial development on the VA Campuses nationwide, reflecting a growing desire to return the land to its original donated purpose-- for Veteran’s healthcare and housing for Veterans.

2015

A class-action lawsuit against the VA on behalf of homeless Veterans seeking medical was upheld by court, ruling that the West LA VA Campus land must be returned to use for its original purpose; to house and care for Veterans.



2016

The VA Greater Los Angeles Healthcare System Draft Master Plan created a comprehensive redesign of the West LA VA Campus that increases the amount of housing units and outdoor space, improves Veteran health services, and enhances recreation facilities to create the ultimate healing environment. Its intention is to use stakeholder input when remodeling the campus to enhance the users’ experience of the campus and create a vibrant, safe, and service-rich Veteran community.

2018

The VA selects the Principal Developer team, known as the West LA Veterans Collective, pursuant to an RFQ process.

CHAPTER TWO

CURRENT CONDITIONS



CONTENTS

**2.1
Surrounding Context**

**2.2
Built Environment**

**2.3
Site Conditions**

**2.4
Circulation**

Surrounding Land Use

Street Grid

Transit

Park Spaces

Community Assets

Figure Ground

Building Numbers

Building Age

Historic Tiers

Building Assessment

Building Use

Open Spaces

Site Physiography

Topography

Faults & Liquefaction

Underlying Soils

Hydrology

Historic Ecotypes

Vegetation

Sun & Wind

Open Spaces

Contributing

Landscape Elements

Road Networks

Roadway Widths

Walkways

Parking

EXHIBITS



2.1
**Surrounding
Context**

The West LA VA Campus sits among affluent communities in West Los Angeles, providing a highly desirable place to develop a Veteran-serving neighborhood made up of homes, amenities, open spaces, and services that ensure an improved quality of life for those most at risk for homelessness.

The West LA VA Campus is surrounded by the neighborhoods of Westwood [northeast], Brentwood [northwest], West Los Angeles [southwest], and Century City [southeast]. The Los Angeles National Cemetery is located immediately to the northeast of the West LA VA Campus, with the University of California, Los Angeles Campus just beyond further northeast. It is located between three neighborhood commercial districts: Westwood Village [northeast], Brentwood Village [west], and Sawtelle-Japantown [southeast].







Land Use

The combined 600-acre West LA VA Campus (388 acres) and Los Angeles National Cemetery form a significant imprint within the local context, a geographical area large enough that there are distinctly different neighborhoods adjacent to its various edges. Some of these land-use adjacencies have appropriate land-uses that could support physical and programmatic connections to the West LA VA Campus and West LA VA North Campus Community Plan area, while others are less conducive to engagement.

Most of the southern and western edges of the campus are defined by high density residential development, with medium-intensity mixed-use corridors along Santa Monica, Wilshire, and San Vicente Boulevards. The more modestly scaled mixed-use commercial district, Brentwood Village, lies to the northwest. To the northeast of the

campus is a residential enclave of single-family homes, nestled between the I-405 Freeway, and the Columbarium and bluffs within the West LA VA Campus.

The Los Angeles National Cemetery, over 127 acres, lies on the other side of the I-405 Freeway to the immediate east, with high-density residential adjacent to the property’s edge. The mixed-use commercial district Westwood Village and UCLA campus lies just a few blocks beyond. The Federal Building and Westwood Community park are located at the southeast corner of the West LA VA Campus, across from the I-405 Freeway.

The Domiciliary, which provide short-term patience services, as well as the maintenance and industrial facilities form the southern edges of the Community Plan study area, with the cultural resources of the Wadsworth Chapel, Wadsworth Theater, and Historic Garden located close to the Los Angeles National Veterans Park to the south. The southwest edge of the Community Plan project area is also the edge of the West LA VA Campus, meeting the high-density residential neighborhood, and mixed-use corridor along San Vicente Boulevard.










Within the West LA VA Campus, natural outdoor spaces and recreation facilities cradle the northern edge of the Community Plan project area. The Arroyos and Veterans Barrington Park lie between the project area and Brentwood Village to the northwest. The Heroes Golf Course and Japanese Garden form the north boundary of the project area, with the sports and recreation fields of Brentwood School- East Campus located beyond, on the north-most portions of the West LA VA Campus. The bluffs along the east flank of Bonsall Avenue make up the northeast border, with Jackie Robinson Stadium and the Columbarium beyond.

KEY TERM

Mixed-Use

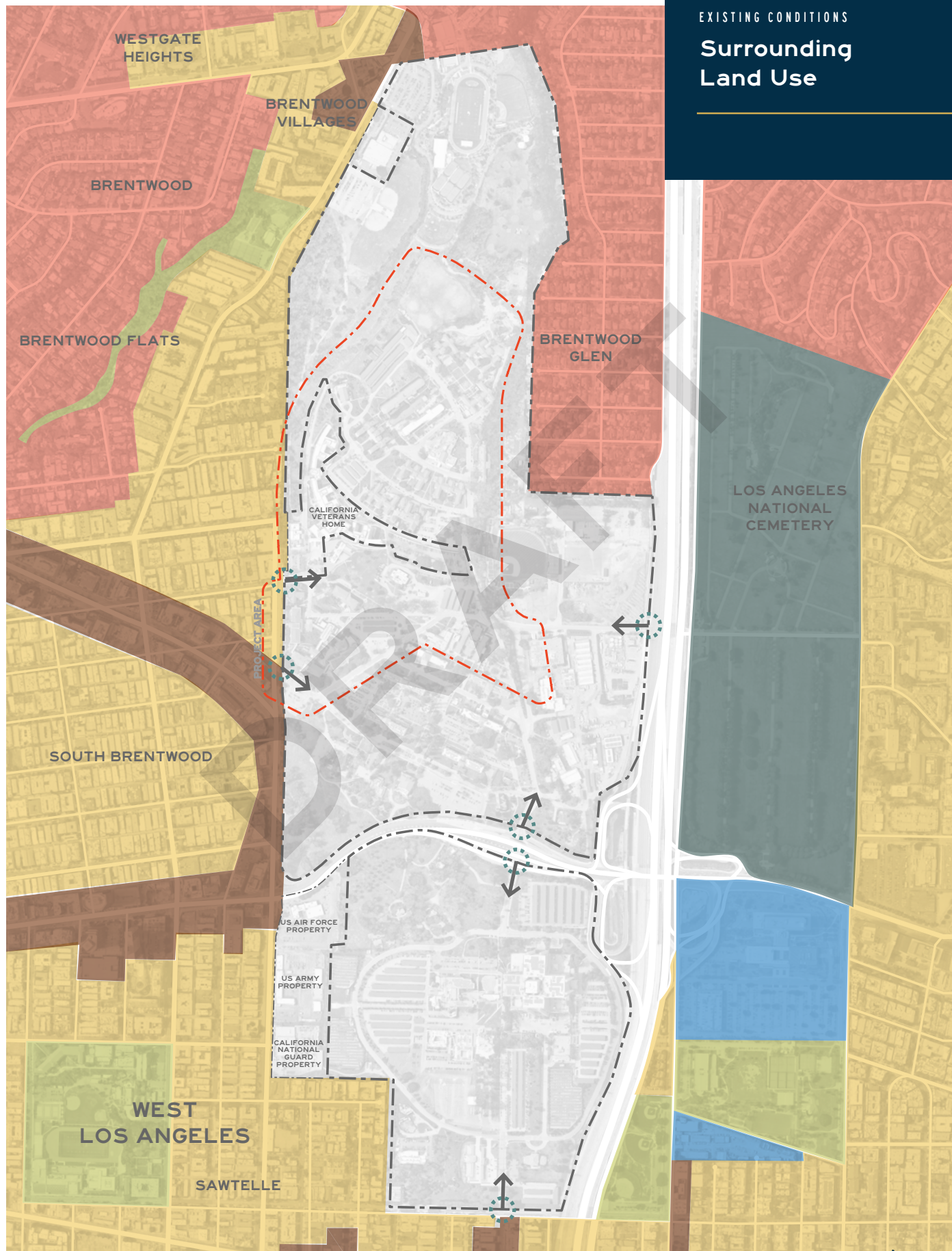
Mixed-use areas are developments that contain two or more major types of uses, typically including residential, commercial, cultural, institutional, or entertainment.

LEGEND

 Los Angeles National Cemetery	 Public Facilities/ Open Space	 Low Density Residential
 Medium Density Residential	 Commercial	 Manufacturing/ Industrial
 VA Property Line	 Community Plan Project Area	 Campus Access Point

EXISTING CONDITIONS

Surrounding Land Use



Circulation

Since the West LA VA Campus is a substantial landmass with few significant corridors connecting through the campus – with the exception of Wilshire Boulevard – the surrounding neighborhoods have distinctly different block patterns.

The Brentwood Glen neighborhood has a traditional single-family rectilinear block structure connected by Benoit Avenue and Church Lane, running the length of the neighborhood. The neighborhood is relatively insulated by the I-405 Freeway and West LA VA Campus – with primary connections limited to the Montana Avenue underpass, as well as where Church outlets onto Sunset Boulevard adjacent to the freeway on-ramp. There is a bicycle and pedestrian path tucked away at the southern end of Church, which connects to Constitution Avenue on the West LA VA Campus.

Sunset Boulevard is a regional connecting thoroughfare stretching over the I-405 Freeway, from Downtown Los Angeles to the Pacific Palisades. North of Sunset Boulevard, the circulation network is generally hillside residential in character, with the roadways conforming to the topography. Church Lane continues north of Sunset, connecting to Beverly Park Drive [which leads to the Getty Center], and Sepulveda Boulevard from under the freeway.

Barrington Avenue is a primary connector along the west side of the campus, between the commercial nodes along San Vicente Boulevard and Brentwood Village at Sunset Boulevard. More urban neighborhood residential blocks, as well as multiple parks and other community amenities, are connected along Barrington. The western branch of San Vicente Boulevard stretches from Wilshire Boulevard and the West LA VA Campus through Santa Monica to the coast, connecting multiple community and commercial nodes.

Wilshire Boulevard connects Downtown LA to the Pacific Ocean, and is characterized as a linear thoroughfare, with generally consistent residential density and major commercial, cultural, and community nodes located throughout its length. The West LA VA Campus is just one of a few large open spaces along Wilshire, which is also a major transit corridor that hosts bus rapid transit, and the Purple Line subway – which is currently being extended to the campus. Despite being transit-rich, the portion of Wilshire Boulevard traversing through Westwood and Brentwood is relatively unfriendly to pedestrians, with narrow sidewalks and fast moving traffic.

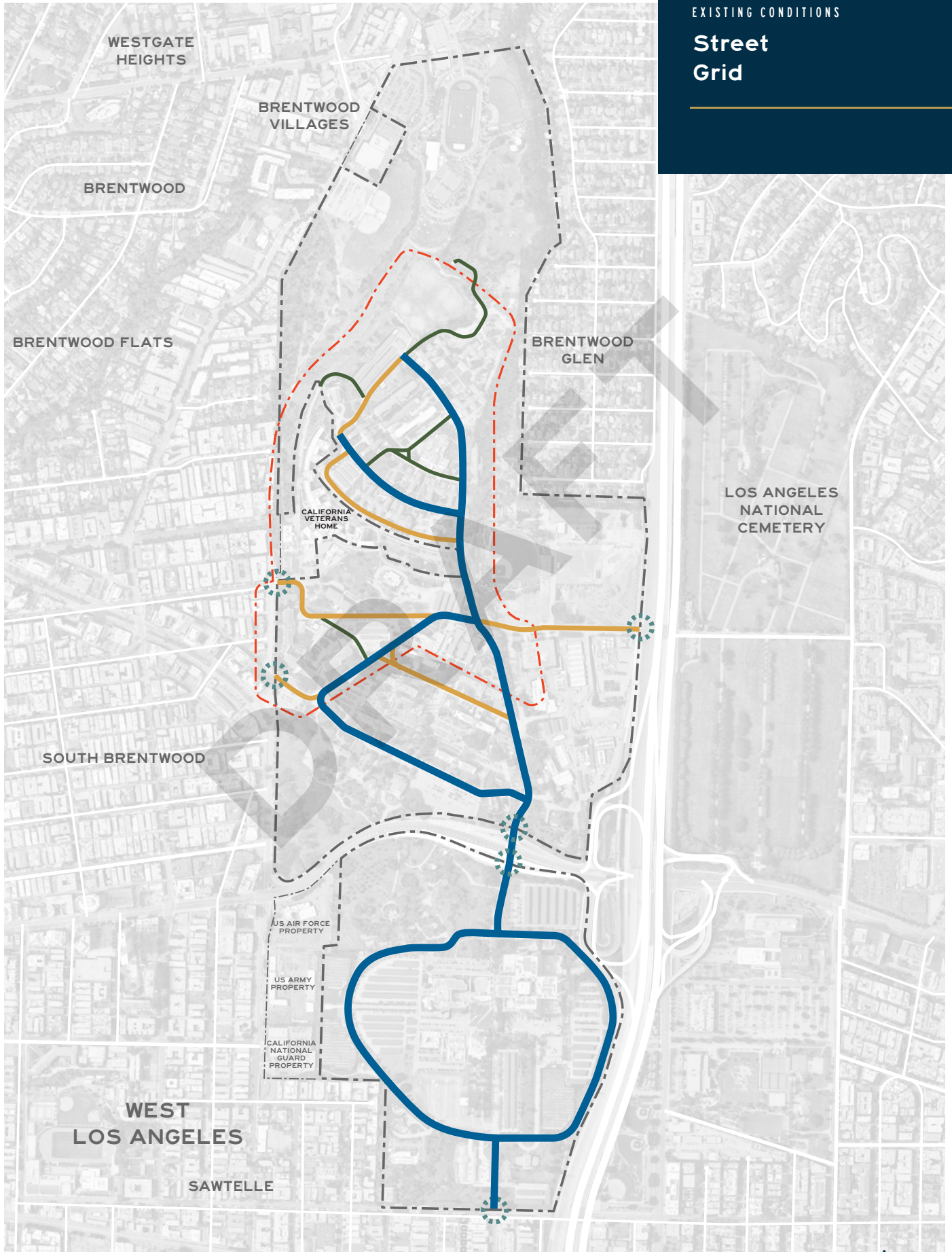
Public vehicle access to the north campus is limited to the Constitution Avenue underpass from Sepulveda Boulevard to the east, and the Wilshire Boulevard interchange with Bonsall Avenue to the south. There are also two limited access points along the west side, from Bringham Avenue at the intersections of Gorham Avenue and Eisenhower Avenue, limited to service and emergency vehicles. Eisenhower Avenue at Bringham Avenue, Bonsall Avenue at Wilshire, Constitution Avenue from Sepulveda, and the bicycle/pedestrian path from Church Avenue are also public pedestrian access points to the north campus.

LEGEND

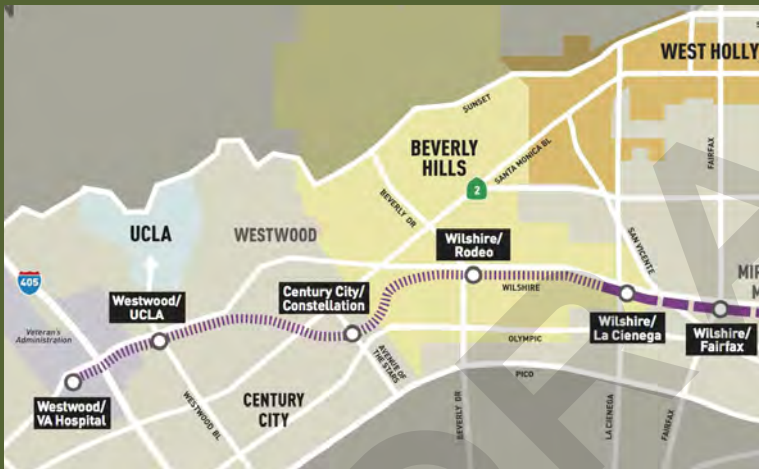
-  **Main Roads**
-  **Secondary Roads**
-  **Minor Roads/Routes**
-  **VA Property Line**
-  **Community Plan Project Area**
-  **Campus Access Point**

EXISTING CONDITIONS

Street Grid



Metro Purple Line (D Line) Extension



The Westwood/VA Hospital station in West LA will provide a reliable transportation option for residents and visitors of the West LA VA Campus.

The Westwood/VA Hospital station box, including two crossovers, will be located to the west of the I-405 Freeway and south of Wilshire Boulevard. A pedestrian bridge to the south of Wilshire Boulevard and vertical circulation equipment to the north will enhance patron access to the station entrance from existing bus stops at the elevated Wilshire Boulevard overpass. The main station entrance will be equipped with stairs, escalators, elevators and bicycle parking.

Transit

The West LA VA Campus is already well served by local and regional public transit, at the intersection of Metro bus service, LADOT Commuter Express service, and a multitude of Big Blue Bus routes around and between the North and South West LA VA Campus. Wilshire Boulevard serves as a major transit corridor with multiple Big Blue Lines and Metro routes, including bus rapid routes. Additional routes on Barrington Avenue, San Vicente Boulevard, and Sepulveda Boulevard further enhance access to nearby destinations and mass transit.

Transit access is to be further expanded with the extension of the Metro Purple Line into West Los Angeles, terminating at the West LA VA Campus. Construction has begun and is expected to be complete in 2026/2027 in advance of the Summer Olympics. Local transit service will experience some associated realignment to amplify the new station, to be located at the southeast corner of Wilshire Boulevard and Bonsall Avenue, on the Medical Center parking lot.

LEGEND

-  Bus Line
-  VA Property Line
-  Community Plan Project Area
-  Neighborhood Stop
-  Destination Stop
-  Transit Hub Stop

EXISTING CONDITIONS

Transit





Although physically close, a number of parks outside the Community Plan project area are difficult to access as a pedestrian, including the Veterans Barrington Park and Barrington Recreation Center, which are across the Arroyos from the campus proper. From the Bringham and Gorham intersection at the edge of campus, the park is nearly a one mile walk. Westwood Community Park, to the east of the West LA VA Campus, requires crossing multiple large thoroughfares and freeway interchanges.

As part of their lease agreement with the Department of Veterans Affairs, the sports and recreation facilities of Brentwood School - East Campus located on the West LA VA Campus are to be accessible to Veterans. Due to their physical separation, and indistinct process for access, this access agreement is presently not being maximized.

Outdoor Community Spaces

While the surrounding area is largely considered a high-need community for park space as defined by the 2016 Los Angeles County Park Needs Assessment, the West LA VA Campus has a large amount of public parks, community assets, and amenities located within or in close proximity. There are a large number and variety of outdoor spaces, accessible to residents, visitors, and workers on the West LA VA North Campus Community Plan, including the Japanese Garden, Heroes Golf Course, Los Angeles National Veterans Park, and Central Quad – surrounded by Buildings 205, 208, and 209, and MacArthur Field.

There are also many acres of under-utilized, residual, undefined, and inaccessible open spaces within the West LA VA North Campus Community Plan. Due to the natural topography, development of parking facilities over time, and gratuitous building setbacks, there are numerous unclaimed outdoor spaces varying in size – from a quarter acre to four or five acres.

KEY IDEA

Benefits of Parks

Parks and open space improve our physical and psychological health, strengthen our communities, and make our cities and neighborhoods more attractive places to live and work.

conservationtools.org

LEGEND

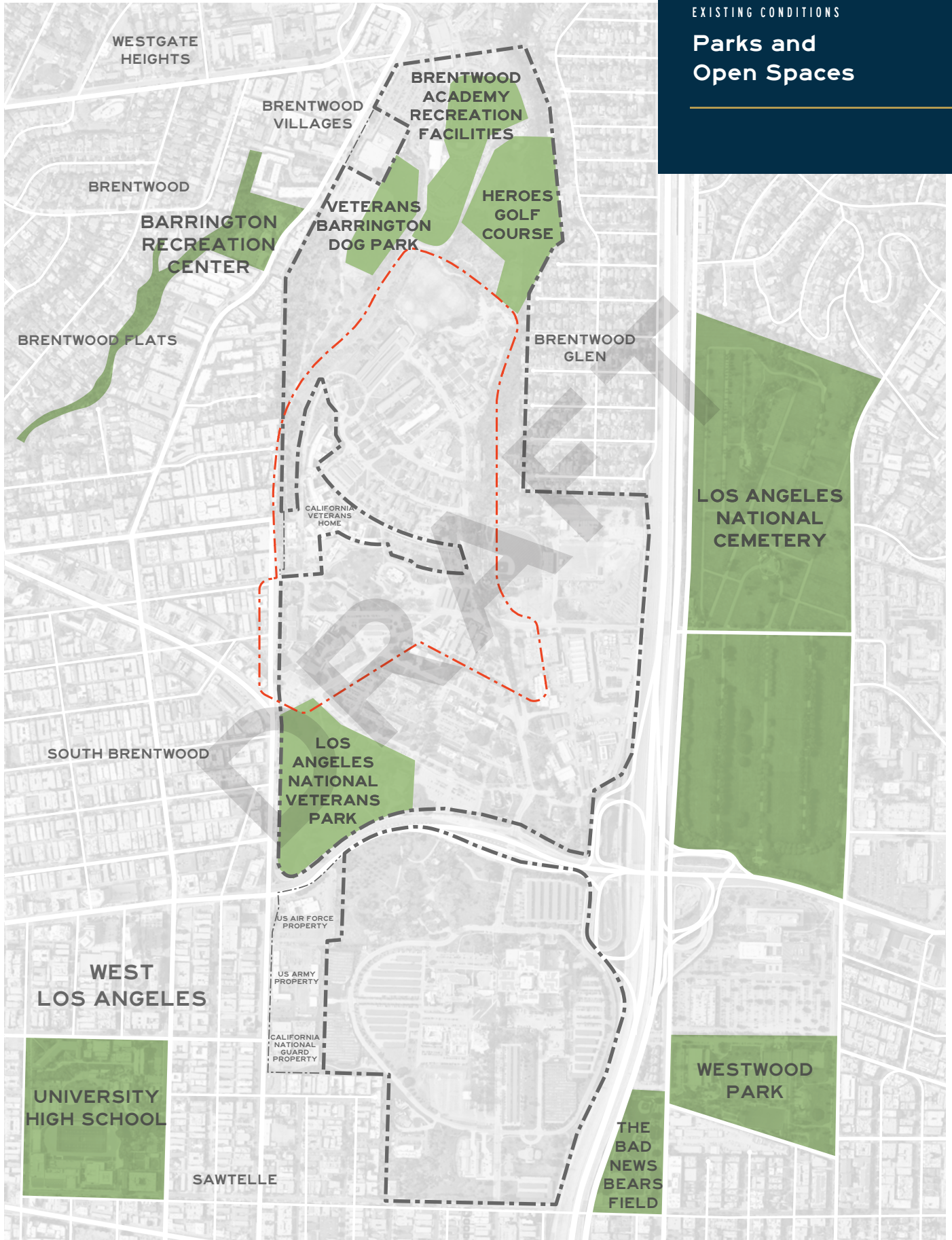
 **Park/ Open Space**

 **VA Property Line**

 **Community Plan Project Area**

EXISTING CONDITIONS

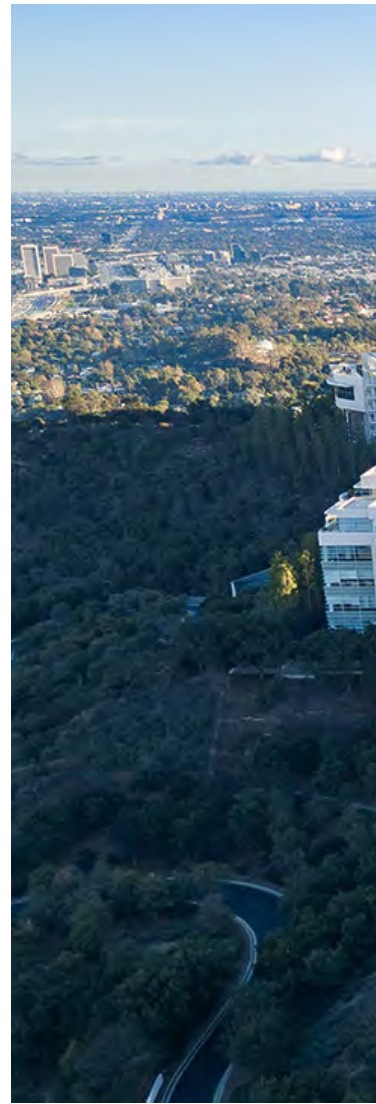
Parks and Open Spaces



EXISTING CONDITIONS

Community Assets

- Religious Center
- Grocery Store
- Educational Facility
- Public Facilities/ Open Space
- Government
- VA Property Line
- Community Plan Project Area





Community Assets

Partially due to its residential density and generally high-income households, areas surrounding the West LA VA Campus is an amenity-rich neighborhood with numerous community and commercial amenities. This includes a diverse array of neighborhood-serving retail and services in Brentwood Village, Westwood Village, and along San Vicente Boulevard, providing most daily essentials.

Large portions of the region's high-opportunity neighborhoods preclude the development of affordable housing through exclusionary zoning practices. The West LA VA campus offers an incredible opportunity to develop a significant number of permanent supportive homes in a community with an abundance of high-quality transit, shopping, open space, healthcare, and other community assets that collectively can provide a high-quality of life for residents most in need. This development approach is specifically defined through the Regional Housing Needs Allocation [RHNA].

There are an abundance of faith-based institutions in the surrounding neighborhoods, both local- and regional-serving, representing many of the diverse religious communities of Los Angeles County. Many of them have supportive ministries and missions specific to the needs of the Veterans community, including assistance for mental health and trauma, substance abuse, family-care, and homelessness.

Community and cultural amenities are also drawing local and regional audiences, from the Brentwood and Westwood Branch Libraries [City of Los Angeles], to the Getty Center. Proximity to the UCLA campus also provides an abundance of publicly accessible cultural, sports, and academic facilities, programming, and events.



2.2 Built Setting

KEY TERM

Fan Roads

The fan roads of Nimitz, Vandergrift, and Arnold Avenues are formed by parallel curved roads that resemble a folding hand fan.

The West LA North Campus is generally divided into four distinct areas based on their organization and functions, from the formal and active, to industrial and utilitarian, to recreation and fluid. Toward the southwest are the domiciliary and research buildings organized around the triangle road network set by Bonsall, Eisenhower, Dewey, and Pershing Avenues. There is a strong symmetry on the lower third of the West LA VA North Campus, set on the axis of Building 13 and Wadsworth Theater, with a secondary cluster of buildings west of Dewey Avenue, whose symmetry is set on Buildings 116 and 114.

The second of the two symmetry clusters is comprised of various buildings organized along a series of parallel, arching, fan roads – Nimitz,

Vandergrift, and Arnold Avenues that are centered on the historic quad open space along Bonsall Avenue. The buildings of this center third of the West LA North Campus are set on a partial symmetry along the axis of Buildings 157 and 208, and the historic Quad, with Patton and MacArthur Avenues flanking either side. While the CalVets complex has an arching form, it does not conform to the fan road orientation of symmetry.

The north-most third of the West LA North Campus is largely occupied by the Post Office, fields of parking, and a series of sports and recreation spaces, serving Veterans, the public, and students of Brentwood School - East Campus. The general organization is based on accommodating the scale and shapes of the various public and school baseball and football fields, and Heroes Golf Course, while navigating topography central to the area. The limited number of buildings include the Post Office, and some accessory structures for the various sports fields.



EXISTING CONDITIONS

Figure Ground



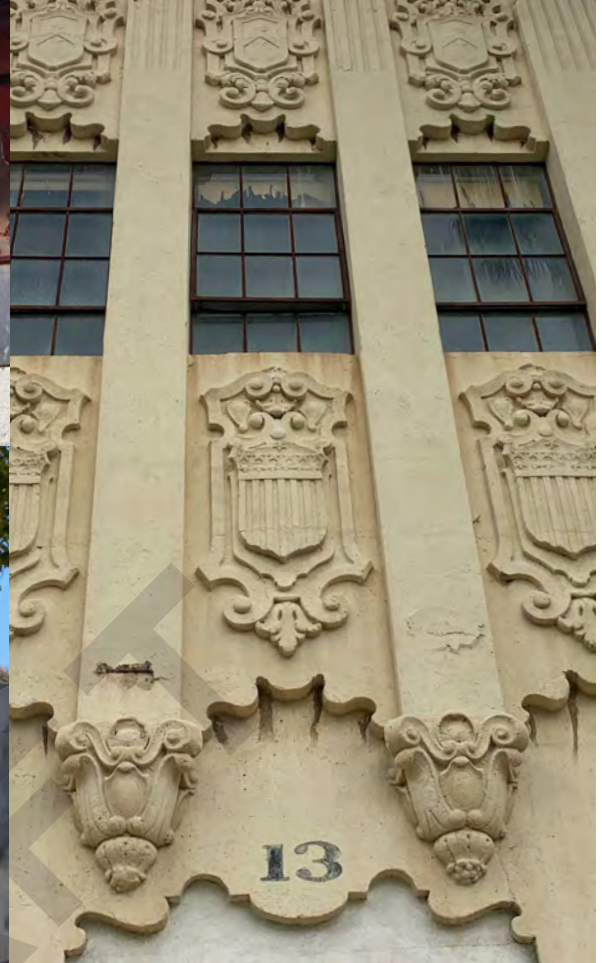
Buildings



Open Space

PROJECT
AREA





Assessment Methodology

The essence of the Community Plan intends to rehabilitate and reuse the majority of existing structures within the project area. Analyzing these structures' respective history, current uses, systems and envelop conditions, and potential for future uses are essential to creating a supportive community for Veterans

Campus Orientation

The majority of buildings on the West LA VA Campus share the mailing address 11301 Wilshire Boulevard, with each building being numbered between 12 and 523. As part of orientation across the campus, building numbers generally follow the eras of building construction, with the earliest constructed buildings carrying double-digit numbers like the Trolley Depot [66] and Superintendent's House [33], while the later buildings, including the Main Hospital [500], range in the 500s – though there are exceptions to this organizational strategy.

Most of the buildings constructed in the era of historic significance are within the 200 range. There are historically significant structures within the project area, ranging from Building 20 - Wadsworth Chapel, to Building 300 – former Campus Kitchen. As the address sequencing does not follow functions or locations, wayfinding on the campus can be disorienting. This is further exacerbated by the irregular and unique roadway network across the campus.



EXISTING CONDITIONS

Building Numbers and Parking Lots



PROJECT AREA

405 FREEWAY

EXISTING CONDITIONS

Building Age



Building Age

Except for a few prefabricated and accessory structures, the entirety of building stock within the West LA VA North Campus Community Plan area is over a half century old, with most of the buildings over eighty years old. The oldest building that remains within the project area is the Trolley Depot [Building 66], which is one of four individually designated historic landmark structures. Some of the buildings have had less than historically sensitive retrofit projects [Buildings 113 and 236] removing or hiding all character-defining features of their age.

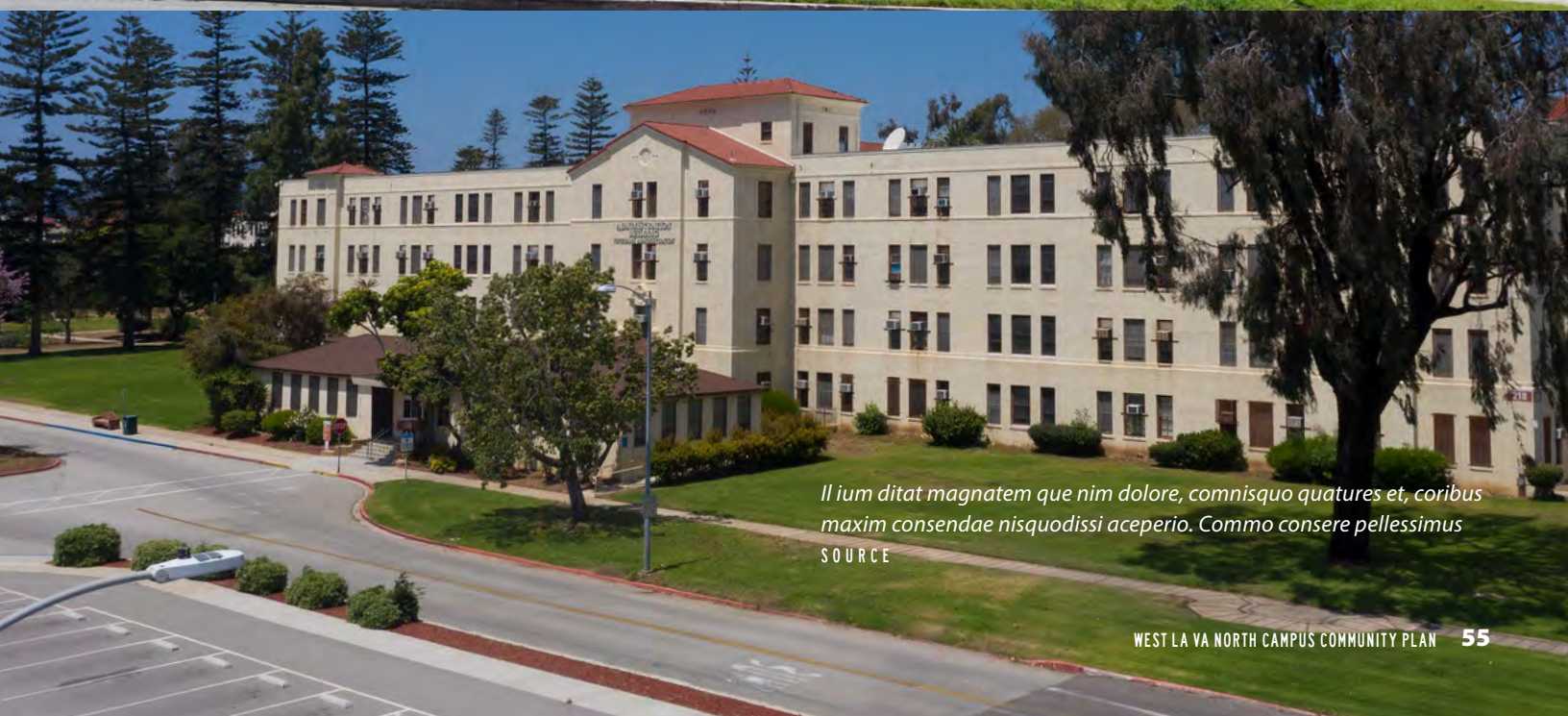
The former Tuberculosis Hospital [Buildings 156, 157, and 158], the current research triangle [Buildings 113, 114, 115, and 117], Building 13, and former Barrack Building [Building 199] are all over a century old. The remaining principal structures except Buildings 306 and 337 are between 80 and 100 years old, including the “H” buildings of the fan road, Brentwood Theater, and the former Dietetics Building [300].



Il ium ditat magnatem que nim dolore, comnisquo quatures et, coribus maxim consendae nisquodissi aceperio. Commo consere pellessimus
SOURCE



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Historic Preservation Priorities

As part of Historic Landmark Designation structures and landscape features within the West LA VA Campus boundaries have been designated as contributing or non-contributing to the historic character of the district.

The majority buildings on the West LA VA Campus are designated as part of the West Los Angeles Veterans Affairs Historic District, but there are also four buildings within the district that are individually listed on the National Register of Historic Places due to their historical significance. Two of the buildings considered part of the Community Plan area, the Trolley Depot and Barrack Building, are located within the Community Plan project area.

As part of developing the Programmatic Agreement, the buildings and landscape across the West LA VA North Campus Community Plan were applied a level of priority for preservation and restoration, based on their respective historic significance. The structures and landscape features were divided into three tiers, the first being most important to retain and save; the third being non-priority, non-contributing structures.

Tier 1 of historic priorities includes individually designated historic landmarks, unique structures like Wadsworth and Brentwood Theaters, and essential axial structures like Buildings 13, 116, and 157. The triangle and fan road networks, as well as

the palm grove at Bonsall and Eisenhower Avenues, are also first tier priorities within the Community Plan area.

Tier 2 buildings make up the large balance of historically significant structures, most are the “H” buildings along the fan roads, and domiciliary buildings within the triangle roads area, along Grant and Eisenhower Avenues. Buildings 258 and 218 are exceptions as Tier 1 designations due to their importance as principal administration buildings of the West LA VA Campus. MacArthur Field and Los Angeles National Veterans Park are both Tier 2 landscapes.

Tier 3 buildings are principally made up of structures that were constructed during the period of significance for the Historic District, but have had significant alterations that have negatively impacted their consideration as a contributing building – though some are still designated as “contributing.” This includes numerous facilities buildings, including the majority of the research triangle and the Police HQ [Building 236]. The formal parade grounds, historic quad, and Heroes Golf Course are among the Tier 3 landscape elements.

The remaining buildings within the project area are the CalVets facility, Building 113 of the research triangle, Buildings 337, and the various prefabricated and accessory structures littered throughout the West LA VA North Campus. The portions of the West LA VA North Campus not identified were not considered priorities, including a dozen parking lots and residual spaces that remain between the buildings, streets, and surface parking lots.

KEY TERM

National Register of Historic Places

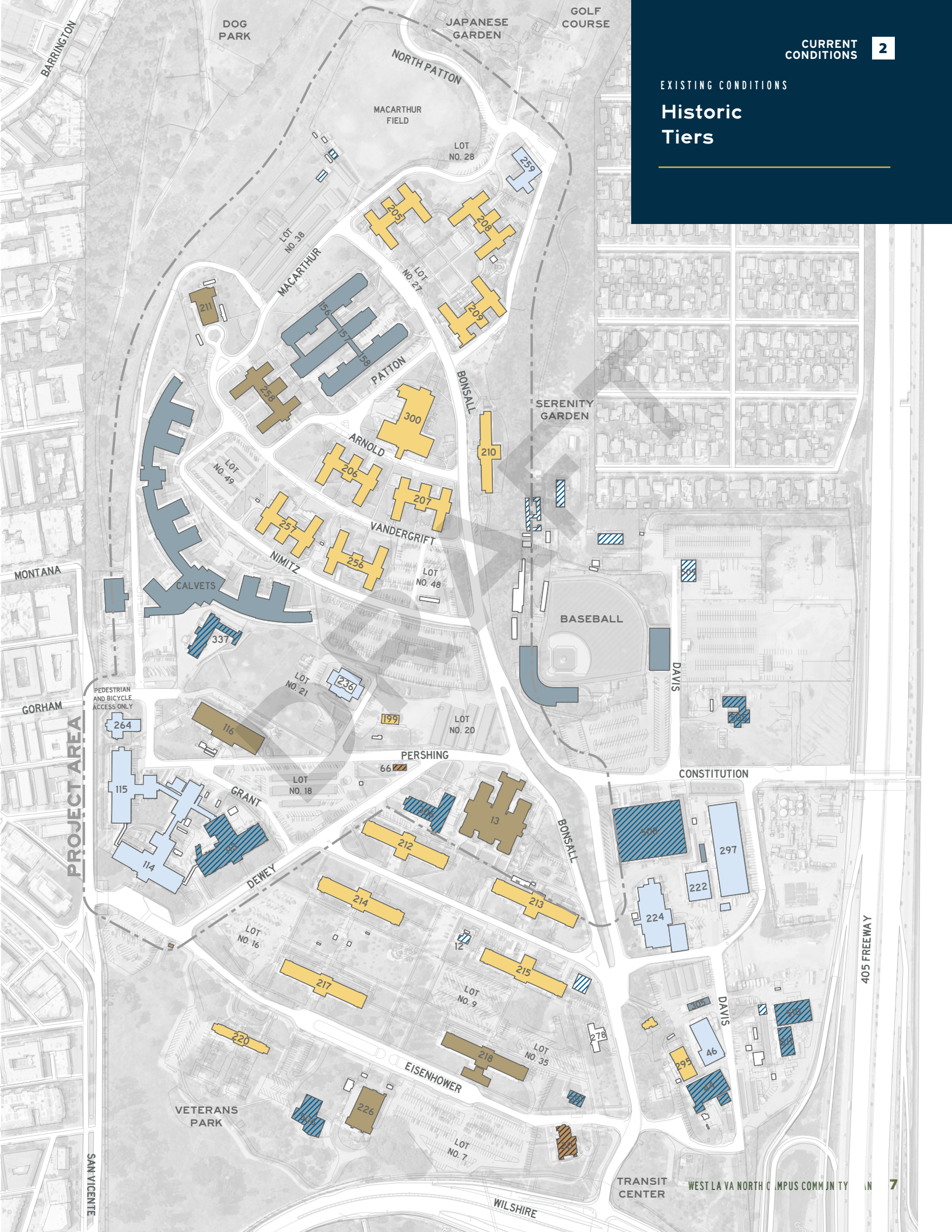
The official list of the Nation’s historic places worthy of preservation. The list is a part of a national program to identify, evaluate, and protect America’s historic and archeological resources.

LEGEND



EXISTING CONDITIONS

Historic Tiers



PROJECT AREA

405 FREEWAY



The West LA VA North Campus Community Plan portion of the West LA VA Campus is mostly made up of a variety of Veteran-serving residential facilities, mental health, research, administrative, and accessory uses.

Facility Type

Within the Community Plan project, most of the building are dedicated to mental health services, research, and supportive housings, all serving Veterans. Additionally, a number of buildings are entirely vacant. The research triangle of Buildings 113, 114, and 115 are slated to be replaced by a modern facility on the West LA VA South Campus, since Federal regulations necessitate that the buildings and site are cleared.

In 2010, a 13-acre portion of the West LA VA North Campus area was developed as the Veterans Home of California: a 396-bed, state-of-the-art, long-term healthcare facility for California's Veterans, operated by the State Veterans Affairs Department. Buildings 116 and 209 have recently been adaptively reused to provide permanent supportive homes for Veterans, with Buildings 205, 207, and 209 slated for similar conversions.

A number of the existing structures in the Community Plan area are currently vacant or being used for storage, including Buildings 13, 156, and 157. Other buildings are less than optimally occupied and used as office space, so those users can likely be consolidated into more efficient arrangements, including Buildings 210, 158, and 256.

EXISTING CONDITIONS

Building Assessment



Building Condition

The VA Greater Los Angeles Healthcare System Draft Master Plan has assessed buildings within the project area. The inventory includes assessments of structural integrity, building envelope, systems [mechanical, electrical, plumbing, and low voltage], fire-life safety, accessibility, and interior conditions.

Inadequacies in a building’s structural condition for seismic integrity automatically trigger a “poor” rating, in order to resolve immediate potential safety issues through future building rehabilitation projects. This is partially due to the significant damage and loss of life during previous seismic events in the area, including the Sylmar earthquake of 1971.

Based on a matrix of assessment with those criteria, the buildings were each provided one of the following ratings:

Poor – In significant disrepair requiring immediate assessment and attention.

Moderate – Some systems requiring attention, but safe and adequate for immediate use.

Good – In near-ideal condition and requiring the least amount of attention at present time.

Not Available – Information not found at present time.

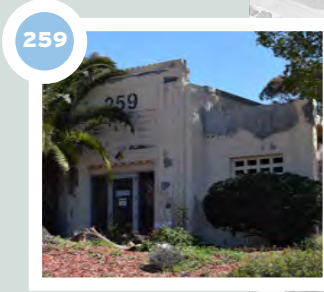
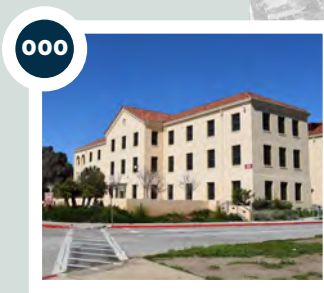
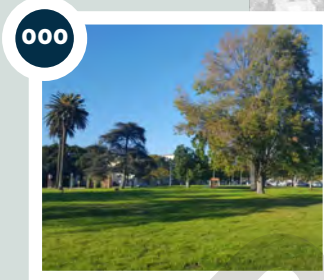
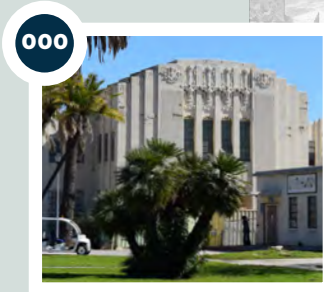
2 CURRENT CONDITIONS

EXISTING CONDITIONS

Building Use

- Administrative
- Recreation
- Ambulatory

- Mental Health
- Residential Health
- Residential Lodging







2.3 Site Conditions

The West LA VA North Campus is one of few large-scale verdant landscapes in West Los Angeles, outside of a few private golf clubs and the Los Angeles National Cemetery.

While not entirely public park space, much of the West LA VA Campus property is publicly accessible and thus an important asset for surrounding neighborhoods. The VA Greater Los Angeles Healthcare System is among the largest in the national VA healthcare system, and thus a regional destination for the Veterans community.

Except for the eastern edge against the I-405 Freeway, the majority of the West LA VA North Campus perimeter is composed of open spaces. Open expanses of lawn form the southwestern edge, while the wild lands of the northeastern bluffs and northwestern arroyos contain the Community Plan project area. The wild lands along the northern edges and dramatic topographic change of over 130 feet on the West LA VA North Campus insulate the area from Brentwood Glen and Brentwood Village.

The bluffs generally follow the east edge of Bonsall Avenue, with the thick tree canopy gradually thinning running South until eventually becoming the formally organized, historic palm grove at the West LA VA North Campus entrance from Wilshire

Boulevard. The wild lands of the arroyos insulates the CalVet complex from the Barrington multi-family residential neighborhood, until the point where Gorham Avenue intersects Bringham Avenue. There, the more formal landscape and path network transitions into the Los Angeles National Veterans Park.

Within this cradled portion of the West LA VA North Campus – which makes up a majority of the Community Plan project area – there are a number of designed open spaces. Most of the landscape is created through a combination of large building setbacks from the street and sidewalks, and the remaining spaces that have not been paved for vehicle parking.

EXISTING CONDITIONS

Open Spaces



Parks/
Maintained
Landscape



Wild Lands



PROJECT AREA



Open Spaces

There are a number of open spaces within the West LA VA North Campus area, serving a wide variety of functions and audiences, including public parks, memorials, sports and recreation facilities, sensory gardens, and ceremonial spaces.

While some of the open spaces were formally planned and designed as part of the campus, many have also been developed organically or out of necessity.



VETERANS BARRINGTON PARK

Veterans Barrington Park was created as an extension of the City of Los Angeles Barrington Park and Recreation Center, located across the street. The recreation center hosts tennis courts, basketball courts, a playground, and baseball diamond. The Veterans Barrington Park, located on the West LA VA Campus property, hosts two additional baseball diamonds, as well as a large off-leash dog park.





LOS ANGELES NATIONAL VETERANS PARK

At the north corner of Wilshire and San Vicente Boulevards is the gateway open space for the West LA VA North Campus – and by extension, West Los Angeles. The 12 acre park space is largely open, un-programmed lawn area – an in-demand commodity in West Los Angeles. There is a grand entry plaza into the park from the intersection, though the lack of a paved path from the plaza impedes accessibility.



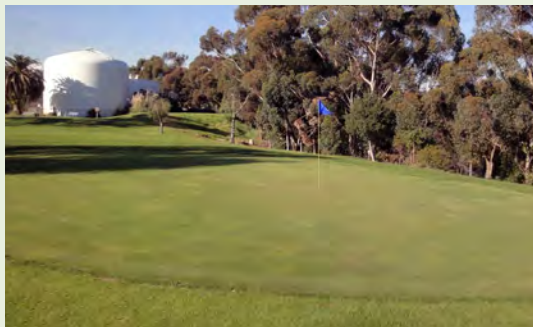
WADSWORTH HISTORIC PARK

To the east of Veterans Park is the 20 acres of Wadsworth Park [the historic portion is the west-most quarter of the overall space], across Wilshire Boulevard which hosts a series of historically significant structures and a palm grove consisting of dozens of trees in a rigid grid formation. There are clusters of dense trees around the vintage homes and along the rural-like driveway network within the expanded open space area, but otherwise park amenities and programming is limited.



BRENTWOOD SCHOOL- EAST CAMPUS SPORTS FIELDS

The private Brentwood School- East Campus has gradually secured leases for larger portions of the northern extents of the West LA VA Campus property – ultimately encompassing approximately 22 acres of open space. The Veterans Center for Recreation and Education at Brentwood School (VCRE) requires registration for authorized Veterans to use the facilities daily during specific hours. The complex hosts three baseball diamonds, a football field with surrounding track, a half dozen tennis courts and a competitive pool facility.



HEROES GOLF COURSE

Established in 1946, the nine hole golf course located between the fan road cluster of buildings and Brentwood School- East Campus athletic complex was dedicated to the Veterans community by the Hillcrest Country Club. The approximately 14-acre golf course also hosts a driving range and clubhouse located within a vintage Quonset hut. The facility is maintained through dedicated staff, volunteers, and charitable contributions which allow green fees to be relatively low and is open to the public, and further discounted for Veterans.



THE ARROYOS

The approximately 20 acres of open space situated on the western most corner of the West LA VA North Campus are made up of unmanaged vegetated areas formed by a pair of arroyos [east and west]. Together, they form a significant topographic depression that separates Veteran Barrington Park from MacArthur Field. While the arroyos have been determined not to pose a human health risk, there is medical waste buried within them resulting from the historic medical research and disposal at West LA VA South Campus facilities.





JAPANESE GARDEN

The Japanese Garden is a lush, tranquil landscape located between the Heroes Golf course and MacArthur Field. The full tree canopy over the network of walking paths, as well as the foot bridges over the ponds teeming with life, are frequented by West LA VA Campus staff, Veterans, and the general public who know of its existence. The Japanese Garden has also hosted live shows by the Los Angeles Shakespeare Center, among other performance groups.



MACARTHUR PARK

MacArthur Park is located immediately to the east of Veterans Barrington Park, but is physically separated by one of the arroyos. The nearly five acres of relatively flat open space hosts two soccer fields that experience light use. This open space is part of a future EUL with Core Companies Enhanced Use Lease [EUL] for developing Veteran-serving permanent supportive housing, separate from the Community Plan project area.



PARADE GROUNDS

Situated on the axis between the Wadsworth Theater and Building 13, the ceremonial parade grounds is a historic landscape feature for West LA VA North Campus, setting the symmetry of the triangle road cluster of buildings. Over time, a portion of the parade grounds has been paved for parking lots, but the pair of walkways remain intact along the entire length of the parade grounds.



HISTORIC QUAD

Located near the northern terminus of Bonsall Avenue, the quad is the open green space situated between Buildings 205, 208, and 209. The grid of crossing walkways divides the quad into nine quadrants, with the building courtyards serving as transitioning forecourts. Grade changes to the quad from Bonsall and to the buildings are managed via switchback ramps that disrupt the organizing pathway network.



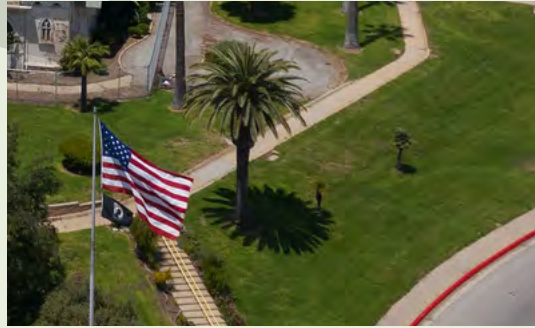
COLUMBARIUM

The Department of Veterans Affairs National Cemetery Administration [NCA] completed construction in 2019 of the first phase of a new columbarium project for the Los Angeles National Cemetery. As the last new casket burials within the Los Angeles National Cemetery took place in 1978, the nearest alternative is in Riverside, 80 miles away. The Columbarium is located along Constitution Avenue, linking the West LA VA North Campus to the Los Angeles National Cemetery grounds to the east of the I-405 Freeway.



COMMUNITY GARDENS

There are a collection of active community gardens and collaborative farming plots at the base of the eastern bluffs, situated between the Brentwood Glen neighborhood and West LA VA North Campus buildings. The garden-farm is primarily operated by volunteers among the Veteran community, and UCLA staff and students [who may also be Veterans]. Access to the community gardens is primarily through a service road behind Jackie Robinson Stadium and a staircase north of Building 210.



PALM GROVES

There are a series of formal palm groves located on the West LA VA Campus, serving as gateways to the West LA VA North Campus from Wilshire Boulevard along the east side of Bonsall Avenue, to the West LA VA South Campus flanking either side of Sawtelle Boulevard, and along the south side of Wilshire Boulevard in Wadsworth Park.



Boulevard. The wild lands of the arroyos insulates the CalVet complex from the Barrington multi-family residential neighborhood, until the point where Gorham Avenue intersects Bringham Avenue. There, the more formal landscape and path network transitions into the Los Angeles National Veterans Park.

Except for the eastern edge against the I-405 Freeway, the majority of the West LA VA North Campus perimeter is composed of open spaces. Open expanses of lawn form the southwestern edge, while the wild lands of the northeastern bluffs and northwestern arroyos contain the Community Plan project area. The dramatic topographic changes along those northern edges insulate the West LA VA North Campus from Brentwood Glen and Brentwood Village.

Within the West LA VA North Campus – which makes up a majority of the Community Plan project area – there are a number of designed open spaces. Most of the landscape is created through a combination of large building setbacks from the street and sidewalks, and remaining spaces that have not been paved for vehicle parking.

While not entirely public park space, much of the West LA VA Campus Veterans Affairs property is publicly accessible and thus an important asset for surrounding neighborhoods.

Site Physiography

The West LA VA Campus is situated on a gently sloping plain set between bluffs above the steep side slopes of two remnant arroyos that once reached down from the Santa Monica mountains. The remaining arroyo on the west edge of the campus remains and occasionally carries surface stormwater drainage, although most storm water is carried underground in an engineered system. The bluffs generally follow the east edge of Bonsall Avenue, with the thick tree canopy gradually thinning running South until eventually becoming the formally organized, historic palm grove at the West LA VA North Campus entrance from Wilshire

Today, the West LA VA Campus of the West is one of few large scale verdant landscapes in West Los Angeles, outside of a few private golf clubs and the Los Angeles National Cemetery.

LEGEND

▲ ▲ ▲ Bluff

◆ ◆ ◆ Ridgeline

▒ Intermittent
Drainage Channel

▮ Steep Slope

■ Tableland

■ Arroyo

EXISTING CONDITIONS

Site Physiography



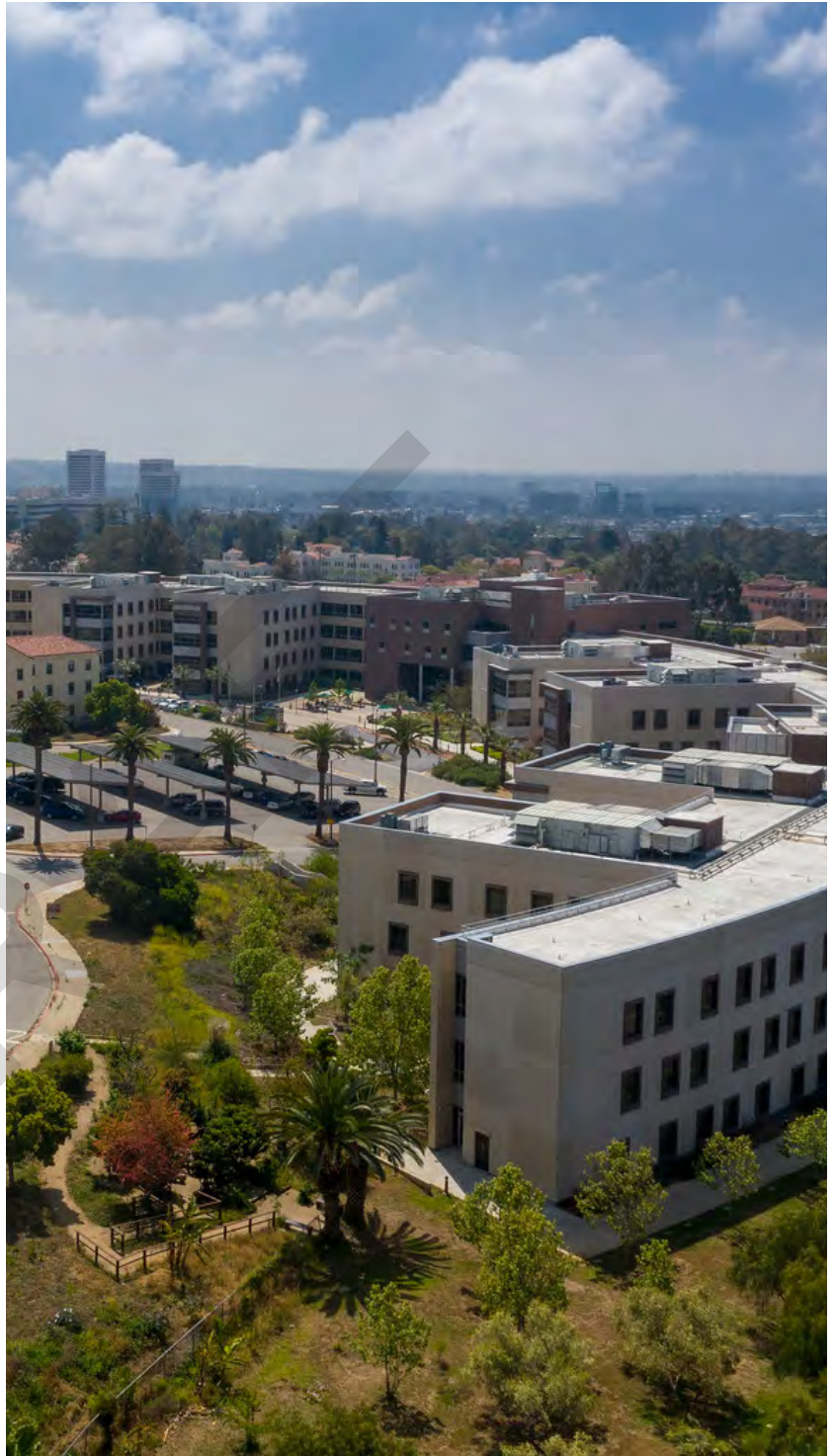
PROJECT AREA

Topography

As noted previously in Site Systems and Physiography, the site consists of a gradually sloping table from north to south, contained between two steep bluffs on the east and west of the central tilting plain.

Within the central “tableland”, the existing slope varies between 2% and 5%, which can be challenging for pedestrians and bicyclists to navigate when traversing the campus and will make accessibility a challenge to accommodate in some locations. These slopes result in as much as an entire floor-level change within blocks or between building frontages, which is why many of the existing buildings have dual frontages to the adjacent streets.

There are a number of places on the West LA VA North Campus where the topography is difficult to navigate, including the bluffs to the east of Bonsall Avenue and near the arroyos. There are three sets of stairs that penetrate the bluffs: at Pershing Avenue, connecting to Constitution at the base; at Nimitz Avenue within Jackie Robinson Stadium; and just north of Building 210, leading down to the Veterans Gardens. There are no existing ADA accessible pedestrian routes along the bluffs. Due to the grade changes around the fan roads, pedestrian access to the natural areas is currently limited.



LEGEND



Slope

385

5' Contour

EXISTING CONDITIONS

Site Topography







PROJECT AREA

405 FREEWAY

EXISTING CONDITIONS

Faults and Liquefaction

-  Liquefaction Zone
-  Fault Line
-  VA Property Line
-  Community Plan Project Area





Soils Testing Results Summary

Location	Depth	Soil Texture	% of Fine Particles	pH	Nitrogen	Phosphorus	Potassium	Zinc	Copper	Iron	Organic Matter % Dry Wt
1	0-12"	Sand clay loam	45% silt and clay - high	6.9	Sufficient	Sufficient	Sufficient	High	High	Low	3.84
2	0-12"	Sand clay loam	51% silt and clay - high	6.2	Low	Low	Sufficient	High	High	Sufficient	5.83
3	0-12"	Sand clay loam	51% silt and clay - high	6.6	Low	Low	Sufficient	High	High	Sufficient	3.06
4	0-12"	Sand clay loam	49% silt and clay - high	6.6	Sufficient	Low	Sufficient	High	High	Sufficient	3.41
5	0-12"	Sand clay loam	51% silt and clay - high	6.1	Low	Sufficient	Sufficient	High	High	Sufficient	4.31
6	0-12"	Sand clay loam	51% silt and clay - high	6.6	Low	Low	Sufficient	High	High	Sufficient	4.03
7	0-12"	Sandy loam	47% silt and clay - high	6.5	Low	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	5.36
8	0-12"	Sand clay loam	51% silt and clay - high	6.3	Low	Low	Sufficient	High	High	Sufficient	3.24

Site Soils

While some characteristics of the native soils persist, development and pollution have largely disturbed the native soils on site. Historically, the West LA VA North Campus' native soils consisted of Yolo loam and Ramona loam. Yolo soils consist of very deep, well drained soils. Ramona loam is a well-drained soil found in terraces, and is not prone to flooding. Soil testing for horticultural purposes was completed at 8 locations across the site to get a broad overview of the current soil conditions. Further horticultural soil testing is recommended at each development site to understand the local conditions and determine the types of soil amendments required at each site to achieve soils that will support healthy landscapes and allow for adequate drainage.

7 locations displaying sandy clay loam soils. One site (test sample #7) displayed sandy loam.

Drainage is expected to be slow due to the fine texture of the soils and their ability to hold water. Percolation testing will need to be conducted on each development site to determine whether drainage assistance will be needed.

Plants should be tolerant of short periods of saturation due to slow drainage.

Irrigation management of these dense soils will be important to prevent overwatering. There is no indication of a high water table or salt effect from possible brackish groundwater.

Geotechnical analysis is also recommended to determine the structural capacity and percolation of soils at each development site.

Recommended soil preparation includes installation of amendments to a depth of 18" for lawn, 24" depth for shrub and groundcover, and 36" depth for trees. Soil amendments are to be based on specific horticultural soil test results at each site.

For the PEIS technical studies, soil samples taken from across the site were relatively uniform, with



Further horticultural soil testing is recommended at each development site

LEGEND

- Ramona Loam (underlying soil)**
- Yolo Loam (underlying soil)**
- Liquefaction zones**
- # **Soil Testing Location**

EXISTING CONDITIONS

Underlying Soils + Soil Testing Locations



SPORTS
FIELDS

DOG
PARK

JAPANESE
GARDEN

GOLF
COURSE

NORTH PATTON

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GARDEN

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Existing drainage structure in arroyo west of CalVets building



Existing drainage structure arroyo west of Brentwood Theater

Historic Regional Vegetation and Habitat






The West LA VA Campus current stormwater system collects surface drainage through a network of storm drain pipes to the City of Los Angeles sewer system.

Surface drainage on the site generally flows from north to south. West of Bonsall, surface runoff is collected in drain inlets predominantly along the fan roads that cut across the site from east to west. These inlets convey runoff into storm drain pipes that feed into the City of Los Angeles sewer system to the west of the site.

East of Bonsall, surface runoff flows southeast, but available record data does not indicate where storm drain pipes are located in this area.

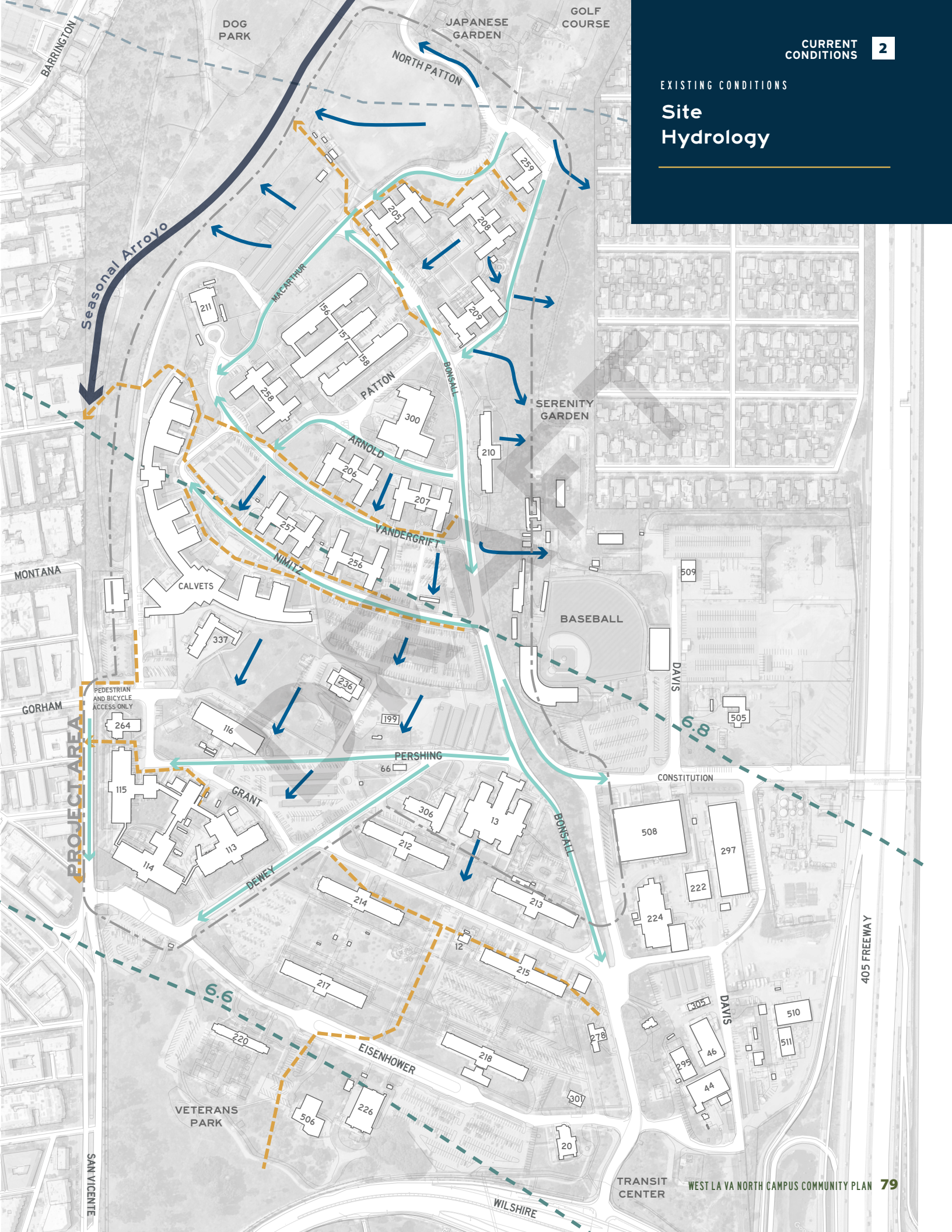
There is a remnant of an arroyo with intermittent seasonal flow on the western side of the site. The natural hydrology of the arroyo has been significantly altered by the extension of a storm drain system in 1996 and fill in the north end of the arroyo. Storm drain infrastructure in the arroyo can be seen in the two images above. A small engineered wetland constructed to mitigate the construction of the storm sewer is located west of the Brentwood Theater.

LEGEND

-  **Arroyo with seasonal surface flow**
-  **Surface Flow Lines**
-  **Street Flow Lines**
-  **Storm Drain Lines over 8**
-  **Inches per 50yr/24hr Rainfall**

EXISTING CONDITIONS

Site Hydrology



Historic Regional Vegetation and Habitat

The West LA VA Campus sits at the edge between the Santa Monica Mountains - part of the Venturan-Angelino Coastal Hills ecoregion - and the Los Angeles Plain ecoregion. Historically, before massive urbanization occurred, the typical vegetation of the Los Angeles Plain included California sagebrush, California buckwheat, coast live oak, chamise chaparral, and annual grasslands. The Santa Monica Mountains have a fairly intact native landscape that includes California oak woodland and southern sage scrub plant communities. The most common trees in the Santa Monica Mountains are oak and sycamore.

There is very little native habitat remaining in the region of the campus outside of the Santa Monica Mountains. The extension of arroyos on either side of the site are a remnant of a connection between the two ecoregions of the mountains and the plain. These arroyos have the potential to provide a local habitat role for the site, as well as provide some connectivity to the Santa Monica Mountains.

