WEST LA VETERANS COLLECTIVE

WEST LA VA NORTH CAMPUS

COMMUNITY PLAN

★★★★★

AUGUST 2021



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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.

CENTURY

THOMAS SAFRAN & ASSOCIATES

U.S.VETS
SERVING THOSE WHO SERVED

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

KFA

CITY FABRICK

kpff

OCB

ANSER 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.

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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.

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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.



Pedestrianized Arnold Avenue
artist rendering

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.

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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.

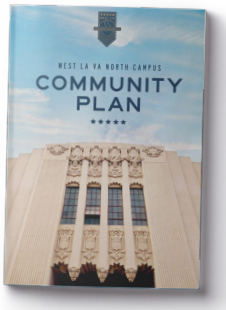
5.Mobility & Access
Provides a framework for how to change the way people move throughout the neighborhood in safe, comfortable, environmentally responsible. This includes establishing bicycle, pedestrian, and transit networks within the Community Plan area.

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.



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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.

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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

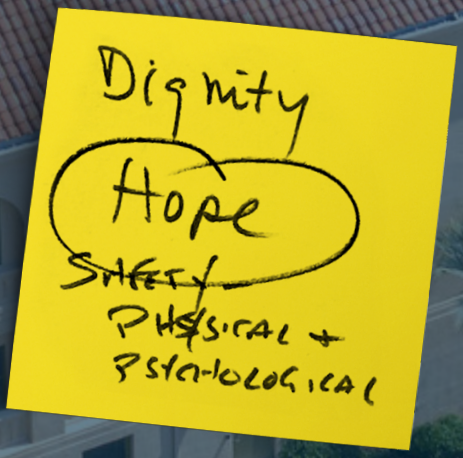
Restore the architectural heritage of the community while continuing to build textural synergy among the growing collection of high-quality, diverse design styles and typologies.

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.

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PROPOSED
New, Reuse, Demo
New
Reuse
Demolish
Relocate
DOG PARK
401 [CORE]
402
MACARTHUR
PATTON
BONSALL
ARNOLD
VANDERGRIFT
NIMITZ
CALVETS
SERENITY GARDEN
BASEBALL
PERSHING
GRANT
DEWEY
CONSTITUTION
DAVIS
EISENHOWER
VETERANS PARK
TRANSIT CENTER
WILSHIRE
SAN VICENTE
MONTANA
GORHAM
BARRINGTON
405 FREEWAY
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Trolly Plaza
artist rendering

Adaptive Reuse and New Construction

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

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.

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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.

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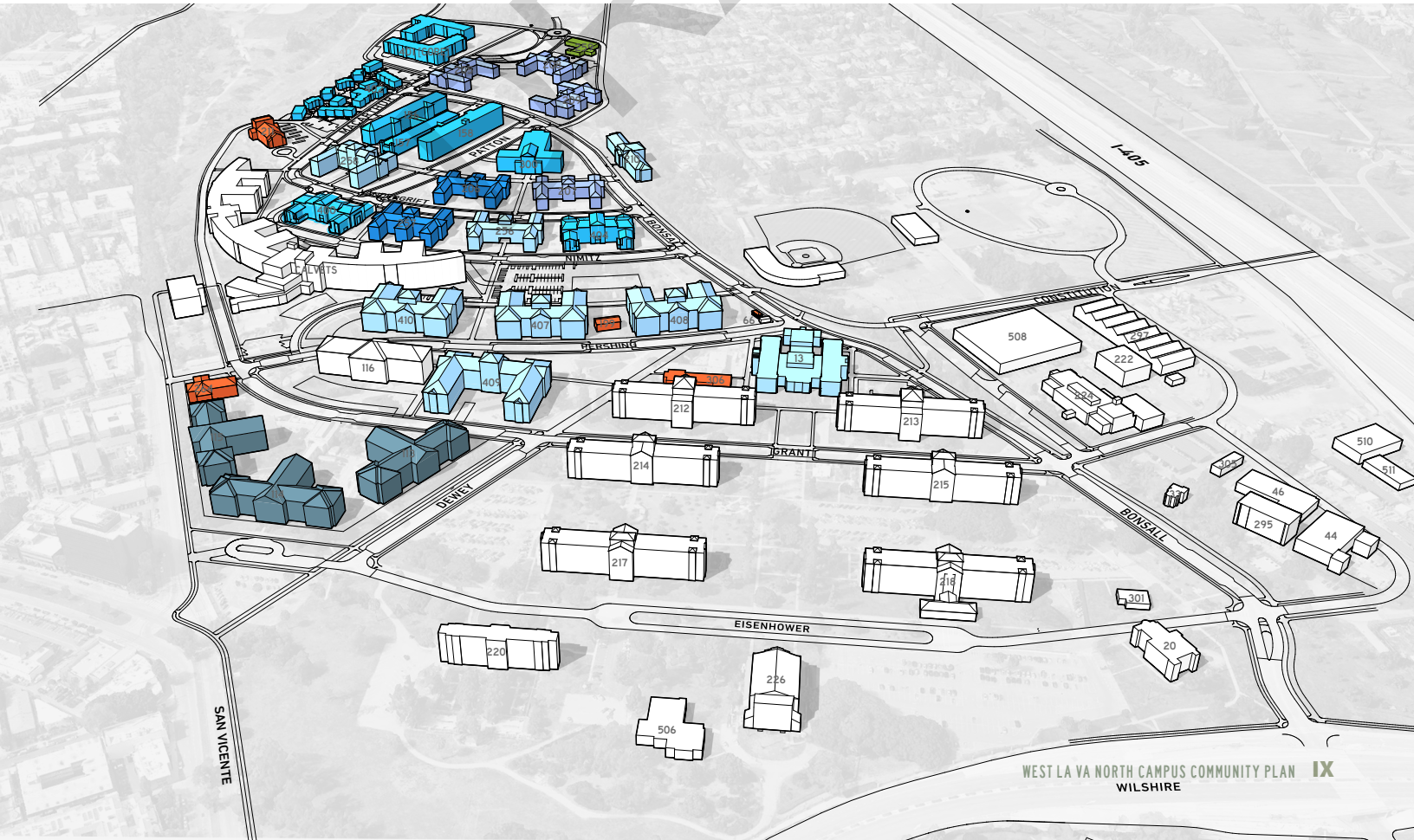
Phase 0
Phase 1
Phase 2
Phase 3
Phase 4
Independent



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.

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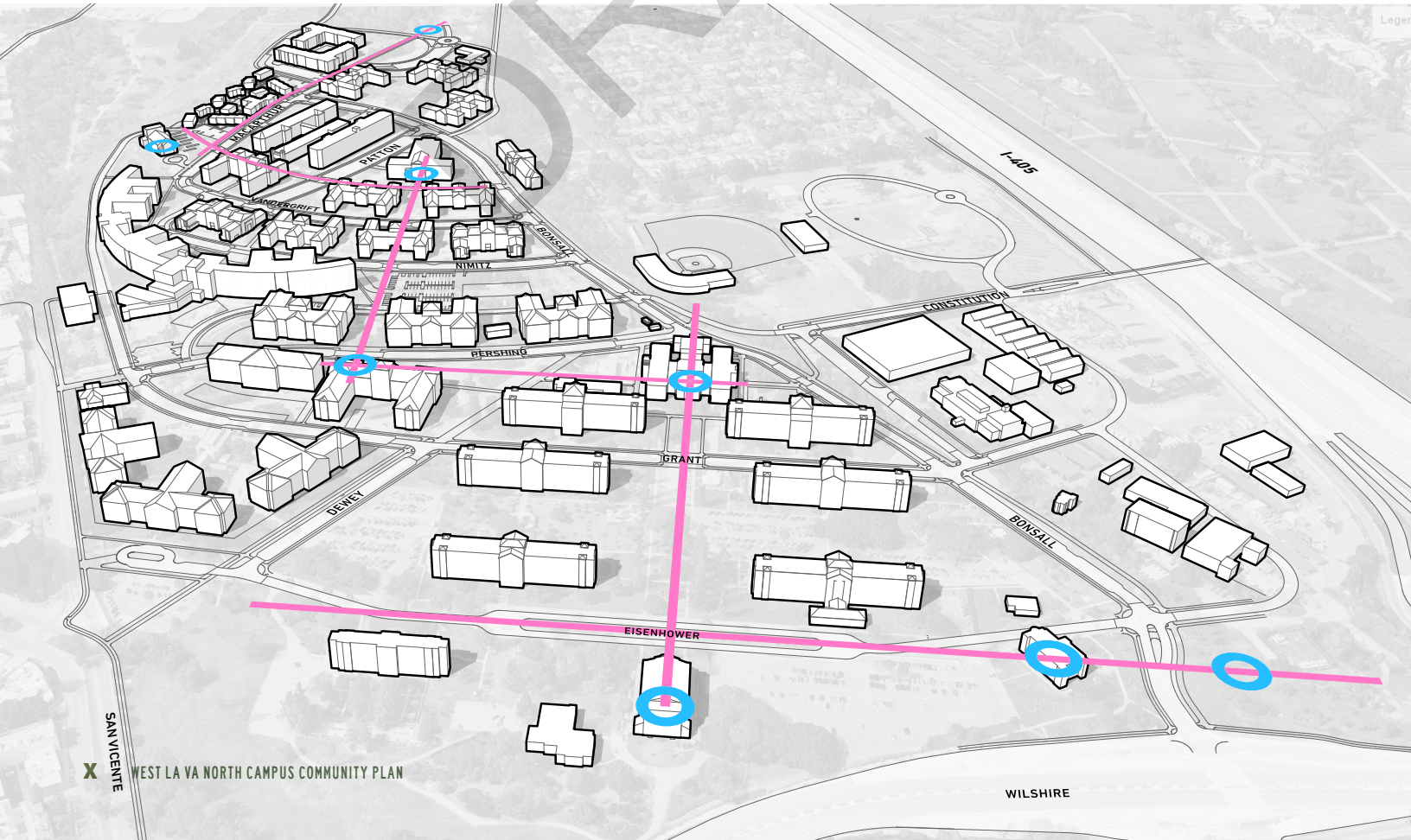

Brentwood Theater will anchor the arts and cultural node for the Veteran-serving neighborhood with studios, galleries, classrooms, and auditorium that can support performing, visual, and digital art programming oriented toward residents.

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 reimagining 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.

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CHAPTER ONE

INTRODUCTION

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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.

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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.







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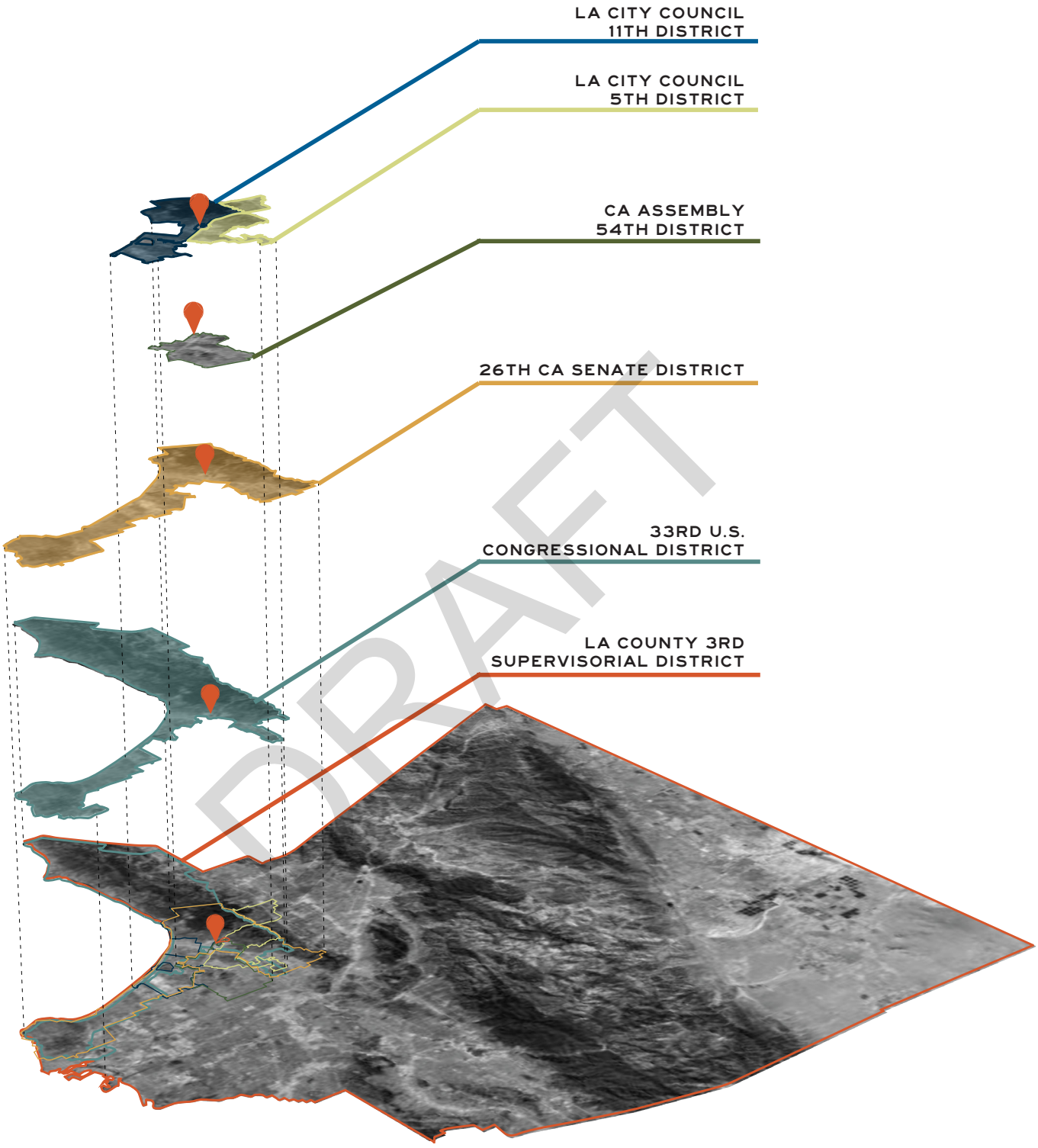
Campus Context

TheWest 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.


LA CITY COUNCIL
11TH DISTRICT
LA CITY COUNCIL
5TH DISTRICT
CA ASSEMBLY
54TH DISTRICT
26TH CA SENATE DISTRICT
33RD U.S.
CONGRESSIONAL DISTRICT
LA COUNTY 3RD
SUPERVISORIAL DISTRICT

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PROJECT AREA
LOS ANGELES NATIONAL CEMETERY
WEST LA VA NORTH CAMPUS
WEST LA VA SOUTH CAMPUS
Vicente Boulevard
Wilshire Boulevard
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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 supporrtive 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.

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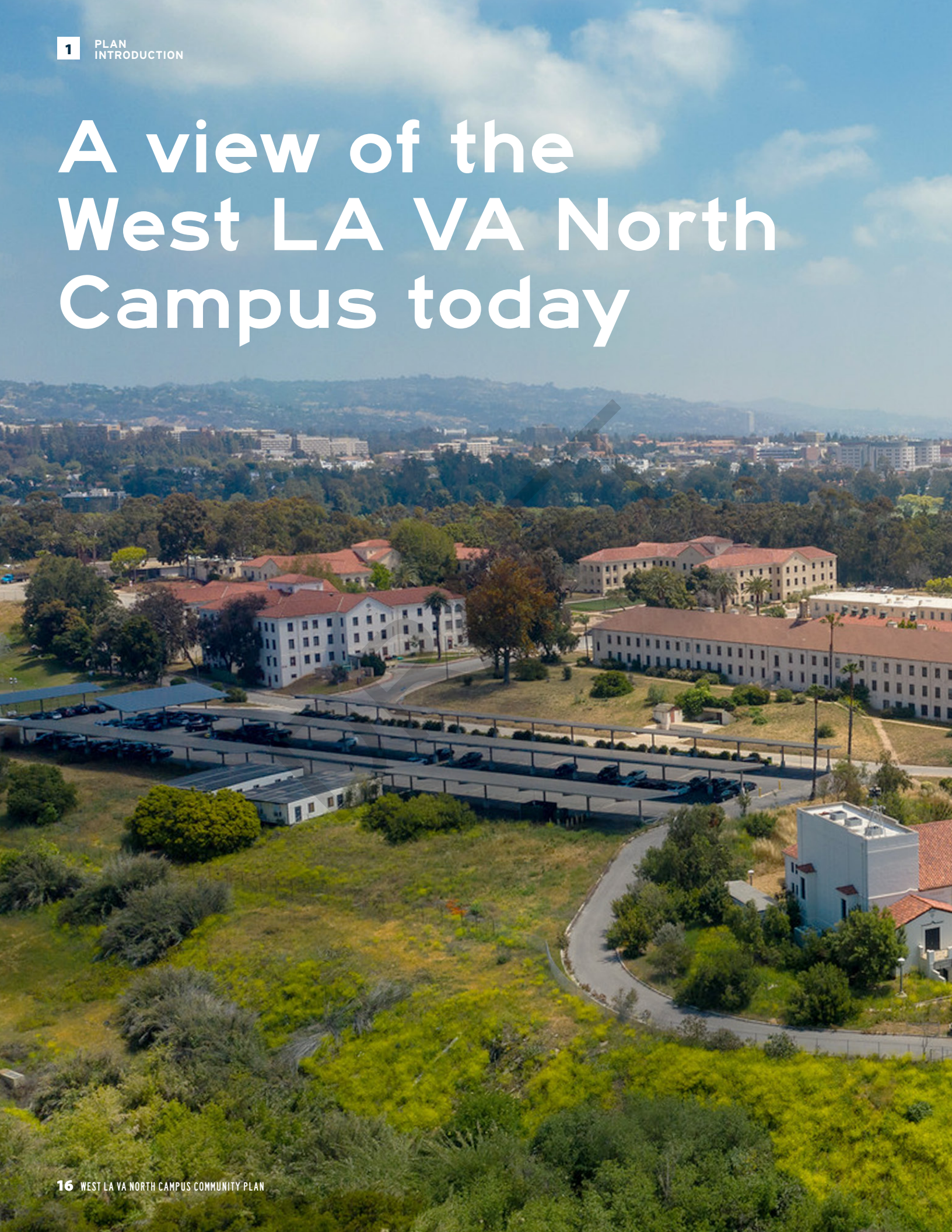
A view of the West LA VA North Campus today





Development Rationale

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

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.

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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.



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EXISTING CONDITIONS

Figure Ground

Buildings

Open Space





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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.

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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.



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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 polices 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.

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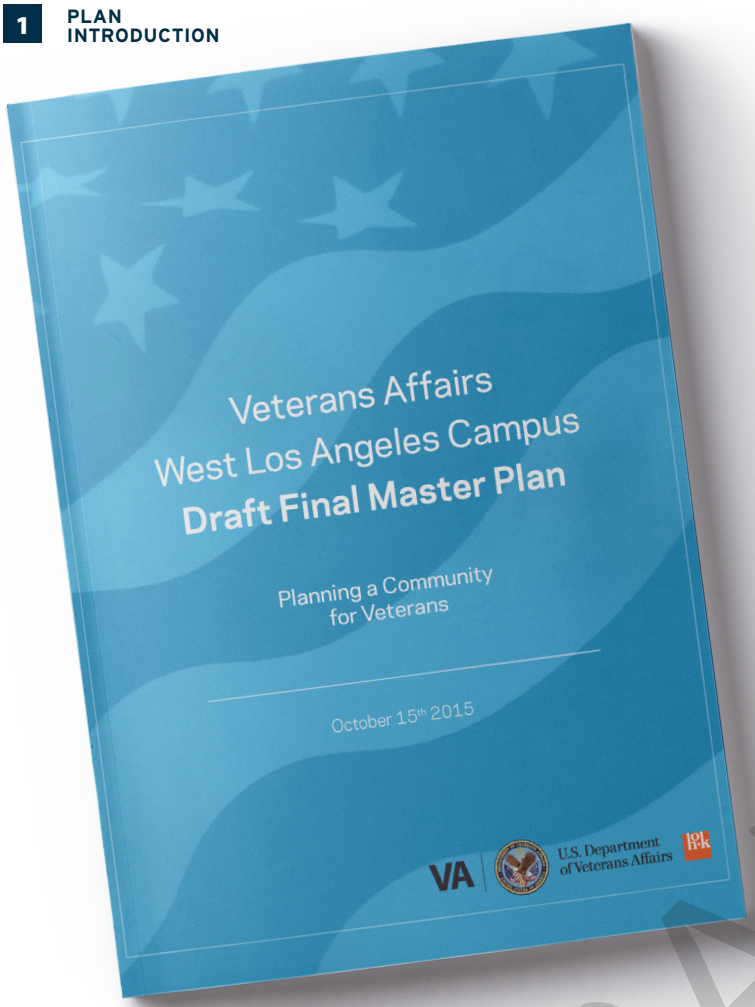
1.3
Foundational Documents

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 took 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.



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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

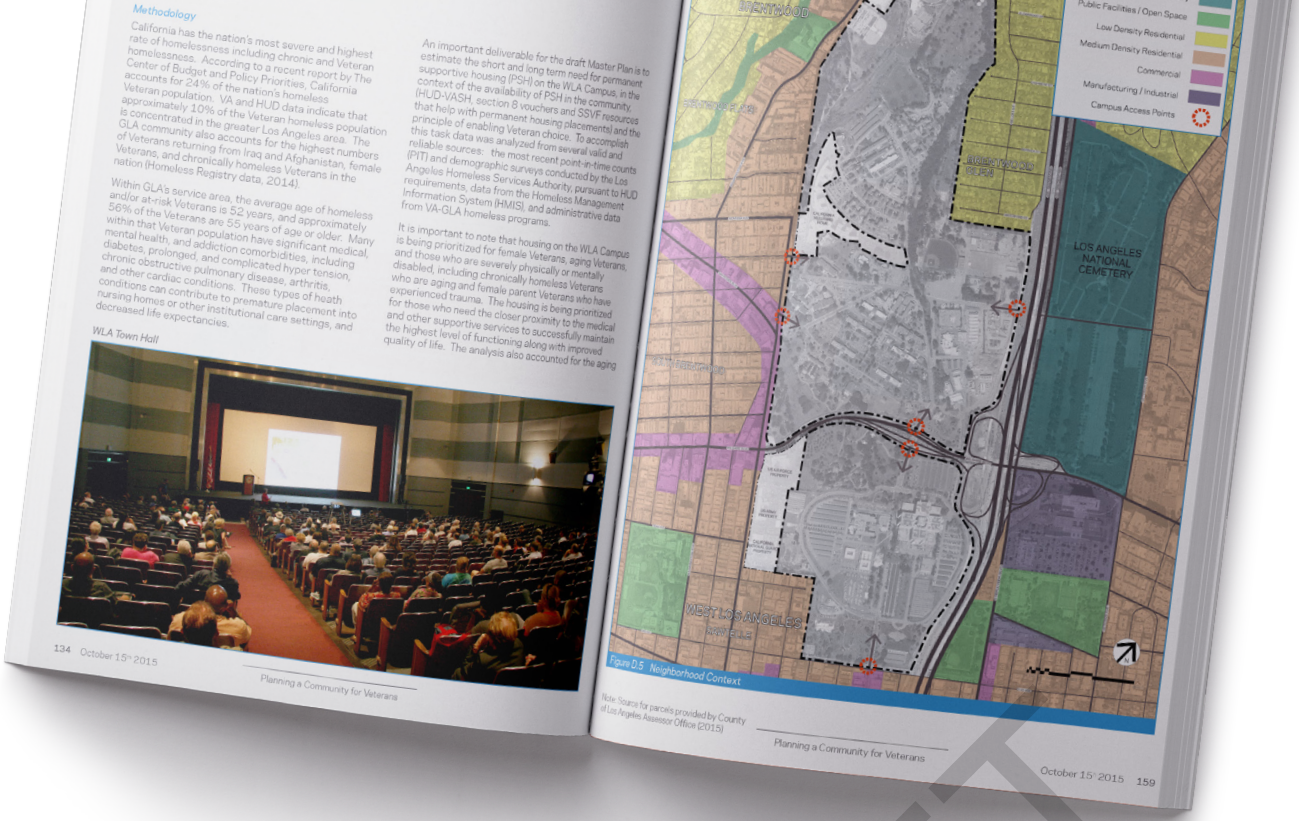
As stated in the National Register of Historic Places Program, the West Los Angeles Veterans Affairs Historic District is significant under criterion A for its association with Second Generation Veterans Hospital national context for the period 1923-1952. The Historic District includes four buildings 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.



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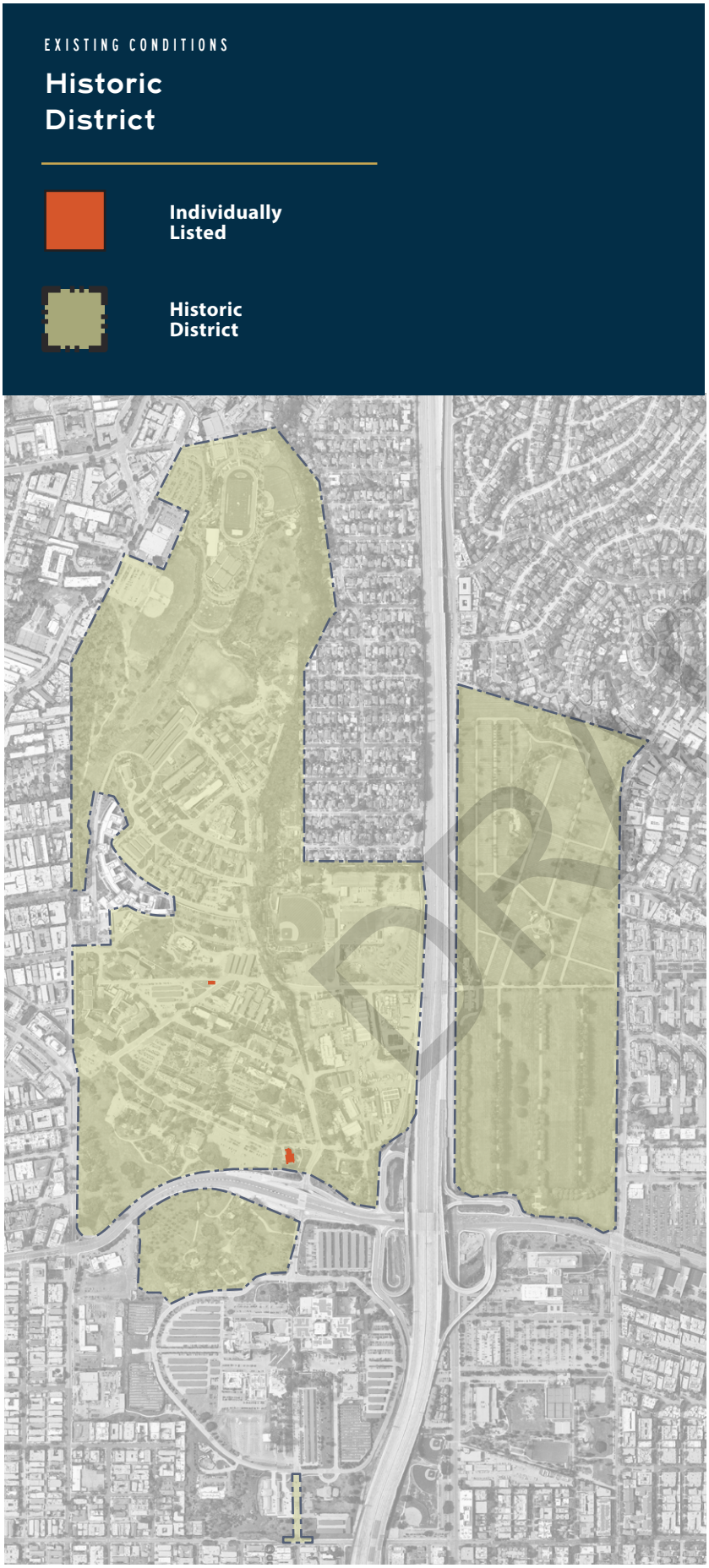

Metro First-Last Mile Plan

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.

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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.

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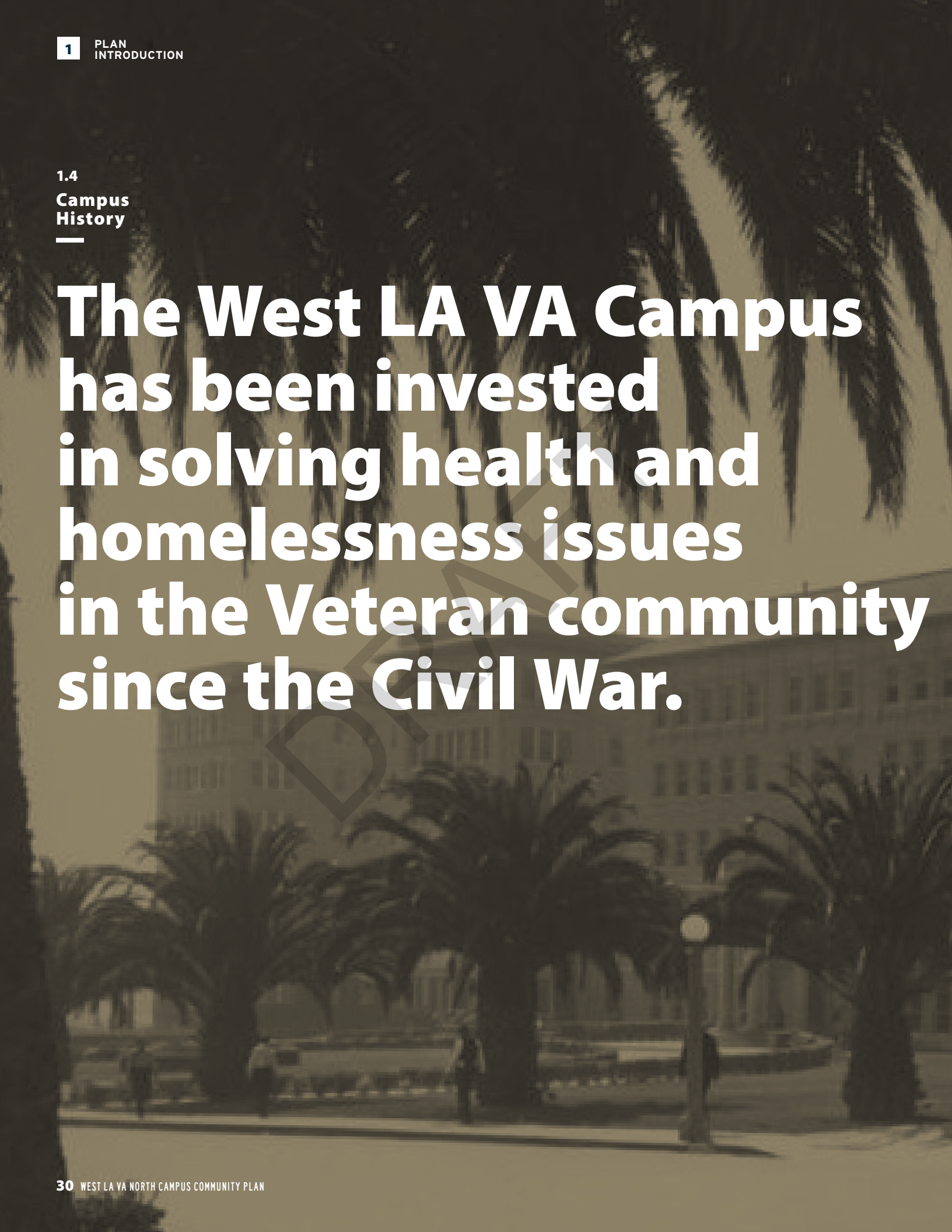

1.4
Campus History

The West LA VA Campus has been invested in solving health and homelessness issues in the Veteran community since the Civil War.

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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.

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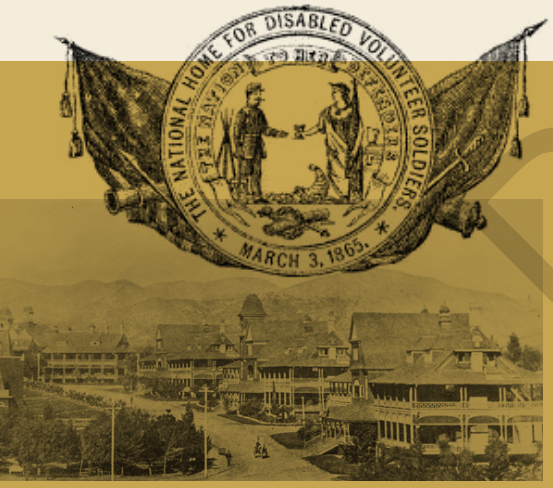

1833
Creation of Pensions for Veterans.

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

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1930
Veterans Affairs Department officially created

1940s
Existing campus facilities are modernized and expanded to keep up with the demands of wartime injuries during World War II.

New research buildings are designed in a mission revival style.



1947
Women's Veterans Rose Garden is built to honor women Veterans from World War II.

The recently restored space is still cherished to this day and used for trauma therapy.



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 plantiffs 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.

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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 homlessness 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.



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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

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2.1
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2.2
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Historic Ecotypes
Vegetation
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Contributing
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Roadway Widths
Walkways
Parking



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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.

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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

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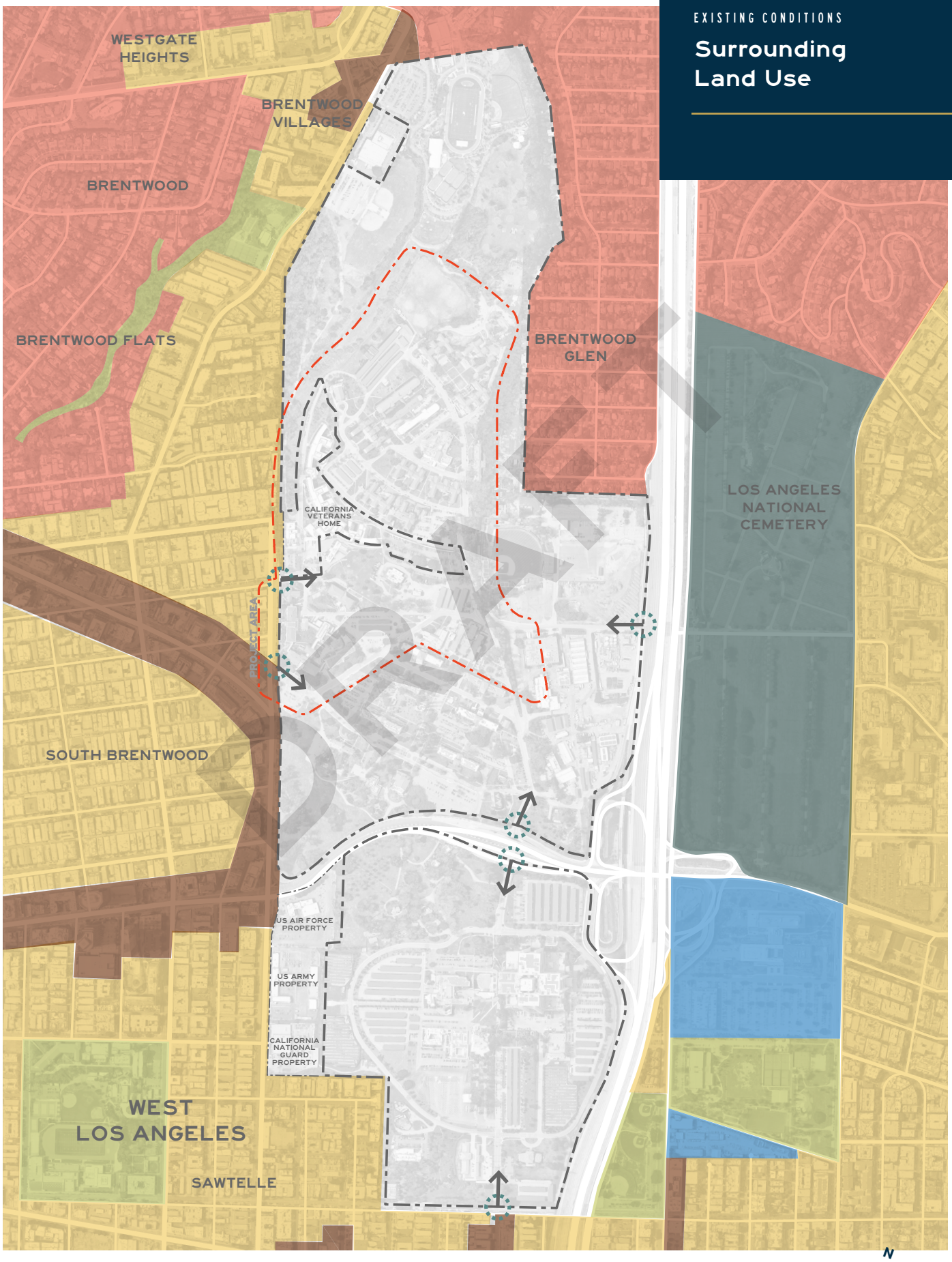
EXISTING CONDITIONS

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.