The West LA VA Campus is approximately 4 miles from coastal beach habitat, and approximately 5 miles from the Ballona Wetlands, the nearest designated Important Bird Area.



LEGEND

- Los Angeles Plain Ecoregion**
- Remnant Arroyos**
- Ballona Wetlands**
- Santa Monica Mountains (Venturan-Angelino Coastal Hills Ecoregion)**
- West LA VA Campus**

EXISTING CONDITIONS

Historic Ecotypes

SANTA MONICA MOUNTAINS

LOS ANGELES PLAIN

BALLONA WETLANDS

DEVELOPMENT



Trees

The three most common trees occurring on the campus are Blue Gum Eucalyptus, Mexican Fan Palm, and Canary Island Date Palm. All are designated as invasive by the California Invasive Plant Council. Blue Gum Eucalyptus are a fire hazard due to ignitable resin and volume of leaf litter. Mexican Fan Palm spreads prolifically if left unchecked. Canary Island Palms can form dense canopies when planted in clusters and can shade out native plants. It is recommended these species not be replaced in the case of deterioration or death, unless the existing trees are part of a historic contributing landscape. It is also recommended that no new trees of these species are planted on the West LA VA Campus.

There are 3 tree species on site protected under the City of Los Angeles Native Tree Protection Ordinance Number 177404: Umbellularia californica - California Bay, Quercus agrifolia - Coast Live Oak, and Platanus racemosa - Western Sycamore. Protected native trees with a diameter of at least 4 inches at the base of the tree and over 4.5 feet tall cannot be relocated or removed without a permit from the City of Los Angeles Board of Public Works.

Vegetation and Habitat







There is very little trace of what was once the chaparral landscape of the Los Angeles Plain ecoregion within the project area. The arroyo on the west side of the site supports native vegetation consistent with sage-scrub and chaparral as well as non-native and invasive species, and does provide some habitat area, and potential connectivity to the Santa Monica Mountains.

or mulched areas with ornamental, palm, and canopy trees, and some shrub or foundational plantings around buildings.

Completed in 2018, the Protected Species Survey of the Programmatic Environmental Impact Statement (PEIS) identifies several plant and animal species that have potential occurred on site. Field surveys found that populations of these species were in fact not present on site, indicating that the habitat value of this landscape has been diminished over time.

Outside of the arroyos, the vast majority of existing vegetation within the project area consists of lawns

LEGEND

	Existing Tree Canopy		Existing Lawn		Arroyo
	Protected Trees - City of L.A. Umbellularia Californica - California Bay		Quercus agrifolia - Coast Live Oak		Platanus racemosa - Western sycamore

EXISTING CONDITIONS

Current Vegetation



PROJECT AREA

405 FREEWAY

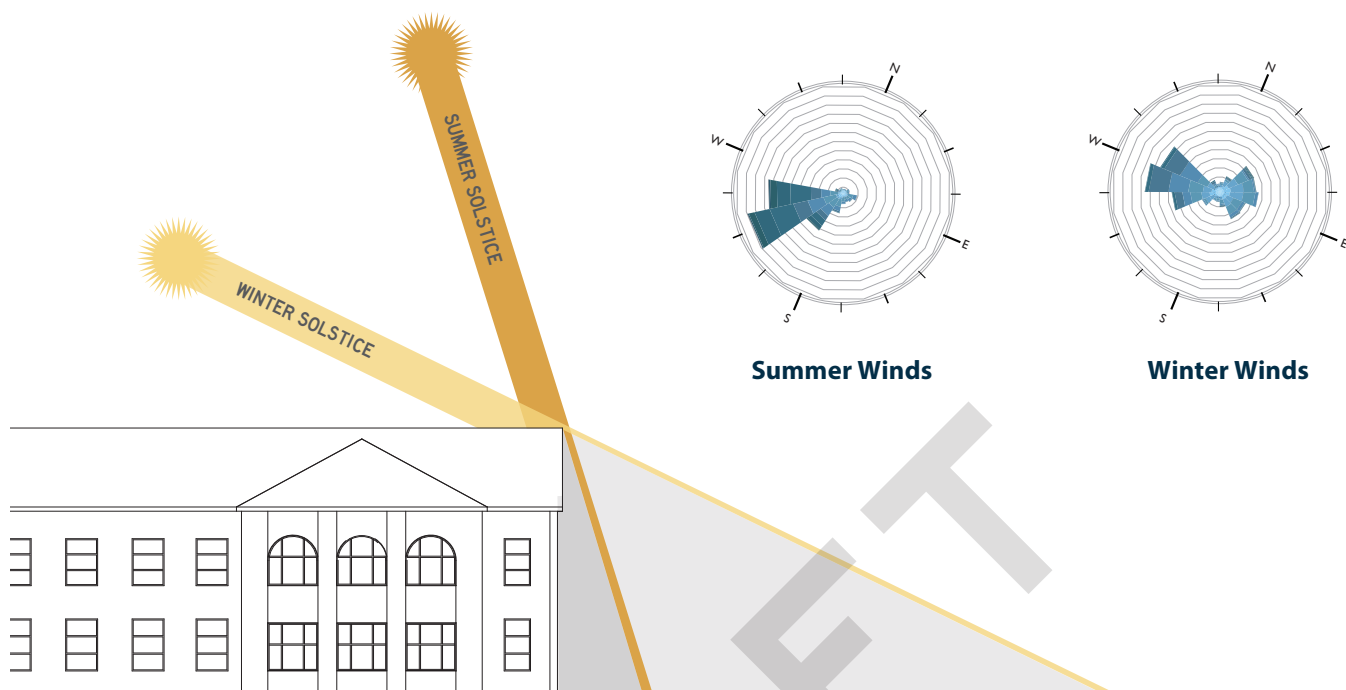
A historic view of the palms on campus





CURRENT CONDITIONS





Climate and Comfort

The campus is located within the warm-marine climate zone, characterized by mild temperatures, warm dry summers, cool winters, and little precipitation.

Prevailing winds blow from the southwest in spring and summer. These winds provide some respite from the sun and heat in the summer, but they bring humidity off the ocean as well. In the winter, Santa Ana winds blow warm dry air in from the desert.

Most rainfall occurs in January, February and March, with almost no rain in the summer months.

With high temperatures in the low 90s in July and August and winter temperatures between 40°F and 55°F, it is important to provide outdoor spaces with a variety of different protections and exposures for comfort year round. Shade is important as a respite during hot dry days in the summer, but a sunny southern exposure may be inviting on chilly winter days.

The Los Angeles region is already seeing the impacts of climate change, including severe storms, temperature extremes, and drought. According to studies conducted by UCLA's Department of Atmospheric and Oceanic Sciences, temperatures in the Los Angeles region are projected to continue to rise 4.3°F from the year 2000 to the middle of this century if nothing is done to mitigate climate change. This will lead to three times as many days with temperatures over 95°F, as well as more heat waves later in the summer. All of these factors contribute to wildfire seasons beginning earlier and extending over a longer period of time, as well as an increase in frequency and severity of wildfires in the West.

For more information on climate, refer to the VA Greater Los Angeles Healthcare System Draft Master Plan completed by HOK in 2016.

The Los Angeles region is already seeing the impacts of climate change, including severe storms, temperature extremes, and drought.



Existing Landscape Typologies

In general, the health of much of the existing landscape of the West LA VA North Campus is deficient. While there are several landscape spaces that have been maintained and can be comfortably used by residents or visitors, the majority of the existing landscape provides minimal benefit in terms of diversity, quality and character of spaces.

The existing landscapes on site can be categorized into the following typologies:

Garden - Intentional landscapes with ornamental planting, walking paths, and seating areas. Also includes community or productive/edible gardens.

Wild Lands - Naturalistic areas typically characterized by steep slopes, spontaneous vegetation, and areas of dense tree cover. Generally appear to be overgrown, unmaintained condition. Pathways through these areas are in poor condition.

Grove - Intentional groups of trees with continuous canopy and little understory.

Park - Landscape areas used for active recreation or areas designated and maintained as parkland for passive and active recreation. Generally appear to be in good condition.

Maintained Landscape / Lawn - Lawns with some shrub and canopy or ornamental tree planting, or other maintained landscapes with groundcover, shrubs and trees. Generally appear to be in good condition.

Mulched Planting Area - Ground surface covered with wood mulch or gravel mulch, typically with sparse shrub and tree planting. In many cases the fabric or plastic beneath the mulch has deteriorated or protrudes, and weeds have become established.

Deteriorated Landscape - Landscapes with bare ground, overgrown planting, erosion, and/or appear to be under-maintained. In many cases these landscapes are not being used as intended. These spaces are currently unusable for residents as a result of general condition and health.

Parking Lot - Some parking areas include overhead photovoltaics. Most parking areas do not have vegetation for screening or trees for shade integrated into parking lot layouts, but some may have limited perimeter planting.

LEGEND

 Garden

 Wild Lands

 Grove

 Park

 Maintained Landscape / Lawn

 Mulched Planting Area

 Parking Lot

 Deteriorated Landscape

EXISTING CONDITIONS

Open Spaces & Typologies

- 1 Japanese Garden
- 2 Veterans Barrington Park
- 3 MacArthur Park
- 4 Heroes Golf Course
- 5 Historic Quad
- 6 Serenity Garden
- 7 Grow Native Veterans' Garden
- 8 Jackie Robinson Stadium
- 9 Arroyos
- 10 Parade Grounds
- 11 Veterans' Park



Contributing Landscape Elements

The landscape of the West LA VA Campus once housed elaborate, highly maintained gardens alongside Mission revival architecture. A need for increased capacity in both the barracks and the hospital following World War 1 led to the demolition of some of the smaller wooden Mission revival buildings, and the removal of some of the elaborate gardens alongside them. The West LA VA Campus continued to replace the wooden barracks with concrete, brick and stucco construction in the 1930s, and also pared back the garden spaces. The Landscape Survey Chapter of the 2018 Programmatic Environmental Impact Statement (PEIS) states “The less ornate campus landscape design is consistent with the Period of Significance of the West Los Angeles Veteran Affairs National Register Historic District (1923-1952) (WLA VA NRHD).”

The PEIS identifies 10 contributing landscape elements to the WLA VA NRHD within West LA VA North Campus Community Plan project area that are mapped on the diagram to the right. The West Los Angeles (WLA) Campus Historic Research Plan (CHRP) that is being developed to assist the West LA VA in avoiding and minimizing adverse affects to historic properties within the West LA VA Campus also identifies and sets preservation priorities for a number of historic landscape resources both within and outside the Community Plan boundary.



LEGEND



(Area)

Contributing Landscape Elements within the West LA VA Campus VA Project Site in both the PEIS and the CHRP



(Linear)



(Area)

Contributing Landscape Elements within the West LA VA Campus Project Site in the PEIS only



(Linear)

EXISTING CONDITIONS

Contributing Landscape Elements

- 1 East and West Arroyos
- 2 Quad Bldgs 205,208,209
- 3 Eucalyptus Tree Break Wooded Area East of 210
- 4 Roadway Systems Arnold, Vandergrift, Nimitz, Patton
- 5 Walking Path Between Bldgs 256 and 300
- 6 Lawns of Former Brentwood Hospital
- 7 Bonsall Avenue Palm Trees
- 8 Fig Trees at the Entrances to Buildings 113 and 114
- 9 Viewshed Between Buildings 12 and 226
- 10 Roadway System Bonsall, Dewey, Eisenhower Aves
- 11 Bonsall Avenue
- 12 Circular Drop-off at Building 211



PROJECT AREA

EXISTING CONDITIONS

Road Networks



PROJECT AREA

405 FREEWAY

CURRENT CONDITIONS

DOG PARK

JAPANESE GARDEN

GOLF COURSE

NORTH PATTON

MACARTHUR FIELD

LOT NO. 28

MACARTHUR

PATTON

BONSALL

SERENITY GARDEN

ARNOLD

VANDERGRIFT

BASEBALL

MONTANA

GORHAM

PEDESTRIAN AND BICYCLE ACCESS ONLY

PERSHING

CONSTITUTION

GRANT

DEWEY

BONSALL

VETERANS PARK

EISENHOWER

DAVIS

TRANSIT CENTER

WILSHIRE

2.4 Circulation

The primary circulation network of the West LA VA North Campus is unique and in-part provides its defining historic character.

Bonsall Avenue is the connecting spine through most of the West LA VA Campus and the only connection between the West LA VA North and South Campuses that is divided by Wilshire Boulevard. The West LA VA North Campus has two unique circulating and organizing systems, with accessory roadways and parking lanes that connect to the rest of the campus.

The triangle road network set by Eisenhower, Dewey, and Pershing Avenues and the fan roads of Nimitz, Vandergrift, Arnold, Patton, and MacArthur Avenues are connected to each other and the West LA VA South Campus by Bonsall Avenue that gracefully evolves and conforms to be integral parts of the two organizing systems. Bonsall Avenue also connects to the services area of the West LA VA North Campus, navigating the substantial grade change via Constitution, Grant, and Eisenhower Avenues.

There are a number of service roads that wrap around the perimeter of the built-out portion of the West LA VA North Campus – MacArthur

Avenue travels between the Arroyos and CalVet facility, and connects with Patton Avenue, which circulates around the buildings surrounding the historic Quad. There are also a number of ill-defined access drives that blend with the existing parking lots between the triangle and fan roads, and do not respond to either circulation network. These drives include portions of Pershing and Grant Avenues, south of the CalVet facility.

Bonsall Avenue and the MacArthur Avenue access road are the only vehicle connections between the two halves of the West LA VA North Campus, though MacArthur has controlled access north of the CalVet service loading docks. The Patton Avenue access road connecting the Brentwood School- East Campus is also secured access, preventing general vehicles traffic from traversing the two directly. Pedestrians and bicyclists are able to navigate the vehicles gate in both cases.

LEGEND

 Fan Roads

 Triangle Roads



Street Sections

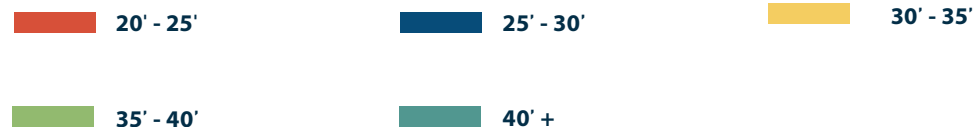
Much of the existing road network on the West LA VA North Campus was designed to manage bi-directional vehicle movement, typically with roadways between 22' and 30' wide. Arnold and portions of Vandergrift Avenue have been coupled and converted to support one-way traffic, in order to support on-street parallel parking. On these streets, the remaining travel area is not sufficiently wide to accommodate typical emergency vehicle access.

Nimitz Avenue was widened as part of the CalVets facility to support two-way vehicle movement, as well as on-street parallel parking – though that capacity has yet to be exercised. There are also a number of streets on the West LA VA North Campus that are widened for blocks or portions of blocks to support additional parallel, diagonal,

and head-in parking, including Bonsall, Vandergrift, and MacArthur Avenues.

Most streets have adjacent sidewalks with sufficient width for pedestrian travel, though some end unceremoniously for parking, grade changes, or infrastructure. Most sidewalks are located directly adjacent to the roadway without ADA accessibility and vehicle travel lane, which at times creates an uncomfortable environment when pedestrians are exposed to traffic with limited sense of separation. The new roadwork and sidewalks around the CalVet facility and parking lot are the exception, with the newer sidewalk on the south side of Nimitz Avenue having flanking parkways with an allée of trees.

LEGEND



EXISTING CONDITIONS

Roadway Widths



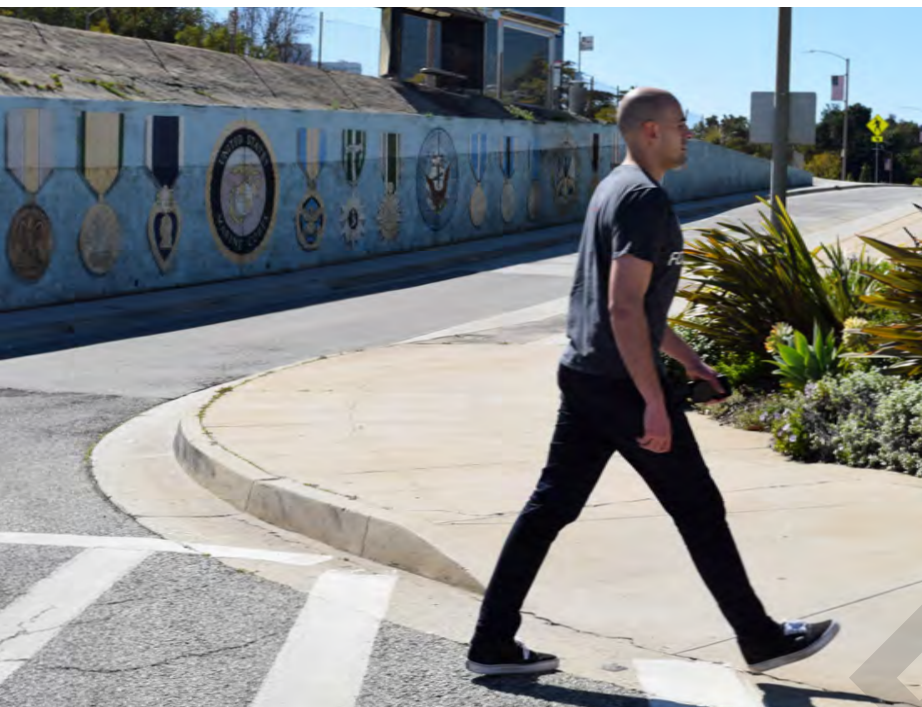
PROJECT AREA

405 FREEWAY

A view of the Campus roads today







Pedestrian Network

The West LA VA North Campus has an extensive pedestrian circulation network to and amongst the most built-out areas, with just a few gaps – specifically between the West LA VA North and South Campuses, and along the campus edge towards the neighborhoods to the northeast and northwest. There are multiple pedestrian access points into the project area from the neighborhoods to the southwest, though some are gated with irregular access times. Pedestrian connections to the west are limited to the Constitutions Avenue underpass and the trail connecting to the Brentwood Glen neighborhood.

Pedestrian linkages between the West LA VA North and South Campuses are limited, being bifurcated by Wilshire Boulevard, with just the narrow sidewalks on either side of Bonsall Avenue going under the grade-change. Some improvements are anticipated as part of the future Purple Line – VA station, though the extent of those improvements are limited to supporting transfer to the bus lines and subway.

There are limited pedestrian connections to the Veterans Center for Recreation and Education at Brentwood School from the West LA VA North Campus, with direct access limited to the service

road connecting the two. Within the project area the most noteworthy disconnect is between Nimitz and Pershing Avenues, as the CalVets facility and parking lot effectively divide the two halves of the West LA VA North Campus.

Within the project area, pedestrian routes are generally consistent – with sidewalks on either side of most streets. A few exceptions include Bonsall, Patton, MacArthur, and Pershing Avenues, where they lack sidewalks on one or both sides of the roadway. Some, but not all, of the longer blocks also have midblock pedestrian walkways linking the streets. Otherwise some of the fan road blocks have fairly long distances for pedestrians to circumnavigate.

The existing topography and general spatial distribution of buildings on the West LA VA North Campus serves as a constant impediment for pedestrians with mobility impairments navigating between services, amenities, and residences. The distances and inclines force consistent resting for people walking and in wheelchairs at occasional benches, as well as the need for constant charging of motorized assisting equipment and wheelchairs. Anecdotally, running out of electricity is a constant consideration for people in motorized wheelchairs on campus.

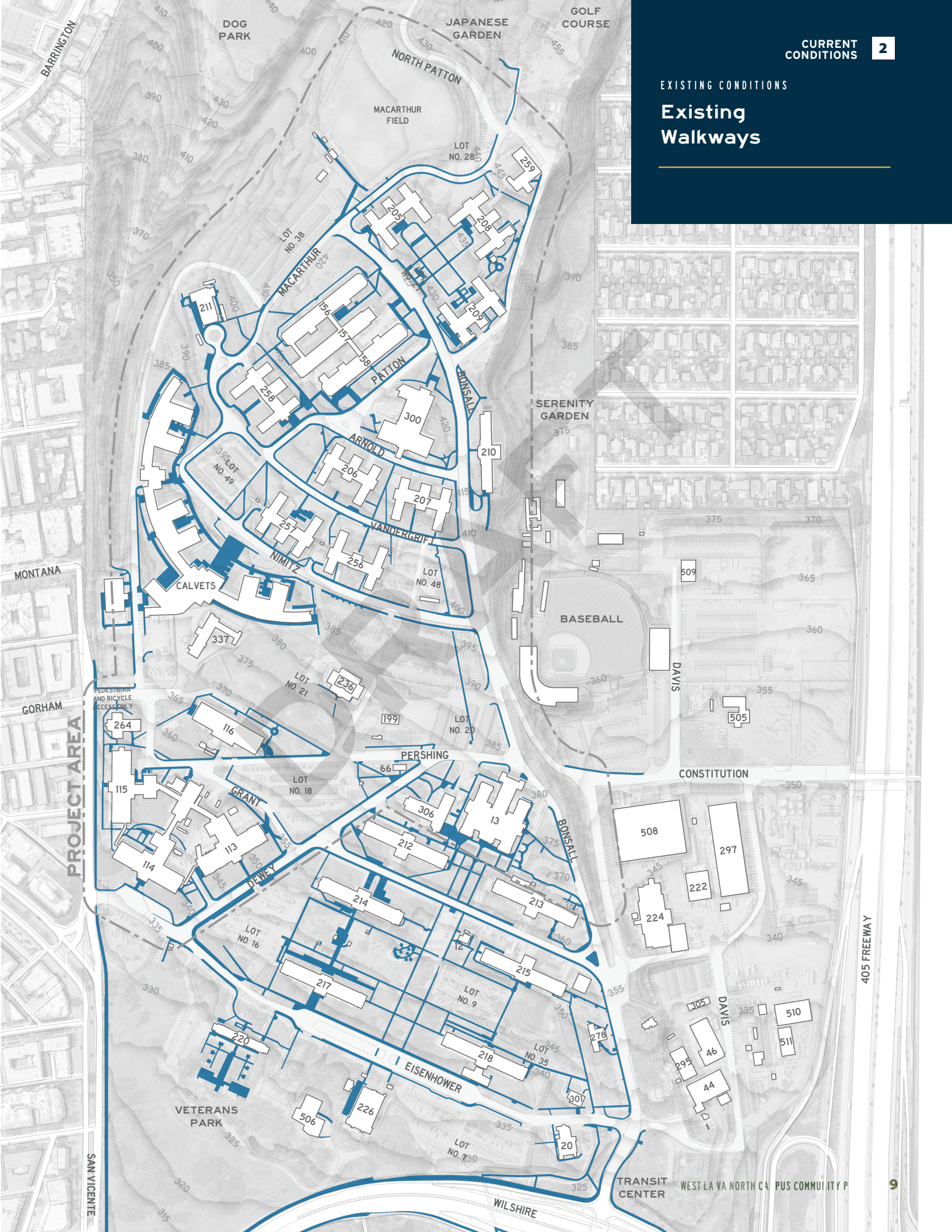
Most sidewalks and walkways do provide sufficient widths and cross sections for accessible paths of travel, though some sidewalks’ cross-slopes are too steep. Curb ramps are provided at most intersections and important locations, though few meet the current ADA accessibility design specifications. Most primary building entrances are equipped with appropriate pedestrian ramps or lifts, though some are less than ideally located or configured.

LEGEND

Walkways

EXISTING CONDITIONS

Existing Walkways



PROJECT AREA

405 FREEWAY

Bicycle and Mini Mobility

While there are no dedicated bicycle facilities on the entire West LA VA Campus property, many of the streets are inherently bike friendly, due to their low volume of traffic, curving layout [fan roads], and relatively narrow profile. There is generally a good distribution of bicycle parking at most buildings, though there is a limited consistency with location and type of bike racks. While there is significant bicycle ownership [based on use of racks] there is no system-wide wayfinding for bicycle facilities, parking, and programs on the West LA VA Campus.

There are some dedicated bicycle facilities around the campus and avid ridership in the area, due in part to proximity to UCLA. Additionally, the density of residential program, amenities, shopping, services, and workplaces makes biking a viable form of transportation. Because of cross site connections, the streets most typically used by cyclists are Pershing and Constitution Avenues [through West LA VA North Campus], Eisenhower Avenue [as an alternative to Wilshire Boulevard], and Bonsall Avenue.

Transit Access

Local public transit lines serving the West LA VA Campus are primarily accessed from Wilshire Boulevard, where multiple transit agencies have stops located at the Bonsall Avenue interchange. The Santa Monica Big Blue Bus has multiple lines also serving the campus along San Vicente Boulevard and Barrington Avenue, as well as having a bus route traveling through the West LA VA South Campus.

Most of the transit stops in and around the West LA VA Campus have seating for waiting bus riders, and some have shade canopies. The transit node at the elevated portion of the Wilshire Boulevard – Bonsall Avenue interchange is challenging for pedestrians to access, as it is currently necessary for a transit rider to walk three blocks to reach the bus stops from Bonsall, with an ascent of a couple dozen feet.



Parking

A significant portion of land area on the West LA VA Campus property is dedicated to private parking lots, with a majority of surface parking lots. While the West LA VA South Campus has significantly more parking capacity – located around the medical center – the West LA VA North Campus also has significant capacity, relatively distributed throughout the built-out portions.

Within the Community Plan project area, parking is distributed between larger surface parking lots, and pockets of parallel and head-in on-street parking stalls. Amongst the fan roads the majority of parking is located in large, efficient fields on CalVets lots and Lots 38, 48, and 49, with smaller rows of Lots 28 and 37 blending into the adjacent MacArthur and Patton Avenues, respectively. There are pockets of head-in parking and parallel parking on most streets, with larger concentrations along Vandergrift and Bonsall Avenues.

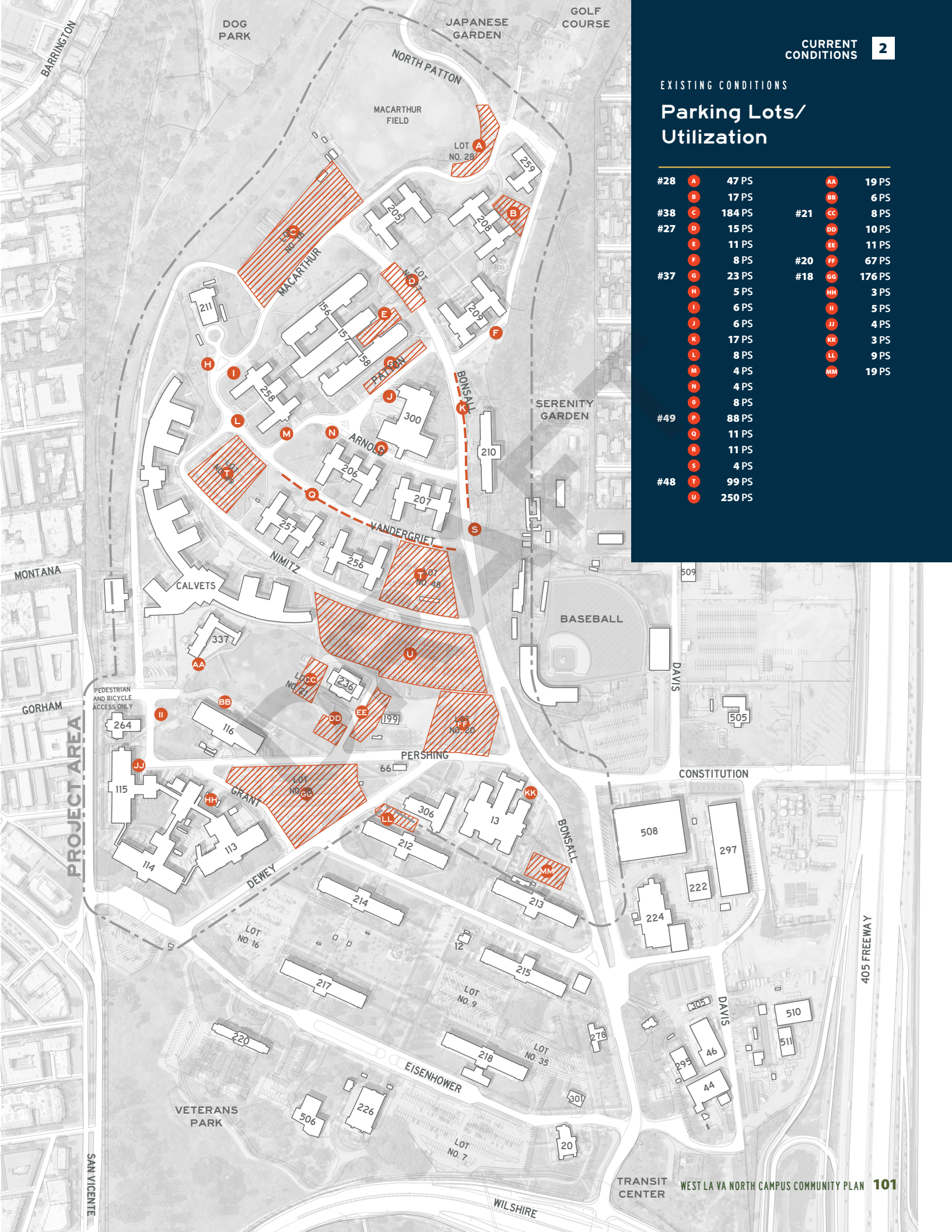
Of the Community Plan portion of the triangle road area, there are three larger parking fields of Lots 18, 20, and 21 that flank Pershing Avenue, with parking lot maneuvering aisles and the roadways blending together. There are some smaller lots flanking the east and west sides of Building 13, and behind the CalVets facility along the western edge of the campus.

Comprehensive parking analysis was conducted of parking capacity and utilization as part of the Programmatic Environmental Impact Study [Appendix I of the technical studies]. The parking study inventories all marked stalls – delineating between accessible and standard stalls, and through observation-tracked percentage utilization throughout the day. It reported a total of 2,130 parking spaces on the West LA VA North Campus.

EXISTING CONDITIONS

Parking Lots/
Utilization

#28	A	47 PS	AA	19 PS	
	B	17 PS	BB	6 PS	
#38	C	184 PS	CC	8 PS	
#27	D	15 PS	DD	10 PS	
	E	11 PS	EE	11 PS	
	F	8 PS	FF	67 PS	
#37	G	23 PS	#20	GG	176 PS
	H	5 PS	HH	3 PS	
	I	6 PS	II	5 PS	
	J	6 PS	JJ	4 PS	
	K	17 PS	KK	3 PS	
	L	8 PS	LL	9 PS	
	M	4 PS	MM	19 PS	
	N	4 PS			
	O	8 PS			
#49	P	88 PS			
	Q	11 PS			
	R	11 PS			
	S	4 PS			
#48	T	99 PS			
	U	250 PS			



PROJECT AREA

405 FREEWAY

CHAPTER THREE

RESEARCH & ENGAGEMENT



CONTENTS

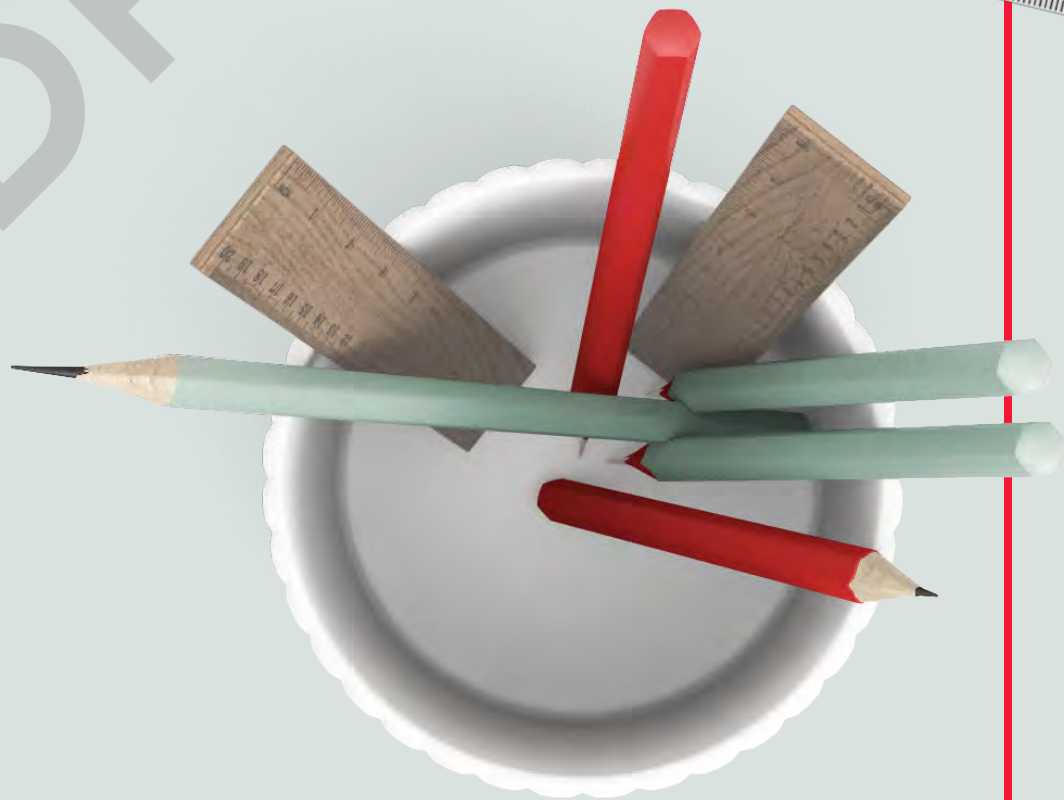
**3.1
Engagement Process**

**3.2
Community Voice**

**3.3
Case Studies**

**3.4
Assets, Constraints,
Considerations, & Opportunities**

Dignity
Hope
~~Safety~~
PHYSICAL +
PSYCHOLOGICAL



3.1
**Engagement
Process**

The outreach and engagement process for developing the West LA VA North Campus Community Plan built upon work done previously through developing the VA Greater Los Angeles Healthcare System Draft Master Plan, and the associated NEPA Programmatic Environmental Impact Study, along with ongoing surveys conducting with the Veteran community. Initial work included collecting and processing feedback, and determining where the information is relevant to the Community Plan.

Il ium ditat magnatem que nim dolore, comnisquo quatures et, coribus maxim consendae nisquodissi aceperio. Commo consere pellessimus et reptis sitatiuntio.

SOURCE







Community outreach has focused on a variety of audiences with different means of engaging them.

The Veteran community has been engaged through participation at standing events and programs - including the annual Stand Down event on the West LA VA Campus, various Veteran-serving sites

operated by the West LA Veterans Collective, LLC (the Principal Developers), and online surveys. Engagement focused on the means for creating a community on the campus, from amenities and services to include as part of developing a Veteran-serving neighborhood, to naming and branding it.

A wide range of Veterans took part in engagement efforts, including those who served in the Army, Marines, Navy, Coast Guard, and Air Force in the 1950's through 2010's. Voices included Veterans

Timeline

2015

Litigation Settlement on the use of the West LA VA Campus

Team Selection

Draft EIS

who currently or previously experienced homelessness, those living at the Domiciliary or taking part in a residential program, and those living in a private residence. Veteran family members and local stakeholders also participated.

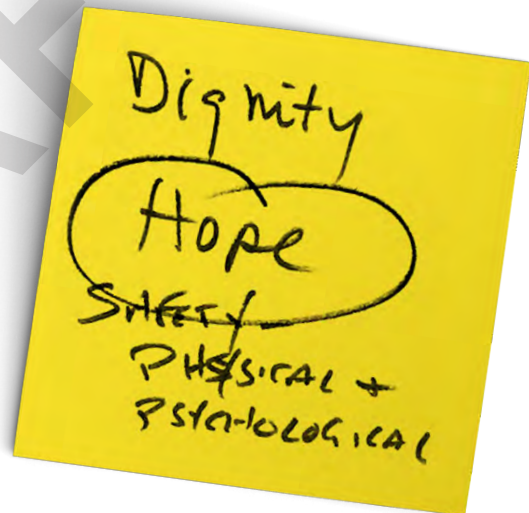
Engagement also included local neighbors and community partners, which focused on questions and discussions related to the scope and intent of establishing a Veteran-serving neighborhood in West Los Angeles.

This engagement included holding focus groups and participating in existing community forums and meetings, such as Neighborhood Councils and service provider convenings. There were also discussions related to how these partners can collaborate with the West LA Veterans Collective to provide services and programs to future residents on the West LA VA Campus.

Finally, there has been significant engagement with local, regional, State, and Federal agencies and officials relevant to developing Veteran-serving homes on West LA VA Campus property. This had largely been related to coordinating overlapping jurisdictions and purview, as well as identifying resources for this comprehensive venture. Most of this engagement was conducted through in-person meetings and video conferencing in order to discuss detailed elements of the Community Plan.

In-person efforts included tabling at the 2019 Stand Down event, and distribution of postcards at stakeholder meetings and outreach. Due to COVID-19 measures put in place during 2020 engagement efforts, additional online engagement was conducted. Online surveying was shared through social media, email, and partner outreach. The brief postcard survey which was distributed also shared the link to the more detailed online survey, for those who wished to give more elaborate feedback. Additionally, the West LA Veterans Collective website was expedited to provide online information about development efforts and opportunities to provide feedback.

Due to COVID-19 measures put in place during 2020 engagement efforts, additional online engagement was conducted. Online surveying was shared through social media, email, and partner outreach.



NEPA-
ROD

Draft
Community
Plan

Final
Community
Plan

Construction
Begins as
Building 207
Breaks Ground

2016



Community Survey

The Community Survey largely focused on the naming and character of the West LA VA North Campus Community Plan area as well as the services and amenities Veterans would like to transform this part of the Campus into a community

Respondents largely thought the naming of the neighborhood should relate to the people it represents, in comparison to the past or place.

The survey was conducted both in-person and online, in different formats depending on the circumstance. Nearly two hundred participants have thus far responded to the survey in person or online. Respondents largely thought the naming of the neighborhood should relate to the people it represents, in comparison to the past or place. Popular naming themes proposed for West LA VA North Campus Community Plan reflect the prioritization of the people, with many including “Veterans,” “Patriots,” or “Heroes” as part of the name. Top prioritized services include a Health Clinic, Mental and Emotional Support, and Disability Assistance. Top prioritized amenities included a Social Hall, Transit Hub, and Fitness Center.

Other proposed ideas for services and amenities included subsidized retail, meeting rooms, a central plaza, pet care, self-mechanic station, volunteer services, and religious services.

Previous Surveys

Past surveys largely focused on the demographics of the Veteran population, how they currently use the West LA VA Campus, what services and amenities on campus they would like to access, and the extracurricular activities they would be interested in participating in. Notable answers included:

A high interest [half of respondents] in housing services

A high interest [over half of respondents] in walking, jogging, and bicycling

A priority of health and wellness for Veterans and their families

Top park uses of leisure/relaxation or exercise/jogging

Low amounts of time spent on the West LA VA Campus with children currently, but an interest in having a playground on the West LA VA Campus

Transportation being the highest cited barrier to participation in activities, with scheduling hours 2nd highest priority

An interest in having a variety of food options on campus, including grab n’ go food, coffee shops, restaurants

An interest in having job training and improved guest services on the West LA VA Campus

An interest in having movies, yoga, and college classes on the West LA VA Campus

An interest in religious services, animal services, and legal services on the West LA VA Campus



COMMUNITY
PRE

PLACE

ns
are
unity

Honoring the local con
& geography that
shape this com

BONNAN

RETURN TO:
SIGN-IN SHEET
DATE: _____
ADDRESS: _____
PHONE: _____
EMAIL: _____
SIGNATURE: _____

3.2
**Community
Voice**

Seven things we heard from Veterans and the community

“BUILD A COMPLETE COMMUNITY, NOT JUST HOUSING”

There was a large consensus that more than just housing should be provided to Veterans. Creating a sense of place through connection and signage - as well as organizing building functions in a smart way - were both common discussion themes.

“EMPOWER VETERANS TO CREATE THEIR OWN COMMUNITY”

Creating a sense of Veteran ownership and community for those living and visiting campus were often mentioned. Ideas were proposed such as forming a council or Home Owner’s Association (HOA) for the new housing community, so that Veterans could propose their own rules and regulations for conduct.

“IMPROVE OPEN SPACES & MOBILITY”

The most common mode of transportation on West LA VA campus was cited as walking. Ensure that the large West LA VA Campus is more easily navigable, keeping in mind those with physical limitations. Create an open space and transportation network that takes into account the impact of the I-405 Freeway and Wilshire Boulevard on campus.

2 “IMPROVE HOW WE GET TO & FROM THE CAMPUS”

Veterans cited transportation as a major barrier to getting to the West LA VA Campus and receiving services. Veterans' most common modes of transportation are personal vehicles, public transit, and walking to the West LA VA Campus.

3 “PROVIDE A HIGH QUALITY OF CARE ON CAMPUS”

Honor, care, and respect our Veterans. Ensure that the right supportive services and amenities are in place, that Veterans are aware of them, that they are easy to access, and that there is continued maintenance for them.

6 “CREATE AN INCLUSIVE NEIGHBORHOOD”

While there was a large consensus that the LA VA Campus should first and foremost cater to Veterans, there was a large amount of interest in making the West LA VA Campus an inclusive community. The West LA VA Campus should welcome all Veterans and their families, while also remembering Veterans who are no longer with us.

7 “CONNECT TO THE LARGER COMMUNITY”

Veterans were open to creating a town center with services and amenities that attract the surrounding off-campus communities. This would provide a place for Veterans and the surrounding community to come together and learn more about each other.

3.3
Case Studies

Century Villages at Cabrillo

Century Villages at Cabrillo is a former 27 acre Naval Housing site that utilizes a public-private partnership model to benefit those in need.

Established in 1997 when the US Department of Defense conveyed the land under the McKinney Act for the benefit of the homeless, Century Villages at Cabrillo (“CVC”) has subsequently developed into a unique therapeutic community that provides housing on any given night to over 1,500 persons.

Residents include Veteran and non-Veteran individuals, families, youth, and children. More than simply providing shelter, CVC has co-located a palette of valuable social services to help residents regain their independence within a pioneering supportive housing continuum.

Over the past two decades Century Housing has rehabilitated and redeveloped the campus through five phases, which included a variety of buildings typologies, types of housing, amenities, and support services. The two most recent phases, Cabrillo Gateway and Anchor Place, completed the redeveloped of the campus with an east-west promenade, grand lawn, social hall renovation, and multimodal transit center.

With completion of the campus build-out, Century Housing embarked on a master planning effort to guide redevelopment of the former naval housing and accessory structures. The planning process included extensive engagement with residents, stakeholders, and service providers to guide the type of housing, services, and amenities the future CVC includes.

The updated master plan for development defines a vision for multiple phases of new mixed-use development that provide replacement housing for residents currently living in former navy



housing, along with a variety of new housing opportunities, integrated with new amenities and services. These new buildings are oriented around a new circulation and open space network designed to connect residents physically, socially, and emotionally to their neighbors. The plan has been certified Gold LEED – Neighborhood Development and is currently being codified into a Specific Plan in the City of Long Beach.



Case
Study

Main Parade Ground Presidio of San Francisco

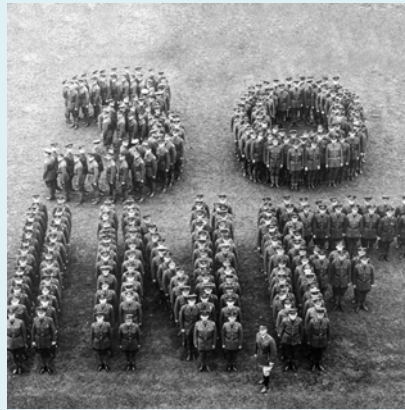


Once the venue for military pageantry, Main Parade was an expansive asphalt car park in the 1990s when the Presidio was transferred from the US Army to the National Park Service.

In 2005, a long-range master plan for the central core of the Presidio identified the site as the 'green heart' and center of activity for the entire Presidio National Park. In addition, the rehabilitation of Main Parade was to make history physically legible to diverse audiences — an important step in the transformation from military base to public resource.

The site is complex, with fragments not created as a single, unified landscape. Successive development over a span of approximately three hundred years overlapped and modified the



*Main Parade today*

physical record of previous periods. Consequently, much of its history was not visible.

The central organizing element of the Future Main Parade will be the Esplanade — a pedestrian promenade that traverses the length of the parade ground from the transit center to the officer's club. This esplanade will engage the eastern edge of the parade ground which has been the site of continual architectural change.

Rooted in the significance and integrity of history, the Esplanade design is a thoroughly contemporary expression. As a distinctive translation of historic form to habitable space, the design creates a new layer of information and weaves it into visible interpretive elements. Extant landscape features — views, trees, structures — are the primary framework. Secondary elements, including commissioned sculpture, artifacts, digital media, text and images, will be woven into the composition.

Multiple histories of the Main Post district and of the entire Presidio are layered as a series of 'moments' along The Esplanade. These are the anchors for interpretive walks that explain the parade ground in its present-day context. It is a framework that accommodates day-to-day use as well as important ceremonial space. Combined, the layered components of Main Parade convey information about this present-day Presidio Park and its larger context as a significant military base since 1776.



SAN PEDRO HIGH SCHOOL OLGUIN CAMPUS

The new, sustainable San Pedro High School offers a collaborative learning environment based upon the small high school concept.

As part of the Los Angeles Unified School District, the sustainable San Pedro High School – Olguin Campus was completed in 2012. As a satellite campus to San Pedro High School’s main campus, the Olguin Campus creates community through space by creating a small school environment. The two freestanding, two-story classroom buildings cluster design aims to establish a collaborative learning environment. Using the photovoltaic and

wind turbine technology, the Olguin Campus creates onsite renewable energy.

Situated near the Pacific Ocean and the Port of Los Angeles, the San Pedro High School – Olguin Campus is home to the Marine Science Magnet Program (MSMP). Because more than half of the students at San Pedro High School are economically disadvantaged, the MSMP offers students a unique opportunity to participate and learn about the ocean and marine ecology in a rigorous four-year college preparatory academic program.

With scenic ocean views, the Olguin Campus maintains its ties with the small San Pedro community. The MSMP requires its students to complete community service hours prior to graduation. This requirement allows students to participate in community enriching activities and solidifying their bond to the community.



EUL EXAMPLES



The Department of Veterans Affairs (VA) Enhanced-Use Lease Program (EUL) is an essential tool for the VA’s mission to end Veteran homelessness. Through the EUL program, the VA leases underutilized real estate under its jurisdiction for the purpose of developing supportive housing for homeless and at-risk Veterans and their families.

It is also a proactive asset management program, managed by the Office of Asset Enterprise Management (OAEM). In return for allowing VA property to be leased for non-VA uses (which must be compatible with or benefit the Department’s

mission) on Department-controlled land, VA can require rent in the form of monetary payments or other “in-kind” consideration, which in the opinion of the Secretary enhances a particular VA activity’s mission.

Edward Hines Jr. VA Hospital provides health care services to Veterans in the Chicagoland area.



HINES VETERANS AFFAIRS MEDICAL CENTER

The Edward Hines, Jr. VA Hospital is a second generation facility in Hines, Illinois serving the Greater Chicago Veterans community. The over 230-acre campus [174 acres owned by the VA, 60 acres leased from Loyola University Medical Center] was initially constructed in 1918 through a land grant from the namesake of the campus.

A 45-acre portion of the original campus, including the Old Airmail and Postal Service Buildings from

the Maywood Air Mail Field, was listed on the National Register of Historic Places as a Historic District in 2013.

Beginning in 2003, OAEM began partnering with affordable housing providers to develop new Veteran-serving residential communities on the Hines campus. The first two – Cooke’s Manor, a 40-unit transitional housing project, and Bishop Goedert Residence, a 71-unit senior living project – adaptively reused contributing structures within the Historic District.

More recently Freedom Path’s I, 72 permanent supportive homes, and Freedom Path’s II, 52 units for disabled and homeless Veterans, are new construction – designed to fit within the surrounding context. As Freedom Path’s II has large units for Veterans with families, the four developments serve a diverse cross section of Veterans in-need of housing.



DAYTON VETERANS AFFAIRS MEDICAL CENTER

Originally designated as the Central Branch of the National Home for Disabled Volunteer Soldiers, the Dayton Veterans Affairs Medical Center is one of the three earliest VA facilities in the Nation.

At over 260-acres, the Dayton VA campus in Ohio includes the medical facility, as well as the National

Military Cemetery and support facilities - the entirety of which was designated as a National Historic Landmark District in 2012.

Over the span of five years starting in 2005, Buildings 400, 402, and 412 were historically restored and adaptively reused as a variety of transitional and permanent supportive housing – residences for over 100 Veterans. Lyons Place II is a new building providing 55 one- and two-bedroom units. Along with Kennedy Way Community Living Center [retirement living] they provide a broad spectrum of housing for Veterans.

SOURCE

The Dayton VAMC also offers services in four outpatient facilities - located in Lima, Middletown, and Springfield, Ohio and Richmond, Indiana.



HOLLENBECK TERRACE

Located in Boyle Heights, the prominent Spanish Mission-style hospital campus was built in the 1920s and 1930s, originally serving the employees of the Santa Fe Railroad and subsequently becoming a community hospital. With its appealing historic architecture, ample landscaped grounds, proximity to a large public park, and urban location, the site was a natural fit for adaptive reuse into housing.

After sitting vacant for over 20 years, the historic Linda Vista Hospital has been redeveloped into 120 affordable senior units. The new residences offer modern studio, one and two bedroom apartments for low-income seniors. The renovation meshes with the original fabric of the Spanish Mission-style hospital campus: the landscaped setting, exterior

details and massing, historic lobbies and common areas remain, and patient rooms, the nurses' dormitory offices, and laboratory areas have been converted to living units. Amenities include elegantly decorated community rooms, computer room, laundry, historic grand dining room, game room, library, gallery and performance space, BBQ area, gardens, rooftop lounge, and social service programs space.

The design intent was to preserve the building's essential historic character while bringing it back to life with an efficient new use. The redevelopment required the removal of the remaining hospital systems and unneeded infrastructure from the building. Historic patient rooms were redesigned as apartments because of their essentially residential-scaled spaces with windows providing adequate light.

Hollenbeck Terrace is a former hospital which has been redeveloped into senior affordable housing units.

3.4
**Assets,
Constraints,
Opportunities,
& Challenges**

Assets



HISTORIC FABRIC

The West Los Angeles Veterans Affairs Historic District provides a picturesque setting for residents, visitors, and workers occupying the West LA VA North Campus.

The civic design of the Triangle and Fan Road networks are punctuated by architecturally distinct buildings and formal open spaces. The symmetry of contributing structures further reinforces the harmonious architectural heritage and rich visual textures of the West LA VA North Campus.



OPEN SPACES

The 388-acre West LA VA North Campus hosts a diversity of types, scales, and programmed open spaces and landscapes, unique to the largely built-out West Los Angeles region.

The verdant landscape includes dense, mature tree canopies along the eastern bluffs and arroyos, as well as Los Angeles National Veterans Park and Wadsworth Park. The variety of sports and recreation facilities, gardens, and gathering spaces meet most tastes and needs.



CAMPUS CONNECTIVITY

While pastoral in nature, the West LA VA North Campus is located within a compact, connected, vibrant community that provides residents, visitors, and workers both amenities and daily essentials within reasonable walking distance of the VA property.

Wilshire Boulevard is a regional transit corridor with a major node at the interchange with Bonsall Avenue - central to the overall campus, with local bus routes circulating in and around.

VA GREATER LOS ANGELES HEALTHCARE SYSTEM

The West LA VA Campus is a regional hub for Veteran services, community partners, and support networks.

Many of the organizations and agencies that would have been recruited to be part of a Veteran-serving neighborhood are already located on campus. Advocacy organizations like 1887 Fund and Veteran Park Conservancy are currently engaged to support the physical preservation and restoration of the West Los Angeles Veterans Affairs Historic District to serve the Veteran community. Additionally, there is broad community support that exists for the redevelopment of the West LA VA North Campus.

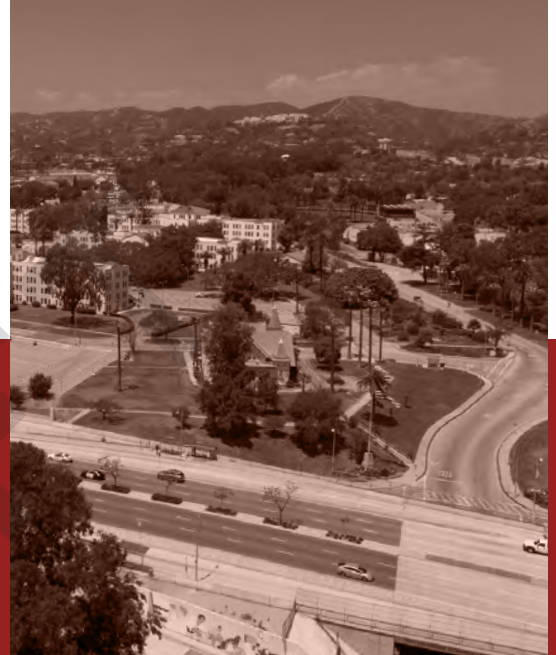
Constraints



PHYSICAL TOPOGRAPHY

Many of the geographic and ecological attributes that are enjoyed upon the West LA VA Campus property also form natural barriers for connecting the various functions and spaces amongst various parts of the campus.

While the grade change of two hundred feet between the south and north ends of the property are foreboding for an able-bodied pedestrian to circumnavigate, it becomes an obstacle for those with mobility impairments. The steep topography on the northwest arroyos and northeast bluffs can currently only be navigated by stairs or steep driveways.



PHYSICAL DIVIDE

Along with the natural barriers around the northern edges of the campus, the West LA VA Campus property is further portioned by the built environment as Wilshire Boulevard has grown in scale over the past century to be a regional transportation connector, delineating the West LA VA North and South Campuses – a distinction which has functionally been attributed due to the divide.

At the beginning of the new millennium, the West LA VA North Campus was bifurcated further by the development of the Veterans Home of California [CalVet] a 400-bed, long-term healthcare facility for California Veterans.



BLEND ED SPACES

The natural angle and curvilinear roads across the West LA VA North Campus inherently leave behind residual spaces that provide limited value as buildable area, productive landscape, and programmable space.

Construction has been layered on this campus spontaneously over time with parking lots, parking pockets, and accessory uses and circulation. The landscape's aesthetics and functions have been merged in many places. This has resulted in the loss of some qualities of the original civic design of the Fan and Triangle networks, contributing to the at times disorienting environment.

CAMPUS ACCESSIBILITY

The natural topography and historic nature of the built environment leaves countless barriers for those with physical and mental disabilities.

The unique population of at-risk Veterans currently being served at the West LA VA campus, as well as those who will reside there in the future, requires an in-depth consideration of their needs. Meeting mobile, visual, and hearing impairments of residents, visitors, and workers shall be paramount to the design of the circulation, landscape, and interior design of buildings new and adaptively reused.

Considerations



INFRASTRUCTURE UPGRADES

While providing an incredible canvas to build a community from, there remains substantial upgrades to the structures, landscape, and infrastructure to meet current and future demands.

The entirety of the existing building stock, which is appropriate to be historically restored and adaptively reused, needs substantial structural retrofitting and complete replacement of mechanical, electrical, and plumbing systems. The West LA VA North Campus utility network requires comprehensive replacement and upgrades of main and branch lines, extending beyond the VA property boundaries.



CONSTRUCTING WITHIN A LIVING COMMUNITY

The Community Plan anticipates the typical challenges for urban infill development - such as construction staging and hauling routes - while also mitigating potential impacts to residents and workers - like noise, air, and light pollution.

Significant repairs, upgrades, and replacements to the existing infrastructure will be necessary, and will have to be planned to limit disruption. Consistent communication among the West LA Veterans Collaborative, VA, residents, and partners will be necessary to share updates on the various stages of construction and understand impacts and determine means to limit or mitigate them.



FINITE FUNDING

While there has been an increase of local, State, and Federal resources dedicated to developing affordable housing and permanent supportive housing, these funds remain incredibly competitive since the need for affordable housing remains intense across the nation.

The Community Plan details the creation of over 1,200 dwelling units within a relatively short period of time, so it is essential for local, State, and Federal leaders to prioritize dedicating the necessary resources for develop multiple projects on coinciding funding cycles. Funding will be necessary for both developing the housing and upgrading the infrastructure needed to create a supportive community on the West LA VA Campus.

GOVERNMENT COORDINATION

The unique nature of the West LA VA Campus ownership, location, future uses, and culture resources provides complexity of jurisdictions to review, approve, and support implementation of the Community Plan.

The U.S. Department of Veterans Affairs, State Historic Preservation Officer, and County of Los Angeles all have purview on various aspects of development. They represent different interests, scopes, and capacities to review and approve the projects within the Community Plan. County, State, and Federal agencies will likely provide a diversity of funding to support the development of affordable housing, and related supportive services, amenities, and infrastructure, also necessitating consideration of their various criteria for selection.

Opportunities



GROUNDING COMMUNITY

The Veteran community represents a diverse cross section of socio-economic and cultural backgrounds closely reflecting California and the Nation.

While different in many ways, the Veteran community share the common bonds of serving in the military, which provide a common ground of shared experiences – both positive & negative – to build a community. Buildings, spaces, landscape, circulation, and programming needs to be designed to recognize their needs and opportunities to build bonds among these Veteran residents, service providers, and community partners.



METRO PURPLE LINE/ FIRST-LAST MILE

While Wilshire Boulevard is already a regional transit corridor, the extension of the Metro Purple Line subway to the West LA VA Campus will exponentially expand transit access for the region.

The Purple Line transit center will be located at Bonsall Avenue and Wilshire Boulevard. This will better connect Veterans across Los Angeles County to the VA healthcare system, as well as expand options for future residents on the North Campus seeking services, amenities, and work. There is a significant opportunity to leverage Metro, State, and Federal resources on the VA campus to enhance first-last mile connections to the transit center within the campus, as well as to the surrounding community.

Urban Design Strategies

ESTABLISH ORDER



Create sense of hierarchy, orientation, and monumentality across the community by strengthening the historic organizational structures through building, landscape, and environmental graphic design.

BUILD CRITICAL MASS



Cluster development, uses, and infrastructure improvements to build a critical mass of activity, services, and amenities within the community. Be thoughtful on phasing, focusing development on areas that can be fully claimed, built out, and utilized.

ASSEMBLE HARMONY



Restore the architectural heritage of the community while continuing to build textural synergy among the growing collection of high-quality, diverse design styles and typologies.

CONNECT WITHIN AND BEYOND



Foster physical connections both within the VA community and beyond into the surrounding communities where appropriate. Create meaningful gathering places where community can be brought together.

CREATE MONUMENTALLY MODEST NEIGHBORHOODS



Enhance the civic design and architecture of the West LA VA community through historic preservation, new construction, monuments, public art, and landscape design.

CHAPTER FOUR

DEVELOPMENT PLAN



CONTENTS

- 4.1
Overview Vision**
- 4.2
Development Plan**
- 4.3
Development Standards**
- 4.4
Development Phasing**

EXHIBITS

- Overview**
- Districts**
- Development Program**
- Axes and Nodes**
- North Village**
- Town Square**
- Active and Transit**
- Availability**
- New, Reuse, Demo**
- Residential Types**
- Development Parcels**
- New Building Heights**
- Land Use Districts**
- Residential Density**
- Building Heights**
- Community Uses**
- Building Frontages**
- Building Setbacks**
- General Phasing**
- Phases 0 to 4**
- Off-Site Improvements**
- Independent Phasing**

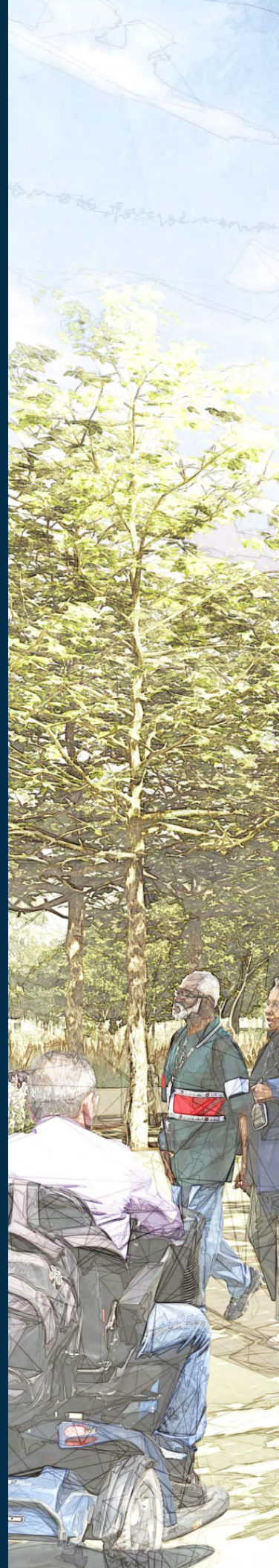


4.1

Overview
Vision

In keeping with the spirit of the original 1888 conveyance and the vision of the VA Greater Los Angeles Healthcare System Master Plan, the West LA VA North Campus Community Plan envisions a vibrant, cohesive, and supportive residential neighborhood for Veterans and their families who are struggling with or at-risk of homelessness on the West LA VA North Campus.

This Veteran-serving neighborhood will provide a space for collective impact and collaboration among the West LA Veterans Collective, VA staff, local stakeholders, and Veteran-serving community partners to aggressively combat the crisis facing the nearly 4,000 Veterans in Los Angeles County who find themselves homeless on any given night.



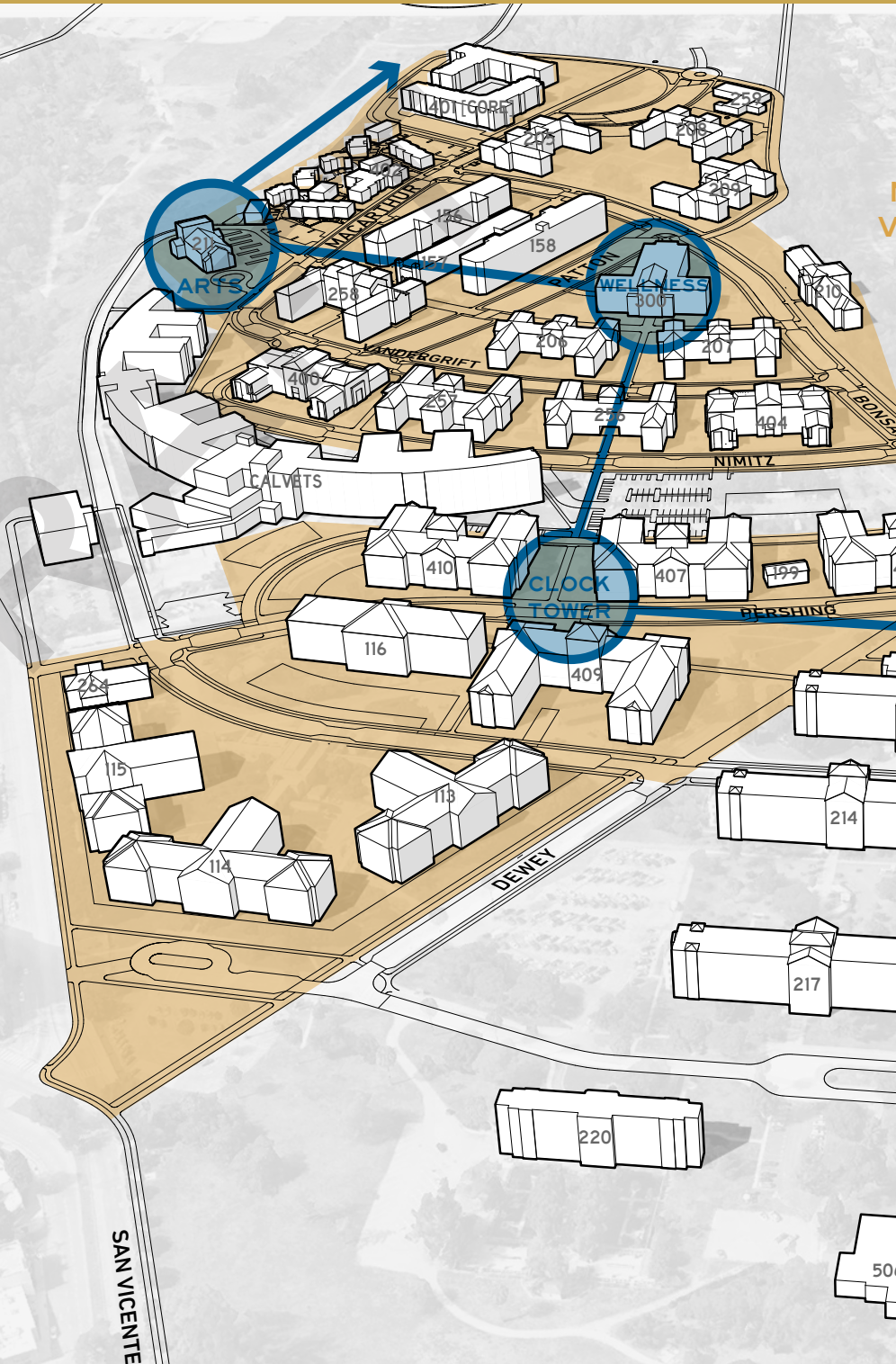


PROPOSED

Vision

The vision for the Community Plan will leverage the culturally significant West Los Angeles Veterans Affairs Historic District to create a Veteran-serving vibrant neighborhood that also becomes the regional anchor for the Veteran community.

This neighborhood will build upon the foundation created by the historic structures and landscape, infilling with new buildings and open spaces to create a cohesive urban fabric.



NORTH VILLAGE

TOWN SQUARE

I-405

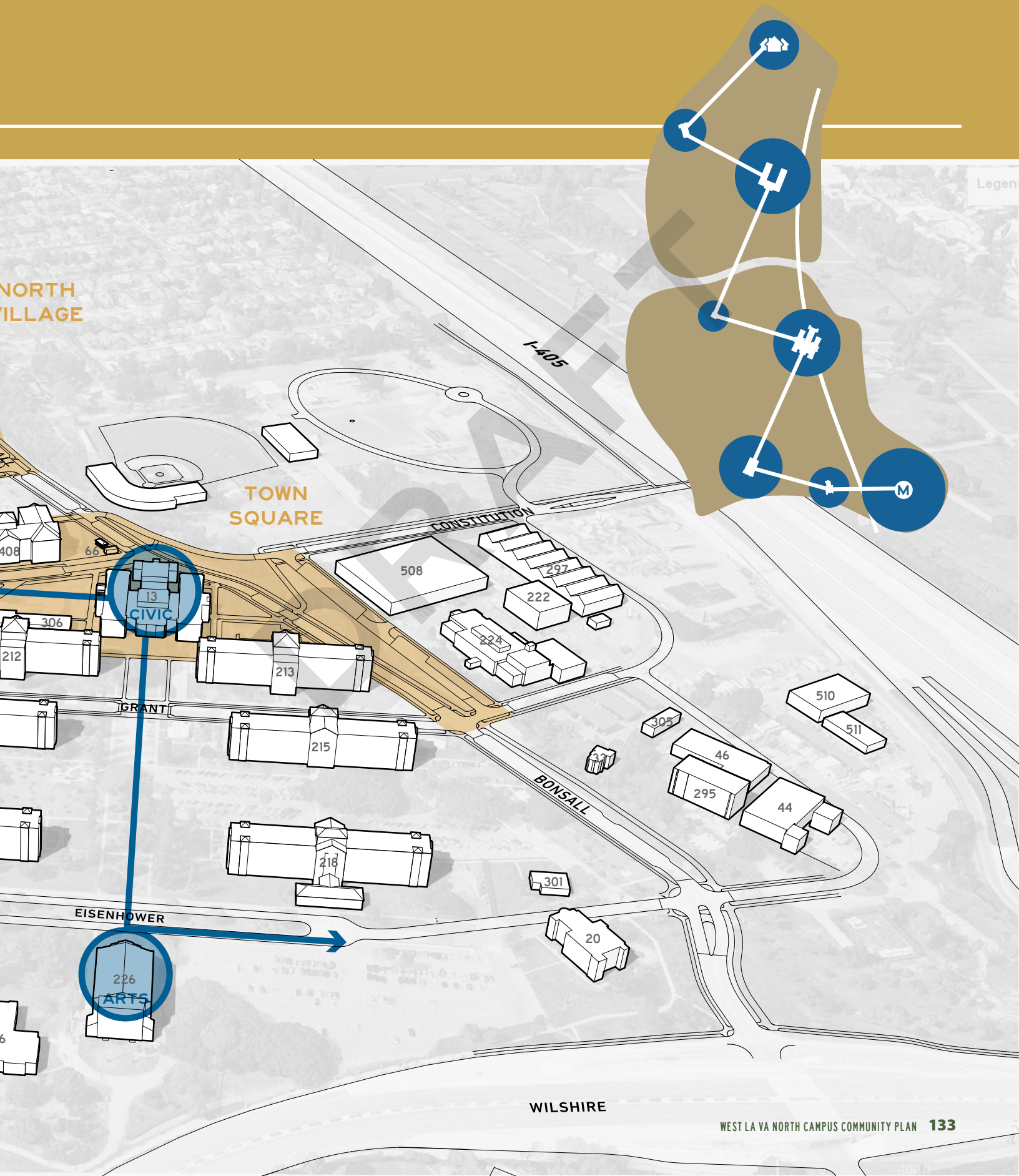
CONSTITUTION

GRANT

BONSALL

EISENHOWER

WILSHIRE



13
CIVIC

226
ARTS

508

297
222

224

510
511

46
295
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301

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215

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212

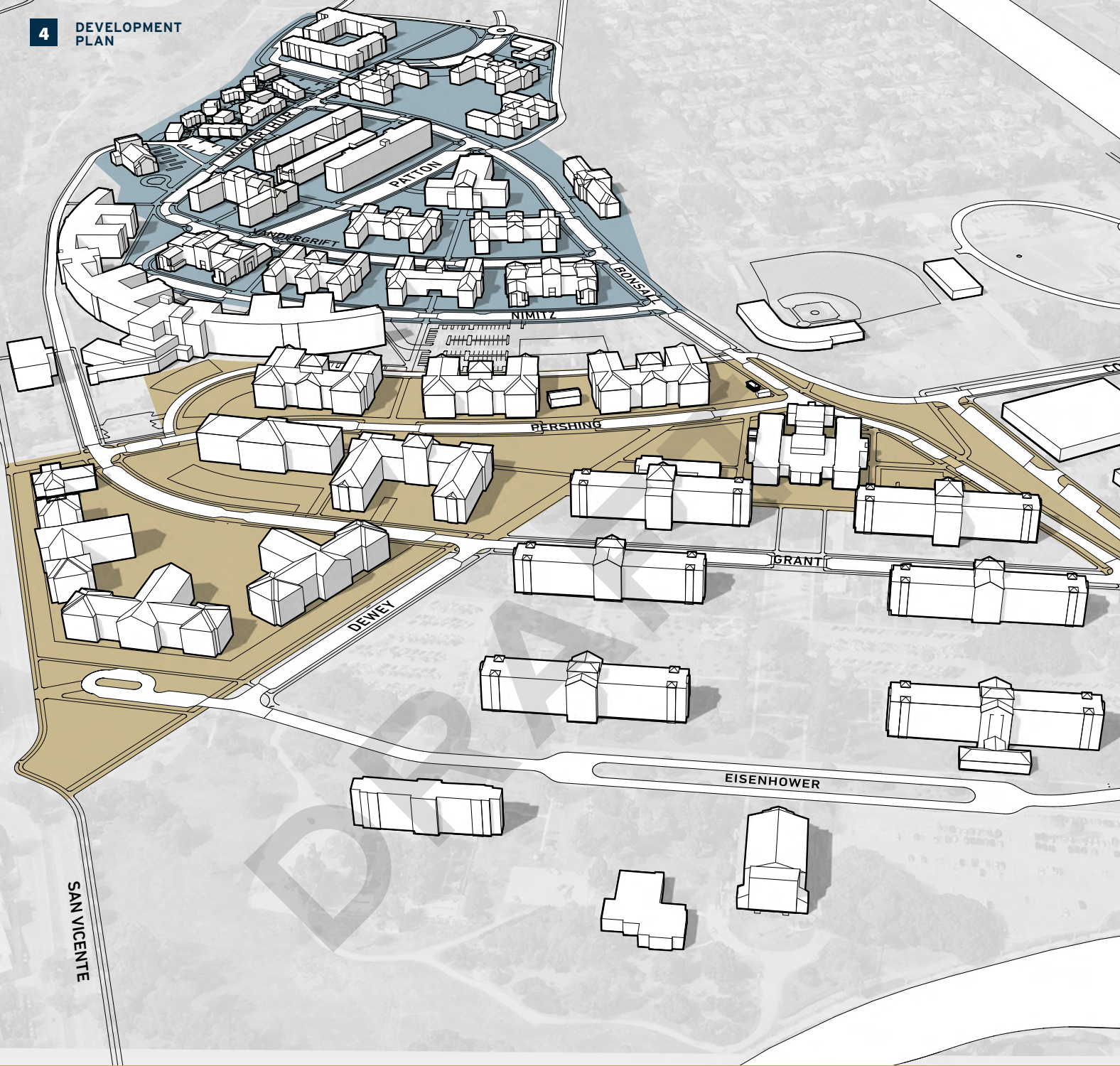
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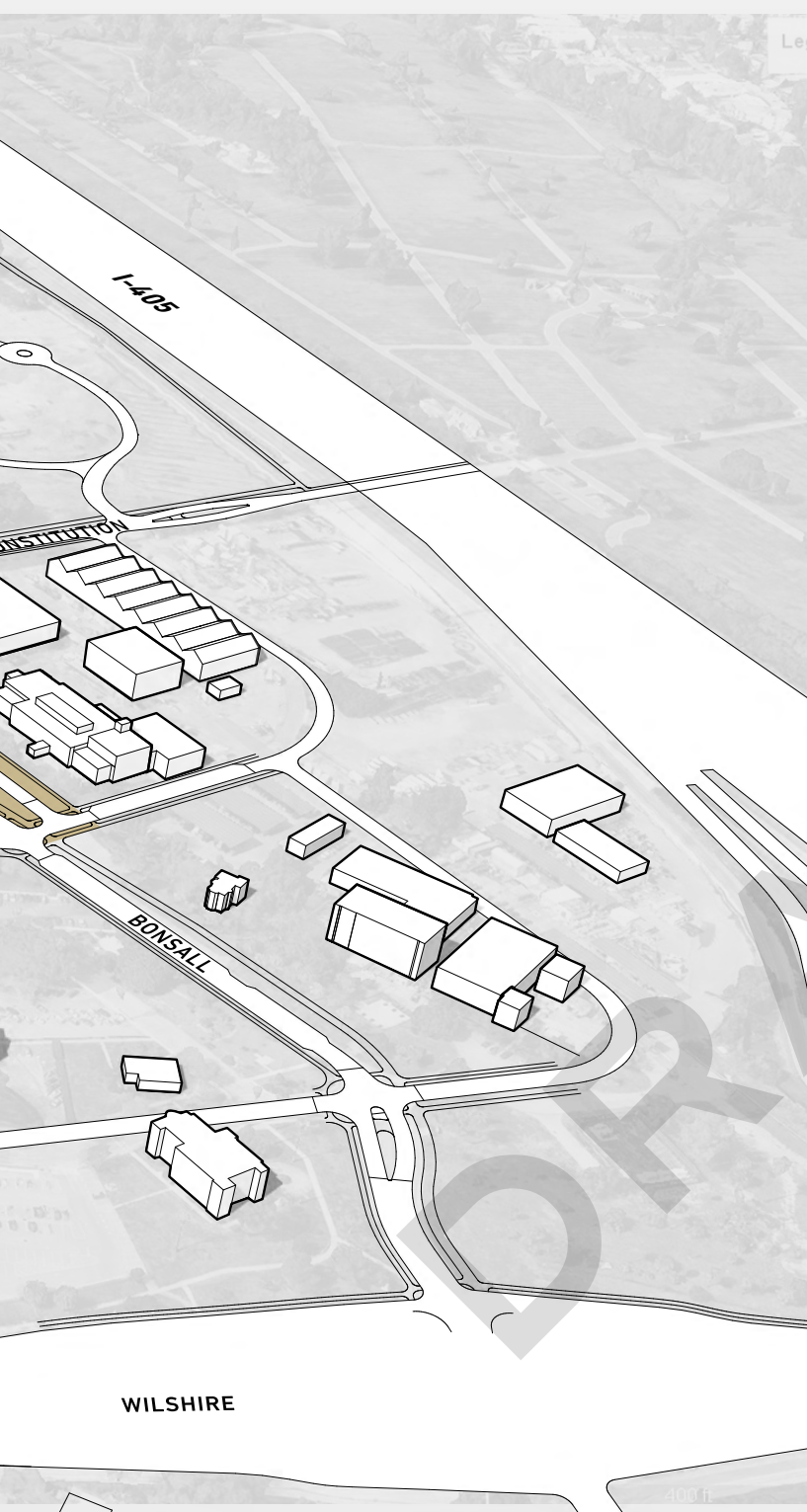
6

Legend



The North Village establishes deliberate connections amongst the districts for creating cohesive utility, landscape, and circulation networks.





Districts

The Community Plan area is divided into two districts: Town Square and North Village.

The North Village is based within the fan road network area, north of the CalVet facility, while the Triangle Roadways make up the South Village. Refer to Chapter 2 for detail on these existing street formations. The Enterprise Zone is made up of the supporting functions and peripheral uses located on the VA property between Bonsall Avenue and the I-405 Freeway.

The Town Square formed within the intermediate area between the Domiciliary and CalVet facility will be designed to join the surrounding Villages, providing a central activity hub for the West LA VA North Campus. The wildlands is made of the natural edges of the Arroyos along the west and the bluffs along the east sides of the Community Plan Area, along with Japanese Gardens and Heroes Golf Course to the North. Los Angeles National Veterans Park consists of outdoor space and various cultural sites – including Wadsworth Chapel and Wadsworth Theater, south of Eisenhower.

While the North Village and Town Square districts are comprehensively planned as part of the Community Plan, the West LA VA North Campus' remaining portions connection to and engagement, with the planning area are taken into consideration. This includes establishing deliberate connections amongst the districts for creating cohesive utility, landscape, and circulation networks within the West LA VA North Campus.

WILSHIRE

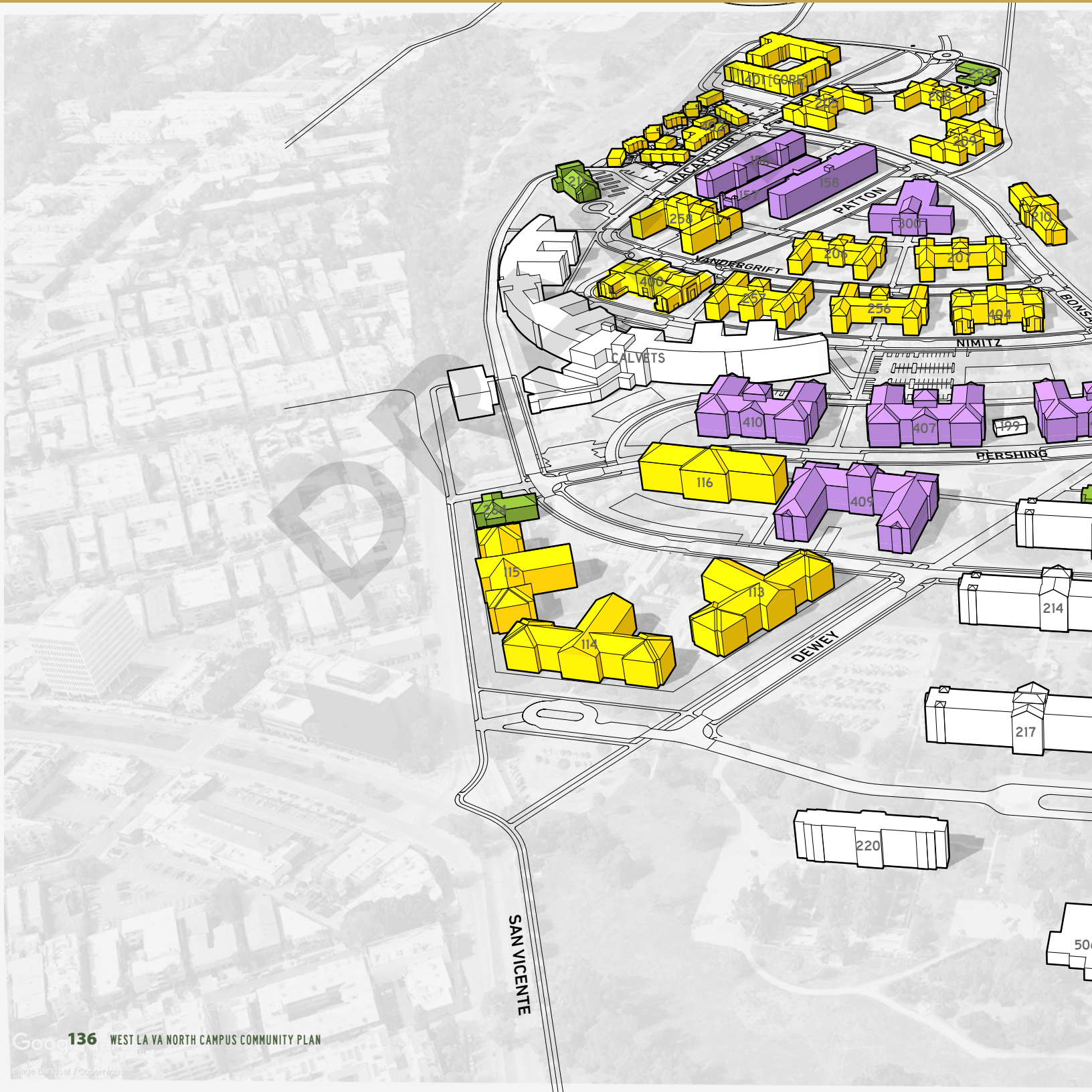


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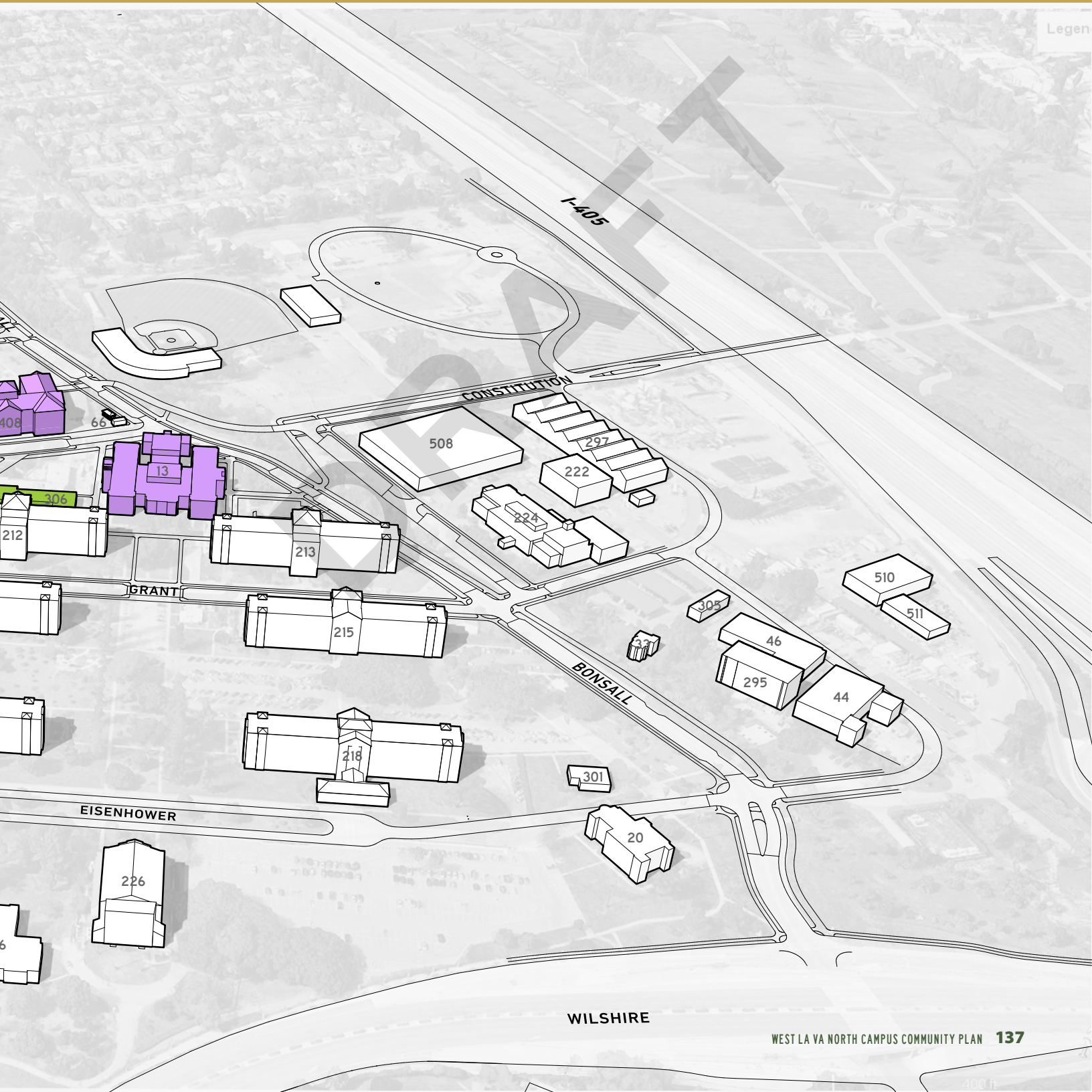
- North Village
- Town Square

PROPOSED

Development Program

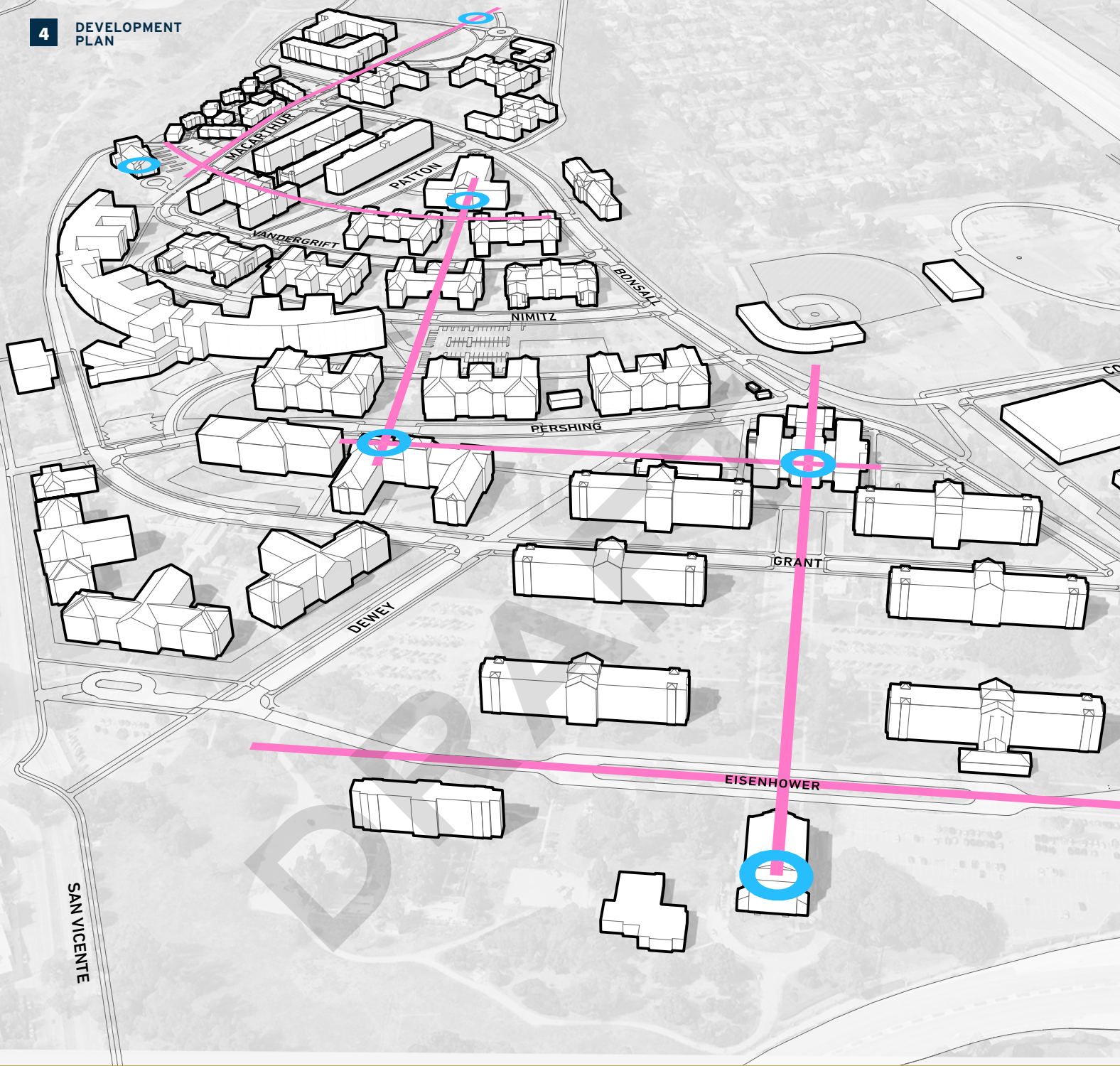


- Mixed Use
- Residential
- Community



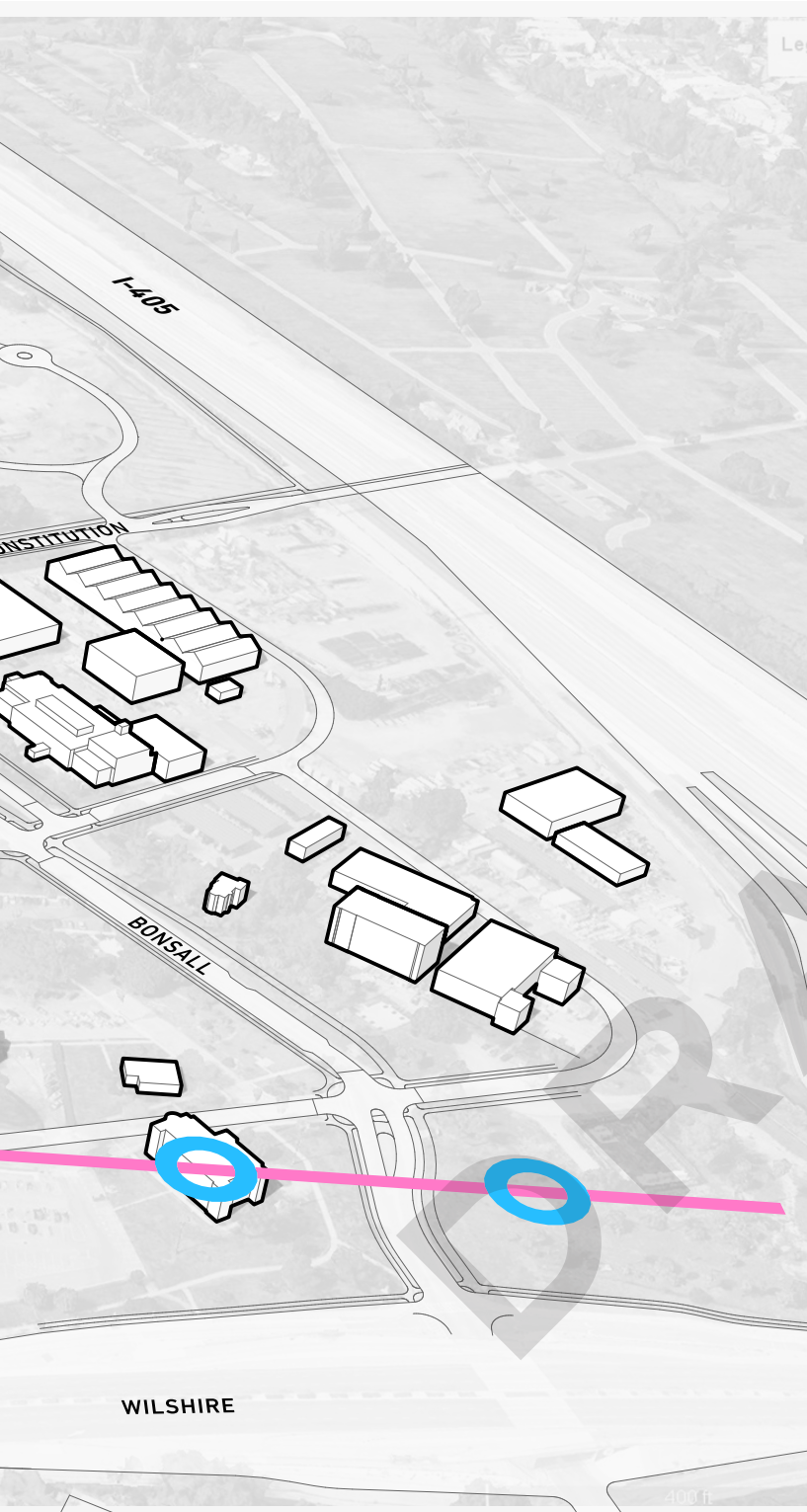
Legend

4 DEVELOPMENT PLAN



The North Village establishes deliberate connections amongst the districts for creating cohesive utility, landscape, and circulation networks.





Organizing Nodes and Connectors

Unifying the various districts across the West LA VA North Campus, the Community Plan is organized by a series of nodes and axial relationships that build upon the historic fabric and significant structures to connect and serve as wayfinding elements for the six districts. The nodes include shared site programmatic elements, cultural sites, and public art that draw residents, workers, and visitors through the most active portions of the West LA VA North Campus.



Nodes

- A. Wilshire Transit Center
- B. Wadsworth Chapel (Bldg 20)
- C. Wadsworth Theater (Bldg 226)
- D. Building 13
- E. Clock Tower
- F. Building 300
- G. Brentwood Theater
- H. Tranquil Gates

Axes

- I. Los Angeles National Veterans Park
- II. Parade Grounds
- III. Town Green
- IV. Historic Walk
- V. Wellness Walk
- VI. Arroyo Path

LEGEND

-  Nodes
-  Axes



① **Brentwood Theater** will anchor the arts and cultural node with studios, galleries, classrooms, and an auditorium that can support performing, visual, and digital art programming oriented toward residents. See forthcoming Organizing Nodes and Connectors section for detail on nodes.

Plans for Brentwood Theater will occur outside of this EUL



② **Arroyo Path** will transition the formal organization of the West LA VA North Campus into the wildlands with dedicated bicycle and pedestrian trails paralleling the Arroyos [or MacArthur Avenue] connecting to sports and recreation facilities, and contemplated spaces.



③ **Tranquil Gates** will welcome visitors to the wildlands of the West LA VA North Campus, including the Japanese Gardens, Heroes Golf Course, and Brentwood School Athletic Complex. Beyond the gates are activities for contemplation through hikes and bike rides, and comradery and competition through sports.

④ **Clock Tower** will be a central meeting space within the West LA VA North Campus, anchoring the intersection of the Town Square, CalVet facility, and North Village. The Clock Tower is the focal point for a plaza that forms the western end of the Town Green.



⑤ **Historic Walk** will be extended south to connect the North Village, Town Square and CalVet facility, unifying the neighborhood. Pedestrian access will traverse the CalVet parking lot while maintaining its capacity, and will continue through the ground floor of Building 256 which will feature a community gallery.

⑥ **Parade Grounds** will be one of the most formal open spaces within the West LA VA North Campus, providing an ideal setting for ceremonies and large-scale events. The grand open space is central to the South Village, connecting the Los Angeles National Veterans Park and Town Square.

⑦ **Wadsworth Theater** has an illustrious history and will likely yield renewed interest in programming in the future, elevating its importance in engaging the larger regional Community. The Theater also anchors the center of the Los Angeles National Veterans Park.





⑧ **Building 300** will be the wellness anchor for the North Village district and initial phases of development of the Community Plan. The former campus-commercial kitchen will be transformed into a Wellness Center that hosts community-wide amenities and services to promote self-care and physical, mental, and emotional health for residents.



⑨ **Wellness Walk** will be created through the pedestrianization of Arnold Avenue and extension to MacArthur Avenue. The biking and walking trail will connect the Wellness and Arts nodes, with a series of courtyards and gardens between.



⑩ **Building 13** will become the civic heart of the West LA VA North Campus as the ground floor hosts community-wide services and amenities, a social hall, Welcome Center, and administrative functions to become the Town Hall for the Veteran-serving neighborhood.

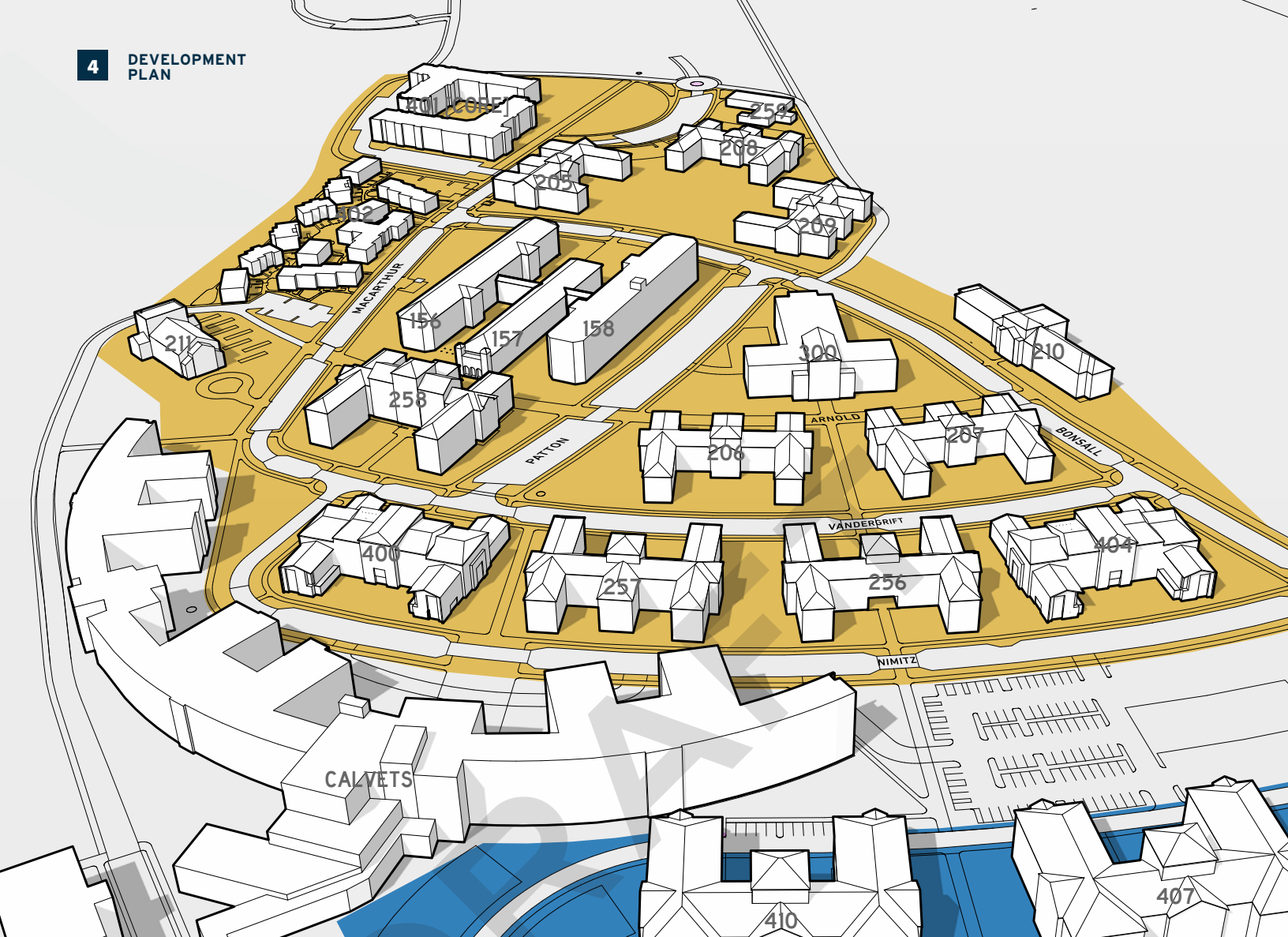
⑪ **Wadsworth Chapel** is one of the most historically significant structures within the West Los Angeles Veterans Affairs Historic District, and the oldest structure on Wilshire Boulevard. Its position atop the hill anchors this gateway for those driving and walking along Bonsall Avenue and Wilshire.



⑬ **Los Angeles National Veterans Park** stretches along the northern flank of Wilshire Boulevard, providing a green buffer between the West LA VA North Campus and regional thoroughfare. The Veterans Park Conservancy will be an essential partner for reinvigorating the open space as a connective and essential community asset.

⑫ **Wilshire Transit Center** includes the Metro Purple Line subway station, Wilshire Boulevard bus stops, and Community shuttle stop giving access to regional access to jobs, culture and commerce.. The Transit Center provides opportunities to establish a welcoming entrance to the West LA VA North Campus and Veterans neighborhood arriving from transit.





116

409

Building 300's Wellness Center will include community-wide services and amenities to support resident self-care such as a clothes closet, barber/salon, health clinic, and case management.





North Village

The quiet and introspective North Village district builds upon the historic fan road network, and is generally orthogonal in nature, with large open spaces, quads, serpentine promenades, pedestrian walk streets and paths with pockets of green space that are interspersed throughout the neighborhood.

Most housing developed in the North Village will be created through the historic preservation and adaptive reuse of existing buildings. New infill buildings will share the massing, symmetry, and orientation of those around them while their architecture will be harmonious with the historic context.

The Wellness Center and Brentwood Theater will anchor the east and west sides of the North Village, providing programming and services related to the therapeutic and creative needs of the entire neighborhood. Along with supportive homes for Veteran residents, Building 300's Wellness Center will include community-wide services and amenities to support resident self-

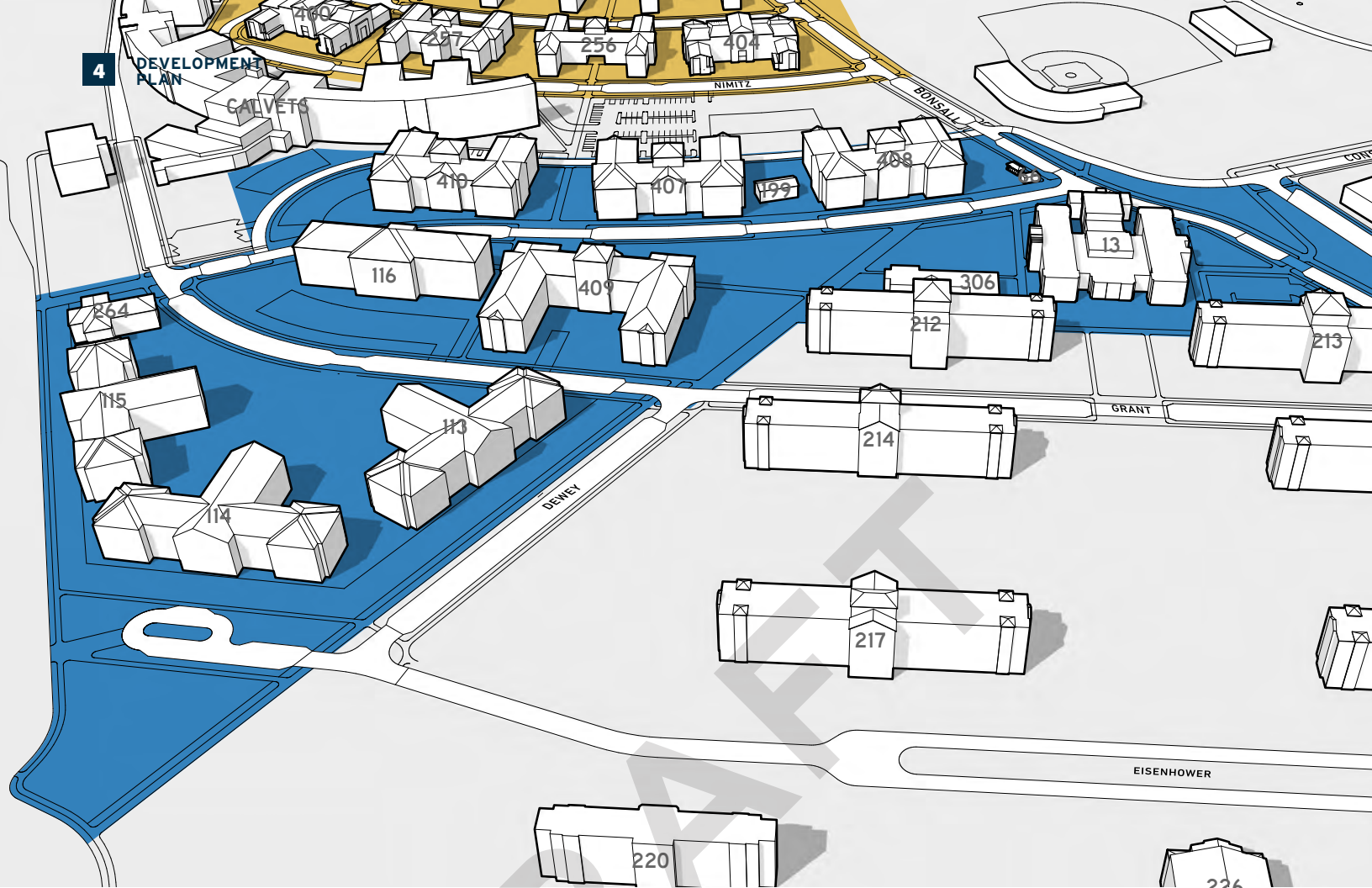
care like clothes closet, barber/salon, health clinic, and case management. Brentwood Theater will anchor art programming in the North Village as a resident-based art and cultural space, supporting performing arts, crafts, and digital and visual arts. The Brentwood Theater improvements will occur outside of this EUL.

Arnold Avenue's pedestrianization as well as extension between the two nodes also links the Bonsall Avenue active transportation trail to the wildlands to the West. In between are teaching kitchens and a variety of open spaces including the Wellness Garden, courtyards, porches, and patios. Buildings, both new and old, will front onto Vandegrift with a series of verdantly landscaped courtyards, that with the dense urban canopy planted into the parkways creates a lush habitat connecting the wildlands to the east and west of the North Village.

The outer edges of Nimitz and MacArthur Avenues will be defined by an eclectic tapestry of building uses, styles, massing, and architectural eras. The massing of the CalVet facility acts as a solid nest to rest the North Village in, while the edges along MacArthur to the North and Nimitz to the west are more permeable, connections to the wildlands and Town Square.

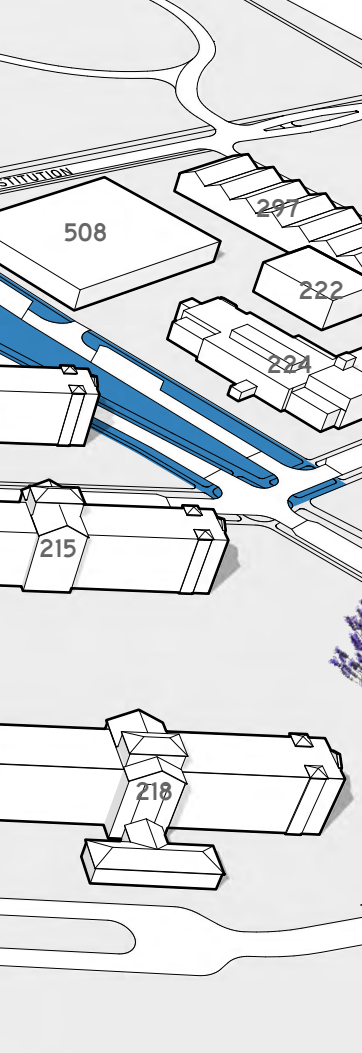
The buildings' wings and courtyards graciously welcome those entering the buildings from either frontage. Entrances are often centered on the symmetrical building facades and open along spacious sidewalks, walk streets and green spaces. Building lobbies, community areas, and residential units are located along the natural grades surrounding the building to engage the surrounding pedestrian realm.





The Town Green is a larger park-like open space, forming the heart of the West LA VA North Campus and is designed to allow for large residential community events, and passive and active recreation.





Town Square

The Town Square district transforms the unformed, under-utilized paved scape between Building 13, Building 116 and CalVet facility into the unifying tissue for the surrounding quadrants of the West Los Angeles Veterans Affairs Historic District.

The Town Square is organized around a central, grand Town Green with Pershing Avenue transformed into a main street, collectively reflecting those of small towns across the Nation.

This large park-like open space is the heart of the West LA VA North Campus and is designed to allow for large residential community events, and passive and active recreation. It includes plazas and bike and mobility spines that act as spokes reaching out from the Town Green. Anchoring the east end of the Town Green is Building 13, which will host an abundance of community-wide programs that establish it effectively as the Town Hall for the neighborhood and West LA VA North Campus. Some of the functions can include a Social Hall, Welcome Center, and administrative offices for West LA Veterans Collective and partner organizations.

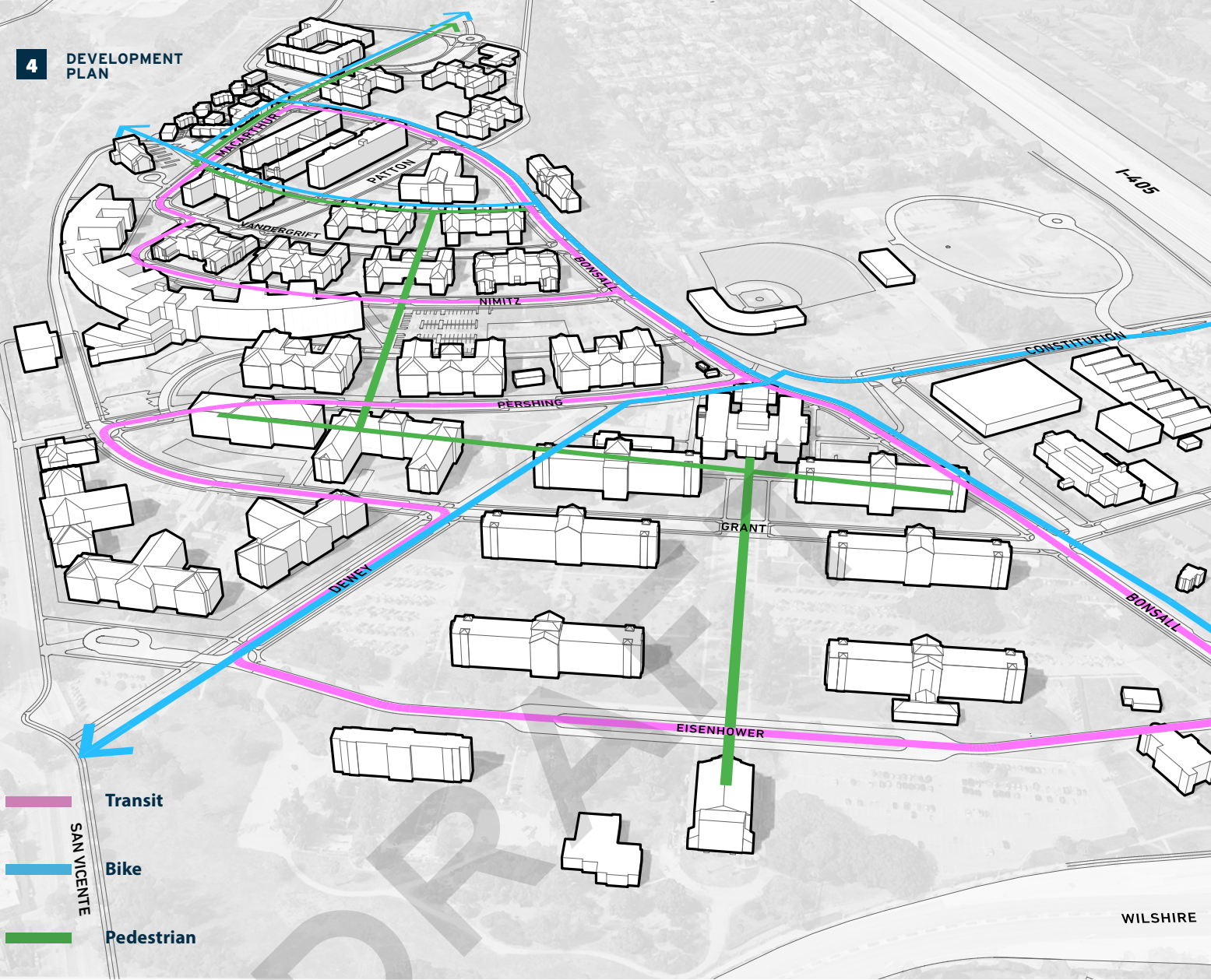
The Town Square's open space, street, and building organization merge each of the surrounding CalVet, North Village and South Village's unique spatial layouts, as Pershing Avenue is reconfigured and connected to Gorham Avenue, Grant Avenue realigned to merge with MacArthur. Buildings new and old are organized to establish strong urban edges around the Town Green, lining it with ground floor programming that activates the public space. The Cantina and VA Exchange will be refurbished as a restaurant on the green with expansive dining patio and farm-to-table garden.

Pershing Avenue will be re-imagined as a neighborhood-scale main street with a rich streetscape for pedestrians, sidewalk-oriented storefront spaces, and engaging, unique outdoor spaces. The historic Trolley Depot will be relocated to the Transit Plaza at the east end adjacent to Bonsall Avenue, serving as a multi-modal center with a shuttle stop, bike facilities, and mini-mobility share stations. The old Barracks [Building 199] will be repurposed for residents to program as a living museum for Veterans to share their personal experience of serving. Other programming can include food providers, personal services, neighborhood-oriented retail, and library.

The residential buildings within the Town Square area will be denser, also appearing this way by orienting consistent three to four story edges towards the street to define the outdoor spaces and replicate those buildings of the South Village and research buildings. Once the new research center is developed on the West LA VA South Campus, Buildings 113, 114, 115, and 117 will be replaced with new residential buildings that blend the western edge of the VA property into the adjacent civilian neighborhood.



4 DEVELOPMENT PLAN



Arnold Avenue will be pedestrianized to link Bonsall Avenue active transportation trail to the wildlands to the West.





Connecting Residents

The new Veteran-serving neighborhood will become a model for integrating an adaptive, dignified mobility network into a historically significant landscape.

While retaining vehicle circulation, the existing roadway network will serve as the framework for a diversified transportation system that enhances pedestrian access, expands on-site transit options, establishes bicycle and mini-mobility facilities, and better manages curb-use. Providing safe, comfortable, efficient alternatives within the Community Plan area will support shifting transportation habits from using private vehicles, reducing vehicle miles trips.

Along with establishing the West LA VA North Campus organizing axes and nodes, the Community Plan includes establishing a primary active transportation trail along the east side of Bonsall Avenue, extending from the Wilshire Transit Center to the north most end of the planning area. Access roads orbiting the North Village district will have expanded purpose as biking and hiking trails straddling the edges of the built environment and wildlands beyond.

A new shuttle service will be established to circulate throughout the Veteran-serving neighborhood, connecting residents, workers, and visitors to VA medical facilities, regional transit routes, and community-wide amenities and services. Many of the shuttle stops will also serve as bike hubs, complete with secure and convenient bicycle parking, maintenance tools, bike and mini-mobility share stations, and welcoming transit rider waiting spaces.

The function of the roadways will be diversified, but will still carry vehicles and provide convenient curbside parking. The sidewalks will be enhanced with parkways that separate it from the roadway to provide area for landscape, infrastructure, furniture, and street trees, improving accessibility and comfort for pedestrian of all mobility abilities. The street network will host a robust tree planting program that will expand the local habitat, support sustainable stormwater management, and reduce the local heat island, while helping create a pedestrian paradise and establishing hierarchy within the neighborhood streets that provide sense of direction.





Therapeutic Community

The West LA Veterans Collective will utilize a variety of therapeutic approaches to best meet the needs of Veterans living within this new neighborhood. This theory of practice will be a strengths-based model that empowers Veterans in a collaborative and respectful partnership, designed to integrate both external and internal resources required for independent living while participating in the community.

The Therapeutic Community (TC) model has proven effective in working with homeless and at-risk Veterans and their families in other supportive community programs. TC is commonly applied as part of mental health and substance abuse recovery programs. The West LA Veterans Collective will apply many of the principles of this model as part of supportive services incorporated with the permanent homes developed on the West LA VA North Campus, where Veterans may seek support for a variety of issues other than or in addition to substance abuse such as homelessness, mental health issues, and unemployment. This model adapted to build a TC that can help support any Veteran living in within this nurturing

community. Veterans from other residential programs and alumni of other TC program now living in the general public would also invited to be connected to this supportive community. The TC facilitated by Veterans and staff at the West LA VA North Campus residential development will build camaraderie among Veterans by fostering peer support, responsibility, and a sense of belonging while supporting Veterans in achieving their individual goals.

Therapeutic Community Approach

Therapeutic Community approach is described by the National Institute on Drug Abuse as:

Therapeutic communities (TCs) have a recovery orientation, focusing on the whole person and overall lifestyle changes, not simply abstinence from drug use. This orientation acknowledges the chronic, relapsing nature of substance use disorders (SUDs) and holds the view that lapses are opportunities for learning (Vanderplasschen et al., 2013; De Leon, 2012). Recovery is seen as a gradual, ongoing process of cognitive change through clinical interventions, and it is expected that it will take time for program participants to advance through the stages of treatment, setting personal, incremental objectives along the way.

A recovery orientation is different from an acute-care model, which focuses on interrupting drug



use and helping the patient attain abstinence during treatment episodes rather than overall lifestyle change (Vanderplasschen et al., 2013; De Leon, 2000; Sacks et al., 2008b; Perfas & Spross, 2007; De Leon, 2012). TCs encourage participants to examine their personal behavior to help them become more pro-social and to engage in “right living”—considered to be based on honesty, taking responsibility, hard work, and willingness to learn (De Leon, 2000; De Leon, 2015; Vanderplasschen et al., 2013; Vanderplasschen et al., 2014; Bunt et al., 2008; Dye et al., 2009). As program participants progress through the stages of recovery, they assume greater personal and social responsibilities in the community. The goal is for a TC participant to leave the program not only drug-free but also employed or in school or training. It is not uncommon for program participants to progress in their recovery to in the future take on leadership and staff roles within the TC.

Following the concept of “community as method,” TCs use active participation in group living and activities to drive individual change and the attainment of therapeutic goals (Dye et al., 2009; Dye et al., 2012; Vanderplasschen et al., 2013; Vanderplasschen et al., 2014; Bunt et al., 2008). With an emphasis on social learning and mutual self-help, individual participants take on some of the responsibility for their peers’ recovery. This aid to others is seen as an important part of changing oneself (De Leon, 2000; De Leon, 2015; Sacks et al., 2012a).

Adapting Therapeutic Communities

Recognizing the accomplishments of Veterans achieving and/or maintaining permanent homes and the Community Plan includes the use of the Therapeutic Community principles to help support retention, resident integration, and quality of life for all Veterans. The West LA Veterans Collective will offer opportunities and will encourage Veterans to actively participate as a resident of this supportive community, which will also help them in developing a support system and healthy social engagement.

Activities are structured to foster maximum resident participation, independence, and self-sufficiency. Through this involvement, the Veteran increases his/her ability for self-determination in a group.

The Therapeutic Community principles are applied through a variety of methods which shall



include but will not be limited to the following:

Veteran Council – Veterans take leaderships role in the community as council members and coordinate activities within the community designed to engage residents and/or raise issues of a personal nature and look to the community for support and solutions.

Peer Mentors – Veterans who are longer term residents or those who are more stabilized volunteer to welcome and mentor newly admitted residents. Veterans guide and support each other while they become stronger, more self-determined individuals, through the process of helping another.

Peer Support Groups & Activities – Veterans participate and may lead support groups, life skills groups, or social/recreational activities to foster peer support.

Town Hall Meetings – Veterans and staff gather periodically as a community to share news and recognize successes of Veterans. This forum gives opportunity for public airing of issues regarding building operations, services, and community policies and procedures with a focus on solutions to improve or enhance quality of living.

Volunteering – Veterans living on campus or in the general public giving back to their community



can be a source of pride and satisfaction, while sharing their experiences can also allow them to become contributors to society in meaningful ways.

Community Clean-Up & Neighborhood Watch

– Veterans participate in efforts to make safe, beautify, and general improve the community in which they live.

Recognition for Successes –Veterans are recognized for their personal achievements within their community or at gatherings for their contribution to the community through awards such as Veteran of the Month, personal profiles, and/or plaques, among other means.

Surveys and Focus Groups - Veterans are encouraged to participate in an annual survey organized by the future backbone organization. The survey (Universal Stakeholder Participation and Experience Questionnaires) would be a confidential, anonymous, and scientifically tested consumer reporting system. Once the results are received and reviewed, staff meeting are held and focus groups created to develop corrective action plans on any areas that fall below an appropriate threshold (usually under 85% client satisfaction).

Any suggestions given by the Veterans in the surveys are incorporated as appropriate and

focus groups also open up feedback from the community directly. Veterans are also empowered to conduct their own surveys throughout the year, usually facilitated by the Veteran Council.

Therapeutic Stations - Therapeutic tools used to assist Veterans with developing or enhancing everyday living skills for self-sufficiency, increasing marketable skills and experience that can help them be successful in gaining employment, increasing their sense of purpose, and increasing their sense of belonging to a community. Veterans take on roles that can represent positive progress from their prior situation to now being stably housed and a natural progression of being rewarded for stabilizing by taking a leadership and supportive role with responsibilities that are earned.

Examples of therapeutic stations are: Greeter/ Lobby Receptionist, Career Center Attendant, Career Center Trainer, Donation Room Attendant, Outreach Assistant, Grounds Crew, Laundry Room Attendant, Fitness Room Attendant, Library Attendant, Activities Assistant, Movie Night Coordinator, etc.

The service delivery model aims to reduce many barriers Veterans face in achieving or maintaining self-sufficiency.





4.2 Development Plan

The Development Plan provides an overview of development integration into the existing West LA VA North Campus site, providing a base that the Development Standards and Phasing Approach will layer onto.

Building and Parcel Availability

The overall Community Plan phasing approach is grounded in the existing availability of buildings and parcels, as well as future integration of services providers, partners, amenities, and administration into the future build-out of the neighborhood.

KEY IDEA Phasing

Phasing development allows for the creation of affordable housing on the West LA VA Campus while taking into account the supply of parking.

The existing buildings included in Phase 0 are entirely vacant or will be within the near future, as are Buildings 156, 157 and 300, which lend themselves to being early adaptive reuse projects for Phase 1. The development of the new commercial kitchen facility on the West LA VA South Campus will make Building 300 available for its new life as homes for Veterans.

The VA awarded the MacArthur Field land to Core Companies to develop Building 401, based on its future use as Veteran-serving permanent supportive housing as the highest and best use. Development of new residential buildings on the parking lots will be driven by shifting demand and capacity for parking vehicles. This includes those regularly used lots in the North Village area, as well as those who utilization more closely aligns with the UCLA Baseball season at Jackie Robinson Stadium.

Many of the current services and administrative functions will be integrated into Building 13, as well as the ground floor spaces of the new buildings surrounding the Town Square. Similarly, development of a new research facility on the West LA VA South Campus will allow for the redevelopment of the site of Buildings 113, 114, 115, and 117 as part of Phase 3. The western portion of the Town Square adjacent to Building 116, is currently occupied by a temporary Bridge Housing facility that is to remain in services for a period of three years. Once the term is completed, Building 410 can be developed and surrounding circulation elements completed.

LEGEND



Current Availability



Research buildings



Bridge Housing



Future Availability



Parking Lots

EXISTING CONDITIONS

Availability



PROJECT AREA

405 FREEWAY

Reuse and New Construction

As the Community Plan area is located entirely within the West Los Angeles Veterans Affairs Historic District, the foundation for developing a supportive residential neighborhood for Veterans is through adaptive reuse and historic preservation, augmented by new appropriately-scaled and designed infill buildings.

KEY STRUCTURE

Trolley Depot

The Trolley Depot is a historical remnant of the Los Angeles Pacific Electric Railway system. At its height in the 1920s, the privately owned Pacific Electric was the most extensive electric rail mass transit system that connected most of Los Angeles. The Trolley Depot will reconnect with its historic transit roots acting as the West LA VA North Campus's transportation hub.

The entirety of historically contributing structures available for development within the project area are to be preserved and repurposed for permanent supportive homes and community amenities. Demolition of the research cluster, Buildings 113, 114, 115, and 117 will be required by Congressional action as part of developing the new research facility on the West LA VA South Campus.

While most of the North Village core area is historically intact and will be repurposed to create homes, the western edge along MacArthur Avenue will support much of the new construction in the earlier phases of development. While new buildings will be harmonious with the existing historic context, particular sensitivity shall be placed on the design, orientation, and massing of new structures being developed within the center of the North Village area.

Utilizing existing parking lots and residual land area, new buildings will be constructed to further expand the available supply of homes, provide modern facilities, and integrate on-site parking within the developments. Much of the new construction will be located within the Town Square area organized to bolster the significance of Building 13 and integrated Buildings 116 and 199 in their current locations and to define the central Town Green. The Trolley Depot [Building 16] will be relocated to the transit plaza to be reborn as the transit node for the West LA VA North Campus.

LEGEND

	New		Demolish
	Reuse		Relocate

PROPOSED

New, Reuse, Demo












Land Uses

As a residential neighborhood, much of the development within the Community Plan area will have residential use as the primary landuse.

While all housing development will have space for integrated resident amenities and services, some buildings will have ground floor spaces dedicated to hosting community-wide services, amenities, partners, and administrative functions. A few prominent buildings will exclusively host community-serving amenities and services, such as Brentwood Theater and Wadsworth Chapel. They are not directly connected to a residential development and thus are independent of the phasing plan.

Most of the community-serving amenities and services are located around the Town Square, on the ground floor of Buildings 13, 407, 408, 409, and 410. Similarly, there will be ground floor spaces dedicated to resident wellness and creativity within some of the buildings located along the pedestrianized Arnold Avenue, in Buildings 300, 258, and 157. Additionally, Brentwood Theater, Wadsworth Chapel, and Building 264 will exclusively host community services, amenities, programming, and administrative functions.

LEGEND

	wildlands		North Village Core		Town Square Core
	South Village		North Village Arroyo		Town Square General
	Veterans Park		North Village General		Enterprise

PROPOSED

Residential Types

DRAFT

Map Forthcoming

Parcelization

While the entirety of the Community Plan area will remain property of the federal government, each development – both adaptive reuse of existing structures and new construction – that will include individual enhanced use lease agreements between the Principal Developers and the VA. These lease agreements necessitate clearly articulated boundaries for each of the developments, which also serve as the project extents for the West LA Veterans Collective Principal Developers to use when pursuing construction financing.

Parcelization of the Community Plan area is intended to parallel the typical development patterns within established communities, with the edges of development sites defined by the back of the future curb line and are generally midway between structures. Delineating each of the developers’ sites in this manner provides a consistent framework for establishing the building placement and the orientation, development intensity, and access. Additional demarcation between the project site and the sidewalks, parkways, and off-street bicycle paths will be necessary for cooperative management and consistent design of the perceived right-of-way.










The resulting boundaries retain a perceived public right-of-way that will be managed by a cooperative association between the West LA Veterans Collective Principal Developers and VA, while the development sites are individually managed. Maintenance, programming, and even

supervision of the right-of-way will thus will be managed by the collective. Delineation of the right-of-way can also be used to determine portions of Community Plan that should follow design guidelines or design standards.

Improvements and reconstruction taking place within the right-of-way: public spaces, as well as circulation network [including sidewalks, parkways, streets, and lanes] will follow predetermined design standards. This can include manufacturer and model of street furniture; size, species and spacing of street trees; and pavement specifications for sidewalks, streets, and crosswalks. New construction, historic preservation, and landscape enhancements can largely follow design guidelines, which provide means for interpretation that creates unique texture across the neighborhood.

Demarcation of property lines between development sites are intended to balance a variety of considerations including Building Code separation, pathway and open space creation, and the general establishment of consistent site areas. While most existing and proposed buildings will be generously spaced, the interior property lines are to have a minimum 10’ setback from the furthest building edge to provide appropriate Building Code setbacks. The property lines also consider the pathway networks and communal outdoor spaces so that they can be develop a cohesive spaces, amenities, landscapes, and connections.

LEGEND

	207 - Surveyed 5/28/19 by JRN		402 - Surveyed		210 - Surveyed 9/2/20 by JRN
	156 & 157 - Surveyed 7/13/20 by JRN		404 - Surveyed 7/14/20 by JRN		256 - Surveyed 2/3/20 by JRN
	300 - Surveyed 9/2/20 by JRN		13 - Surveyed 8/31/20 by JRN		Proposed Parcel Line

PROPOSED

Development Parcels





Development Intensity

KEY IDEA

Topography

The sloping topography and existing historic buildings determine the height and density of the new buildings to unify the North Village.

Most buildings currently located within the Community Plan area are either 2 to 3 stories or 3 to 5 stories, with the height variation responding to the sloping topography. New buildings being developed within the North Village area will largely replicate the massing and height of Building 258, whose primary mass is 2-3 levels, with a higher portion toward the center of the structure.

Within the Town Square, new buildings will be 3-4 stories in height to relate the Domicile buildings to the southeast and CalVet facility to the northwest. Similarly, the new residential buildings to replace those of the research cluster will retain the existing buildings' height and massing to maintain a consistent urban fabric within the historic district.

LEGEND



2-3 stories



3-4 stories

PROPOSED

New Building Heights





DRAFT

*Il ium ditat magnatem que nim dolore, comnisquo quatures et, coribus maxim consendae nisquodissi
aceperio. Commo consere pellessimus et reptis sitatiuntio.*

SOURCE

4.3 Development Standards

The Development Standards section is intended to provide guidance in regard to the intensity, uses, and placement of new buildings as the vision evolves throughout the duration of the Community Plan's implementation.

These development standards are quantifiable guidelines for each development - particularly for new buildings, ensuring that they fit within the existing and future context, as well as function with the organization of the overall community.

The Community Plan is not a regulatory document – like a zoning code or specific plan would be. Instead, the following Development Standards are intended to be followed by the West LA

Veterans Collective as an addendum to the Programmatic Agreement with the VA as part of the Principal Developer EUL. The process for reviewing and approving each project based on the Community Plan is explained in Chapter 9 – Administration and Implementation.

Land Use Districts

The Community Plan is divided into two districts: the North Village and Town Square. Each district highlights specific opportunities and considerations unique to their respective functions within creating a Veteran-serving neighborhood.

The lighter residential density allows for a subtle transition between the North Village and the Arroyo and the Core General subareas to the central Town Green.

The two districts are further divided into subareas to define specific allowable uses and responses to the surrounding context. The North Village has subareas General, Core, and Arroyo, while Town Square has subareas General and Core.

The districts and subareas do have parallel Development Standards as well as unique conditions that are described within this section. The Core subareas of both districts is intended to

support mixed-use development with residential above the ground floor's community-serving uses. The General subareas prescribe largely residential programming. The Arroyo subarea within the North Village district largely follows the General subarea intentions, but has specific design guidance different from the rest of the district.

LEGEND

	Wild Lands		CalVet		Veterans Park
	North Village		South Village		
	Town Square		Enterprise		

PROPOSED Land Use Districts



NORTH VILLAGE CORE

NORTH VILLAGE ARROYO

SERENITY GARDEN

NORTH VILLAGE GENERAL

BASEBALL

TOWN SQUARE CORE

MONTANA

GORHAM

TOWN SQUARE GENERAL

SAN VICENTE

VETERANS PARK

WILSHIRE

405 FREEWAY

Residential Density

The West LA VA Draft Master Plan provides for the minimum number of number of residential units to be developed on the West LA VA Campus, which is the basis for residential program to be developed within Phases 1 and 2 of the Community Plan. Allowable residential unit density is used as the development metric to guide projects due to the consistency of studio and one-bedroom units being developed for permanent supportive housing. This is also a regular metric for most affordable housing construction financing and grant sources. Design Guidelines described in Chapter 7 will be used to ensure that the massing of new buildings will be harmonious with the existing context of historic structures.

Allowable residential density is based on the site area, which considers the associated, outdoor communal spaces and gracious yard areas. These densities are crafted in response to allowable height and building footprint guidelines for each

of the district subareas. The distinction between the Core and General subareas of the Town Square is intended to accommodate for the denser, village-scale being developed around the central Town Green.

Most of the North Village district has a maximum allowable density of 60 dwelling units per acre, except the Arroyo subarea which is lower to transition into the Wildlands conditions. The lighter density, along with the guidance from the Circulation, Landscape, and Design Guidelines Chapters will support visual and physical permeability between MacArthur Avenue and the Arroyo. Reasonable variation from these standards is permissible, subject to VA approval of the development concept.

Table 4.1: Targeted Residential Density

	Units/Acres
North Village – Core	60 DU/AC
North Village – General	60 DU/AC
North Village – Arroyo	30 DU/AC
Town Square – Core	55 DU/AC
Town Square – General	40 DU/AC

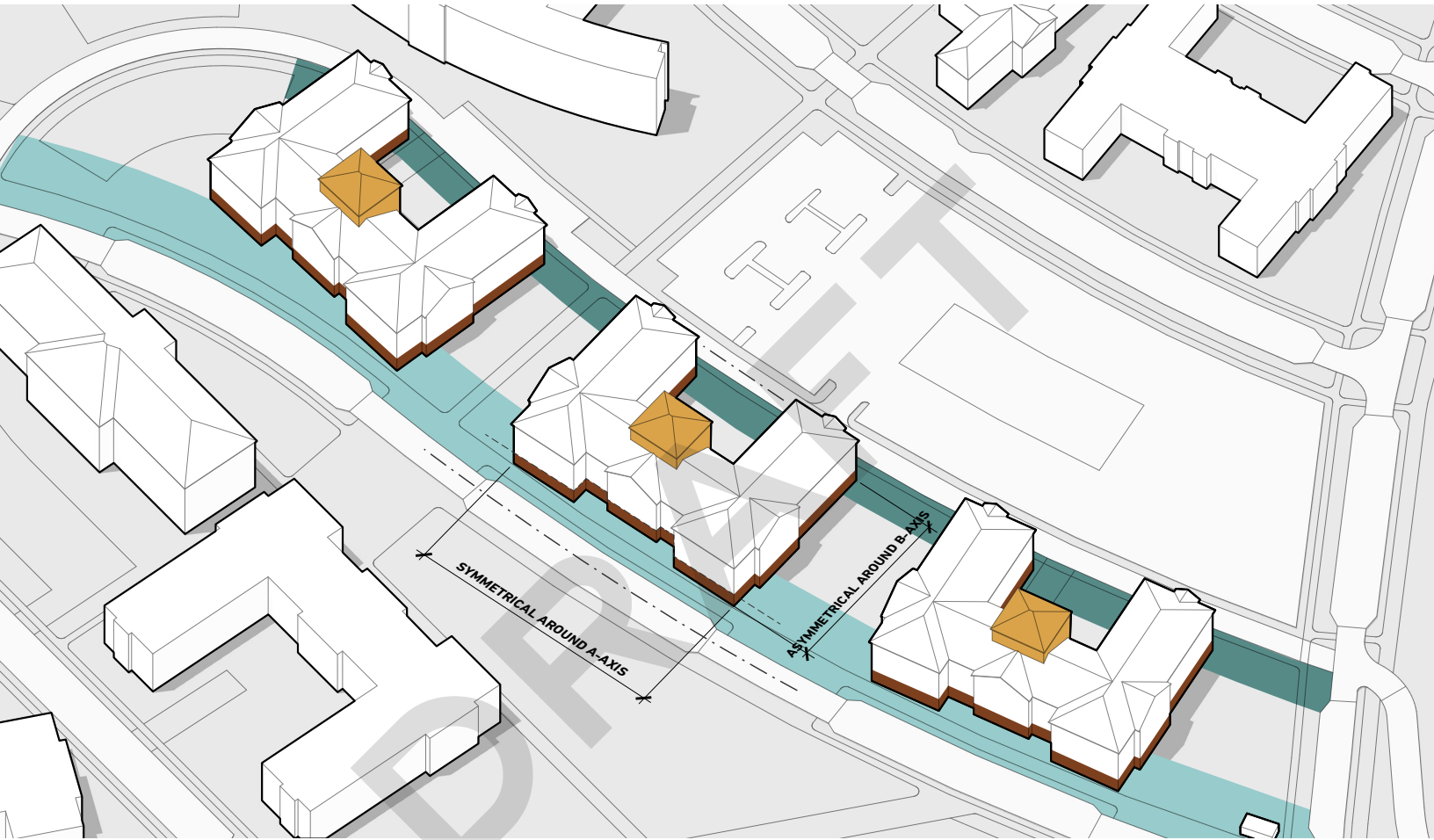
LEGEND



PROPOSED

Residential Density





LEGEND

- | | | | |
|---|--|---|--|
|  | Rear Yard at Street/Alley/Paseo |  | Height Emphasized at Central Massing |
|  | Front Yard at Street |  | Pedestrian-oriented Ground Floor with Strong, Differentiated Base |

Building Height

The general guidance for determining appropriate building heights within the Community Plan is in response to the surrounding historic context.