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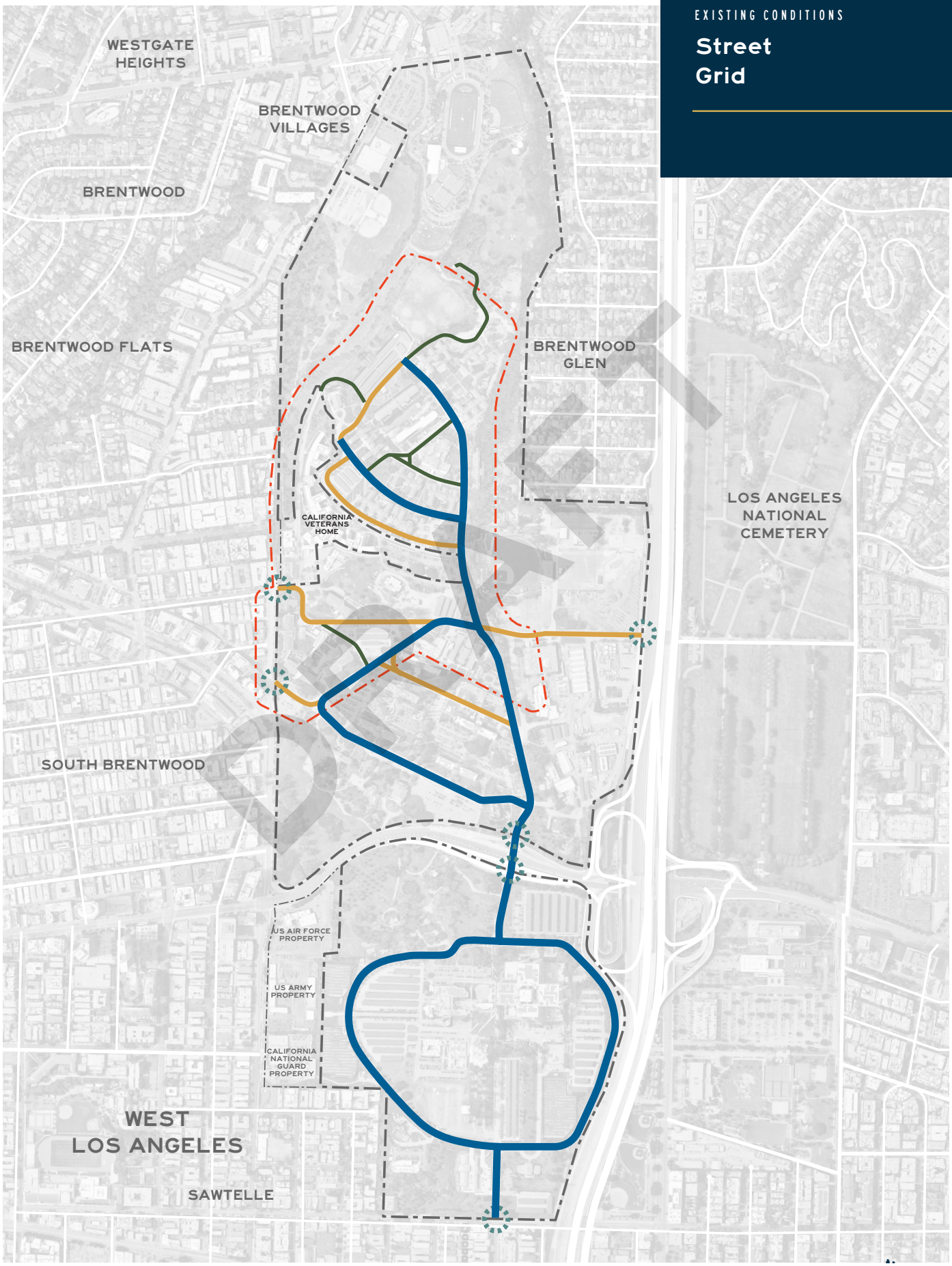
LEGEND

- Main Roads
- Secondary Roads
- Minor Roads/ Routes
- VA Property Line
- Community Plan Project Area
- Campus Access Point

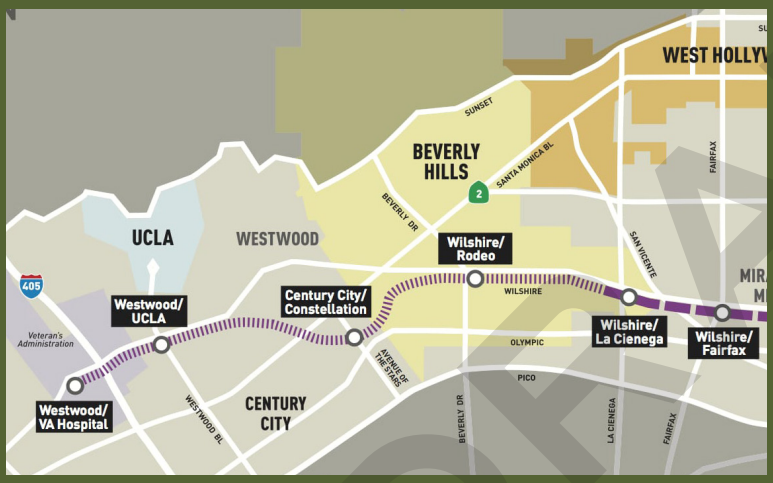
EXISTING CONDITIONS

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**

DRAFT

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

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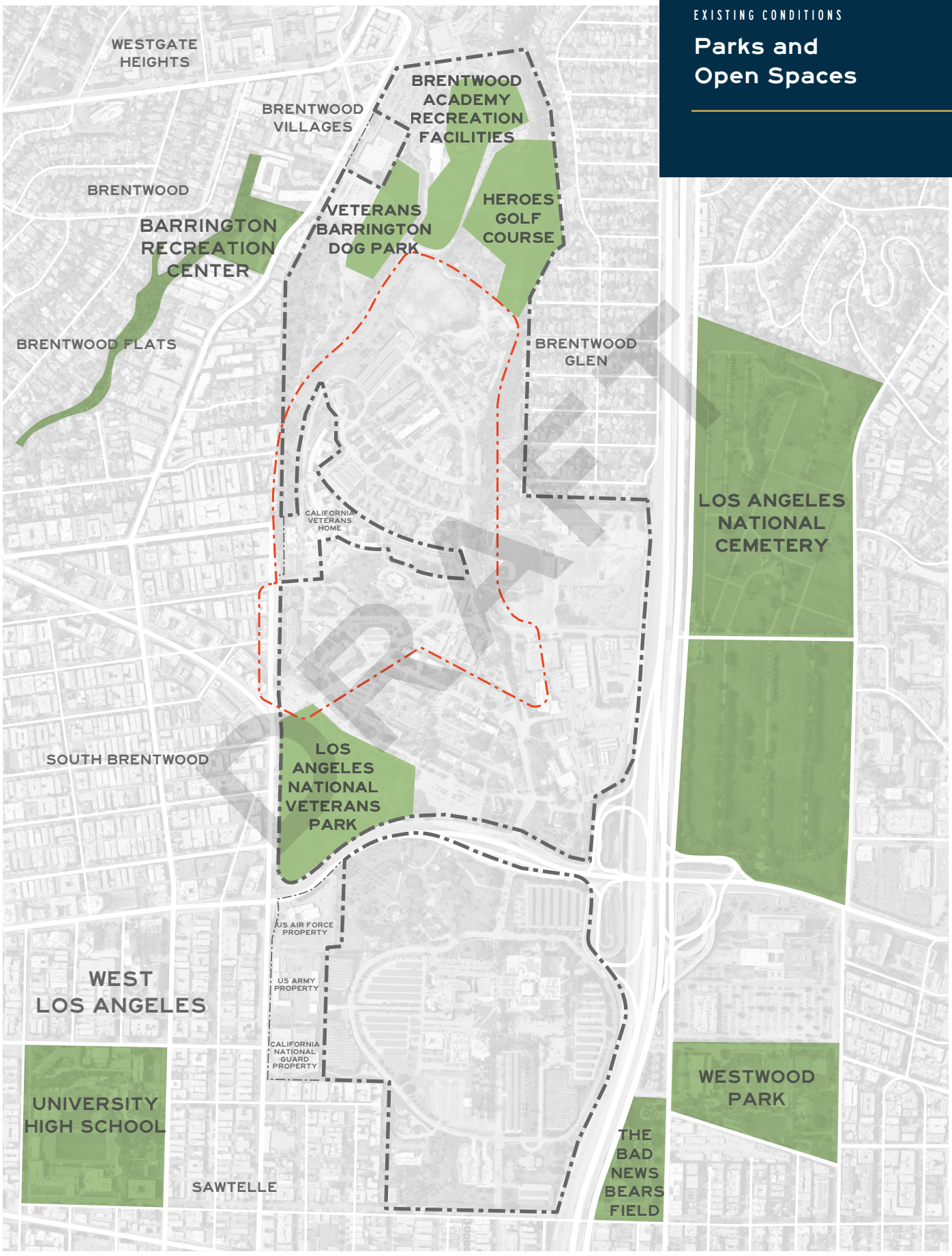
EXISTING CONDITIONS

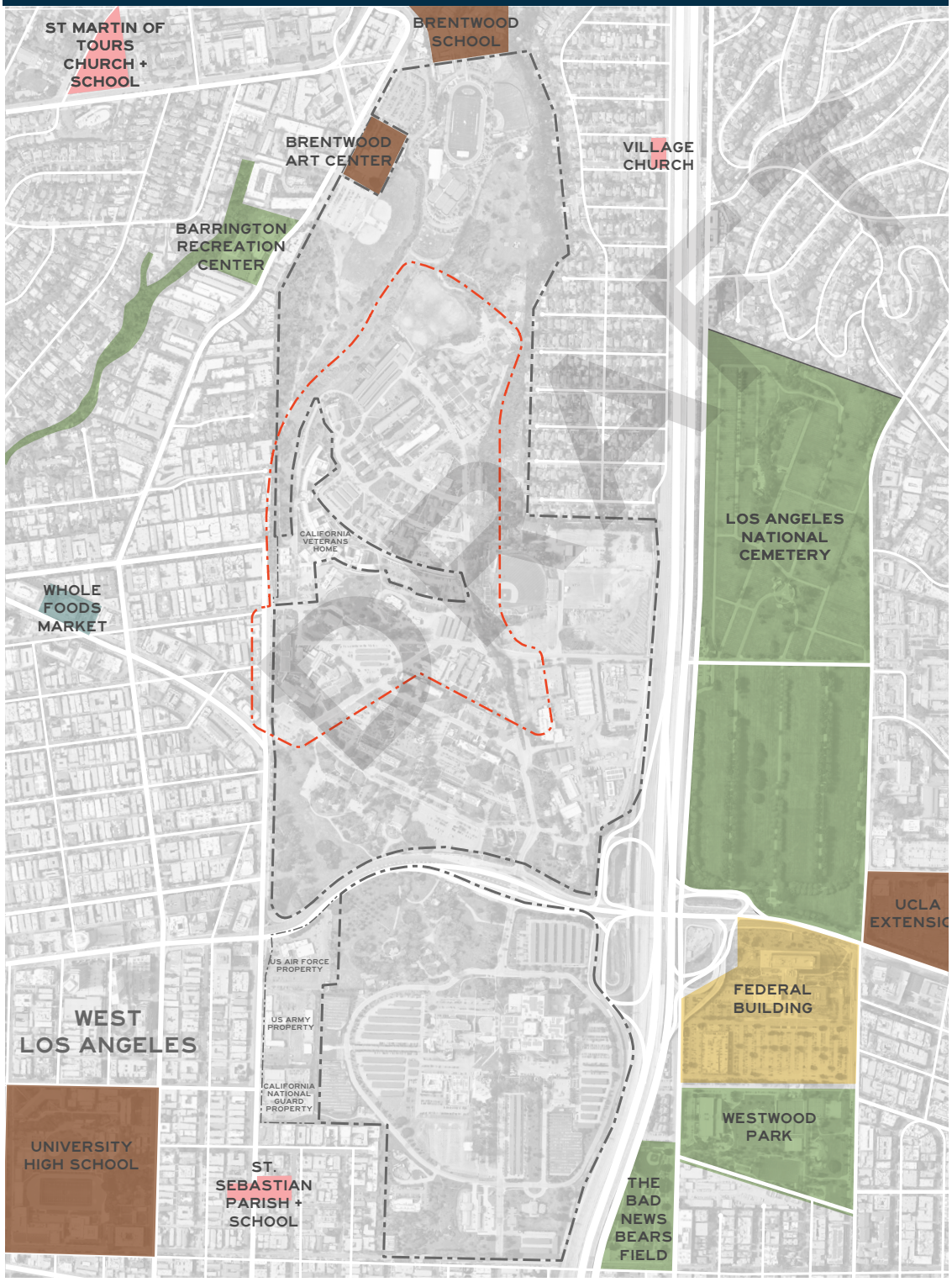
Parks and Open Spaces

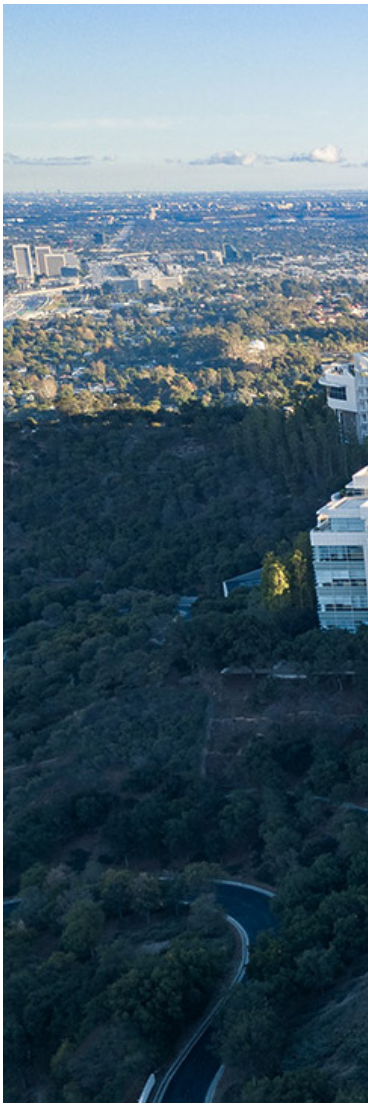


EXISTING CONDITIONS

Community Assets

- Religious Center
- Educational Facility
- Government
- Grocery Store
- Public Facilities/ Open Space
- 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.

DRAFT

2.2 Built Setting

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.

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.



DRAFT

EXISTING CONDITIONS

Figure Ground



DRAFT







DRAFT

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



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



Il ium ditat magnatem que nim dolore, comnisquo quatures et, coribus maxim consendae nisquodissi aceperio. Commo consere pellessimus

SOURCE



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SOURCE

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.

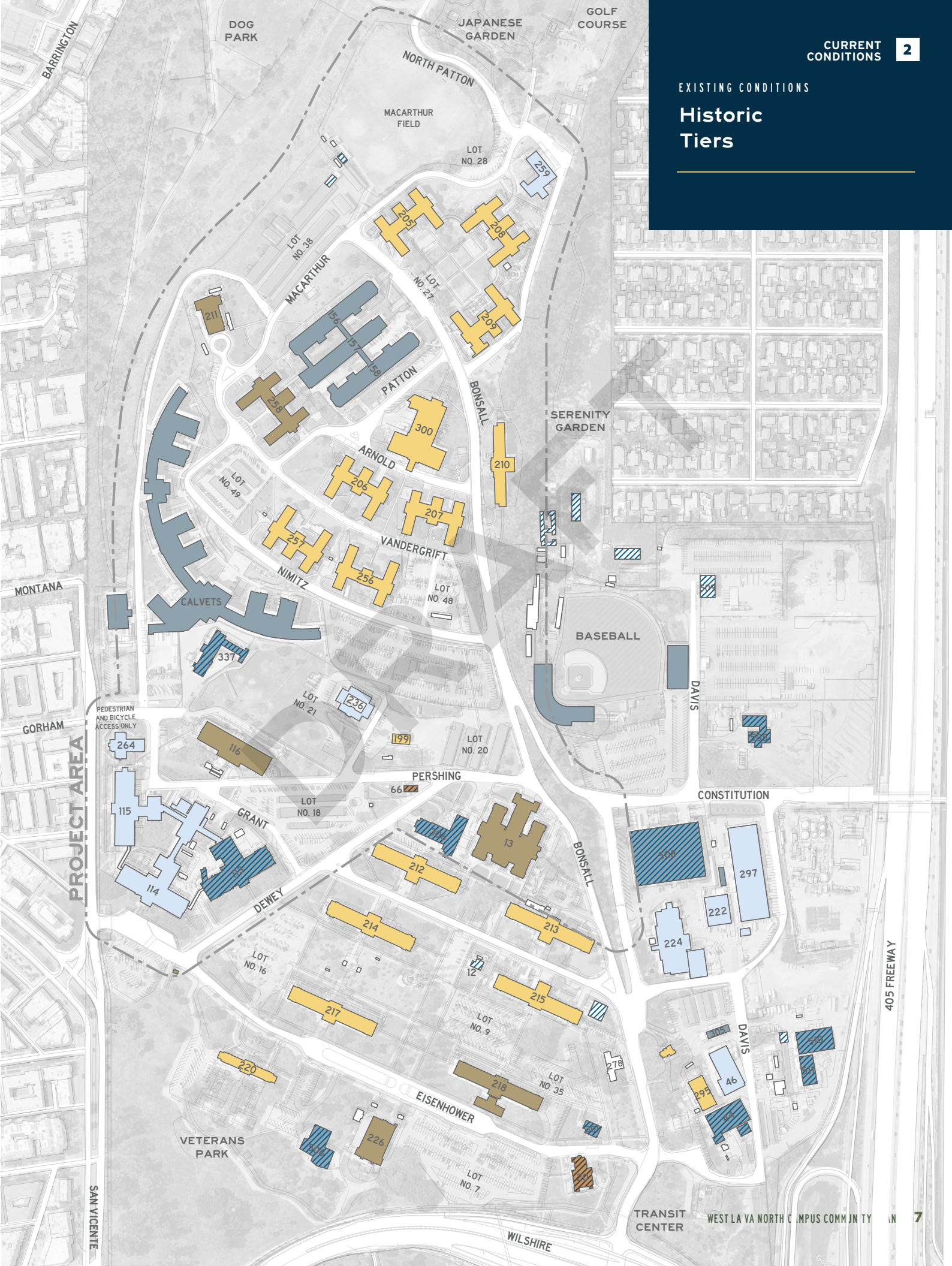
LEGEND

- Tier 1
- Tier 2
- Tier 3
- Non-Priority
- Individually Listed
- Contributing (no hatch)
- Non-Contributing

DRAFT

EXISTING CONDITIONS

Historic Tiers





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.

DRAFT

EXISTING CONDITIONS

Building Assessment

Poor | Moderate | Good | Not Available



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.

EXISTING CONDITIONS

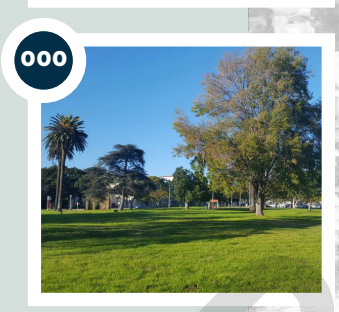
Building Use

- Administrative
- Recreation
- Ambulatory
- Mental Health
- Residential Health
- Residential Lodging
























Community Living Center
Research
Support/Logistics
Vacant
Shared
Community Plan Project Area
SAN DIEGO FREEWAY
CONSTITUTION
BONSALL
GRANT
EISENHOWER
WILSHIRE
DRAFT
59
210
509
199
66
306
13
212
213
508
297
222
224
214
12
215
305
510
511
46
295
44
217
218
301
20
226
506





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.

DRAFT

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.

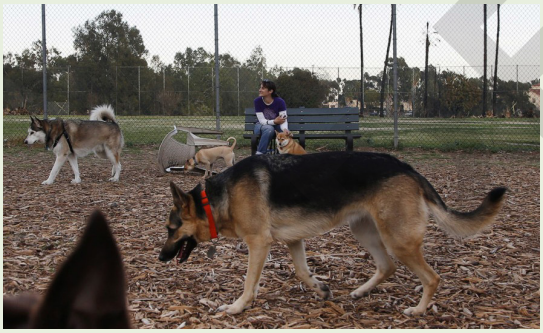
Within this cradled portion of the West LA VA North Campus – which makes up a majority of the Community Plan project area – there are a number of designed open spaces. Most of the landscape is created through a combination of large building setbacks from the street and sidewalks, and the remaining spaces that have not been paved for vehicle parking.


EXISTING CONDITIONS
Open Spaces
Parks/ Maintained Landscape
Wild Lands
DOG PARK
JAPANESE GARDEN
GOLF COURSE
NORTH PATTON
MACARTHUR FIELD
LOT NO. 28
LOT NO. 38
MACARTHUR
LOT NO. 27
PATTON
BONSALL
SERENITY GARDEN
ARNOLD
LOT NO. 49
VANDERGRIFT
NIMITZ
CALVETS
LOT NO. 48
BASEBALL
DAVIS
LOT NO. 21
PEDESTRIAN AND BICYCLE ACCESS ONLY
LOT NO. 20
PERSHING
CONSTITUTION
LOT NO. 18
GRANT
DEWEY
LOT NO. 16
LOT NO. 9
LOT NO. 35
EISENHOWER
VETERANS PARK
LOT NO. 7
TRANSIT CENTER
WILSHIRE
405 FREEWAY
SAN VICENTE
BARRINGTON
MONTANA
GORHAM
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.



DRAFT





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.



DRAFT





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.

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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.



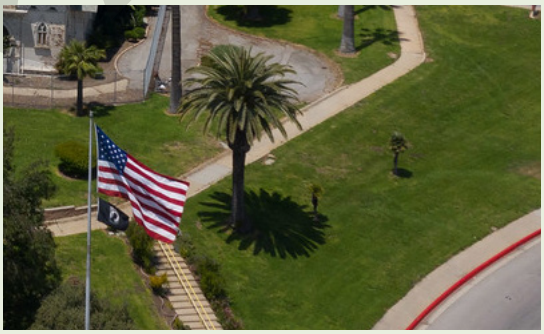
COLUMBARIUM

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.

DRAFT



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.

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 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.

LEGEND

- Bluff
- Ridgeline
- Intermittent Drainage Channel
- Steep Slope
- Tableland
- Arroyo

DRAFT

EXISTING CONDITIONS

Site Physiography





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

4.3% **Slope**

385 **5' Contour**

EXISTING CONDITIONS

Site Topography



EXISTING CONDITIONS

Faults and Liquefaction

- Liquefaction Zone
- Fault Line
- VA Property Line
- Community Plan Project Area



DRAFT


LOS ANGELES
NATIONAL
CEMETERY
WILSHIRE
VETERANS





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

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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.

Geotechnical analysis is also recommended to determine the structural capacity and percolation of soils at each development site.

For the PEIS technical studies, soil samples taken from across the site were relatively uniform, with 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.

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 horticultrual soil test results at each site.



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







Existing drainage structure in arroyo west of CalVets building



Existing drainage structure arroyo west of Brentwood Theater

DRAFT

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.

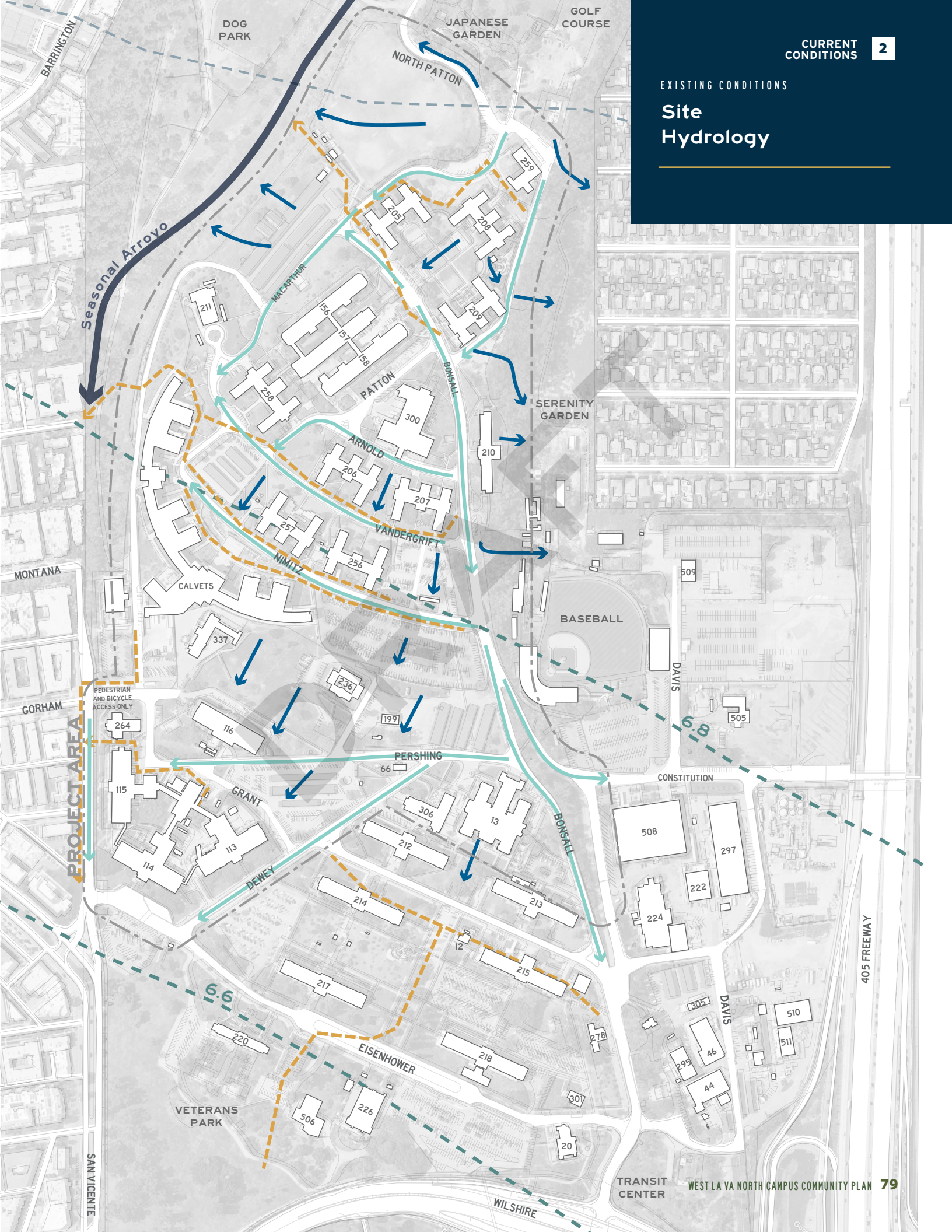
There is a remnant of an arroyo with intermittent seasonal flow on the western side of the site. The natural hydrology of the arroyo has been significantly altered by the extension of a storm drain system in 1996 and fill in the north end of the arroyo. Storm drain infrastructure in the arroyo can be 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-Angeleno 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.

DRAFT



LEGEND

- Los Angeles Plain Ecoregion
- Remnant Arroyos
- Ballona Wetlands
- Santa Monica Mountains (Venturan-Angeleno Coastal Hills Ecoregion)
- West LA VA Campus

EXISTING CONDITIONS

Historic Ecotypes





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.

Outside of the arroyos, the vast majority of existing vegetation within the project area consists of lawns 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 occured 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.

DRAFT

LEGEND

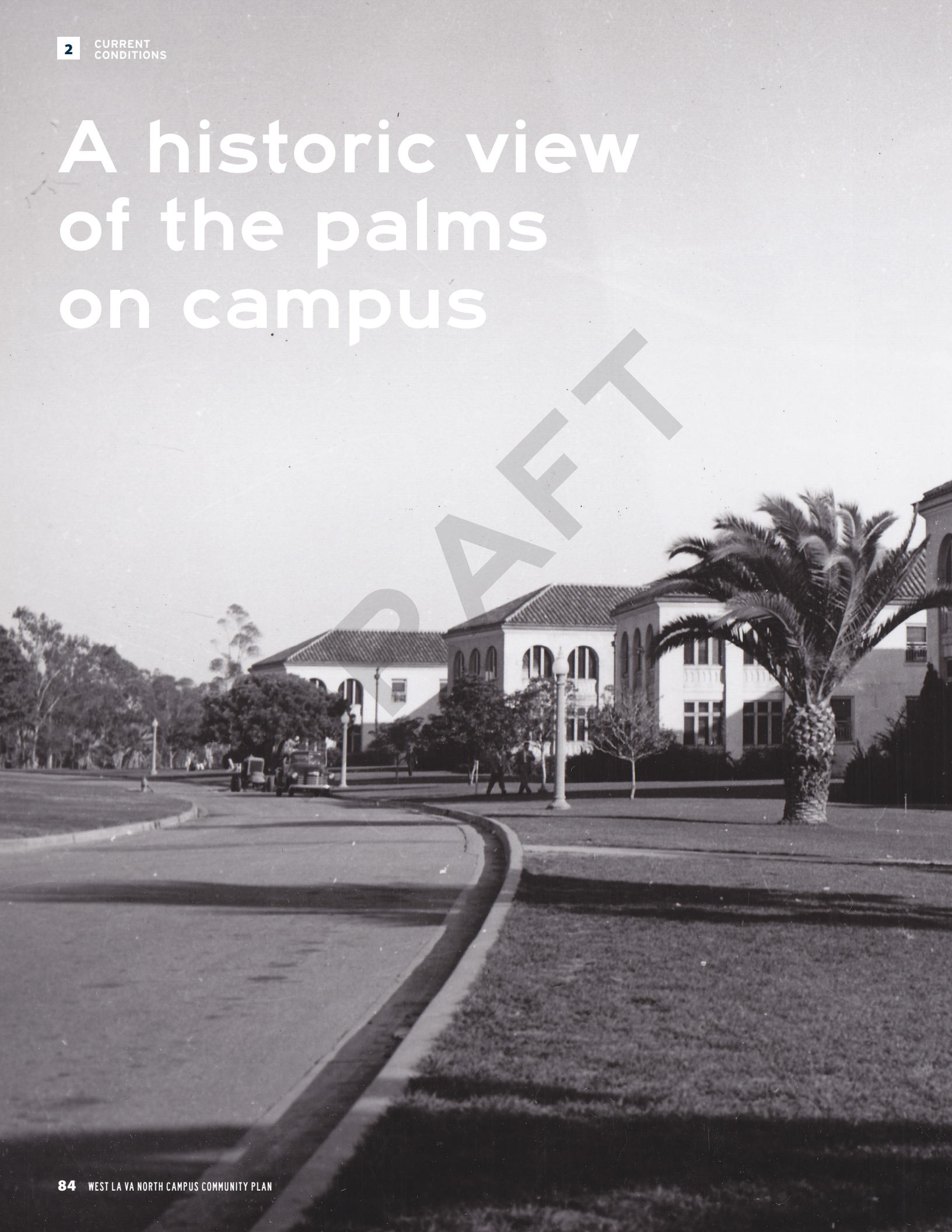
- Existing Tree Canopy
- Existing Lawn
- Arroyo
- Protected Trees - City of L.A. Umbellularia Californica - California Bay
- Quercus agrifolia - Coast Live Oak
- Platanus racemosa - Western sycamore

EXISTING CONDITIONS

Current Vegetation



A historic view of the palms on campus



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E
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5PM
8AM
JUNE 21, SUMMER SOLSTICE SUN PATH
DECEMBER 21, WINTER SOLSTICE SUN PATH
PROJECT AREA
DOG PARK
JAPANESE GARDEN
GOLF COURSE
NORTH PATTON
BARRINGTON
MACARTHUR
PATTON
BONSALL
SERENITY GARDEN
ARNOLD
NIMITZ
CALVETS
MONTANA
GORHAM
PEDESTRIAN AND BICYCLE ACCESS ONLY
BASEBALL
DAVIS
CONSTITUTION
PERSHING
GRANT
DEWEY
EISENHOWER
VETERANS PARK
SAN VICENTE
WILSHIRE
TRANSIT CENTER
405 FREEWAY
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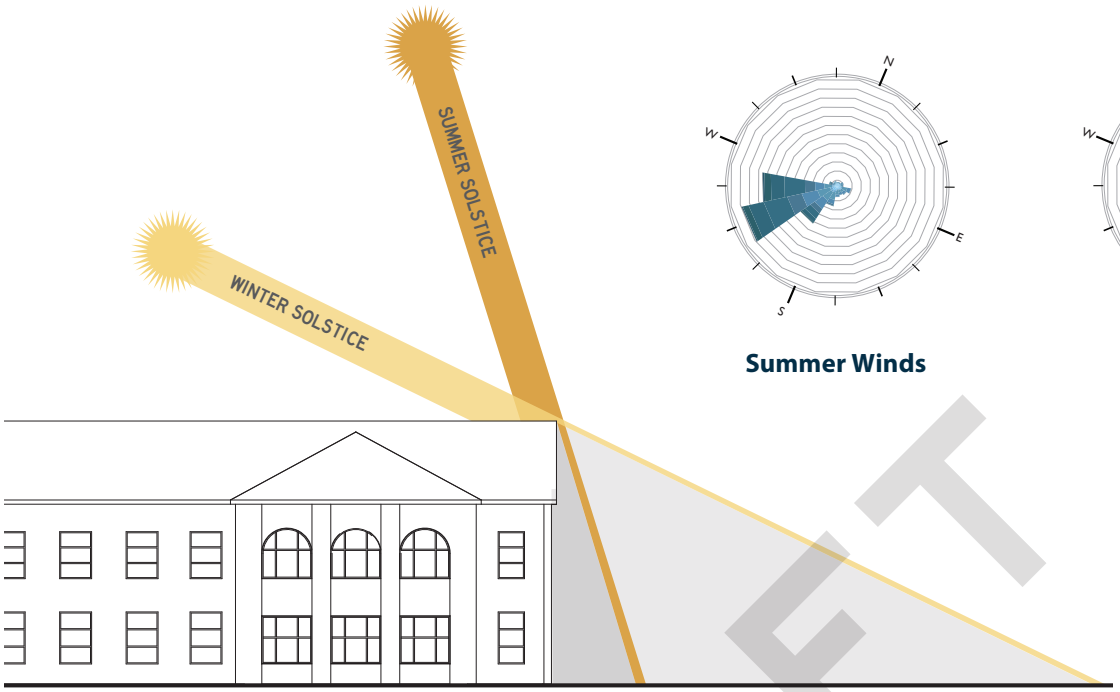
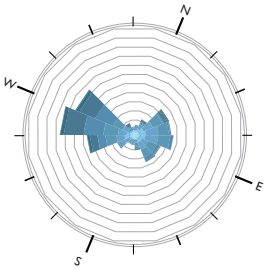


Summer Winds



Winter Winds

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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.

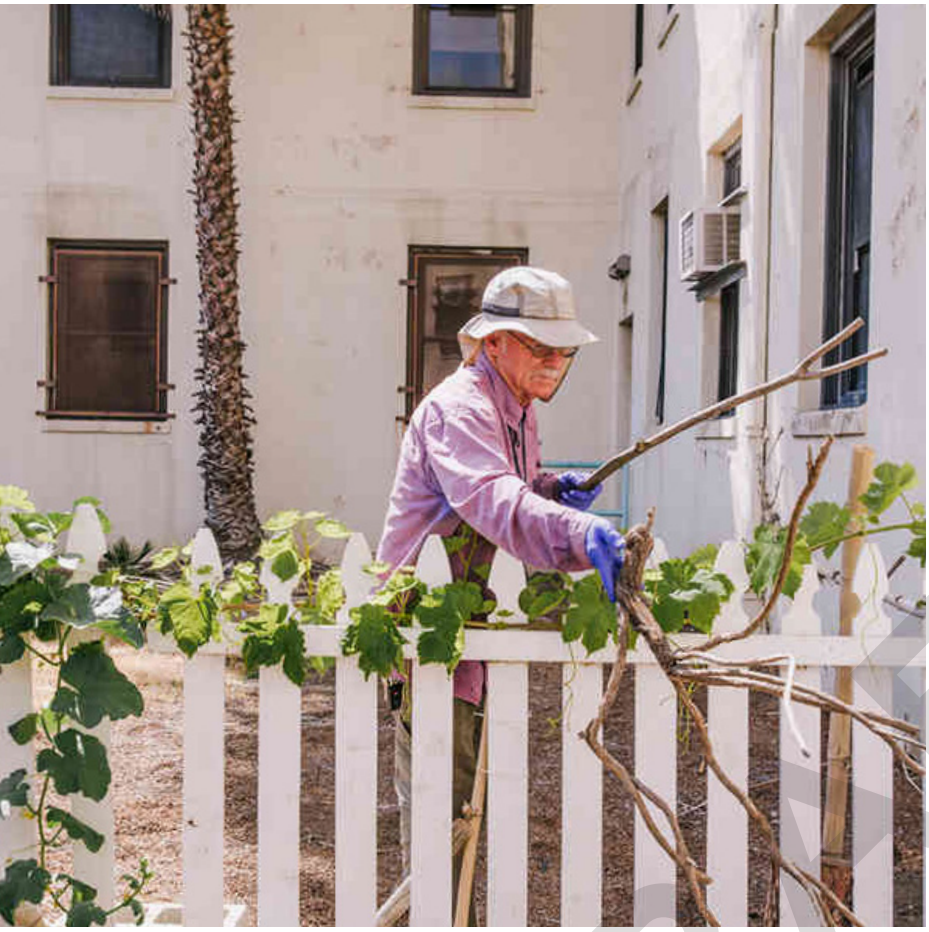
Most rainfall occurs in January, February and March, with almost no rain in the summer months.

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.

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.



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
- Park
- Parking Lot
- Wild Lands
- Maintained Landscape / Lawn
- Deteriorated Landscape
- Grove
- Mulched Planting Area

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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.



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LEGEND

1 (Area) — **Contributing Landscape Elements within the West LA VA Campus VA Project Site in both the PEIS and the CHRP**

1 (Linear)

2 (Area) — **Contributing Landscape Elements within the West LA VA Campus Project Site in the PEIS only**

2 (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

EXISTING CONDITIONS

Road Networks



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

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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

20' - 25'

25' - 30'

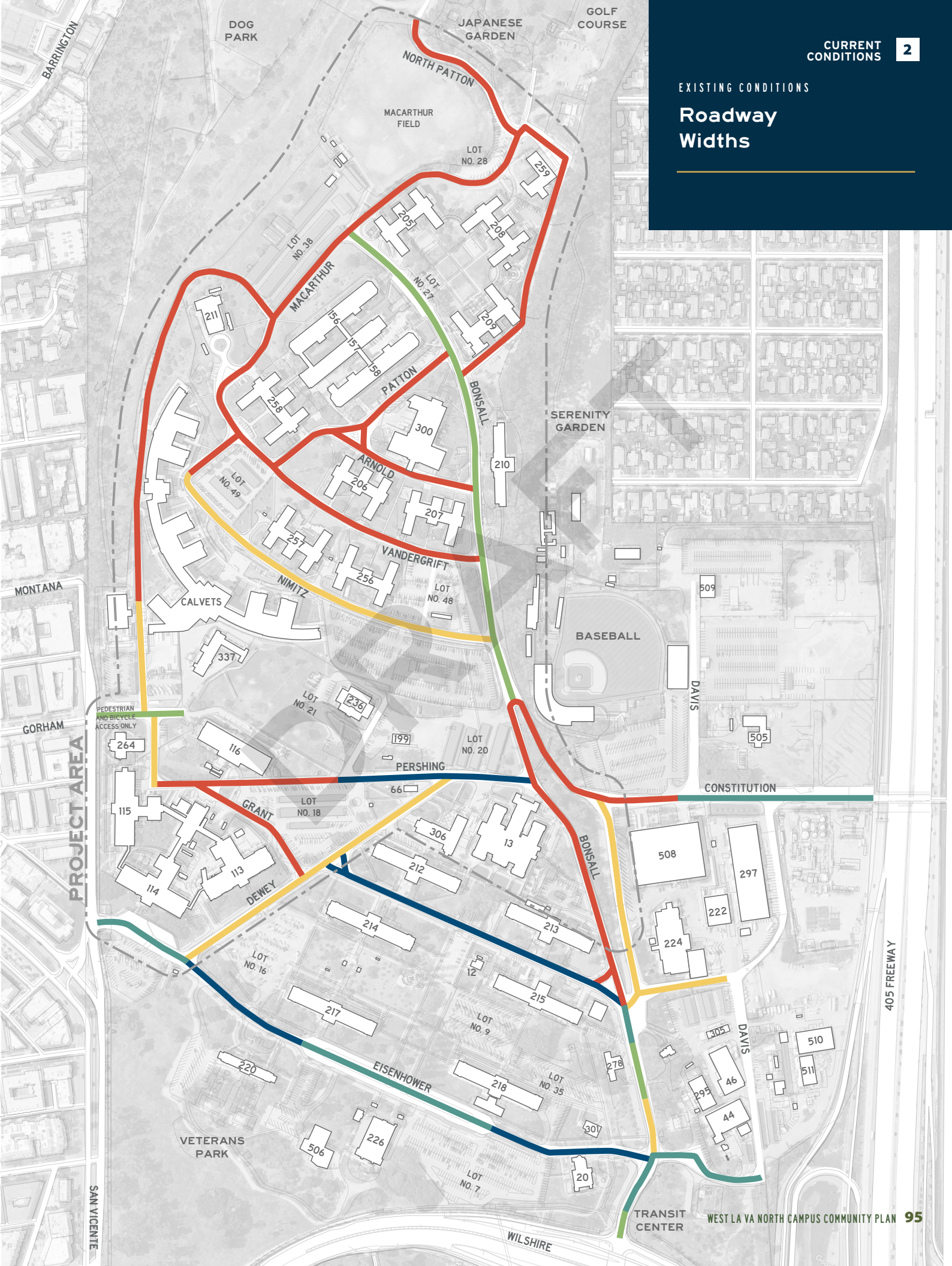
30' - 35'

35' - 40'

40' +

EXISTING CONDITIONS

Roadway Widths



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

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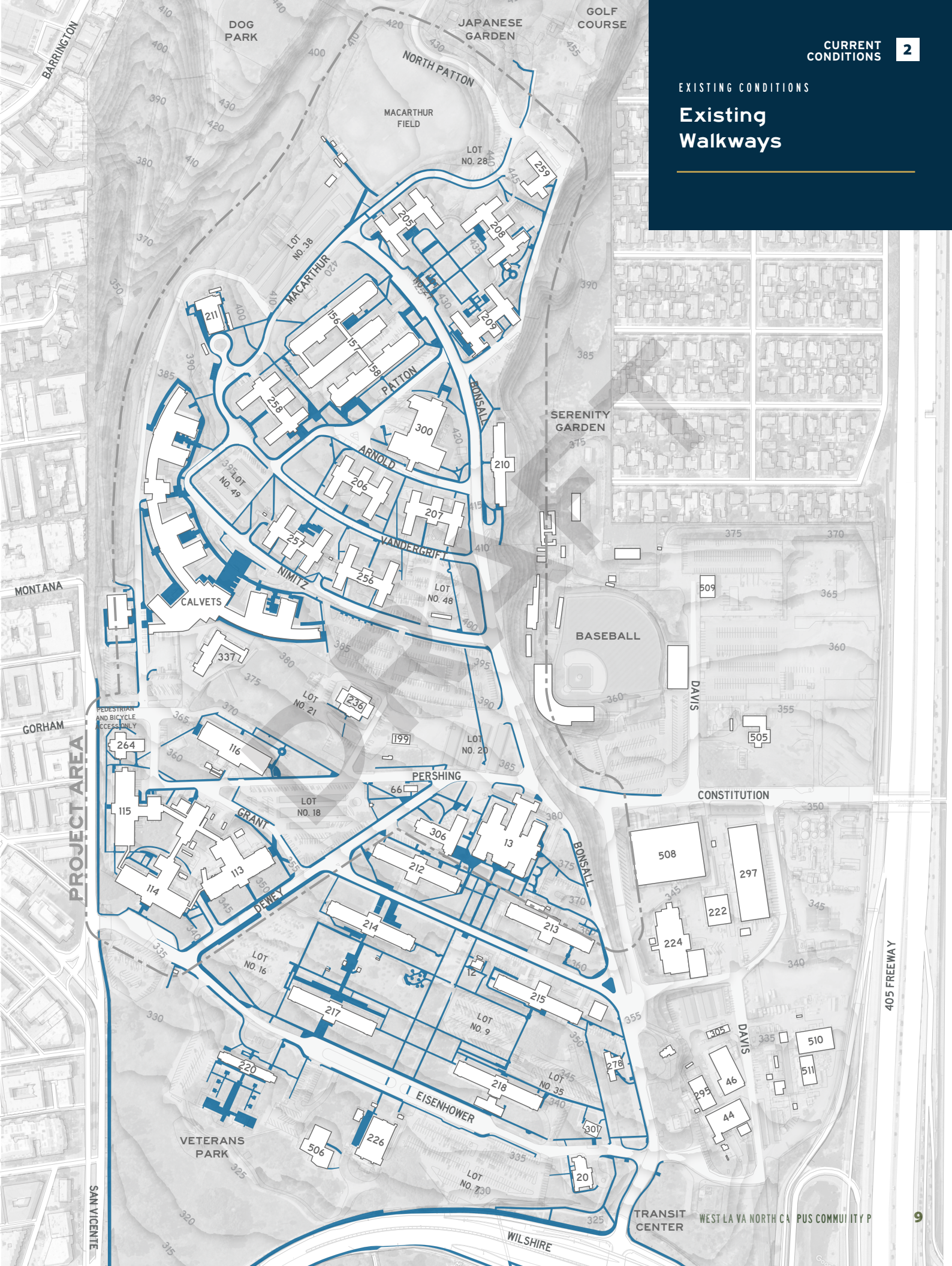
EXISTING CONDITIONS

Existing Walkways



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.