The primary allowable heights described in Table 4.2 are based on where the new building meets the lowest natural grade. The secondary allowable height is to be set within the center of the building mass, a step-back from the primary building perimeter.

The additional allowable height within the center of the buildings should be articulated to create visual hierarchy within the architecture and reinforce symmetry in the building mass. Allowable building height is articulated as occupiable floors. Architectural elements and sloped roofs can extend above the allowed height to similarly support the architectural integration with the surrounding context.

Existing buildings within the North Village area are generally two to three stories in height with three levels exposed on their southern edges, and typically two stories exposed on the north end

where the topography slopes up. Most buildings have a fourth floor extending up from the center of the building, though Building 258 extends a fifth floor. Buildings within the North Village are to similarly follow this height profile with 3 stories maximum allowable height relative to the lowest natural grade, and an additional two stories allowed toward the center of the building. Reasonable variation from these standards is permissible, subject to VA approval of the development concept.

The CalVet facility and Domiciliary buildings set a higher mass for new buildings being developed within the Town Square area. The allowable building height is four levels relative to the lowest, natural grade adjacent to the building perimeter. A portion of the building, toward the center mass, can extend one additional floor to create visual hierarchy and symmetry within the building's architecture.

Table 4.2: Building Height

	Primary	Secondary
North Village – Core	3 stories	5 stories
North Village – General	3 stories	5 stories
North Village – Arroyo	3 stories	
Town Square – Core	4 stories	5 stories
Town Square - General	4 stories	5 stories

Uses and Programming




Within the Community Plan area, most buildings' primary function will be to provide permanent supportive homes for Veterans, with space for amenities and services dedicated to residents living there.

As part of creating a supportive, socially engaging neighborhood, some buildings will also host community-wide functions, including services, amenities, Veteran-serving commercial uses, and administrative functions. Predominantly on the ground floor of these buildings, the community-wide functions are intended to be concentrated within the North Village and Town Square districts' Core subareas.

Most of the community-wide programming is to be hosted within the Core subarea surrounding the Town Green. Each new development will support a reasonable allocation of ground floor programming space, with some buildings such as 13 and 300 shouldering a larger burden. There shall be a minimum 14' floor-to-floor height within those buildings' ground floor, fronting onto the Town Green. Building 13 will accommodate a substantial amount of community-serving programming due to its prominence in the Town Square and on the Parade Grounds.

The Core subarea of the North Village will also host community-wide services, amenities, and administrative functions, with many of them concentrated on the ground floor of Building 300 due to its position at the intersection of the Historic Walk and Bonsall Avenue, and centrality within the district. Other Core subarea buildings will host 2,000 to 4,000 square feet of ground floor programming, oriented toward the Arnold Wellness Trail. Development within the Arroyo subarea is also intended to host community-serving functions, specifically arts and culture related uses, centered around the Brentwood Theater.

LEGEND

-  **Town Hall**
-  **Primary Activity**
-  **Secondary Activity**

PROPOSED

Community Uses



A rendering of the Wellness Center in Building 300





ENTER

Access and Orientation

As most historically significant buildings within the West LA VA North Campus have at least two street frontages and multiple entry points, it is beneficial to develop a cohesive strategy for determining hierarchy among access and architecture for those navigating and occupying the buildings and outdoor spaces.

The North Village district and Town Square subarea will have distinct strategies for building orientations due to their unique organizing, building architecture, programming, and outdoor spaces.

Chapter 6, Open Space and Habitat provides guidance for the types of outdoor spaces contemplated for each of the frontages that generally parallels the intention of this section. The frontages strategy typically incorporates the existing buildings' architectural hierarchy and access, while the internal programming and primary circulation shall reinforce their orientation.

The fan road network provides multiple street frontages for most buildings. The intention will be to focus primary access and frontages along Vandegrift Avenue for the buildings flanking either side of the street, while Buildings 156, 157, 158, 258, and 300 will have primary frontages along the Arnold Wellness Trail. They will also have secondary frontages along Bonsall Avenue to engage Buildings 210 and the historic quad. Development within the Arroyo subarea will orient toward MacArthur Avenue, though these buildings are intended to organically transition into the wildlands.

There is a strong sense of primary, secondary, and tertiary facades as the buildings within the Town Square's Core subarea are to orient themselves around the Town Green, while those in the General subarea front outward to the surrounding streets. Building 13 is the exception within the district, which has three primary frontages due to its prominence within the Historic District's organization.

LEGEND



Primary



Secondary

PROPOSED

Building Frontages



New Building Placement

Due to the unique building organization of the West Los Angeles Veterans Affairs Historic District, the placement and orientation of new buildings will need to be carefully crafted to fit within the existing context. These setbacks are intended to create a consistent street edge with existing structures and defined, prominent outdoor spaces. Interior setbacks are similarly intended to maintain the monumental scale of the Historic District while also crafting unique spaces throughout the neighborhood.

Within the North Village district, the General subarea's primary focus is establishing consistent street edges along Vandegrift and Nimitz Avenues. The Arroyo subarea has a modest setback, as the west side of MacArthur Avenue includes bicycle facilities adjacent to the sidewalk. There is also an average building setback that provides the ability for development within this subarea to soften the buildings' edge.

The Town Square's Core subarea has zero setbacks along the Town Green and Pershing Avenue to

establish an active pedestrian environment, complete with ground floor activity within those buildings. Secondary setbacks on Grant Avenue and the Laneway provide ample area for landscaped edges and transitions. The General subarea consists of expansive primary setbacks to retain the current street character of the historic research buildings.

Most of the historic structures within the West LA VA North Campus have a formal relationship with the primary frontage roadway, symmetrically aligning parallel to the street - whether within the fan road or Triangle Road network. New buildings within the Core and General subareas of the North Village and Town Square districts are to follow this same orientation with their primary frontage. Like the CalVet facility and Brentwood Theater, the transitional nature of the North Village's Arroyo subarea provides flexibility on how buildings are to orient toward MacArthur Avenue. Reasonable variation from these standards is permissible, subject to VA approval of the development concept.

LEGEND

	< 5'		15-25'
	5-15'		>25'

PROPOSED

Building Setbacks







4.4 Development Phasing

The phasing strategy considers available property and current users, existing and future utilities, neighborhood programming and amenities, and establishment of a critical mass of activity around various nodes on the West LA VA North Campus.

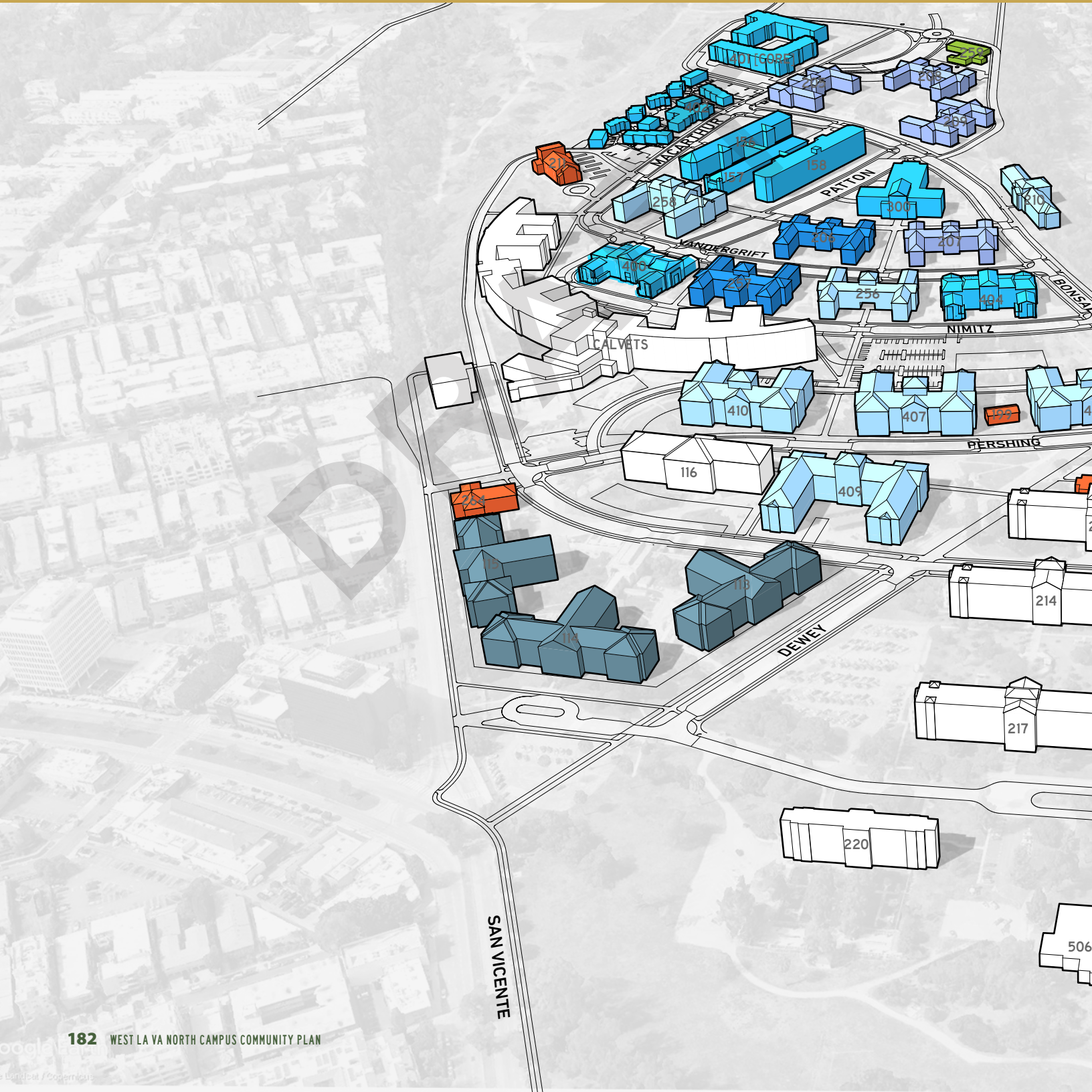
Implementation of the Community Plan will largely be determined by available funding for developing affordable housing and the associated infrastructure improvements. The first 1,200 units, as envisioned by the DMP, are contemplated to be delivered within the decade.

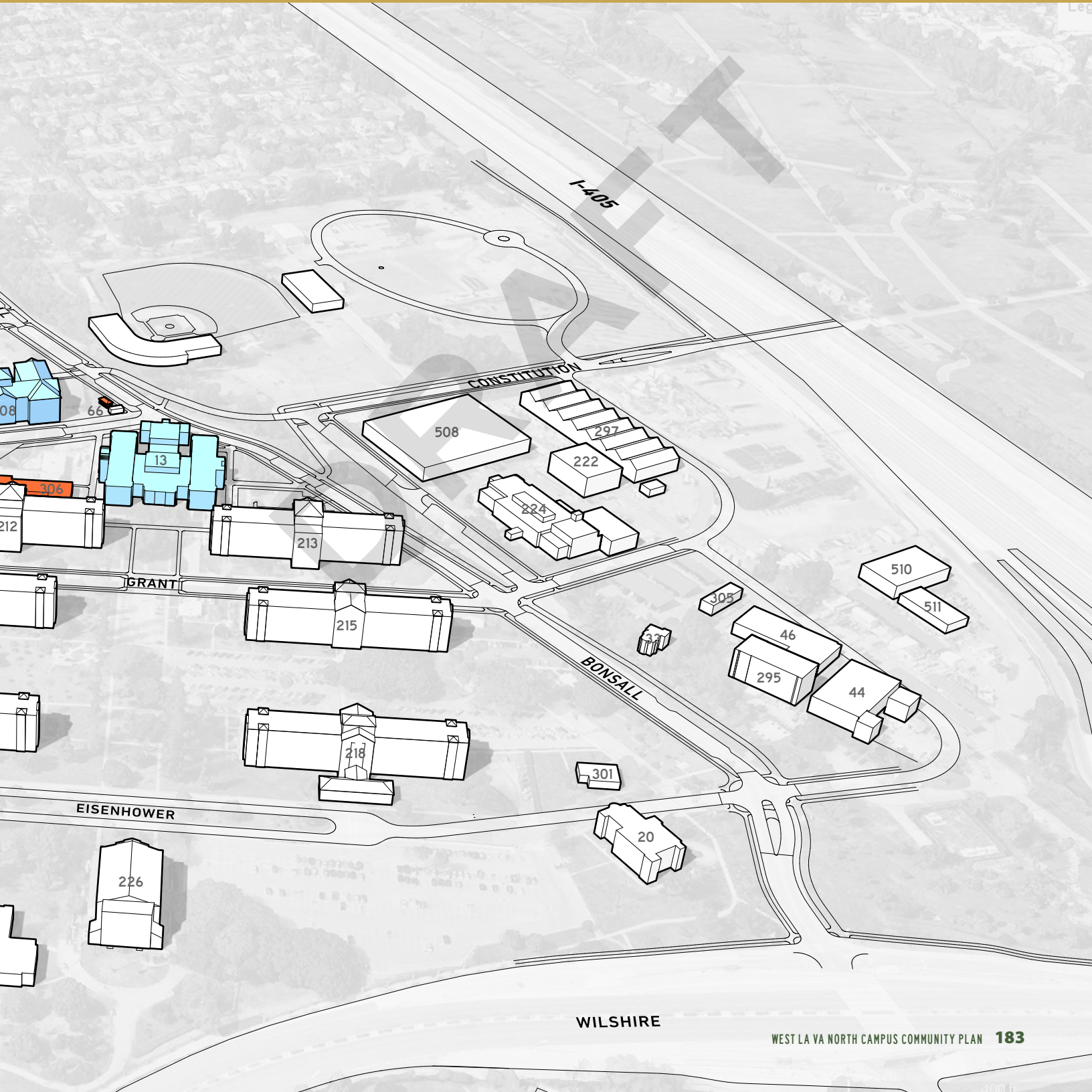
There is anticipated flexibility for the sequence of developments within the larger phases, as well as distinct projects that will be implemented independent of the phasing due to a variety of factors described later in this section. Each development is anticipated to have associated off-site improvements that will enhance utilities, circulation elements, and surrounding landscape.

While the Community Plan includes five larger phases of development, just the residential program of Phases 1 and 2 are included with the adopted VA Greater Los Angeles Healthcare System Master Plan, and are part of the West LA Veteran Collectives EUL. Phase 0 is considered part of a series of previously approved and closed EULs, and Phases 3 and 4 include residential program beyond the PEIS developed for the Master Plan. Those subsequent phases are considered as logical build-out for the West LA VA North Campus to complete in fill development of parcels and redevelopment of historic structures within the Community Plan area.

PROPOSED

General Phasing





Development Phase 0

The initial phase of development precedes completion of the Community Plan. These projects were considered as part of a focused Environmental Review of restoration and adaptive reuse of four historic structures.

Buildings 205, 207, 208, and 209 in the North Village area will be adaptively reused into permanent supportive housing for over two-hundred and forty Veteran residents. While the three buildings surrounding the historic quad open space are being developed outside of the Community Plan scope, the process for redeveloping Building 207 by the West LA Veterans Collective State other three buildings adaptive reuse by other than WLAVC and guidance to the planning process.

Phase 0 work also includes the creation of a new main branch for utilities along Bonsall Avenue to serve the North Village area, upgrading half-century old infrastructure. A portion of those utilities will enter the West LA VA North Campus

via Constitution Avenue while the remaining enter from the west along the future alignment of Pershing Avenue. Phase 0 begins circulation improvements to enhance pedestrian accessibility and expand convenient vehicle and bicycle parking for residents and visitors along Vandergrift and Bonsall Avenues.




Restoration and adaptive reuse of Buildings 205, 207, 208, and 209

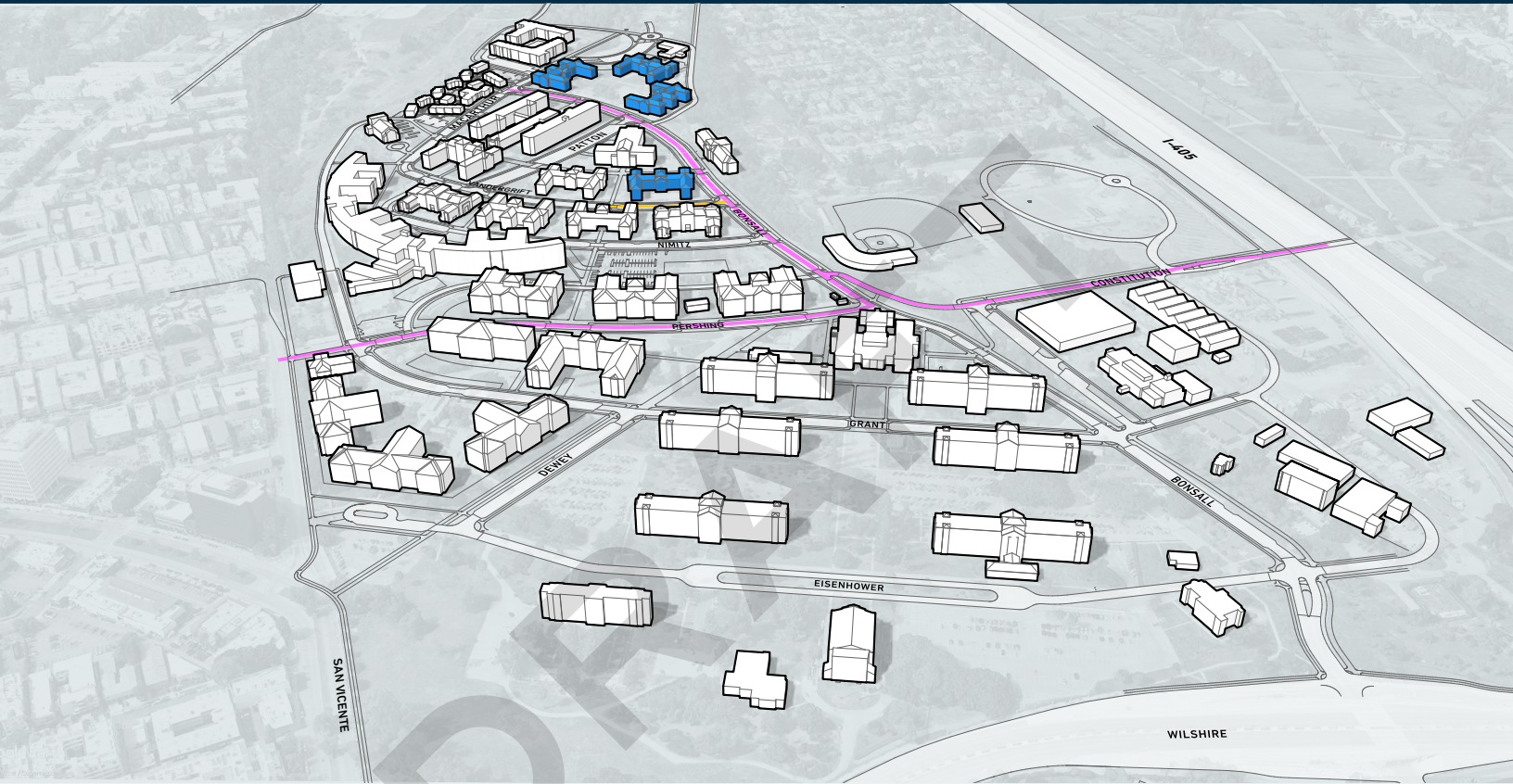
Approximately 240 new permanent supportive homes

Construction of Bonsall Avenue main branch utility corridor

Complete Street enhancements to a portion of Vandergrift Avenue

LEGEND

-  Housing
-  Infrastructure
-  Mobility



BONSALL AVENUE
Existing Conditions

Phase 0 begins circulation improvements to enhance pedestrian accessibility and expand convenient vehicle and bicycle parking for residents and visitors along Vandergrift and Bonsall Avenues.

Development Phase 1

The first phase of the Community Plan continues building the North Village area of the West LA VA North Campus - restoring and adaptively reusing most of the remaining vacant contributing structures north of the CalVet facility, while beginning to redevelop under-utilized parking lots and open spaces.

Buildings 156, 157, 158, and 300 will be included within this phase along with four new buildings, collectively providing homes for 700 Veterans.

Restoration and adaptive reuse of Buildings 156, 157, 158, and 300 Construction of new Buildings 400, 401 [CORE], 402, and 404

New amenities and services will be introduced in the North Village area as part of Phase 1, focusing on wellness and creative outlets. This will include creating pedestrian and bicycle trails in and around the North Village, and enhancing the historic Brentwood Theater, which will occur outside of this EUL. Phase 1 will continue to upgrade infrastructure throughout the North Village area, including modernizing utilities and stormwater management facilities, and upgrading multiple roadways.




Creation of over 630 new permanent supportive homes

Conversion and extension of Arnold Avenue as pedestrianized Wellness Trail

Development of Wellness Gardens and Brentwood Arts Grounds

Complete Street enhancements to Patton, MacArthur, Bonsall, Vandergrift, and Nimitz Avenues to improve pedestrian, transit, and bicycle movement

LEGEND

-  Housing
-  Community
-  Mobility



New amenities and services will be introduced in the North Village area as part of Phase 1, focusing on wellness and creative outlets.



Development Phase 2

The second phase of the Community Plan focuses on the South Village and creating a Town Square, while establishing physical and programmatic connections between the North and South Villages.

The majority of the new 470 permanent supportive homes in this phase will be constructed in new buildings, with the remaining balance located with the restored and reused Buildings 13, 210, and 256. Completion of Phase 2 will meet the VA Greater Los Angeles Healthcare System Master Plan residential program goal of creating 1,100 homes for at-risk or homeless Veterans.

New open spaces and amenities will focus on creating a heart for the Veteran-serving neighborhood in and around the Town Square, with Building 13 hosting functions and services similar to those of a Town Hall. Additional services and amenities will be located on the ground floor of the new buildings lining the north side of the realigned Pershing Avenue. Additional infrastructure improvements will include enhancements to Grant Avenue and restoration and repurposing of the Old Barracks as a living museum and the Streetcar Depot as the shuttle service hub.

Restoration and adaptive reuse of Buildings 13, 199, 210, 256

Construction of new Buildings 407, 408, 409, 410

Creation of over 470 new permanent supportive homes

Relocation and restoration of Trolley Depot [Building 66] to Transit Plaza




Conversion of Dewey Avenue into a pedestrian space in Town Green

Development of Museum Gardens, Café Plaza, and Welcome Plaza

Complete Street enhancements to Grant and Bonsall Avenues

Realignment and Complete Street design of Pershing and Grant Avenues

LEGEND

-  **Housing**
-  **Community**
-  **Mobility**



New open spaces and amenities will focus on creating a heart for the Veteran-serving neighborhood in and around the Town Square, with Building 13 hosting functions and services similar to those of a Town Hall.

Development Phase 3

The third phase of the Community Plan expands the supply of Veteran-serving permanent supportive homes beyond the residential program included within the VA Greater Los Angeles Healthcare System Master Plan by redeveloping the site of the research cluster of Buildings 113, 114, 115, and 117.

These buildings are anticipated to be demolished by the VA once the replacement research facilities are constructed on the West LA VA South Campus. Phase 3 will also include the restoration and adaptive reuse of Building 264 as a community center.

This phase will begin integrating the new Veteran-serving neighborhood with the adjacent Brentwood Village through enhanced pedestrian connections, streetscapes, and programming. Complete Street enhancements will focus on the west most portion of Eisenhower Avenue and the remaining portion of Dewey Avenue, with an essential bicycle connection to regional primary facilities along San Vicente Boulevard. Open space enhancements and amenities focus on creating a shared central space among the new residential buildings and improvements to the adjacent portions for the Los Angeles National Veterans Park.

Construction of new Buildings 113, 114, and 115




Creation of over 250 new permanent supportive homes

*Restoration and adaptive reuse of Building 264
Development of Contemplative Gardens*

Enhancements to Los Angeles National Veterans Park

Complete Street enhancements to Dewey and Eisenhower Avenues

LEGEND

-  **Housing**
-  **Community**
-  **Mobility**



This phase can begin integrating the new Veteran-serving neighborhood with the adjacent Brentwood Village through enhanced pedestrian connections, streetscapes, and programming.

National Veterans Park
Existing Conditions

Development Phase 4

The final phase currently contemplated as part of the Community Plan will include redevelopment of the remaining historic structures in the North Village area, including Buildings 206 and 257.




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With the functions of these structures relocated within the Town Square area as part of earlier phases, these buildings will be ready for reuse. Once Phase 4 is complete every vacant parcel and building within the North Village area will host residents, services, and amenities, bolstering the area's neighborhood character.

*Restoration and adaptive reuse
of Buildings 206 and 257*

*Creation of nearly 100 new
permanent supportive homes*

LEGEND

-  **Housing**
-  **Community**
-  **Mobility**



BUILDING 257
Existing Conditions

This phase includes the restoration and adaptive reuse of Buildings 206 and 257.

Off- Site Improvements

Each development phase will be accompanied by associated off-site developments of streets, sidewalks, and some outdoor amenities. Phasing of the off-site improvements will typically be contiguous to their development site and designed for seamless continuity with surrounding development phases. Some amenities, such as primary utility and mobility projects, could be developed independent of adjacent development as resources and opportunities are identified. Advanced development of these improvements such as transportation infrastructure would address many near term impacts of construction, including traffic and parking.

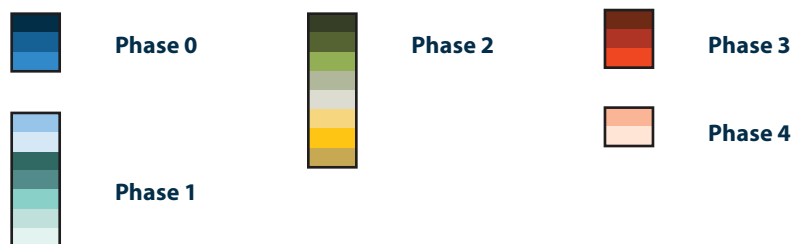
Additional coordination should also take place between the West LA Veterans Collective and the VA to incorporate infrastructure improvements for the project area into the larger capital improvement plan within the VA property and surrounding communities. Transportation projects including, but not limited to, Bonsall Avenue active mobility corridor, Town Green, and shuttle service could leverage project development resources as local matching funds for competitive grants for transportation, open space, and stormwater management projects.

The associated off-site improvements will also include utility upgrades to service deferred maintenance and meet increased demand from new developments. Certain utilities will need to be upgraded in advance of some development, described in greater detail in Chapter 8 – Infrastructure. Like the primary open space and recreational amenities, these utilities will need funding sources independent of the residential developments due to their scale and timing.

Improvements to infrastructure on the West LA VA Campus will influence off-site improvements to sidewalks and roadways.

While most sidewalks and roadways within the West LA VA Campus are in a fair condition, sidewalks and roadways will be replaced to increase safety, accessibility, and connectivity. Offsite improvements of sidewalks and roadways will typically include the parkways, sidewalks, and gutters directly adjacent to their development site, and the entire roadway. Delineation of these improvements will be refined in coordination with the relevant agencies, civil engineers, and development team throughout the development process.

LEGEND





Independent Projects

Throughout the duration of implementing the Community Plan there are several projects that can or will likely be independent of residential development projects. These projects might have unique funding sources, be independent of the chronological phasing, or require specific approvals that necessitate flexibility of timing or order and may fall outside the purview of the West LA Veterans Collective. These include the adaptive reuse of significant historic structures, establishing essential active transportation connections, and creation of major open spaces and stormwater management facilities.

Restoration and adaptive reuse of Brentwood Theater and Wadsworth Chapel, which will occur outside of this EUL

Restoration and adaptive reuse of Buildings 199, 256, and 259

Establishment of shuttle bus service and mini-mobility hubs

Creation of Bonsall Avenue active transportation spine

Southern connection of Historic Walk



LEGEND



Independent Phases

PROPOSED

Independent Phasing



CHAPTER FIVE

MOBILITY AND ACCESS



CONTENTS

- 5.1
Overview**
- 5.2
Active Transportation**
- 5.3
Vehicle Circulation**
- 5.4
Vehicle Parking and Service**

EXHIBITS

- Overview**
- Surrounding Linkages**
- Walking Paths**
- Bicycle Facilities**
- Access**
- Street Hierachy**
- Street Reconfiguration**
- Shuttle Routes**
- Street Sections**
- Vehicle Parking**
- Accessible/EV Parking**
- Service and Construction**

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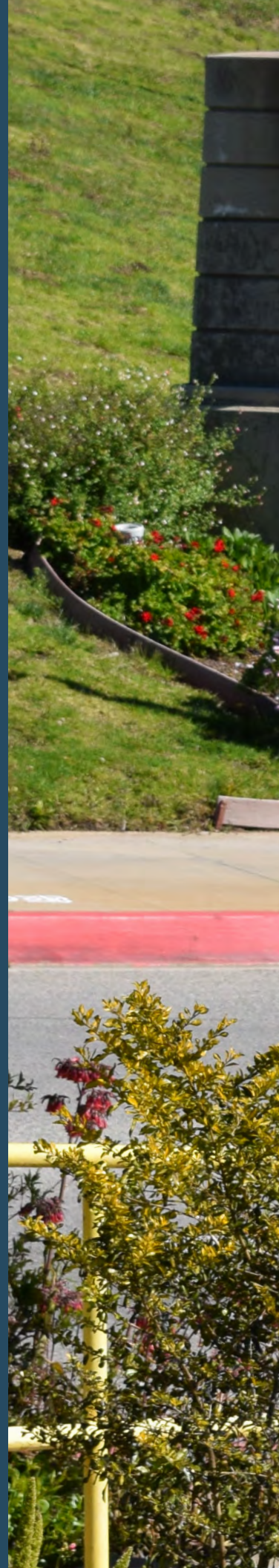
MacArthur Ave

5.1

**Mobility and Access
Overview**

The new Veteran-serving neighborhood on the West LA VA Campus offers unique opportunities and challenges for moving residents, visitors, and workers within, to, and from campus, which demands a nuanced approach that focuses on place-making and moving people. The relative insular nature of the site endowed by the geography, natural landscape, and existing connection points provides residents a safe harbor to heal and grow but does limit the ability to access the communities beyond the campus edge.

The residential population that will call this community home has unique needs and patterns to consider, including access to medical care, mobility limitations, and constrained household incomes, that shall influence the future of movement on the West LA VA North Campus. This chapter describes how circulation will evolve to best serve future residents of this Veteran neighborhood, in order to guide the individual developments' role in shaping the physical environment, as well as the role of larger arcing projects that stitch the overall system together.





Circulation Elements

Reshaping the West Los Angeles Veterans Affairs Historic District into a Veteran-serving neighborhood builds upon many of the character-defining features within the West LA VA North Campus, diversifying the purposes for the roadway network as a multimodal, place-making, wellness, and ecological system.

PEDESTRIAN PROMENADES & PATHWAYS

The historic origins and axes are to be linked through a series of pedestrian pathways and promenades, stretching from Los Angeles National Veteran Park to the historic Arroyos. Arnold Avenue will be pedestrianized and extended to connect the Brentwood Theater to the Wellness Center in Building 300. The Historic Walk between Buildings 256 and 300 will be extended southward to the new Town Square. Pershing Avenue will be reimagined as the West LA VA North Campus' main street, terminating at Bonsall Avenue and the new Town Hall occupying Building 13. The axis between Building 13 and Wadsworth Theater can become formalized as a Grand Parade Ground.

UNIFYING TOWN SQUARE

The two historically defining organizations for the triangle roads and fan roads will merge within the Town Square through the realigned Pershing Avenue, extended Grant Avenue, pedestrianized northmost block of Dewey Avenue, and new Lane Way along the south edge of the CalVet facility. The building forms, outdoor spaces, landscape design, and pedestrian pathways further stitch together the surrounding context to create the heart of the neighborhood.

CONNECTED CAMPUS EDGES

The lightly used service roads that define the outer edges of the West LA VA North Campus will be upgraded with expanded use as a biking and walking trail network for residents and visitors. The trails will extend from Bonsall Avenue and connect to surrounding bicycle facilities to integrate into the larger network. These trails will provide pedestrian and bicyclists a unique experience between the historic built environment and the wild lands of the bluffs and arroyos.

DEFINING STREETS

The contributing landscape of the fan roads and triangle roads networks will extend the multimodal infrastructure from Bonsall Avenue, deep into the neighborhood. Expanded sidewalks and tree allées along Nimitz, Eisenhower, Dewey, and MacArthur Avenues reinforce these character-defining roads while providing a greater sense of hierarchy within the neighborhood. Dedicated bicycle facilities along Dewey and MacArthur Avenues extend the network to be within reach for most residents.

BONSALL CONNECTOR

The connecting spine of the West LA VA Campus will be reinforced with the addition of dedicated bicycle facilities, shuttle service, and enhanced pedestrian amenities. As nearly every roadway originates from Bonsall, intersections will be enhanced to improve safety and accessibility, while providing a clear sense of direction within the new Veteran-serving neighborhood. Extending Bonsall Avenue north will be explored, to connect residents to surrounding community amenities and outdoor spaces, including Veterans Barrington Park and Brentwood Village.

Street Character

Within the circulation network the existing and streets will be reimagined from roadways with attached sidewalks into versatile infrastructure that cement the transformation of the West LA VA North Campus into a community.

Much of this transformation will take place on an incremental basis as housing development upgrade portions of the surrounding landscape as part of associated off-site improvements, though there will be some primary street projects that unify the network. The assumed right-of-way for these streets will widen to include curbside parking, parkways, and comfortable, accessible sidewalks, which can be accommodated within the existing context due to the substantial building setbacks.

Neighborhood Parking

The streets will maintain a consistent 36' curb to curb dimension to accommodate on-street parallel parking throughout the neighborhood. The street parking will expand four-fold from the current conditions, evenly distributing vehicle parking through the neighborhood. The narrower portions of the existing streets will be maintained at intersections and midblock crossings to facilitate pedestrian movement, and calm traffic flow.

Pedestrian Paradise

The existing sidewalks will be insulated from vehicle traffic by on street parking. The addition of the parkways to either side of the streets further separate the pedestrian realm from cars, while also providing essential area to filter stormwater and accommodate curb ramps, infrastructure, street furniture, and signage, all of which significantly enhance accessibility from the current conditions.

Urban Forestry

The addition of the parkways provides consistent space to soften the streetscape for pedestrians as well as substantially expand the urban forest within the Veteran-serving neighborhood. The formal arrangement of consistently spaced, sized, and species of trees will provide a new level of organization for the Historic District, giving streets hierarchy and providing contrast with the wild lands on the edges of the West LA VA North Campus.

Complete Streets

Expanding the existing streets from those moving vehicle and pedestrian traffic to include bicycles, mini-mobility, and transit will provide residents, visitors, and workers more viable options to travel to the West LA VA North Campus and navigate throughout the neighborhood. The democratization of the public realm to support all users and uses will allow Veterans to move throughout their community with respect, regardless of their ability or access to transportation.

PROPOSED

Overview



Key Item
Name



Key Item
Name

Map Forthcoming

DRAFT

5.2 Active Transportation

Connectivity - First/Last Mile

Transit stops along the southeast and southwest edges of the West LA VA North Campus, along Wilshire Boulevard and San Vicente Boulevard and Bringham, provide future residents direct access to amenities, services, and destinations across the Westside. The Metro Purple Line will be extended to West LA VA Campus and is anticipated to open for operations in 2027. This will be paired with the associated realignment of the local and regional bus routes emanating from the new subway station. Bonsall Avenue would serve as a multi-modal spine connecting the enhanced Wilshire Boulevard transit node to Town Square, Arnold Avenue Wellness Trail, Historic Quad, and vista open space overlooking the Arroyos.

The wild lands and topography along the Arroyos and bluffs, and regional infrastructure of the Interstate 405 Freeway limits pedestrian and bicycle connections beyond the northern and western boundaries of the West LA VA North Campus. The Constitution Avenue underpass and off-street bicycle path spurring from it, west of the I-405 provides valuable connections to the surrounding neighborhood. The Community Plan contemplates active transportation linkages over or around the Arroyos to extend the first-last mile connections reaching the Brentwood Village and neighborhood beyond, building on Metro’s First and Last Mile investments emanating from the future Purple Line subway station.

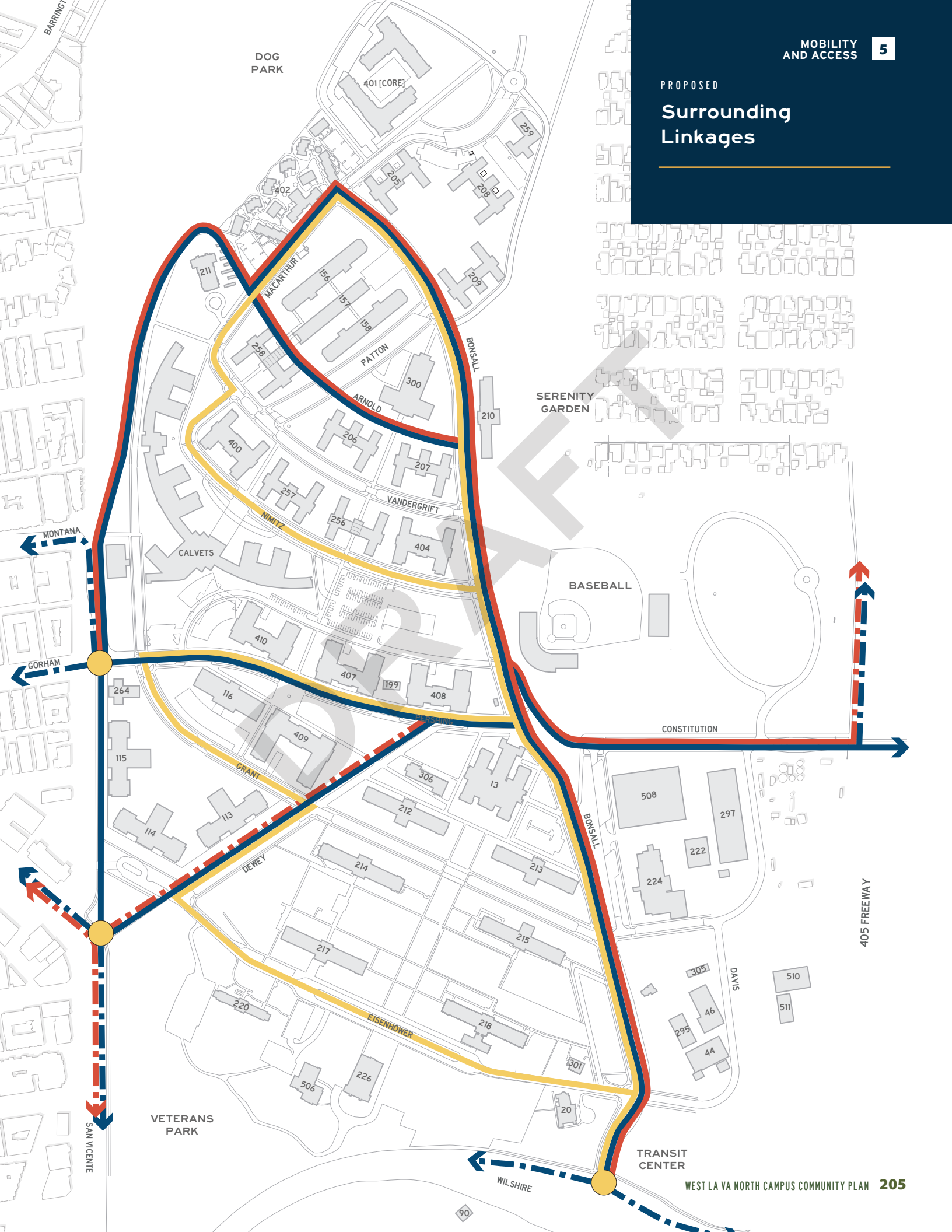


LEGEND

- Pedestrian**
- Transit**
- Bike**
- Transit Hub**

PROPOSED

Surrounding Linkages





be space for ADA curb ramps and driveways outside of the path of travel, and there would be sufficient space to locate infrastructure and street furniture without impeding pedestrian movement.

New Pershing Avenue is enhanced as a shared street that calms vehicle speeds, allows easy closure to vehicle traffic, and encourages pedestrian permeability. An additional layer of wide promenades will further connect walkers throughout the campus along the Historic Walk, south of the Town Square, and along the pedestrianized Arnold Avenue - which will no longer allow cars. Paths to and between building entrances shall be orderly and intuitive for pedestrians circulating around the neighborhood.

Pedestrian [ADA Access]

Community Connectors are wide sidewalks with parallel bicycle facilities that generally follow the outer edges of the fan road and triangle road quarters along Eisenhower, Dewey, Nimitz and MacArthur Avenues, and Bonsall Avenue. They are equipped with flanking allées of street trees, seating and street furniture, and pedestrian-scale lighting. The remaining pedestrian network are made up of well-designed Neighborhood Connectors complete, with parkways, street trees, and convenient, safe crosswalks at intersections in mid-block junctions.

The connective tissue of the West LA VA North Campus are the sidewalks and pedestrian pathways woven among the buildings and outdoor spaces. Improvements to pedestrian circulation focuses on completing the network, enhancing the experience, and ensuring accessibility for all. While the current pedestrian circulation network reaches most parts of the campus, they often have minimal widths and lack proper vertical transitions for those with mobility impairments to navigate.

Across the Community Plan area sidewalks are to be upgraded as part of street projects, installing parkways with landscape and street trees that provide shade and insulation from vehicle traffic. The sidewalk and parkway configuration also support accessibility and comfort as there would

KEY TERM

Pedestrian-Scale Lighting

Pedestrian-scale lighting illuminates pedestrian pathways at a lower point, prioritizing safety and mobility for pedestrians while improving nighttime security.

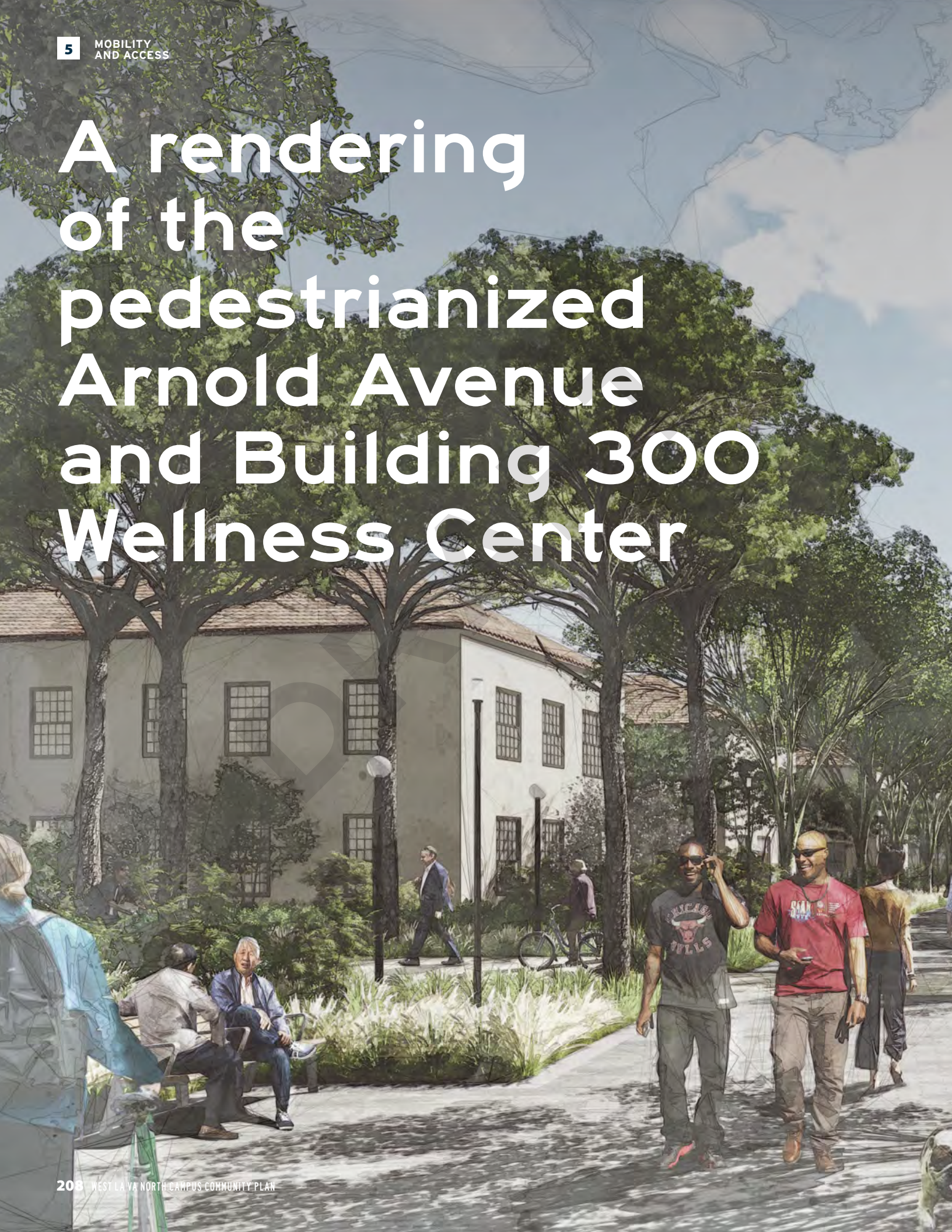
LEGEND

- Promenade
- Lane-way
- Community Connector
- Neighborhood Connector

PROPOSED Walking Paths



A rendering of the pedestrianized Arnold Avenue and Building 300 Wellness Center







The primary bicycle connector follows the east side of Bonsall Avenue, with a Class 1 bicycle path navigating among the historic palm grove, the bluffs, and Building 210 and the Quad. Spurring from bicycle facilities along Bonsall are Class I paths on the West side of Dewey Avenue and South side of Eisenhower Avenue which both connect to the existing regional primary bicycle facilities along San Vicente Boulevard. Wide multi-use paths along the Historic Walk, Town Square, and pedestrianized Arnold Avenue further expand the bike network.

Incorporating the MacArthur laneway along the Arroyos and Patton laneway wrapping around the Quad provides opportunities for leisure cycling that avoids most vehicle and pedestrian traffic altogether. While outside of the Community Plan area, installing a shared trail along Constitution Avenue would be valuable for connecting the network to the Class I path along the western embankment of the Interstate 405 Freeway that connects to the Brentwood Glen neighborhood and beyond. Similarly, establishing an active transportation connection to the north to and through the Brentwood School athletic complex would significantly enhance access to neighborhood amenities for Veteran residents, while maximizing the reach of the Purple Line Metro Station.

CASE STUDY

Climbing Bike Lanes

Climbing bike lanes with a recommended 6-7' width, next to a curb or parked cars, are used by cyclists to travel uphill. It provides them a safer option than a shared lane with cars since they typically travel slower than cars on inclines. For added safety, the bike lane can have a buffer between it and the travel lanes. Climbing bike lanes can be used to expand bicycle infrastructure in areas with a considerable grade change. They are paired with sharrows in the downhill direction since cyclists can keep up with the speed of motor vehicle traffic.

Bicycle and Mini-Mobility

The tranquil landscape across the West LA VA North Campus provides a comfortable, low-stress environment for cyclists of all skill-levels, and confidence. For residents, cycling and other forms of mini-mobility like scooters and skateboards provide valuable independence not reliant on owning automobiles. For visitors, the variety of historic, manicured, and wild lands across the West LA VA North Campus offers picturesque bicycling experiences.

The challenge for navigating throughout the community on bicycles is the natural topography, with over 4% average slope along the length of Bonsall Avenue from Wilshire Boulevard to the Quad - a grade change of around 130 feet. Along with bicycle-friendly streets complete with traffic calming devices and limited vehicle traffic, dedicated off-street bicycle facilities are provided to specifically provide space for low confidence riders and for cyclists climbing up-slope.

LEGEND

- Shared Trail**
- Bike Path**
- Bike Lane**
- Bike Hub**

PROPOSED Bicycle Facilities



The primary access points to the West LA VA North Campus would remain from Wilshire Boulevard at Bonsall Avenue and from Sepulveda Boulevard at Constitution Avenue, but gate controls would be added to limit vehicle access to residents, staff, and visitors.



Access Control

While enhancing active transportation connections around and through the West LA VA North Campus and surrounding neighborhoods, the Community Plan also considers vehicle access management. This would be to specifically limit cut-through vehicle traffic within the neighborhood, especially once the Metro Purple Line station at the West LA VA Campus is opened. Emergency vehicle access would remain from the west edge of campus along Bringham Avenue at Gorham Avenue and San Vincente Boulevard.

The primary access points to the West LA VA North Campus would remain from Wilshire Boulevard at Bonsall Avenue and from Sepulveda Boulevard at Constitution Avenue, but gate controls would be added to limit vehicle access to residents, staff, and visitors in order to avoid the West LA VA North Campus from becoming a park and ride for future Metro Purple line riders. These would include Ambassador stations staffed by community ambassadors who provide directions and temporary parking passes and can observe and report those accessing the West LA VA North Campus.

LEGEND

- Gate Access
- Pedestrian Access
- Limited Access
- Controller Access
- Detour

PROPOSED
Access





Street Network

The existing circulation network provides a strong foundation for the future of movement within and to the neighborhood. Both the triangle road and fan road networks will continue to emanate from Connector Street Bonsall Avenue, which would be the primary linkage throughout and to the West LA VA North Campus. The streets within the Town Square area would be realigned and augment to merge the historic road networks, while enhancing connections to and around the CalVet facility.

From the Connector Street there are defining streets that instill hierarchy for movement and building frontages, while reinforcing the character-

defining landscape elements of the historic district. New Pershing Avenue has a unique character that considers its prominence merging the Fan and Triangle Roads while being designed as an extension of the open space, and circulation network. The Neighborhood Streets provide consistent circulation and landscape throughout the rest of the Community Plan area, while the Laneways provide connections for emergency and service vehicles, as well as active transportation. Doing so will retain the existing historic fabric of the roadways while merging the North Village and South Village circulation networks.

LEGEND

	Defining		Promenade		Lane-Way
	Main		Neighborhood		Connector

Street Change

The fan roads and triangle road networks of the West LA VA North Campus are character defining features of the National Historic District, while providing fine grain connectivity within their respective quarters of the Community Plan area. Their alignments will remain intact as part of upgrading the circulation network, with the New Pershing Avenue being realigned to gracefully form the two networks' convergence along the Town Square. New Pershing retains its place at the crown of the triangle roads as Dewey Avenue approaches from the South, now as a pedestrian promenade North of Grant Avenue. Pershing Avenue is reshaped to begin following the Fan Roads before aligning itself with Gorham Avenue.

Grant Avenue west of Dewey Avenue is reconfigured and aligned to seamlessly connect to MacArthur Avenue as it reaches the CalVet facility. The service road portion of MacArthur Avenue becomes the western Laneway for connecting the north and south quarters of the West LA VA North Campus around CalVet, reaching the Heroes Golf Course and Brentwood School athletic complex. The Community Plan does indicate opportunities to shape portions of MacArthur and Patton Avenues, those final configurations would be determined as part of designing their associated developments.

The fan roads and triangle road networks of the West LA VA North Campus are character defining features of the National Historic District, while providing fine grain connectivity within their respective quarters of the Community Plan area.



LEGEND

- Narrow/Extend**
- Widen**
- Pedestrianize**
- Reconfigure**
- New**



Shuttle and Public Transit

The expansive West LA VA South Campus Medical Center and residential neighborhood will benefit in the future from an internal shuttle network that would connect residents to services, amenities, and regional transportation options. The projected ridership would likely be served by a single mini-bus sized shuttle in constant operations along a circuitous 2.5-mile long loop extending from the passenger loading area at the North entrance of Building 500 to northmost end of Bonsall Avenue.

The shuttle route will likely evolve throughout the multi-phase implementation of the Community Plan as residential populations, amenities, services, and medical facilities shift across the West LA VA North Campus. Major destinations along the route include the West LA VA South Campus Medical Center, Town Hall [Building 13], CalVet facility, Wellness Center [Building 300], and Metro Purple Line Station. The shuttle stops also reach the transit hub on Wilshire

Boulevard, and bus stops on San Vicente Boulevard, and Bringham Avenue, extending riders reach across West Los Angeles.

Shuttle stops would be evenly distributed across the West LA VA North Campus and along the bus route, so that riders are no more than two blocks from a destination. The bus stops would generally align with the bicycle facilities to create a series of mini-mobility hubs that include seating with shade, secure bicycle parking and repair facilities, and power for charging electric-assist personal vehicles like wheelchairs and scooters. These hubs should also incorporate place-making attributes that encourage social interaction among local residents as they wait for transit and/or park their bicycles. Shuttle service is anticipated to adapt to the evolving users over the duration of development the Community Plan between current workers to future residents and visitors. It is also anticipated that shuttle service will have shifting lead times to respond to peak commuting hours, community programming, and special events, including baseball season.

LEGEND

- Shuttle
- Transit Plaza
- Subway Station
- Shuttle Stop
- Bus Stop

PROPOSED Shuttle Routes



5.3

Vehicle Circulation

While these existing streets will largely retain their current form, many of the street sections will be reconfigured to emulate neighborhood-like streets, with bidirectional traffic, curbside parking, broad parkways, and ample sidewalks.

KEY TERM

Street Section

A drawing that illustrates widths (right-of-way, driving lanes, sidewalks), heights (buildings, projections, trees), and uses (cars, bikes, pedestrians).

For most streets the roadways will become 34-36' wide to accommodate the two lanes of local traffic and parallel parking. The existing street width will be retained at intersections, midblock crossings, and sites of existing infrastructure, appearing as bulb-outs for enhancing pedestrian safety and accessibility.

Patton Avenue will be amended to provide diagonal on-street parking by consolidating existing pockets of head-in parking. These changes will enhance pedestrian safety by relocating walkways out of the vehicle maneuvering area, while improving the efficiency of parking. Similar amendments to MacArthur Avenue and Parking Lot 28 are contemplated, which could be further explored as part of the development of MacArthur Field.

Reconfiguration of the roadways and flanking pedestrian facilities will generally emanate from the current centerline of the road. This allows the crown of the roadway to remain in place, and provides flexibility for retaining existing flowlines, infrastructure, and street trees. Streets like Bonsall Avenue do not require changes to the roadway as it has sufficient width, while others like Dewey and Nimitz Avenue might only need partial road widening. Though the parkways and sidewalks would be installed similar to the other streets, in order to maintain consistency throughout the neighborhood.

LEGEND

**Street Section**

PROPOSED

Street Section Cut Callouts





Street Character

Establishing hierarchy among the circulation routes will provide a sense of direction on the West LA VA North Campus, where those unfamiliar with the campus can easily find a sense of their location within the neighborhoods.

This is especially important because of the unique block organization of the Historic District, as well as the different patterns between the fan roads and triangle roads. This hierarchy can also mitigate visual consistency, such as similarities between street facing-facades, of buildings in the fan and triangle road areas.

Establishing hierarchy among what are currently consistent roadways will be accomplished through the coordination of landscape design, selection of street trees, building placement and design, transit and bicycle facilities, pedestrian versus service access, among other elements.

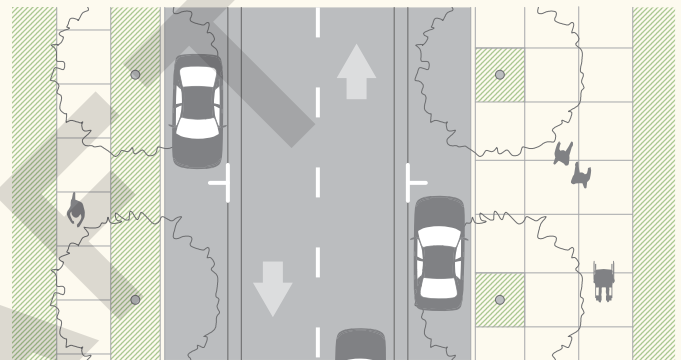
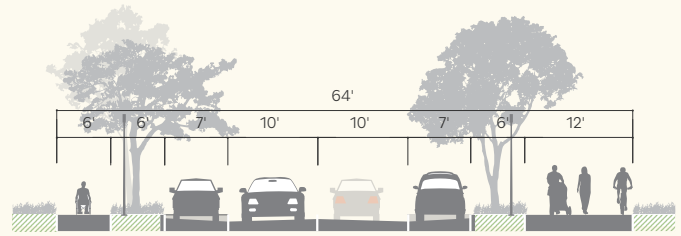
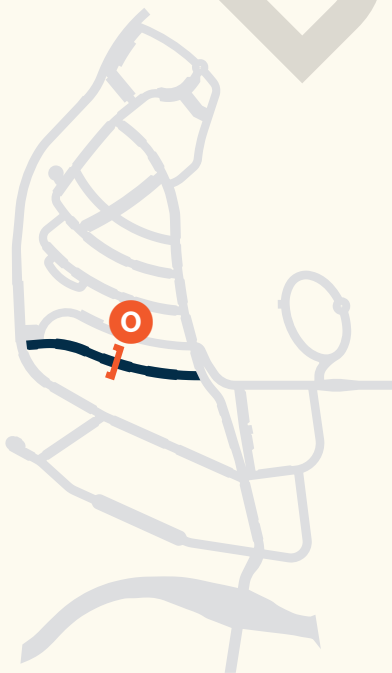
PROPOSED

Main Street

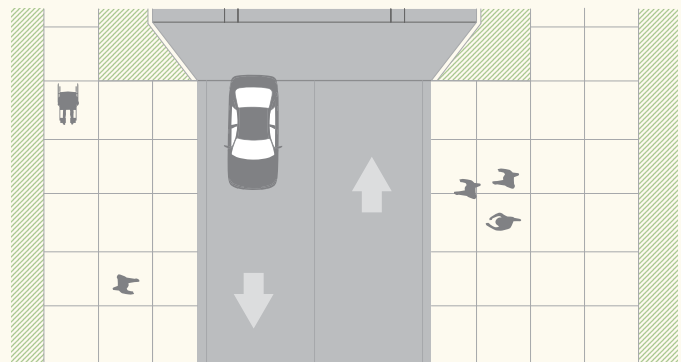
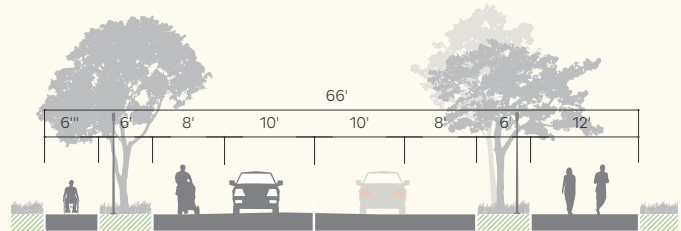
The newly realigned Pershing Avenue will form the northern edge of the Town Square and will be fronted by the most active ground floor spaces, occupied by a collection of services, amenities, and commercial tenants. The main street shall be designed as a shared space between vehicles, pedestrian, bicyclists, and transit – supporting accessibility, as well as safety and social interaction. A wide sidewalk on the north end promotes interaction between pedestrians and the adjacent buildings, while the south sidewalk is minimized to encourage exploration into the adjacent park space.



Existing Pershing Ave Conditions



OO AFTER / New Pershing



OO AFTER / New Pershing

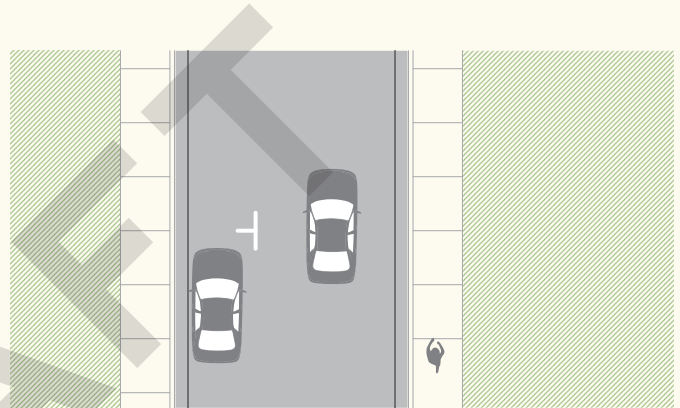
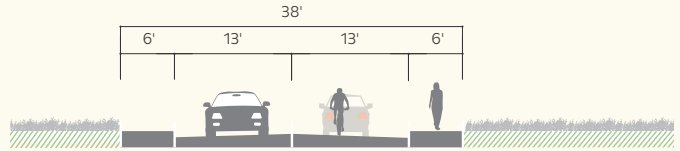
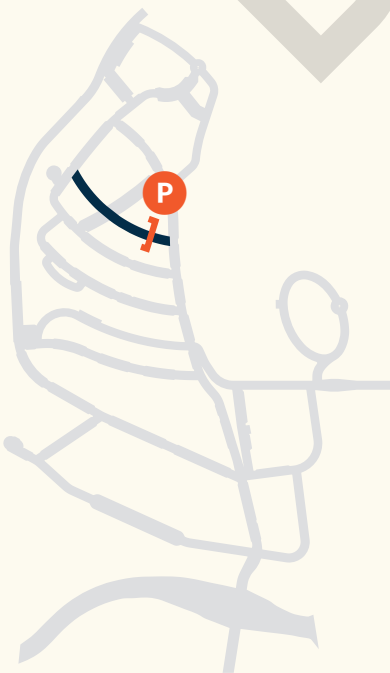
PROPOSED

Promenade

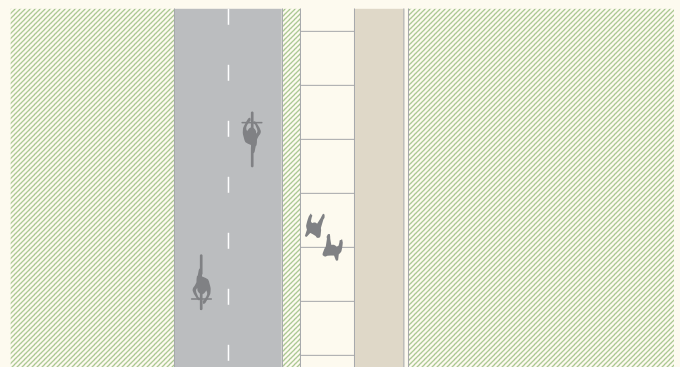
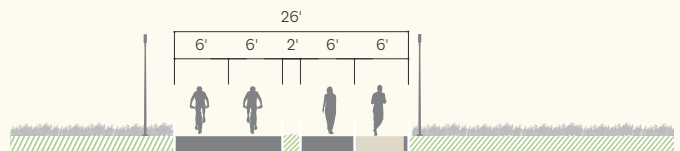
Some roadways will be turned over to pedestrians, bicyclists, and place-making as they are closed to regular vehicle movement. Arnold Avenue will be closed to all but emergency vehicles and extended through to MacArthur Avenue to create the Wellness Trail. Dewey Avenue north of Grant Avenue will also be pedestrianized in order to create the Town Square. The alignment and profile of these two streets will be maintained as character-defining features in the landscape, but will be treated with enhanced landscape and hardscape design.



Existing Arnold Ave Conditions



PP BEFORE / Arnold Ave



PP AFTER / Arnold Ave

PROPOSED

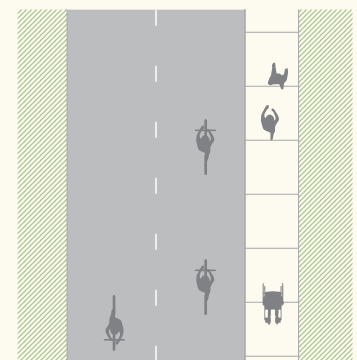
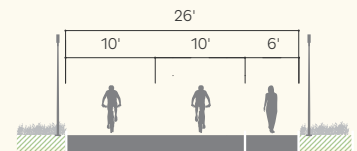
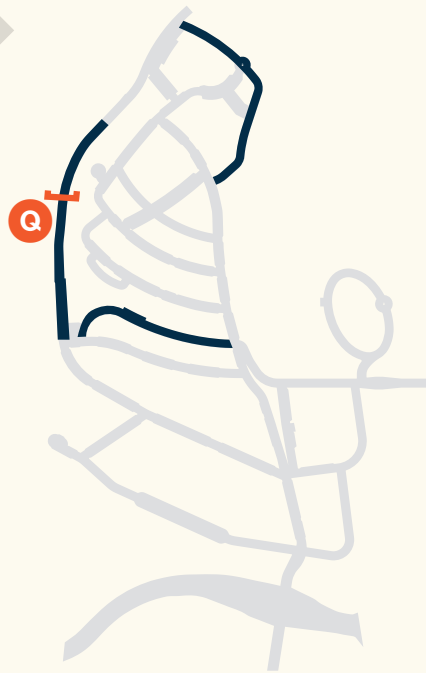
Campus Laneways

The Laneways ensure maintenance and emergency access throughout the West LA VA North Campus, while expanding the active transportation network into natural edges of the neighborhood. This network is intended to have vehicle access limited to emergency services and facility/maintenance. Thus traffic shall be extremely low, providing an ideal environment for biking and walking. A modest sidewalk provides space for pedestrians to circulate safely with bicyclists and any occasional vehicles utilizing the laneway network. Laneways along the Arroyos and Japanese Garden will provide Class I bicycle paths, while those surrounding the rest of campus will have Class II bike lanes, with the remaining area set aside of one-way service access.

Laneways within the Town Square area maintain a similar physical character to those on the periphery, but will have parallel facilities for pedestrians and bicyclists, allowing them to specifically serve vehicle access and parking. This laneway also accommodates vehicle parking, services, and loading for the new development along the Town Square as well as the CalVet facility.