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EXISTING CONDITIONS

Parking Lots/ Utilization

#28	A	47 PS		AA	19 PS
	B	17 PS		BB	6 PS
#38	C	184 PS	#21	CC	8 PS
#27	D	15 PS		DD	10 PS
	E	11 PS		EE	11 PS
	F	8 PS	#20	FF	67 PS
#37	G	23 PS	#18	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			

CHAPTER THREE

RESEARCH & ENGAGEMENT

CONTENTS

3.1
Engagement Process

3.2
Community Voice

3.3
Case Studies

3.4
Assets, Constraints, Considerations, & Opportunities

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Dignity
Hope
SAFETY
PHYSICAL +
PSYCHOLOGICAL
DRAFT

3.1 Engagment 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.

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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

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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.

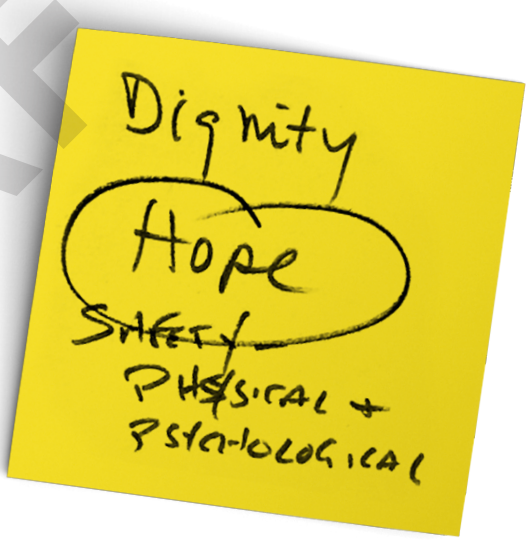
Engagement also included local neighbors and community partners, which focused on questions and discussions related to the scope and intent of establishing a Veteran-serving neighborhood in West Los Angeles.

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.



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NEPA-ROD

Draft Community Plan

Final Community Plan

Construction Begins as Building 207 Breaks Ground

2019



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

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PLACE
SIGN-IN SHEET

3.2
Community Voice

Seven things we heard from from Veterans and the community

1

"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.

4

"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.

5

"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 parternship 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

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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.



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Case Study

Main Parade Ground Presidio of San Francisco



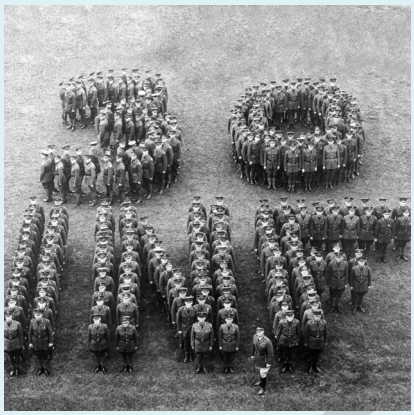
Once the venue for military pageantry, Main Parade was an expansive asphalt car park in the 1990s when the Presidio was transferred from the US Army to the National Park Service.

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






Proposed Main Parade



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.

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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.

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EUL EXAMPLES

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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.



HINES VETERANS AFFAIRS MEDICAL CENTER

Edward Hines Jr. VA Hospital provides health care services to Veterans in the Chicagoland area.

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 initial 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

The Dayton VAMC also offers services in four outpatient facilities - located in Lima, Middletown, and Springfield, Ohio and Richmond, Indiana.

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.

Ut aut aut ut dolorpo rehenis dolorpo quatures et, coribus maxim consendae nisquodissi [illegible] quiatiuntio.

SOURCE

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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.

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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.

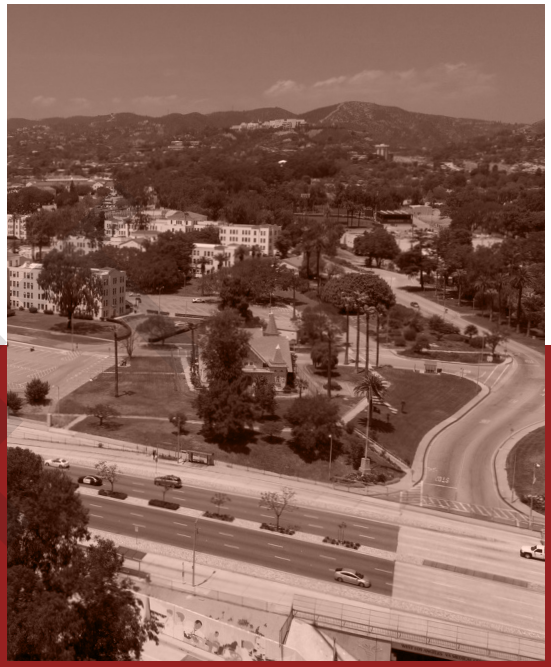
Constraints



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.





BLENDED 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.

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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



GROUNDED 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.

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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

★★★★★

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4.1
Overview Vision

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Development Program
Axes and Nodes
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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



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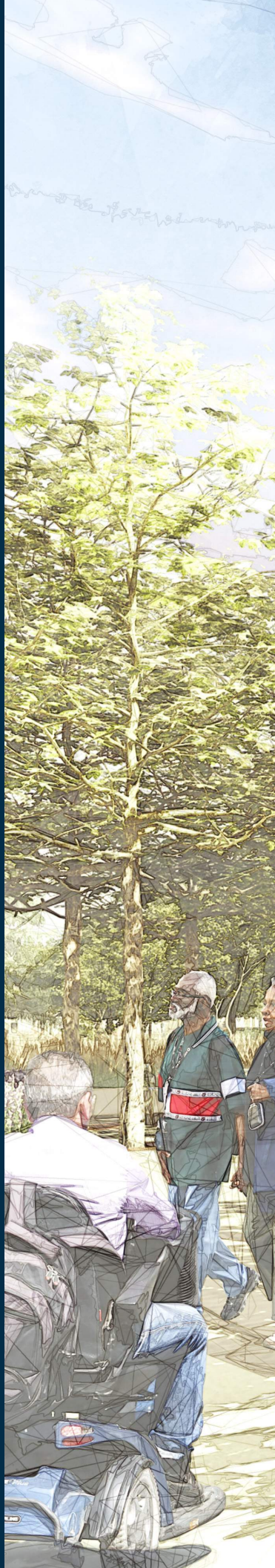
4.1

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.



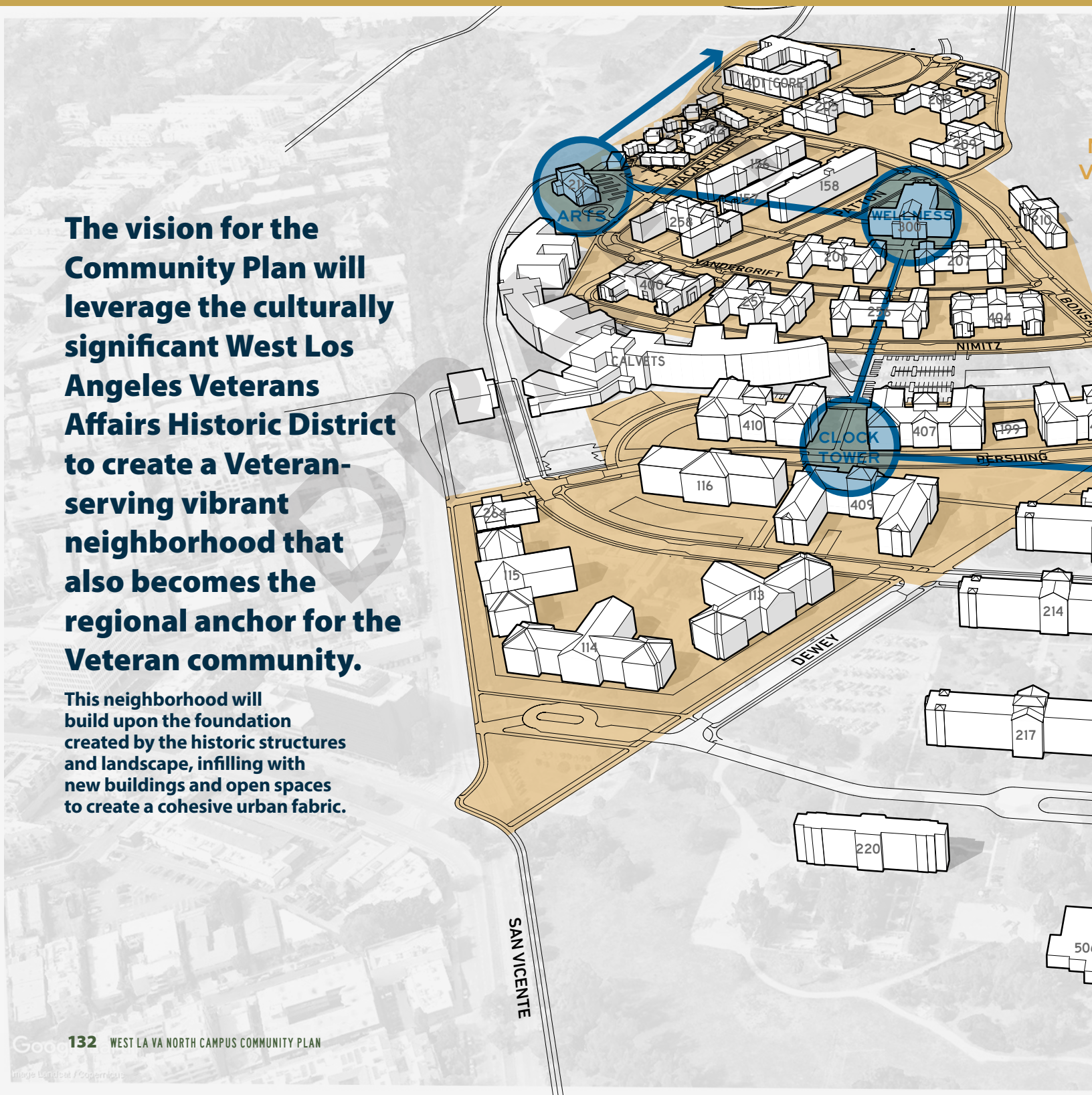


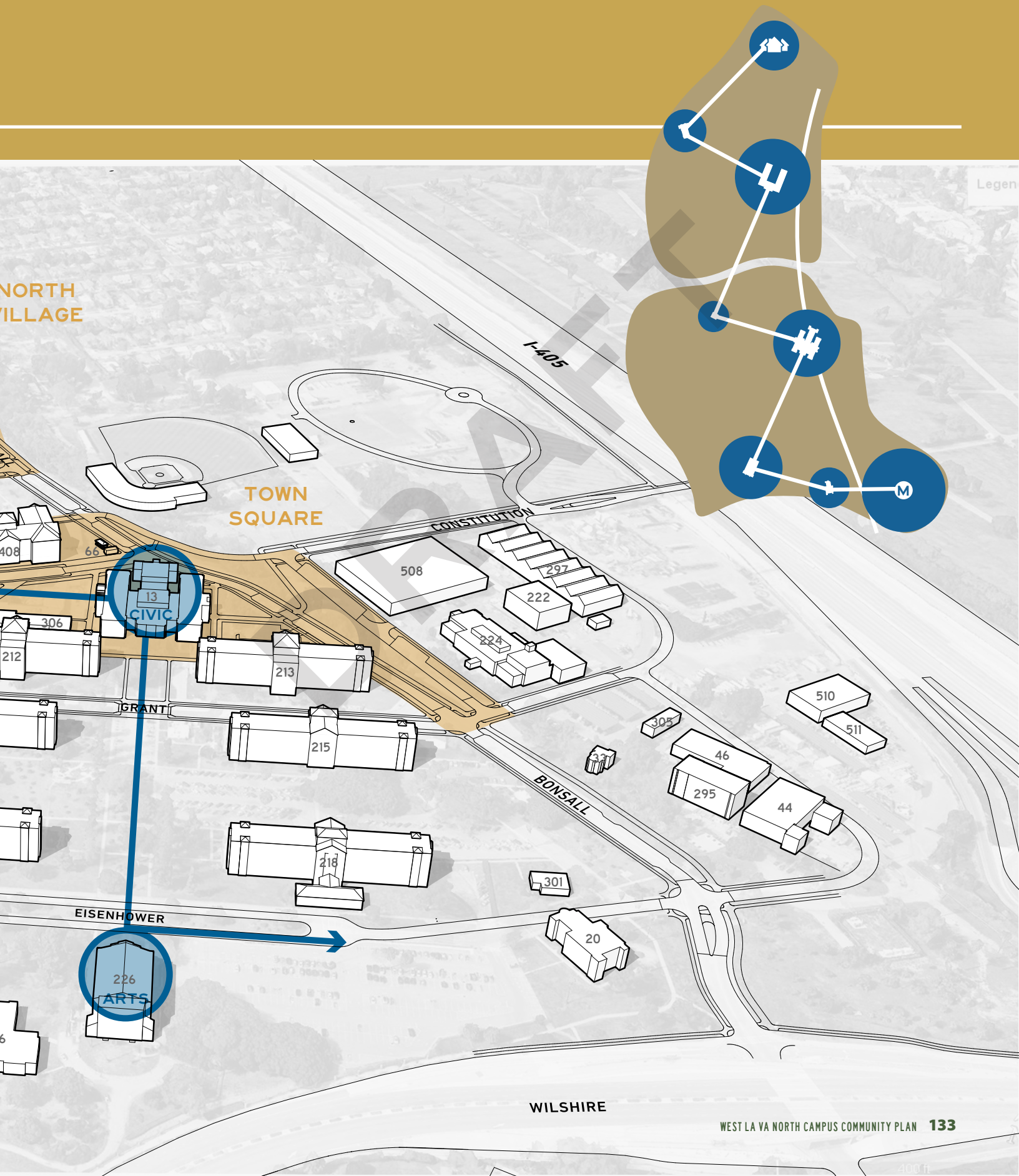
PROPOSED

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
508
297
222
224
408
66
13
CIVIC
306
212
213
GRANT
215
510
511
305
46
295
44
BONSALL
218
301
EISENHOWER
20
226
ARTS
WILSHIRE
DRAFT

The North Village establishes deliberate connections amongst the districts for creating cohesive utility, landscape, and circulation networks.



NORTH VILLAGE
Proposed Arroyos Path



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.





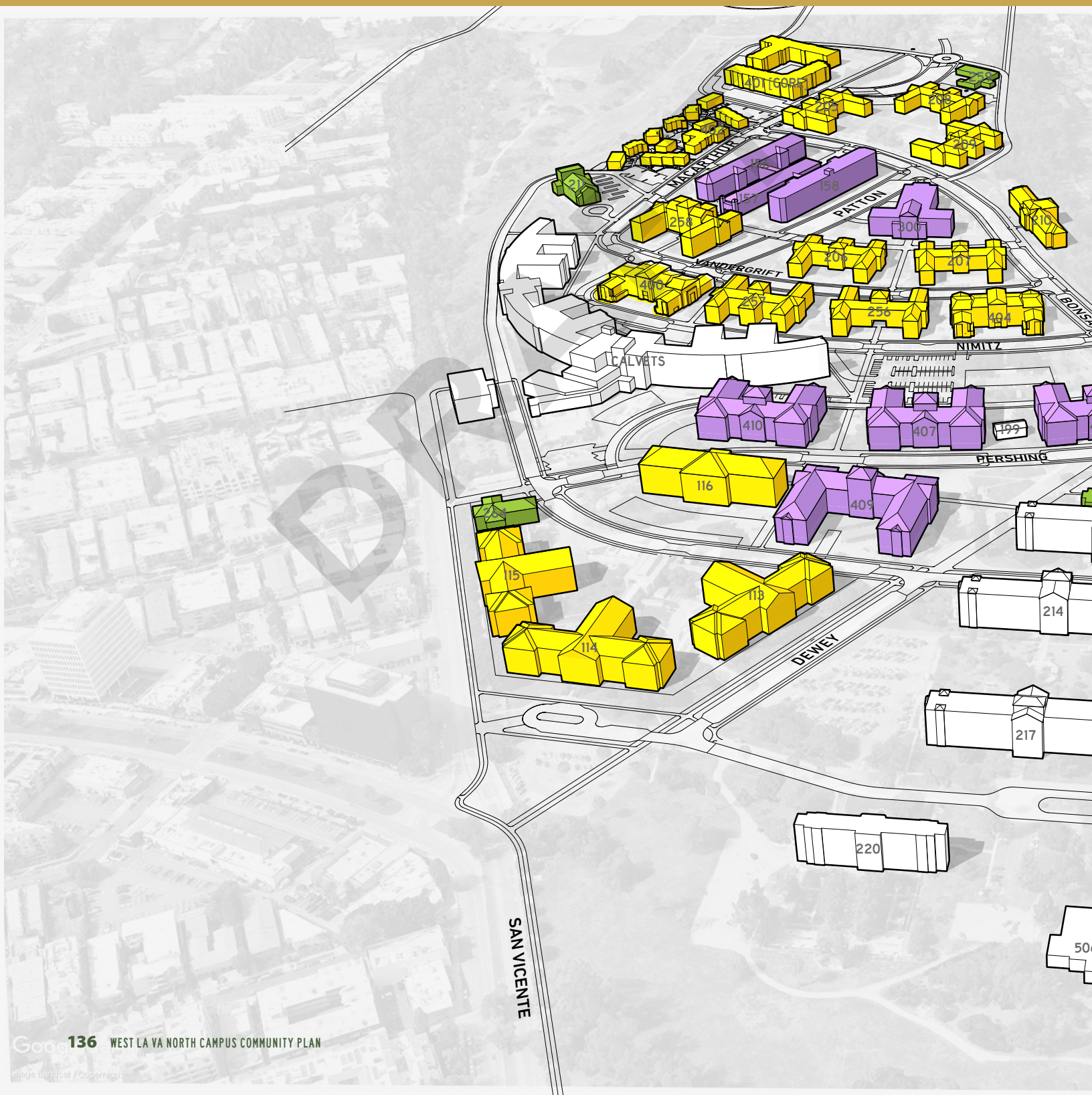
TOWN SQUARE
Proposed Trolley Plaza

LEGEND

- **North Village**
- **Town Square**

PROPOSED

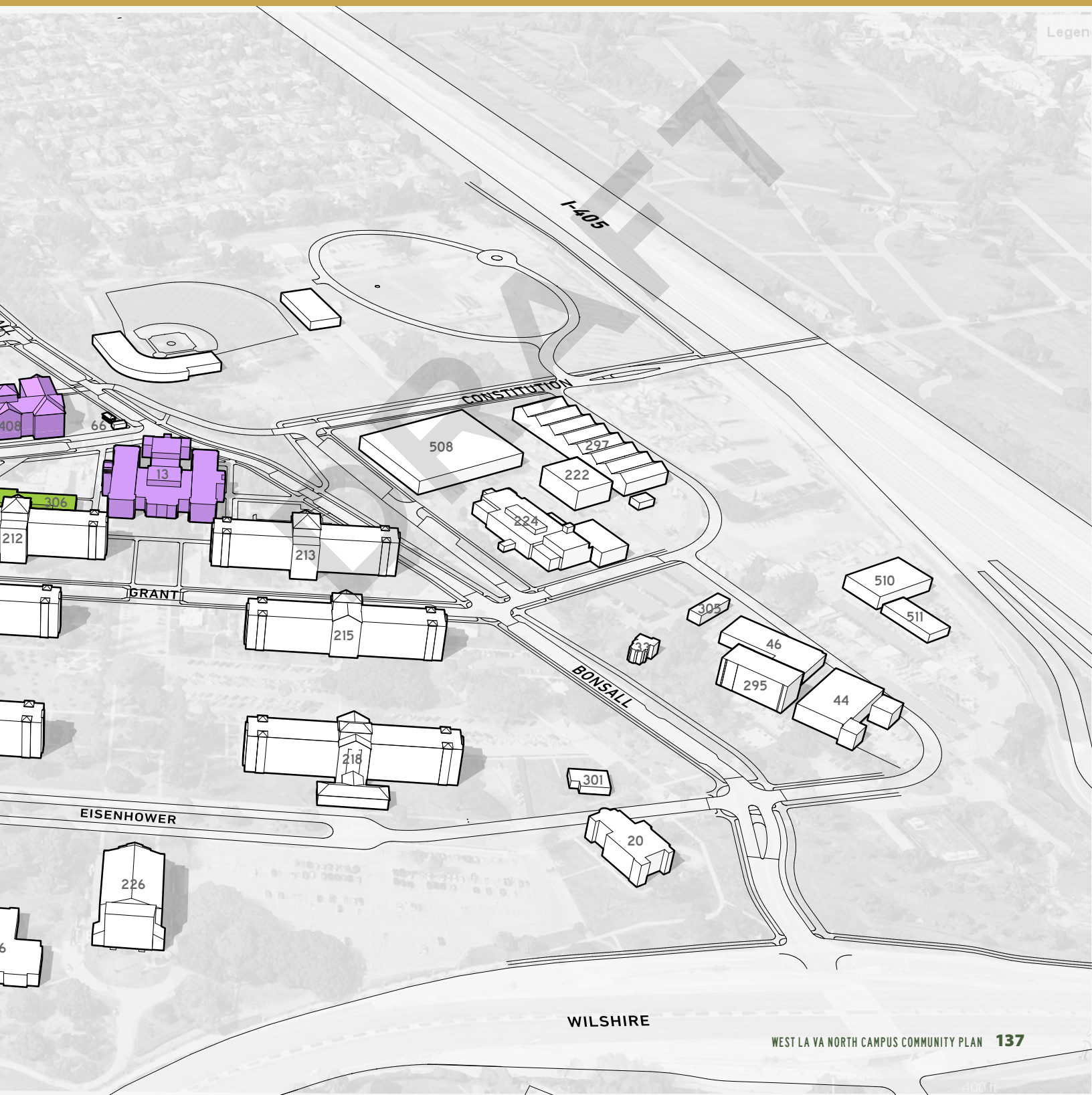
Development Program



Mixed Use

Residential

Community



The North Village establishes deliberate connections amongst the districts for creating cohesive utility, landscape, and circulation networks.

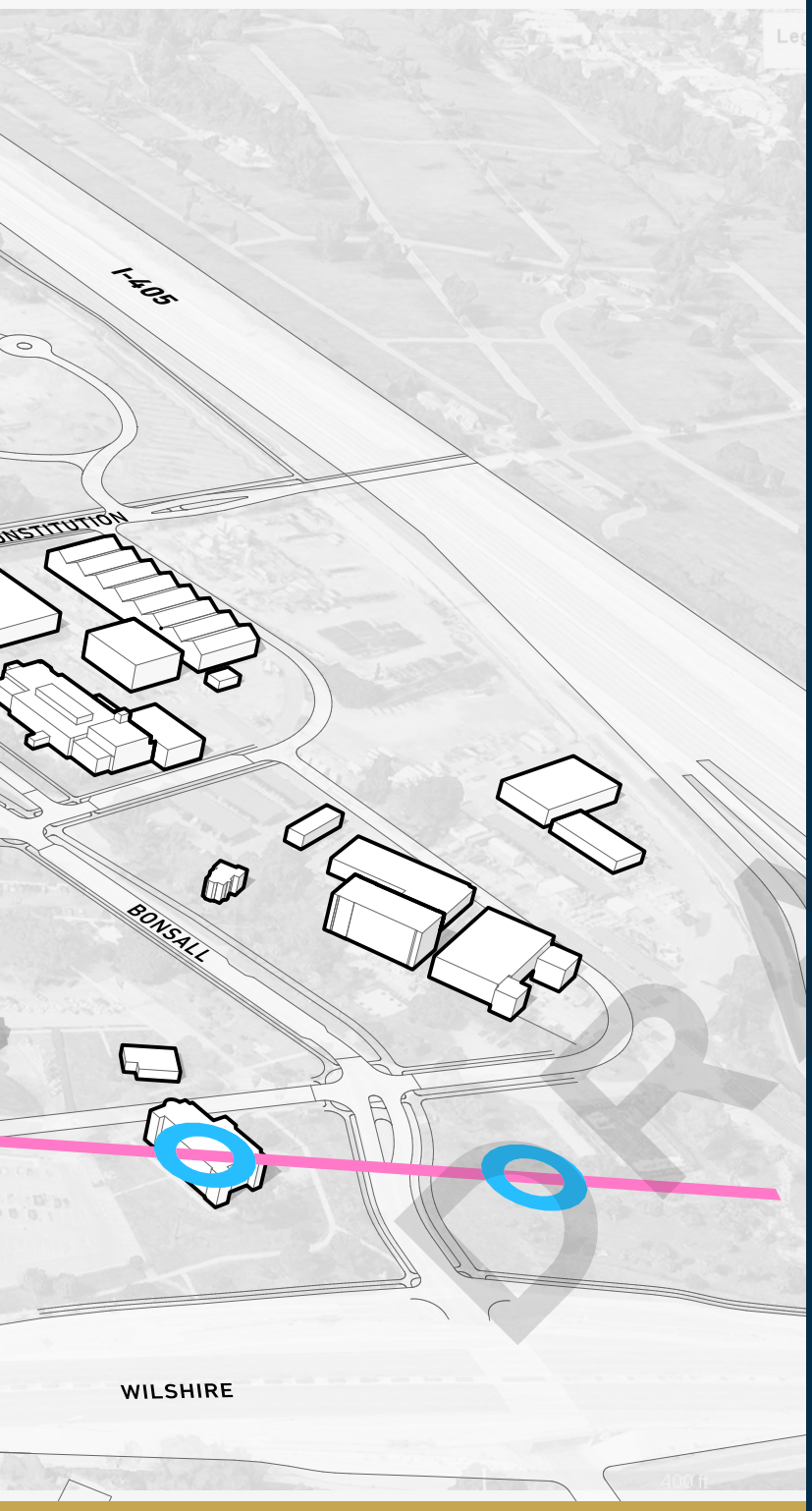


EISENHOWER AVE
Exisiting Conditions



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


EISENHOWER AVE
Exisiting Conditions

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.



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(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.

10

6

11

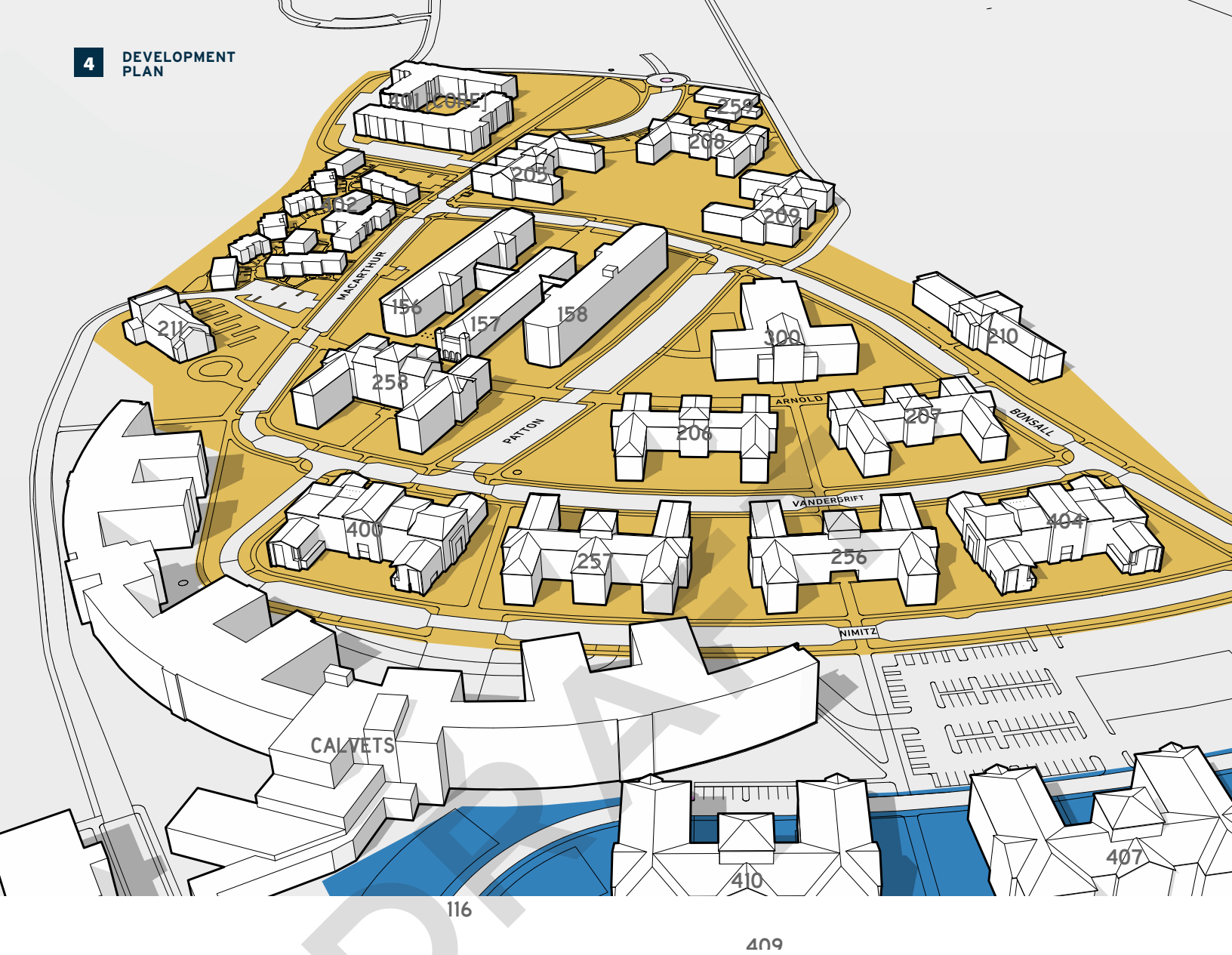
7

12

(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.



(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.



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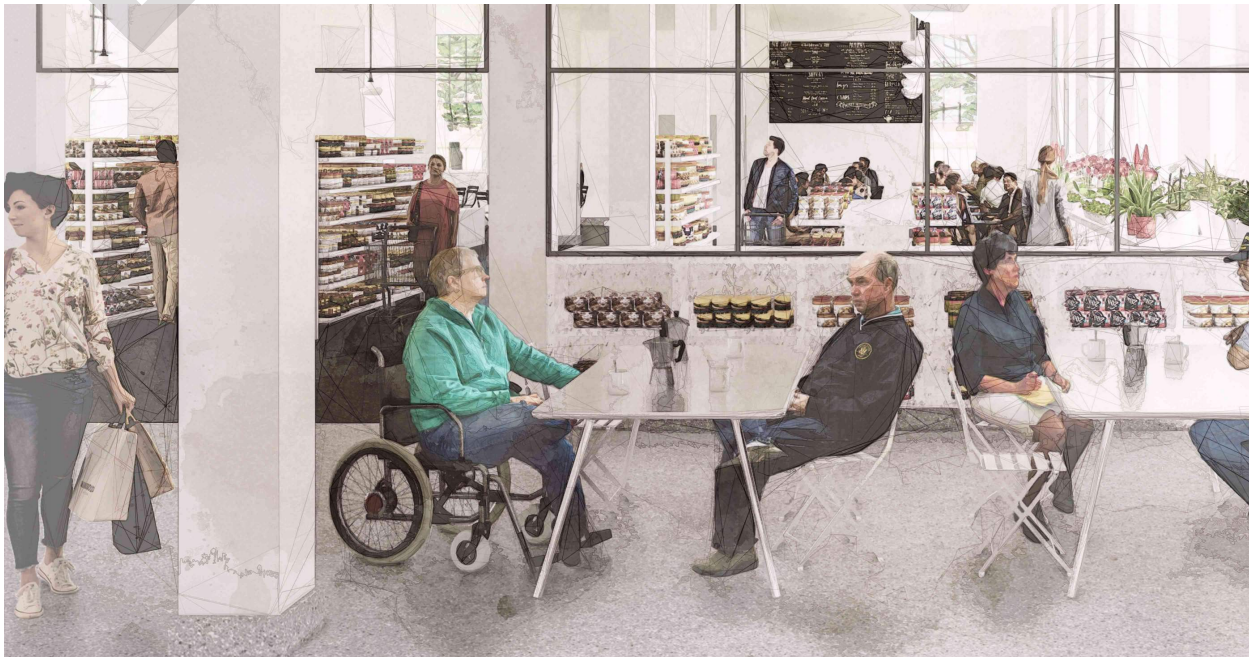
Building 300's Wellness Center will include community-wide services and amenities to support resident self-care such as a clothes closet, barber/salon, health clinic, and case management.





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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.

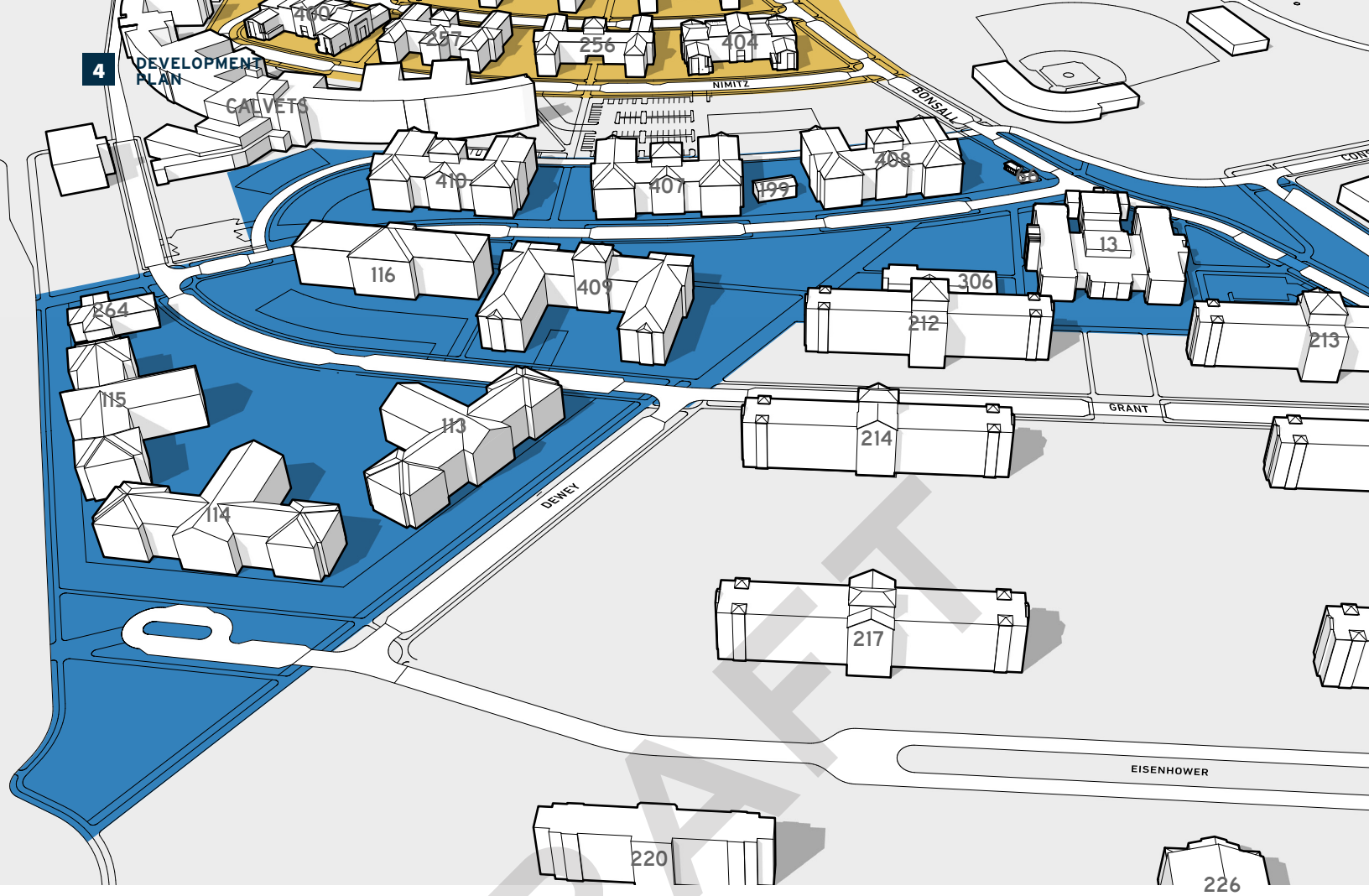
Most housing developed in the North Village will be created through the historic preservation and adaptive reuse of existing buildings. New infill buildings will share the massing, symmetry, and orientation of those around them while their architecture will be harmonious with the historic context.

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.



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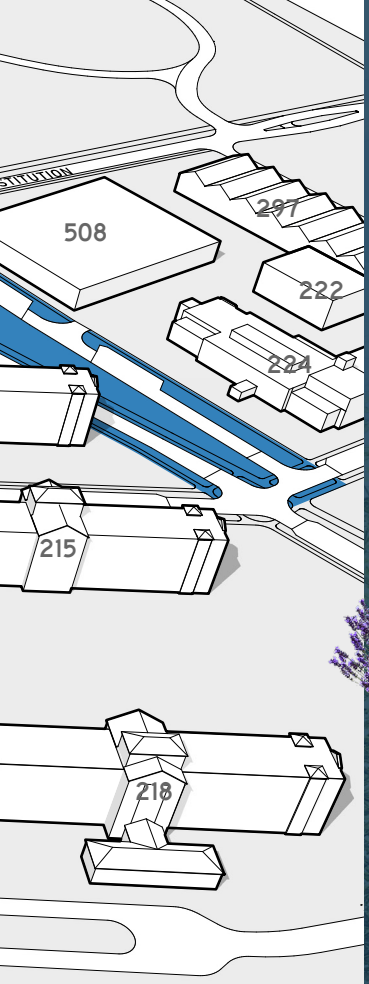
The Town Green is a larger park-like open space, forming the heart of the West LA VA North Campus and is designed to allow for large residential community events, and passive and active recreation.







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.

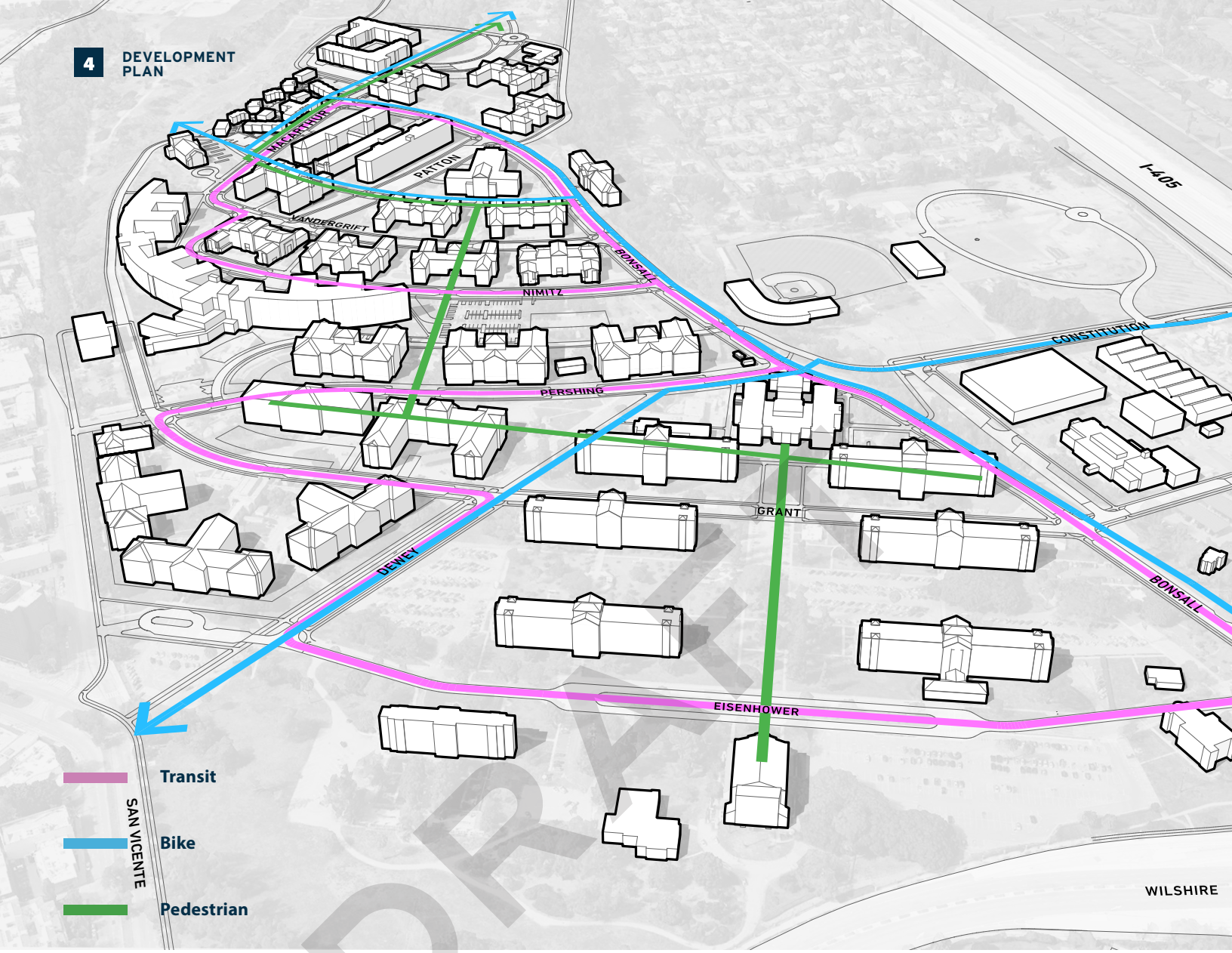
This large park-like open space is the heart of the West LA VA North Campus and is designed to allow for large residential community events, and passive and active recreation. It includes plazas and bike and mobility spines that act as spokes reaching out from the Town Green. Anchoring the east end of 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 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.



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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



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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.



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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.

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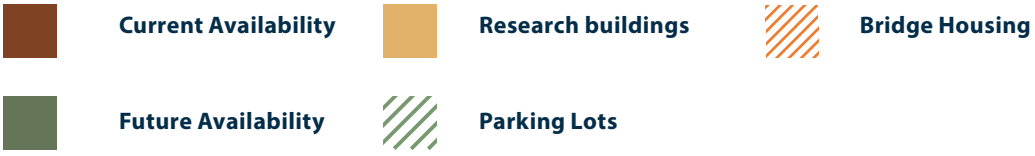
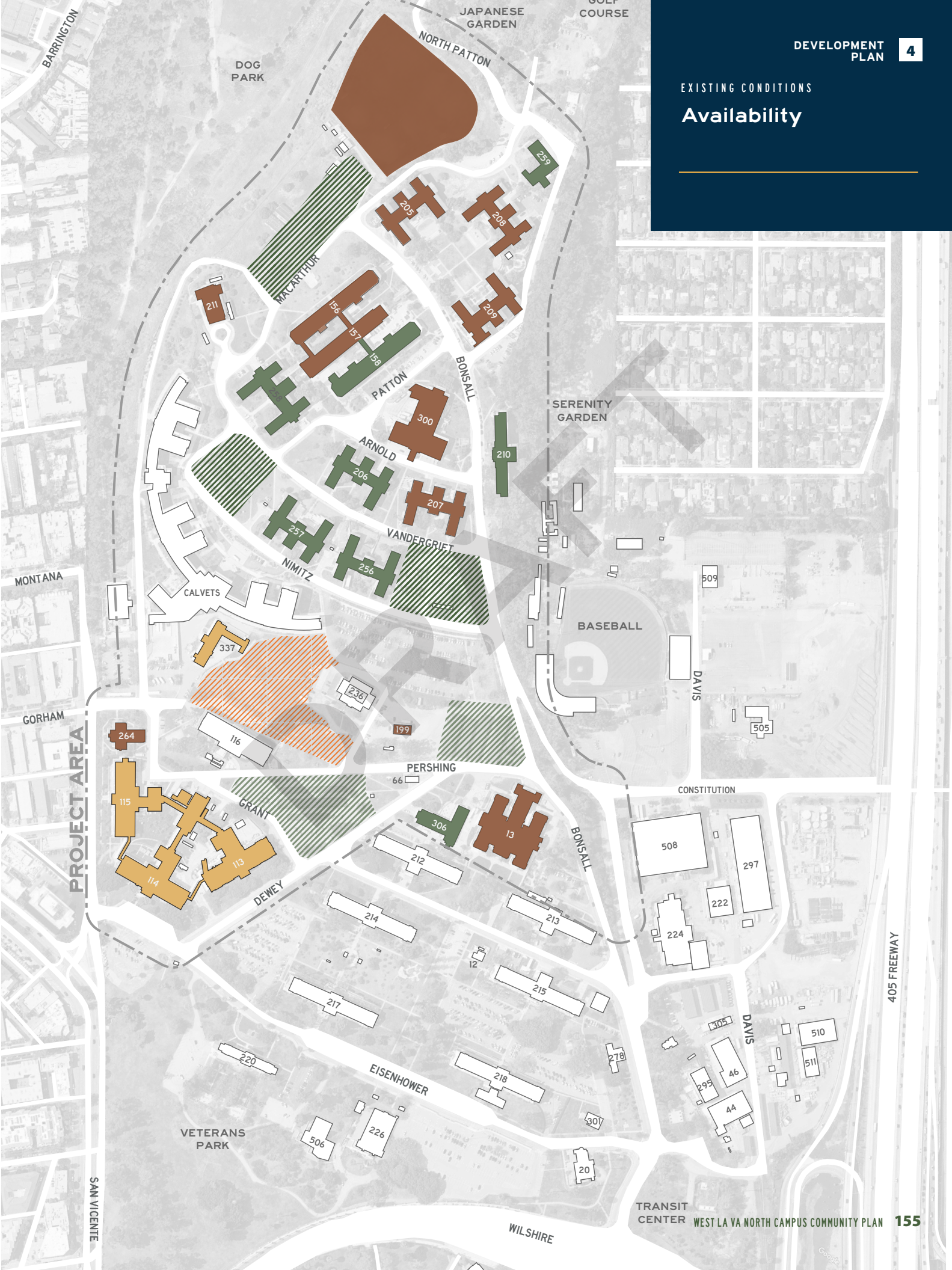


EXISTING CONDITIONS

Availability



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 Trolly 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 Trolly 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.

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LEGEND



PROPOSED

New, Reuse, Demo



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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.

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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

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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.

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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



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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

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PROPOSED

New Building Heights



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Il ium ditat magnatem que nim dolore, comnisquo quatures et, coribus maxim consendae nisquodissi acepério. Commo consere pellessimus et reptis sitatiuntio.

SOURCE

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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.

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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



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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.

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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

60 DU/AC

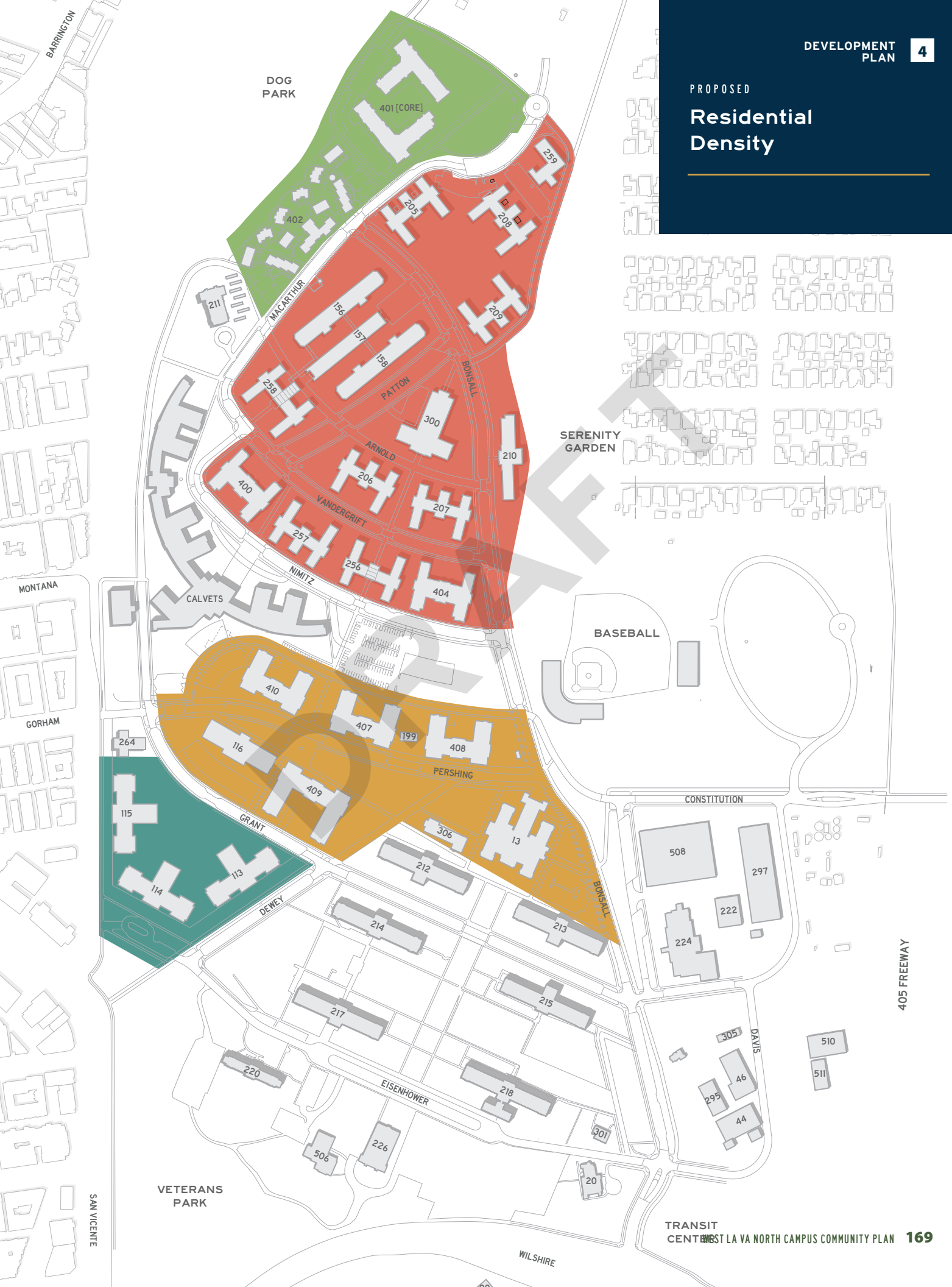
55 DU/AC

40 DU/AC

30 DU/AC

PROPOSED

Residential Density



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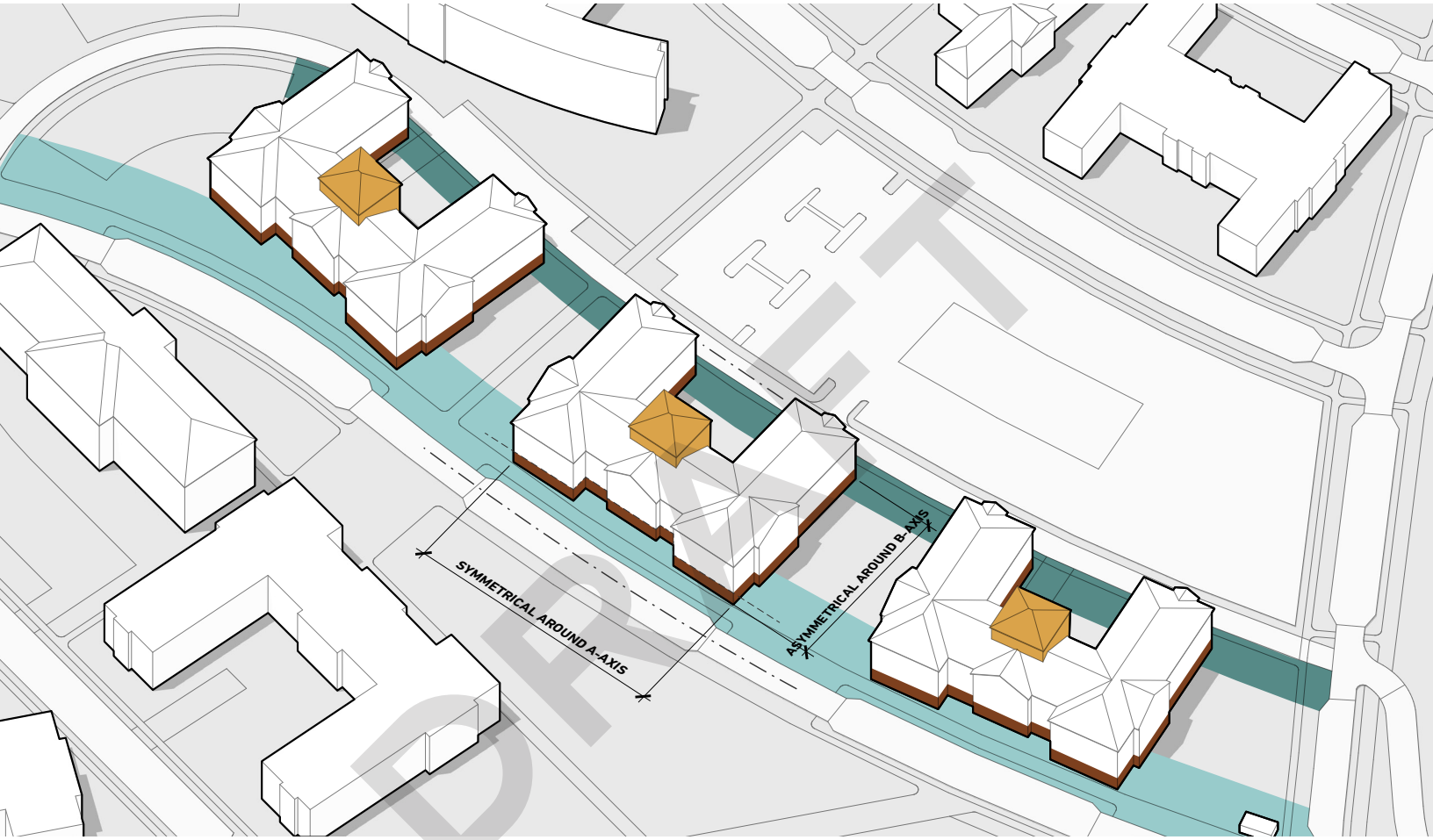

LEGEND

- Rear Yard at Street/Alley/Paseo
- Front Yard at Street
- Height Emphasized at Central Massing
- 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.

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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**

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PROPOSED

Community Uses



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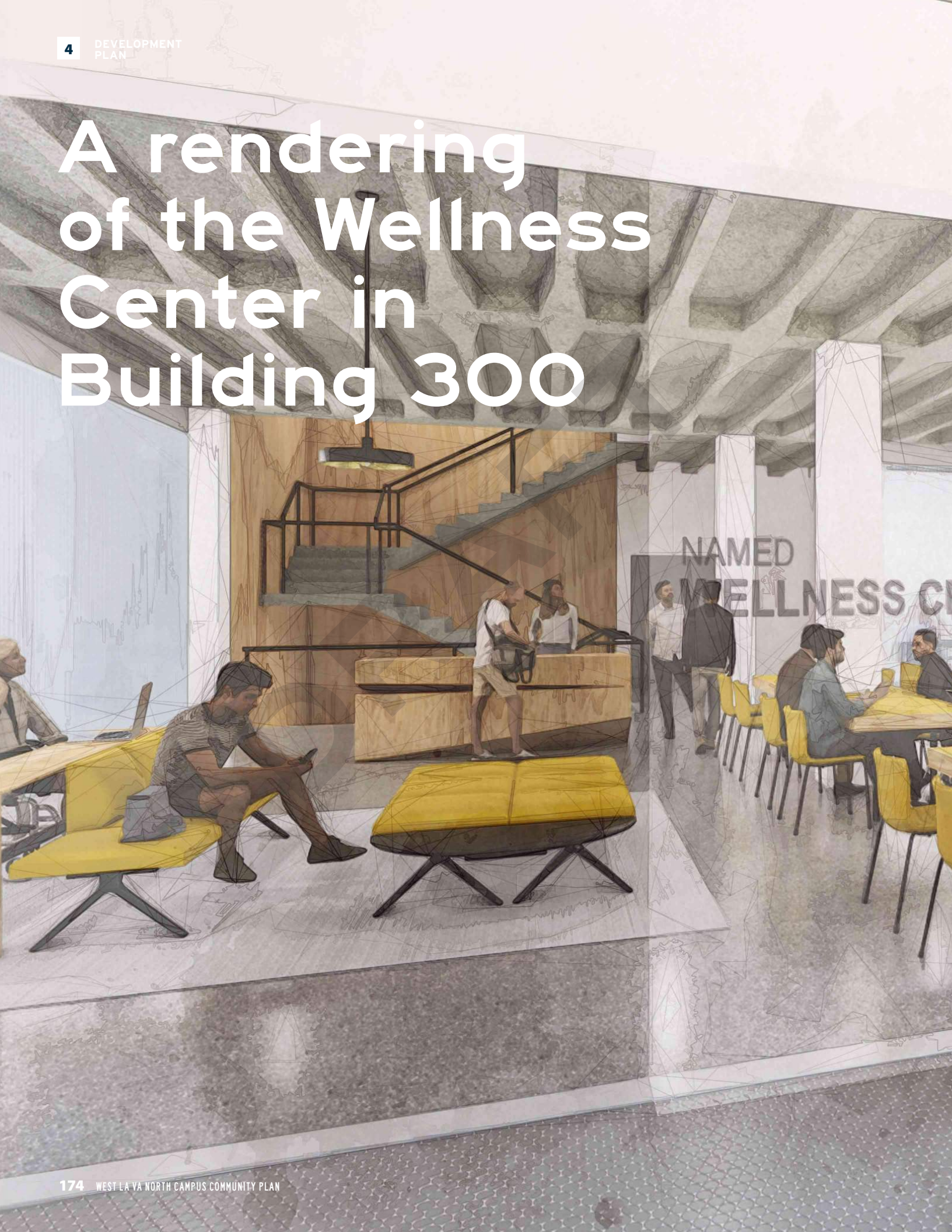
A rendering of the Wellness Center in Building 300





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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

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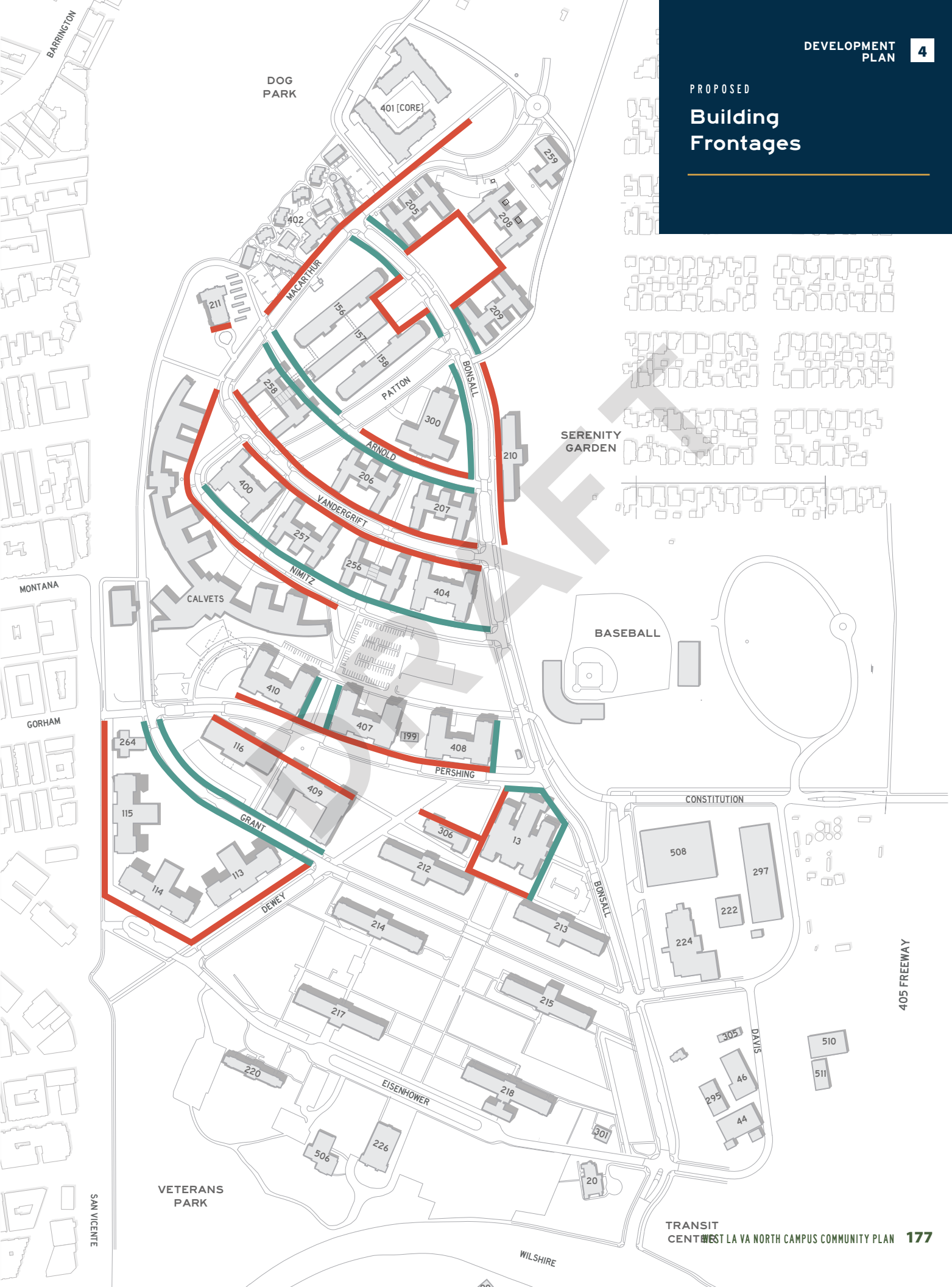
PROPOSED

Building Frontages



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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.

DRAFT

LEGEND

< 5'

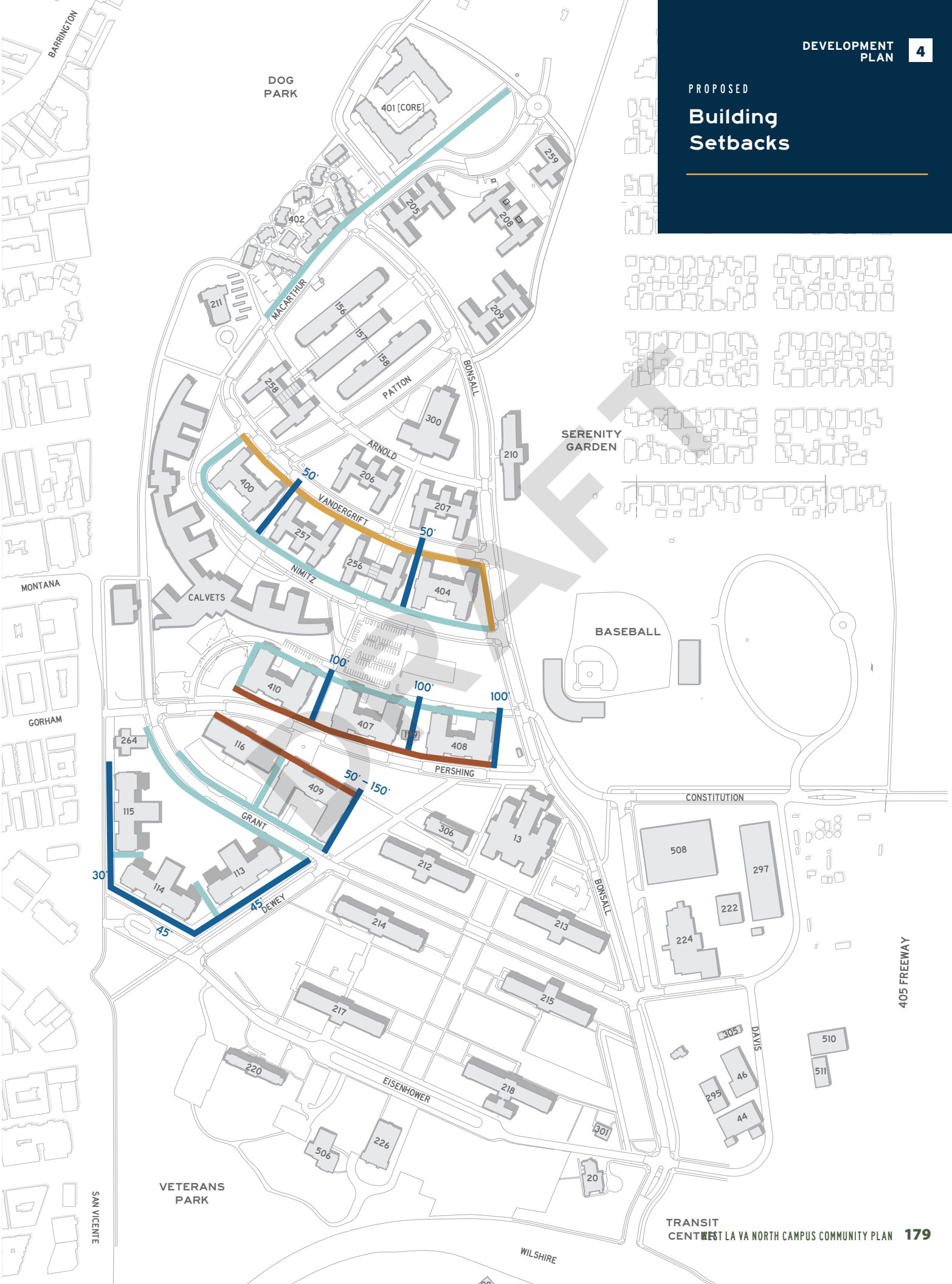
5-15'

15-25'

>25'

PROPOSED

Building Setbacks



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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.

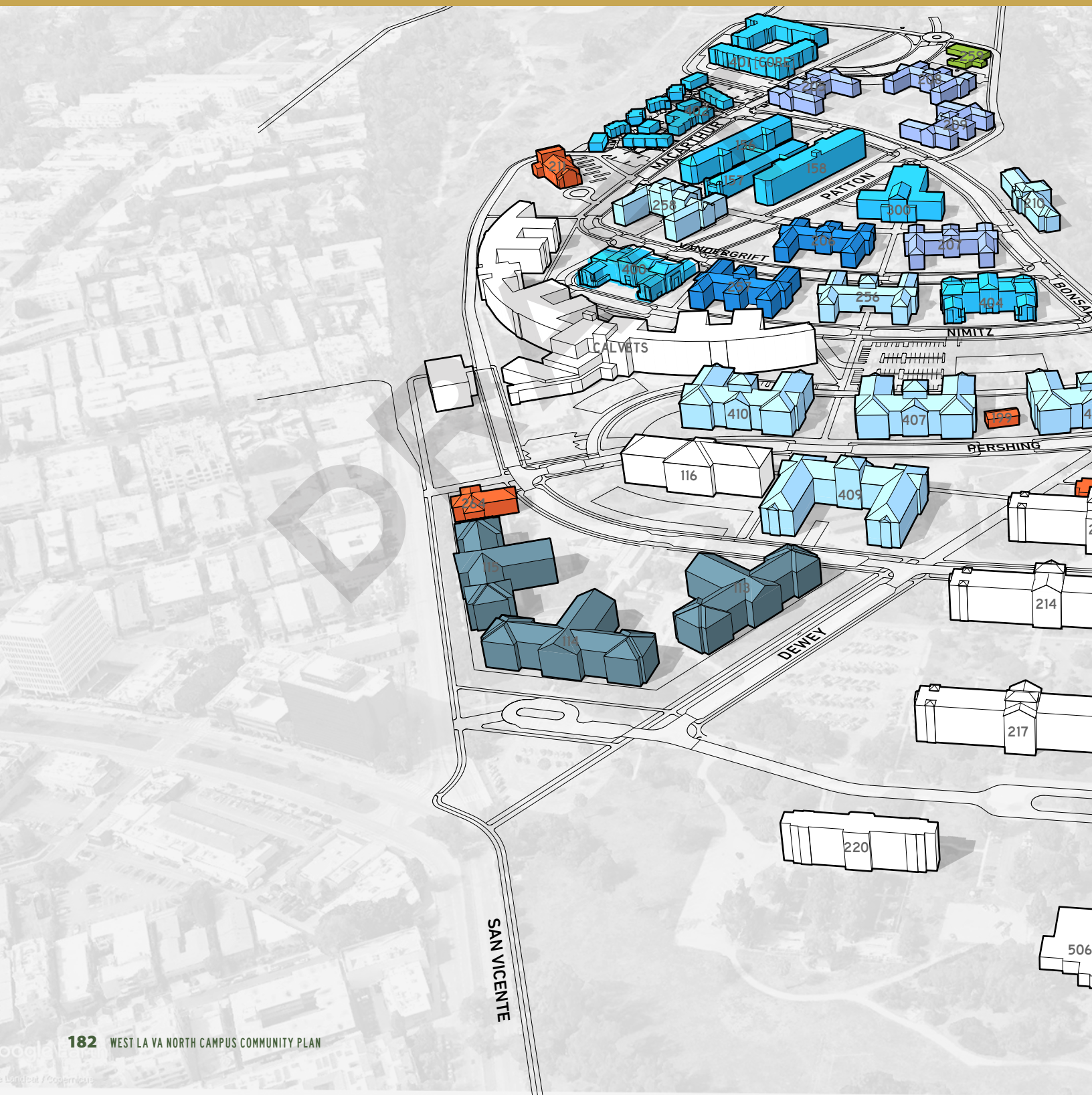
There is anticipated flexibility for the sequence of developments within the larger phases, as well as distinct projects that will be implemented independent of the phasing due to a variety of factors described later in this section. Each development is anticipated to have associated off-site improvements 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.

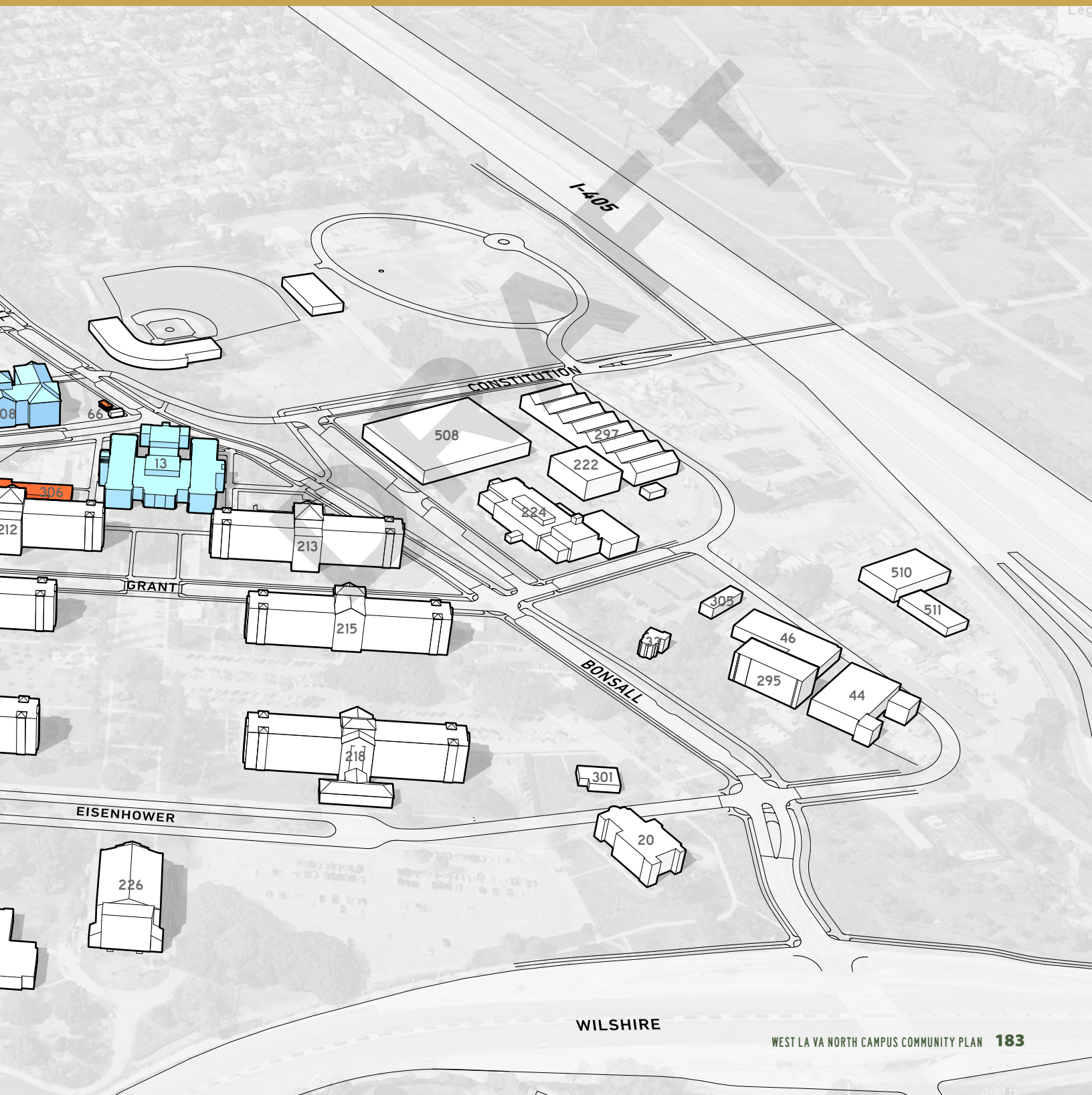
DRAFT

PROPOSED

General Phasing



- Phase 0
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Independent



PROPOSED

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

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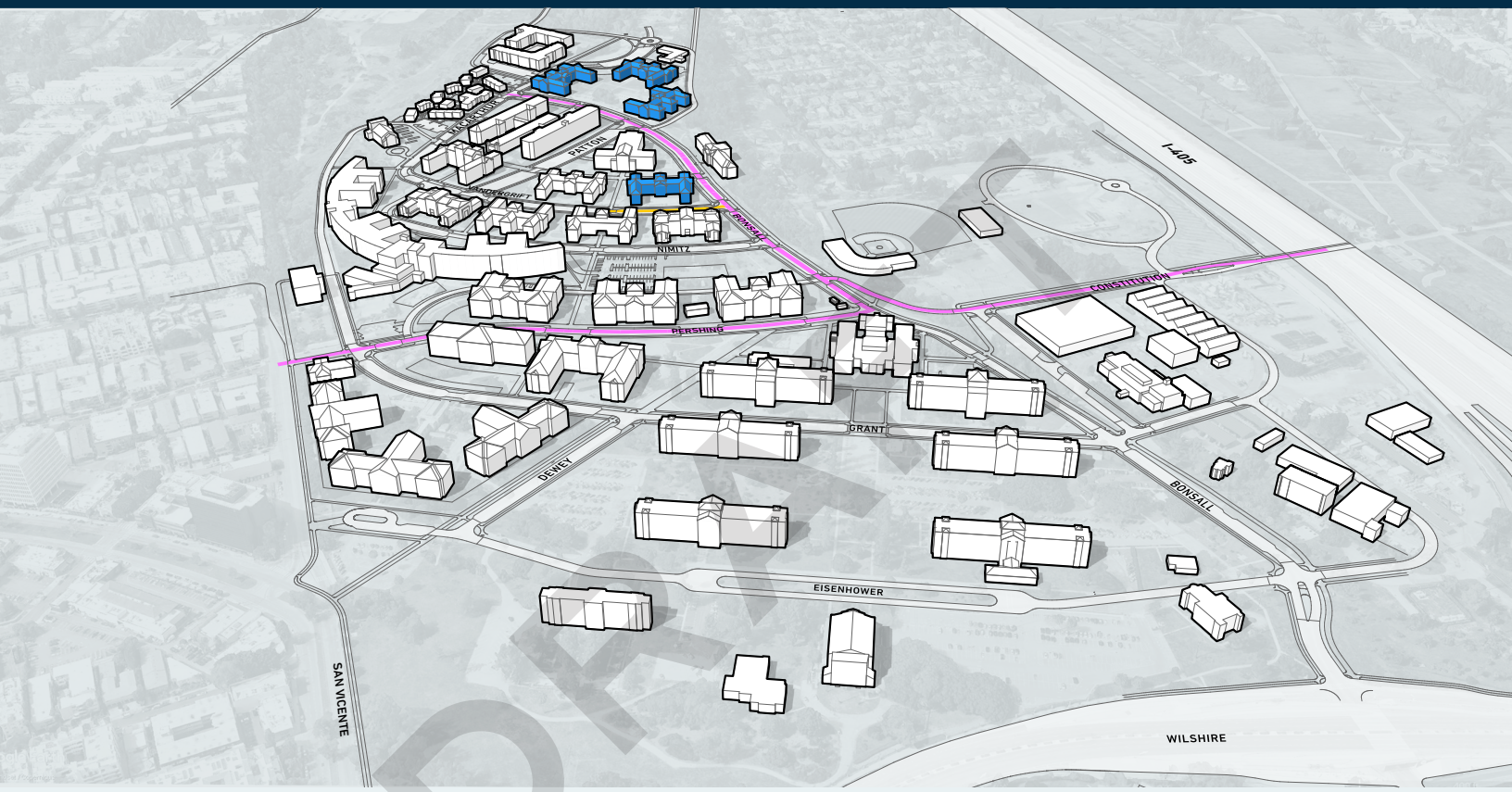

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BONSALL AVENUE
Existing Conditions

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.

PROPOSED

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.

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.