Existing Conditions



QQ AFTER / New Bike and Pedestrian Pathway

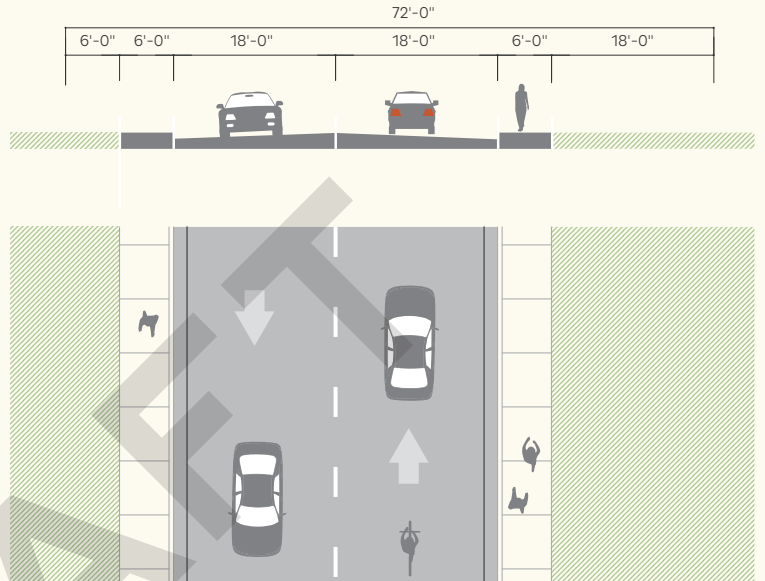
PROPOSED

Connector Street

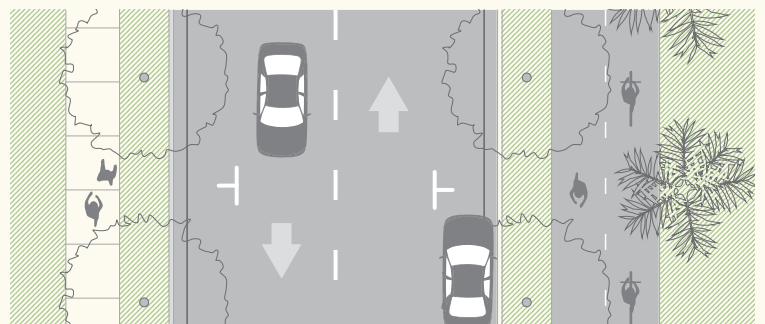
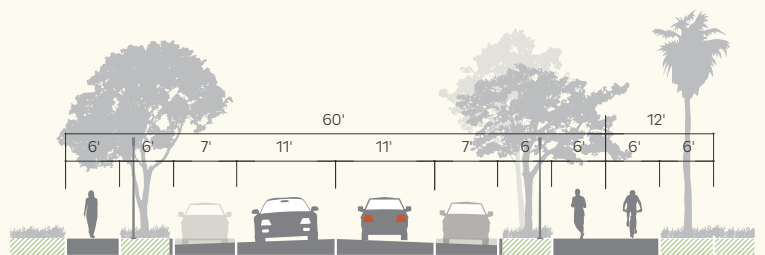
Bonsall Avenue runs through the majority of the developed portions of the West LA VA Campus, connecting the West LA VA South Campus Medical Center to the Quad of the West LA VA North Campus' North Village, and is the single physical link between the West LA VA North and South Campuses. The fan roads of the West LA VA North Campus' North Village and triangle roads emanate from Bonsall creating the formal hierarchy within the study area. Bonsall's importance as a connector and primacy of civic design elevates its status within the campus. While the roadway section will be consistent with other roadways, the active transportation promenade along the east flank of Bonsall provides a unique experience and opportunity to emphasize its prominence by continuing the historic palm grove north and south.



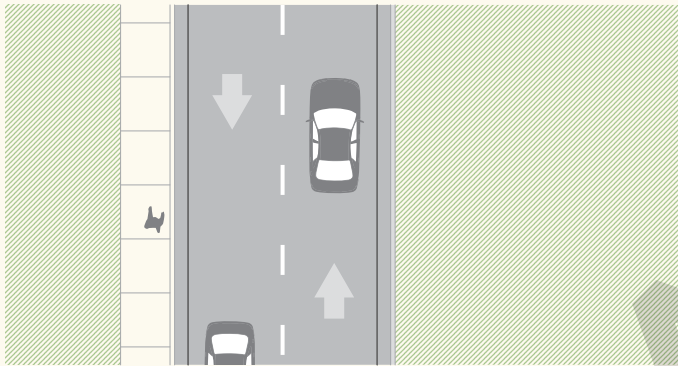
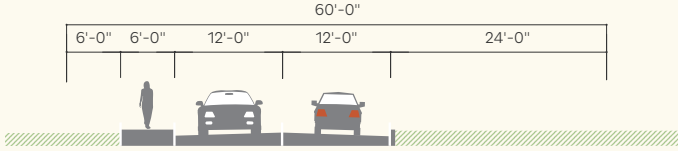
Existing Bonsall Ave Conditions



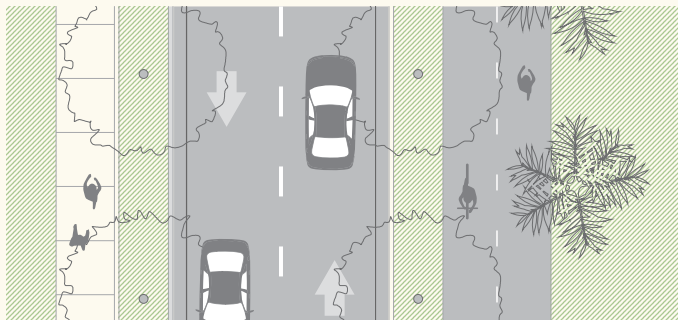
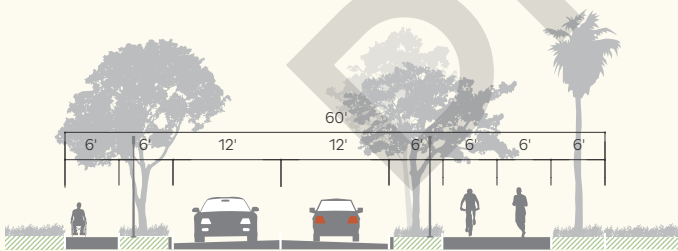
JJ BEFORE / Bonsall North



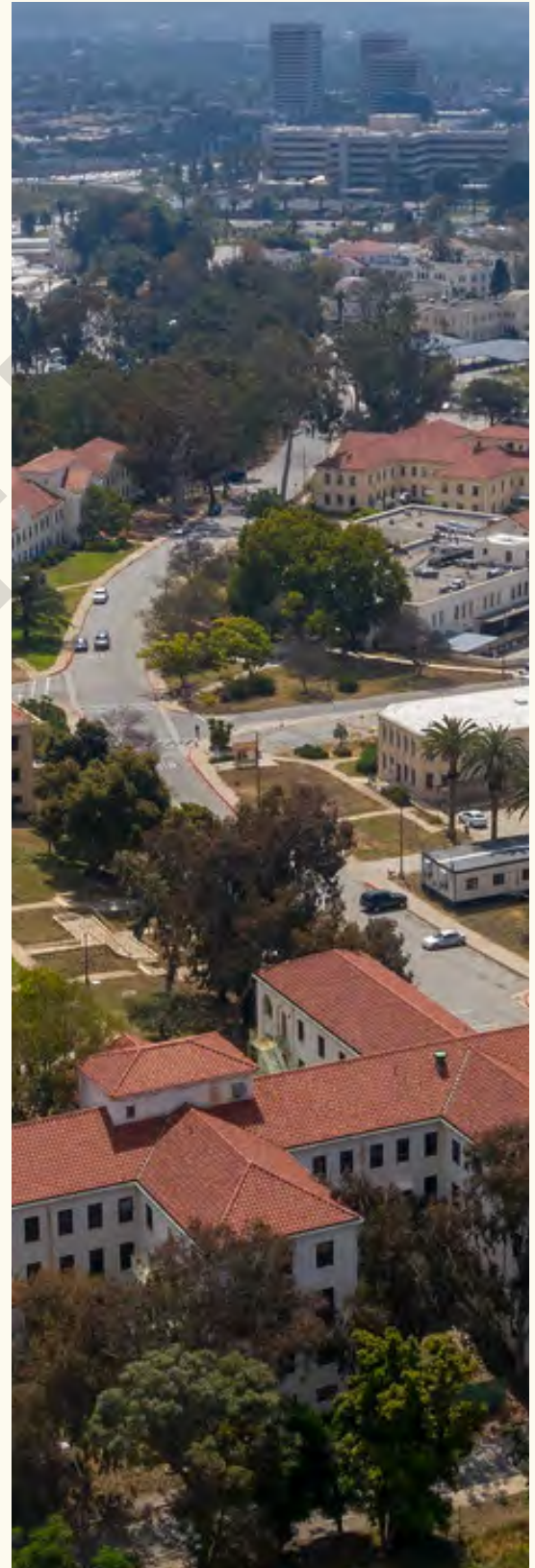
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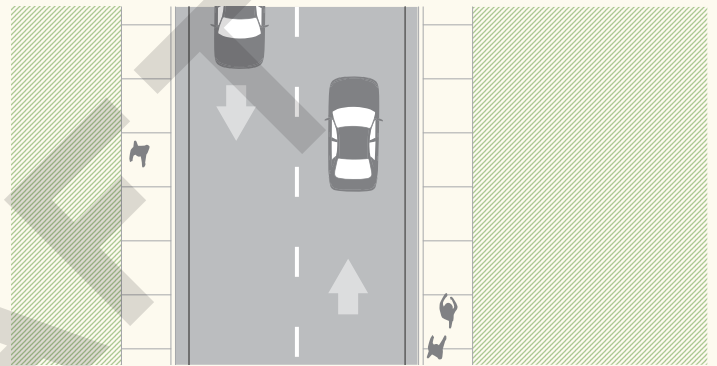
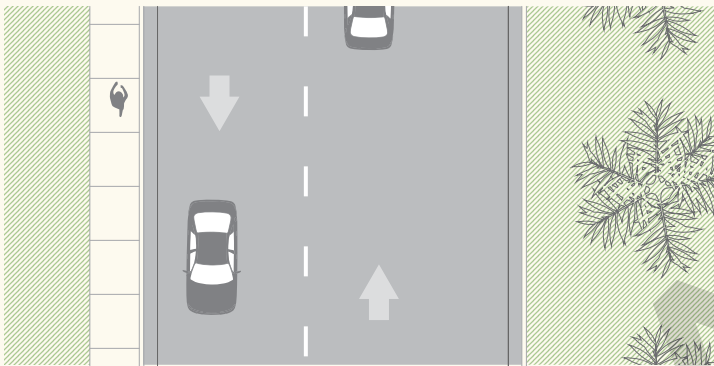
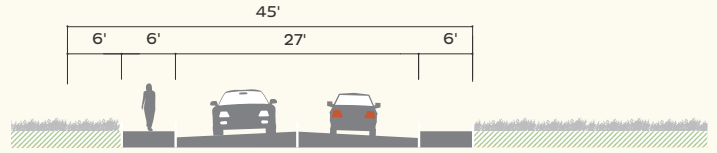
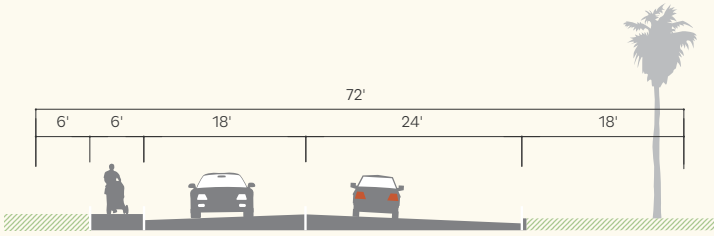


KK BEFORE / Bonsall @ Constitution



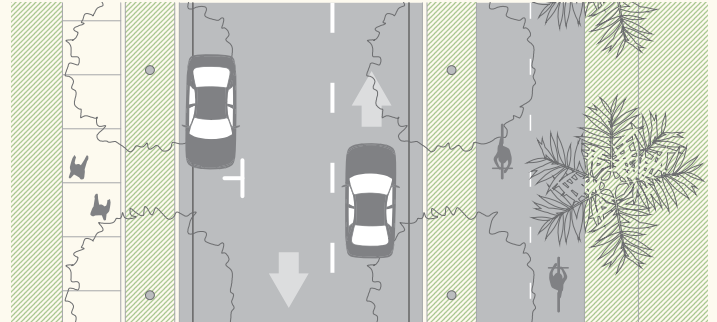
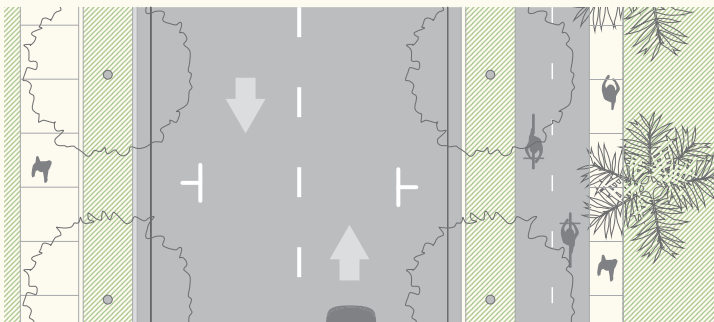
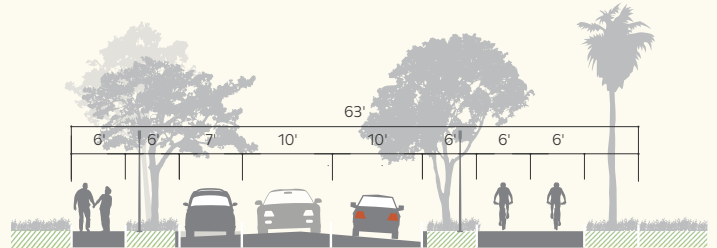
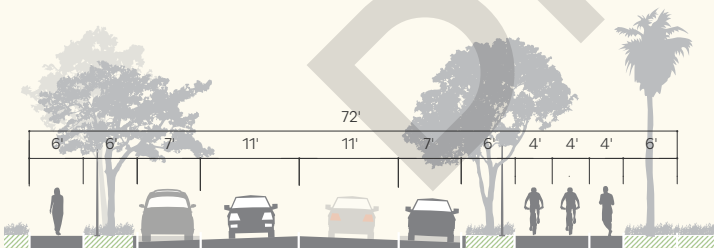
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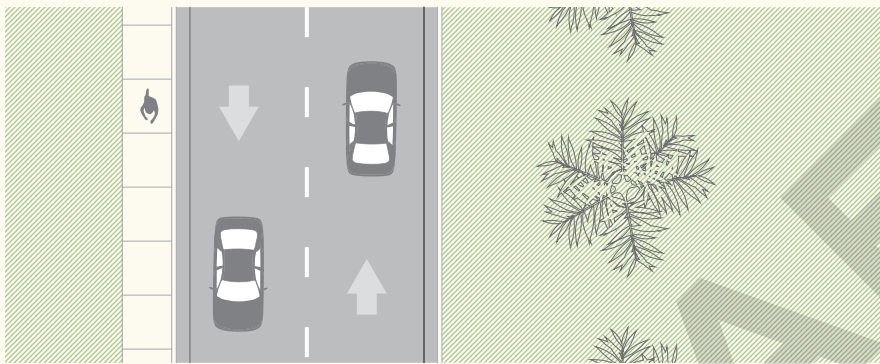
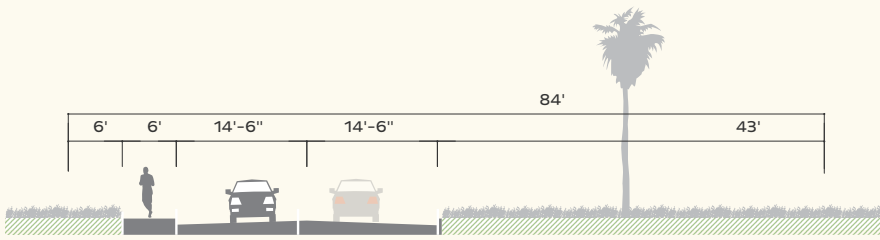
LL BEFORE / Bonsall @ Grant

NN BEFORE / Bonsall @ Pershing

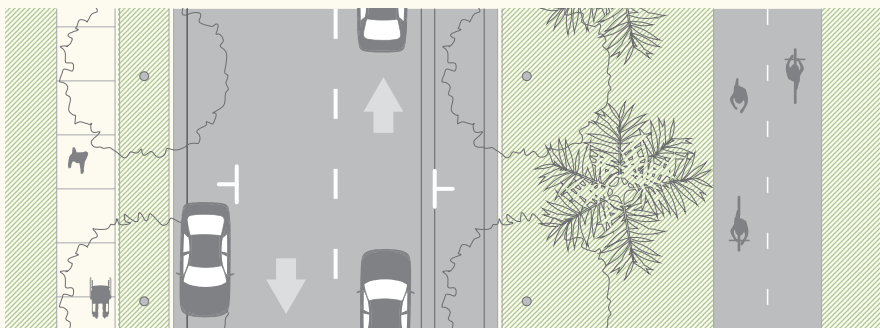
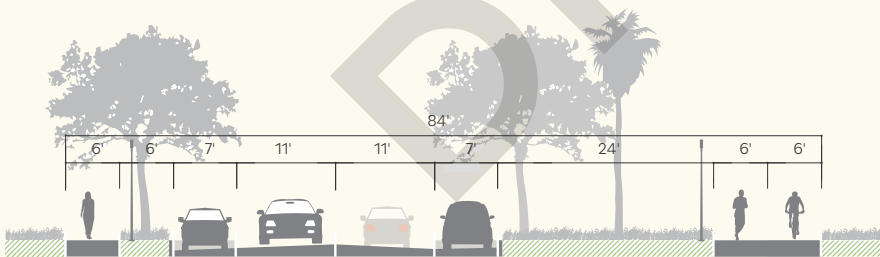


LL AFTER / Bonsall @ Grant

NN AFTER / Bonsall @ Pershing

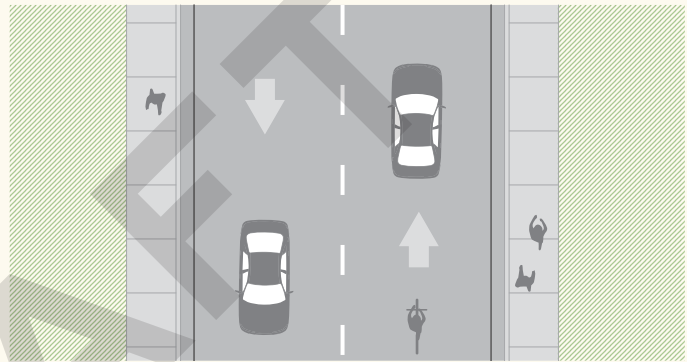
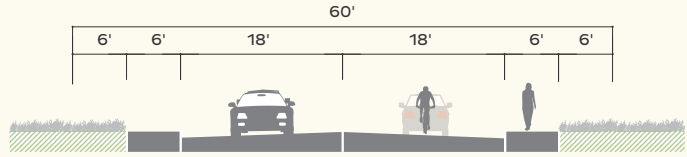


MM BEFORE / Bonsall @ Eisenhower

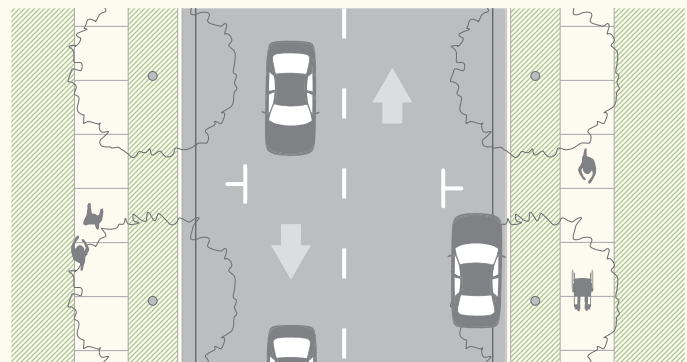
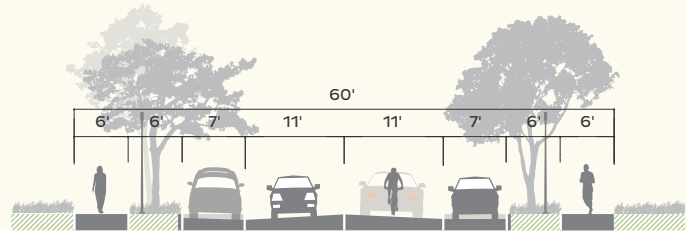


MM AFTER / Bonsall @ Eisenhower





RR BEFORE / *Bonsall North of 210*



RR AFTER / *Bonsall North of 210*

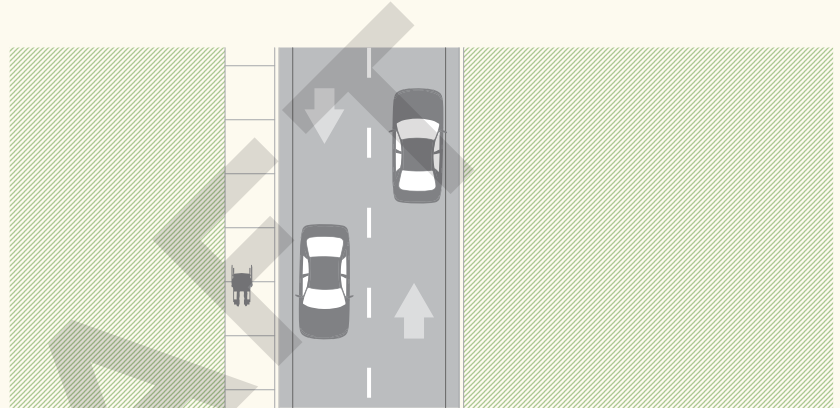
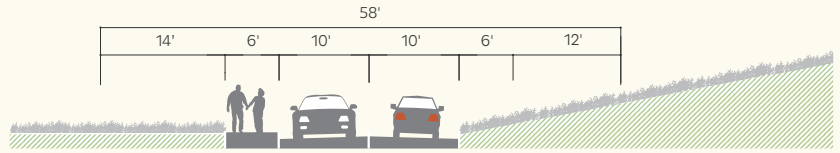
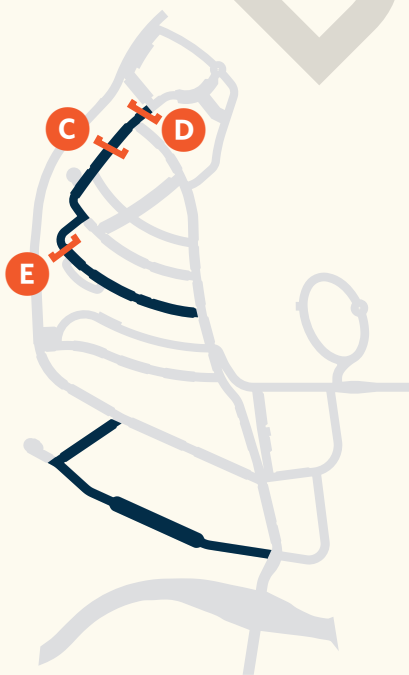
PROPOSED

Defining Street

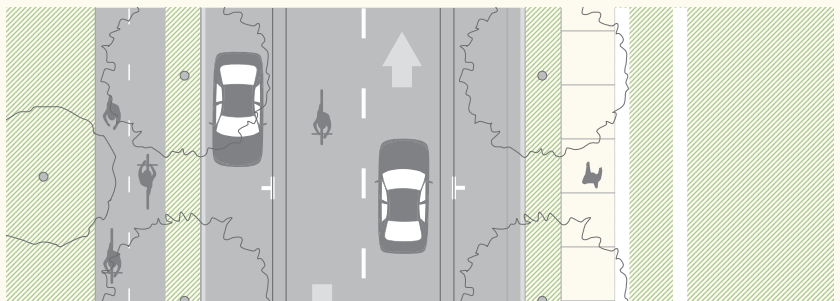
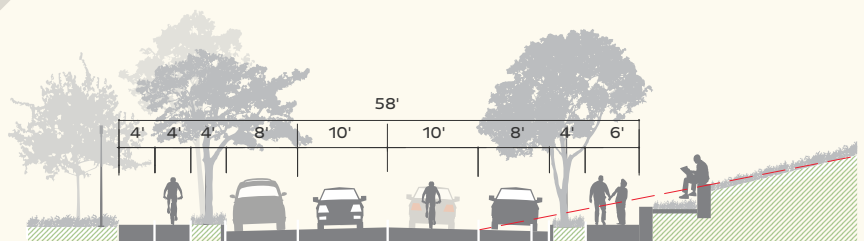
Defining Streets branch off from Bonsall Avenue to reach the western extents of the West LA VA North Campus, providing pleasant experiences for pedestrians walking through the North and South Villages. These streets will also provide substantial accommodations for stormwater management and tree canopy, as the outer walkway and parkway will be scaled to plant tree alleys, flanking the pedestrian space. Some portions of the Defining Streets also provide off-street bicycle facilities that supplement overall network.



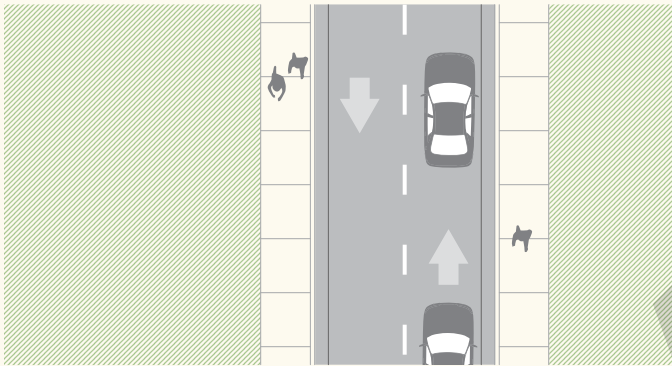
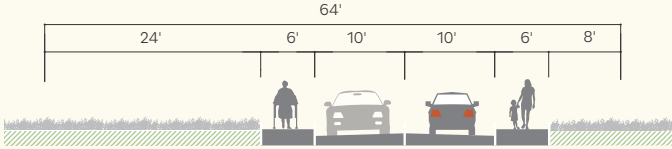
Existing Conditions



CC BEFORE / Macarthur (South of Bonsall)



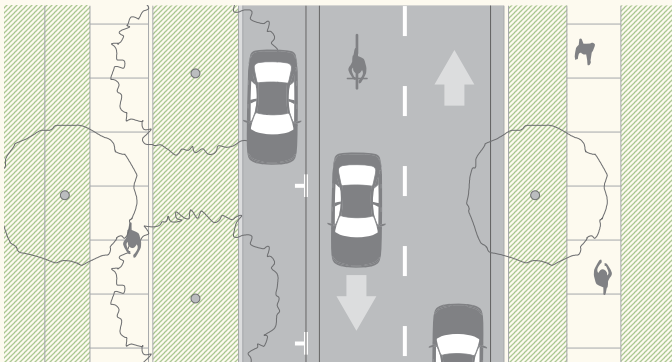
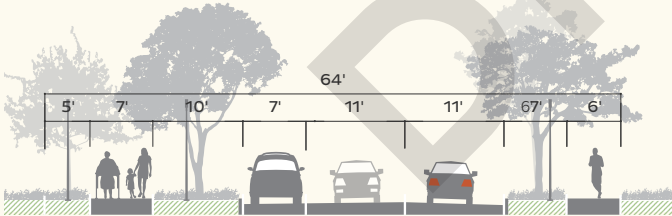
CC AFTER / Macarthur (South of Bonsall)



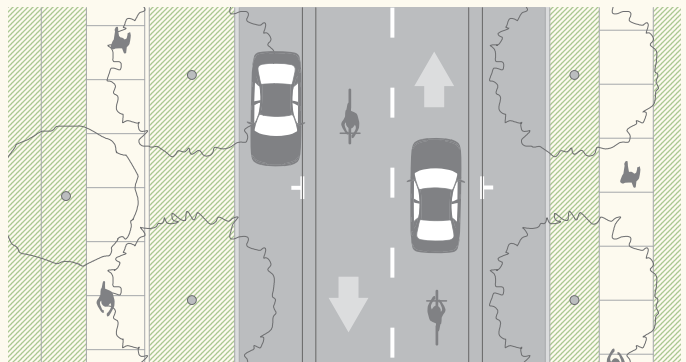
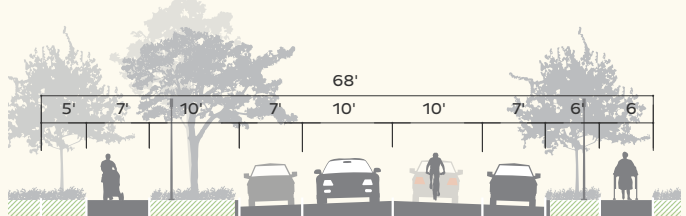
DD BEFORE / Macarthur (North of Bonsall)



These streets will also provide substantial accommodations for stormwater management and tree canopy, as the outer walkway and parkway will be scaled to plant tree alleys, flanking the pedestrian space.



DD AFTER / Macarthur (North of Bonsall)



EE AFTER / New Macarthur/Nimitz

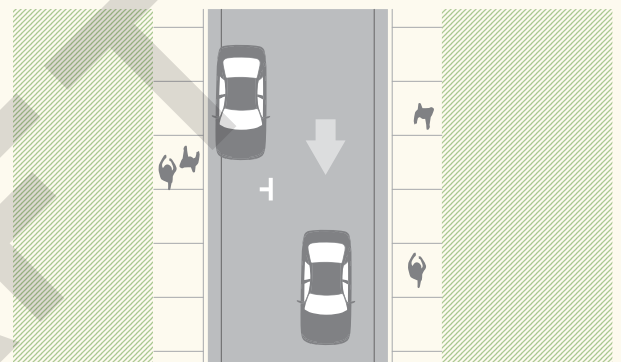
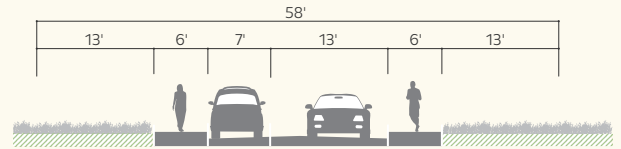
PROPOSED

Neighborhood Streets

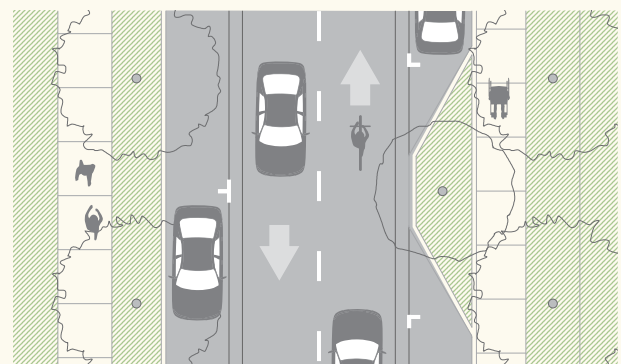
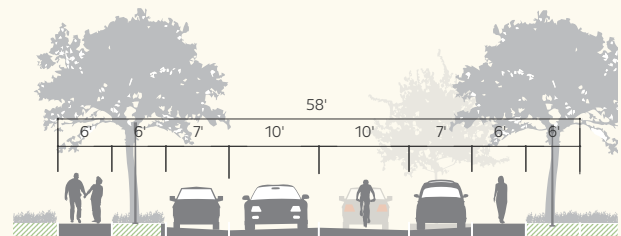
Most of the streets within the West LA VA North Campus are designed as neighborhood streets, extending the networks of circulation, stormwater management, urban forestry, and utilities to each building and amenity. Most every Neighborhood Street shall have roadways that accommodate two-way traffic for vehicles, transit, and bicyclists while maintaining curbside area for on-street parking, either parallel or diagonal configurations. The streets are flanked by sidewalks and parkways with integrated stormwater management facilities, and new street trees.



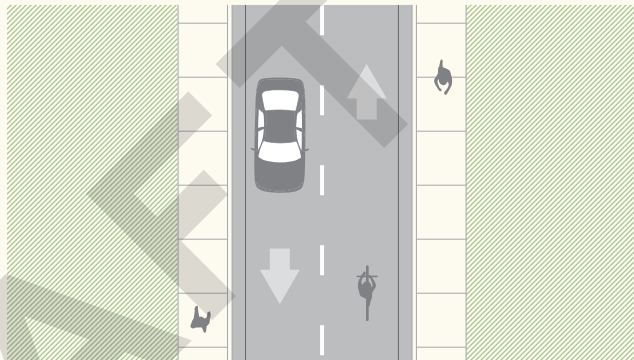
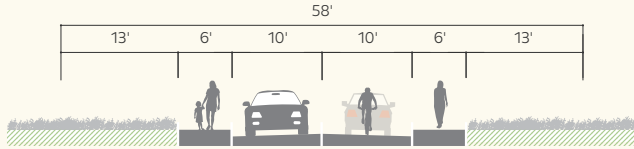
Existing Nimitz Ave Conditions



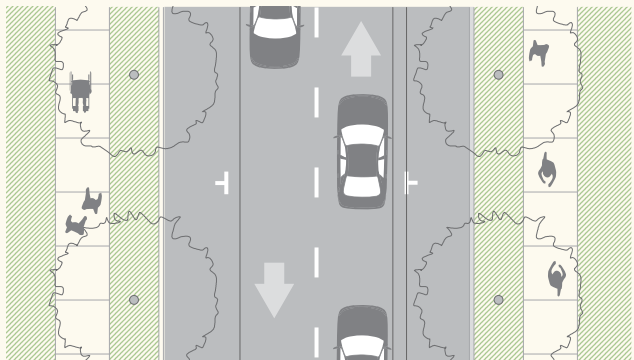
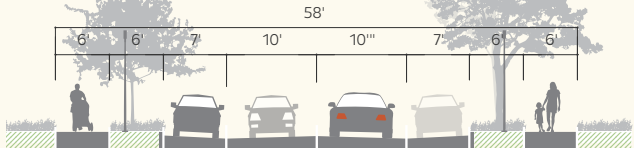
AA BEFORE / Vandergrift



AA AFTER / Vandergrift



FF BEFORE / Grant @ Vandergriff



FF AFTER / Grant @ Vandergriff

Pedestrian Design Standards

Consistent standards for future development of pedestrian systems will unify the diverse fabric of open spaces in the community, supporting a sense of place and celebrating the West LA VA North Campus' unique, new identity.

A language of scale, capacity, and functional relationships is considered when developing standards for the interconnected pedestrian and open space systems in the community. These standards and guidelines establish clear hierarchies for sidewalks, pedestrian streets, corridors, and landscape areas.

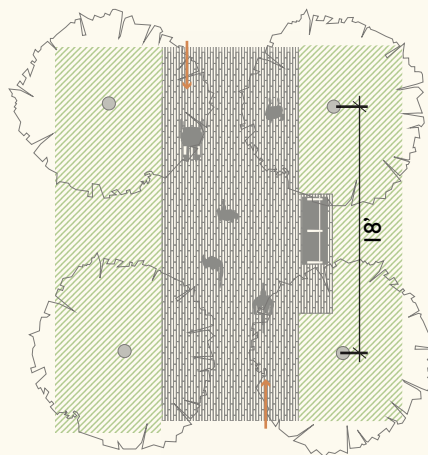
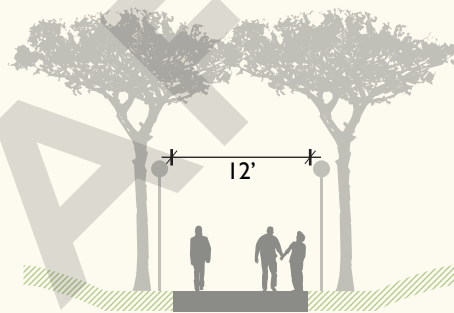
IMPLEMENTATION STANDARDS

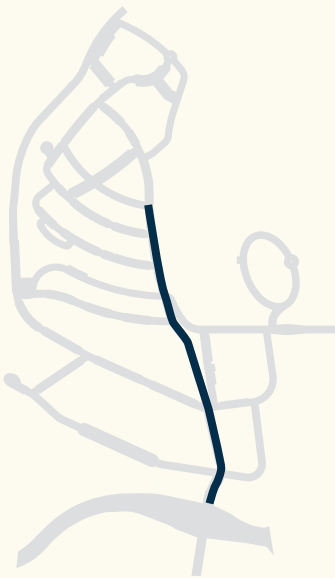
Generous tree, shrub, and groundcover plantings soften the aesthetic experience and provide shade and seasonal interest. Consider integrating 'green infrastructure' elements to enhance the performative function of new pedestrian walks and pathways. These may include collecting and treating stormwater, using porous pavers, or mitigating the heat island effect with canopy coverage.

PEDESTRIAN WALKWAY STANDARDS

Historic Walk

The campus Historic Walk is a 12' wide central tree-lined pedestrian promenade connecting building 300 in the West LA VA North Village, to the Clock Tower in the South Village. Pinus pinea, Italian stone pine, spaced at regular 18' intervals, will form an allée along the entirety of the walk which will also include pedestrian scale light fixtures unique to the walk and bump-outs for bench seating and companion ADA seating.

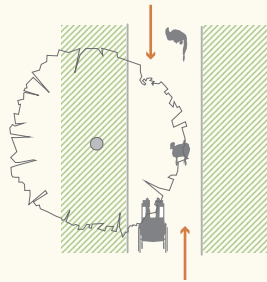
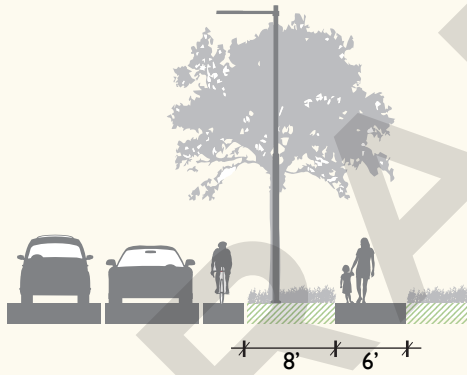




PEDESTRIAN WALKWAY STANDARDS

Campus Sidewalk

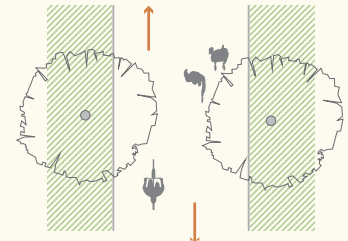
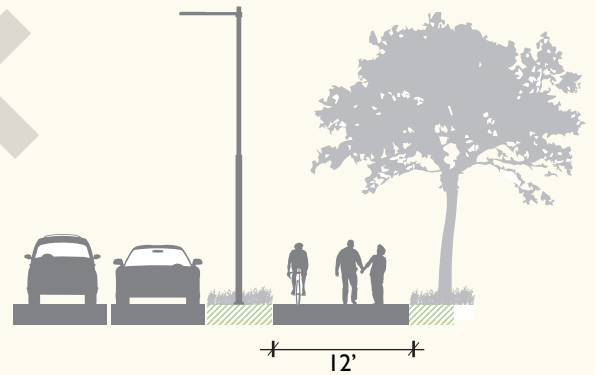
Campus sidewalks are 6' wide and separated from the adjacent road by a minimum 8' wide planted parkway. The parkway will house tree spaced at 25' and regularly spaced street lighting.



PEDESTRIAN WALKWAY STANDARDS

Shared Use At Bonsall

A segregated multi-modal 12' wide path for pedestrians and cyclists will run along the east side of the campus' major thoroughfare, Bonsall Avenue. Illumination is provided by Bonsall's street lighting.



PEDESTRIAN WALKWAY STANDARDS

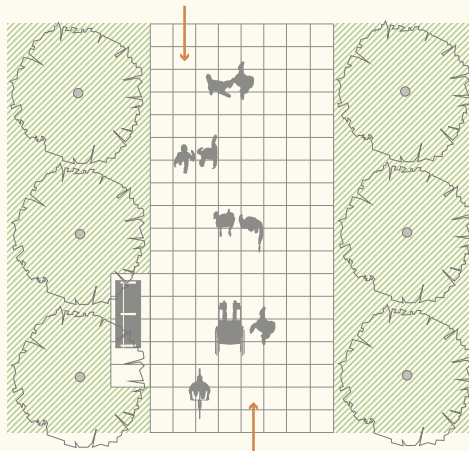
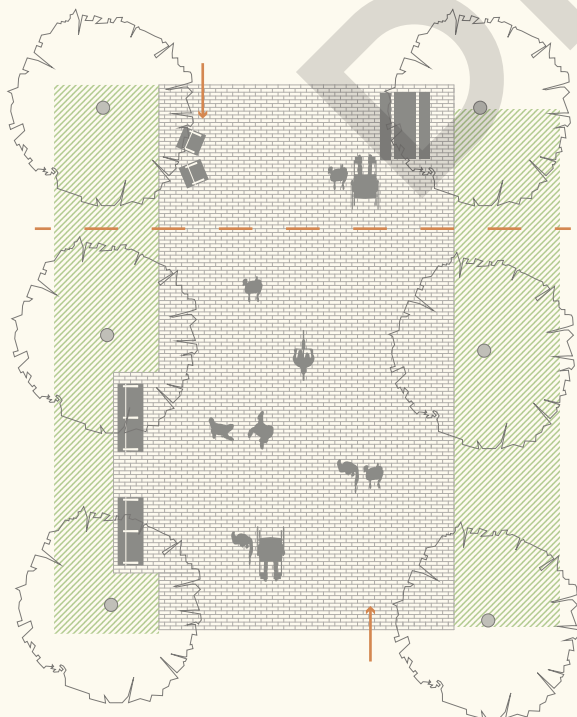
Arnold Pedestrian Street

Arnold Avenue is a 26' wide pedestrian and cycling street connecting the eastern main thoroughfare, Bonsall Avenue, with Patton Avenue to the west. The section of Arnold from Bonsall to the Historic Walk will be accessible to emergency vehicles, requiring 26' clear. Where EVA is not required, furnishings can be located within the street width narrowing the clear width to 18'. Cobble style unit-paving shall delineate Arnold as a unique street and bump-out areas shall offer bench seating.

PEDESTRIAN WALKWAY STANDARDS

Dewey Pedestrian Walk

A 18' wide tree lined, shared pedestrian and bike path runs NE to SW through the campus Town Green. Bench seating and regularly spaced pedestrian scale lighting are to be provided.

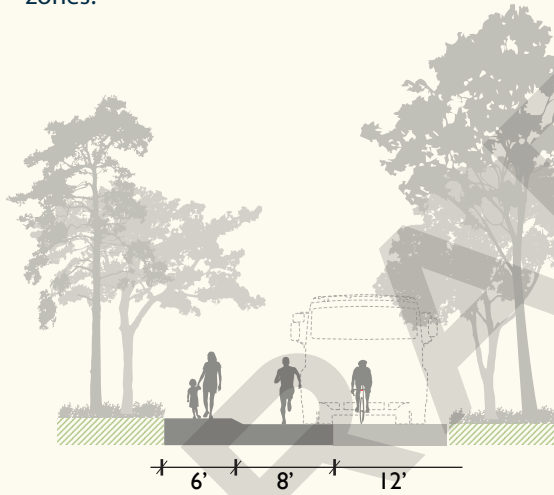




PEDESTRIAN WALKWAY STANDARDS

Arroyo Path and Fire Access Road

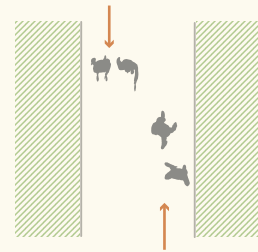
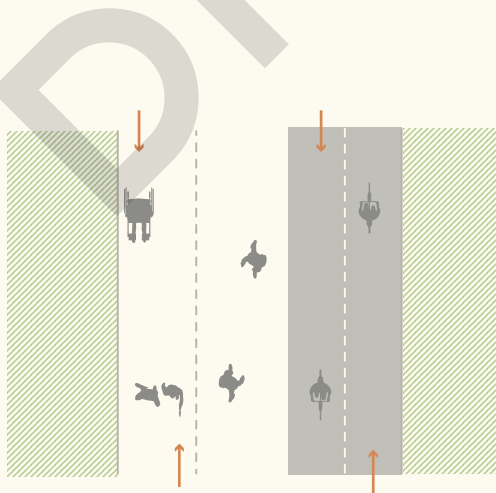
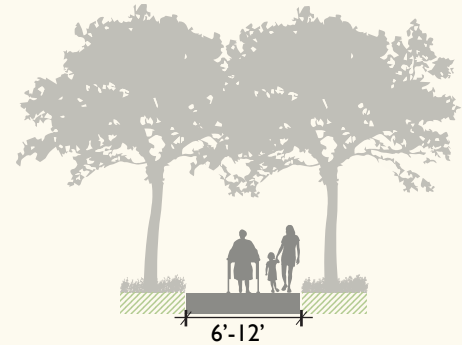
This circulation path along the west side of the site will primarily be used for recreational activities like walking, cycling and running. At 26' wide, this path also accommodates fire access. A rolled curb on the west side of the path separates a 6' pedestrian walk from more active zones for running and cycling. Material changes and painted striping delineate cycling zones.



PEDESTRIAN WALKWAY STANDARDS

Connector Path

The flexible paths can be used to link primary pathways and thoroughfares to intimate nodes of program or residential buildings. Connector paths should be 6' wide to allow for two directional travel where only pedestrian traffic is anticipated and up to 12' wide where shared use is anticipated.



These standards and guidelines establish clear hierarchies for sidewalks, pedestrian streets, corridors, and landscape areas.

Transportation Demand Management

Vehicle parking requirements consider access to public transit and active transportation infrastructure, while acknowledging the economic burdens of private automobile ownership among current and future residents of the West LA VA North Campus.

KEY IDEA

Transportation Demand Management

TDM works to counterbalance the incentives to drive that are so prevalent in subsidies of parking and roads.

mobilitylab.org

Transportation Demand Management (TDM) programs are typically made up of a menu of strategies to influence travel behavior in order to reduce reliance on private automobile use, especially during peak traffic periods. Such programs seek to reduce traffic congestion, increase safety, and conserve energy, reduce greenhouse gas (GHG) emissions, and reduce vehicle parking demand.

The Community Plan incorporates recommendations from the Los Angeles Metropolitan Transportation Authority's Transportation Demand Management Framework. There are also opportunities to further manage transportation demand and vehicle parking stress by employing a variety of incentives and modal shifts available through the VA and Los Angeles County.

Employers within the Community Plan area will be encouraged to arrange flexible work schedules and telecommuting options in order to mitigate traffic during peak rush hours, as well as reduce parking demand. Transit passes could be provided free and discounted or free bikeshare and mini-mobility options will be made available to residents and employees.

Accommodations for shared-use or short-term rental vehicles will be made in central locations, providing residents the flexibility of using an automobile without the obligation of owning a private vehicle. Partnerships with local businesses and community organizations can further augment transit service through shuttle services, including those planned for the campus and to nearby amenities and services. Vanpools can also be explored for employees and trips that include groups of residents. Carpool/shared-use vehicle parking shall be provided in centralized locations on site, with an assigned parking spaces, and location within close proximity of the residential building being served.



5.4

Vehicle Parking and Service

The historic landscape of the West LA VA North Campus is pocked by parking lots, some located along prominent axes or within essential landscapes. Parking will be redistributed evenly across the neighborhood to flexibly respond to shifting local demand throughout the day and week.

KEY TERM

At-Grade Parking






Parking that is on the same level as the street.

Redeployment of the parking will also defuse vehicle movement more evenly throughout the campus and reduce conflicts between pedestrians and drivers with fewer curb cuts across sidewalks and pathways.

Automobiles will largely disappear visually from the public realm as open parking lots will be replaced by developments that may contain podium-style, ground level parking lined with ground level programming that will create a vibrant pedestrian environment. Automobile and bicycle parking will be provided within new construction development phases while on-street parking and centralized mobility hubs will provide convenient facilities for the adaptive reuse development. The combination of on-site, clustered, and distributed parking facilities have the ability to incrementally adapt to shifting demands over the duration of the Community Plan build-out.

The Community Plan parking provisions and proposed parking facilities and locations are designed to balance the current and future demands as they evolve throughout the transformation from the West LA VA North Campus into a Veteran-serving neighborhood. The incremental development pattern provides the ability for each phase to evolve to replace facilities as needed and expand capacity when necessary. It is recommended that the balance of parking capacity and demand be analyzed when planning future phases of development in order to consider the application of essential temporary mitigation strategies while avoiding the creation of significant unnecessary surplus facilities.

LEGEND

-  **At-Grade Parking**
-  **Parallel Street Parking**
-  **#38-145 Parking Count**
-  **Structured Parking**
-  **Diagonal Street Parking**

PROPOSED

Locate Vehicle Parking



MONTANA

GORHAM

SAN VICENTE

DOG PARK

SERENITY GARDEN

BASEBALL

VETERANS PARK

TRANSIT CENTER



Parking Provisions

Due to the expansive resources and amenities on-site, as well as residents' relatively low car ownership and easy access to quality public transit options, off-street parking for the residential development will mirror those of other Transit Oriented Districts and affordable housing development. Along with quality public transit and active transportation options, provisions for enhanced transportation management and shared vehicles will be provided to residents and on-site staff.

Please see Tables 5.1 for providing secure parking within new development. These guidelines act as an advisory rather than a requirement. As the demand for parking evolves across the Community Plan area over time due to shifting uses, enhanced mobility options, and global transportation trends, the development of new parking shall be considered on a project by project basis. Additionally, there will be consideration for adaptive reuse projects to accommodate vehicle parking in a manner harmonious with the historic structure and surrounding landscape.

Parking supply provided beyond those required within a proposed development will be credited to meeting parking demands of subsequent developments. The intention for these parking provisions is to guide each development to contribute to a campus-wide capacity and management plan, that meets the collective

Table 5.1: Vehicle Parking Guidelines

Residential Unit	0.30 PS/DU
Community Program*	1.00 PS/500 SF

**This includes building area that hosts programming which serves the entire community. It does not include amenity, service provider, or administration space serving residents within the specific building.*

Table 5.2: Bicycle Parking Guidelines

	Short Term	Long Term
Residential Unit	1.00 PS/10 DU	1.00 PS/2 DU
Community-wide Program	1.00 PS/5,000 SF	1.00 PS/5,000 SF

Neighborhood parking management unbundles parking from specific projects or users to maximize flexibility, and capacity to adapt to evolving demand throughout the day and week, and duration of the Community Plan build-out.

demand. Neighborhood parking management unbundles parking from specific projects or users to maximize flexibility, and capacity to adapt to evolving demand throughout the day and week, and duration of the Community Plan build-out.

Parking design within the Community Plan area shall follow the standards listed in Los Angeles County Code of Ordinances 22.112.080 - Parking Design. Parking lot landscape design, tree canopy provisions, and screening guidance is provided in Chapter 6 of the Community Plan. In the calculation of parking requirements, fractional numbers of parking spaces shall be rounded up to the nearest whole number. Tandem or lift parking is only allowed if more than one parking stall is provided per dwelling unit.

Development within the Community Plan area is required to provide electric vehicle charging facilities for all new development – of at least 3 percent of the total parking spaces, but not less than one stall – shall be capable of supporting electric vehicle supply equipment, with pre-wired electricity service. These stalls shall have clear signage indicating “EV Charging Station.”

Substantial bicycle parking facilities will be necessary to support the needs of West LA VA Campus residents, visitors, and staff. The bicycle parking guidelines in Table 5.2 identify the necessary capacity for secured parking and convenient parking as part of each new development. Like vehicle parking, provisions for bicycle parking should be considered on a

neighborhood level, with short-term bicycle parking located relative to building access points and bicycle facilities.

The provisions for bicycle parking are mandatory on every new project, however such parking may be offered in common areas of the campus rather than within the individual building or project. These mobility hubs - which will include short and long-term parking, and maintenance facilities - should be within close proximity to the bicycle facilities and building entrances the hub is intended to serve.



Electric Vehicle and Accessibility

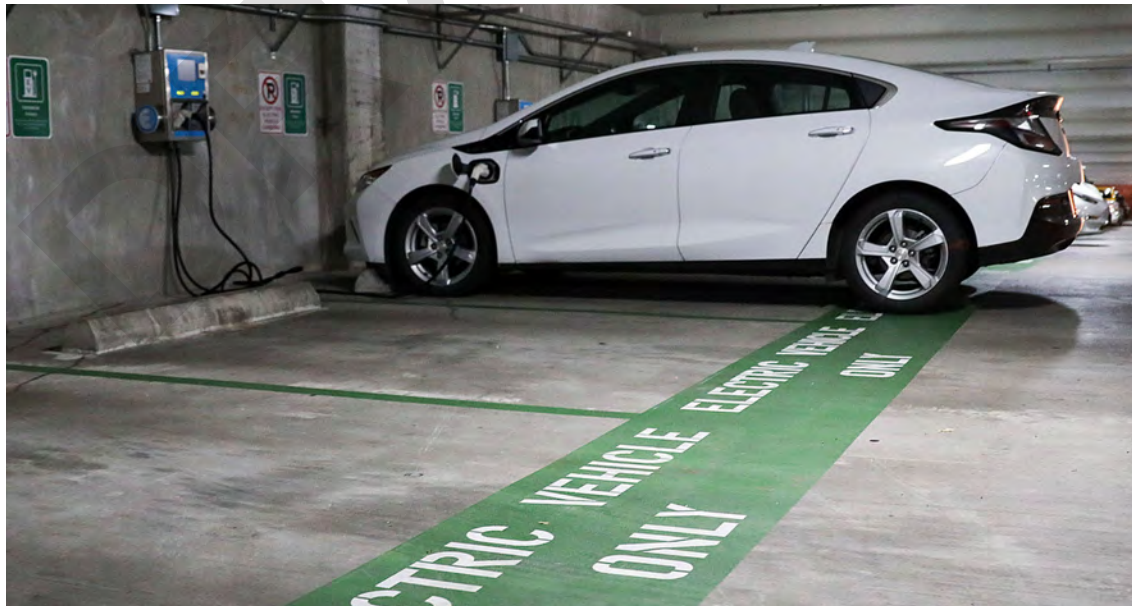
To maximize the efficiency of vehicle parking facilities, the developer team and VA are to cooperatively manage curbside, lot, and structured parking on a campus-wide basis. This also provides the ability to incrementally adapt existing and new parking supply to respond to shifting demands over the duration of implementing the Community Plan. To this end, parking will not be assigned to specific residents, workers, or visitors, but instead parking permits will be assigned for general application within the North Village and Town Square districts.

Electric vehicle and accessible parking will be provided and demarcated according to local, State, and Federal requirements. While parking is programmed on a community-wide basis each development will have required provisions that meet their respective responsibility while fitting

within the context of the larger Community Plan. Whether on-site or on-street this special parking shall be provided within closest reasonable proximity to primary pedestrian entrances to buildings, with clear, accessible paths of travel. Electric vehicle and accessible parking shall be provided within garages or on-site lots when constructed as part of a development.

Projects reliant entirely upon curbside parking shall locate electric vehicle and accessible parking on designated streets/blocks. This is to focus electric vehicle and accessible parking within defined areas to ease drivers' searching for available special parking. These parking stalls are to be clearly demarcated, all other general parallel curbside parking is to have limited parking to maximize flexibility and supply.

Electric vehicle and accessible parking shall be provided within garages or on-site lots when constructed as part of a development.



LEGEND

- Structure/Lot
- On Street

Where possible, consolidated service access among multiple buildings and parking facilities is recommended to reduce interruptions of the streetscape by driveways, create efficiency of service operations, and mitigate impacts on residential living.

Construction and Service Access

Similar to the provisions for vehicle parking, access for loading, refuse, and services should be planned to limit their visual impact from the public realm and residential living spaces. This section also considers desired routes and location for construction through the duration of developing the Community Plan. Project-level guidance for thoughtful integration of service and loading into new and existing buildings is provided in Chapter 7 of the Community Plan.

The location of loading and service balances the practical considerations of nearest street access, topography, and building efficiencies, with desired street frontage activity, circulation, and existing building conditions. Where possible, consolidated service access among multiple buildings and parking facilities is recommended to reduce interruptions of the streetscape by driveways, create efficiency of service operations, and mitigate impacts on residential living.

The service and hauling routes are designed to focus heavy vehicle traffic on streets that can efficiently access a majority of existing and proposed buildings within the Community Plan area. Primary service and construction access will be from Constitution in order to limit added traffic to Wilshire Boulevard and decrease conflicts with pedestrians, transit, and bicyclists.

A centralized construction staging area for Phases 0, 1, and 2 will be located at the primary construction hauling entry point at the intersection

of Constitution and Bonsall Avenue. This provides the ability to coordinate delivery of material and collection of refuse for multiple construction sites away from most of residents throughout the duration of developing the Community Plan. Distribution of construction material and collection of waste can be conducted by local crews that are familiar with the neighborhood and are more directly responsible for on-going operations.

Staging for Phases 3 and 4 will be more localized as the distribution of construction sites is more geographically focused. Through sufficient engagement with local residents and community stakeholders and proper mitigation strategies, temporary construction access could be considered from San Vicente Boulevard and Bringham Avenue in order to limit hauling through the width of the West LA VA North Campus to reach the Phase 3 staging area.

LEGEND

- Primary Construction Access**
- Service Access**
- Secondary Construction Access**
- Construction Staging**

CHAPTER SIX

OPEN SPACE AND HABITAT



CONTENTS

- 6.1 Overview**
- 6.2 Landscape Vision**
- 6.3 Approach**
- 6.4 Landscape Typologies**
- 6.5 Landscape Program**
- 6.6 Habitat Connectivity**
- 6.7 Habitat Enhancement**
- 6.8 Landscape Recommendations**
- 6.9 Landscape Summary**

EXHIBITS

- Landscape Vision**
- Open Space Typologies**
- Landscape Program**
- Illustrative Plan**



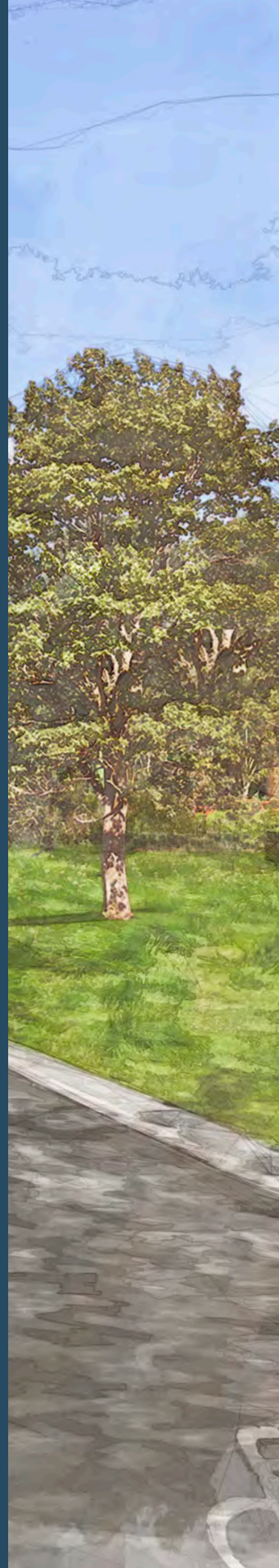


6.1

Open Space and Habitat
Overview

The West LA VA Campus landscape presents a number of opportunities and constraints for the creation of a cohesive, safe, comfortable, and stimulating outdoor environment for Veterans. As with the built environment, the landscape has the potential to benefit Veterans by aiding in health and healing, community building, mental and physical wellness, and personal growth. The integration and interweaving of natural site systems, like stormwater management, planting and tree massing, and cultural systems, like program and circulation, is essential to meeting this potential and the goal of providing a cohesive and well-functioning campus landscape.

The plan for the landscape takes advantage of existing Campus open spaces, amenities and adjacencies, like the arroyos flanking the western edge of the site. Here, the introduction of a multi-modal pathway presents opportunities for active recreation and engagement with nature, as well as a means of moving between the North Village and South Villages.





Landscape Vision

The landscape portion of the Community Plan will develop a sustainable site infrastructure framework that establishes enduring principles and living guidelines for future development. It is integrated with the rest of the Community Plan and supports its Mission, Vision, and Guiding Principles.

Provide a diversity of spaces. Encourage both socialization and contemplation, while offering spaces with the flexibility to adapt to a variety of uses. Spaces will be connected by a range of landscape typologies and multi-modal transportation networks which will encourage exercise and well-being within the community.

Prioritize security and accessibility. Incorporate intuitive wayfinding through landscape 'cues.' Strengthen campus identity through memorable landscape features and connections. Promote a sense of safety and security—a place of wellness.

Create a harmonious indoor-outdoor environment. Design fluid campus spaces that will provide a sense of well-being in residents, visitors, and staff.

Focus on sustainability and resilience. Integrate environmentally responsible site systems campus-wide.

Be flexible. Design site systems and features to adapt to changes in campus use.

Promote stewardship. Foster a commitment to caring for a setting that is both beautiful and maintainable.

Honor the historic landscape. Adapt the landscape to the campus' new use as a home for Veterans, while recognizing and honoring its history.

Enhance the natural habitat. Build on the surrounding natural site features to encourage biodiversity and connection to the natural world





- HEROES GOLF COURSE
- VETERANS BARRINGTON PARK
- JAPANESE GARDEN
- ARROYO PATH
- ARROYOS
- HISTORIC QUAD
- BRENTWOOD THEATER GROUNDS
- WELLNESS GARDENS
- ARNOLD PEDESTRIAN STREET
- COMMUNITY GARDENS
- JACKIE ROBINSON STADIUM
- HISTORIC WALK
- MUSEUM GARDENS
- TROLLEY PLAZA
- CLOCK TOWER PLAZA
- TOWN GREEN
- CAFE PLAZA
- TOWN CENTER WELCOME PLAZA
- PARADE GROUND
- L.A. NATIONAL VETERANS PARK

An aerial view of existing West LA VA North Campus open space



6.3

Approach



As defined for the landscape portion of the West LA VA Community Plan, an open space Systems Approach supports the thoughtful integration of natural systems—such as climate factors and thermal comfort, water movement, and existing tree masses—and cultural systems—such as streets, pathways, bikeways, sightlines, and wayfinding strategies.

This approach will provide an exceptional environment in which Veterans can live comfortably and the local community can enjoy visiting. A diverse range of cultural program experiences from quiet contemplation, to fitness activities, community gardening, and lively social interaction will be supported. Indoor-outdoor connectivity will extend seasonal opportunities for dining, performances in the Town Green, and socializing in one of the many communal courtyards. Pedestrian, cycling, and other mobility modes will be designed and organized for safety and ease of connectivity.

Natural systems, in and of themselves, are greatly restorative. The existing landscape will be refreshed and managed for human health and enjoyment as well as for habitat value. Stormwater systems, including bioretention facilities, will be safely and visually well integrated within park and open space areas and will also be actively maintained as natural habitat areas. Best environmental practices will guarantee a broad range of Ecosystem Services.



As key subsets of the natural-cultural Systems Approach, particular importance will be given to the development of regenerative ‘green-open space’ and a ‘blue-water management’ as the underlying infrastructure for the landscape.

These systems will be ecologically appropriate and place-specific to the Los Angeles Basin geomorphology and climate. They will be informative and educational about climate adaptation and change for residents and visitors alike, aligning with the range of the VA’s program and financial goals.





The West LA VA North Campus Community Plan incorporates multiple environmentally and socially responsible practices.

If these practices are implemented, monitored, and managed, they will provide the long-term benefits of the following Ecosystem Services:

- Global Climate Regulation
- Local Climate Regulation
- Human Health + Well-Being
- Air + Water Cleansing
- Water Supply + Regulation
- Erosion + Sediment Control
- Habitat Functions
- Hazard Mitigation (drought)
- Pollination
- Waste Decomposition + Treatment
- Food + Renewable Non-Food Products
- Cultural Benefits (beauty, art, healing)

It is essential that the West LA VA Campus fosters a community that focuses on the health and wellness of its residents, employees, and visitors.

The Landscape portion of the Community Plan plays a significant role in enhancing and promoting health and wellness by providing an environment that advances principles of physical and mental fitness:

- Get Active - Provide opportunities for a variety of individual and group physical activities*
- Eat Better - Ensure residents have access to fresh and nutritious food and hospitable dining environments*
- Unwind - Provide an environment that reduces mental stress and encourages relaxation*
- Manage Health - Ensure easy access to healthcare facilities and amenities*
- Commit to Community - Cultivate community assets that support residents' well-being*









6.4

Landscape Typologies

A tapestry of open spaces will provide a rich sense of place and ensure a wide variety of experiences and open space amenities distributed across the site.

Private and communal courtyards and gardens will be focused around residential buildings, while plazas and parks will adjoin the main community building amenities. Promenades and pedestrian streets will be the major landscape connectors across the site, and the wild lands will provide a natural buffer flanking the east and west sides of the campus. Bolstering these spaces with fundamental ecological benefits like enriching pollinator and bird habitat will provide learning opportunities, visual interest, wonderful scents, year-round interest, and connection to nature for residents, visitors and employees on the campus.

LEGEND

-  Communal Courtyard/ Garden
-  Private Courtyard
-  Park
-  Pedestrian Street

-  Promenade
-  Plaza
-  Wild Lands
-  Interstitial Landscape

PROPOSED

Open Space Typologies



COMMUNAL COURTYARDS AND GARDENS

Intimate open space created by building adjacencies on three sides, and open garden spaces with ornamental planting for quiet activities. Communal courtyards and gardens will provide opportunities for community gardening, small gatherings, healing and meditative gardens, small amphitheaters, and other small-scale program activities. Community gardens and orchards provide an important opportunity to bring people together around food and can instill a sense of stewardship for the landscape.



PARKS

Expansive open space with large flexible lawns for community gathering and a variety of passive to active program. Parks are the largest outdoor gathering spaces, and their flexibility is ideal for informal sports, fairs, concerts, and large and small gatherings. Canopy trees can be used strategically for shade and space making. Grading and landform can be used on sites with significant grade change to delineate spaces and create areas of steeper and shallower slopes to accommodate different landscape program.





PEDESTRIAN PROMENADES

Generous pedestrian corridors with decorative paving, shade trees, bench seating, and long vistas connecting the main campus nodes. Promenades are prominent pedestrian connectors that will aid in wayfinding and orientation throughout the campus.



PLAZAS

Decorative hardscape expanses with shade-giving trees or shade structures and moveable and/or fixed seating. Plazas will enhance the indoor-outdoor connectivity where buildings house ground floor communal amenities like cafes and community spaces and will provide flexible paved areas to allow for periodic programming. They will act as meeting places, destinations, and serve as wayfinding nodes.



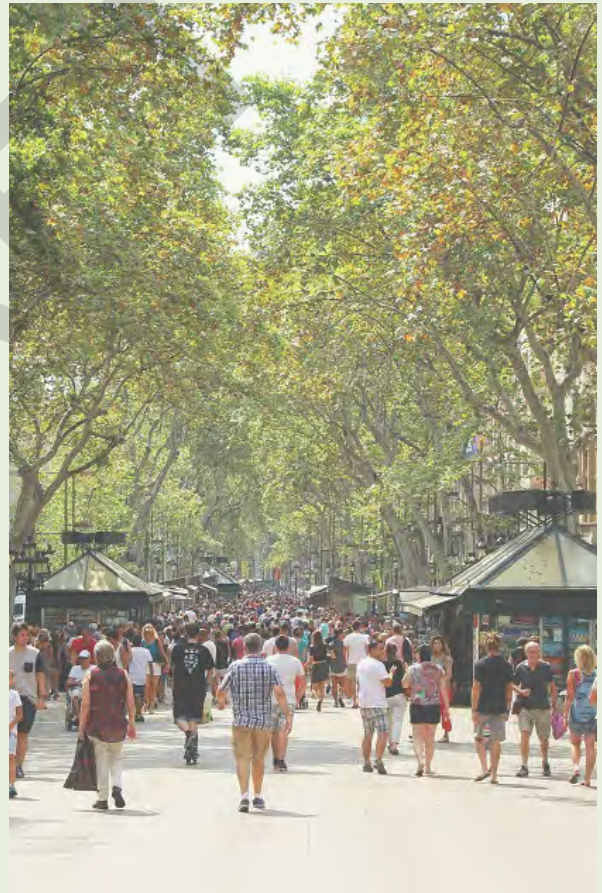
PRIVATE COURTYARDS

Intimate open spaces with paving, shade trees, and decorative planting for residents of a building and their guests. These spaces will provide an opportunity to emphasize the indoor-outdoor relationship. Private courtyards will have a sense of enclosure created by building walls, planting and landform, low walls or fencing.



PEDESTRIAN STREETS

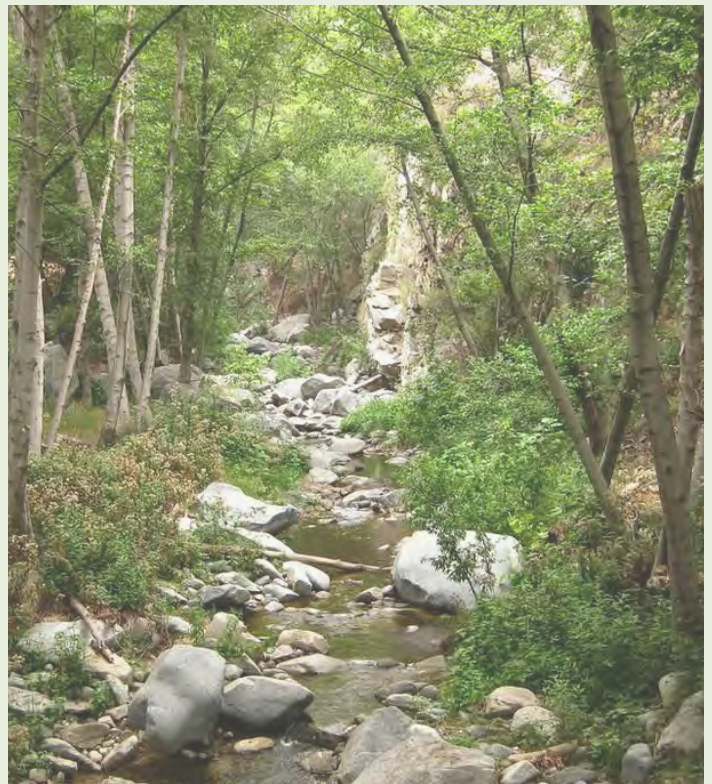
Tree-lined flexible street with special paving, seating, and gathering spaces on the edges. Vehicular access will be limited to emergency vehicles. These broad pedestrian corridors will provide opportunities for street fairs, strolling, gathering, and relaxing. While prohibited to vehicles, they are part of a multi-modal transportation network across the campus shared between bicyclists, pedestrians, and other forms of active transportation.





WILD LANDS

Largely unmanaged open space and habitat characterized by steep slopes and wild vegetation. Wild lands are habitat corridors for birds, pollinators and other local fauna, and will provide an opportunity to access nature just at the edge of the campus. Invasive species management, remediation of hazardous materials, and forestry management are recommended to improve the habitat and programmatic value of the wild lands.



Landscape Program

The distribution of the landscape typologies across the site will ensure that program opportunities are likewise distributed and correspond to adjacent building program.

Different types of open spaces will attract and encourage different types of use and activity levels.

RELAX / REFLECT



- Workspace
- Street Fair
- Stroll with friends
- Meet-up
- Volunteer group meetup
- Protest/demonstration space
- Dance or listen to live music
- Pergola for shaded seating
- Birthday, anniversary, reunion gatherings
- Book club meeting
- Fire pit

SOCIALIZE



- Workspace
- Street Fair
- Stroll with friends
- Meet-up
- Volunteer group meetup
- Protest/demonstration space
- Dance or listen to live music
- Pergola for shaded seating
- Birthday, anniversary, reunion gatherings
- Book club meeting
- Fire pit

PLAY



- Chess tournament
- Flexible lawn for sports
- Bocce, shuffleboard, horseshoes, social games
- Intergenerational play
- Board games table
- Children's play area
- Play an instrument

EAT



- Food festival
- Picnic / Dining tables
- Food Trucks
- Farmers market
- Picnic on Lawn
- BBQ
- Coffee kiosk
- Outdoor dining for grab 'n go from Canteen
- Cooking class and cooking competition

ENRICH



- Outdoor classroom
- Historical exhibit
- Outdoor museum
- Orchard
- History route
- Community gardening
- Cutting garden
- Performance space/amphitheater (watch or perform)
- Movie or outdoor performance
- Outdoor physical/occupational therapy
- Cultural/arts/health fair
- Bird watching
- Environmental education
- Nature trail
- Entrepreneurial space - micro-enterprise
- Flexible event space
- Public art
- Temporary sculpture park
- Art class and maker space
- Community Kitchen

MOVE



- Walking/jogging
- Par course or exercise circuit
- Dog walking/dog park
- Bike path - cycling, skating, scootering
- Outdoor Gym
- Yoga on the lawn
- Tai Chi
- Golf course
- Baseball diamond



MONTANA

GORHAM

SAN VICENTE

VETERANS PARK

DOG PARK

SPORTS FIELDS

GOLF COURSE

SERENITY GARDEN

BASEBALL

CONSTITUTION

405 FREEWAY

TRANSIT

RELAX & REFLECT

Reflexology Path

Shady space to relax (trees and pergolas)

Shaded seating for reading, resting

Quiet space for relaxation

Meeting space for caseworker, therapist, support group

Meditation and reflection

Memorial space

Ceremonial space

Spiritual or religious gathering



SOCIALIZE

Workspace

Street Fair

Stroll with friends

Meet-up

Volunteer group meetup

Protest/demonstration space

Dance or listen to live music

Pergola for shaded seating

Birthday, anniversary, reunion gatherings

Book club meeting

Fire pit

Transit hub





EAT

- Food festival*
- Picnic / Dining tables*
- Food Trucks*
- Farmers market*
- Picnic on Lawn*
- Barbeque*
- Coffee kiosk*

- Outdoor dining for grab 'n go from Canteen*
- Cooking class and cooking competition*
- Community Kitchen*



PLAY

- Chess tournament*
- Flexible lawn for sports*
- Bocce, shuffleboard, horseshoes, social games*
- Intergenerational play*
- Board games table*
- Children's play area*
- Play an instrument*





MOVE

Walking/jogging
Par course or exercise circuit
Dog walking/dog park
Bike path
Outdoor Gym

Yoga on the lawn
Tai Chi
Golf course
Baseball diamond





ENRICH

- Outdoor classroom*
- Historical exhibit*
- Outdoor museum*
- Orchard*
- History route*
- Community gardening*
- Cutting garden*
- Performance space/amphitheater (watch or perform)*
- Movie or outdoor performance*
- Outdoor physical/occupational therapy*
- Cultural/arts/health fair*
- Bird watching*
- Environmental education*
- Nature trail*
- Entrepreneurial space - micro-enterprise*
- Flexible event space*
- Public art*
- Temporary sculpture park*
- Art class and maker space*
- Community Kitchen*





Habitat Connectivity

The West LA VA Campus does not currently contain the plant diversity or wildlife corridors to support the movement or migration of wildlife other than birds or insects. There is an opportunity to enhance the connectivity between the existing habitat areas of the wild lands flanking the east and west sides of the campus by introducing a mosaic of patches and corridors throughout the campus landscape. The more connectivity that occurs between patches and corridors in a landscape, the higher the ecological value of that landscape.

In the context of the West LA VA Campus, patches can be defined as discrete areas of landscapes of varying scales that provide food and shelter for local and migrating fauna. The larger the patch size, the higher the biodiversity the patch can

support, but smaller patches can provide stepping stones between larger patches. Private and communal garden spaces will serve as habitat patches when planted with species that attract migrating and local wildlife. There is an opportunity for Veterans to get involved in stewardship by helping to maintain wildlife gardens that can serve as habitat patches.

Corridors are linear landscape elements that provide for movement, protection and temporary or permanent habitat for particular animal species. Corridors can provide connection between isolated habitat patches that otherwise would be disconnected from other nearby habitat. Streetscapes will serve as habitat corridors that connect the garden patches, creating a network that crisscrosses the site, connecting to the wild lands on either side.

6.7
Habitat Enhancement

The PEIS identifies four state-listed protected species of animal and one plant species as having the potential to occupy the West LA VA site based previous sightings of them in the area, and presence of some habitat on site. However, the survey found that these species are not occurring on site, indicating that any habitat that is present is not sufficient to support them.

Through ecosystem engineering, habitat can be re-integrated into the site initiating the food webs and interrelationships needed to attract these flagship species: Gretsch’s spider, Crotch bumble bee, Monarch butterfly, Silver-haired bat and Mud Nama.

Flagship species recruitment can be understood as leveraging the site’s underlying geologic and climatic conditions and introducing and establishing plant communities that can support not only the flagship species but also a rich tapestry of other plants and animals.

The arroyo located on the western edge of the West LA VA site will provide suitable habitat for the silver-haired bat through preservation of tree snags and improving the arroyo’s forest floor to attract the insects like moths, leafhoppers, and beetles that make up its diet.

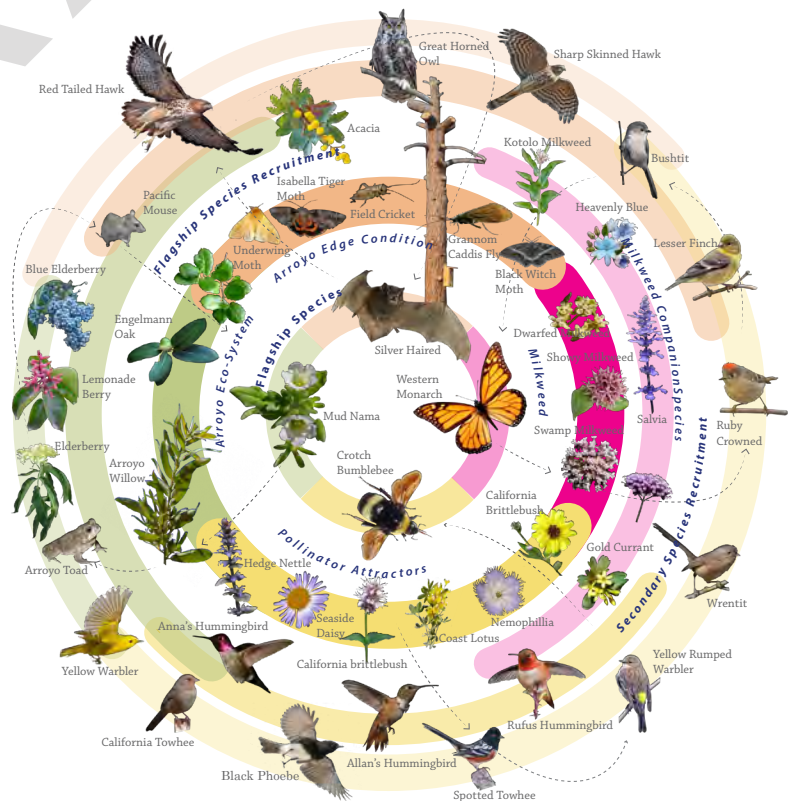
Milkweed is central to the restoration of monarch butterfly habitat as it is the only source of food for monarch caterpillars. However, offering nectar rich plants where western monarchs breed over winter will also be essential. These include California lilac, Lemonade berry, Coyote bush, and California brittlebush among others.

The threatened native California plant Mud Nama usually occurs in wetlands, streambanks, and riparian and lake margins. Through management of some of the invasive species like the giant reed,

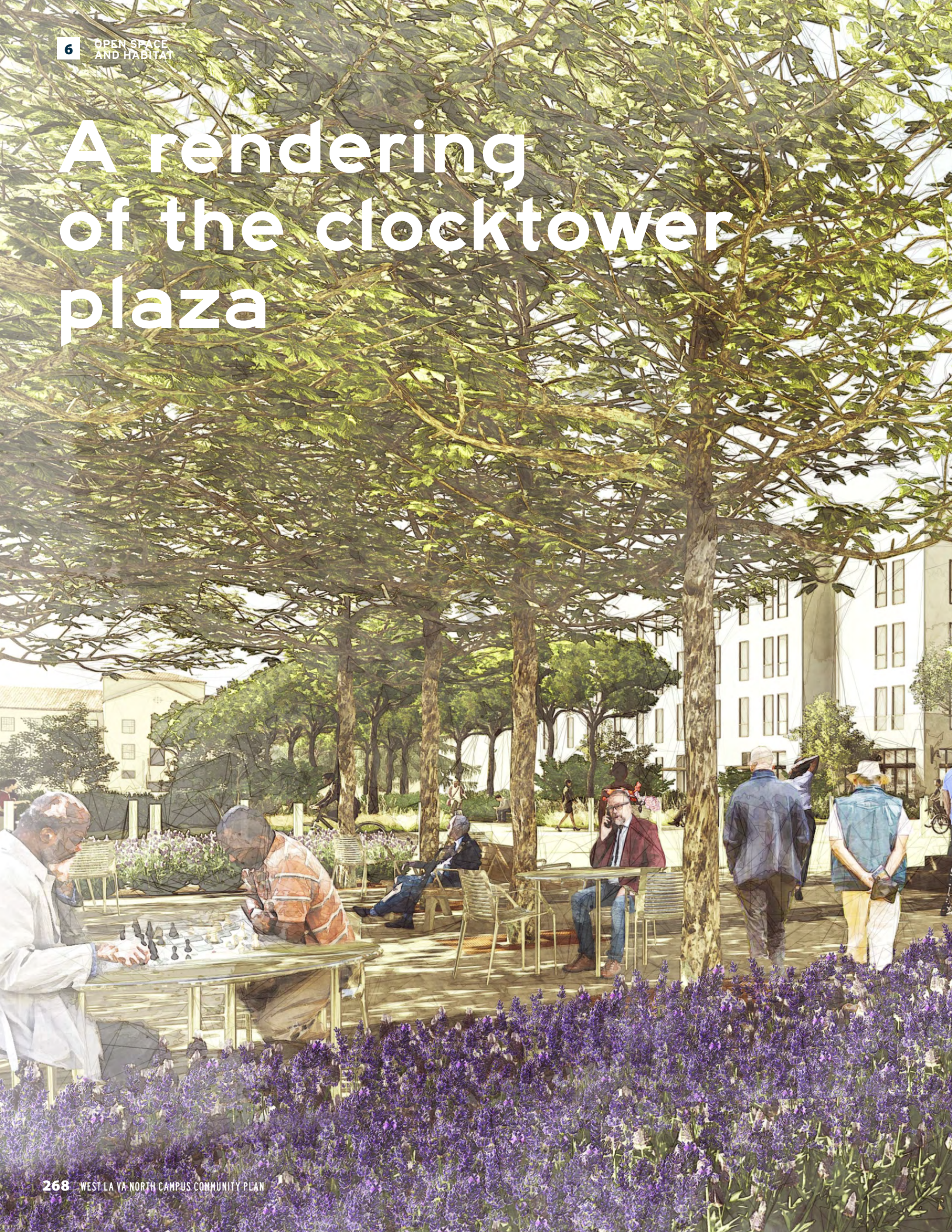
ice plant, and pampas grass, the small wetland in the arroyo and immediate surrounding area will be a suitable location for the Mud Nama’s reintroduction. The return of the Mud Nama would be an indication of a healthy and diverse ecosystem capable of sustaining this rare plant.

The Crotch bumble bee was once very common in California but has seen a drastic decline in the past 10 years. A strategy of planting pollinator friendly plants like milkweeds, buckwheats, and sages, among others; providing nesting and overwintering habitat; and a pesticide-free maintenance plan will work to establish and maintain a healthy Crotch bumble bee population.

Flagship species recruitment can be understood as leveraging the site’s underlying geologic and climatic conditions and introducing and establishing plant communities that can support not only the flagship species but also a rich tapestry of other plants and animals.



A rendering of the clocktower plaza







6.8

Landscape Recommendations

The implementation of the various landscape typologies across the site should be done in a consistent and coherent manner to create a unified sense of place and campus character.

The following are recommendations for what should be considered in each development project on the campus, which, along with the Landscape Design Standards and Guidelines will create a framework for the development of the landscape spaces across the campus.

LANDSCAPE RECOMMENDATION

Spatial Relationships

Appropriately scaled landscapes, relationships to buildings, a balance of spaces that feel open and spaces that have a sense of enclosure, and definition of open spaces are all important factors that will go into creating a tapestry of campus open spaces appropriate to the site.

Define major open spaces via landscape features, planting, and building edges.

Provide indoor / outdoor relationships at cafes, lobbies, and community spaces.

Create comfortable gathering areas.

Provide spaces for quiet contemplation.

Establish intuitive wayfinding via placement of landscape elements.

Keep edges, portals, and entryways in scale with buildings and roadways.

Integrate and maintain stormwater treatment areas as campus amenities.

Screen and visually calm service access roads and fire lanes with simple planting/fencing.

Create opportunities for private one on one discussion between clients and care providers and places for families to gather.



Pedestrian Corridors

Organized pedestrian circulation is essential to a residential campus. Direct and strategic pathways will allow residents and visitors to reach their destinations in a timely and comfortable manner. Paths should be minimally sloped so patients with limited mobility can reach their destination easily. The use of trees and planting will assist in providing implied direction—intuitive wayfinding—around the site.

Provide ample seating along pedestrian corridors for periodic resting. Seating should take into consideration mobility impairments and accessibility needs.

Include shade or ornamental tree planting along both sides of major pedestrian corridors. Use a consistent species along the corridor to aid in creating an identity for each.

Consider using a unique paving material to distinguish the major corridors from other campus pathways.

Provide regularly spaced pedestrian scale lighting for navigating at night.

The width of pathways should reflect the intended use and activity level of the path.

Insulate pedestrian spaces from other transportation modes, infrastructure, and service functions.



LANDSCAPE RECOMMENDATION

Streetscape Corridors

Establishing a hierarchy of street types will ensure that all circulation routes—from Bonsall Avenue, the major north-south connector, to the network of small neighborhood roads throughout the campus—will create a seamless stress-free experience for residents, visitors, and staff.

Consistent use of unifying streetscape elements will promote a positive campus identity and reinforces visual wayfinding cues. Key streetscape design elements will include:

Tree-lined pedestrian circulation separated from roads.

Regularly spaced lighting scaled to vehicular and pedestrian needs.

Protected pedestrian experience, via bollards, curbs, and planters.

Tabletop crossings at major pedestrian corridors to prioritize and protect foot traffic.

Consistency in street furnishings like benches, trash receptacles and bus stops.

Performative elements such as collecting and treating stormwater and/or mediating the heat island effect.



LANDSCAPE RECOMMENDATION

Vehicular Parking

Surface parking should blend as much as possible into the surrounding landscape.

Design considerations include:

Allow sufficient expression of both pedestrian and vehicular networks where they are overlaid.

Performative elements such as collecting and treating stormwater and/or mediating the heat island effect.

Generous planting of trees, shrubs, and groundcovers to soften the aesthetic experience, and provide shade and seasonal interest.

Provide planting pockets with tree and shrub or groundcover planting every 3 parking spaces. Planting pockets should be a minimum of 8' wide by 18' long.

Provide vegetative screening between surface parking and surrounding landscape spaces. Screening planting should be predominantly evergreen and 4-5' in height.

Provide a minimum 10' planted buffer between sidewalks and parking areas.



LANDSCAPE RECOMMENDATION

Communal Courtyards and Gardens

Communal courtyards and gardens will fulfill a variety of landscape needs, and should be comfortable, inviting spaces that are clearly open to the wider campus community.

Communal courtyards and gardens should be located at the front and sides of buildings. Buildings should have open space that is oriented to the primary street with limited or no barriers to the sidewalk. Open space at the sides of buildings should have limited or no barriers.

Provide spaces for socializing, as well as quiet contemplation.

Provide flexible space for a variety of different programs.

Use planting to delineate different spaces within a garden or courtyard.

Provide opportunity for residents to garden, both in productive and ornamental gardens.

Provide a variety of seating opportunities, like tables and chairs, benches, and seat walls, depending on the intended program of the space.

Incorporate informal amphitheater for performances.

Provide safe spaces for people to gather both in the day and evening. Avoid dark corners, or spaces that are too secluded.

Include canopy and ornamental trees as appropriate, to provide shade and create space. Include appropriate lighting for evening use of spaces.

Include appropriate lighting for evening use of spaces.



LANDSCAPE RECOMMENDATION

Private Courtyard

Enclosed courtyards will attach to residential buildings that serve the residents of a particular building, allowing them a private gathering space as part of their home.

Private courtyards or common open space reserved for building resident use should be located at the rear yard of buildings, and may be defined with low walls, fencing or shrubs, and planting.

Provide screening for privacy and security. Screening through planting and landform should be prioritized over fencing where space allows. When fencing is necessary, planting should be used to screen and soften the fencing. In either situation, the screening should complement buildings and the historic nature of the site, particularly when visible from public streets or spaces.

Provide a safe and secure place for residents to gather within their building community.

Include both paved areas and planted areas.

Provide seating for individuals and groups. Include elements to gather around, like fire pits, barbecues, games tables.

Provide spaces and amenities for outdoor dining and barbecuing.

Emphasize the indoor-outdoor relationship. Community rooms have the potential to double in size if they open directly to an outdoor space.

Include appropriate lighting for evening use of courtyards.



LANDSCAPE RECOMMENDATION

Stormwater Landscapes

Water is a precious resource in California, and therefore stormwater should be managed responsibly and treated as a site amenity. Stormwater management landscapes have the potential to be artistic, provide learning experiences, create a sense of stewardship, and add habitat for local wildlife. Stormwater treatment areas should be attractive to people and ecologically rich.

Stormwater infrastructure must be designed in tandem with the overarching infrastructure plan. Engineered components shall be designed so that they do not overwhelm the landscape. They must be integrated with other site features and meet all accessibility requirements.

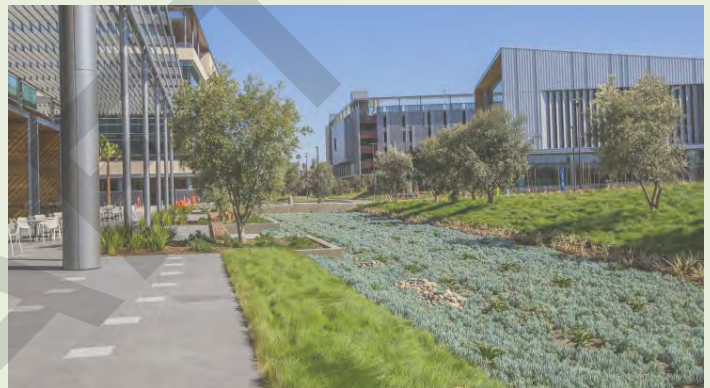
Stormwater mitigation measures must be integrated with and guided by the landscape so that they respond to campus program, circulation patterns, and the manner in which people use the landscape.

With careful design stormwater infrastructure need not be limited to a single function. Large lawn areas and common open spaces can host various types of program and also act as detention basins to collect stormwater during rain events. Other infrastructural pieces can incorporate walls for seating, define space, or be a beautiful site feature. The structures themselves are an important design opportunity and must be integrated with other site elements.

Stormwater infrastructure requires a consistent language across the campus in form, materials, and planting to reinforce the campus aesthetic. Projects must coordinate to ensure consistency.

Planting within stormwater infrastructure must be compatible with the soil conditions and MWELo requirements. Similar plant materials for stormwater infrastructure will help to reinforce a consistent campus aesthetic.

Analyze soils to ensure that proper infrastructural interventions are achieved. Amend soils and decompact when necessary to ensure drainage, plant health, microbiome health, and overall longevity.



Public Art

Public art will create a sense of place and provide welcome visual and mental relief for residents, staff, and visitors. Well-integrated art elements will also improve wayfinding by marking gateways, providing landmarks, and serving as focal points at axial terminations. Art programs will foster community outreach by engaging local artists and encourage visitorship from outside the campus.

Art can provide multiple functions: lighting, site furnishings, stormwater conveyance, and signage. This functionality should be considered when selecting appropriate elements.

When siting public art, consider sightlines, Campus gateways, activity level, and building adjacencies.

Distribute public art across the site in order to create a network of artworks across the Project Area.

Public art can also be a way to connect to the history of the site and the experiences of Veterans. One opportunity is around the Barracks Building, connecting to future museum programming there.

Memorials should be integrated into the Community Plan's public art program.

Opportunities for public art need not be objects in the landscape. A wildflower garden could be considered a work of public art. Public art can be woven into the landscape and site design, by integrating it into paving or walls, stormwater infrastructure, landform, or other site features. The Clock Tower itself should be an art or architectural work.



PROPOSED

Opportunities For Public Art



LANDSCAPE RECOMMENDATION

Landscape Structures

Pergolas, canopies, and other shelters can impart a sense of structure in a landscape, define spaces and provide protection from the elements.

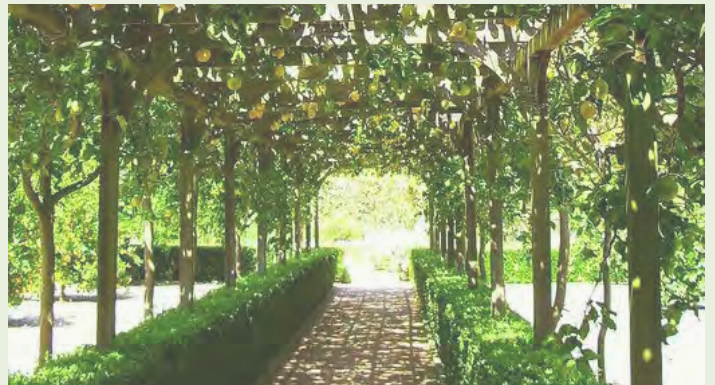
The structures of pergolas themselves can provide shade, or act as a framework for climbing vegetation that gives dappled shade.

Landscape structures help delineate open spaces and define outdoor rooms.

Landscape structures can be implemented at a variety of scales from residential to larger public spaces.

When located adjacent to buildings, pergolas or canopies facilitate the indoor-outdoor relationship.

Landscape structures can aid in campus wayfinding either through their implementation as linear connective elements, or as visible landmarks.



LANDSCAPE RECOMMENDATION

Cultural Landscapes

The historic nature of the site and the experiences of Veterans present an opportunity for engagement with the campus landscape from a cultural perspective. There is potential for both permanent and temporary installations for interpretation of the site and Veterans' experiences, and a chance for stewardship of the cultural landscape by the Veterans.

The campus itself has historic features that should be celebrated and engaged. The Historic Walk, the Barracks building, and the Trolley Stop all present opportunities for enhancing the cultural landscape around these elements. Opportunities for engagement and interpretation include:

Historic walking tours

Temporary exhibitions

*Historic markers incorporated into the landscape
telling the story of the site*



Habitat

Habitat on the West LA VA Campus will provide benefit to both animals and people alike. The benefits to mental health of being in nature are well-known, and part of that experience is observing wildlife—from watching birds collect seeds, to bees gathering pollen, to butterflies migrating. Particularly in the context a large urban center, providing habitat can impart a better understanding of the natural world and how we can play a role in its stewardship.

In all landscapes, consider species that attract wildlife and provide both food and shelter.

Provide opportunities for environmental education.

Provide spaces where both humans and wildlife can thrive.



LANDSCAPE RECOMMENDATION

Site Lighting

Lighting is a critical element that contributes to a feeling of comfort and safety at night. A basic function of night lighting is to allow pedestrians to be able to visually survey their immediate surroundings and thus feel secure. People's perception of safety is highly dependent on good vertical illuminance, good uniformity, visual clarity of the surrounding area, minimal glare, good color rendering, and visual hierarchy to support wayfinding. Good nighttime vertical illuminance allows people to clearly see entries, signage, and other people who may be approaching. Lighting that focuses only on pathways or roads and eliminates any vertical illumination can actually feel unsafe and prevent people from identifying approaching strangers, bikers, or vehicles.

Lighting strategies that provide good vertical illuminance while simultaneously managing glare are ideal.

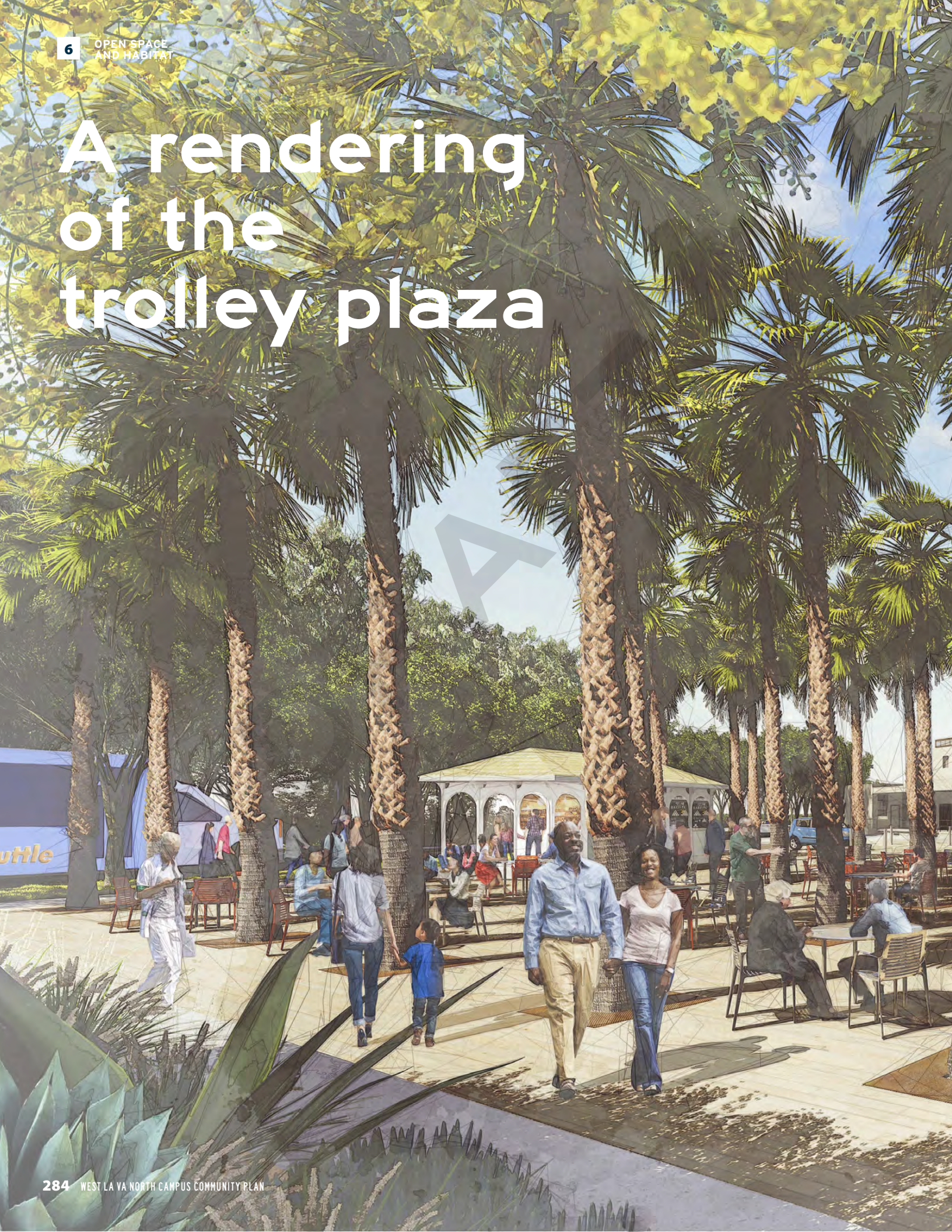
Maintaining relatively uniform light levels allows pathways to appear predictable to navigate and eliminates dark spots that may be perceived as unsafe is critical.

Harsh contrasts of light require the eye to constantly adjust to the brightness or darkness. Light fixtures should provide good coverage with acceptable minimum illuminance between fixtures, while simultaneously avoiding overly contrasting "hot spots" directly below sources.

Light fixtures should be selected with appropriate optical distribution and adequate spacing to provide overlap within recommended contrast ratios.



A rendering of the trolley plaza





6.9

Landscape Summary

The landscape portion of the Community Plan creates a sustainable site infrastructure guided by enduring principles for future development.

The Community Plan respects and enhances natural surroundings while providing an efficient and restorative environment for campus residents, visitors, and employees.

Chapter 6 of the Community Plan recommends a series of strategies to improve campus open spaces and site-wide systems and networks. As a part of the larger Community Plan, Chapter 6 supports its overarching Mission, Vision, and Guiding Principles.

At the project's onset, the campus lacked a cohesive vision for site systems, which, along with many years of neglect of the landscape, resulted in fractured networks and degraded open spaces. In response, the landscape portion of the Community Plan provides a flexible development framework intended to enhance the character and performance of the West LA VA Campus in the future.

Through its 'blue-green infrastructure approach,' Chapter 6 respects and enhances natural surroundings while providing an efficient and restorative environment for campus residents, visitors, and employees.

Fundamental to the Community Plan approach are:

Improved pedestrian experience and comfort

Integration of stormwater management

Consistent site lighting and furnishings

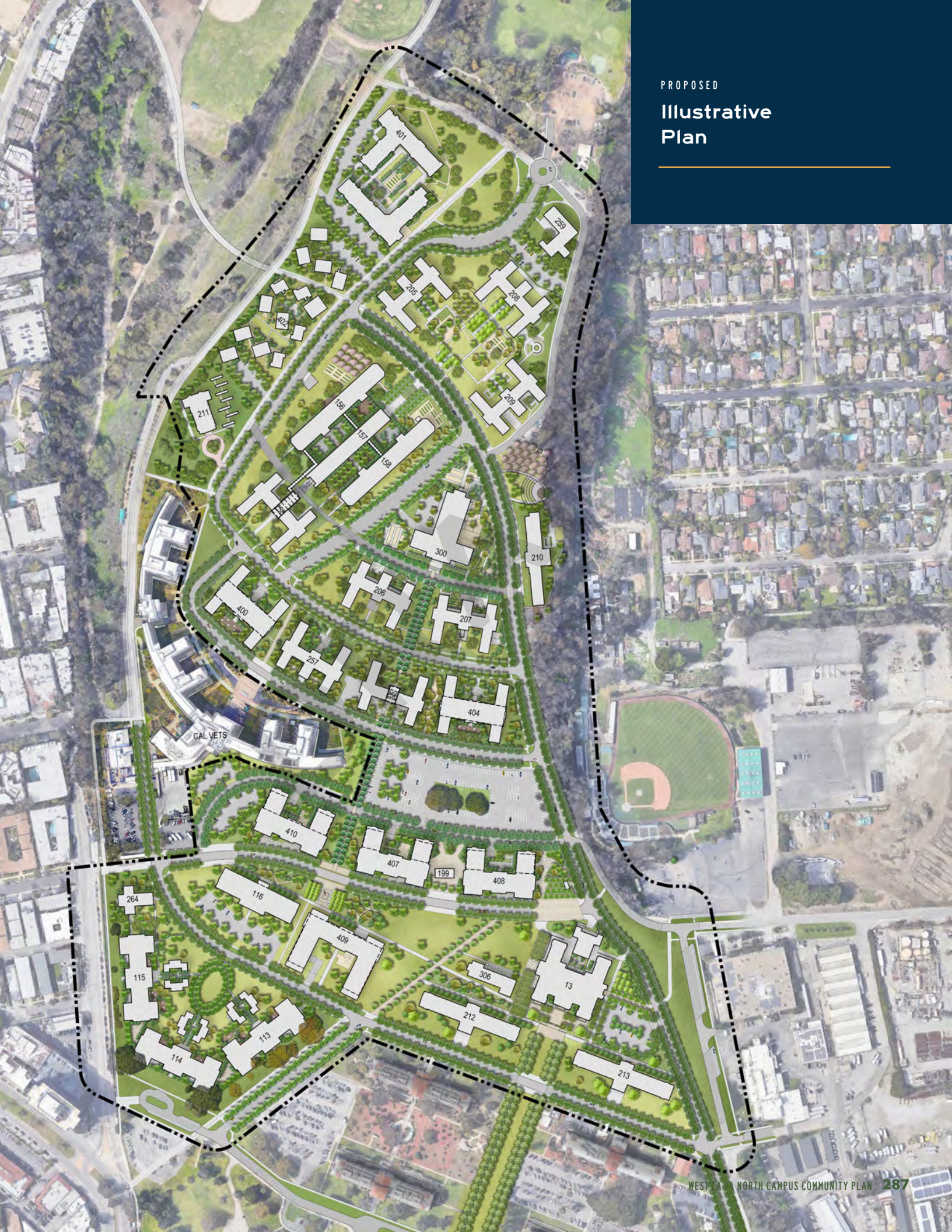
A unified planting palette for the campus

Places for relaxation, recovery, recreation, social interaction, and connection to nature will be woven throughout, creating an ecologically sensitive and user-friendly indoor-outdoor environment. Lively plazas, peaceful gardens, and streamlined circulation corridors will provide a robust, healthful, diverse environment designed with people and nature in mind. In all aspects, health and wellness remain the priority.



PROPOSED

Illustrative Plan



CHAPTER SEVEN

DESIGN GUIDELINES & STANDARDS



CONTENTS

7.1 Building Form and Articulation

7.2 Building Design

7.3 Parking and Services

7.4 Outdoor Lighting

7.5 Site Furnishings

7.6 Trees and Planting

7.7 Irrigation Design

7.8 Hardscape and Pavement

7.9 Infrastructure and Traffic Control

7.10 Signage and Wayfinding

EXHIBITS

Light Pole Types

Street Trees



Design Guidelines and Standards

The overall framework of the Community Plan and specific development standards are described in Chapter 4 – Development Plan to guide the various housing projects, both historically sensitive adaptive reuse of existing structures as well as the construction of new buildings. While that Chapter provides quantitative allowances and overall regulation for the scale, placement, and intensity of each development, this chapter offers qualitative guidelines and specific direction for the design of each of the projects and their associated improvements.

This can be a caption for the photograph to the right.







As the entirety of adaptive reuse projects will utilize character-defining structures within the West Los Angeles Veterans Affairs Historic District, the Campus Historic Resource Plan (“CHRP”) development by the VA in conjunction with California State Historic Preservation Office, consistent with the requirements of the Programmatic Agreement, will provide the most complete guidance for historic preservation, restoration, and modifications. The Community Plan thus defers most aspects of redeveloping those structures to the CHRP, except for program, access, and ground floor activity.

New construction is to harmoniously reinforce the urban design of the Historic District while defining new open spaces and connections. Development Standards provide direction on building placement and height, and the guidance contained herein related to form and articulation for new buildings are intended to provide qualified design teams to craft new contributing structures to the neighborhood and Historic District. The intention of these guidelines is to buttress the historic context of the West LA VA North Campus while not replicating the design and architecture.

Each of the districts and subareas offer unique context, considerations, and opportunities for new buildings and outdoor spaces to develop a rich village texture for the new Veteran-serving neighborhood. As the Town Square will experience the greatest physical change within the Historic District through development of the Community Plan, much of the attention within the Design Guidelines will focus there. The Town Square emphasizes creating consistent edges that define the Town Green and neighborhood streets.

Most of the buildings within North Village district are renovations of existing buildings with a few new structures filling interruptions left by existing parking lots. Existing and new buildings within the North Village district are objects in a field, visible from most sides, and thus should be designed without a “back.” Within the Core and General subareas, the Design Guidelines focus on Buildings 400 and 404, to integrate them with

the surrounding existing structures along the Fan Roads. The North Village’s Arroyo subarea provides flexibility for the new buildings an organic and permeable edge that transitions the well-structured urban form of the Historic District to the Wild Lands to the west.

The initial sections within this chapter concentrate on the form and design of the new construction structures within the Community Plan area, while site improvements related to parking follows. The Design Guidelines and Standards are intended to establish consistent streetscapes and infrastructure throughout the right-of-way and outdoor spaces. This includes providing construction standards and specific products for use on development sites, among the common outdoor spaces, and right-of-way.

Outside of those prominent buildings that set the West LA VA North Campus axis and organization, the West Los Angeles Veterans Affairs Historic District has consistent building types distributed within the subareas, including Building 156 -158, the Fan Road buildings, Domiciliary, and Research cluster. In the spirit of the civic architecture of the campus, the new construction building designs shall complement their respective subareas as follows:

Domiciliary, and Research cluster. In the spirit of the civic architecture of the campus, the new building designs shall be similar or the same within their respective subareas as follows:

North Village-General Buildings 400 and 404

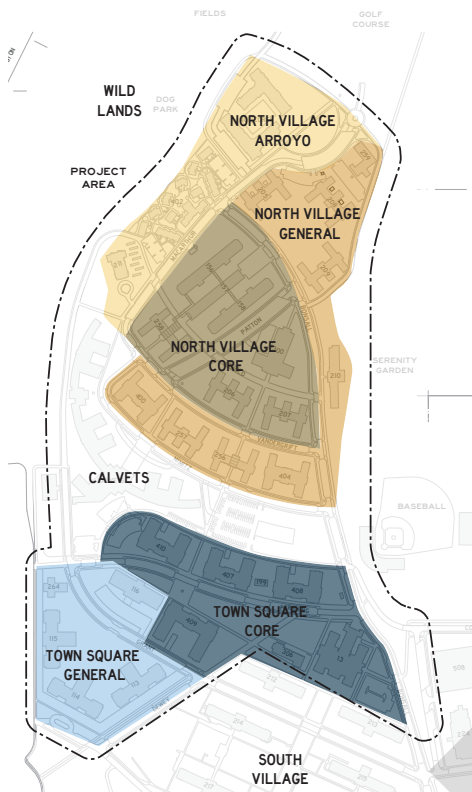
North Village-Arroyo Buildings 401 and 402

Town Square-Core Buildings 407, 408, 409, and 410

Town Square-General Buildings 413, 414, and 415

Each of the districts and subareas offer unique context, considerations, and opportunities for new buildings and outdoor spaces to develop a rich village texture for the new Veteran-serving neighborhood.

NORTH VILLAGE

**Core and General
Subareas****Street
Edge**

The street facing elevations and massing are to be harmonious with the neighboring buildings, reflecting similar articulation and building setbacks. The building wings are to extend from the primary building mass towards the street with community outdoor space engaging the right-of-way.

**Symmetry and
Orthogonal**

The plan and elevations of the new buildings are to be predominantly symmetrical and orthogonal in relationship to the central axis (A) with the adjacent roadway. Buildings are to be balanced in the perpendicular direction (B axis), though not necessarily symmetrical.

**Building
Articulation**

Building elevations are to be articulated to create visual hierarchy that emphasizes the primary building entrances, axis, and architecture, while retaining relatively simple design. Height shall be generally uniform with vertical emphasis at central mass of building. This articulation shall be similar in level of detail of the surrounding historic structure, without directly mimicking them.

**Entries
And Access**

Building entrances are to be integrated into the overall building organization, centered on axis A. There shall be primary pedestrian entrances oriented to the primary street frontages, which corresponds to the building addresses directly connecting to adjacent sidewalks with only limited grade-change. Secondary pedestrian entrance at the rear yard (if provided) shall follow the same organization guidelines as the primary entrance.

TOWN SQUARE

Core and General Subareas

The primary building massing is to be oriented towards the Town Green or Pershing Avenue, to create a consistent urban edge for these pedestrian-oriented spaces. The building form can open to the secondary street frontages, with common outdoor space engaging the right-of-way. These spaces shall be defined through the landscape design including planting, furniture, planters, and hardscape.

The plan and elevations of the new construction buildings are to be symmetrical and orthogonal in relationship to the central axis (A) with the adjacent roadway. Buildings are to be balanced in the perpendicular direction (axis B), though not necessarily symmetrical.

The plan and elevations of the new buildings are to be symmetrical and orthogonal in relationship to the central axis (A) with the adjacent roadway. Buildings are to be balanced in the perpendicular direction (axis B), though not necessarily symmetrical.

Core Subarea Building Entrances are to be integrated into the overall building organization. Because there is a strong pedestrian emphasis at the ground floor, porosity at the ground floor building edge is encouraged, and multiple entrances are anticipated along the pedestrian right of way. . Primary pedestrian entrances shall be oriented to the Town Green and Pershing Avenue, directly connecting to adjacent sidewalks with only limited grade-change.

General Subarea Primary building access should be from adjacent street with a secondary connection to the central courtyard. However, this building cluster is unique in that the central courtyard level is also an important point of access because of its programmatic and functional connection to the Town Square and internal campus.

7.1

Building Form & Articulation

New construction is to harmoniously reinforce the urban design of the Historic District while defining new open spaces and connections. Development Standards provide direction on building placement and height, the following guidance related to form and articulation for new buildings are intended to provide the ability for qualified design teams to craft new contributing structures to the neighborhood and Historic District.

7.2

Building Design

New construction buildings shall employ architectural design that is sympathetic to the styles of surrounding structures, without replicating the design.

The building design and details shall be timeless and simple, avoiding disruption of architectural hierarchy of the Historic District while reinforcing the overall quality of design and construction.

Facade Depth

To reflect the historic buildings' concrete construction, new construction buildings shall employ material finishes, windows, and doors that reinforce actual and perceived senses of durability and permanence. Exterior walls shall have thick profiles, and windows and openings shall be deeply recessed. Buildings are generally expected to be Type I with Type V above.

Windows and Openings

Windows and door openings shall be generally uniform in types, locations, and bay structures, while fitting within the visual hierarchy of the architecture. Windows and openings shall be organized and sized to emphasize vertical proportions, except where ground floor storefront systems are employed.

Design Detail

Consider the design detail of building crowns and bases, windowsills, decorative vents, integrated gutters, and downspouts, among other elements to compliment without replicating the surrounding buildings' architecture.



NORTH VILLAGE

Core and General Subareas

TOWN SQUARE

Core and General Subareas

Material & Color

Materials and colors shall be largely neutral and compatible with existing buildings' architecture. Smooth finish or light sand cement plaster is preferred as the dominant building material, while limited accent materials can be employed as part of the larger composition.

Core Subarea

Materials and colors shall be largely neutral and compatible with existing buildings' architecture. Materials and colors should be related and similar amongst all of the new construction buildings that front the Town Square. Smooth finish or light sand cement plaster and appropriately colored brick are preferred as the dominant building material, while limited accent materials can be employed as part of the larger composition. Material choices shall emphasize a strong base to the buildings, relating a pedestrian scale and texture around the Town Green and along Pershing Avenue.

General Subarea

Materials and colors should be related and similar amongst the new construction buildings that front the Town Square. Smooth finish or light sand cement plaster and appropriately colored brick are preferred as the dominant building material, while limited accent materials can be employed as part of the larger composition.

Roof Form & Material

The roof form shall be predominantly symmetrical gable and hip roofs, with sympathetic roof material and colors that relate to terra cotta roofs of existing buildings – not asphalt shingles. Limited flat roof area can be integrated into the building interior massing to support concealed solar panels and mechanical equipment.

The roof form shall be predominantly flat roofs with parapets, with sympathetic material and colors that relate to existing buildings. Gable and hip roofs can be employed to emphasize architectural hierarchy and building symmetry with sympathetic material and colors that relate to terra cotta roofs of existing buildings. Mechanical equipment shall be screened.

A rendering of the restored Building 300





7.3

Parking and Services

To support a vibrant, walkable community the location and design of parking, utilities, and service functions should have minimal exterior, visual, and physical engagement.

Parking design standards shall reference the County of Los Angeles's Code of Ordinances Section 22.112.080 - Parking Design, unless otherwise specified in the Community Plan. Additionally, State standards that better integrate with West LA VA North Campus Community Plan may be considered.

Enclosed Parking

All new proposed ground-level garages are encouraged to be under habitable space and therefore excluded from being considered surface parking facilities including size and location restrictions. Parking shall be located within the building interior with active programming lining edges facing pedestrian realm and plazas.

Parking Lots Screening

Existing parking lots reconfigured as part of the Community Plan are to be landscaped and screened from the public realm and outdoor spaces. Planting islands are to be provided for every three parking stalls and include a tree that will provide substantial canopy and shade.

**Parking Access**

Parking garages and lots should be limited to one single vehicle access point – from a driveway between 20-24' wide, with priority access being from Laneways, then Neighborhood Street, Defining Street, then Gateway Street. Driveways are to be designed to prioritize pedestrian movement with flared curb cuts where they meet the street.

Vehicle Conflict

Vehicle access to each site must be designed to minimize conflict with pedestrians, bicyclists, and other vehicles. Sight lines and lighting, driveways and curb-cuts, bicycle facilities, pedestrian walkways, and landscape shall be designed comprehensively to encourage awareness and conscientious interaction between users.



Secure Bicycle Parking

Bicycle parking should be provided in secure locations that are easily accessible to the outdoors, ideally located within proximity of the primary building entrance and/or building circulation. They can be provided within a secure room and/or bike lockers with assigned spaces for residents and employees as defined by County of Los Angeles's Code of Ordinances.

Shared Bicycle Parking

Bicycle racks shall be provided for visitors and short-term parking within high visibility, easily accessible between primary building entrances and closest bicycle facilities. Bicycle racks installed inside and outside of the building shall be standard to those specified in Chapter 7 – Design Guidelines and Standards.

Loading and Service Location

Loading, utilities, and refuse areas shall be located to avoid impacting the primary and secondary visual frontages or being a nuisance for building occupants or neighboring properties or circulation. Access to service area shall be prioritized to Laneways, then Neighborhood Street, Defining Street, then Gateway Street.

Loading and Service Design

The design of the building shall seamlessly incorporate any necessary exterior access to the parking, loading, utilities, and refuse areas – with quality, durable materials related to the overall aesthetic design. Their visual and physical presence should be further minimized through decorative screening and landscape treatment as appropriate.

The parking requirements prescribed within the Community Plan are based on California Assembly Bill 744 [AB744], adopted to support the production of affordable housing, as well as respond to local soil conditions that limit the ability to build multi-level parking garage and subterranean parking.



7.4

Lighting Standards

The overall goal of the site lighting standards is to create a unified experience linking the campus, establishing organized zones of lighting language and treatments to assist with campus identity as well as wayfinding. In doing so, the site will become easier to navigate during the nighttime hours.

Light fixture selections and varying light levels shall be utilized to create areas of visual hierarchy and interest. The utilization of organized fixture families will improve the consistency of the lighting appearance throughout the campus. Primary pathways shall be differentiated from outlying pathways to organize pedestrian traffic patterns on campus. The illumination of the site should transition smoothly from the streets to paths to building entries. It is encouraged to provide unique lighting expressions in plaza and courtyard areas to create intimate spaces within the site where occupants gather.

In general, light trespass, glare, and uplight should be minimized – the primary exception being the Historic Walk which will have a more visible aesthetic thereby creating an iconic promenade. The lighting shall also meet any additional energy efficiency and light pollution requirements based on applicable codes as well as meet or exceed the lighting level and uniformity recommendations outlined in the current version of the Illuminating Engineering Society (IES) Handbook and all relevant IES Recommended Practice Guidelines.

Implementation Standards

Color temperature of all landscape lighting shall be 3000K.

All lighting shall have a Color Rendering Index (CRI) of 80+.

All lighting fixture finishes shall be consistent throughout the site.

Spacing shall be appropriate to achieve the desired light levels for the type of space being illuminated.

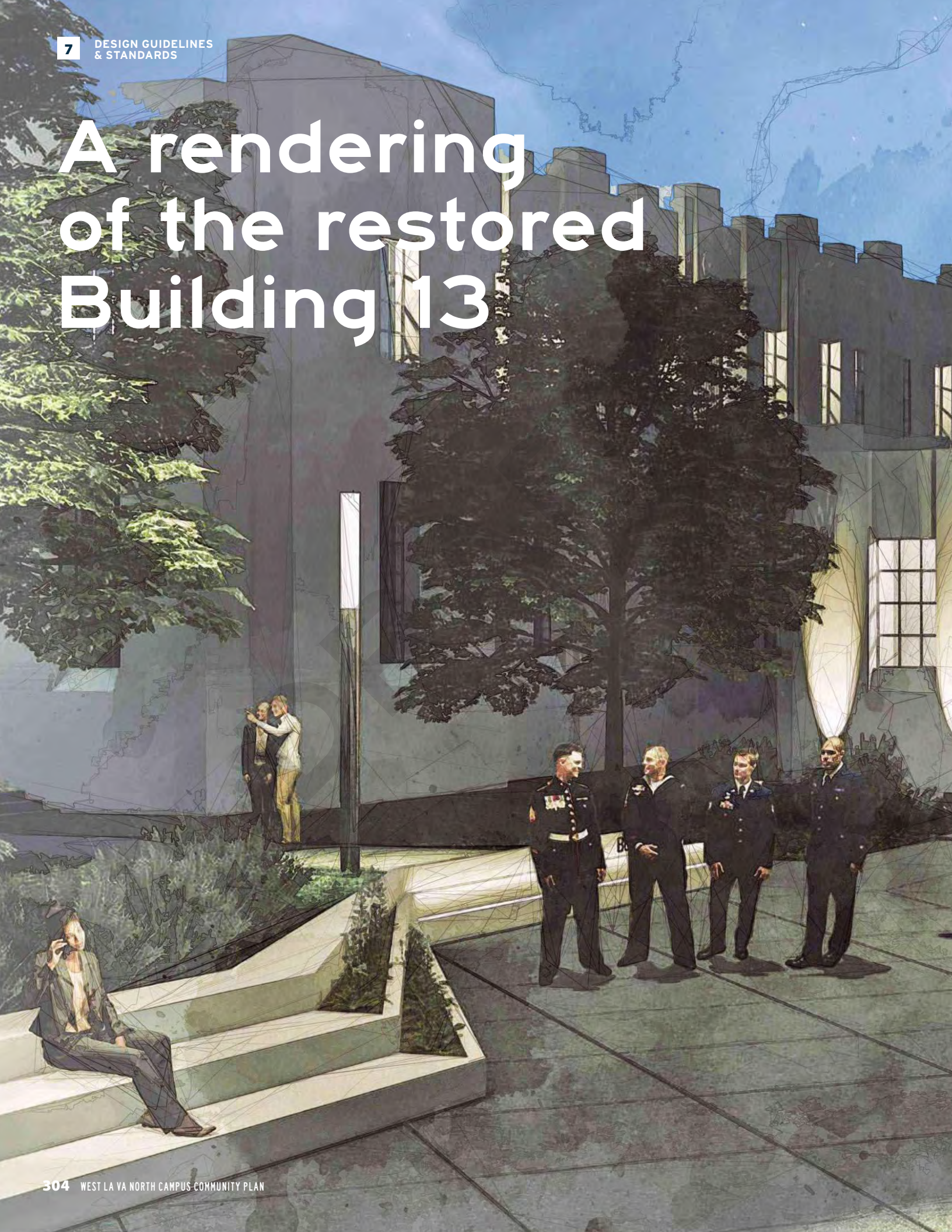
Light pole spacing shall utilize the same spacing module as street trees (intervals of 25') and Historic Walk trees (intervals of 18') and be centered between trees.

Fixtures with full cutoff should be used adjacent to habitat areas or wild lands to limit light trespass into these areas.

Lighting optics should be oriented away from habitat areas. Light trespass onto habitat or wild lands shall not exceed 0.1 foot-candles.



A rendering of the restored Building 13





Area Description	IES Recommended Maintained Illuminance/Luminance Target IES RP8-18, Lighting Handbook 10th Edition						
	Application and Task	Horizontal (average) (* For Reference Only)		Vertical (average) or Veiling Luminance Ratio		Uniformity Target (Avg:Min)	Color Temp.
Flex Street	Collector Street High Pedestrian Activity	0.8 cd/sqM (~1.5-1.7fc)*	at grade	0.4	Lv max:L avg	3	3000K
Main Street	Collector Street Medium Pedestrian Activity	0.6 cd/sqM (~1.1-1.5fc)*	at grade	0.4	Lv max:L avg	3.5	3000K
Neighborhood Street	Local Street Medium Pedestrian Activity	0.5 cd/sqM (~1.0-1.3fc)*	at grade	0.4	Lv max:L avg	6	3000K
Lane Way	Local Street Low Pedestrian Activity	0.4 cd/sqM (~0.8-1.3fc)*	at grade	0.4	Lv max:L avg	6	3000K
Main Street Intersection	Collector/Local Medium Pedestrian Activity	1.5 fc	at grade			4	3000K
Neighborhood Street Intersection	Local/Local Medium Pedestrian Activity	1.3 fc	at grade			6	3000K
Pedestrian/Bike Promenade	Walkway/Bikeway Medium Pedestrian Activity	0.5 fc	at grade	0.2 fc	5' AFG	4	3000K
Pedestrian/Bike Trail	Walkway/Bikeway Low Pedestrian Activity Medium Density Residential	0.4 fc	at grade	0.1 fc	5' AFG	4	3000K
Pedestrian Only Path	Walkway/Bikeway Low Pedestrian Activity Low Density Residential	0.3 fc	at grade	0.1 fc	5' AFG	6	3000K
Building Courtyards	Retail-Centers, Outdoor Plazas and Town Squares Medium Activity, LZ3	0.4fc	at grade	0.2 fc	5' AFG	5	3000K
Building Courtyards	Retail-Centers, Outdoor Plazas and Town Squares Medium Activity, LZ3	0.4fc	at grade	0.2 fc	5' AFG	5	3000K

LEGEND

-  **Street Light Pole**
-  **Historic Walk Light Pole**
-  **Pedestrian Light Pole**
-  **Building Entry Light Pole**

PROPOSED

Light Pole Types



LIGHTING STANDARDS

Street Pole Light

Regularly spaced street light fixtures interspersed between street trees will contribute to a consistent street corridor character.

LIGMAN LIGHTING STEAMER STREET + AREA LIGHT

Style: Steamer Large Round Street Light, ZUSE-90032, Single head EA Style Arm

Materials: Aluminum

Size: 25' Tall

Finish: Powder Coated

Pole: SPD-RSS-512-25'-5.5" DIA .125", 25' Height, 5.5" Diameter

Color: Dark Grey



dark (or medium) bronze for arch metals for light fixtures/ FF&E/ etc in lieu of grey/ silver



LIGHTING STANDARDS

Historic Pole Light

The Historic Walk shall be lit with a distinctive globe fixture that signifies this unique connective spine through the campus. Fixtures shall be placed at paired spacing at regular intervals along the Historic Walk.

LUMENPULSE VICTORIA S67

Style: L25 Output, DistributionType 5S, Decorative holder Type X, Acrylic White Globe Lens

Materials: Molded aluminum with rotomoulded frosted acrylic globe

Size: 18" Globe, 10' Tall

Finish: Powdercoat

Pole: Lumenpulse PL-S-4-STL-R-8-WALL THICKNESS-RAL 7043 SANDTEX-WO, 8' Height (10' with fixture), 4" Diameter

Color: RAL 7043 Sandtex



LIGHTING STANDARDS

Pedestrian Pole Light

The Bega Pole-Top Luminaire will provide illumination along the campus' pedestrian pathways through public spaces like the Town Green.

BEGA LIGHTING POLE-TOP LUMINAIRE

- Style: 77 176
- Materials: Aluminum with clear acrylic enclosure
- Size: 12' Tall
- Finish: Powdercoat
- Pole: 958HR-FINISH;
10' Height (12' with fixture)
- Color: Silver



Residential Entry Pole Light

These lights will demarcate and illuminate pedestrian walkways at building entrances.

BEGA LIGHTING POLE-TOP LUMINAIRE

Style:	77 165
Materials:	Aluminum with clear acrylic enclosure
Size:	8' Tall
Finish:	Powdercoat
Pole:	958HR-MOD/6'-SILVER, 6' Height (8' with Fixture), 4" Diameter
Color:	Silver



LIGHTING STANDARDS

Steplight Fixtures

Bega Lighting Wall Luminaires 33 880 will act as a marker light on steps and walls helping to delineate pathways and circulation.

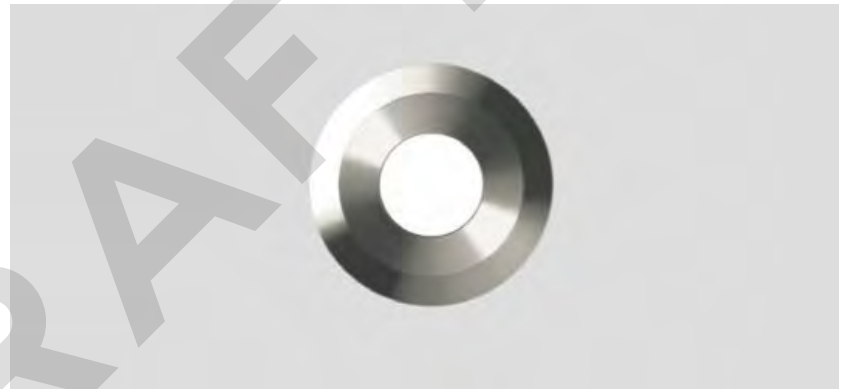
BEGA LIGHTING WALL LUMINAIRES

Style: 33 880

Materials: Stainless Steel

Size: 1.5" dia

Finish: #4 Brushed stainless steel



Bega Lighting Wall Luminaires 33 020 provide directed light to illuminate pathways and circulation.

BEGA LIGHTING WALL LUMINAIRES

Style: 33 020

Materials: Stainless Steel

Size: 6" dia

Finish: #4 Brushed stainless steel



LIGHTING STANDARDS

Catenary

Catenary lighting will provide soft but sufficient lighting to private and communal courtyards without overwhelming the space being illuminated.

**TEGAN EXTON
POWERSPAN CABLE SYSTEM**

Style: Direct Mount Kore EX5 with Flat Gem, 3000K

Materials: Kore-EX5 LED Module - UV stable exterior anodized aluminum, UV stable polycarbonate glass lenses, rubber O-rings, Gem - 100% machined, clear/ frosted acrylic; Catenary cables, mounting, 10' round straight poles and remote transformers as required

Size: 1 5/8" dia, 2 7/8" tall

Finish: Kore EX5 LED Module - Exterior rated brushed, two-step electrolytic color anodizing.

Pole: Hapco RSA-10B4-4, 10' height, 4" Diameter

Color: Fixture: Black



Pole: RAL 7043
Matte Powdercoat



7.5

Site Furnishings

Establishing a unified visual language for site furnishings enhances the quality of campus outdoor spaces, aesthetically unifies the public areas within the community, and improves wayfinding for site users.

Benches shall be located at a frequency to allow for resting spaces at convenient locations. Trash and recycling containers shall be located at walkway intersections and to be visible for users and convenient for maintenance.

Implementation Standards

All metal site furnishings shall be finished in colors and finishes indicated

Minimize potential for vandalism.

Skateboard stops to be integrated into design.

Benches shall arm rests to assist in sitting and rising and to deter sleeping and skateboarding.

Consider convenience, comfort, and opportunities for social interaction in juxtaposing benches, tables, and chairs.



SITE FURNISHINGS STANDARDS

Historic Walk Bench

The Historic Walk Bench will serve as the seating along the Historic Walk, installed in the bump-outs located along its length. The Bench is to be embed mounted and set plumb.

LANDSCAPE FORMS GENERATION 50

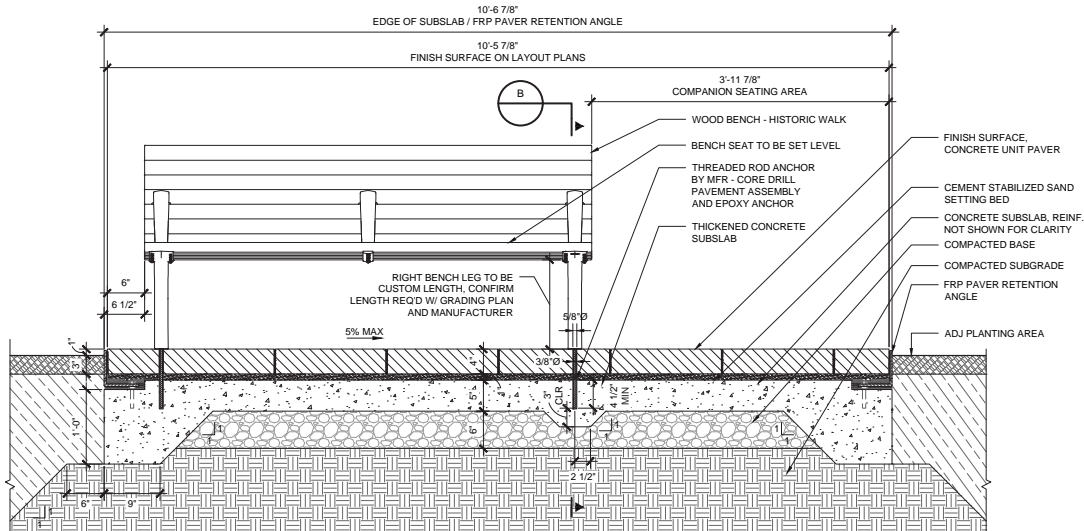
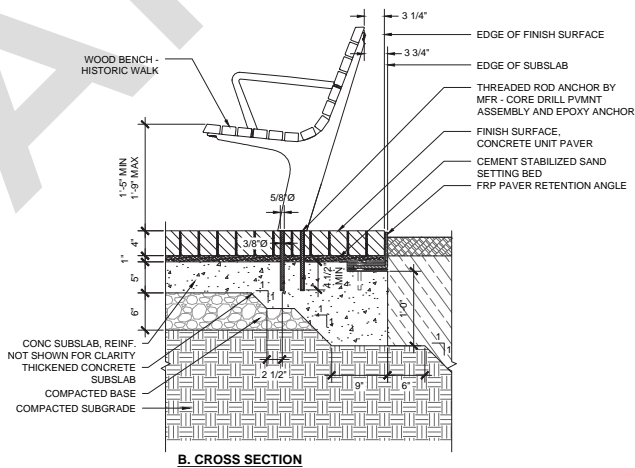
Style: 72" Cantilever, embedded, backed, with 3 angled arms; Straight cut face board

Materials: Wood, domestically sourced, themally modified ash for exterior use.

Mount: Embedded

Finish: Supports: Powdercoat

Color: Supports: Onyx



Public Realm Bench

The Historic Walk Bench will serve as the seating along the Historic Walk, installed in the bump-outs located along its length. The Bench is to be embed mounted and set plumb.

LANDSCAPE FORMS GENERATION 50

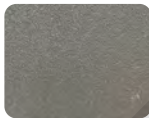
Style: 72" Traditional backed, with 3 angled arms

Materials: Wood, domestically sourced, thermally modified ash for exterior use; Aluminum

Mount: Surface or embedded mount, install benches level

Finish: Powdercoat

Color: Supports: Onyx



LANDSCAPE FORMS HARPO

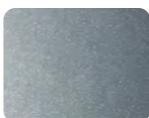
Style: 69" Aluminum, Backed with Arms

Materials: Steel supports with anodized aluminum boards

Mount: Surface or embedded mount; install benches level

Finish: Supports: Powdercoat
Boards: Anodized aluminum

Color: Supports: Silver



SITE FURNISHINGS STANDARDS

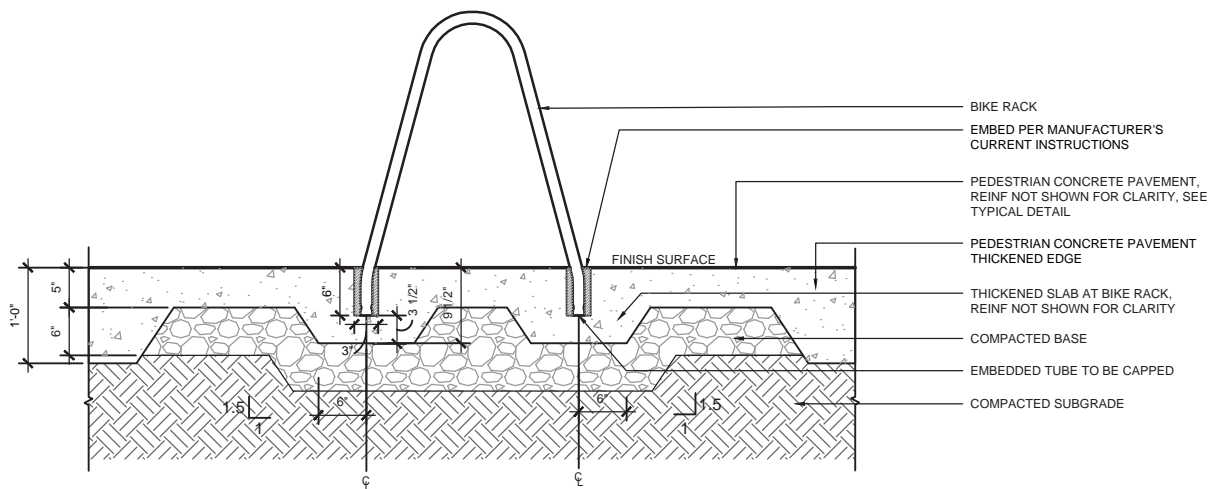
Bike Parking

Bike parking shall be provided site wide to encourage biking and provide easy short term storage. Bike racks shall be located as close to main entries of buildings as possible, grouped to create bike parking areas in a line or corral, and adequately lit. Bike parking areas shall be screened with hedges or evergreen shrubs no taller than 36". Bike Parking surface shall be either concrete or decomposed granite.