Restoration and adaptive reuse of Buildings 156, 157, 158, and 300 Construction of new Buildings 400, 401 [CORE], 402, and 404

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

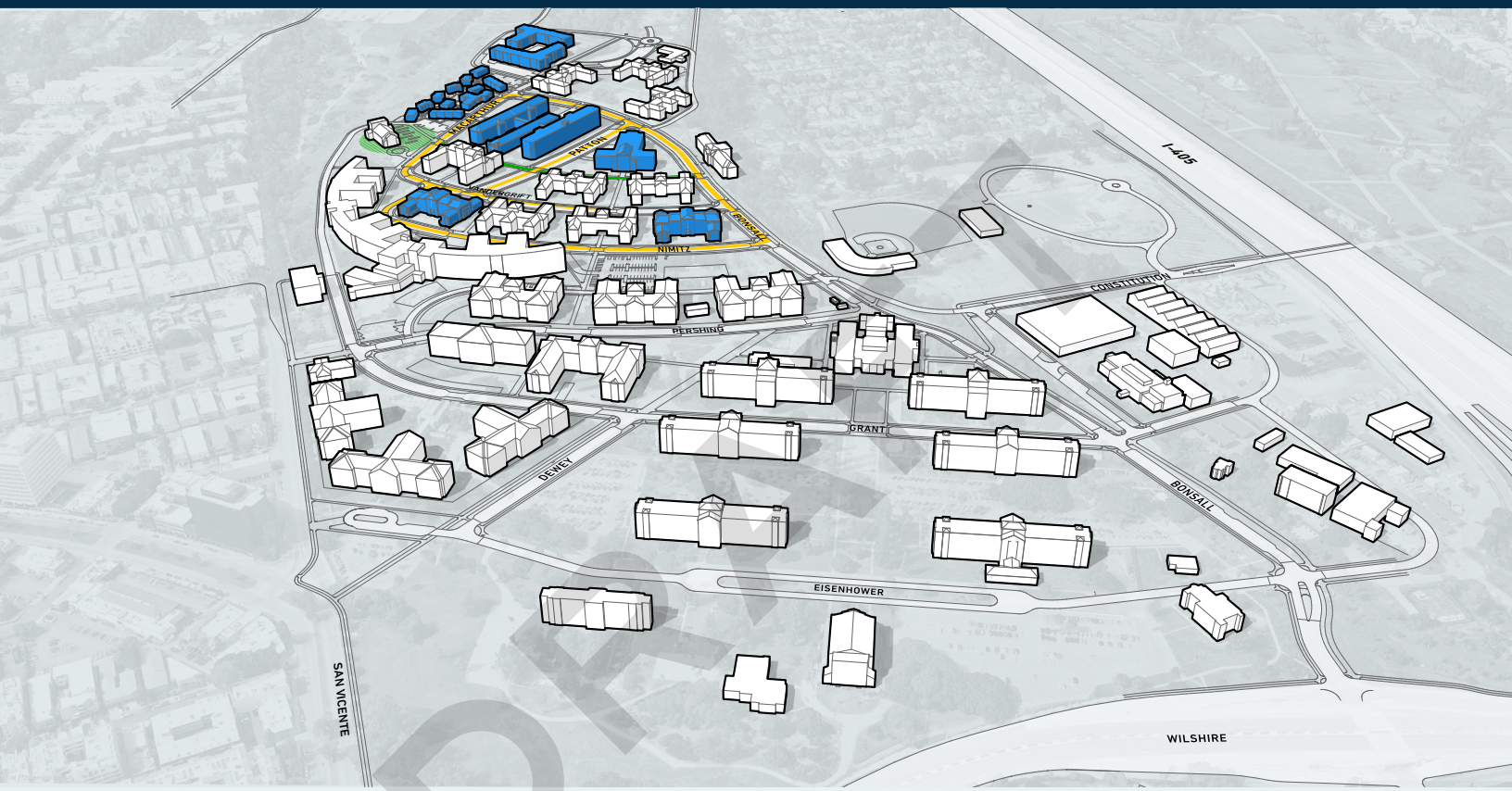
LEGEND

Housing

Community

Mobility

DRAFT



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New amenities and services will be introduced in the North Village area as part of Phase 1, focusing on wellness and creative outlets.



BLDG 300
Existing Conditions

PROPOSED

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

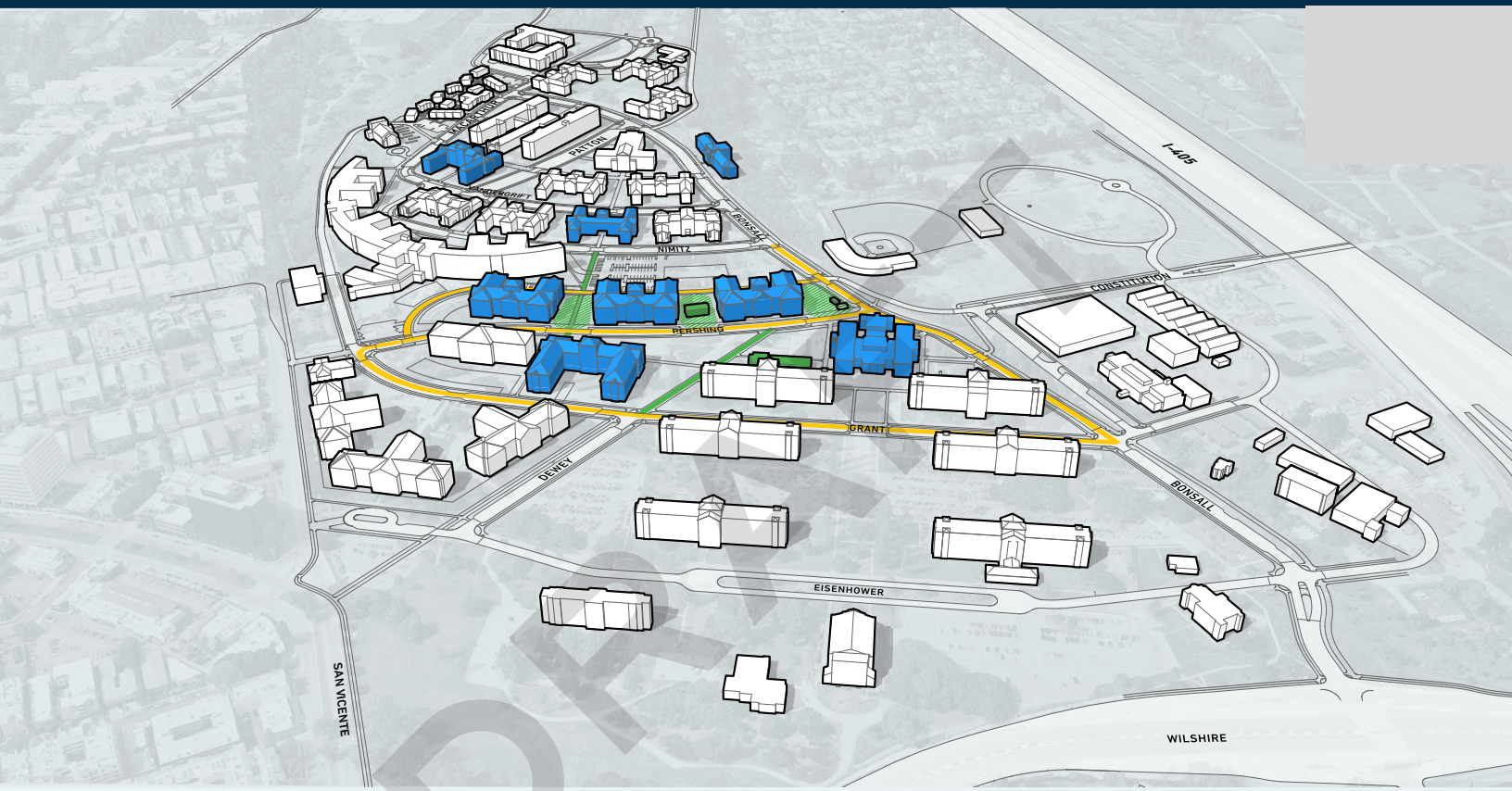
LEGEND

Housing

Community

Mobility

DRAFT



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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.

PROPOSED

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

DRAFT





National Veterans Park
Existing Conditions

This phase can begin integrating the new Veteran-serving neighborhood with the adjacent Brentwood Village through enhanced pedestrian connections, streetscapes, and programming.

PROPOSED

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.

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

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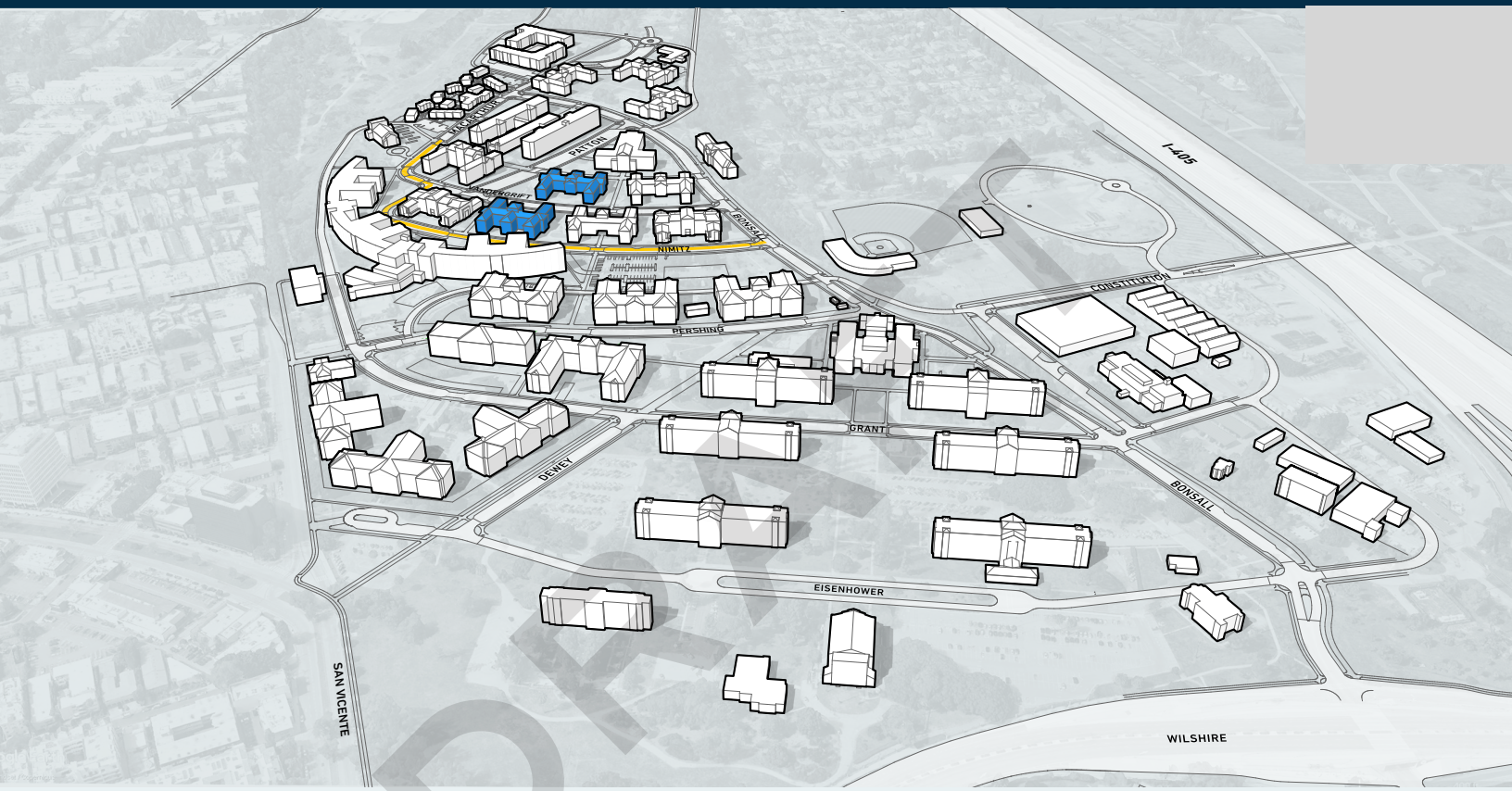
LEGEND

- **Housing**
- **Community**
- **Mobility**



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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.

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.

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.

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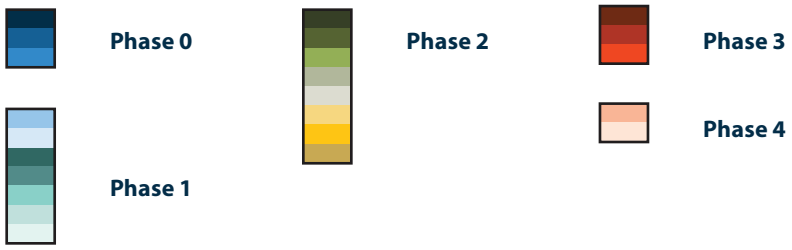
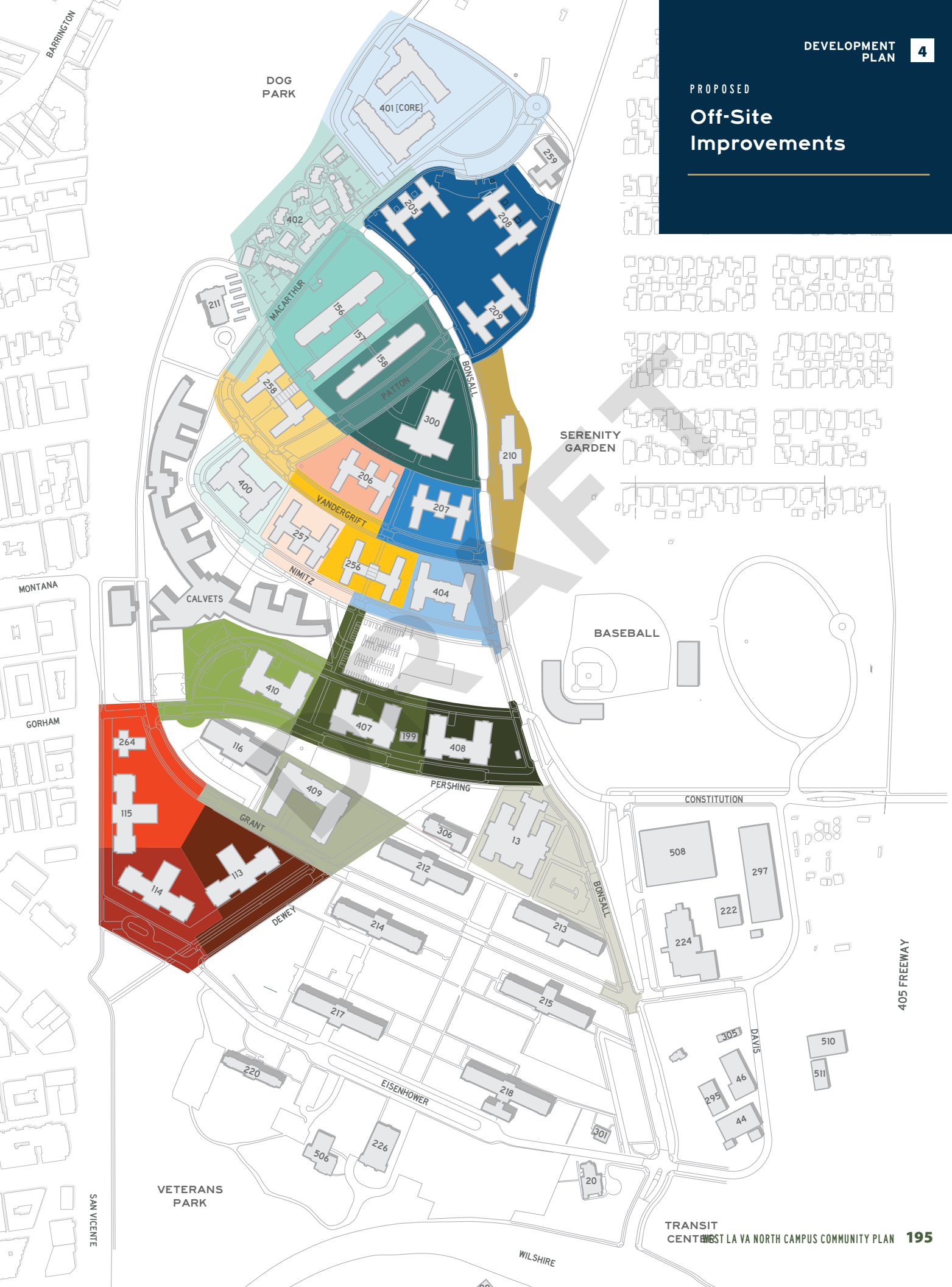
LEGEND



PROPOSED

Off-Site Improvements



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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

DRAFT

PROPOSED

Independent Phasing



DRAFT

CHAPTER FIVE

MOBILITY AND ACCESS

★★★★★

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Overview

5.2
Active Transportation

5.3
Vehicle Circulation

5.4
Vehicle Parking and Service

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Surrounding Linkages
Walking Paths
Bicycle Facilities
Access
Street Hierachy
Street Reconfiguration
Shuttle Routes
Street Sections
Vehicle Parking
Accessible/EV Parking
Service and Construction

DRAFT



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5.1
Mobilty 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.

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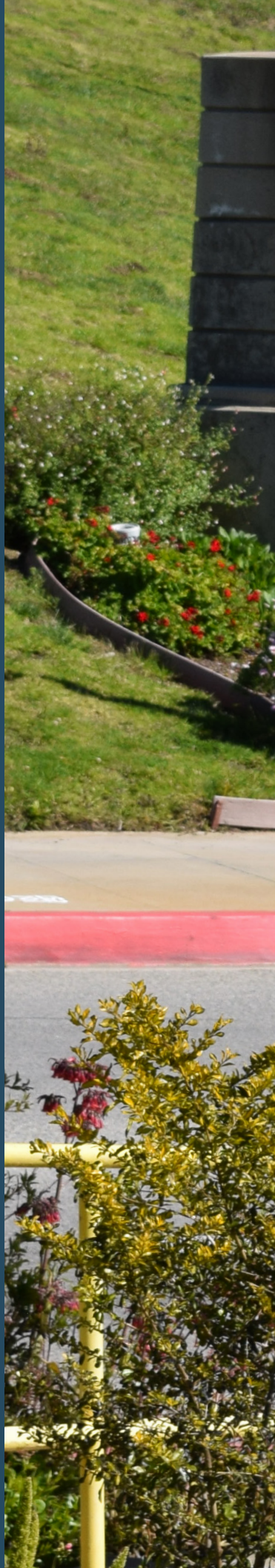
The residential population that will call this community home has unique needs and patterns to consider, including access to medical care, mobility limitations, and constrained household incomes, that shall influence the future of movement on the West LA VA North Campus. This chapter describes how circulation 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.





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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.

1 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.

2 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.

3 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.

4 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.

5 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.

DRAFT

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
- Bike
- Transit
- Transit Hub

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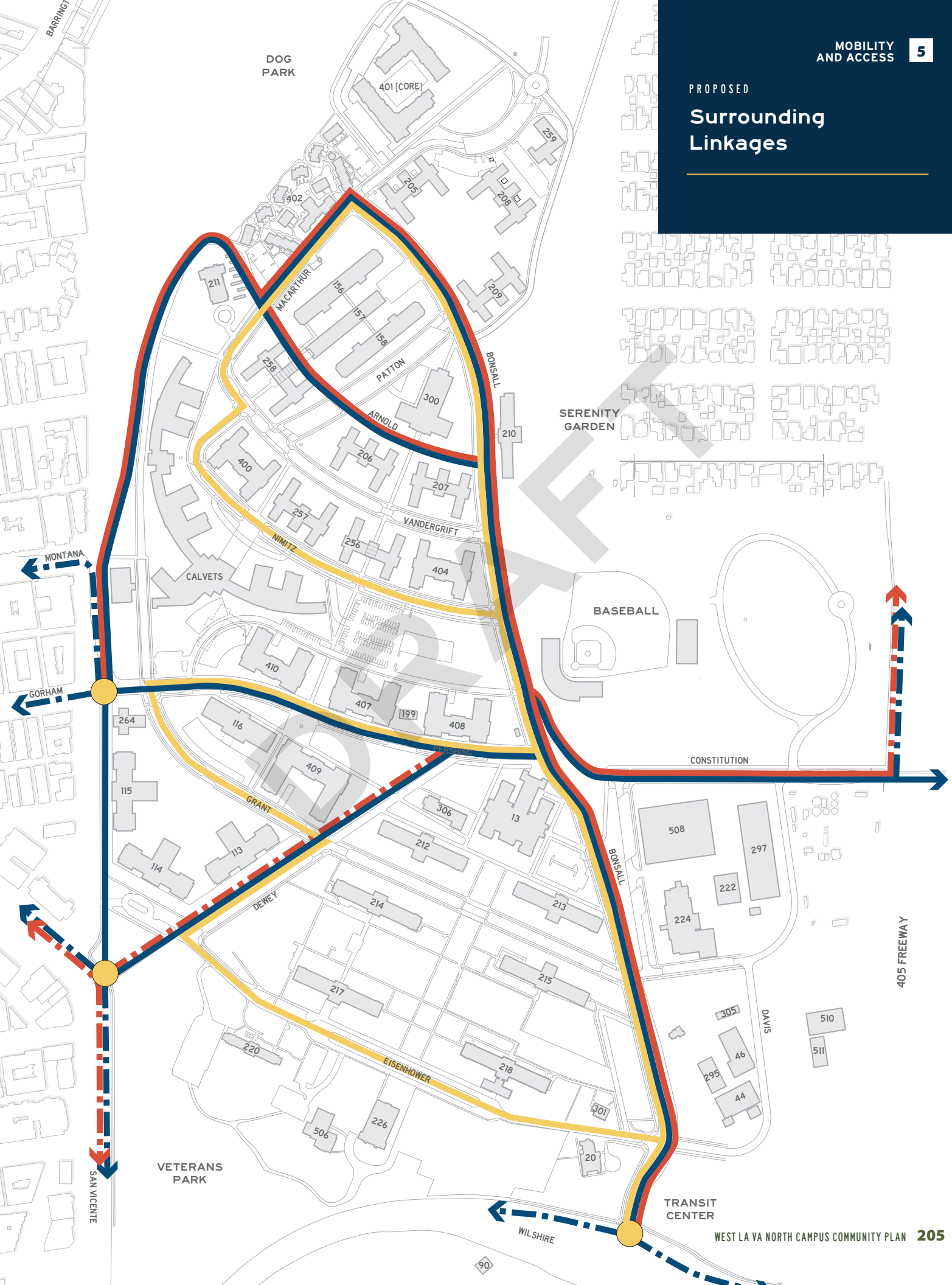
PROPOSED

Surrounding Linkages



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Pedestrian [ADA Access]

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.

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 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.

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.

LEGEND

- **Promenade**
- **Lane-way**
- **Community Connector**
- **Neighborhood Connector**

DRAFT

PROPOSED

Walking Paths



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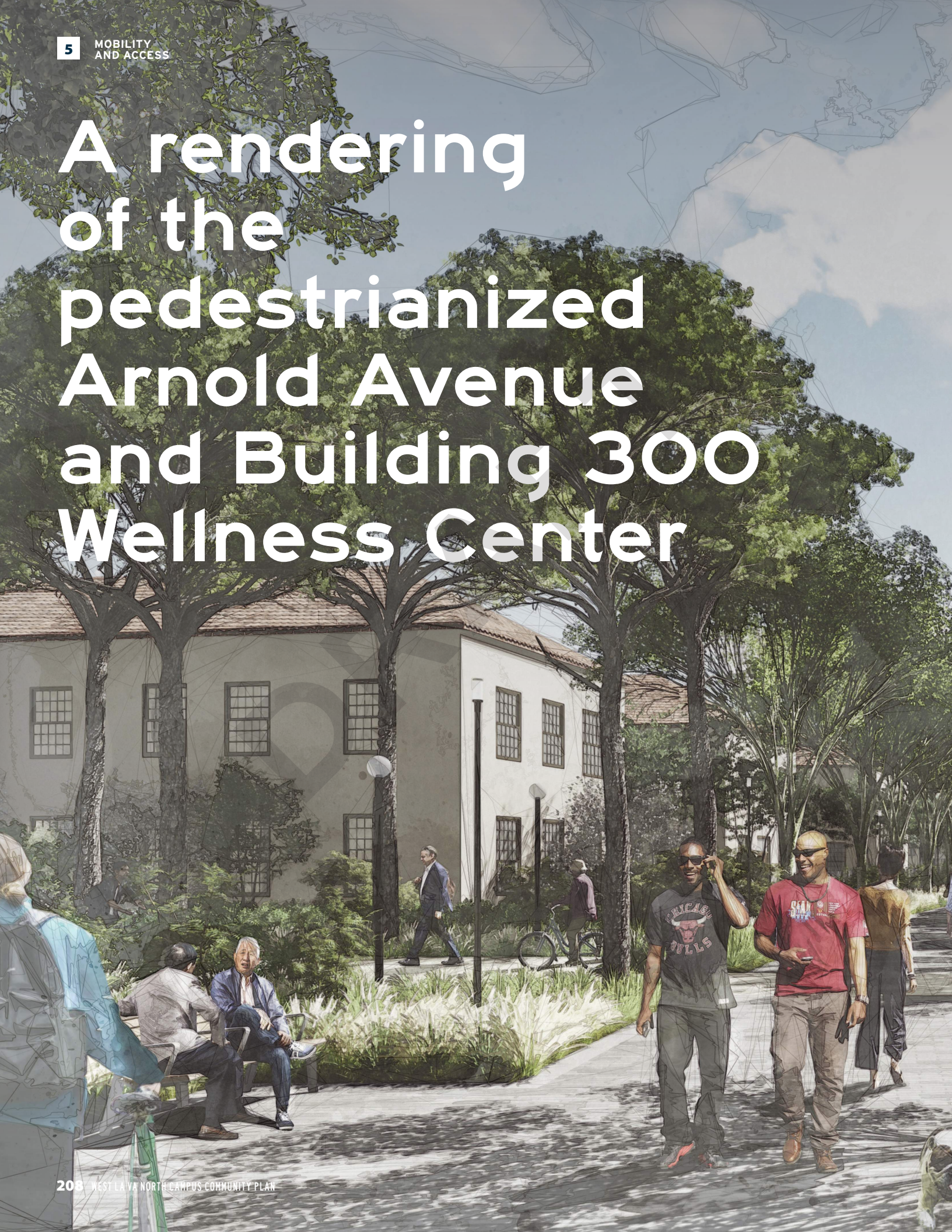


A rendering of the pedestrianized Arnold Avenue and Building 300 Wellness Center


US VETS WELLNESS CENTER



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.

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 Vincente 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 cyclizing 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.

LEGEND

- Shared Trail
- Bike Lane
- Bike Path
- Bike Hub

DRAFT

PROPOSED

Bicycle Facilities



DRAFT



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.

DRAFT

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



DRAFT



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.

DRAFT

LEGEND

- Defining
- Promenade
- Lane-Way
- Main
- Neighborhood
- Connector

PROPOSED

Street Hierarchy



DRAFT

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.

DRAFT

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

PROPOSED

Street Reconfiguration



DRAFT



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 Vincente 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
- Shuttle Stop
- Transit Plaza
- Bus Stop
- Subway Station

DRAFT

PROPOSED

Shuttle Routes



DRAFT

5.3
Vehicle Circulation

While these existing streets will largely retain their current form, many of the street sections will be reconfigured to be 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

A A **Street Section**

DRAFT

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.

DRAFT

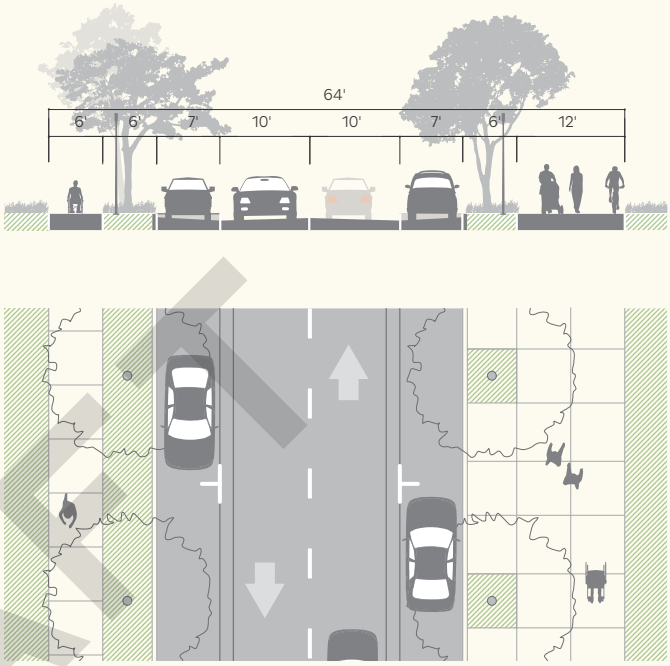
PROPOSED

Main Street

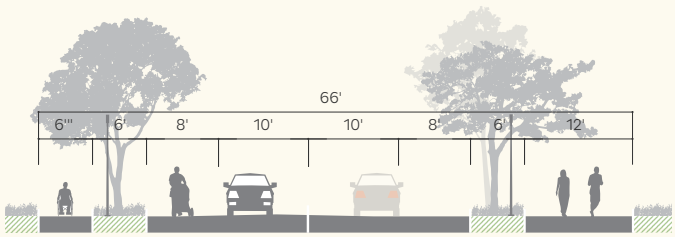
The newly realigned Pershing Avenue will form the northern edge of the Town Square and will be fronted by the most active ground floor spaces, occupied by a collection of services, amenities, and commercial tenants. The main street shall be designed as a shared space between vehicles, pedestrian, bicyclists, 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



00 AFTER / *New Pershing*



00 AFTER / *New Pershing*

DRAFT

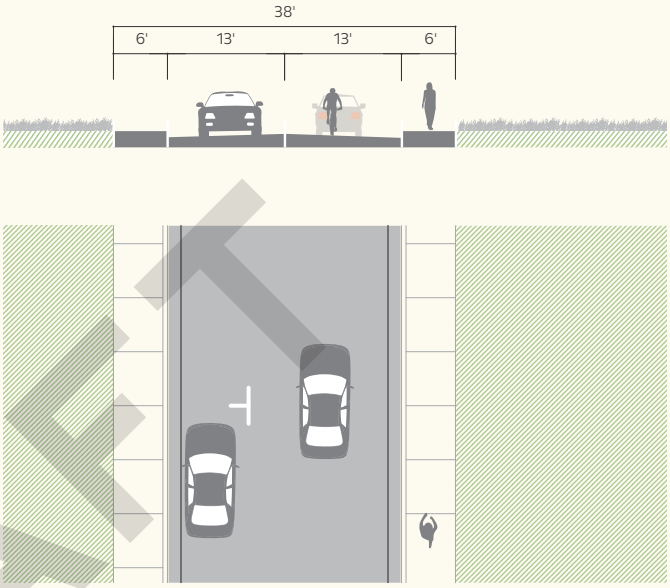
PROPOSED

Promenade

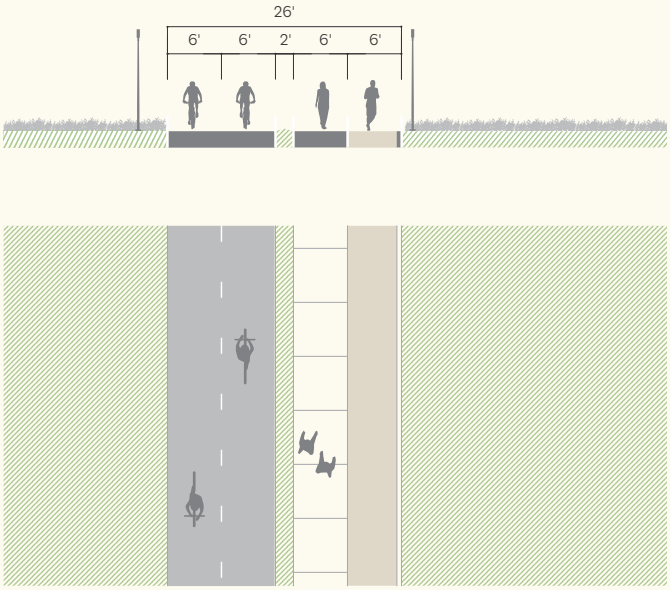
Some roadways will be turned over to pedestrians, bicyclists, and place-making as they are closed to regular vehicle movement. Arnold Avenue will be closed to all but emergency vehicles and extended through to MacArthur Avenue to create the Wellness Trail. Dewey Avenue north of Grant Avenue will also 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*

DRAFT

PROPOSED

Campus Laneways

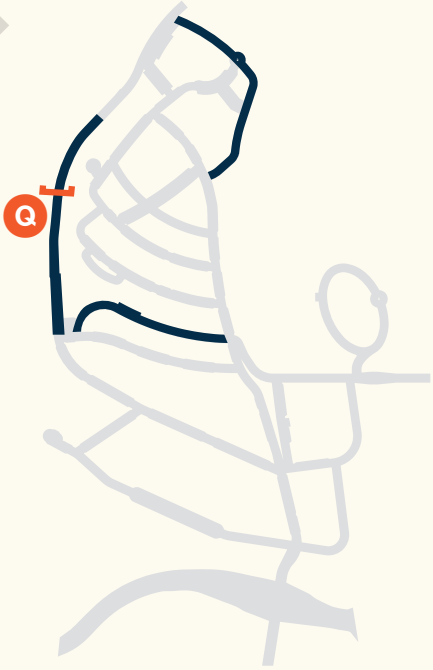
The Laneways ensure maintenance and emergency access throughout the West LA VA North Campus, while expanding the active transportation network into natural edges of the neighborhood. This network is intended to have vehicle access limited to emergency services and facility/maintenance. Thus traffic shall 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.

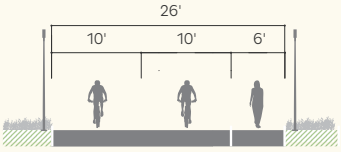
Laneways within the Town Square area maintain a similar physical character to those on the periphery, but will have parallel facilities for pedestrians and bicyclists, allowing them to specifically serve vehicle access and parking. This laneway also accommodates vehicle parking, services, and loading for the new development along the Town Square as well as the CalVet facility.

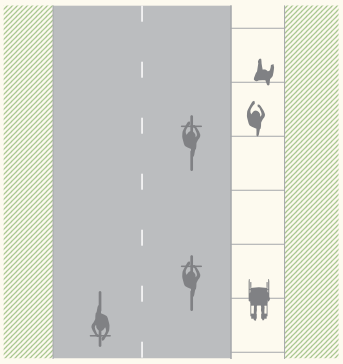




Existing Conditions







QQ AFTER / *New Bike and Pedestrian Pathway*

DRAFT

PROPOSED

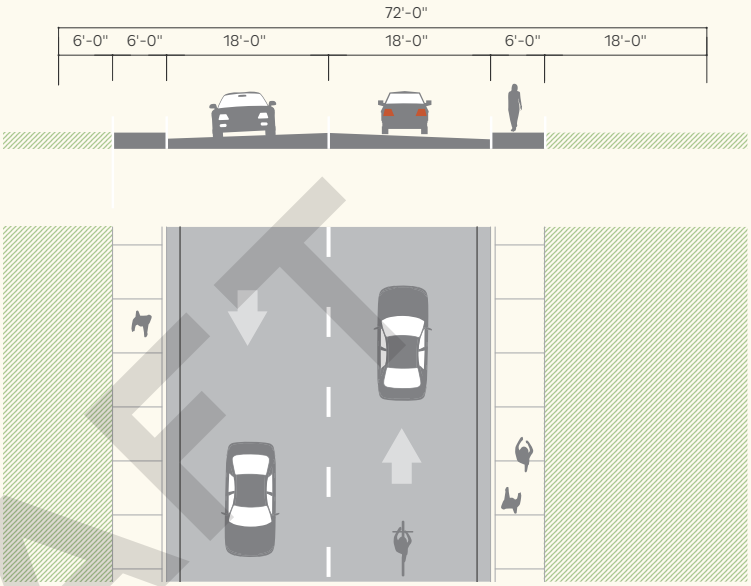
Connector Street

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



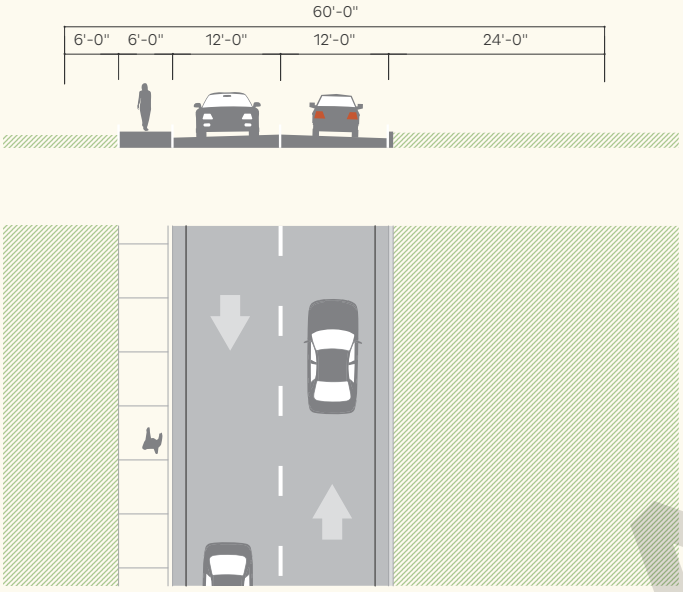


JJ BEFORE / *Bonsall North*

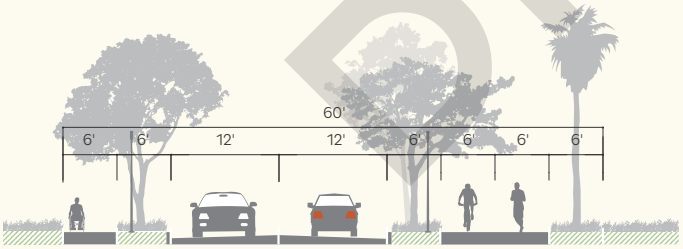


JJ AFTER / *Bonsall North*

DRAFT



KK BEFORE / *Bonsall @ Constitution*



KK AFTER / *Bonsall @ Constitution*



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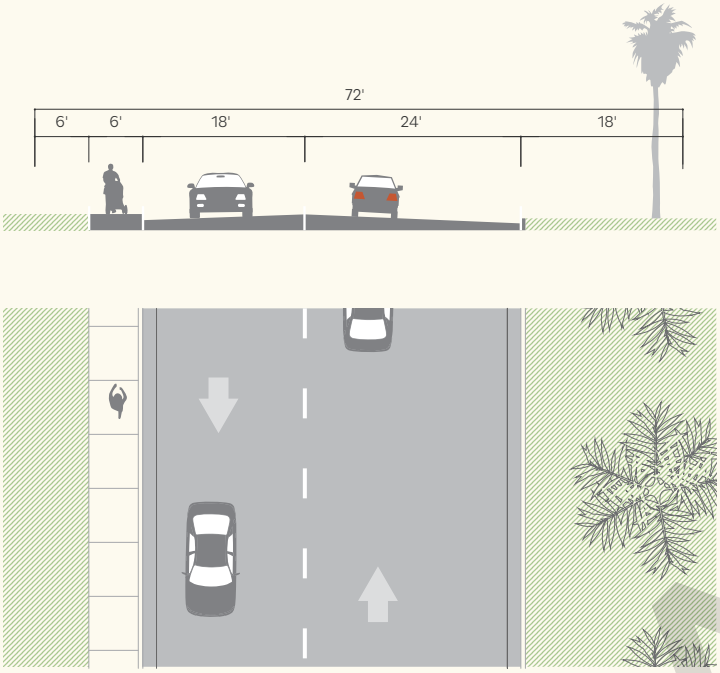
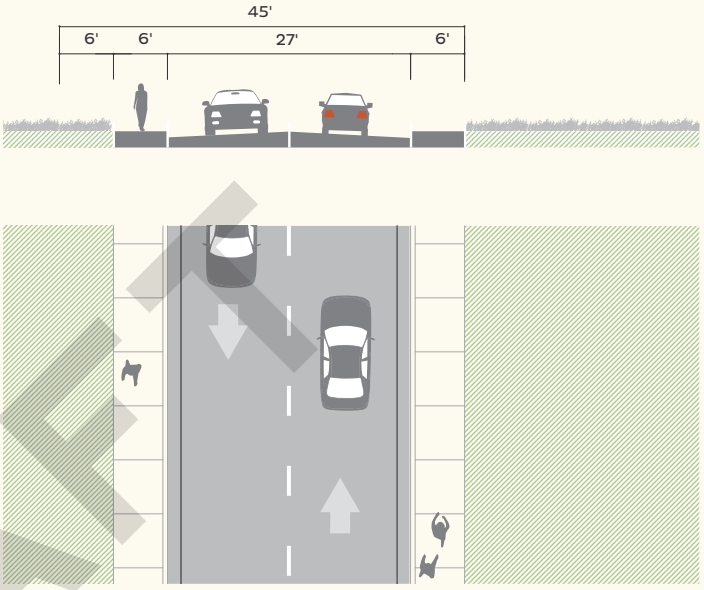


LL BEFORE / *Bonsall @ Grant*



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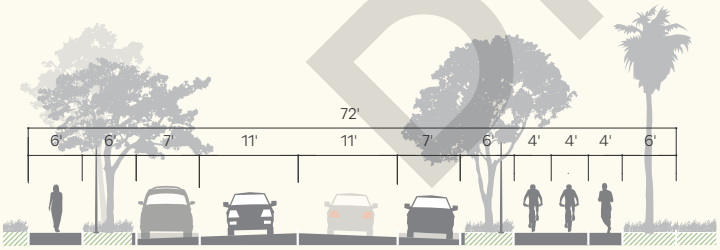