LANDSCAPE FORMS

BOLA BIKE RACK

- Materials: Stainless Steel
- Mount: Embedded preferred. Use surface mounted Huntco Arc rack where racks are added post construction or to existing site.
- Finish: Electro Polished Stainless Steel
- Spacing: Provide bike racks at spacing in accordance with manufacturer's recommendations



NOTES:
1. INSTALL PER MANUFACTURER'S CURRENT INSTRUCTIONS AND SPECIFICATIONS.

Campus Fencing

Fencing can be a tool to help provide private courtyards with security and establish screening from the public. Fencing shall be either 4' or 6' high and gates are 4'.

LANDSCAPE FORMS LINE FENCE OR FABRICATED EQUAL

Style: 4' or 6' Panels with 1/2" Square Horizontal Rod, 4' Gate with 1/2" Square Horizontal Rod, Embedded Mounting

Materials: Aluminum

Finish: Powdercoat

Color: Onyx



SITE FURNISHINGS STANDARDS

Trash Receptacle

THOMAS STEELE "GENOVA" TRASH, RECYCLING AND COMPOST RECEPTACLE

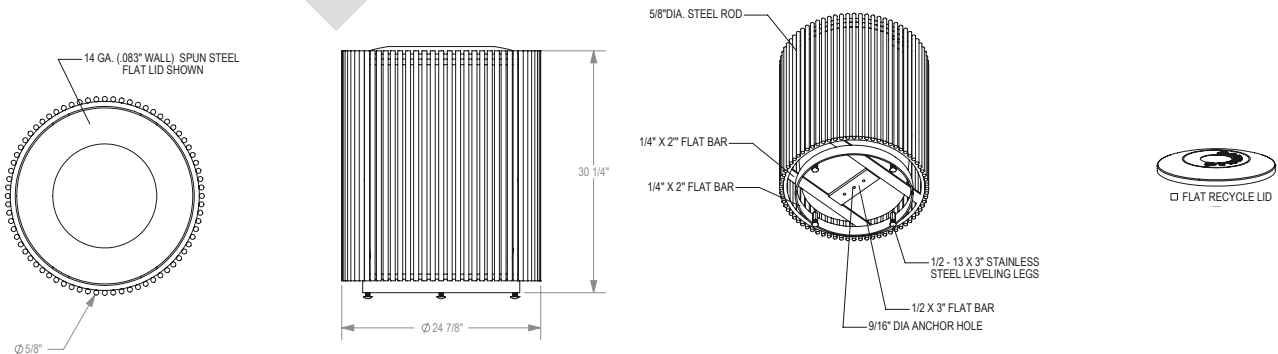
Style: Flat Recycle Lid, Standard Flat Lid

Materials: Steel

Mount: Surface

Finish: Powdercoat

Color: Gunmetal



TRASH, RECYCLING AND COMPOST RECEPTACLE

SCALE: NTS

Tree Grates

Tree grates shall be used where tree planting is located in large expanses of paving. When soil volume for trees is limited, it is best to plant trees using structural soil cell systems or structural soil to expand root zone areas for the tree. Typically, 1,000 cubic feet of soil for a canopy tree and 600 cubic feet of soil for an understory tree shall be provided.

URBAN ACCESSORIES JAMISON TREE GRATE

- Style: 5' Square, typical.
Other sizes as needed
- Materials: Ductile Iron
- Finish: Raw Natural Finish



URBAN ACCESSORIES FLAT RAINBOW TREE GRATE

- Style: 5' Round, typical.
Other sizes as needed
- Materials: Ductile Iron
- Finish: Raw Natural Finish



Traffic Bollards

Bollards shall be used where vehicular traffic needs to be segregated from pedestrian zones without a curb, such as at raised speed tables, or where vehicles need to be prevented from accessing wide pedestrian pathways. The 6" bollard with security core shall be used where impact risks require the use of a bollard that can withstand vehicular impact.

FORMS + SURFACES LIGHT COLUMN BOLLARD - FIXED OR REMOVABLE

- Style: Series 500, Non-illuminated, 5" diameter x 45" high, Model # LBLCO-504-N
- Materials: Stainless Steel
- Mount: Standard Surface Mount with J-Bolts, or Surface Mount with Removable Base
- Finish: Satin



FORMS + SURFACES LIGHT COLUMN BOLLARD - SECURITY

- Style: Series 600, Non-illuminated, 6" diameter x 45" high, Model # LBLCO-604-N
- Materials: Stainless Steel
- Mount: Embedded Security Core
- Finish: Satin

SITE FURNISHINGS STANDARDS

Ash Urns

Ash urns should be located near trash cans, away from building entrances.

LANDSCAPE FORMS HUMO ASH URN

- Style: "Humo" Weather-Protected Ash Urn
- Materials: Stainless Steel
- Mount: Surface
- Finish: Stainless Steel Brush Finish



Gas Fire Pit

Fire pits can be used in the private residential courtyards where they can be maintained and monitored.

CONCRETE WORKS GAS FIRE PIT

- Style: Tinder Cylinder
Size: 50" diameter by 15" height
Materials: Concrete
Color: Mako Gray



Barbecue Grills

Accessible barbecue grills can be installed in private residential courtyards where they can be maintained and their use can be monitored.

AEI CORPORATION PGS SERIES GRILL

- Style: MODEL S27T
Materials: Stainless Steel
Mount: Multiple Mounting Options
Available - Cart, Pedestals,
Doors for built-in condition.
Finish: Stainless Steel Brush Finish



SITE FURNISHINGS STANDARDS

Dog Waste Bag Dispenser Station

Dog waste bag dispensers should be located in park areas and where dog walking frequently occurs.

BB KARE PET WASTE STATION BAG DISPENSER (NOT INCLUDING WASTE RECEPTACLE)

- Style: Product #2013
- Materials: Steel
- Mount: Surface
- Finish: Powdercoat



Lounge Chairs

Lounge chairs should be placed throughout the West LA VA North Campus communal park spaces for informal and flexible gathering. Lounge chairs should be used loosely in lawn areas, and if in lawn, they should also be located close to paving where companion seating can be provided. The lounge chairs are intended to be a signature of public open space.

LANDSCAPE FORMS

AMERICANA LOUNGE CHAIR

Materials: Powdercoated Aluminum, High Density Polyethylene

Color: Apple Red, Sunset Orange, Charcoal Grey



FORMS + SURFACES

VAYA CHAIR

Style: Chair with Arms

Materials: Aluminum and Camaru Hardwood

Finish: Powdercoat + Penofin hardwood formula

Color: Silver



SITE FURNISHINGS STANDARDS

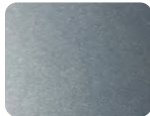
**Cafe Tables
and Chairs**

ADA accessible tables and chairs should be placed in communal plazas or courtyards adjacent to cafes or food service amenities.

LANDSCAPE FORMS

CATENA TABLE

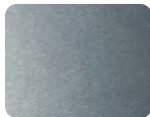
- Style: Single embedded mount, include umbrella hole to accommodate umbrella (Surface mount available, but not ADA compliant)
- Materials: Stainless steel
- Size: 42" dia.
- Finish: Powdercoat
- Color: Metallic silver



LANDSCAPE FORMS

CATENA TABLE

- Style: ADA Compliant quad support legs
- Materials: Stainless steel
- Size: 48" dia.
- Finish: Powdercoat
- Color: Metallic silver



Cafe Tables and Chairs

LANDSCAPE FORMS

CHIPMAN CAFE CHAIR

Style: Chair with Arms

Materials: Aluminum

Finish: Powdercoat

Color: Metallic silver, Flambe Orange, White



LANDSCAPE FORMS TUUCI

OCEAN MASTER CLASSIC UMBRELLA

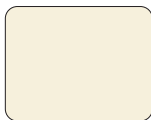
Style: Ocean Master Classic Square, (89" width) Ocean Master Classic Hexagon (125.5" width)

Materials: Aluminum frames and poles, Sunbrella Fabric

Finish: Polished aluminum

Mount: Anchored to the embedded Landscape Forms Catena Table or Freestanding with 150 lb G-Plate double stack combo

Color: Fabric: Natural, other Sunbrella colors available



SITE FURNISHINGS STANDARDS

Picnic Table

Picnic tables can be installed in private residential courtyards and can be adapted by the manufacturer to conform to ADA standards.

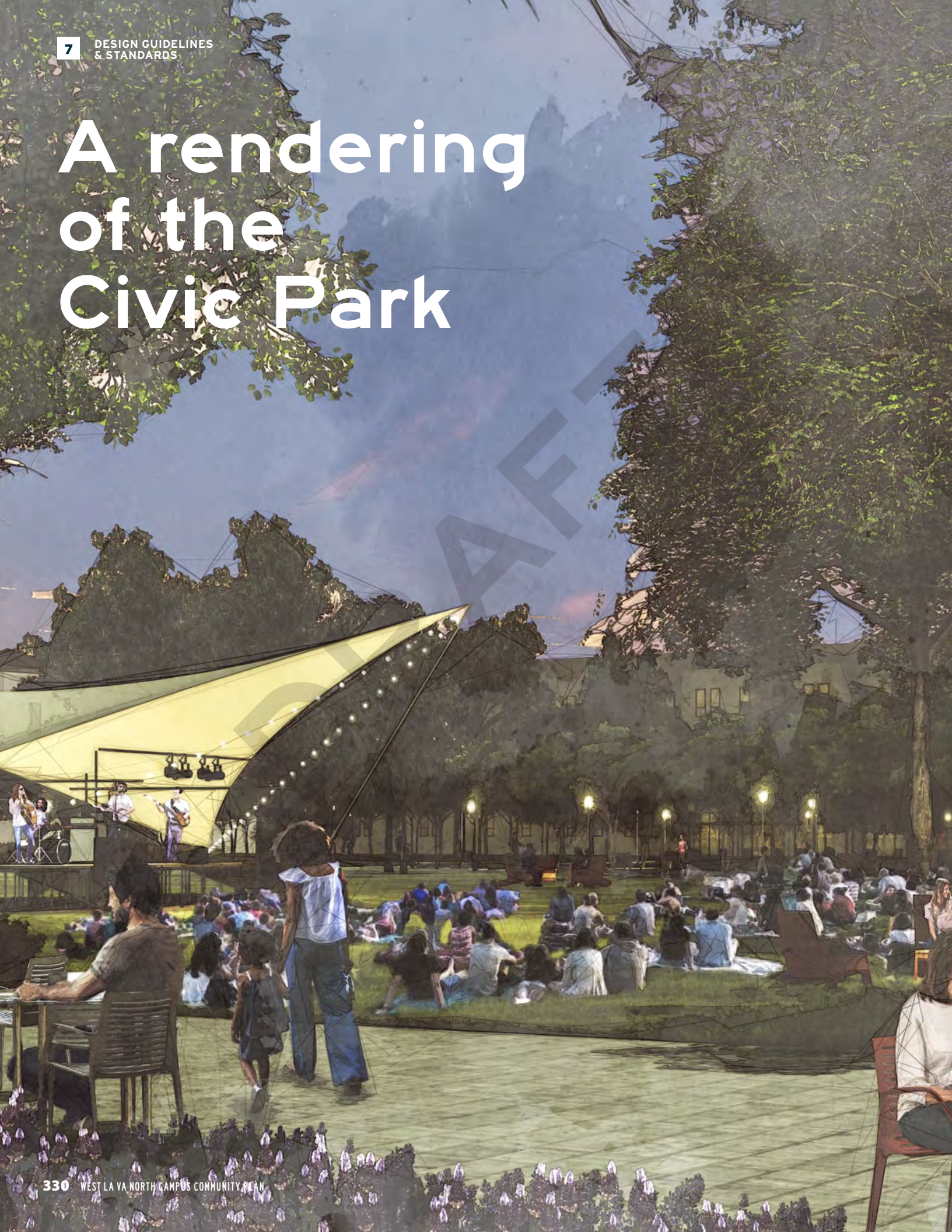
HAUSER SITE FURNITURE PICNIC TABLE & BENCHES

- Style: Skyline
- Materials: Aluminum Frame and Ipe Slats
- Mount: Freestanding or bolt-down mount
- Finish: Powdercoat and Ipe
All Natural Eco Sealer



DRAFT

A rendering of the Civic Park







7.6

Planting Standards

A consistent plant palette is essential to bringing a sense of cohesion to the West LA VA North Campus Community Plan area. Street trees tied to specific streets or pedestrian corridors will aid in wayfinding on the site and help create a cohesive neighborhood to develop a consistent and thoughtful public realm. Trees give character and richness to a site, establish a sense of place and provide much needed shade for sunny Los Angeles.

The existing tree canopy within the Community Plan area shall be preserved when possible, otherwise to be replaced at a two to one ratio within proximity of the original tree. Trees shall be selected based on their climate appropriateness, ability to control solar access and reduce residents' exposure to local pollution.

The landscape design of proposed developments shall appropriately screen tertiary functions, parking areas, utilities and services. This shall be done without negatively impacting visibility for safety and security, including outdoor lighting, circulation paths and building openings. A mix of native and adaptive plants have been chosen with consideration for the following:

Ability to add visual and seasonal interest

Appropriateness to the climate and location

Ability to provide shade and define space

Habitat value

Water use

Resistance to or ability to withstand fusarium dieback and xylela bacteria

Implementation Standards

All planting areas require irrigation.

A tree's mature size shall be considered when planting adjacent to buildings.

A tree's root system shall be considered when planting adjacent to paving.

Soil cell systems shall be considered where paving adjacent to trees limits the amount of soil volume available for the tree's root zone.

Street trees shall be planted at minimum intervals of 25' and maximum intervals of 30' (excluding driveways) along at least 75% of the total block length between the roadway and the walkway.

Street trees shall be installed in 48" box size. To ensure street trees added in the future match sizes of trees installed on earlier projects, contract growing is recommended.

Structuring Tree Species Standards

A selection of structuring trees, shrubs, perennials, grasses groundcovers, and succulents have been selected as a base palette of species that will serve as the backbone of the campus planting. These species shall be used across the site in public spaces and street corridors to provide coherence and consistency across projects throughout the campus. These species shall be used across the site in public spaces and street corridors to provide coherence and consistency across projects throughout the campus. Street trees are specifically designated to ensure consistency along the neighborhood and collector streets and to aid in wayfinding across the site.

HISTORIC WALK



Pinus pinea
Stone Pine

DEWEY WALK



Cassia fistula
Indian Laburnum

BONSALL



Quercus agrifolia
Coast Live Oak

ARNOLD/PERSHING



Quercus buckleyi
Texas Red Oak

VANDERGRIFT/
GRANT/PATTON



Quercus shumardii
Shumard Oak

N. PERSHING



Fraxinus oxycarpa 'Raywood'
Raywood Ash

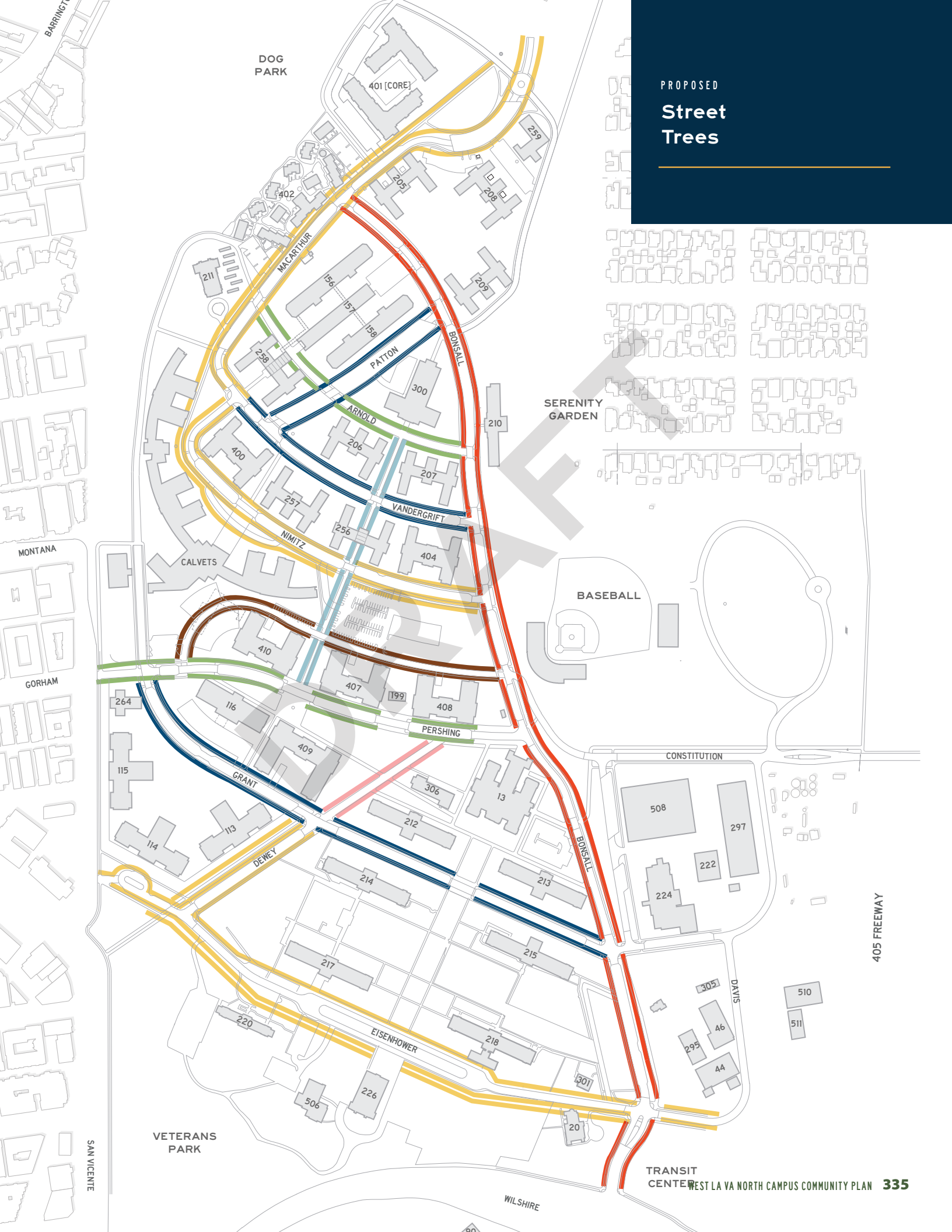
MACARTHUR/
NIMITZ/ DEWEY/
EISENHOWER



Tree to be determined

PROPOSED

Street Trees



MONTANA

GORHAM

SAN VICENTE

DOG PARK

401 [CORE]

SERENITY GARDEN

BASEBALL

CONSTITUTION

VETERANS PARK

Other Street Trees

Quercus lobata
Valley Oak



Cedrela fissilis
Argentine Cedar



Quercus suber
Cork Oak



Quercus tomentella
Island Oak

Canopy Trees

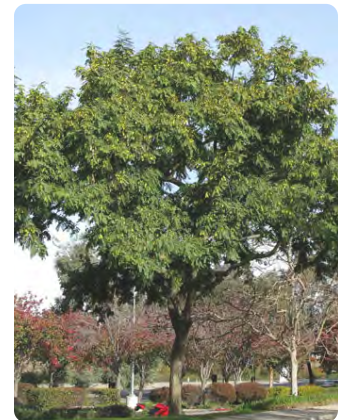
Cassia fistula
Indian Laburnum



Corymbia papuana
Ghost Gum



Dalbergia sissoo
Indian Rosewood



Tipuana tipu
Tipu Tree



Lyonthamnus ssp.
Ironwood



Pinus brutia eldarica
Afghan Pine

Small & Ornamental Trees



Acacia aneura
Mulga Acacia



Cercis canadensis var. texensis
'Oklahoma'
Oklahoma Rebud



Geijera parviflora
Australian Willow



Parkinsonia 'Desert Museum'
(*Cerdidium*)
Desert Museum Palo Verde



Prosopis glandulosa 'Maverick'
Texas honey Mesquite



Prunus ilicifolia ssp 'Lyonia'
Catalina Cherry

Palms



Brahea edulis
Guadalupe Palm



Butia capitata
Pindo Palm

Shrubs



Archostaphylos hookeri 'Wayside'
Wayside Manzanita



Baccharis x 'Centennial'
Coyote Bush



Ballota pseudodictamnus
Grecian Horehound



Berberis pinnata (*Mahonia pinnata*)
California Holly Grape



Carpenteria californica
Bush Anemone



Ceanothus spp.
Ceanothus



Eriogonum fasciculatum 'Theodore Payne'
Theodore Payne Buckwheat



Leucadendron spp.
Cone Bush



Pittosporum tenuifolium 'Silver Sheen'
Silver Sheen Kohuhu



Rhamnus californica 'Mound San Bruno'
California Coffeeberry



Rhus integrifolia
Lemonade Berry Shrub



Ribes aureum
Golden Currant



Perennials



Asclepias californica
California Milkweed



Asclepias fascicularis
Narrow Leaf Milkweed



Eriogonum grande var. *rubescens*
S. Miguel Buckwheat



Gaura lindheimeri
White Guara



Kniphofia uvaria hybrid and cvs.
Red Hot Poker



Lavandula x intermedia 'Provence'
Lavender 'Provence'



Monardella villosa
Russian River Coyote Mint



Salvia 'Bee's Bliss'
Bee's Bliss Sage



Salvia clelandii
Salvia Cleveland



Tweedia caerulea
Heavenly Blue Tweedia



Verbena bonariensis
Verbena Purpletop

Grasses



Aristida purpurea
Purple Three-awn



Carex divulsa
Berkeley Sedge



Festuca Mairei
Atlas Fescue



Leymus condensatus
Giant Wild Rye



Lomandra longifolia 'tankia'
Spiny Headed Mat



Melica californica
Oniongrass



Muhlenbergia rigens
Deer Grass



Sesleria autumnalis
Autumn Moor Grass

DRAFT

Groundcovers



Archostaphylos 'Emerald Carpet'
Carpet Manzanita



Ceanothus 'Centennial'
Centennial Ceanothus



Cistus salvifolius
Sageleaf Rockrose



Dymondia margaretae
Silver Carpet



Iva hayesiana
Poverty Weed



Perityle incana
Guadalupe Island Rock Daisy



Teucrium cossonii
Majorcan Germander



Thymus praecox
Mother-of-Thyme

Succulents



Aeonium spp.
Tree Houseleek



Agave americana
Century Plant



Agave angustifolia 'Marginata'
Variegated Caribbean Agave



Agave desmettiana
Smooth Agave



Aloe 'Blue Elf'
Blue Elf Aloe



Senecio serpens
Blue Chalksticks



Comprehensive Plant List

STREET TREES

Cedrela fissilis, Argentine Cedar
Cinnamomum camphora, Camphor
Fraxinus oxycarpa 'Raywood', Raywood Ash
Fraxinus velutina 'Modesto', Modesto Ash
Quercus agrifolia, Coast Live Oak
Quercus buckleyi, Texas Red Oak
Quercus engelmannii, Englemann Oak
Quercus fusiformis, Texas Live Oak
Quercus lobata, Valley Oak
Quercus macrocarpa, Burr Oak
Quercus polymorpha, Mexican White Oak
Quercus rugosa, Netleaf Oak
Quercus shumardii, Shumard Oak
Quercus suber, Cork Oak
Quercus tomentella, Island Oak
Quillaja saponaria, Soapbark Tree

CANOPY TREES

Acacia stenophylla, Shoestring Acacia
Agonis flexuosa, Peppermint Tree
Cassia fistula, Indian Laburnum
Ceiba speciosa, Silk Floss Tree
Corymbia papuana, Ghost Gum
Dalbergia sissoo, Indian Rosewood
Grevillea robusta, Silk Oak
Eucalyptus nicholii, Narrow-leafed Black Peppermint
Koelreutaeria paniculata, Golden Rain Tree
Lyonthamnus ssp., Ironwood
Schnius molle, California Pepper Tree
Tipuana tipu, Tipu Tree
Tristaniopsis laurina, Water Gum

CONIFER TREES

Pinus brutia eldarica, Afghan Pine
 Hesperocyparis forbesii, Tecate Cypress
 Hesperocyparis goveniana, Gowen Cypress
 Hesperocyparis guadalupensis, Guadalupe Island
 Cypress
 Metasequoia glyptostroboides, Dawn Redwood
 Taxodium distichum, Bald Cypress

ORNAMENTAL TREES

Acacia aneura, Mulga Acacia
 Aesculus californica, California Buckeye
 Cercis occidentalis, Western Redbud
 Cercis canadensis var. texensis 'Oklahoma',
 Oklahoma Rebud
 x Chitalpa, Chitalpa
 Chionanthus retusus, Chinese Fringe Tree
 Eleocarpus decipiens, Japanese Blueberry
 Eriobotrya deflexa, Bronze Loquat
 Geijera parviflora, Australian Willow
 Magnolia doltsopa, Sweet Michelia
 Mariosousa willardiana, Palo Blanco
 Pistache Chinensis 'Red Push', Chinese Pistache
 Parkinsonia 'Desert Museum', Desert Museum Palo
 Verde
 Prosopis glandulosa 'Maverick', Texas Honey
 Mesquite
 Prunus ilicifolia ssp 'Lyonia', Catalina Cherry
 Styrax japonicus, Japanese Snowbell

FRUIT TREES

Ficus carica, Edible Fig
 Malus spp. "Beverly Hills", Beverly Hills Apple Tree
 Punica granatum, Pomegranate

PALM TREES

Bismarckia nobilis, Bismarck Palm
 Brahea edulis, Guadalupe Palm
 Butia capitata, Pindo Palm
 Livistonia australis, Southern Fan Palm
 Phoenix dactylifera, Date Palm

SHRUBS

Acacia coventyi, Blue Bush
 Achillea millefolium, Yarrow
 Arctostaphylos canescens, Hoary Manzanita
 Arctostaphylos hookeri 'Wayside', Wayside
 Manzanita
 Artemisia californica, California Sagebrush
 Baccharis x 'Centennial', Coyote Bush
 Ballota pseudodictamnus, Grecian Horehound
 Banksia ericifolia, Heath-leafed Banksia
 Berberis pinnata, California Holly Grape
 Carpenteria californica, Bush Anemone
 Ceanothus spp., Ceanothus
 Coleonema album, White Breath of Heaven
 Cotinus coggygria, Smoke Tree
 Encelia californica, California Brittlebrush
 Epilobium spp., California Fuschia
 Eriogonum fasciculatum 'Theodore Payne',
 Theodore Payne Buckwheat
 Euphorbia characias, Mediterranean Spurge
 Falludia paradoxa, Apache Plume
 Laurus nobilis, Bay Laurel
 Lepechinia fragrans, Fragrant Pitcher Sage
 Leucadendron spp., Cone Bush
 Leucospermum cordifolium, Pincushion
 Lonicera interrupta, Chaparral Honeysuckle
 Perityle incana, Guadalupe Island Rock Daisy
 Pittosporum tobira 'Wheeler's Dwarf', Dwarf Mock
 Orange
 Pittosporum tenuifolium 'Silver Sheen', Silver Sheen
 Kohuhu
 Philadelphus lewisii, Wild Mock Orange
 Rhamnus illicifolia, Hollyleaf Berry
 Rhamnus californica 'Mound San Bruno', California
 Coffeeberry
 Rhus integrifolia, Lemonade Berry
 Ribes aureum, Golden Currant
 Romneya coulteri, Matija Poppy
 Sambucus melanocarpa, Elderberry
 Westringia fruticosa, Coastal Rosemary

Comprehensive Plant List

PERENNIALS

Asclepias californica, California Milkweed
Asclepias fascicularis, Narrow Leaf Milkweed
Asclepias speciosa, Showy Milkweed
Asclepias eriocarpa, Kotolo Milkweed
Baileya multiradiata, Desert Marigold
Cirsium occidentale, Cobweb Thistle
Dianella caerulea, Blue Flax Lily
Eriogonum grande var. *rubescens*, S. Miguel
 Buckwheat
Gaura lindheimeri, White Guara
Hesperaloe parviflora, False Yucca
Iris douglasiana, Douglas Iris
Kniphofia uvaria hybrid and cvs., Red Hot Poker
Lavandula x intermedia 'Provence', Lavender
 'Provence'
Monardella macrantha, Scarlet Mondardella
Nemophila menziesii, Baby Blue Eyes
Phormium tenax spp., New Zealand Flax
Salvia 'Bee's Bliss', Bee's Bliss Sage
Salvia clevelandii, *Salvia* Cleveland
Salvia spathacea, Hummingbird Sage
Stachys bullata, Hedge Nettle
Tweedia caerulea, Heavenly Blue Tweedia
Verbena bonariensis, Verbena Purpletop

GRASSES

Aristida purpurea, Purple Three-Awn
Carex divulsa, Berkeley Sedge
Chondropetalum tectorum, Small Cape Rush
Festuca Mairei, Atlas Fescue
Leymus condensatus, Giant Wild Rye
Lomandra longifolia 'tankia', Spiny Headed Mat
Melica californica, Oniongrass
Melica imperfecta, Coast Range Melic
Miscanthus sinensis 'Little Kitten', Dwarf Maiden
Miscanthus sinensis 'Morning Light', Japanese
 Silver Grass
Muhlenbergia rigens, Deer Grass

GROUNDCOVER

Arctostaphylos 'Emerald Carpet', Carpet
 Manzanita
Artemisia californica 'Montara', Montara
 Sagebrush
Baccharis pilularis, Dwarf Coyote Bush
Ceanothus spp., Ceanothus
Cistus salvifolius, Sageleaf Rockrose
Dorcygium hirsutum, Hairy Canaryflower
Dymondia margaretae, Silver Carpet
Erigeron glaucus, Seaside Daisy
Erigeron karvinskianus, Santa Barbara Daisy
Iva hayesiana, Poverty Weed
Thymus praecox, Mother-of-Thyme
Teucrium cossonii, Majorcan Germander

VINES

Calystegia macrostegia, Coast Morning Glory
Ficus pumila, Creeping Fig
Hardenbergia violacea, Lilac Vine
Lonicera hispidula, California Honeysuckle
Vitis girdianam, Desert Grape

FERNS

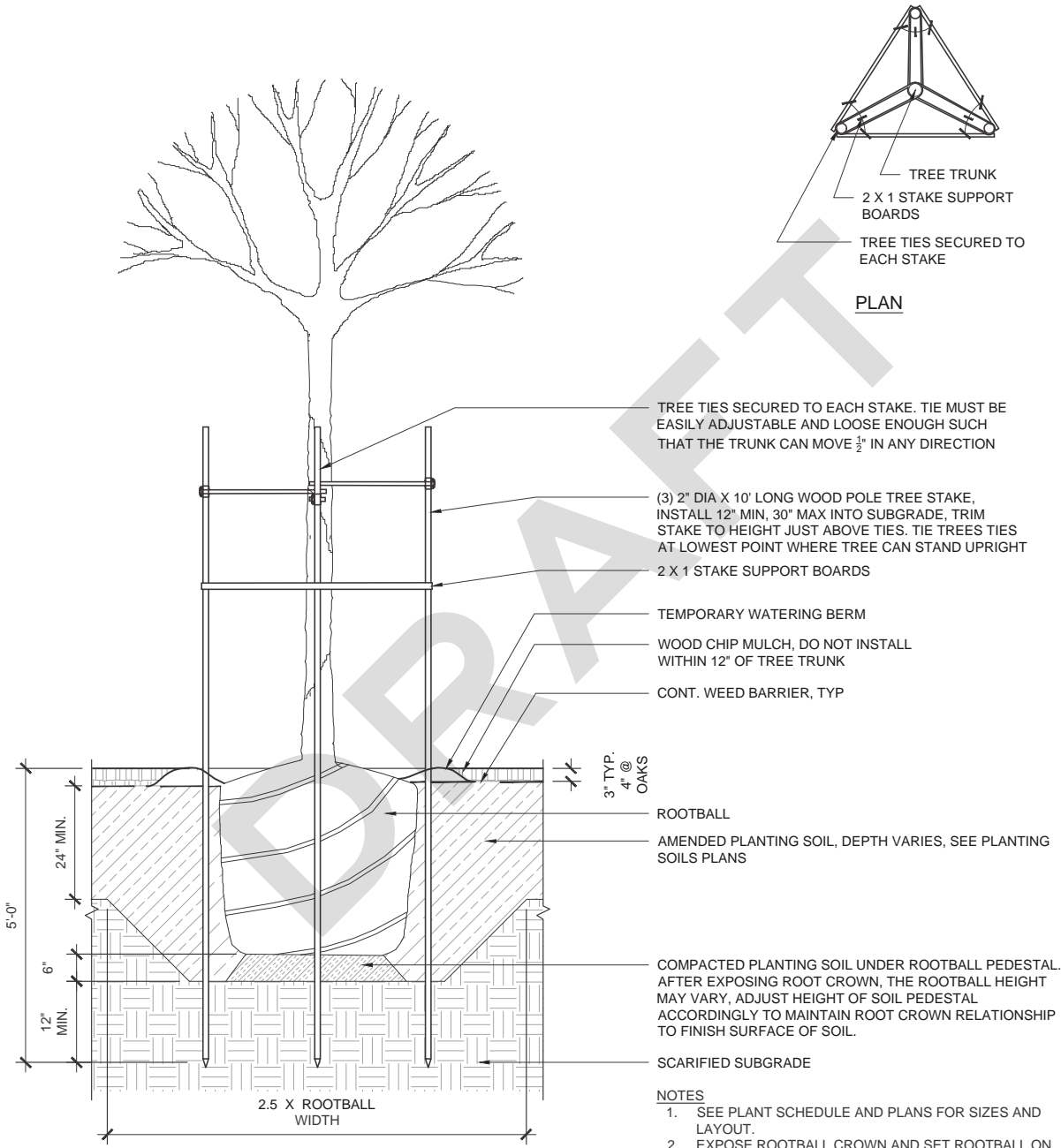
Dryopteris arguta, Coastal Wood Fern
Polypodium californica, California Polypody
Polystichum dudleyi, Dudley's Sword Fern
Polystichum munitum, Sword Fern
Woodwardia fimbriata, Giant Chain Fern

SUCCULENTS

Aeonium, Tree Houseleek
Agave Americana, Century Plant
Agave angustifolia 'Marginata', Variegated
 Century Plant
Agave desmettiana, Smooth Agave
Aloe 'Blue Elf', Blue Elf Aloe
Dasylyrion, Desert Spoon
Senecio serpens, Blue Chalksticks

The comprehensive plant list is a collection of the structuring trees and planting and additional species that have been evaluated for their appropriateness to the site that can be used to augment the structuring planting.

Planting And Spacing



SECTION

PLAN

TREE TIES SECURED TO EACH STAKE. TIE MUST BE EASILY ADJUSTABLE AND LOOSE ENOUGH SUCH THAT THE TRUNK CAN MOVE 1/2" IN ANY DIRECTION

(3) 2" DIA X 10' LONG WOOD POLE TREE STAKE, INSTALL 12" MIN, 30" MAX INTO SUBGRADE, TRIM STAKE TO HEIGHT JUST ABOVE TIES. TIE TREES TIES AT LOWEST POINT WHERE TREE CAN STAND UPRIGHT

2 X 1 STAKE SUPPORT BOARDS

TEMPORARY WATERING BERM

WOOD CHIP MULCH, DO NOT INSTALL WITHIN 12" OF TREE TRUNK

CONT. WEED BARRIER, TYP

3" TYP.
4" @
OAKS

ROOTBALL

AMENDED PLANTING SOIL, DEPTH VARIES, SEE PLANTING SOILS PLANS

COMPACTED PLANTING SOIL UNDER ROOTBALL PEDESTAL. AFTER EXPOSING ROOT CROWN, THE ROOTBALL HEIGHT MAY VARY, ADJUST HEIGHT OF SOIL PEDESTAL ACCORDINGLY TO MAINTAIN ROOT CROWN RELATIONSHIP TO FINISH SURFACE OF SOIL.

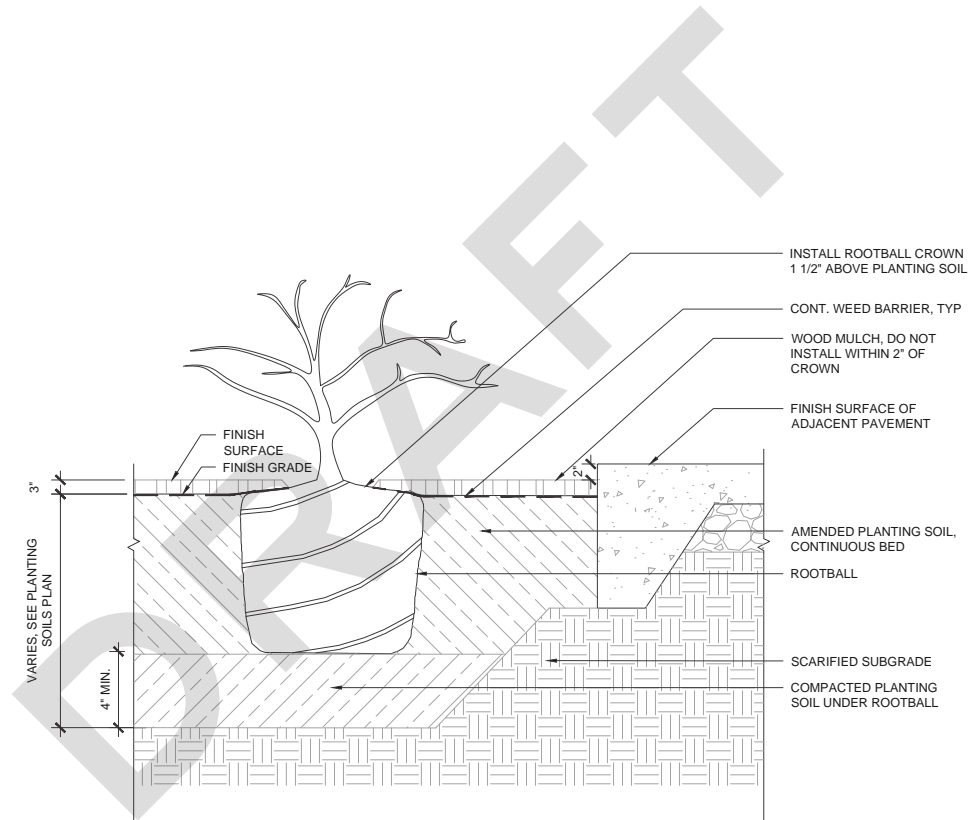
SCARIFIED SUBGRADE

NOTES

1. SEE PLANT SCHEDULE AND PLANS FOR SIZES AND LAYOUT.
2. EXPOSE ROOTBALL CROWN AND SET ROOTBALL ON COMPACTED PLANTING SOIL PEDESTAL SUCH THAT ROOTBALL CROWN IS AT OR NOT MORE THAN 1/2" ABOVE PLANTING SOIL
3. REMOVE 1" OF SOIL FROM SIDES OF ROOTBALL WITH A SHARP SAW AND VERIFY EXPOSED ROOTS ARE POINTING OUTWARDS FROM TRUNK. PRUNE OFF ANY ROOTS WRAPPING AROUND THE TRUNK. ROOTS WHICH CHANGE DIRECTION SHOULD BE PRUNED BACK TO THE POINT WHERE THEY POINT OUTWARDS FROM THE TRUNK.

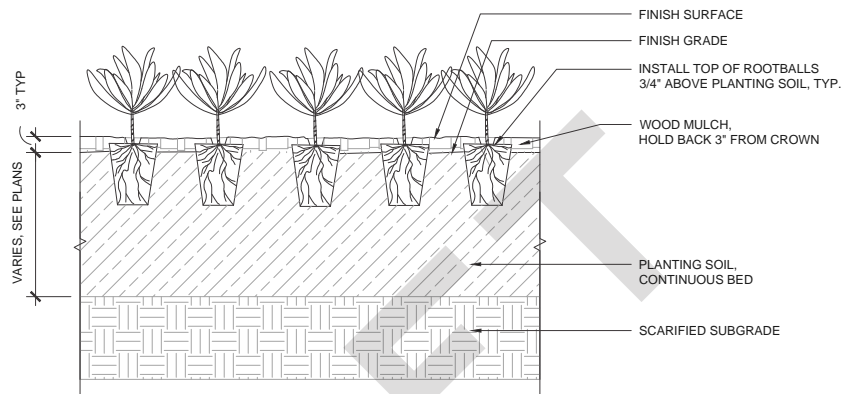
TREE PLANTING
SCALE: NTS

Planting And Spacing

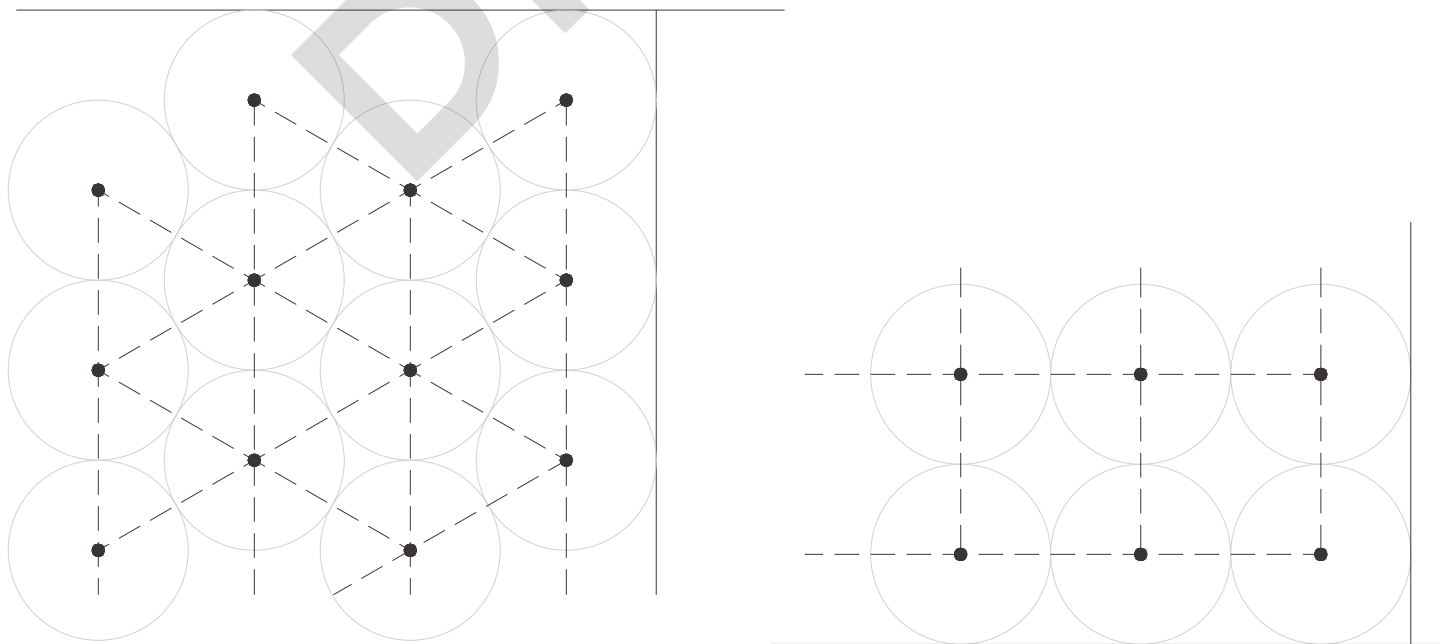


SHRUB PLANTING

SCALE: NTS

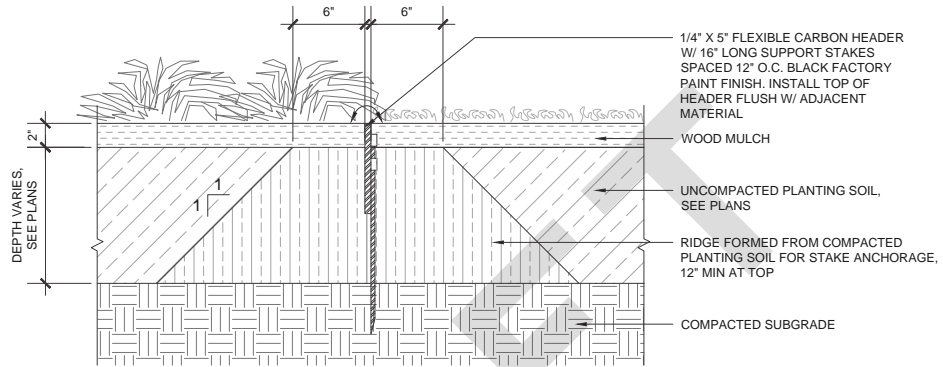


GROUNDCOVER PLANTING
SCALE: NTS



SHRUB AND GROUNDCOVER SPACING
SCALE: NTS

Steel Headers



STEEL HEADER
SCALE: NTS

DRAFT

7.7

Irrigation Standards

Proposed Irrigation System Design Intent incorporates methodologies that comply with the State of California Landscape Water Efficient Ordinance requirements, understood to be the current irrigation system operating standard.

To streamline maintenance and management practices within the Community Plan area, all right-of-way, community open spaces, and project sites shall adhere to these standards. The standards shall be reviewed and updated on a regular basis throughout implementation of the Community Plan:

Irrigation System Design Intent incorporating Landscape Hydrozone Demands

Landscape Areas are evaluated for 'Hydrozone separation' to direct proposed control valve stationing of respective plant material with similar watering demands. By using this approach to achieve the highest irrigation efficiency (in reasonable terms) to the designed landscape, the control of the water variable contributes to overall optimum plan health and vigor.

Trees are evaluated for 'Hydrozone separation' to direct the control valve stationing in the same manner listed above for shrub material.

Turf areas are irrigated with sun and shade considerations when trees are installed within areas. A weather-driven Irrigation 'smart' Controller provides automatic daily scheduling adjustments. The weather data provided directs the controller to track and follow the seasonal water demands on a daily basis. The various landscape planting designations listed above are assigned on separate scheduling programs for operation with specifically selected days that will vary with each season. Multiple operating start times are incorporated into the program schedule(s) to minimize run off and to maximize infiltration rates of all soil types.

Irrigation System Directives incorporating

Operational and Efficiency Demands

Shrub and ground cover landscape areas are irrigated with subterranean dripline emitter tubing. Vines and larger shrub plant material are irrigated with supplemental basin emitters (connected to respective shrub area dripline systems).

Trees are irrigated with low-flow drip basin emitters attached to a length of PVC flex hose installed on-grade below the mulch layer. The tree systems are assigned to dedicated control valves to facilitate monthly deep watering events. The location of the emitters and flex hose can be repositioned (in following years) to follow the tree feeder roots as the tree matures.

Turf areas are irrigated with high-efficiency stream rotor nozzles installed on pop-up bodies incorporating factory installed check valves to prevent low-head drainage after shut down.

The weather-driven Irrigation 'smart' Controller can operate at 'level one' performance with an on-site Solar sensor and rain shut-off device to provide automatic daily scheduling adjustments to meet the season watering demands. This level one controller operating with noncommunication is a self-driven arrangement once the scheduling calibration is 'dialed in' with reasonable accuracy. Upgrading to 'level two' smart controller performance incorporates using two-way communication user interface. Level two 'smart' controllers with two-way communication can provide emergency alerts to phones and PCs and allow remote operation in addition to documenting



historical water use reporting. Level two controllers operate with increased water efficiency management when compared to level one controllers.

A Fertilizer Injection Unit is specified to deliver micro-nutrients and trace minerals in the form of a water soluble micro Humate product on a 2 or 3 event schedule per year. Conventional NPK fertilizer, vector control solutions, or irrigation system cleansing products can also be applied on an as-needed basis. All recommended Injection unit solutions are plant based human safe products. Note: conventional slow-release granular fertilizer cannot be effectively applied (watered in) with subterranean drip systems, hence the need for system injection applications.

Irrigation System Design Equipment and Components

Irrigation Equipment and Materials listed below are the primary system components required to deliver the Design Intent of Sections A and B previously identified. Irrigation Components selection considerations are; rated performance, dependability, availability, and respective cost verse performance. Also noted, when made in USA. These aspects of quality and performance define the standardization of an Irrigation System designed with overall integrity resulting in responsible repair/servicing practices.

7.8

Hardscape Standards

The West LA VA Campus’ network of paved open spaces includes roads, parking, walkways, plazas, courtyards and garden areas. Consistent standards for material selection, thickness, joints, and subgrade preparation for elements that connect across the campus will ensure unity and cohesion throughout.

Paving Materials

IMPLEMENTATION GUIDELINES

Paving variation denotes a sense of place.

Colored or textured paving materials should be used to indicate entry points and transition between spaces.

Scale the design and placement of paving to fit the character of that area. Adjust the scale of pavers and score joints to suit the scale of the space: larger units work well across large expanses, while a finer grain of paving texture creates more intimate spaces.

Select materials that are durable and easily maintained.

Limit the variety of materials and colors.

Limit the use of concrete unit pavers.

Walkway design should allow for horizontal root zone extension to prevent damage to walkways. Incorporate permeable pavements and curb cuts whenever practical to promote stormwater infiltration.

Walkway Widths

Walkway Type	Width
Campus Sidewalk	6'
Connector Path	6'-12'
Historic Walk	12'
Shared Use Path at Bonsall	12'
Dewey Pedestrian Walk	18'
Arnold Pedestrian Street	26'
Arroyo Path and Fire Access Road	26' (delineated into 6' walking path, 8' flexible path, 12' bike path)

Pedestrian Concrete Pavers

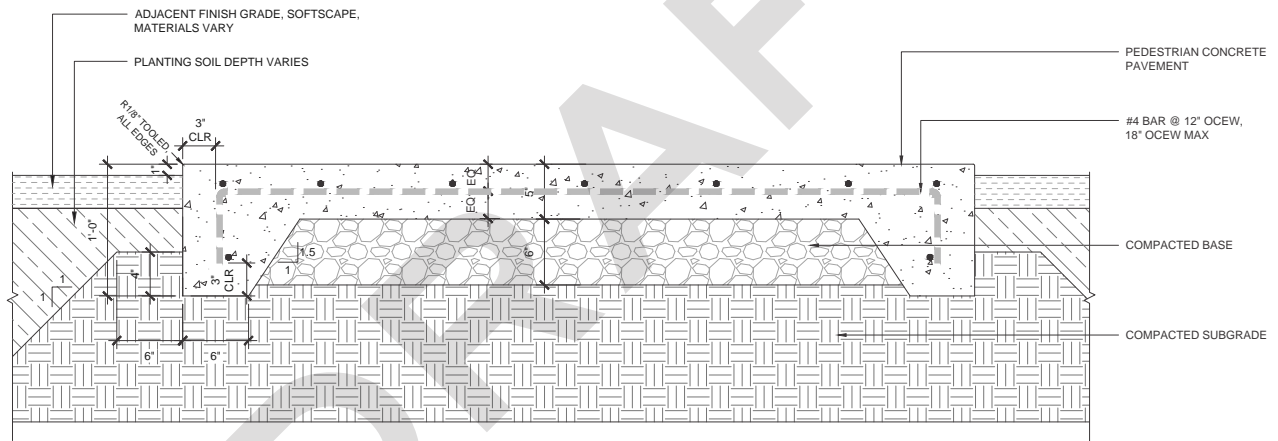
SIDEWALK CONCRETE PAVEMENT

Concrete: ASTM C150, TYPE II gray Portland cement with surface retarder finish

Color: No color admixture.

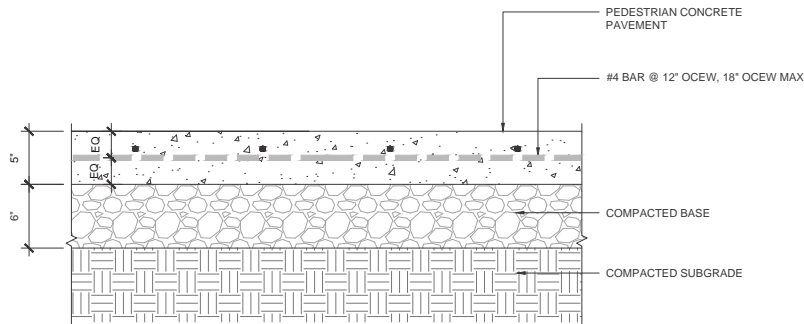
Finish: Grace Top-Cast Surface Retarder 03 Light Violet

Jointing: Control Joints 3/16" sawcut



SIDEWALK CONCRETE PAVEMENT

SCALE: NTS



NOTES
 1. 1/2-INCH DEEPEINED FOOTINGS TO BE CONSTRUCTED ALONG THE EDGES OF CONCRETE AREAS AT A WIDTH OF SECTIONS LARGER THAN 10-FOET WIDE.

OTHER PEDESTRIAN CONCRETE PAVEMENT

SCALE: NTS

HARDSCAPE STANDARDS

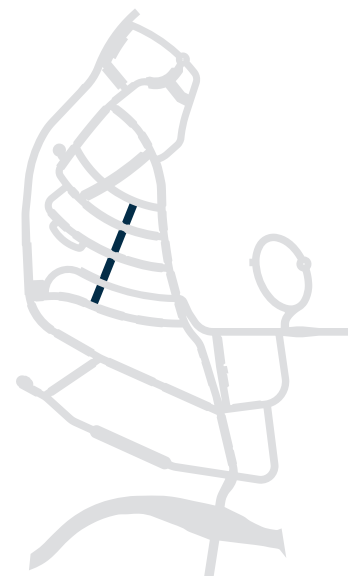
Historic Walk Concrete Unit Pavement

The campus Historic Walk is a central tree-lined pedestrian promenade connecting Building 300 in the North Village, to the Clock Tower in the South Village. At its midpoint, the walk cuts through Building 256, which will be accessible to the users of the campus. The walk slopes from north to south at a grade under 5%, and shall be paved with a single color and style of precast concrete unit pavers throughout. The concrete unit pavers shall continue at street crossings across raised tabletops. Bump-outs along the length of the walk accommodate bench seating and ADA accessible companion seating. Pinus pinea trees line both sides of the walk at a typical spacing of 18'.

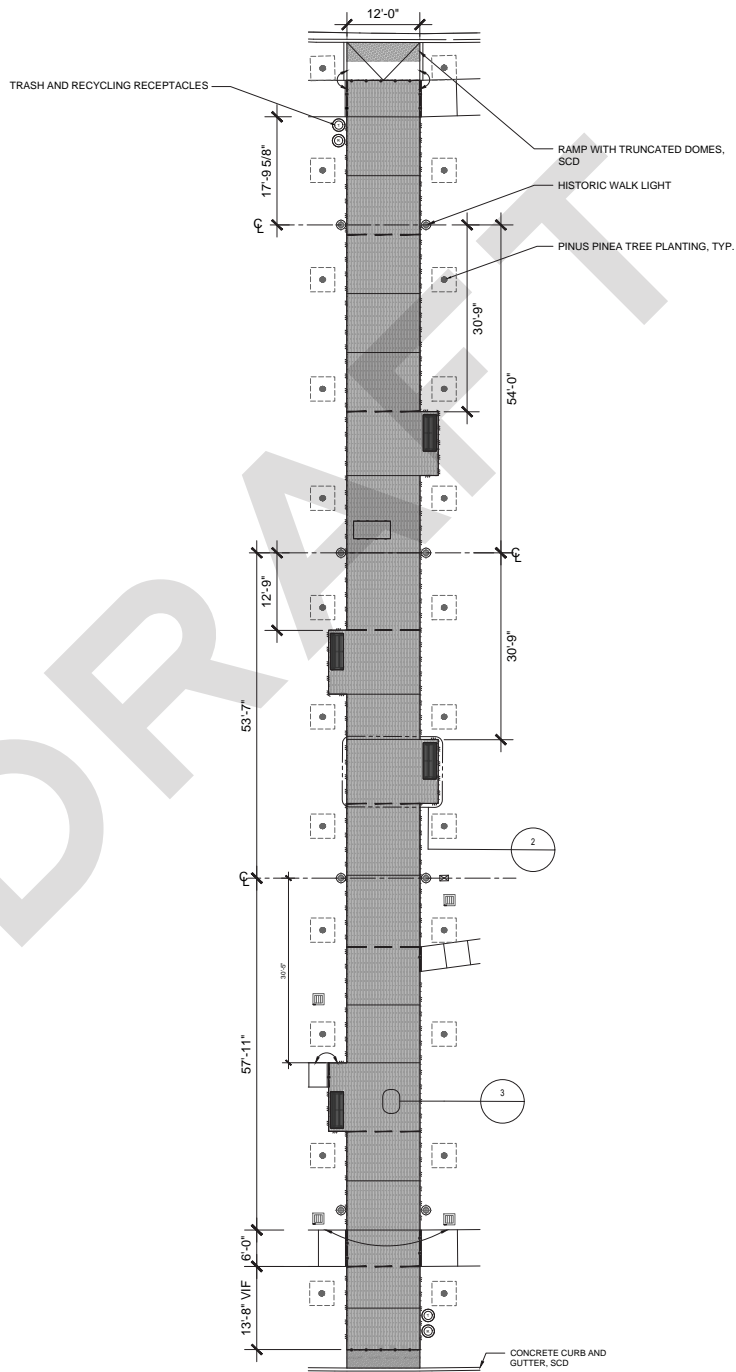


STEPSTONE PRECAST CONCRETE UNIT PAVER

- Style: -Narrow Modular Paver
 -Portland Cement: ASv™
 C150, Type 3 high early
 strength
 -Aggregate: ASTM C33
- Size: 17-7/8" X 2-7/8" X 4"
- Color: Custom Color Palomino
 (Davis #5447)
- Finish: -Light Sandblast
 -Walking surface of precast
 concrete paving units shall
 have minimum coefficient of
 friction of 0.06, wet and dry

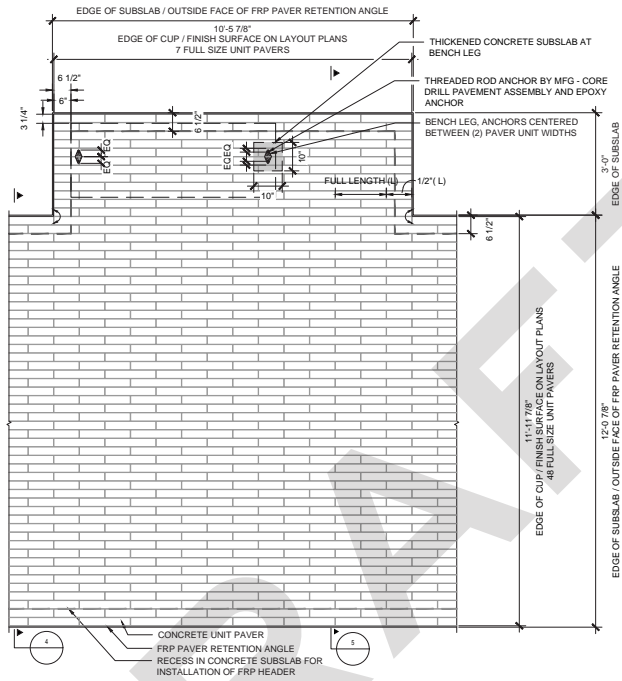


Historic Walk Concrete Unit Pavement



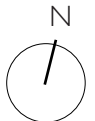
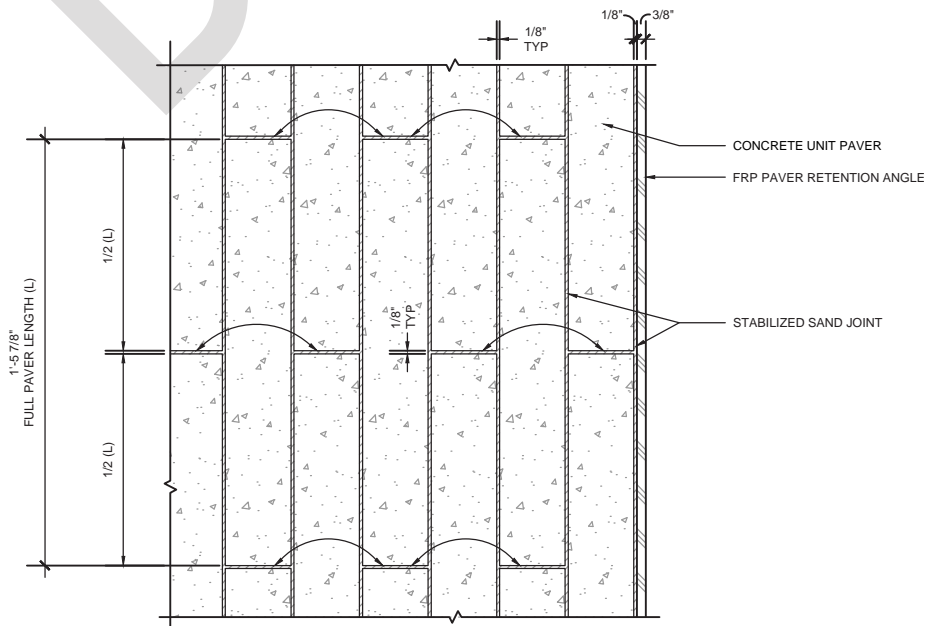
I. HISTORIC WALK TYPICAL PLAN (ARNOLD TO VANDERGRIFT SHOWN)

SCALE: NTS



2. HISTORIC WALK BENCH BUMP OUT ENLARGEMENT

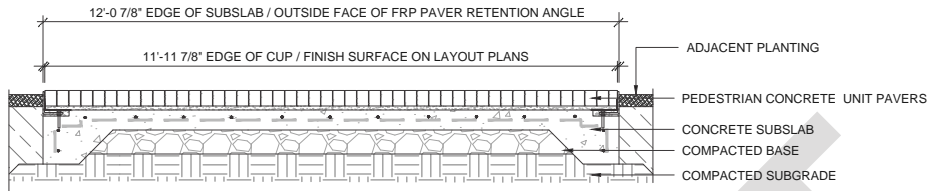
SCALE: NTS



3. HISTORIC WALK CONCRETE UNIT PAVER TYPICAL LAYOUT ENLARGEMENT

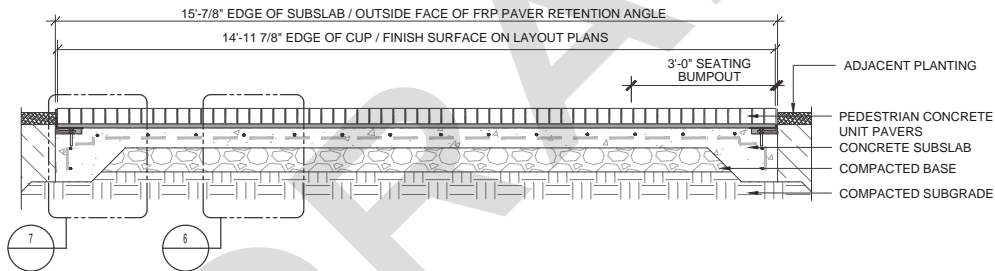
SCALE: NTS

Historic Walk Concrete Unit Pavement



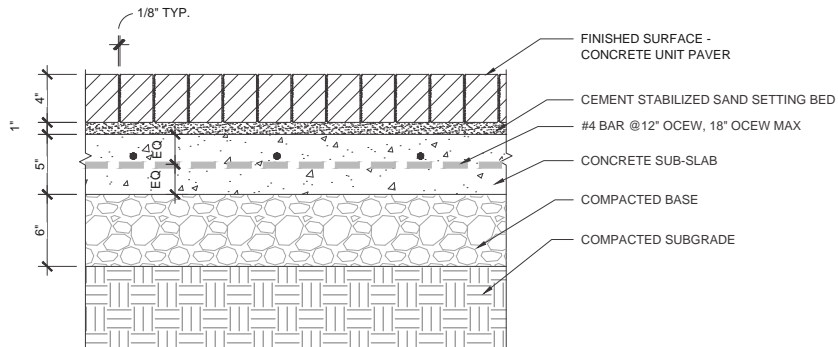
4. TYPICAL HISTORIC WALK SECTION

SCALE: NTS



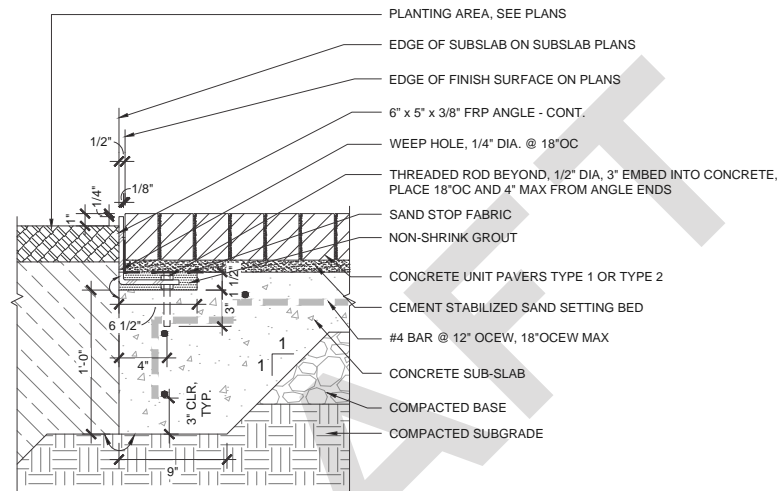
5. HISTORIC WALK SECTION AT BUMP-OUT

SCALE: NTS



6. HISTORIC WALK CONCRETE UNIT PAVER TYPICAL SECTION

SCALE: NTS

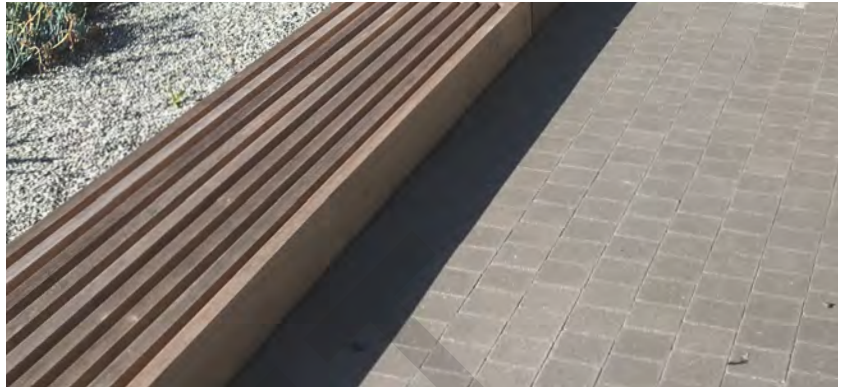


7. HISTORIC WALK CONCRETE UNIT PAVER EDGE CONDITION TYPICAL SECTION

SCALE: NTS

Pedestrian Concrete Pavers

As a pedestrian street, the Arnold Avenue surface shall be distinguished from the surrounding vehicular streets by a unique concrete unit paver. Because Arnold is to be used for emergency vehicle access, the pavers and sub-slab shall be vehicular rated.

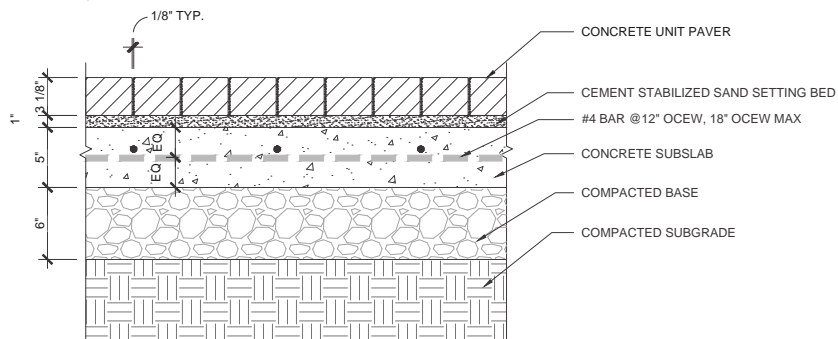


ACKERSTONE PRECAST CONCRETE UNIT PAVER

- Style: Holland II, no chamfer
- Size: 3-7/8" x 3-7/8" x 8cm thick
- Installation: Sand Set, Running bond
- Color: Venetian Grey FM Shotblast



DRAFT



NOTE:
 DETAIL TO BE VERIFIED BY STRUCTURAL
 ENGINEER FOR STRUCTURAL REQUIREMENTS
 RELATED TO EMERGENCY VEHICLE AND FIRE
 ACCESS

ARNOLD PEDESTRIAN STREET CONCRETE UNIT PAVER TYPICAL SECTION
 SCALE: NTS

7.10**Signage and Wayfinding**

The signage and wayfinding design of each new development shall be consistent with the existing improvements and overall Community Plan. Signs should be compatible with or complementary to the building's character, including the architecture and landscape design.