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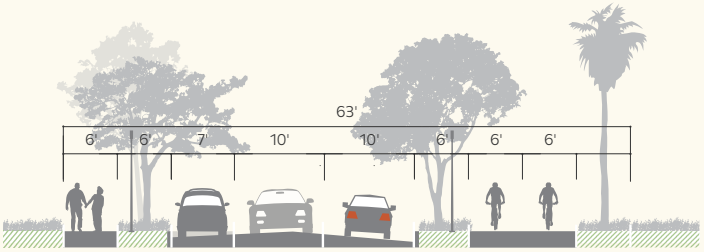

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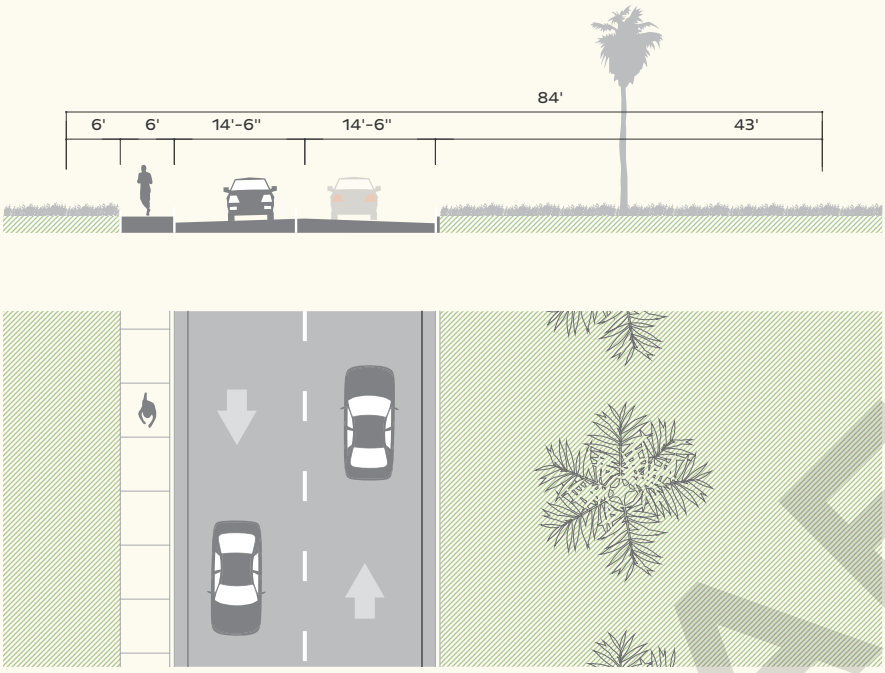
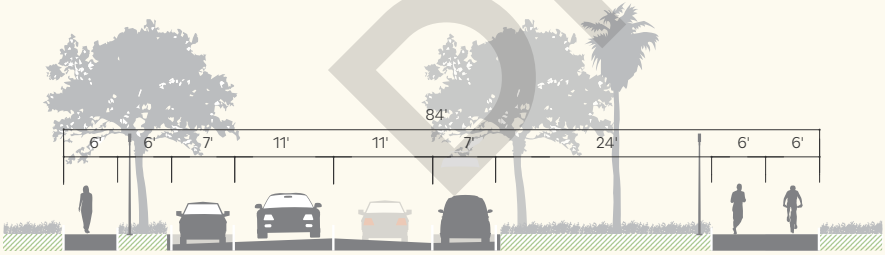


MM BEFORE / *Bonsall @ Eisenhower*



MM AFTER / *Bonsall @ Eisenhower*



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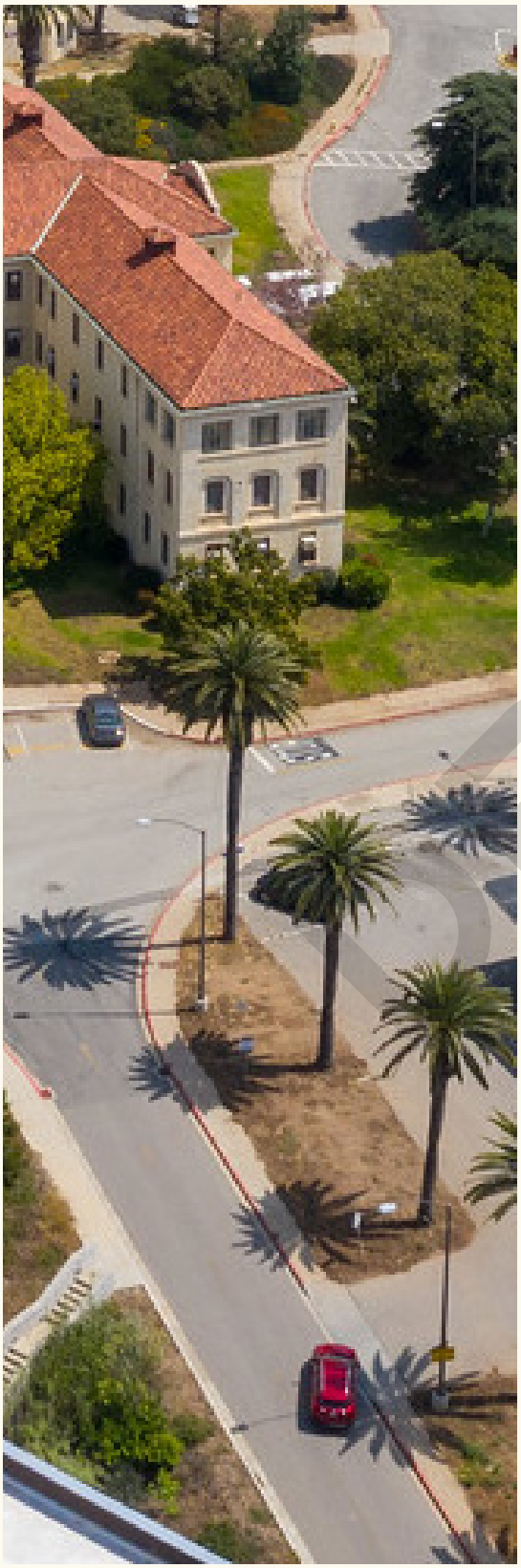
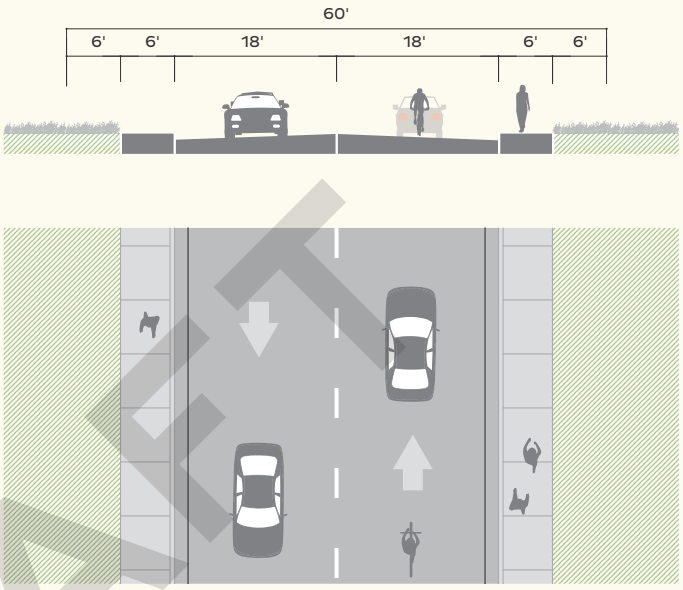
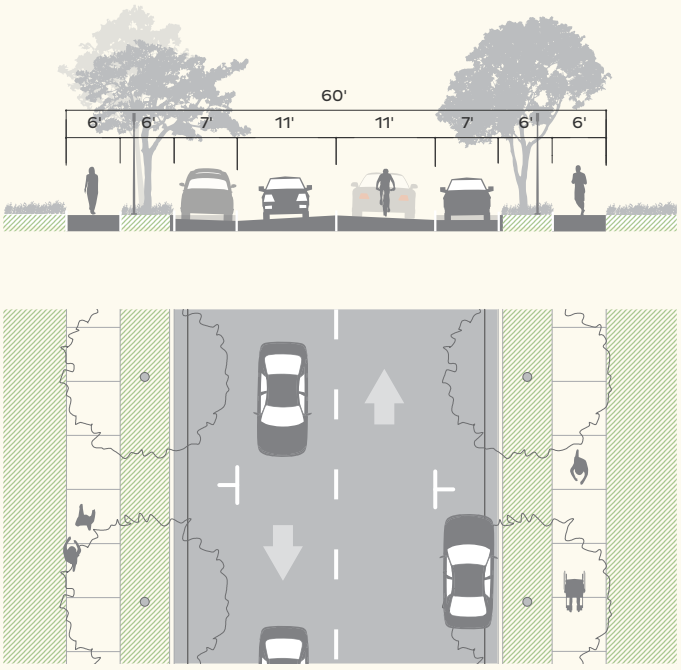




RR BEFORE / *Bonsall North of 210*



RR AFTER / *Bonsall North of 210*

DRAFT

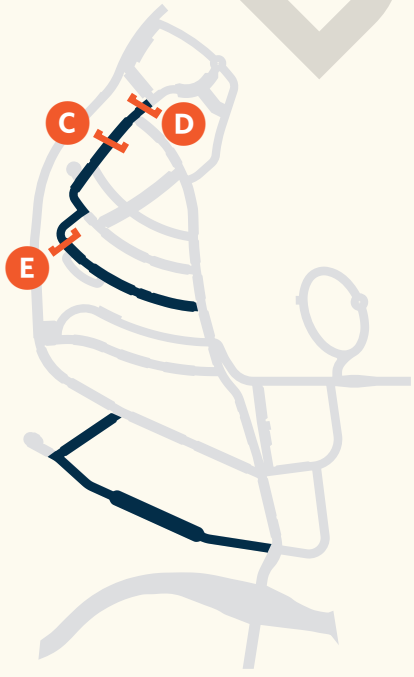
PROPOSED

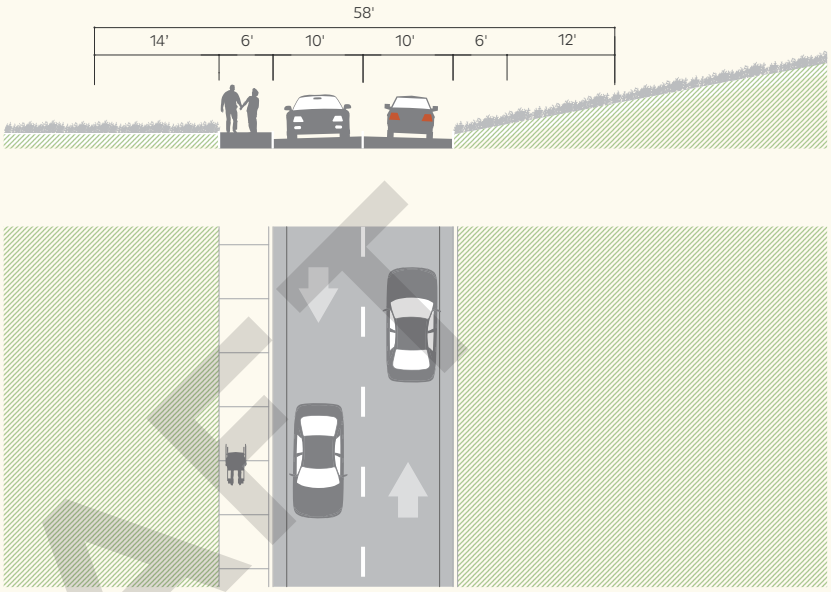
Defining Street

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)*

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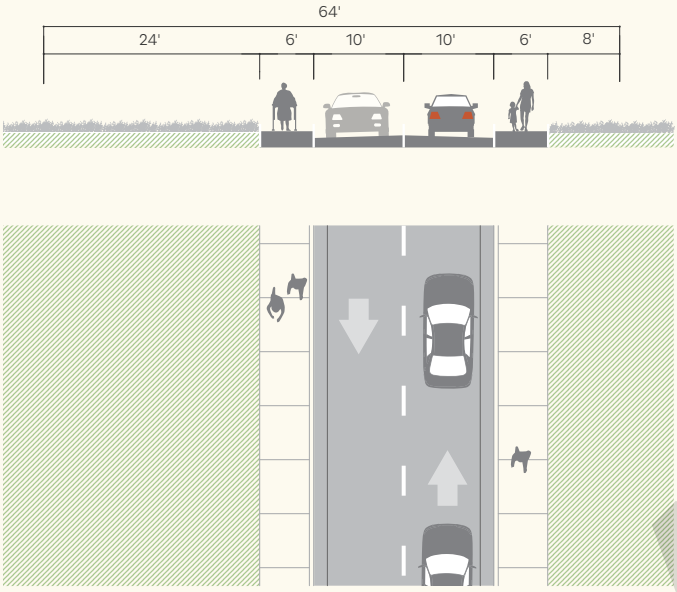
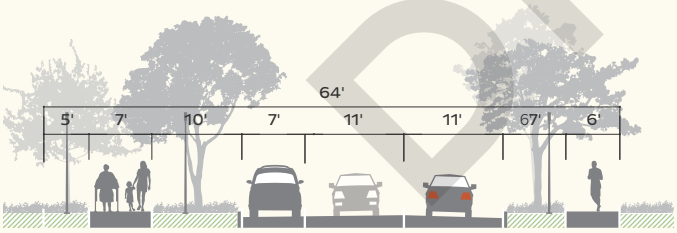
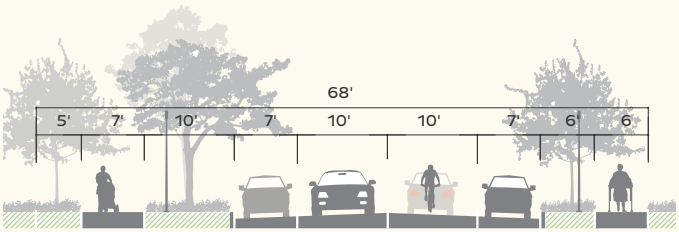
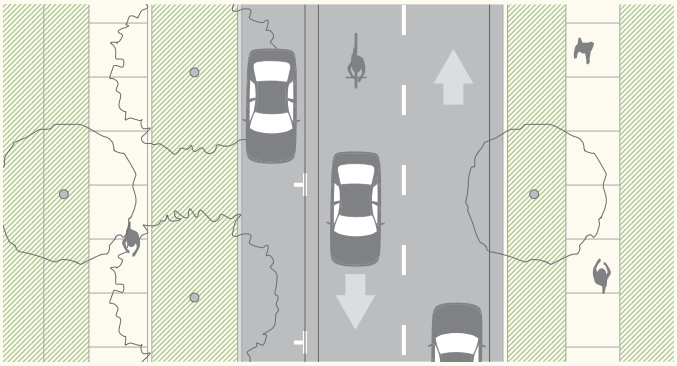


DD BEFORE / *Macarthur (North of Bonsall)*

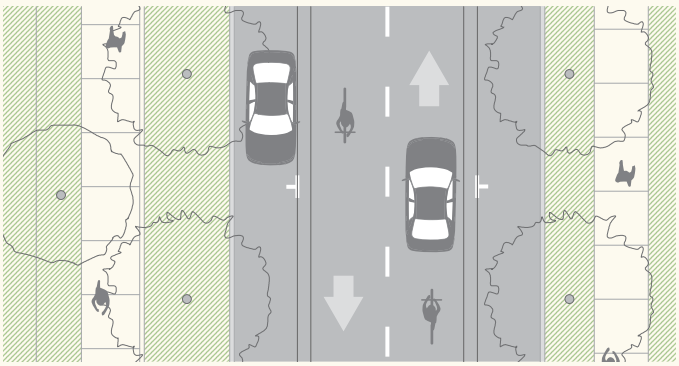








DD AFTER / *Macarthur (North of Bonsall)*



EE AFTER / *New Macarthur/Nimitz*

DRAFT

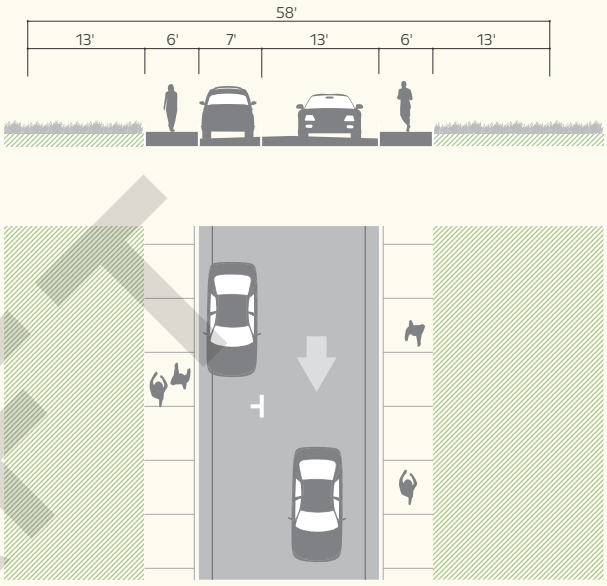
PROPOSED

Neighborhood Streets

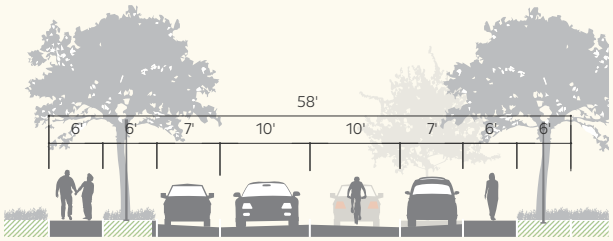
Most of the streets within the West LA VA North Campus are designed as neighborhood streets, extending the networks of circulation, stormwater management, urban forestry, and utilities to each building and amenity. Most every Neighborhood Street shall have roadways that accommodate two-way traffic for 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.

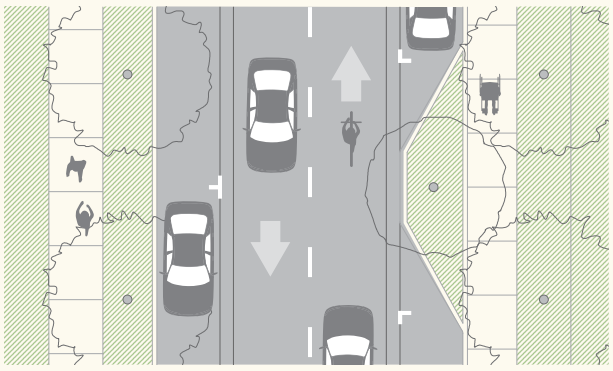


Existing Nimitz Ave Conditions



AA BEFORE / *Vandergrift*





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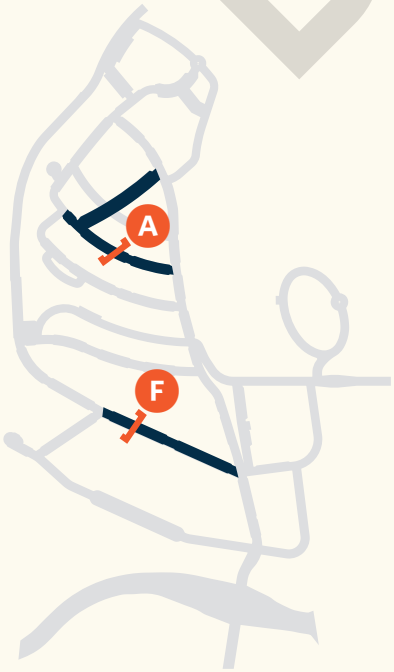

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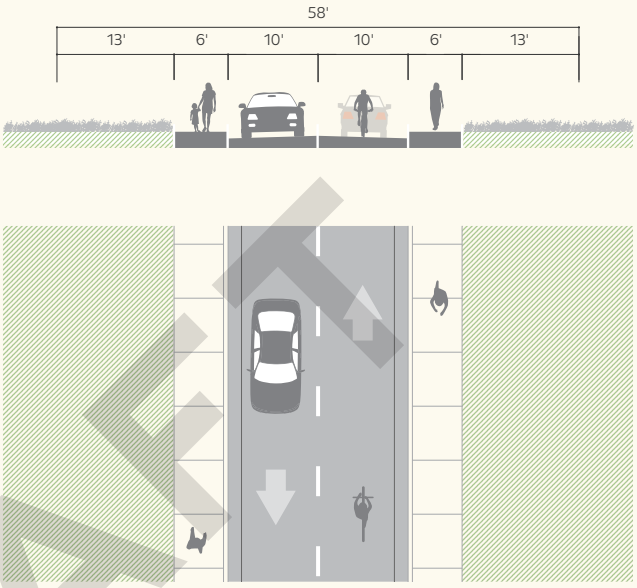
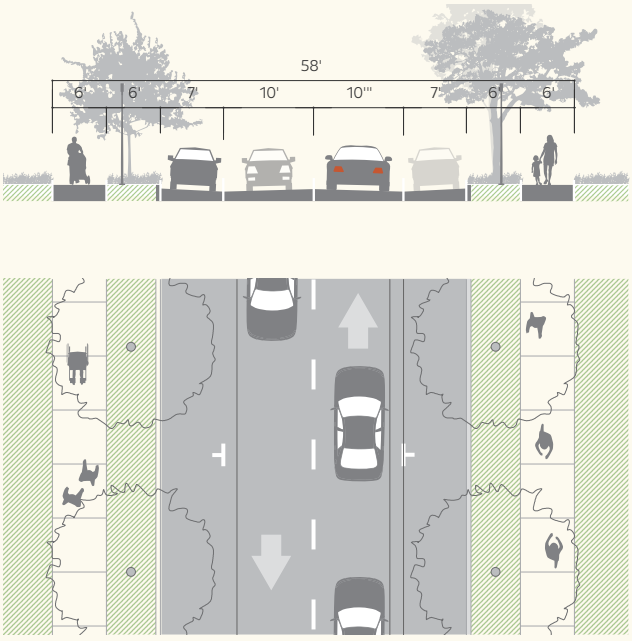


FF BEFORE / *Grant @ Vandergrift*



FF AFTER / *Grant @ Vandergrift*

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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.

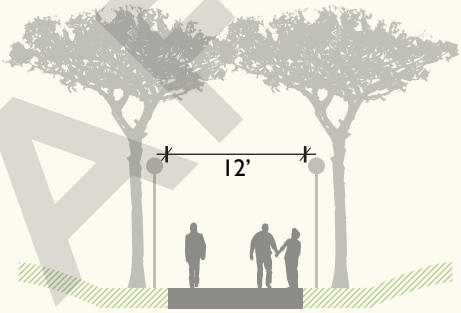
IMPLEMENTATION STANDARDS

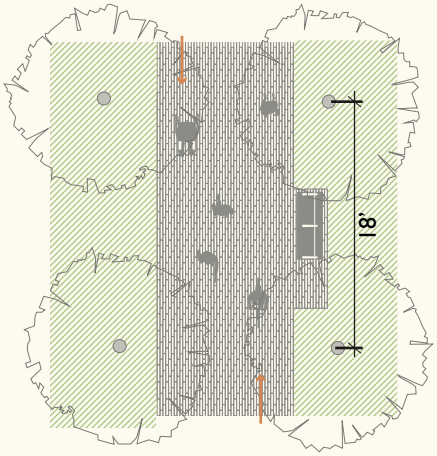
Generous tree, shrub, and groundcover plantings soften the aesthetic experience and provide shade and seasonal interest. Consider integrating 'green infrastructure' elements to enhance the performative function of new pedestrian walks and pathways. These may include collecting and treating stormwater, 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.





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PEDESTRIAN WALKWAY STANDARDS

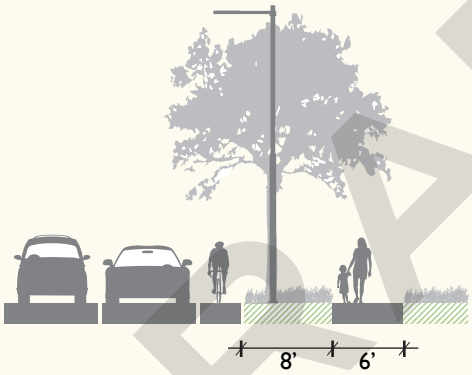
Campus Sidewalk

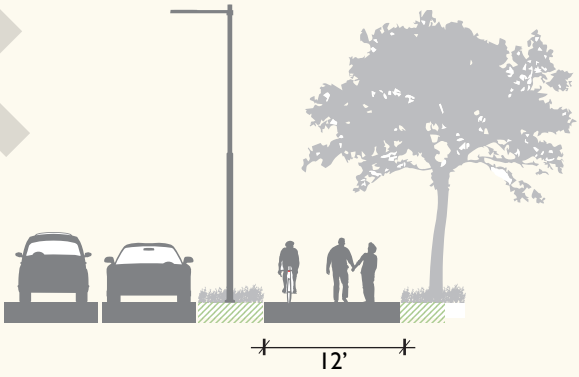
Campus sidewalks are 6' wide and separated from the adjacent road by a minimum 8' wide planted parkway. The parkway will house tree spaced at 25' and regularly spaced street lighting.

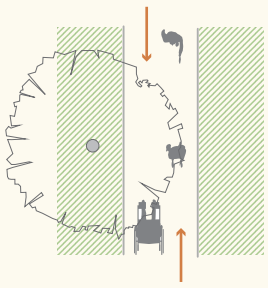
PEDESTRIAN WALKWAY STANDARDS

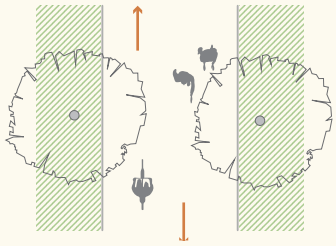
Shared Use At Bonsall

A segregated multi-model 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.









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PEDESTRIAN WALKWAY STANDARDS

Arnold Pedestrian Street

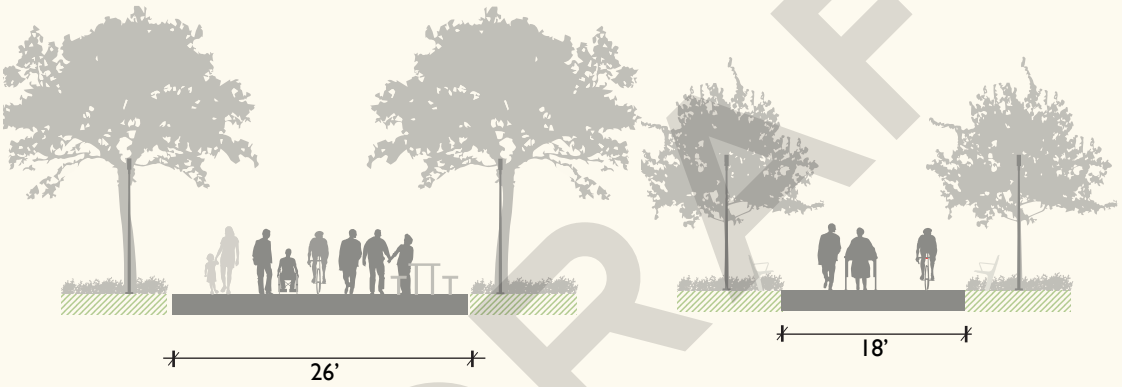
Arnold Avenue is a 26' wide pedestrian and cycling street connecting the eastern main thoroughfare, Bonsall Avenue, with Patton Avenue to the west. The section of Arnold from Bonsall to the Historic Walk will be accessible to emergency vehicles, requiring 26' clear. Where EVA is not required, furnishings 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.

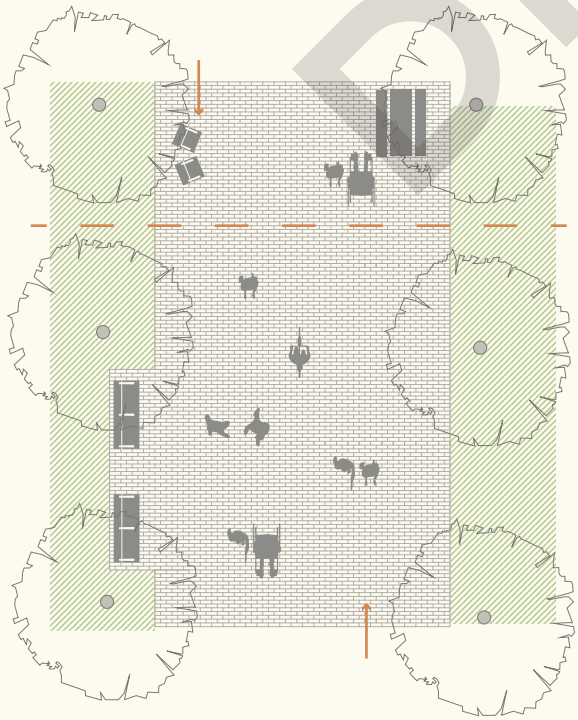
PEDESTRIAN WALKWAY STANDARDS

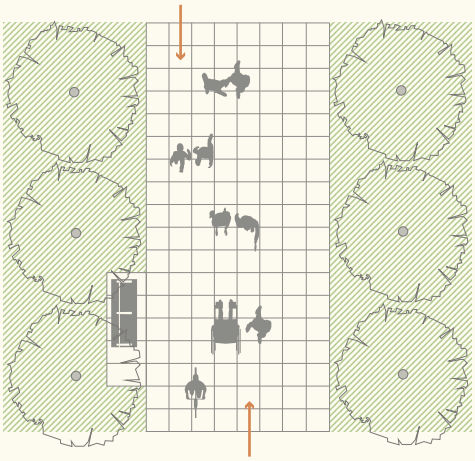
Dewey Pedestrian Walk

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.









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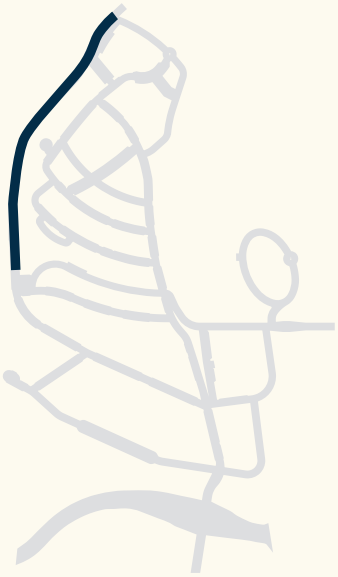
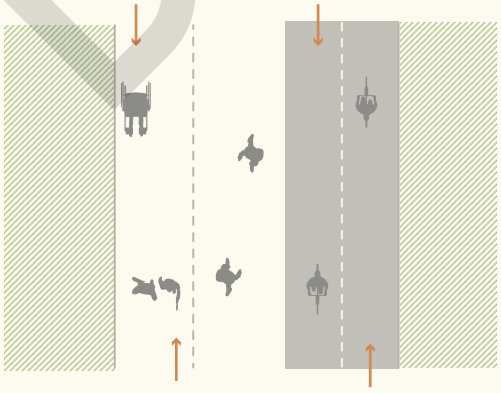


PEDESTRIAN WALKWAY STANDARDS

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.

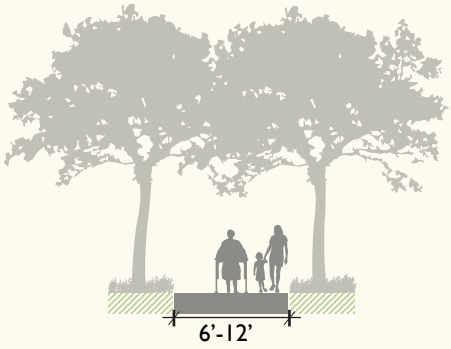


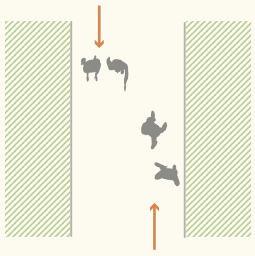


PEDESTRIAN WALKWAY STANDARDS

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.

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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.



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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

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PROPOSED

Locate Vehicle Parking





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.*

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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.



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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.

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Electric vehicle and accessible parking shall be provided within garages or on-site lots when constructed as part of a development.



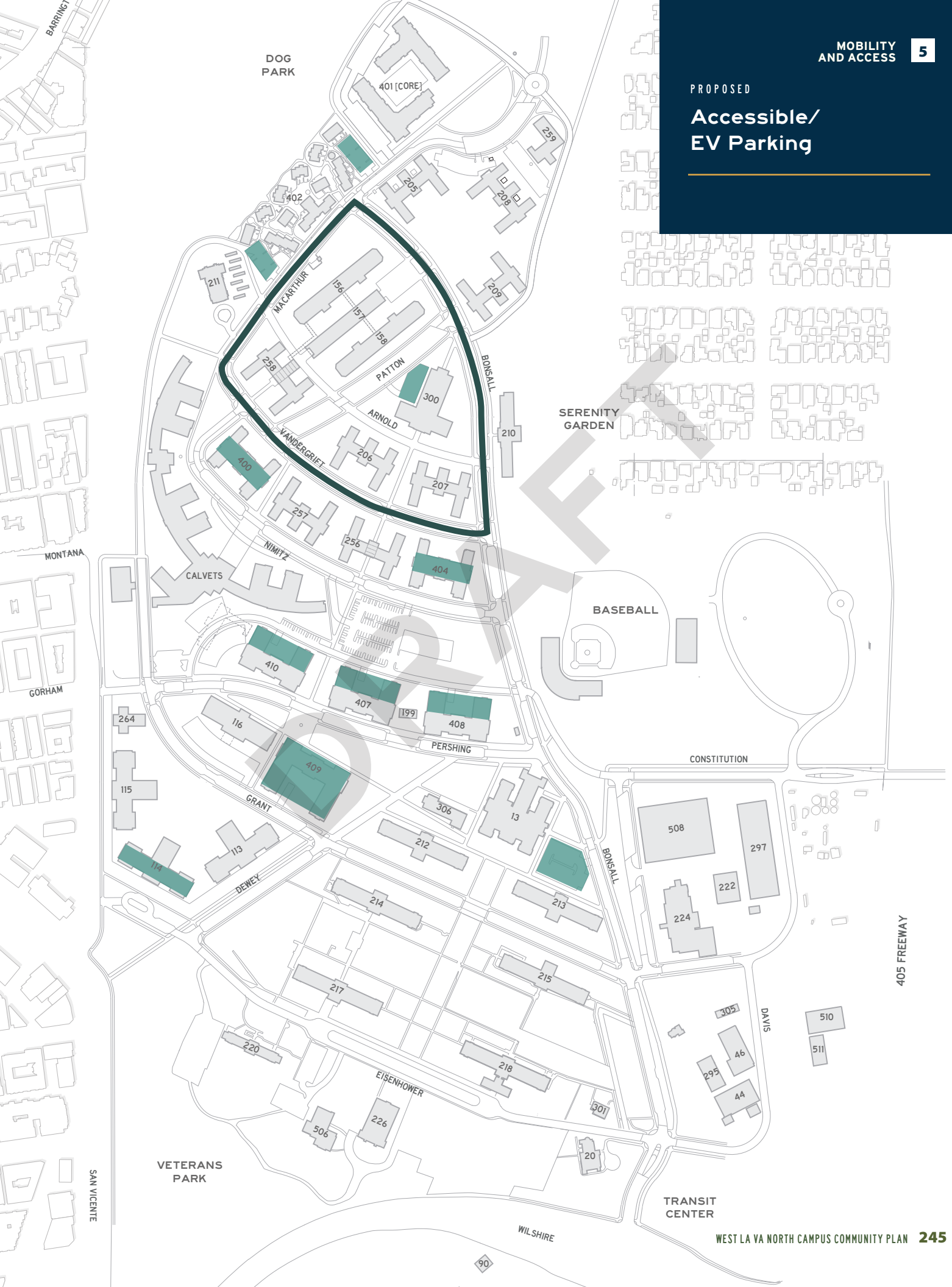
LEGEND

Structure/Lot

On Street

PROPOSED

Accessible/ EV Parking



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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.

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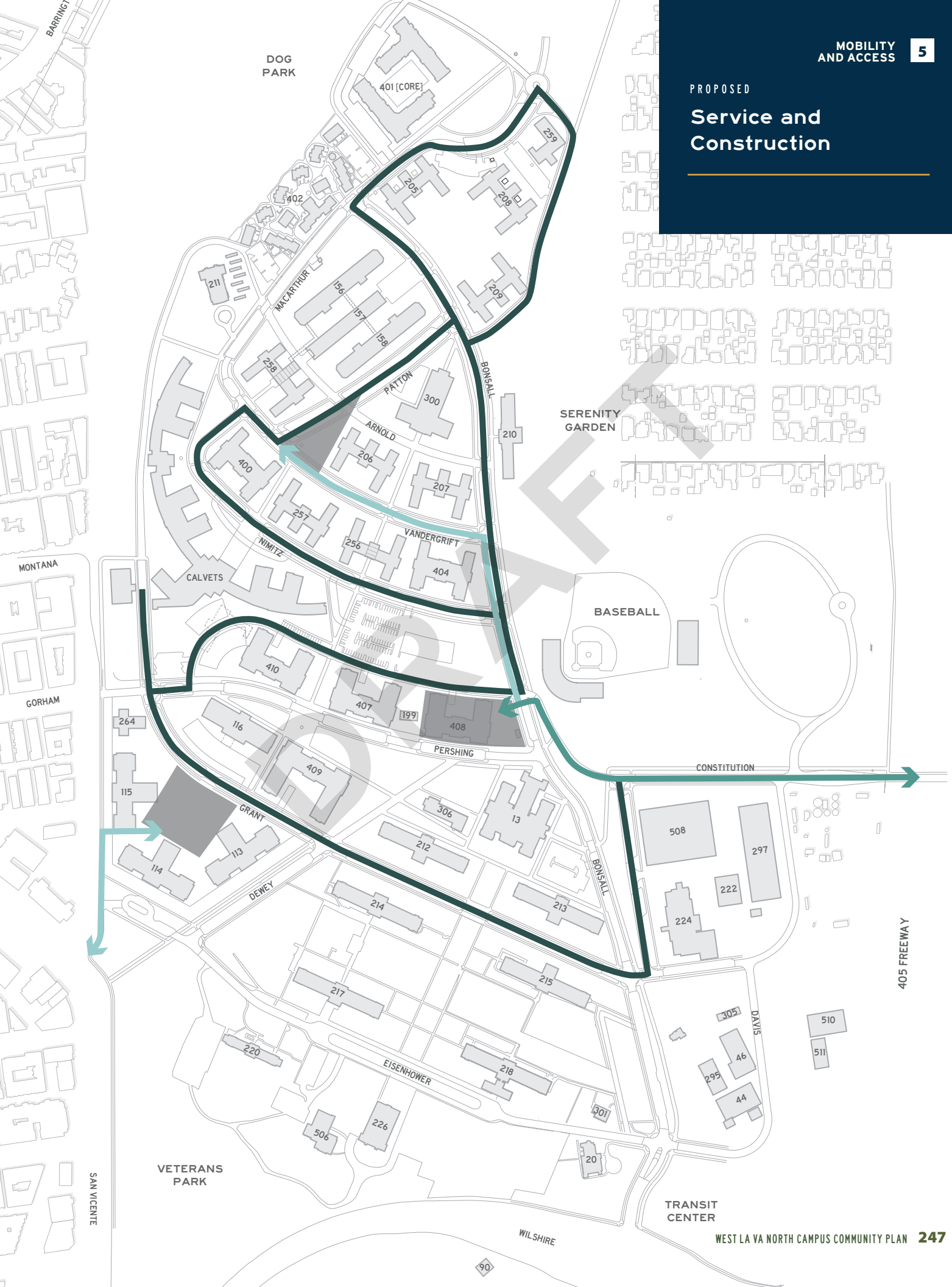
LEGEND

- Primary Construction Access
- Secondary Construction Access
- Service Access
- Construction Staging

PROPOSED

Service and Construction



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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

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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.



6.2

PROPOSED

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

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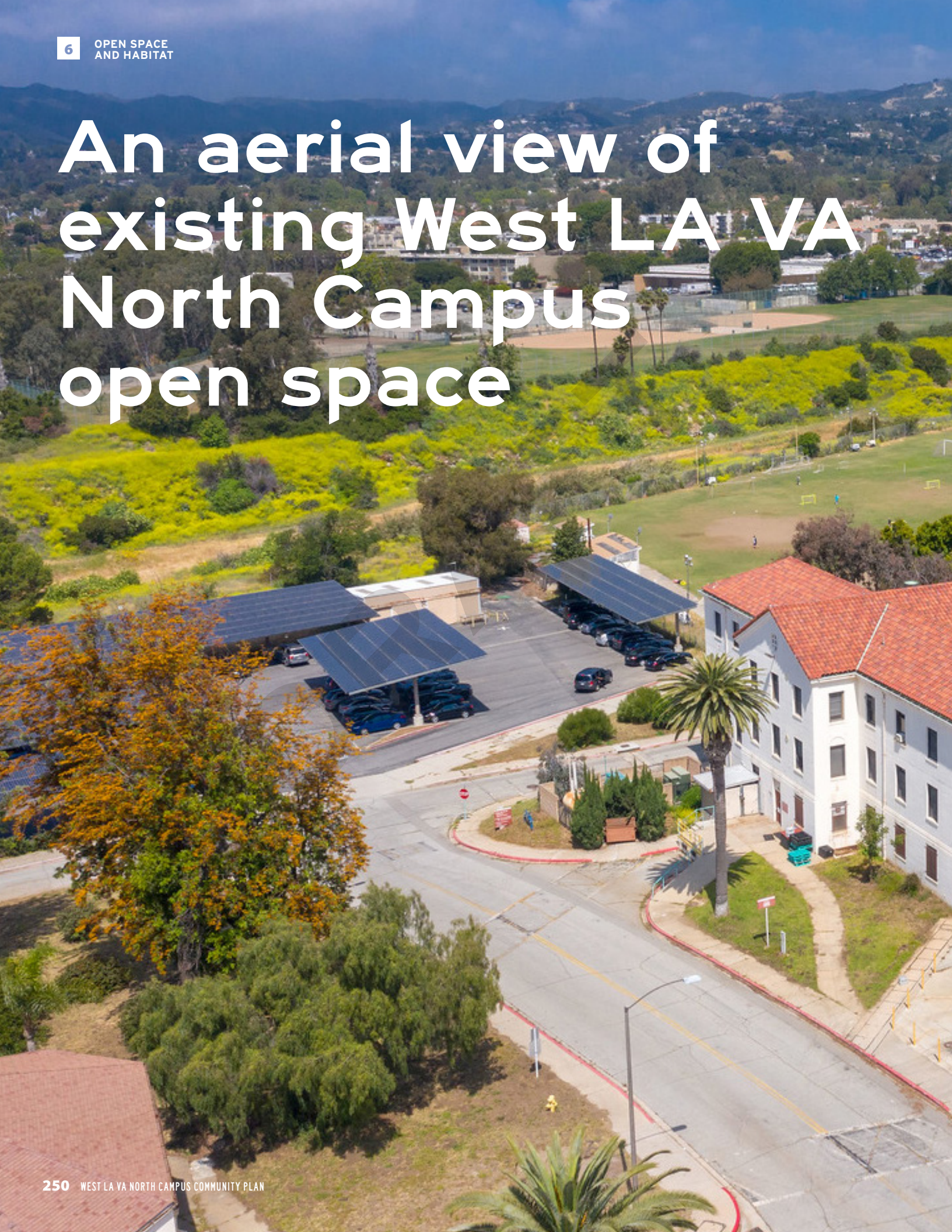
HEROES GOLF COURSE
VETERANS BARRINGTON PARK
JAPANESE GARDEN
ARROYO PATH
ARROYOS
HISTORIC QUAD
BRENTWOOD THEATER GROUNDS
WELLNESS GARDENS
ARNOLD PEDESTRIAN STREET
COMMUNITY GARDENS
JACKIE ROBINSON STADIUM
HISTORIC WALK
MUSEUM GARDENS
TROLLEY PLAZA
CLOCK TOWER PLAZA
TOWN GREEN
CAFE PLAZA
TOWN CENTER WELCOME PLAZA
PARADE GROUND
L.A. NATIONAL VETERANS PARK
Patton Ave.
Arnold Ave.
Vandegrift Ave.
Nimitz Ave.
North Pershing Ave.
Pershing Ave.
Constitution Ave.
Dewey Ave.
Grant Ave.
Eisenhower Ave.
Bringham Ave.
San Vicente Blvd.
Hanover Ave.
Bonsall Ave.
CAL VETS



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.

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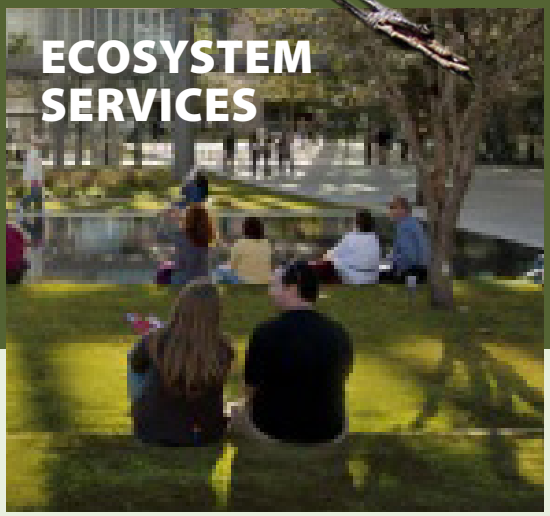





The West LA VA North Campus Community Plan incorporates multiple environmentally and socially responsible practices.

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





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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.

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LEGEND

- Communal Courtyard/ Garden
- Private Courtyard
- Park
- Pedestrian Street
- Promenade
- Plaza
- Wild Lands
- Interstitial Landscape

PROPOSED

Open Space Typologies



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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.







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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

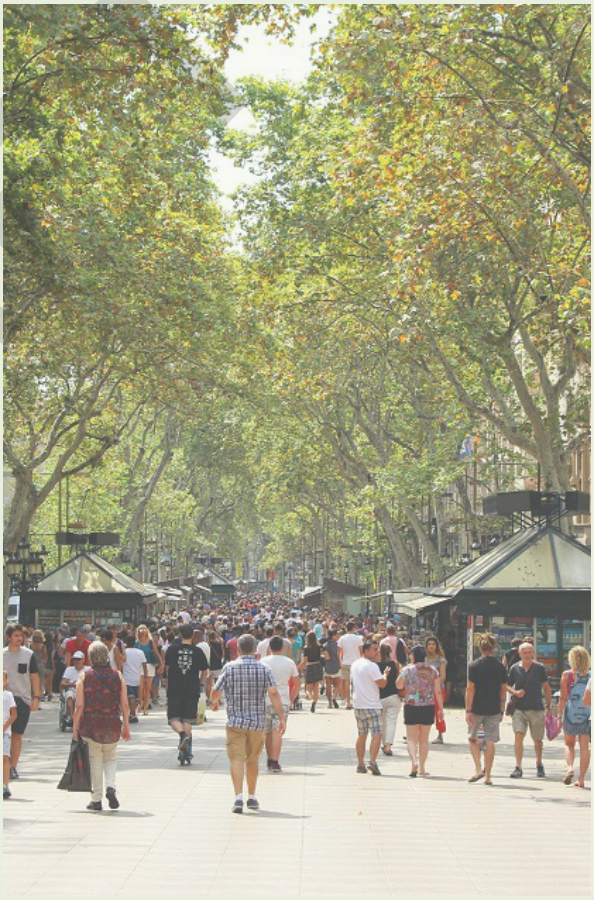
Intimate open spaces with paving, shade trees, and decorative planting for residents of a building and their guests. These spaces will provide an opportunity to emphasize the indoor-outdoor relationship. Private courtyards will be have a sense of enclosure created by building walls, planting and landform, 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.







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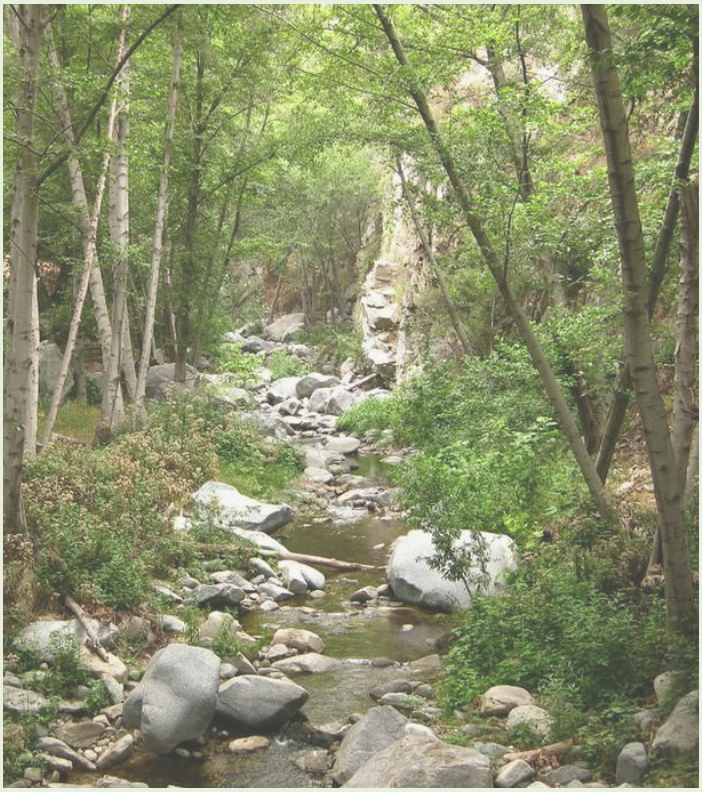
WILD LANDS

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.



6.5

PROPOSED

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

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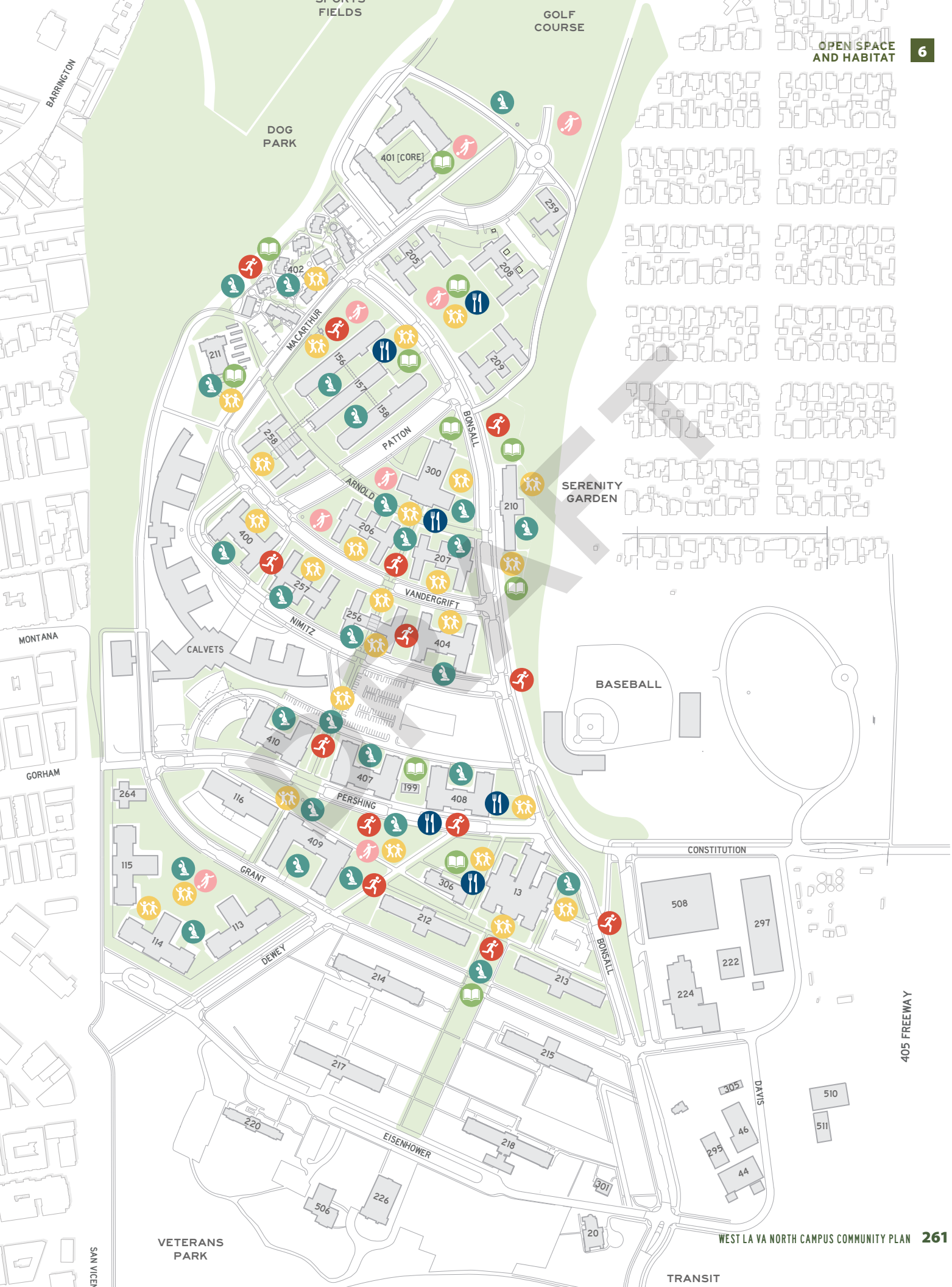
SPORTS FIELDS
GOLF COURSE
BARRINGTON
DOG PARK
401 [CORE]
259
205
208
402
MACARTHUR
211
156
157
158
209
PATTON
BONSALL
258
300
ARNOLD
210
SERENITY GARDEN
206
400
207
257
VANDERGRIFT
256
NIMITZ
404
MONTANA
CALVETS
BASEBALL
410
407
199
408
GORHAM
264
116
PERSHING
409
115
GRANT
306
13
CONSTITUTION
508
297
113
114
212
DEWEY
214
213
222
224
405 FREEWAY
215
217
305
DAVIS
510
511
220
EISENHOWER
218
46
295
44
301
226
506
20
VETERANS PARK
SAN VICEN
TRANSIT

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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







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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

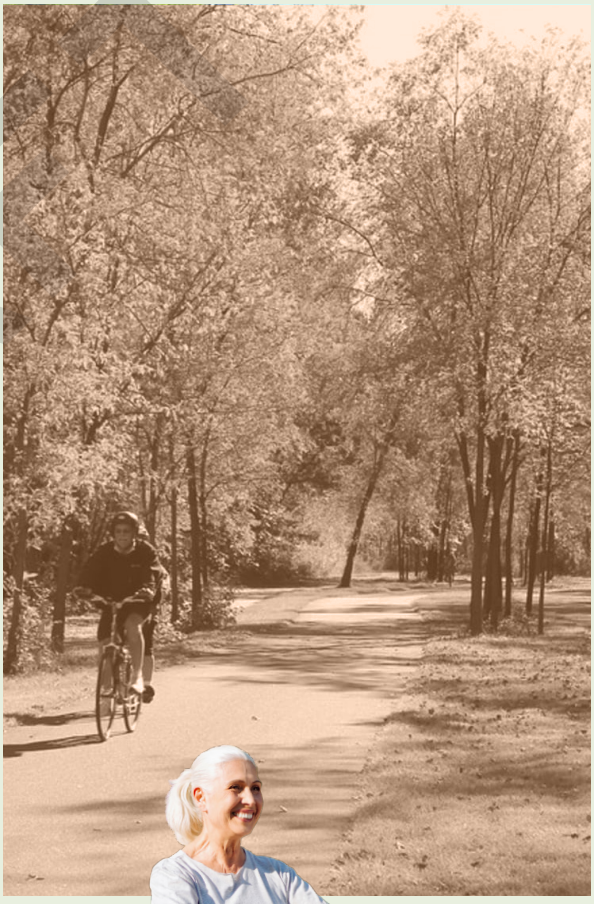
Chess tournament
Flexible lawn for sports
Bocce, shuffleboard, horseshoes, social games
Intergenerational play
Board games table
Children's play area
Play an instrument





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



6.6

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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.

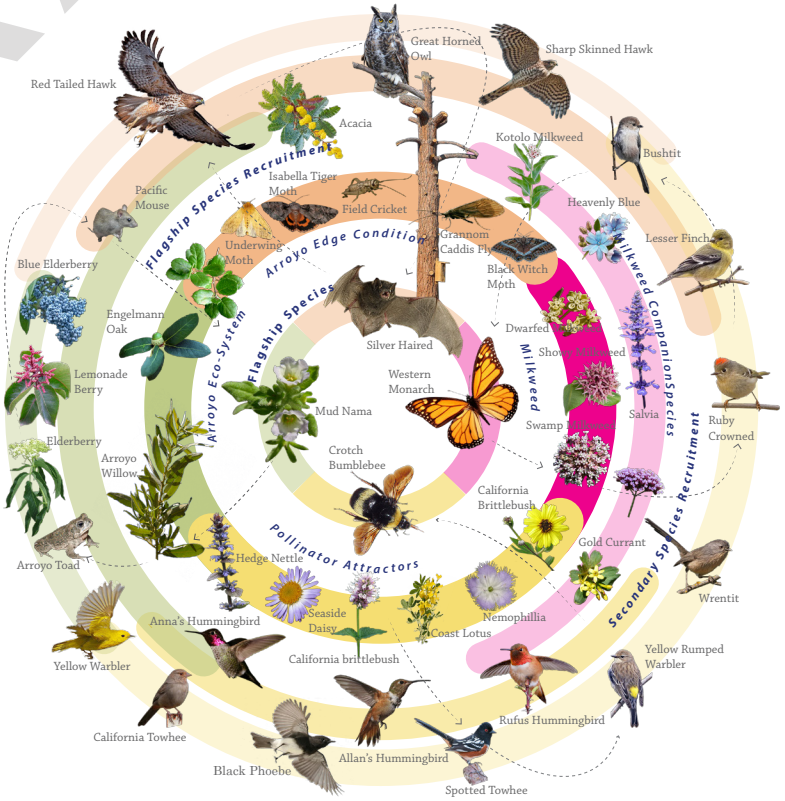
The arroyo located on the western edge of the West LA VA site will provide suitable habitat for the silver-haired bat through preservation of tree snags and improving the arroyo's forest floor to attract the insects like moths, leafhoppers, and beetles that make up its diet.

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.



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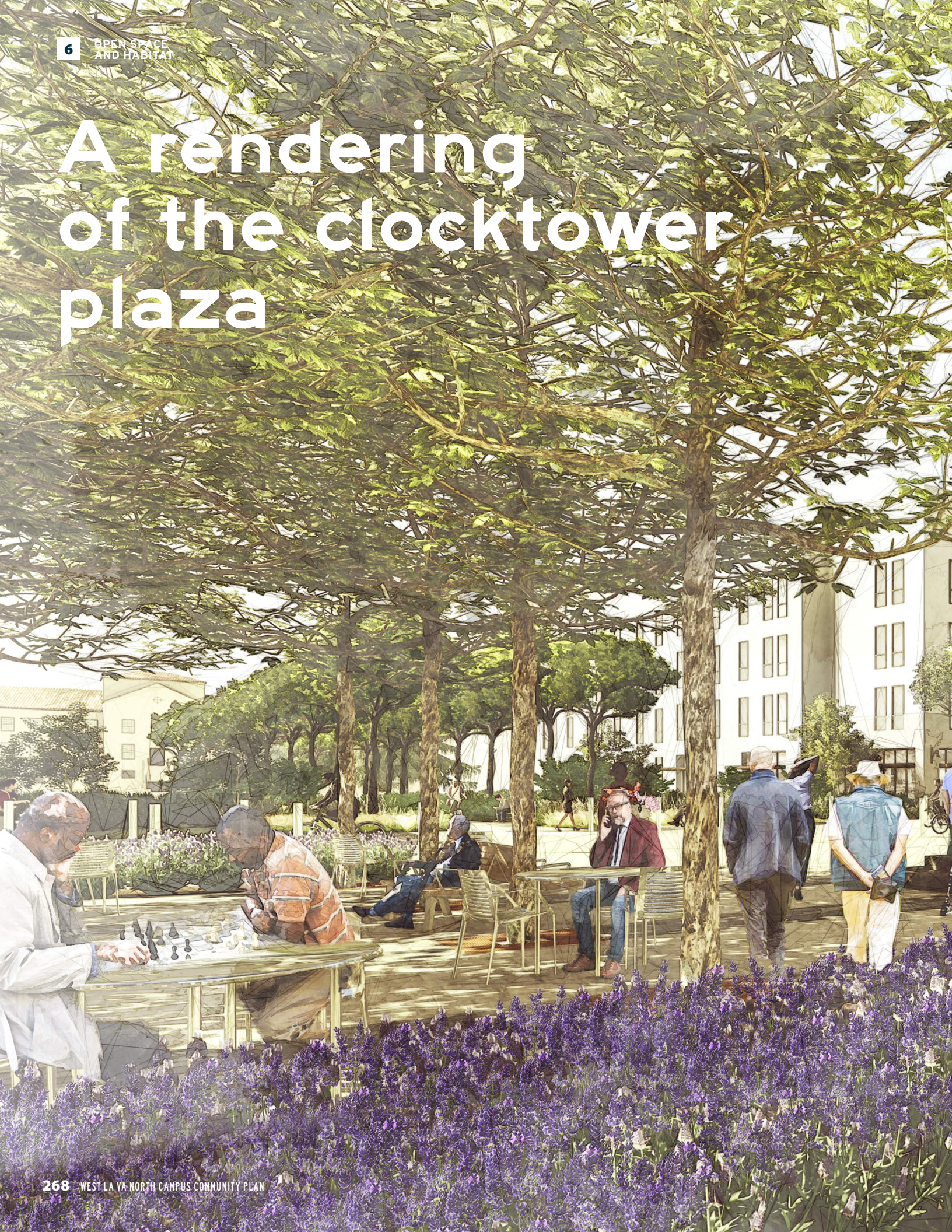
A rendering of the clocktower plaza







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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.









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LANDSCAPE RECOMMENDATION

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.







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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.









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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.









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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.









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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.









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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.

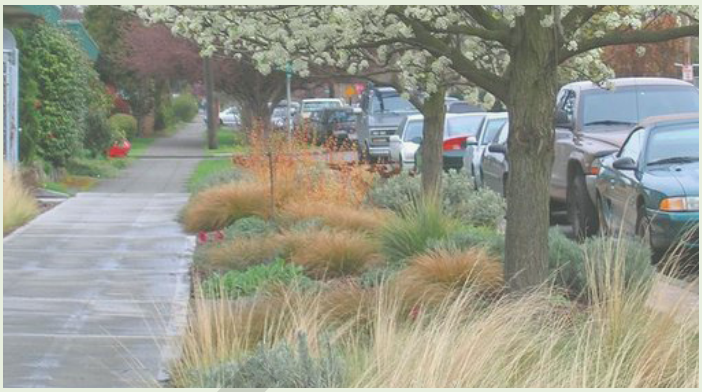
Stormwater mitigation measures must be integrated with and guided by the landscape so that they respond to campus program, circulation patterns, and the manner in which people use the landscape.

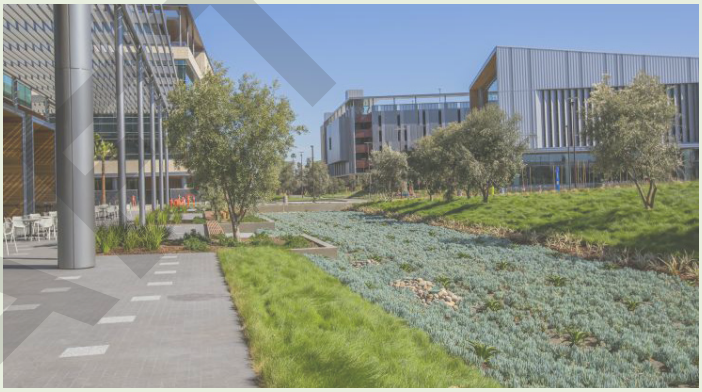
With careful design stormwater infrastructure need not be limited to a single function. Large lawn areas and common open spaces can host various types of program and also act as detention basins to collect stormwater during rain events. Other infrastructural pieces can incorporate walls for seating, 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.









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LANDSCAPE RECOMMENDATION

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.

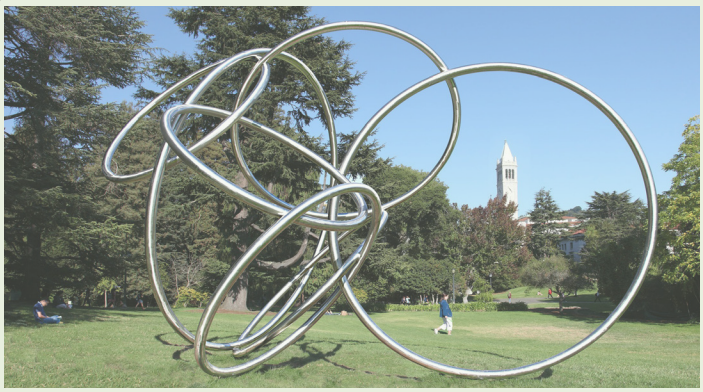
Public art can also be a way to connect to the history of the site and the experiences of Veterans. One opportunity is around the Barracks Building, connecting to future museum programming there.

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.









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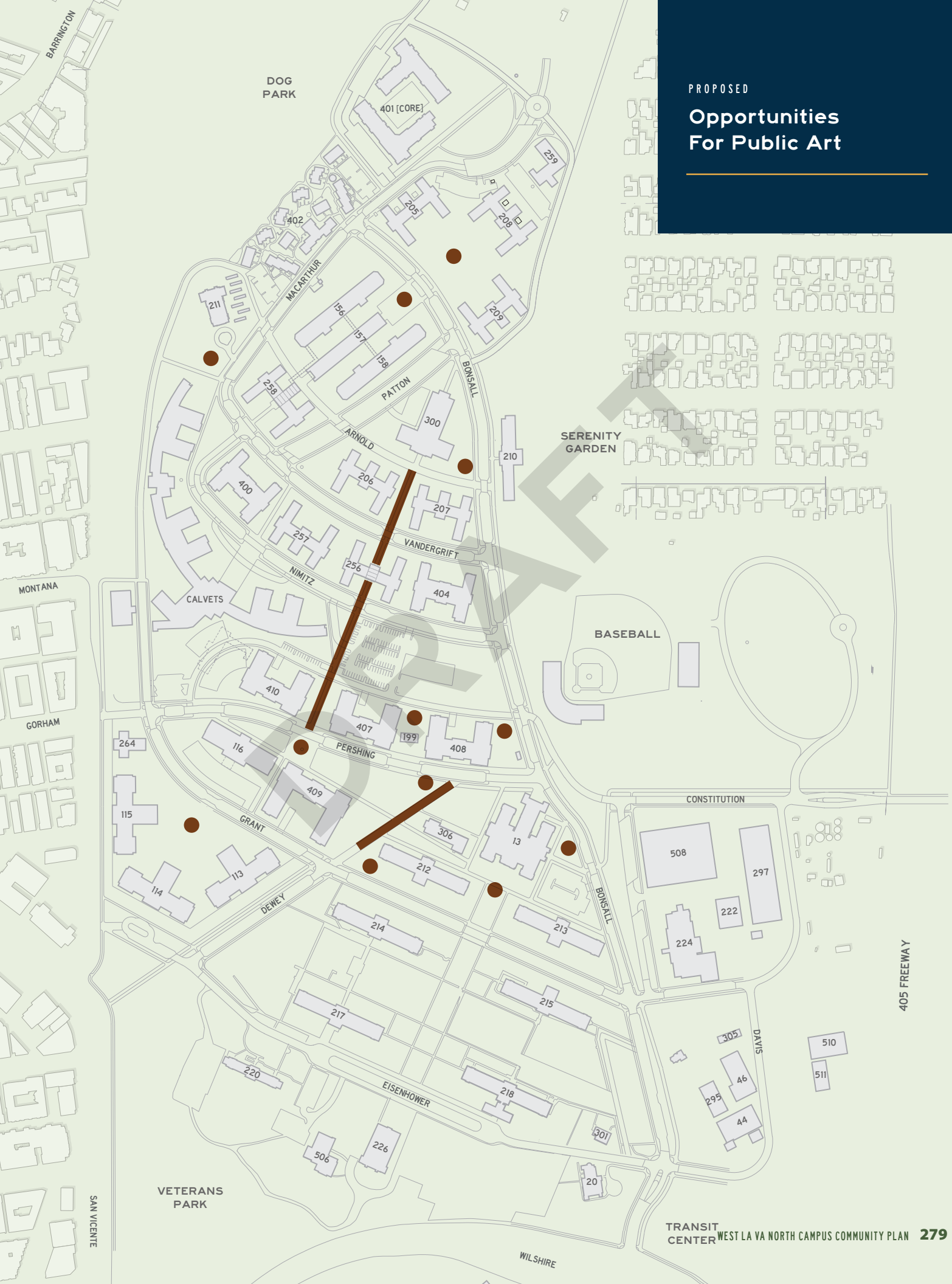
Opportunities For Public Art



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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.









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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





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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.







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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.









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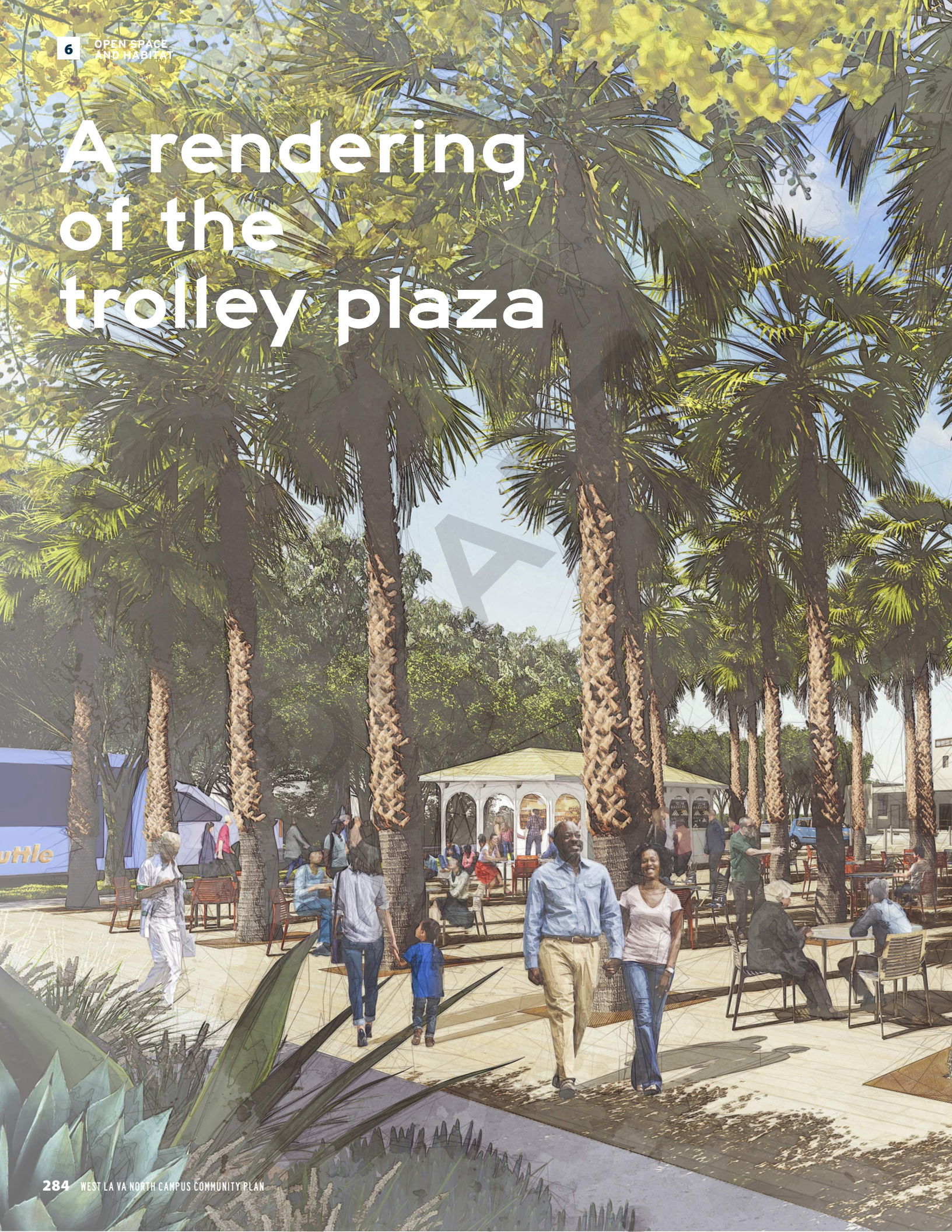
A rendering of the trolley plaza





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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.

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PROPOSED

Illustrative Plan



CHAPTER SEVEN

DESIGN GUIDELINES & STANDARDS

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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


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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.

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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.

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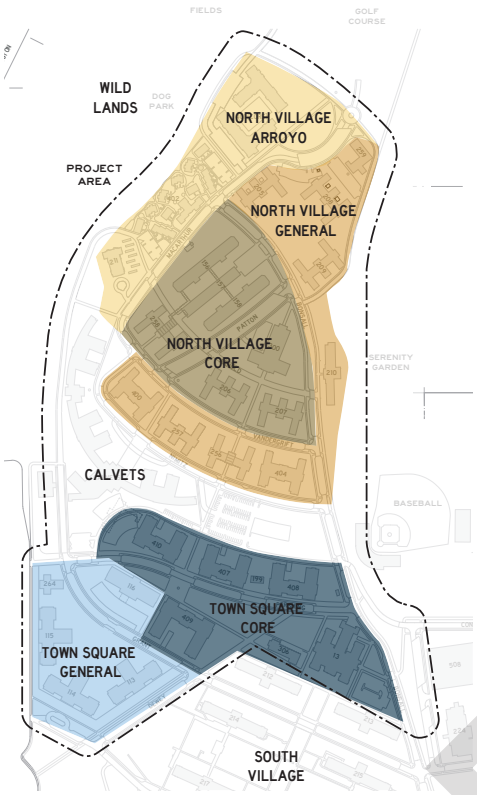
NORTH VILLAGE

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.

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TOWN SQUARE

Core and General Subareas

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.

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.

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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 are 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.



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	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.

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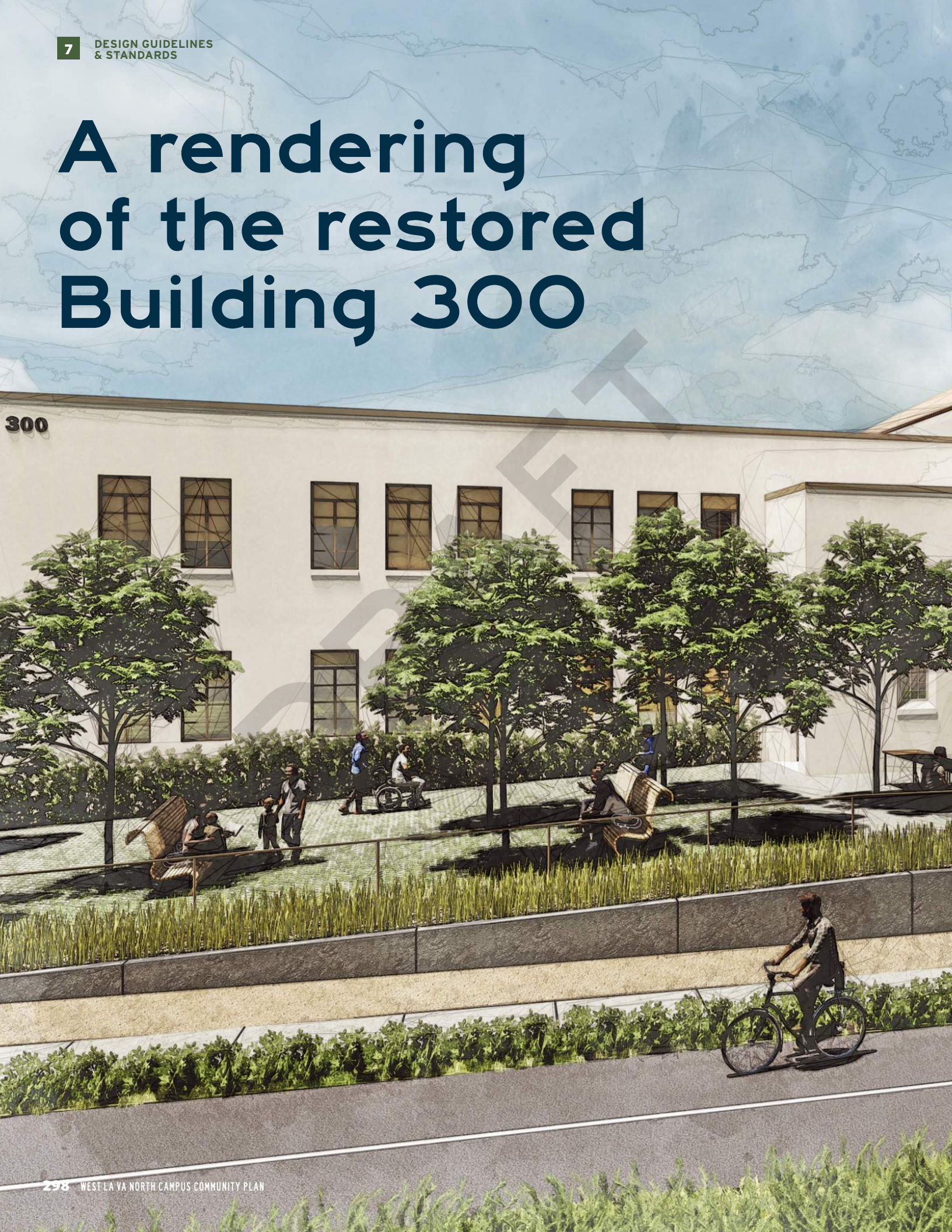
A rendering of the restored Building 300



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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.

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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.

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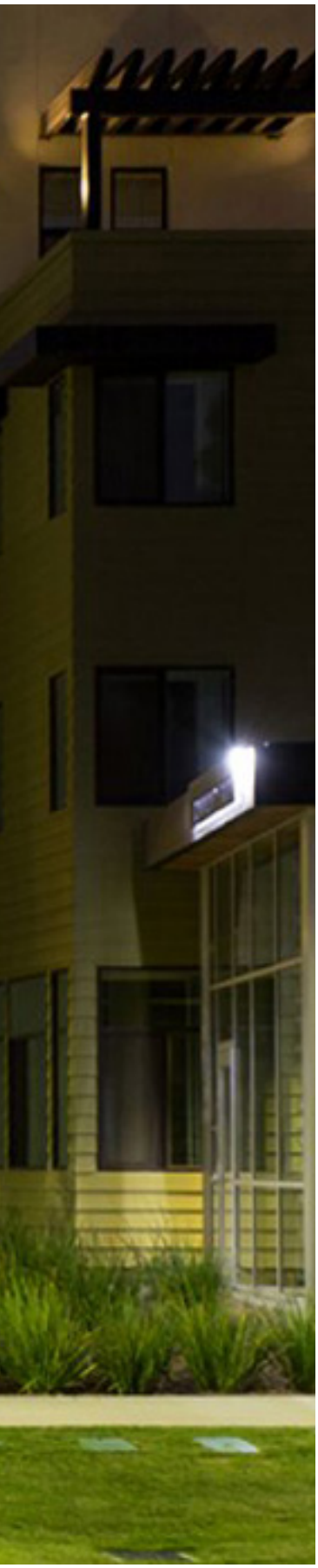

7.4

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.