Signs should enhance the overall theme of the site and building. Signage and wayfinding installed on-site and within the right-of-way shall follow the standards for design, size, and placement described in the Chapter 7 – Design Guidelines and Standards.

Developments located along the Historic Walk, Wellness Trail, and at other notable historic, cultural, and environmental elements shall include educational signage developed for the overall Community Plan area. These installations shall also include wayfinding signage to connect them to the larger educational system. These design standards will be established as part of the Wayfinding and Environmental Graphics Master Plan, ensuring that building signage is uniform throughout the community.



CHAPTER EIGHT

CAMPUS INFRASTRUCTURE



CONTENTS

- 8.1 Campus Overview**
- 8.2 Storm Water Management**
- 8.3 Sewer**
- 8.4 Water**
- 8.5 Electricity**
- 8.6 Telecommunication**
- 8.7 Natural Gas**
- 8.8 Roadway and Walkway**

EXHIBITS

- Sewer**
- Water**
- Electrical**
- Data and Communications**
- Gas**
- Mobility Backbone**



8.1

Campus Infrastructure
Overview

The West LA VA Campus is approximately 388-acres and is comprised of a variety of uses including a hospital, medical center, offices, residential housing, and other amenities. The site is divided into a North Campus and a South Campus that are separated by Wilshire Boulevard. The West LA VA Campus' facilities and utility infrastructure have an operational history dating back to more than a century. Portions of the original facilities and utility infrastructure are still in use or vacant, but subject to potential reactivation.

A comprehensive building-level review of the West LA VA Campus utility systems (water, sewer, electrical, natural gas, steam, and telecommunications) was completed in January 2017 (VAWLA Site Utility Assessment — Phase 1 Utility Report) based on available Campus engineering records, interviews, and field engineering inspections. The results of the study indicated a complex mix of interconnected systems of various ages and conditions serving multiple facility types. Due to limited availability of historical documentation and reconciling decades of operational changes at the facility over the past 100+ years, some utility infrastructure systems could not be assessed.

The West LA Veterans Collective has conducted infrastructure assessments, building on prior VA efforts in support of the PEIS process, and driven by the needs of our larger Community Plan. The initial concept was tendered in June 2019 with subsequent iterations published in 2020 that are pending review by the VA. More detail on the phased approach to infrastructure can be found in Chapter 4, Development Standards.







8.2 Storm Water Management

KEY TERM

Stormwater Runoff

Stormwater runoff is rainfall that flows over the ground surface. It is created when rain falls on roads, driveways, parking lots, rooftops and other paved surfaces that do not allow water to soak into the ground.

cwp.org

The existing on-site drainage system is completely private and consists of underground pipes, catch basins, and storm drain manholes that manage the West LA VA Campus' storm water runoff. The west portion of the West LA VA North Campus drains southwest and is collected by various LA County storm drains on Bringham Avenue at the intersections with Montana Avenue, Gorham Avenue, and Dewey Avenue. Within the west side of the West LA VA North Campus, there is a crescent shaped state leased building that routes runoff associated with that building through their own storm drain system that connects to the public utilities to the west of the West LA VA Hospital Campus. The east side of the West LA VA North Campus drains in the southeast direction before also being collected by LA County storm drains near the southbound 405 off ramp on Wilshire Blvd. In this drainage area, existing storm water runoff comes on-site from the Brentwood Glen Residential Tract northeast of the West LA VA North Campus through an existing 21-inch storm drain

pipe. This pipe collects drainage from the existing residential streets and outlets on-site near Waterford Street. The south portion of the West LA VA North Campus drains to existing West LA VA South Campus (inclusive of the Hospital) storm drains that crosses under Wilshire Avenue to the West LA VA South Campus. The Community Plan proposed improvements will include the construction of new utility laterals for proposed and renovated buildings, investigation and improvements to existing utilities throughout the north and south campuses including street improvements, RCP storm drain mains, laterals and grate inlets and utility improvements as needed. Each forthcoming EUL project shall follow local and federal drainage and mitigation guidelines, using the strategies required under the campus' Municipal Separate Storm Sewer System (MS4). These strategies will be project-by-project specific and will be reviewed by the plan check agency on a project-by-project basis. Strategies include, but are not limited to surface detention, surface infiltration, bioswales, vegetated swales, underground detention, underground infiltration, dry wells, and/or proprietary pre-fabricated treatment devices.



8.2

**Sustainable
Infrastructure**

Due to the age of original development and the shifting purpose of the North Campus much of the existing infrastructure will need to be upgraded. This presents the opportunity to comprehensively upgrade utilities, circulation, and streetscape to be more environmentally sustainable, and adaptive to climate change.

The palatial landscape of the North campus will be deliberately designed to support sustainable stormwater management while expanding and connecting the functional habitat along the bluffs and Arroyos throughout the new neighborhood.

While the new buildings and adaptive reuse of existing structures will be developed based on green building standards like Greenpoint Rating and USGBC standards, the infrastructure planning will be based on the Institute of Sustainable Infrastructure's Envision certification. Envision classifies sustainability in five categories: Quality of Life, Leadership and Operations, Resource Allocation, Natural World, and Climate Resilience.

The premise of the West Los Angeles Veterans Community Plan to establish a supportive community for Veterans formerly struggling with homelessness by adaptive reusing historic

structures and urban infill development effectively qualifies the plan as sustainable. The mobility strategies designed in Chapter 5 outline a strategy for reducing greenhouse gas emissions by transforming the car centric circulation into a multimodal transportation network that shifts trip generation to pedestrian and bicycle movement. Chapter 6 – Open Space and Habitat speaks guides the preservation and expansion of habitat and urban forestry, which collectively support stormwater management, reducing the urban heat island, and reducing surrounding noise, air, and light pollution on this community.





ENVISSION™

Preliminary Scoring

The Principal Developers will work with the VA to develop long term strategies for the on-going maintenance of utilities, circulation, and streetscape to maximize the operational lifespan of the infrastructure reinvestment associated with the Community Plan. This includes establishing workforce development and hiring programs for residents to develop career skills as part of operating this community, whether as groundskeepers, arts instructors, medical technicians, or property managers.

The Community Plan’s approach to Resource Allocation focused on reuse and reducing waste, both during construction as well as throughout continued operations. This includes reducing consumption of energy with focuses toward on-site renewable energy generation as much as practical considering the Historic District status, and substantial investment in energy efficient infrastructure including appropriately scaled street and pedestrian lighting. Focus energy use on electricity further reduces greenhouse gas emissions produces during the lifespan of the homes developed within the Community Plan.

The palatial landscape of the North campus will be deliberately designed to support sustainable stormwater management while expanding and connecting the functional habitat along the bluffs and Arroyos throughout the new neighborhood. Focusing new construction of housing on existing asphalt parking lots reduces the urban heat island, increases permeable surfaces, and expand landscape areas while preserving essential open spaces like the Parade Grounds and Heroes Golf Course. Reducing water consumption within the community is directed to landscape design and plant palette selection oriented toward native, adaptive, and drought tolerant landscapes. These strategies collectively reduce the impacts this new Veteran-serving community will have on the earth while building resiliency for the residents in response to environmental, economic, and public health crises.

	WLAVA SCORE	MAX POSSIBLE
Quality of Life	167	200
Wellbeing	66	92
Mobility	44	44
Community	57	64
Leadership	87	182
Collaboration	43	72
Planning	24	60
Economy	20	50
Resource Allocation	20	196
Materials	11	66
Energy (not assessed)	0	76
Water	9	54
Natural World	45	232
Siting	20	82
Conservation	13	78
Ecology	12	72
Climate + Resilliance	34	190
Emissions (not assessed)	0	64
Resilliance	34	126

Silver Level

Possible Award Level



8.3 Sewer

The existing on-site community sewer system is completely private and consists of 6" to 24" mainlines and sewer manholes located in the private streets with private service laterals serving the existing buildings, located as needed. The existing sewer collection system conveys wastewater from north to south by gravity flow. The West LA VA North Campus wastewater is conveyed through two parallel, adjacent trunk sewers that cross Wilshire Boulevard into the West LA VA South Campus near the easterly boundary. This system joins with West LA VA South Campus collection pipelines toward the southern end of

the Campus, near Dowlen Drive, and ultimately discharges to a manhole located at the intersection of Ohio Avenue and Sawtelle Boulevard, where it discharges to an existing 24-inch City of Los Angeles Sanitation District pipeline. The buildout sewer system will be evaluated and upgraded as needed to serve proposed development in the West LA VA North Campus along with proposed buildings in the West LA VA South Campus and existing uses to remain. Sewer pipelines to be evaluated will be cleaned and CCTV-inspected for condition to determine if the pipeline may be utilized as is or should be lined, point repaired or replaced. The Community Plan development will also include all State mandated water-saving features, including water-efficient faucets, shower heads, and toilets.



KEY TERM

Gravity Flow

Gravity flows are sediment-water mixtures that move as a result of gravity acting on the mixture.

sciencedirect.com

LEGEND

	PROPOSED Sewer Line
	EXISTING Sewer Line
	EXISTING Sanitary Sewer System to Remain

PROPOSED Sewer



8.4 Water

The existing West LA VA Campus water system is completely private and consists of 6" to 12" main lines located in the private streets with private service laterals serving the existing buildings, located as needed. The West LA VA North and South Campuses are supplied water through metered service connections to the Los Angeles Department of Water and Power (LADWP) system at three locations; one from the northern end of the West LA VA Campus located near two existing storage tanks, one from the west located along San Vicente Boulevard, and one from the south located at Ohio Avenue. These connections feed the combined on-site domestic and fire water distribution system. The combined domestic and fire water system will be evaluated and upgraded as needed to serve proposed development in the West LA VA North Campus along with proposed buildings in the West LA VA South Campus and existing uses to remain, including "mission critical" building located on the campus. Any proposed private domestic and fire water service upgrades required by the Community Plan will be performed via Contractor in strict accordance with the LADWP. The Community Plan development will also include all State mandated water-saving features, including water-efficient faucets, shower heads, and toilets.








The Community Plan development will also include all State mandated water-saving features, including water-efficient faucets, shower heads, and toilets.

Water Quality and Low Impact Development (LID)

LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. The goal of these LID practices is to remove nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. Through the use of various infiltration strategies, LID is aimed at minimizing impervious surface area. Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used.

The proposed development is committed to meet all applicable stormwater management requirements through compliance with the applicable LID standards. LID standards are used to analyze the stormwater peak mitigated flow rate and volume. Both VA and County of Los Angeles LID standards require that projects select source control and treatment control BMPs from a priority list approved by the RWQCB. The selected BMPs must control peak flow discharge to provide stream channel and over bank flood protection, based on LID flow design criteria. Furthermore, the source and treatment control BMPs will be sufficiently designed and constructed to collectively treat, infiltrate, capture and use, or filter stormwater runoff to meet or exceed the requirements of the VA and the LACDPW Watershed Division.

LEGEND

	PROPOSED Cost Alternative Water Line		EXISTING Utility to be Removed/Abandoned
	PROPOSED 12" Water Main		EXISTING Water Line to be Reused for Integrated System
	EXISTING LADWP Water Line		EXISTING VA System Water Line to Remain
	EXISTING Water Line to be Reused		

The LID Manual prioritizes the selection of BMPs used to comply with stormwater mitigation requirement. The order of priority is:

1. *Infiltration Systems*
2. *Stormwater Capture and Use*
3. *High Efficient Biofiltration/Bioretention Systems*
4. *Combination of Any of the Above*

As previously discussed, stormwater quality treatment will be provided with infiltration to the maximum extent practical. However, the presence of poor infiltration rates (under 0.5in/hr) might prohibit infiltration based solutions for some specific project sites. Other water quality treatment opportunities such as, incorporating stormwater treatment within the proposed landscaping (i.e. biofiltration flow through planter or bioswales) would be potentially feasible based upon the proposed grading. More information on stormwater management can be found in Chapter 6, Open Space and Habitat. In addition, proprietary biotreatment BMPs designed at the allowable flow-through rates may be suitable for certain projects or specific locations within projects. Opportunities also exist within the public right of way for those streets that may undergo re-design. Parkway planters provide opportunities for stormwater treatment and proprietary based biotreatment BMPs for roadway drainage.

Projects developed in conformance with the Community Plan would also be required to comply with the California Trash TMDL. These requirements include the installation and maintenance of trash screening devices at all private street curb inlets, grate inlets, and catch basin inlets. The trash screening devices must be approved by the local

agency and be consistent with the minimum standards of the Trash TMDL.

Please refer to Chapter 6 for landscape types and landscape usage at stormwater mitigation areas. If the stormwater landscapes in Chapter 6 contradict any agency manual or program, then the agency manual shall govern, unless approved by the authority having jurisdiction.

8.5 Electric Utility Service

The existing electric utility service to the buildings on the West LA VA North Campus is completely private and consists of 4160 volt electrical circuits that originate from medium voltage switchgear in Building 299 and are routed to the West LA VA North Campus buildings in a radial network of underground duct banks and manholes. The Community Plan proposed improvements will include the construction of new Southern California Edison electric utility primary infrastructure to serve the proposed and renovated buildings. In this way, each building will be separately metered by Southern California Edison and removed from the VA’s electrical distribution network. The new SCE infrastructure will originate from the existing 16kV circuits located on overhead pole line that intersects Constitution Avenue. just east of Building 297. The initial phase of construction of the SCE infrastructure will be composed of underground duct banks and manholes originating from the utility pole on Constitution Avenue and extend west to Bonsall Avenue, then north on Bonsall to the intersection at Patton Avenue turning north and ending at Building 208.

LEGEND

	PHASE 0 Proposed Project		PHASE 3 Future Project
	PHASE 1 Future Project		PHASE 4 Future Project
	PHASE 2 Future Project		Electrical Pullbox



8.6

Internet Service

The existing telecommunication service to the buildings on the West LA VA North Campus is completely private. A complete and accurate record of the existing telecommunications network was unavailable, but previous studies report the existing telecommunications infrastructure is over 30 years old and inadequate to support the improvements to the West LA VA North Campus. The Community Plan proposed improvements will include the construction of new underground Frontier Communication utility infrastructure for copper telephone line service to the proposed and renovated buildings. In addition to copper telephone line service, the Community Plan proposed improvements will include the construction of new underground Spectrum Comcast utility infrastructure for internet service to the proposed and renovated buildings. The initial phase of construction of the Frontier and Spectrum infrastructure will be composed of underground duct banks and manholes originating from an existing Frontier manhole in Sepulveda Boulevard, at Constitution Avenue and the Spectrum point of connection, located on a utility pole on Sepulveda adjacent to the Frontier manhole. The underground duct banks for Frontier and Spectrum will extend north on Sepulveda and turn west on Constitution Avenue to join a common trench with the SCE duct banks. With the SCE duct banks, the Frontier and Spectrum duct banks will continue west on Constitution and to Bonsall Avenue, then north on Bonsall to the intersection at Patton Avenue turning north and ending at Building 208.

LEGEND

	PHASE 0 Proposed Project		PHASE 3 Future Project
	PHASE 1 Future Project		PHASE 4 Future Project
	PHASE 2 Future Project		Telecom Manhole

PROPOSED

Data and Communications





8.7 Natural Gas Service






Natural gas service on the West LA VA North Campus is privately-owned and originates from the customer's side of the VA's gas service connection to the So Cal Gas system at the pressure reducing station located near Building 299. Some of the West LA VA North Campus buildings utilize the existing privately-owned underground steam system for heating hot water and building heating. The Community Plan proposed improvements will include the construction of new underground natural gas utility infrastructure for gas service to the proposed and renovated buildings. In this way, each building will be separately metered by So Cal Gas and removed from the VA's natural gas distribution network. So Cal Gas will be performing the construction of the new gas infrastructure on the West LA VA North Campus.

KEY ORGANIZATION

So Cal Gas

So Cal Gas integrates Renewable Natural Gas (RNG). RNG is a clean energy source from organic waste materials such as landfills, wastewater, agriculture, and food waste. Waste is collected into a digester tank and decomposes into methane. Once cleaned and conditioned, RNG can be added to the gas pipelines to fuel homes, factories, and transportation.

LEGEND

	Phase 0
	Phase 1
	Phase 2
	Phase 3
	Phase 4



8.8 Roadway and Walkway

It is anticipated that portions of the circulation network will be developed independently of the residential development phases. These will align with either regular capital improvement programs and maintenance projects associated with normal VA operations on the West LA VA North Campus, or with mobility projects that secure unique funding through County, State, or Federal transportation departments. Backbone transportation projects will be organized to make complete connections, maximizing impacts and reaching economies of scale.

There are two planned primary transportation projects. Phase A aligns with Phase 1 of the building phases, which is largely focused in the North Village district. Phase B closely aligns with Phases 2 and 3 in the Town Square district. As these transportation projects proceed, the bulk of the associated housing developments’ enhanced accessibility, circulation, and parking accommodations will be ready for residents as they are moving in. Additionally, planning for the primary projects will consider construction staging and hauling routes for the respective housing developments.

LEGEND

- | | | | |
|---|--|---|--------------------------------|
|  | Buildings 207 Project Scope |  | Street Enhancement |
|  | AHSC Buildings 156/157 Proposal |  | Pedestrian Street |
|  | Phase A |  | On-street Parking Yield |
|  | Phase B | | |

PROPOSED

Mobility Backbone



CHAPTER NINE

ADMINISTRATION + IMPLEMENTATION



CONTENTS

- 9.1
General Administration**
- 9.2
Enhanced Use Lease**
- 9.3
Entitlements**
- 9.4
Permitting & Plan Check**
- 9.5
Backbone Organization**
- 9.6
Master Association**
- 9.7
Partnership Formations**
- 9.8
Next Steps**

EXHIBITS

Common Areas



9.1

**General
Administration**

This chapter provides the framework for the roles, responsibility, and process for ensuring the West LA VA North Campus Community Plan is implemented effectively, as well as the ability to be reviewed and amended based on the evolving needs and opportunities to serve the Veteran community. The chapter also includes the organizational structures needed to be establish for developing affordable housing, associated amenities and infrastructure, maintaining community assets, and establishing a backbone organization.

The Veterans Affairs Greater Los Angeles Healthcare System [VAGLAHS] is the steward of the 388-acre campus, while the West LA Veterans Collective is an essential partner for developing the 80-acre Veteran-serving neighborhood within the West LA VA North Campus. A variety of organizational frameworks and processes will be established to support the shared administration of the developments within the Principal Developer EUL. The West LA Veterans Collective and Department of Veterans Affairs are the custodians of the Community Plan, reviewing and approving projects that are proposed within the planning area. Together, the West LA Veterans Collective and VA each leverage a diverse array of resources, securing funding and financing for the implementation of the plan.





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C. CASE STUDIES

The following five case studies were considered to inform the potential development program and plan-making for Master Plan 2022. While these five case studies are different in scope and size, they offer some key takeaways and suggestions for the conceptual plan ideas being considered in this plan update for the West LA Campus.

The first case study is a historic Soldiers' Home in Milwaukee that has many similarities to the West LA Campus while the next two examples are VA Medical Centers in the Bay Area that have several amenities and services that would be well-suited for the West LA Campus. The fourth case study is a State Veterans' Home in Northern California that also has several amenities that connect the campus to its surrounding community. The final example is a prototypical "Veterans' Lodge" that could serve Veterans in various communities across the country; it has several programmatic ideas that can be well adapted to the West LA Campus.

- 1. MILWAUKEE VA SOLDIERS HOME - NATIONAL HISTORIC LANDMARK DISTRICT**
- 2. MENLO PARK VA MEDICAL CENTER - VA PALO ALTO HEALTH CARE SYSTEM**
- 3. PALO ALTO VA MEDICAL CENTER - VA PALO ALTO HEALTH CARE SYSTEM**
- 4. THE STATE VETERANS HOME OF CALIFORNIA, YOUNTVILLE**
- 5. THE VETERANS LODGE**

MILWAUKEE VA SOLDIERS HOME - NATIONAL HISTORIC LANDMARK DISTRICT

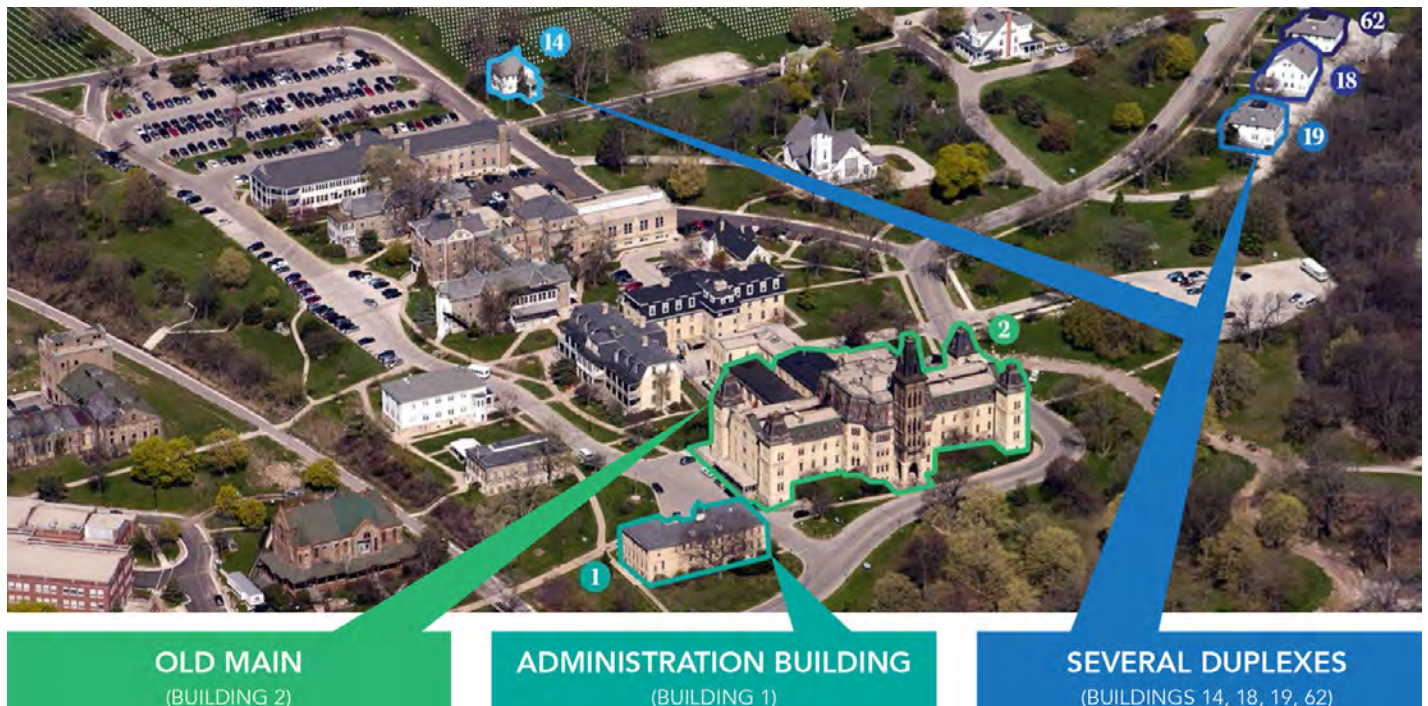
INTRODUCTION

The Milwaukee Soldiers Home National Historic Landmark District is one of three remaining original Soldiers Homes in the country, built in 1867 in West Milwaukee, Wisconsin. It is an outstanding representation of the development of a national system of medical and residential benefits for disabled veterans. The homes were designed as places of refuge and recuperation for physically and mentally disabled soldiers who had survived the Civil War.

Six buildings have been redeveloped including Old Main (Building 2) - the most prominent and recognizable building on the campus, the Administration Building (Building 1), the Catholic Chaplain's Quarters (Building 14), and three duplexes (Buildings 18, 19 and 62). These buildings will be renovated into a total of 101 units of housing with supportive services for veterans and their families who are homeless or at risk of becoming homeless.

The project is made possible through an Enhanced Use Lease (EUL) program with the U.S. Department of Veterans Affairs (VA). Through an EUL, six buildings in the District will be leased long-term to The Alexander Company, who will take on the cost of rehabilitation.

The redevelopment partnership includes the Housing Authority of the City of Milwaukee (HACM), which will operate the buildings after renovations are complete. Supportive services will be managed by the Milwaukee VA Medical Center, and include onsite education, employment assistance, financial assistance, counseling, and transportation services. Construction is expected to come to completion in the first quarter of 2021.



source:
<https://savingplaces.org/places/milwaukee-va-soldiers-home#.Ya-TeNDMKUk>
<https://alexandercompany.com/projects/the-soldiers-home/>

PROJECT COST

The Alexander Company creatively arranged a complex capital stack to finance the \$44,000,000 project through a hybrid structure using both 9% and 4% Federal Low Income Housing Tax Credits, Federal and State Historic Tax Credits, Military Construction Funds, Capital Magnet Funds, NPS Save America’s Treasures Grant, multiple corporate foundations, and the contributions of 650+ individual donors as part of the Every Hero Deserves a Home capital campaign.

\$44 Million proposed funding sources include

- Low Income Housing Tax Credits
- Federal and State Historic Tax Credits
- Grants
- Fund raising and other soft financing options

EUL PROGRAM

Duplexes (Buildings 14, 18, 19, 62)

Several duplexes on the grounds will also be restored for use as veteran housing, including the former Catholic Chaplain’s Quarters (Building 14) and three private homes that formerly housed Soldiers Home staff and their families (Building 18, 19, 62).



Redeveloped Duplex

	Building No.	Year	Use	Size (Sq.ft.)	Other Notes
1	B1	1896	Admin	17,600 sq.ft.	
2	B2	1867	Old Main (Centerpiece)	133,730 sq.ft.	5 Stories
3	B14	1909	SFH	3,630 sq.ft.	
4	B18	1916	Duplex	7,370 sq.ft.	
5	B19	1921	Duplex	7,640 sq.ft.	
6	B62	1922	Duplex	7,316 sq.ft.	
			A Small Parking Lot	37 spaces	Serve housing

177,286 sq.ft.

source:
<https://www.savethesoldiershome.com/>
<https://www.hacm.org/about-us/initiatives/soldiers-home-2351>

MILWAUKEE VA SOLDIERS HOME - NATIONAL HISTORIC LANDMARK DISTRICT

EUL PROGRAM (CONTINUED)

Old Main (Buildings 2)

Project size: 116,000 SF Completed: Spring, 2021

The Milwaukee VA Soldiers Home – Old Main Building was constructed in 1869 as a domiciliary for veterans of the Civil War. The building was expanded through a series of additions from 1875 to 1937 and remained in use, serving veterans until 1989. For the next 30 years, the building sat abandoned and fell into a state of advanced disrepair. The building was included in the National Trust Most Endangered Historic Places in 2011 and declared a National Historic Landmark by the National Park Service in 2012.

‘Old Main’ was restored and re-purposed to become 80 one- and two-bedroom apartments for at-risk or homeless veterans. The renovated building includes community rooms, a fitness center, and offices for home health care, counseling services, and building management. The project was executed utilizing State and Federal Historic Tax credits.

New Functions

- 80 Units: 72 one-bedroom and 8 two-bedroom apartment units

- Large community spaces
- Resources centers
- Fitness area
- Offices for building management, home healthcare, and counseling

Old Administration Building (Buildings 1)

Project size: 17,600 SF / 2 Stories

The Administration Building which once served as the VA Center’s main office, was converted into single-room occupancy units, which provided housing for 14 veterans and their families who are homeless or at risk of becoming homeless.

New Functions

- 14 Single occupancy units
- A common kitchen and dining area
- Community and living rooms
- Supportive program offices

KEY TAKEAWAYS

- One of the first three national homes for volunteer disabled soldiers, it faced the similar challenges as WLA campus does.
- One of the most successful Enhanced Use Lease (EUL) developments across the country.
- It provides housing and a range of onsite supportive services for veterans living at the Soldiers Home.
- It has been facing similar challenges as the WLA Campus to preserve and rehabilitate historic buildings, and successfully reprogram these vacant and underutilized buildings.
- The buildings features of Old Main have been restored and decorated with a mix of modern and historic design elements.
- Diverse funding sources were drawn upon to finance this complex public-private project.

source:

<https://www.ramlowstein.com/project/milwaukee-va-soldiers-home-old-main/>

<https://www.milwaukeeimag.com/extraordinary-dignitaries-celebrate-completion-of-historic-restoration-of-soldiers-home/>

OLD MAIN



Old Main (Vacant for 30 years)



Restored Old Main 2021



Old Main Interior



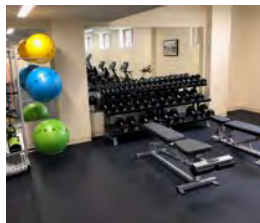
OLD ADMINISTRATION BUILDING



Old Administration Building



Old Administration Building Interior



COMMUNITY EVENTS



July Fourth Veteran Picnic

MENLO PARK VA MEDICAL CENTER - VA PALO ALTO HEALTH CARE SYSTEM

INTRODUCTION

Primary Care Specialty Health Services

- Addiction and substance abuse treatment
- Mental health care
- Post-traumatic stress disorder (PTSD)
- Physical and occupational therapy
- Suicide prevention, and more



Community Living Center



Residential Rehabilitation

KEY AMENITIES

- ① Residential Rehabilitation / Western Blind Rehabilitation Center
- ② Community Living Center / Domiciliary / Welcome Center / Main Hospital
- ③ Resident Dining Hall / Chapel / Police
- ④ Sports Facilities / New Recreation Facilities
- ⑤ Research / Willow Housing



KEY TAKEAWAYS

- A part of the VA Palo Alto Health Care System (VAP-AHCS) which is a teaching hospital associated with the Stanford University School of Medicine.
- Provides comprehensive recreation therapy services which enhance and expand the treatment programs for Veterans.
- A 10,000 sf Welcome Center (opened in 2013) includes recreation rooms, a fitness center, therapy studio, and several other uses.
- Additional recreation facilities include a Clubhouse with a lounge, pantry, public restrooms, a barbecue patio, as well as fitness stations for the recreation and rehabilitation of resident Veterans.

source:
https://interactive.medmaps.com/site/va_menlopark

Recreation Facilities

A clubhouse: a barbeque patio, lounge, warming pantry and public restrooms, with new multipurpose fields for softball, bocce and tennis courts, putting green, fitness stations that will enable the rehabilitation and recreation of the resident patients.

These facilities will enable the Recreation Therapy group to offer enhanced and expanded treatment programs to veterans.



Clubhouse



Resident Dining Hall

Welcome Center

Opened in 2013, Building Area 10,000 sq.ft.

- Historical room
- Resident fitness center
- Resident recreation room
- Service dog program
- Therapy studio



Welcome Center



Site Plan

PALO ALTO VA MEDICAL CENTER - VA PALO ALTO HEALTH CARE SYSTEM

INTRODUCTION

Established in 1953, Site area: 93 acres

The main campus provides primary care and specialty health services, including addiction and substance abuse treatment, mental health care, post-traumatic stress disorder (PTSD) treatment, suicide prevention, surgery, and more.



Hospital & Clinics



Administration Building

KEY AMENITIES

- | | |
|-------------------------|-------------------|
| ① Administrative Center | ④ Fisher House II |
| ② Wellness Center | ⑤ Fisher House I |
| ③ Childcare Center | ⑥ Defenders Lodge |



KEY TAKEAWAYS

- A part of the VA Palo Alto Health Care System (VAP-AHCS) which is a teaching hospital associated with Stanford University's School of Medicine.
- The main Administrative Building (35,000 sf) includes an auditorium, chapel, retail store, cafeteria and Patriot Cafe amongst other uses.
- Provides comprehensive recreation therapy services including a Wellness Center that includes a 16,000 sf Aquatic Therapy Center and a 15,000 sf Recreational Therapy Center.
- The Defender's Lodge is a free-of-cost hotel facility for wounded veterans who are undergoing treatment and who travel more than 50 miles to receive medical care at the VA hospital in Palo Alto.
- The Fisher Houses provide military families housing close to a loved one in the nearby hospital.

source:
https://interactive.medmaps.com/site/va_paloalto

Wellness Center

Aquatic Therapy Center (Opened 2014)

Footprint: 16,000 sq.ft.

- A warm water therapy pool
- A cold water therapy pool

Recreational Therapy Center (Opened 2017)

Building Area: 15,000 sq.ft.

- A gait track
- A basketball court
- Group exercise rooms



Wellness Center



Recreational Therapy Center



Aquatic Therapy Center

Administration Building

Building Footprint: 35,000 sq.ft.

First Floor:

- Auditorium
- Chapel
- Cafeteria
- Veterans Canteen Service (VCS) Patriot Cafe
- Retail Store

A full-service retail store with products like over-the-counter medicines, electronics, cosmetics, toiletries, snacks, gifts, and clothing. Purchases are tax-free

- Banking (ATM)



Administration Building

THE STATE VETERANS HOME OF CALIFORNIA, YOUNTVILLE

INTRODUCTION

The Veterans Home of California at Yountville opened in 1884 - four years before the National Home for Disabled Volunteer Soldiers at West Los Angeles. Both Veterans' homes have large campuses with comprehensive facilities including medical care, levels of housing, supportive services and amenities.

Located in the heart of scenic Napa Valley, the Veterans Home of California at Yountville is a community of and for Veterans. Founded in 1884, VHC-Yountville is one of the largest Veterans' home in the United States, offering residential accommodations with a wealth of recreational, social, and therapeutic activities for independent living. Approximately

1,000 disabled or elderly Veterans from World War II, Korean War, Vietnam War, Desert Storm, and Operation Enduring Freedom/Operation Iraqi Freedom now live at the home.

Future health care needs of Veterans admitted to the Yountville Home are met by on-grounds facilities for Residential Care for the Elderly (RCFE), Intermediate Care, Skilled Nursing Care, and a "Memory Care Center" for residents with various forms of dementia.

The Yountville Home is also a focal point for the Napa Valley Community with the 1,200 seat Lincoln Theater, a 9-hole golf course, Borman Field baseball stadium, bowling lanes, a swimming pool, and a military Exchange branch store. All of these facilities are available for use by resident veterans at no additional cost. Additionally, the home offers services specifically for residents including a fitness center, a resident-operated television station, auto hobby shop, a 35,000 volume library, creative arts center, and a multi-faith chapel.



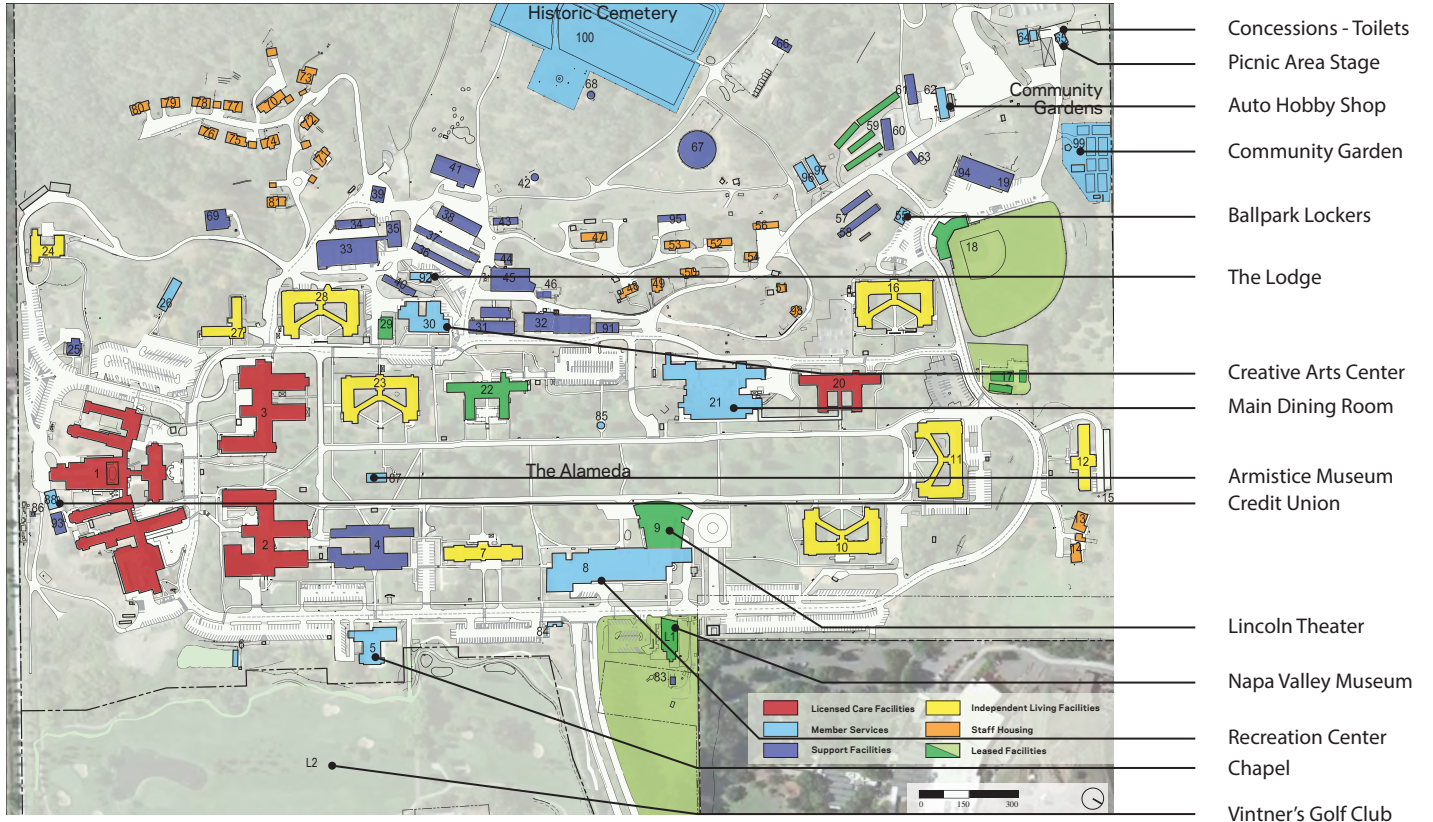
SITE AREA: 615 ACRES
 1,078,000 GROSS SQUARE FEET
 DESIGNED CAPACITY: 1,500 BEDS PER MASTER PLAN IN 1929
 PROVIDE FOR 1,120 MEMBERS AT CURRENT STANDARDS OF CARE

source: <https://www.calvet.ca.gov/VetHomes/pages/yountville.aspx>

KEY AMENITIES

- Lincoln Theater
- Recreation Center
- Main Dining Hall
- Napa Valley Museum
- Chapel
- Golf Club & Clubhouse
- Sports Field
- Swimming Pool

EXISTING SITE + FACILITY ASSESSMENT



Existing Building Use Plan



THE STATE VETERANS HOME OF CALIFORNIA, YOUNTVILLE

The Lincoln Theater

Founded in 1975, it reopened in 2005 after a \$20 million renovation. Ten percent of the seats for every public performance are reserved for Veterans Home residents, who are not charged for attendance. Some of the important events that have taken place at this theater include:

- A 10-day classical music festival in 2006, the Festival del Sol, an offshoot of Italy's Tuscan Sun Festival;
- NPR produced its first live webcast for "Performance Today";
- The home of the Napa Valley Symphony (closed 2012);
- Broadway's 25th anniversary tour of "Cats".

Offering a broad range of top quality relevant, retro and classical entertainment as well as educational workshops and programs, the Performing Arts Center and its expert team are not only capable of handling most types and sizes of performing arts from full musical productions, Grammy-Award winning solo artists, symphony orchestras and stand-up comics, but also have the facilities and abilities to accommodate corporate events, speaker series, luncheons, expositions, conferences, and private event.



REOPENING IN 2005 AFTER A \$20 MILLION RENOVATION

STAGE SIZE: 1,600 SQ.FT.

TOTAL CAPACITY: 1,200

KEY TAKEAWAYS

- This Veterans Home has been facing similar challenges as the WLA Campus, with underutilized facilities and infrastructure that is in need of modernization;
- CalVet has taken steps to consider how to use the Yountville home's existing facilities and infrastructure to expand the availability of services for Veterans.
- Natural, landscaped campus setting similar to the West LA Campus
- Amenities for health care and quality of life services
- The Lincoln Theater hosts high-profile performances, festivals and events, and is a good way for the Veterans Home to connect with its surrounding community

source:
<https://www.sfgate.com/travel/article/Live-From-the-Lincoln-Theater-in-Yountville-2500104.php/>
<https://www.thereporter.com/2006/07/14/festival-del-sole-music-wine-food-arts-in-napa-valley/>

source: <https://www.sharemyspace.com/l/napa-valley-perfo-og/rehearsal-room-da>



LINCOLN THEATER



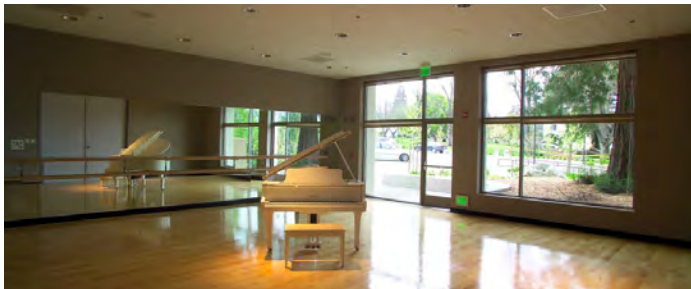
THE GRAND FOYER - RECEPTION HALL

TOTAL SIZE: UNKNOWN
TOTAL RECEPTION CAPACITY: 400



DINING ROOM:

UPDATE THE MAIN DINING ROOM FOR A VARIETY OF DINING OPTIONS (AS WELL AS VENUES OF VARYING SIZE FOR PARTIES AND FAMILY EVENTS.)



A MULTI-PURPOSE REHEARSAL ROOM WITH ITS OWN ENTRANCE

TOTAL SIZE: 840 SQ.FT.
TOTAL SEATING CAPACITY: 60



BOARD ROOM

TOTAL SIZE: UNKNOWN
TOTAL SEATING CAPACITY: 45

THE VETERANS LODGE

INTRODUCTION

A Veterans' Community For Healing

The Veterans Lodge is a project undertaken by Veterans Holdings, Inc., a 501(c)3. The Veterans Lodge represents an innovative public-private partnership solution that can provide a template for expanding quality care to veterans throughout Florida and beyond.

Mission

The 'Lodge' is intended to provide a healthy environment in a serene setting, where Veterans and their families can come to rehabilitate through predictive health, innovative education, and transformational research.

The ultimate goal for these prototypical projects is to create a network of Veterans Lodge locations across the United States in areas with high concentrations of service men and women. These models would be adapted to a specific parcel of land and scaled to meet the needs of the surrounding market.

Project's Location & Context

Each prototypical 'Lodge' will be located on 150 to 300 acre tracts of land in close proximity to military bases, medical facilities and educational institutions. The map on the facing page is a prototypical plan for such a 'Lodge'.

DeFuniak Springs, Florida will be the first site for one of these Veterans Lodges.

source:
<https://veteranslodge.org/lodge>

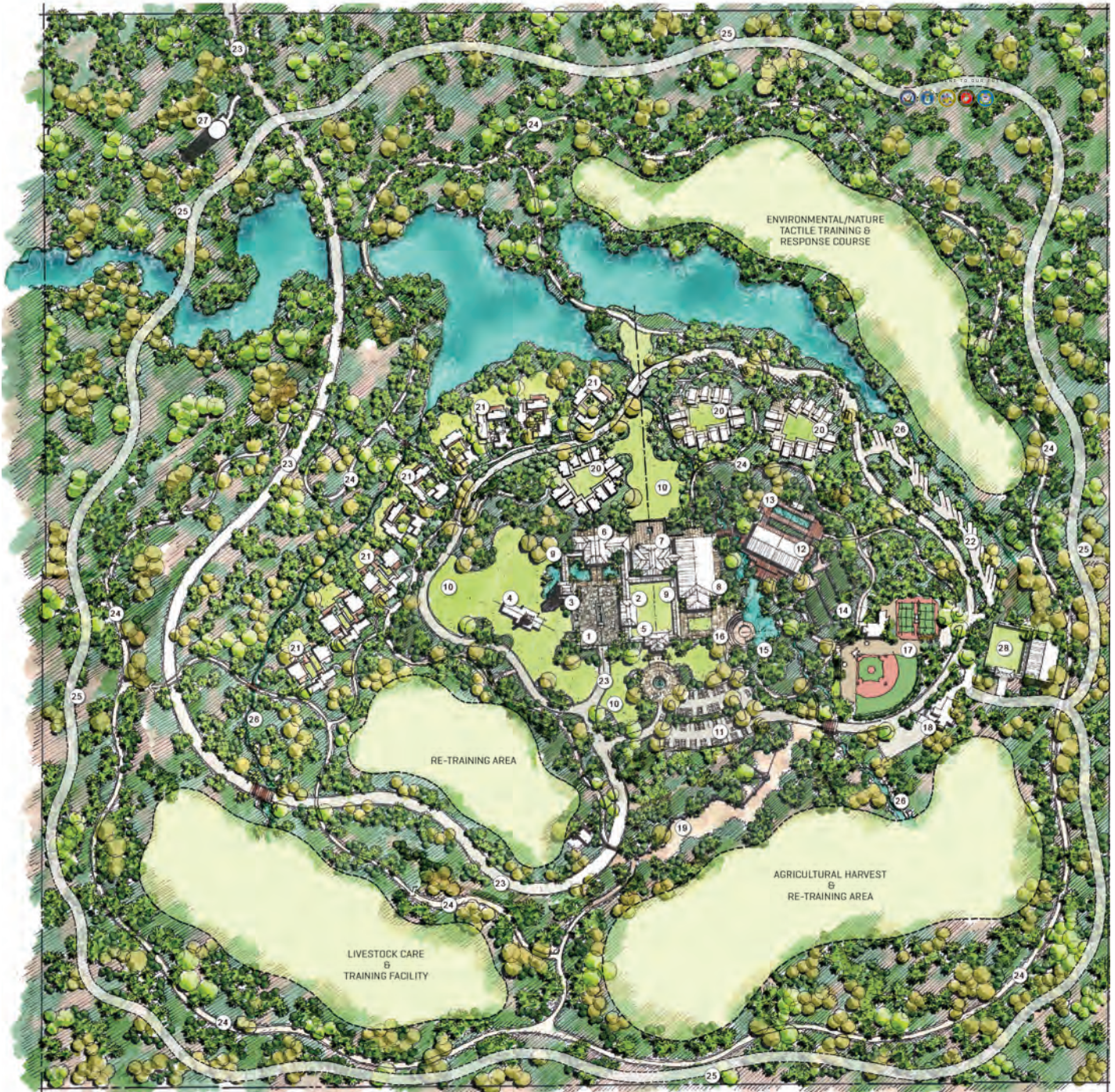
MASTER PLAN

LEGEND

- 1 Arrival Motorcourt/Event Space
- 2 Welcome Center
- 3 Look-out Tower
- 4 Chapel
- 5 Open Pavilion
- 6 Administrative Office
- 7 Education/Training Classrooms
- 8 Activity Center
- 9 Loggia/Covered Walkway
- 10 Open Lawn/Event Spaces
- 11 Parking (100 cars)
- 12 Rehabilitation Center/Physical Therapy
- 13 Aquatic & Recreational Areas/Lap Pool
- 14 Therapy Garden/Chef's Garden/Outdoor Classroom
- 15 Lagoon/Water Source
- 16 Outdoor Amphitheater/Assembly Area
- 17 Physical Education Facilities & Training
- 18 Maintenance
- 19 Ropes Course
- 20 Overnight Cabin & Dining Hall
- 21 Future Family Compounds
- 22 RV Campground
- 23 Main Access Road to Hwy 331 & I-10
- 24 Walking Trails
- 25 Riding Trails
- 26 Stream
- 27 Water Storage Tower /Entry Identity
- 28 Equestrian Paddocks & Barns



SCALE: 1" = 200'



THE VETERANS LODGE

KEY PROGRAMS

Veterans Lodge will provide patient rehabilitation, post-secondary education, job training, research and development for frontal head injuries and post-traumatic stress disorder, temporary housing, long-term wellness care and holistic family therapy.

Main Complex

This includes the Main Arrival Area, a Welcome Center, Administrative offices as well as Education and Training.

- Education and Training

Workforce and reintegration training is critical to veteran rehabilitation. Partnering with education institutions and employers The Veterans Lodge will work to provide opportunities for Veterans to find meaningful careers after service.

- Activity Center

This will be a space for team sports, seminars, and other enriching activities that serve all Veterans from the surrounding community.

- Research Facility

A state-of-art Injury Rehabilitation and Research Center is a key component of these 'lodges'. Located on site or nearby, it assures that Veterans will have the necessary resources and medical treatment for physical therapy and rehabilitation services.

The Grounds

- Holistic Rehabilitation Center

Looking beyond the physical wounds of the Veterans, this holistic center will provide long-term emotional and family care to Veterans and their families.

- Recreation Areas

The grounds will accommodate many opportunities for recreational therapy while also allowing Veterans to simply enjoy the surrounding land.

- Cabins

Giving healing a home, Veterans Lodge is committed to the complete rehabilitation of veterans and their families.

- Chapel and Gardens

Spiritual and mental health are important factors in rehabilitation. Beautiful and serene landscapes and architecture will allow Veterans to decompress and find stability in these natural surroundings.

KEY TAKEAWAYS

- A veterans' community for healing and restoration
- A Main Complex which includes a Welcome Center, Administrative Offices, Education & Training, an Activity Center as well as research facilities in close proximity to one another.
- The Grounds or surrounding areas around the main complex could include a holistic rehabilitation center, recreation areas, cabins as well as a chapel.
- A large, landscaped campus with parks, trails, bicycle paths and an RV park.



Main Complex



- ① Activity Center
13,650 sq.ft.
- ② Education/Training Classrooms
6,700 sq.ft.
- ③ Wellcome Center
2,100 sq.ft.
- ④ Administrative Office
4,000 sq.ft.
- ⑤ Main Arrival

The Grounds



- ① Aquatic & Recreational Areas/
Lap Pool
- ② Therapy Garden/Chef's
Garden/Outdoor Classroom
- ③ Chapel
2,400 sq.ft.
- ④ Outdoor Amphitheater
- ⑤ Rehabilitation Center/
Physical Therapy
8,650 sq.ft.
- ⑥ Overnight Cabin &
Dining Hall
12 units

D. FEDERAL REGISTER AND PUBLIC COMMENTS SUMMARY

FEDERAL REGISTER NOTICE OVERVIEW

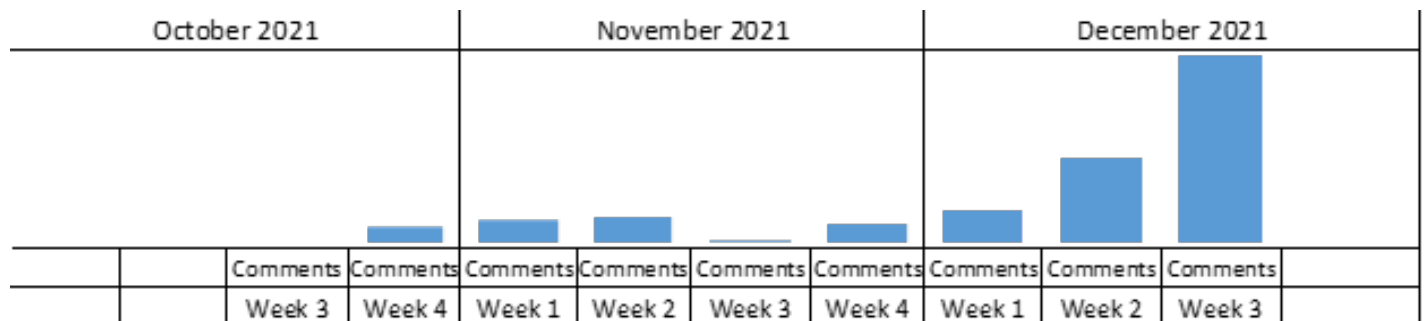
VAGLAHS worked in close partnership with the VA Office of General Counsel (OGC) Office of Regulation Policy and Management (00REG) to establish a method for public comments aligned to a Federal Register Notice, with publication date of October 18, 2021, under Document Number 2021-22642.

The information related to how to locate and provide public comments through the Federal Register Notice was provided across all public forums, starting on October 18, 2021. All public comments for the Master Plan 2022 Draft were posted instantaneously to the Regulations.gov website, as part of the federal National Archives and Records Administration formal process. There was a total of 117 public comments received within a scheduled 60-day period.

Within this Appendix D, the term “Public Comment” directly refers to comments received through the formal federal process and posted to Regulations.gov.

TIMELINE OF PUBLIC COMMENTS

The Federal Register Publication remained active for 60 calendar days as a public comment period, scheduled between October 18, 2021, through December 17, 2021.



Timeline of public comments

Leading up to the Federal Register Publication 60-day public comment period, VAGLAHS leveraged an alternative and immediate method to receive feedback through an online Veteran & Stakeholder Feedback Questionnaire. The online questionnaire received 87 responses to questions pertaining to proposed amenities. Responses received included in-person interviews with Veterans representing the needs of Veterans who currently live on the WLA Campus. Included within the 87 responses was the ranking of and commenting on topics, and feedback on six site analysis-specific topics. The online questionnaire additionally remained active and open during the entirety of the Federal Register 60-day comment period, beginning on October 18, 2021, as a secondary method for feedback.

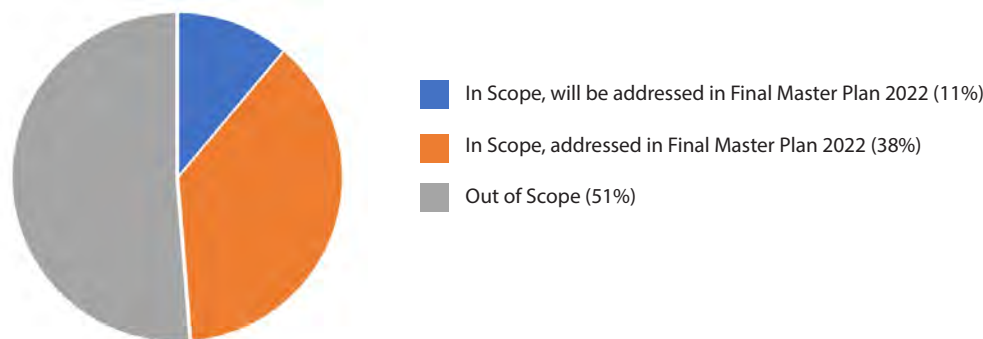
SCOPE OF PUBLIC COMMENTS

Each Federal Register public comment was reviewed and determined as within or outside the scope of Master Plan 2022. In scope comments were direct feedback that could be incorporated into the Master Plan through further evaluation and consideration.

Specific comments received and identified as “out of scope” of Master Plan 2022 process, were reviewed by VAGLAHS and appropriately considered.

Issue Topic	Top	Top 3	Top 5
Housing services	18	37	39
Special housing	15	25	27
Health and wellness	6	23	25
Food options on campus	5	12	18
Job training	5	22	26
Sports and recreation	5	18	27
Walking, jogging, bicycling connections and facilities	5	20	21
Legal services	4	13	19
Transportation to and from campus	3	18	20
Religious services	2	9	12
Entertainment	1	9	18
Playground for children	1	2	4
Open space	0	4	6

Ranking of Veteran response topics



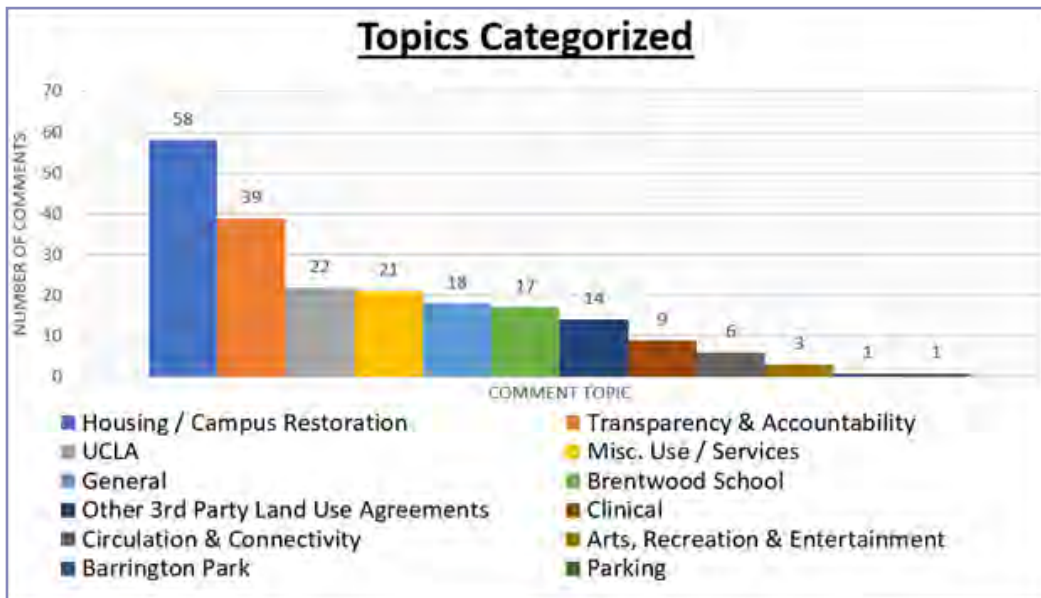
Scope of comments

CATEGORIZATION OF PUBLIC COMMENTS

During the review, evaluation, and consideration of each public comment received, a categorization was completed to select a common topic area. Many of these topics were included or referenced within the master planning process and public outreach as amenities that VAGLAHS was seeking feedback on.

CLOSURE OF FEDERAL REGISTER PROCESS

VA and GLAHS sincerely thanks the public during the open public comment period of 60-days. The comments received through the Federal Register included feedback from Veterans as well as the community and stakeholders, which resulted in new amenities and corresponding configurations incorporated for future phases of Master Plan 2022 implementation.



Comment Topic	Count
Housing / Campus Restoration	58
Transparency & Accountability	39
UCLA	22
Misc. Use / Services	21
General	18
Brentwood School	17
Other 3rd Party Land Use Agreements	14
Clinical	9
Circulation & Connectivity	6
Arts, Recreation & Entertainment	3
Barrington Park	1
Parking	1

Please note that comments that covered multiple topics were counted under each topic mentioned.

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PHOTOGRAPHY CREDIT

SECTION I

Page2

Building 209 / Concourse Federal Group

Page 4

Marine Veteran with Service Member / <https://www.dvidshub.net/> (via VAGLAHS Public Affairs)

Veteran-employment / <https://www.dvidshub.net/> (via VAGLAHS Public Affairs)

Veterans Community Employee and Development / Peter (P.J.) Stigers, LCSW, Coordinator / VA Greater Los Angeles Healthcare System

Page7

Building 205, 208 and 209 / Principal Developer

Page 8

Building 209, West LA Campus / Concourse Federal Group

Page11

Community Plan Illustrative Plan / West LA VA North Campus Draft Community Plan

Page13

Purple line station visionary diagram under development, Courtesy of Metro / (<https://www.metro.net/projects/purple-section3/>)

Page14

Proposed dietetics (New kitchen) building / Leo A Daly planning Architecture Engineering Interiors

Proposed critical care center (New hospital) / Leo A Daly planning Architecture Engineering Interiors

SECTION II

Page23

Coming together with the community to serve Veterans / Stock Photo by Craig Adderley

Providing outreach services on the street / By Steven Ruh, Fmr. Chief, Communications, Public Affairs & Community Relations, VA Greater Los Angeles Healthcare System

Page28

Medical Center care / By Steven Ruh, Fmr. Chief, Communications, Public Affairs & Community Relations, VA Greater Los Angeles Healthcare System

Veterans' Stand Down for Services / Concourse Federal Group

Page33

VA Greater Los Angeles Healthcare System, Strategic, Facility, and Master Planning Office Briefing

Page34

A Bridge Home / Cpl. Scott Schmidt / Official Website of the United States Marines Corps (<https://www.hqmc.marines.mil/>)

Photos/igpage/27/igsort/PhotoDate/?igsearch=new%20year)

Page35

Homeless Patient Aligned Care Team / The official website of U.S. Department of Veterans Affairs
Compensated Work Therapy / The official website of U.S. Department of Veterans Affairs

Page37

CTRS Tents / The official website of U.S. Department of Veterans Affairs
CTRS Tiny Shelters / The official website of U.S. Department of Veterans Affairs

Page40

Building 209, Transitional Housing for Veterans experiencing homelessness / Los Angeles Conservancy (laconservancy.org)

SECTION III

Page51

VA Secretary Denis MacDonough, meeting Veterans on the West LA Campus during his site visit / VAGLAHS Staff

Page54

Wadsworth Chapel / U.S. Department of Veterans Affairs

Page56

Veterans Stand Down Community Engagement / West LA VA North Campus Draft Community Plan

Page57

August 19, 2021, Master Plan 2022, virtual town hall meeting
November 18, 2021, Master Plan 2022, virtual town hall presentation

Page58

Master Plan 2022 website
Webpage for the Federal Register feedback

Page59

Veterans Day Parade / Loyola Marymount University / <https://academics.lmu.edu/extension/programs/veterans/>

SECTION IV

Page63

Aerial View of Campus, view north of Wilshire Avenue / Drone shot from concourse federal group

Page64

Domiciliary, Barracks #4 (left, not extant) and #5 (right, not extant), view northeast (Santa Monica Public Library, 1890) / National Register of Historic Places
Domiciliary, Assembly Hall (right, not extant) view west (Los Angeles Public Library, 1892) / National Register of Historic Places
1894 USGS Topographic Map / National Register of Historic Places

Page65

Aerial view of Campus, view north, note Bonsall Ave at center and Federal Avenue left (VA Archives, 1924) /National Register of Historic Places

Aerial photo of Campus, view northwest (Los Angeles Public Library, circa1920') / National Register of Historic Places
1925 USGS Topographic Map / National Register of Historic Places

Page66

Domiciliary, unknown building (not extant) (Los Angeles Public Library, 1939) /National Register of Historic Places

Domiciliary, Bonsall Avenue view north (Los Angeles Public Library, circa1930) / National Register of Historic Places
1934 USGS Topographic Map / National Register of Historic Places

Page67

Domiciliary, Chapel, view northwest (Los Angeles Public Library, 1941) /National Register of Historic Places

Domiciliary, Governor's Residence (not extant) (VA Archive, ND) / National Register of Historic Places
1947 USGS Topographic Map / National Register of Historic Places

Page68

1972 USGS Topographic Map / National Register of Historic Places

1989 USGS Topographic Map / National Register of Historic Places

Page69

General hospital, Building 304 (bottom), and Building 500 under construction, view northeast (VA Archives, circa 1975) / National Register of Historic Places

Brentwood Hospital, view northwest (VA Archives, circa 1984) / National Register of Historic Places

Building 156 (extant), view southwest (VA Archives, circa 1972) / National Register of Historic Places

Brentwood Hospital, view northwest (VA Archives, circa 1984) / National Register of Historic Places

Page76

Aerial view of the Campus looking south - steep bluffs on the eastern edge / Drone shot from concourse federal group

Page83

National Veterans Park / WLA VA national register historic district landscape report 2018 / Row 10

Mature trees add to the charater of the Campus / CHRP / Row 10

Heroes golf course / WLA VA national register historic district landscape report 2018 / Row 10

Japanese garden / Site visit photo

Historic palm grove / WLA VA national register historic district landscape report 2018 / Row 10

South Campus Lawn / WLA VA national register historic district landscape report 2018 / Row 10

Paths between Building 13 and Wadsworth Theater / WLA VA national register historic district landscape report 2018 / Row 10

Lawn between Building 217 and Building 214 / Site visit photo

Page86

Viewshed from Burnham Street / Programmatic Environmental Impact Statement

Viewshed from Wilshire Boulevard / Programmatic Environmental Impact Statement

Viewshed from Gorman Avenue / Image capture: May 2019 @Google
Viewshed from Montana Avenue / Programmatic Environmental Impact Statement
Viewshed from Ohio Avenue / Programmatic Environmental Impact Statement
Viewshed from Albata Street / Image capture: May 2019 @Google

Page92

Bonsall Avenue / Image capture: May 2019 @Google
South campus entrance from Ohio Avenue / Image capture: May 2019 @Google

Page96

Building 66, Historic Trolley Depot, individually listed in the National Register of Historic Places / CHRP document

Page98

Building 266, Wadsworth Theater, management priority 1 / CHRP document

Page100

Building 20, Wadsworth Chapel / Campus Historic Resources Plan 2021 / Row 10
Building 157, Vacant / Campus Historic Resources Plan 2021 / Row 10
Building 158, Flex Space / Campus Historic Resources Plan 2021 / Row 10
Building 115, Research Building / Campus Historic Resources Plan 2021 / Row 10

SECTION V

Page129

Los Angeles National Veterans Park / Image capture: May 2019 @Google

Page131

Rendering of proposed Town Green / Principal Developer

Page135

View of Building 215 in Zone 2 / Site visit photo by Johnson Fain

Page136

View to the north of Los Angeles National Veterans Park (Zone 4) and the Wadsworth Theater (Zone 2) / Drone shot from concourse federal group

Page138

EUL Housing in Building 209 / Concourse Federal Group

Page144

View of Nimitz Avenue / Image capture: May 2019 @Google

Page146

Street parking on Bonsall Avenue / Image capture: May 2019 @Google

Page148

Campus shuttle stop at Bonsall Avenue / Image capture: May 2019 @Google

Page150

Rendering of proposed bicycle enhancements to the west of Brentwood Theater / Principal Developer

Page152

Rendering of proposed Arnold Avenue pedestrian improvements / Principal Developer

Page159

A view to the east, showing the knoll and southern portion of the Auxiliary Services Area, which could be considered for future job training uses / Drone shot from concourse federal group

Page160

Building 500 / Concourse Federal Group

Page162

A view to the northeast of Building 295 and the Auxiliary Services Area / Drone shot from concourse federal group
A view to the south with the oil and gas property in the foreground / Drone shot from concourse federal group

Page164

A view to the north of Building 226 and the Long Term Care Area / Drone shot from concourse federal group
A view to the east with Buildings 214 and 217 in the foreground / Drone shot from concourse federal group

Page168

A view to the north of the Arroyo and CalVet Home / Drone shot from concourse federal group
A view to the west with Veterans' Barrington Park in the distance / Drone shot from concourse federal group

Page181

Solar panels on the parking lots and roofs of building 304 and 401 in the South Campus / Drone shot from concourse federal group

SECTION VI

Page187

EUL Housing Under Construction (Building 208) / Principal Developer

Page188

Rendering of Building 207 – 60 Units / Principal Developer
Buildings 205 & 208 - 122 units (Under Construction) / Principal Developer
Rendering of Building 402 – 120 Units / Principal Developer
Rendering of Building 401A (MacArthur Field Initial Phase) - 75 units / Principal Developer

Page189

Rendering of Building 404 – 72 Units / Principal Developer
Rendering of Buildings 156 + 157 - (112 Units) / Principal Developer
Rendering of Building 300 – 43 Units and WLAVC Integrated Wellness Center / Principal Developer
Rendering of Buildings 13 - 25 Units and Town Hall / Principal Developer

Page190

Bonsall utility trunk line under construction / Concourse Federal Group

Page192

Building 500 is anticipated to be renovated in the Interim Phase / Concourse Federal Group

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