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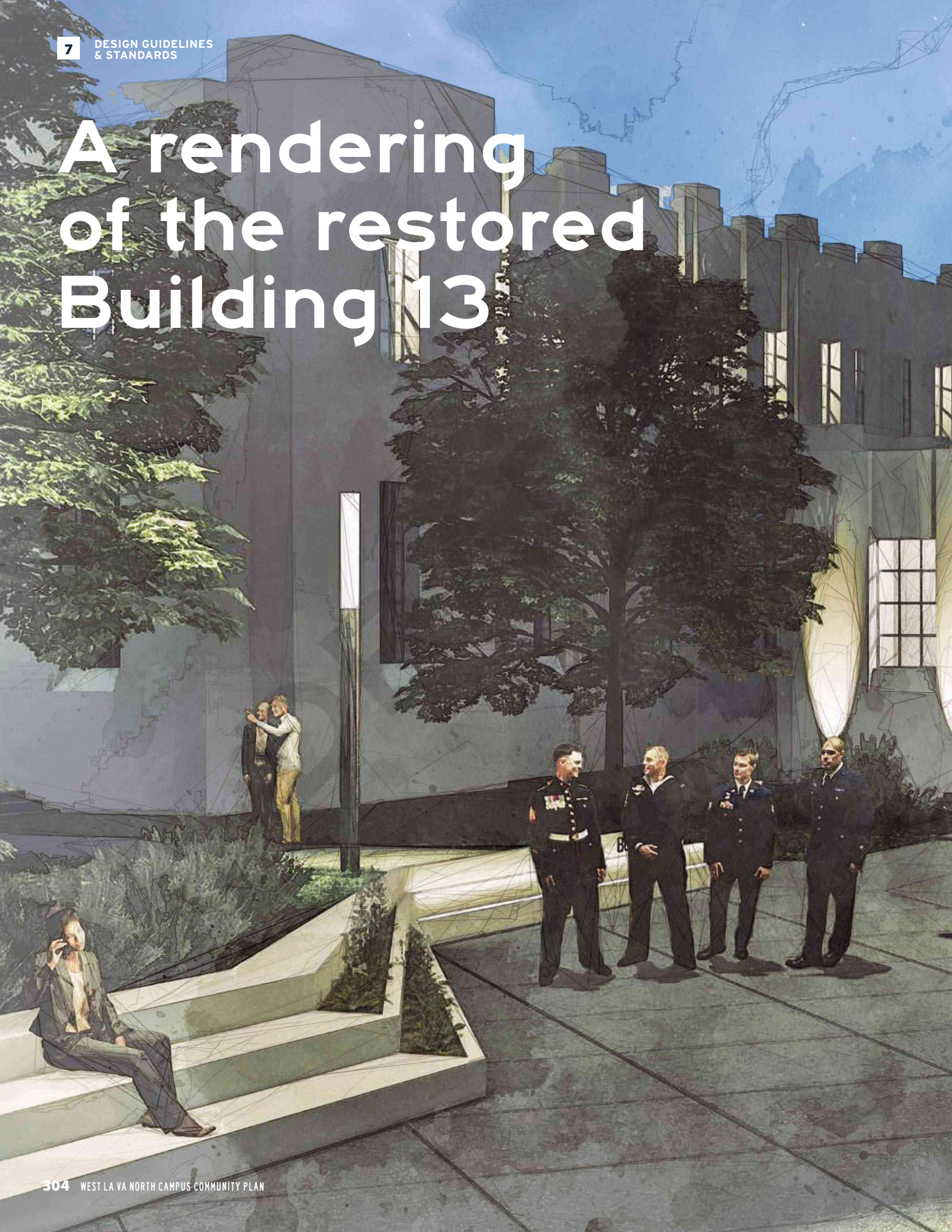
A rendering of the restored Building 13





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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

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LEGEND

Street Light Pole

Historic Walk Light Pole

Pedestrian Light Pole

Building Entry Light Pole

PROPOSED

Light Pole Types



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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

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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



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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



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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



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LIGHTING STANDARDS

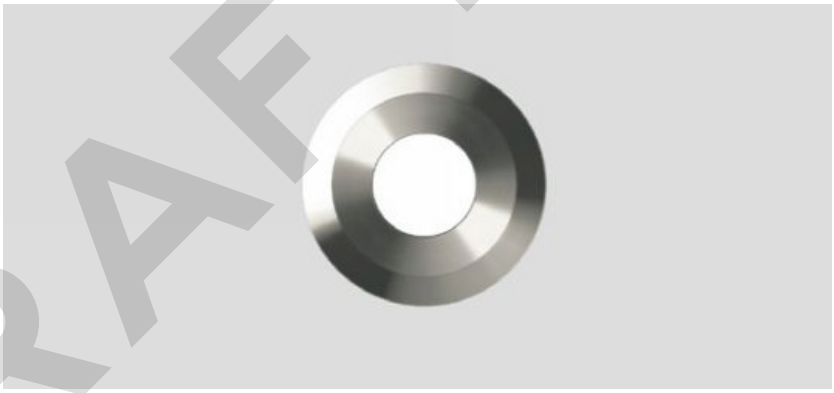
Steplight Fixtures

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



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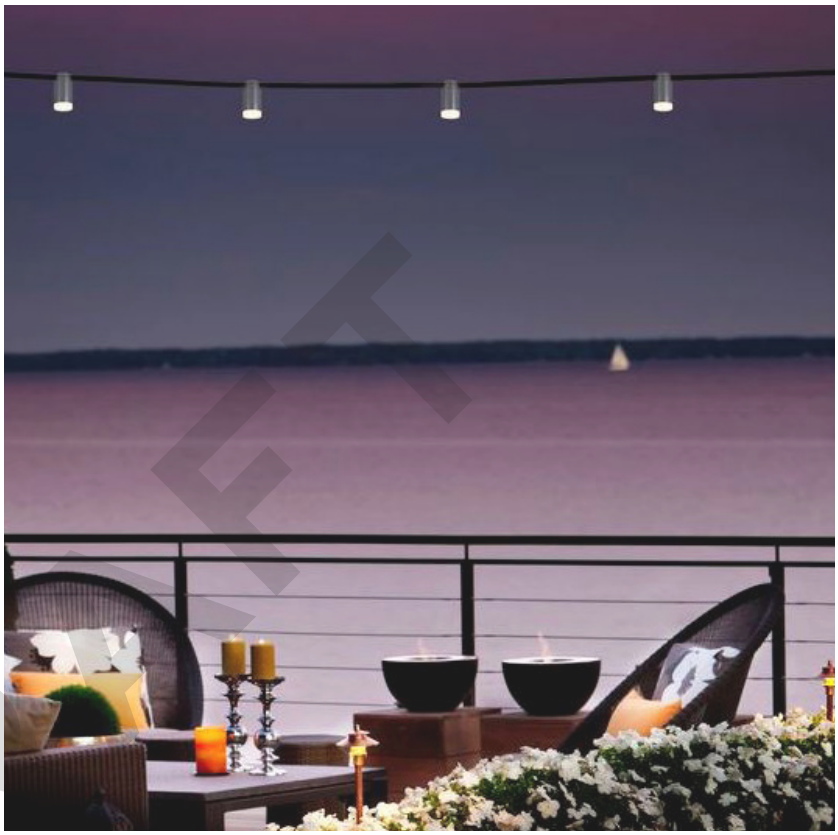
LIGHTING STANDARDS

Catenary

Catenary lighting will provide soft but sufficient lighting to private and communal courtyards without overwhelming the space being illuminated.



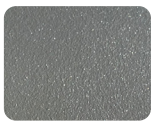
TEGAN EXTON
POWERSPAN CABLE SYSTEM

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



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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.

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SITE FURNISHINGS STANDARDS

Historic
Walk Bench

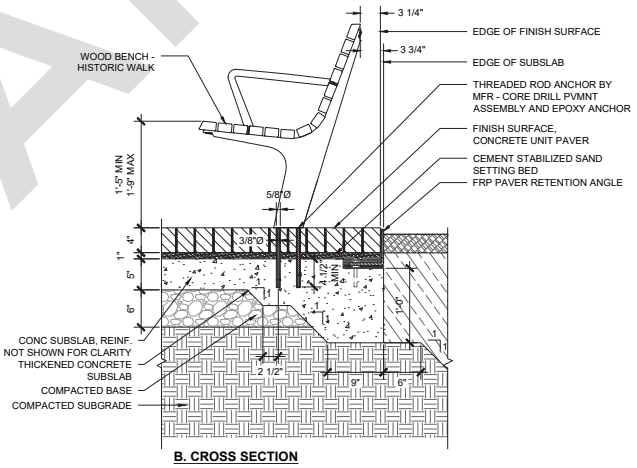
The Historic Walk Bench will serve as the seating along the Historic Walk, installed in the bump-outs located along its length. The Bench is to be embed mounted and set plumb.



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





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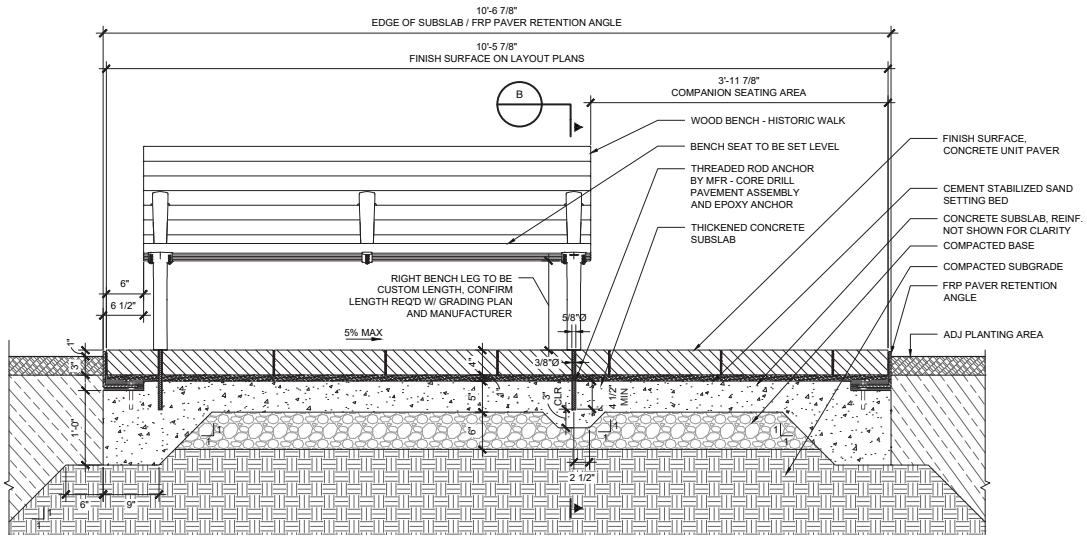

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SITE FURNISHINGS STANDARDS

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





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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 corrall, 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



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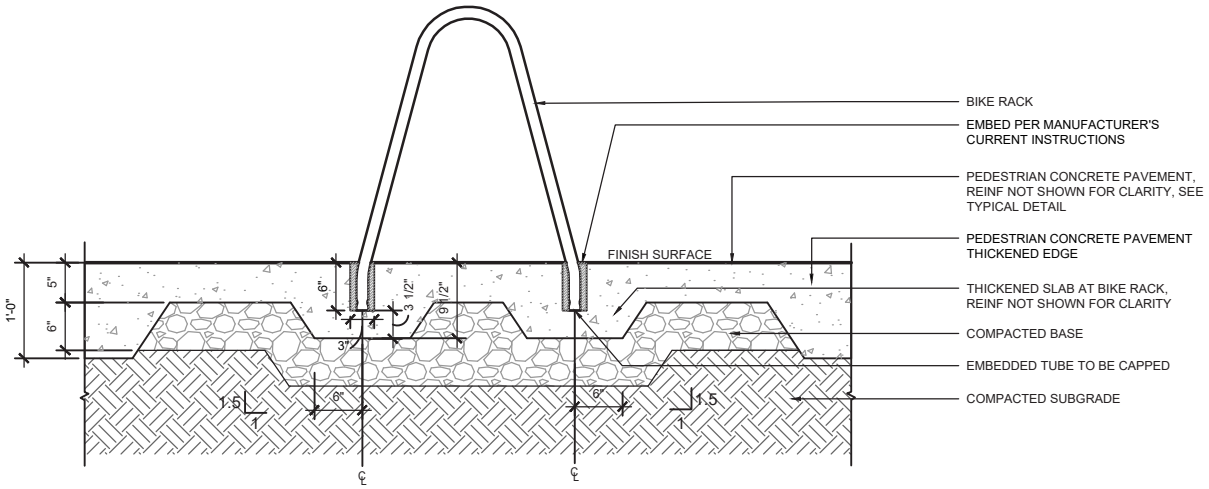

NOTES:
1. INSTALL PER MANUFACTURER'S CURRENT INSTRUCTIONS AND SPECIFICATIONS.

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









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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





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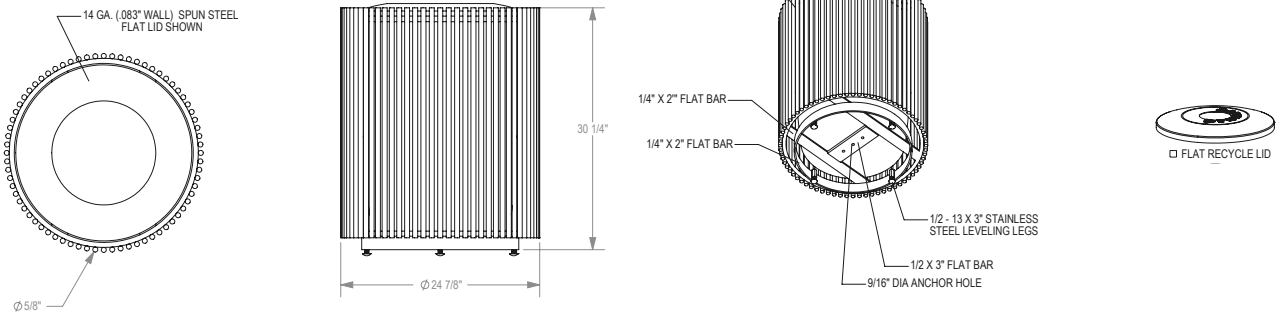

TRASH, RECYCLING AND COMPOST RECEPTACLE

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

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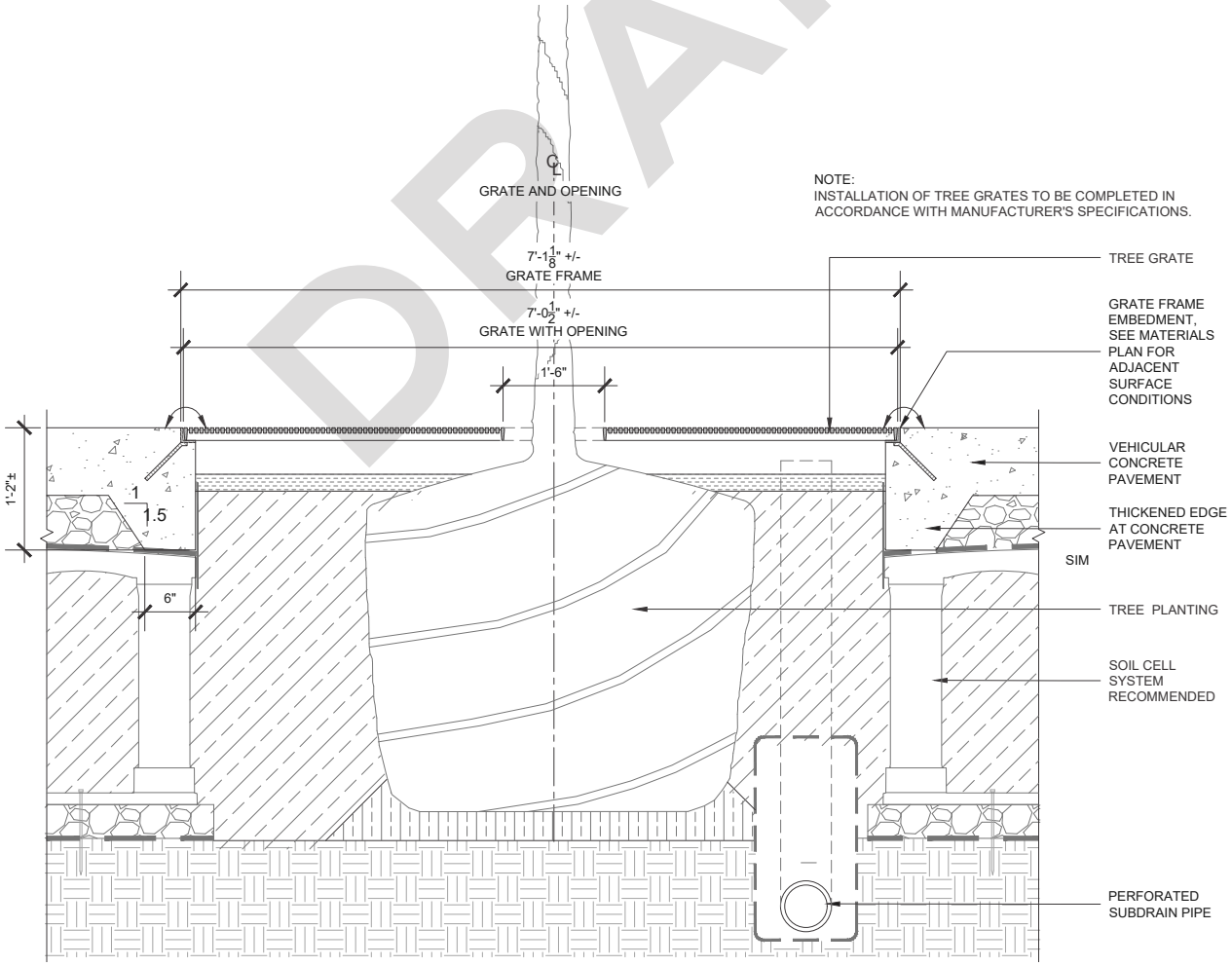
℄
GRATE AND OPENING
NOTE:
INSTALLATION OF TREE GRATES TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7'-1 1/8" +/-
GRATE FRAME
7'-0 1/2" +/-
GRATE WITH OPENING
1'-6"
1'-2"±
1
1.5
6"
TREE GRATE
GRATE FRAME EMBEDMENT, SEE MATERIALS PLAN FOR ADJACENT SURFACE CONDITIONS
VEHICULAR CONCRETE PAVEMENT
THICKENED EDGE AT CONCRETE PAVEMENT
SIM
TREE PLANTING
SOIL CELL SYSTEM RECOMMENDED
PERFORATED SUBDRAIN PIPE

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

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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



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SITE FURNISHINGS STANDARDS

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

SITE FURNISHINGS STANDARDS

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

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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



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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



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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



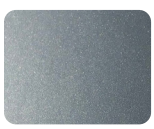
Style:	Single embedded mount, include umbrella hole to accommodate umbrella (Surface mount available, but not ADA compliant)
Materials:	Stainless steel
Size:	42" dia.
Finish:	Powdercoat
Color:	Metallic silver



LANDSCAPE FORMS
CATENA TABLE



Style:	ADA Compliant quad support legs
Materials:	Stainless steel
Size:	48" dia.
Finish:	Powdercoat
Color:	Metallic silver



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SITE FURNISHINGS STANDARDS

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

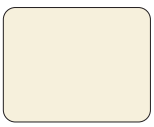
Style: Ocean Master Classic Square, (89" width) Ocean Master Classic Hexagon (125.5" width)

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





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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





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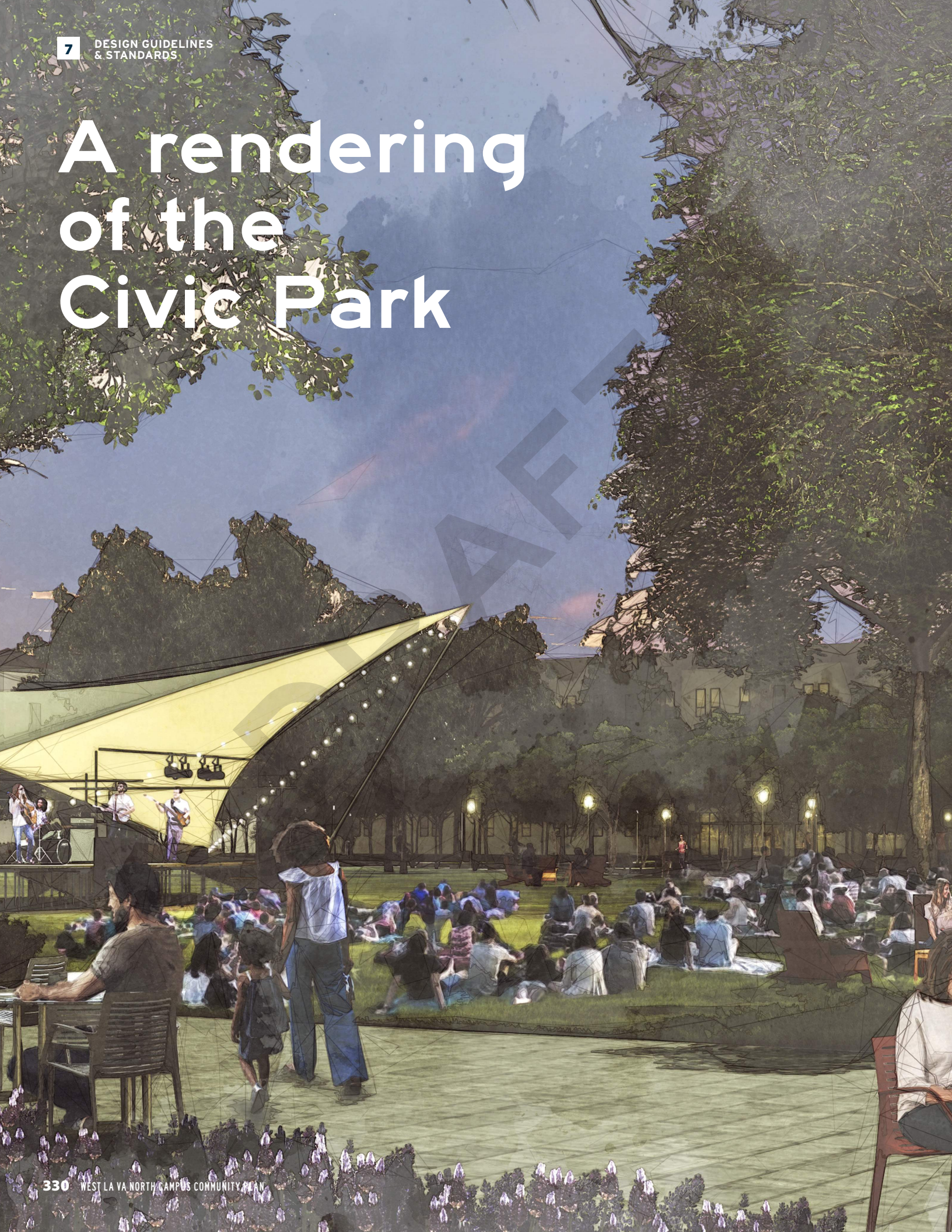
A rendering of the Civic Park



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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.

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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. 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



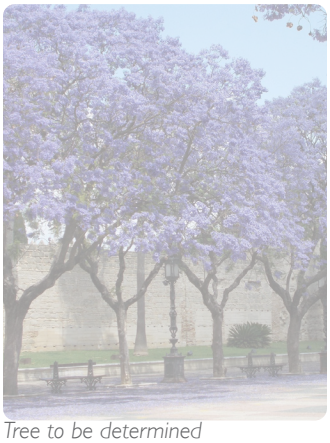
Quercus shumardii
Shumard Oak

N. PERSHING



Fraxinus oxycarpa 'Raywood'
Raywood Ash

MACARTHUR/ NIMITZ/ DEWEY/ EISENHOWER



Tree to be determined

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PROPOSED

Street Trees



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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

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Small & Ornamental Trees



Acacia aneura
Mulga Acacia



Cercis canadensis var. texensis 'Oklahoma'
Oklahoma Rebud



Geijera parvilflora
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

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Shrubs



Archtostaphylos hookeri 'Wayside'
Wayside Manzanita



Baccharis x 'Centennial'
Coyote Bush



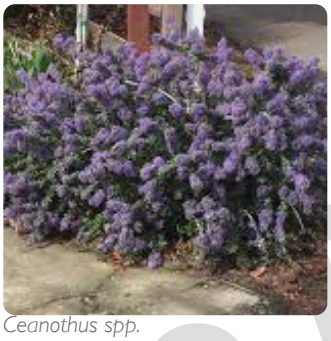
Ballota pseudodictamnus
Grecian Horehound



Berberis pinnatav(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



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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'


Monardello villosa
Russian River Coyote Mint


Salvia 'Bee's Bliss'
Bee's Bliss Sage


Salvia clevandii
Salvia Cleveland


Tweedia caerulea
Heavenly Blue Tweedia


Verbena bonariensis
Verbena Purpletop

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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

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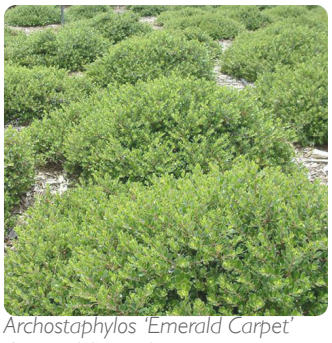
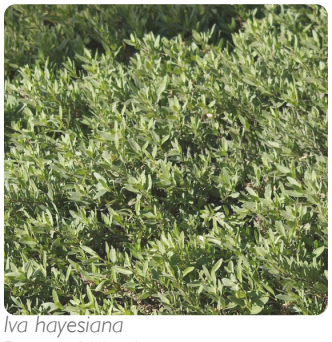
Groundcovers


Archostaphylos 'Emerald Carpet'
Carpet Manzanita


Ceanothus 'Centennial'
Centennial Ceanothus


Cistus salvifolius
Sageleaf Rockrose


Dymondia margaretae
Silver Carpet

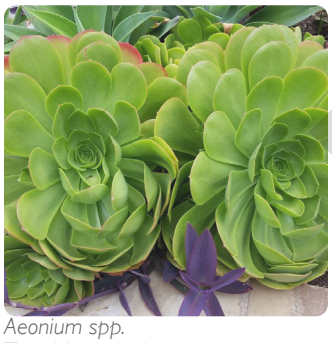

Iva hayesiana
Poverty Weed


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

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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

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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 covenyi, Blue Bush
Achillea millefolium, Yarrow
Arctostaphylos canescens, Hoary Manzanita
Archtostaphylos 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 Fuscia
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
Rhamnsus 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

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Comprehensive Plant List

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.

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 clevandii, 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

Archtostaphylos 'Emerald Carpet', Carpet Manzanita
Artemisia californica 'Montara', Montara Sagebrush
Baccharis pilularis, Dwarf Coyote Bush
Ceanothus spp., Ceanothus
Cistus salvifolius, Sageleaf Rockrose
Dorcynium 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
Polystichium munitum, Sword Fern
Woodwardia fimbriata, Giant Chain Fern

SUCCULENTS

Aeonium, Tree Houseleek
Agave Americana, Century Plant
Agave angustifolia 'Marginata', Variegated Centrury Plant
Agave desmettiana, Smooth Agave
Aloe 'Blue Elf', Blue Elf Aloe
Dasylirion, Desert Spoon
Senecio serpens, Blue Chalksticks

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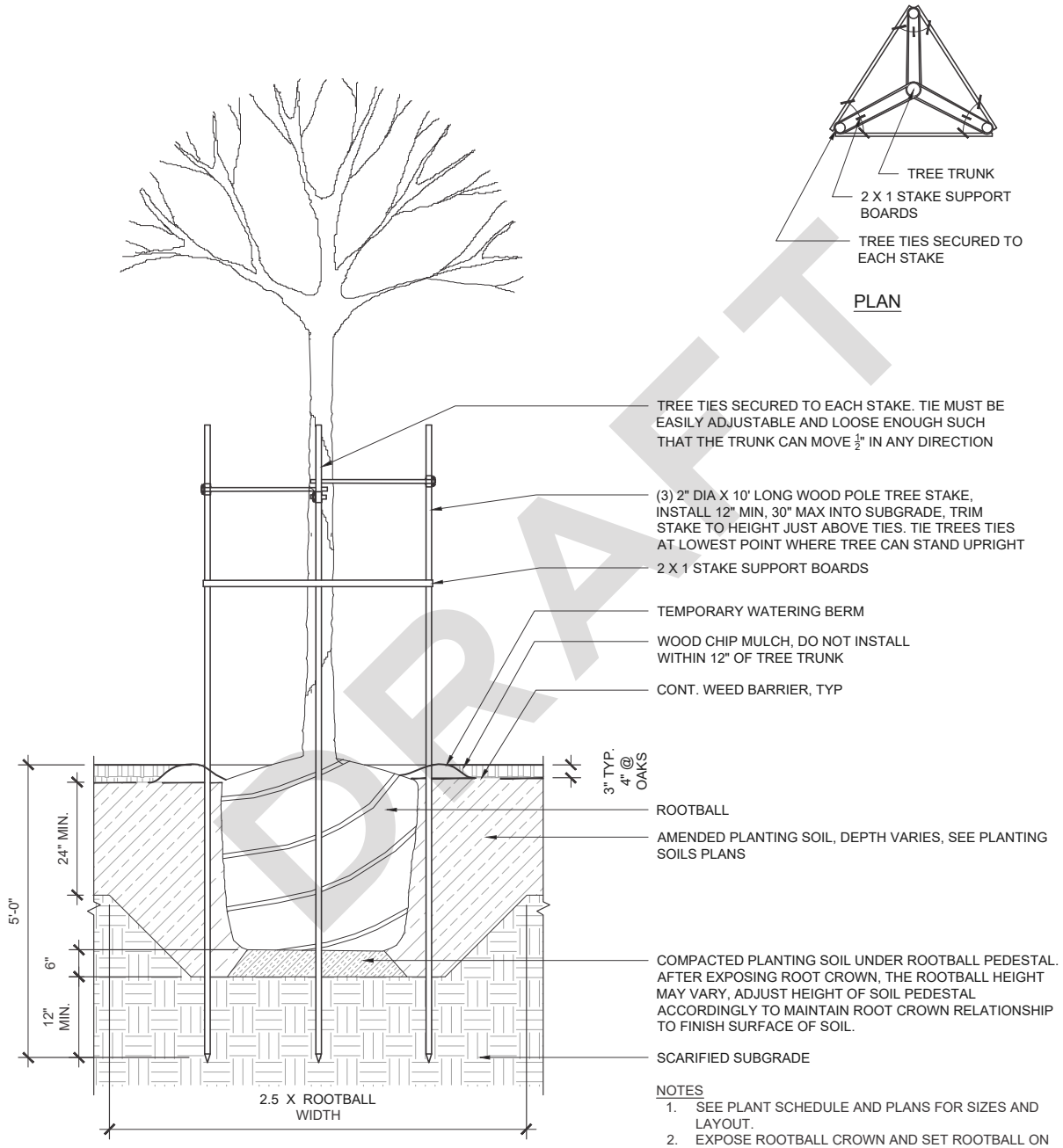
Planting
And Spacing



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 ½" 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

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Planting And Spacing

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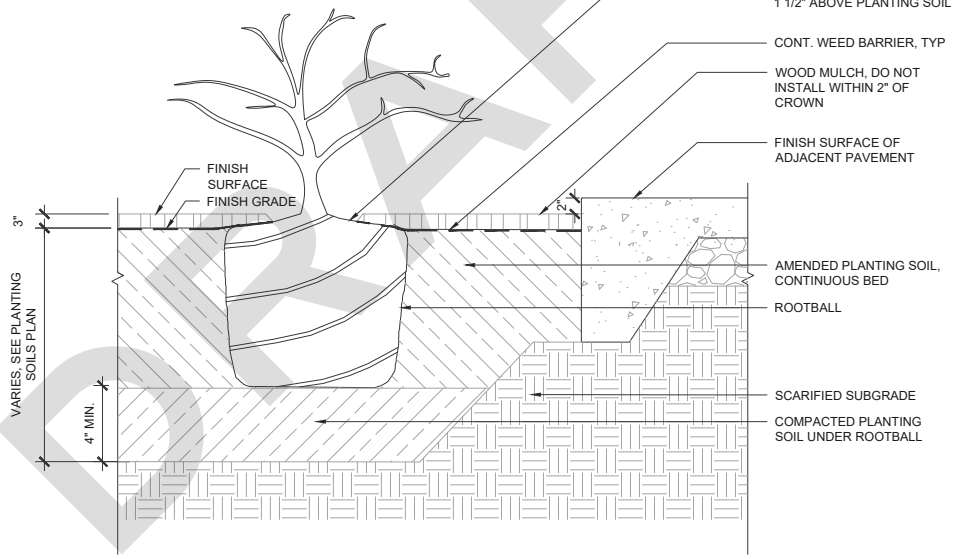
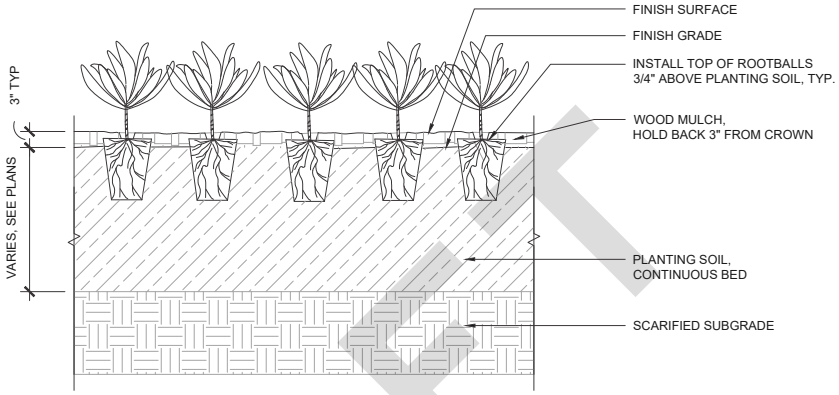


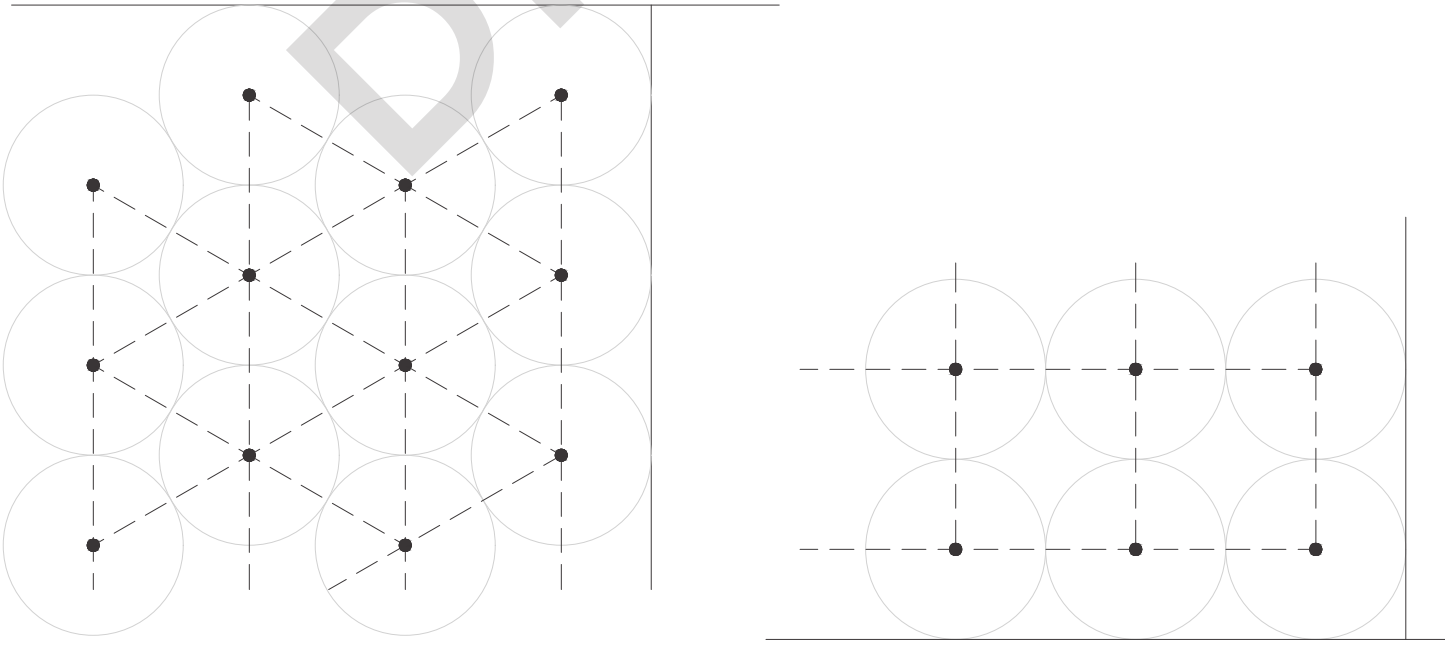
SHRUB PLANTING

SCALE: NTS



GROUNDCOVER PLANTING

SCALE: NTS



SHRUB AND GROUNDCOVER SPACING

SCALE: NTS

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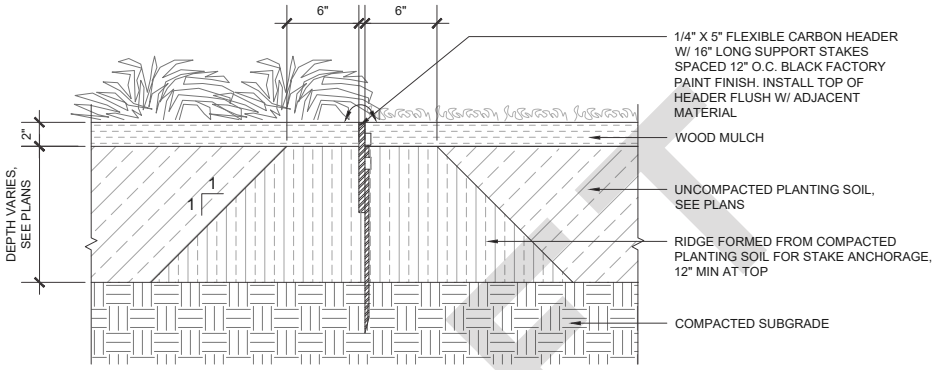
Steel Headers



STEEL HEADER

SCALE: NTS

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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

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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.

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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.

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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)

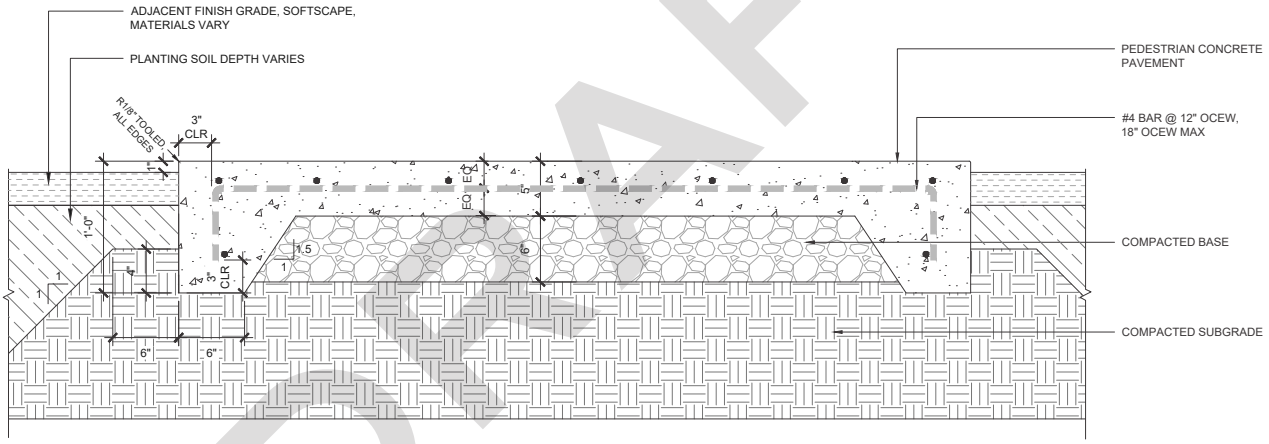
HARDSCAPE STANDARDS

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

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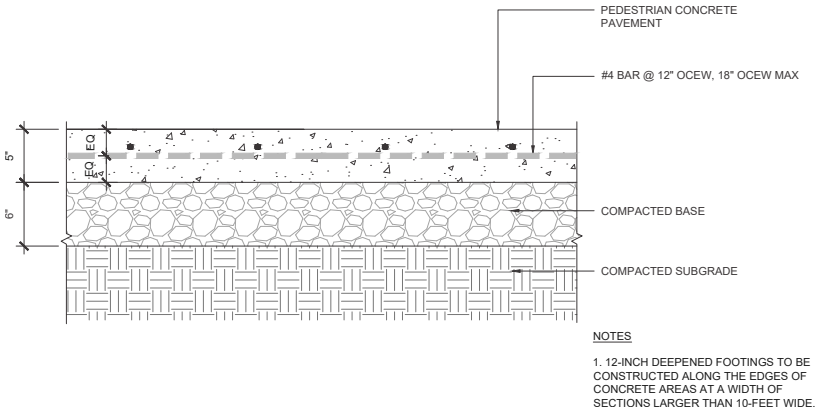

OTHER PEDESTRIAN CONCRETE PAVEMENT

SCALE: NTS

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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 TM 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

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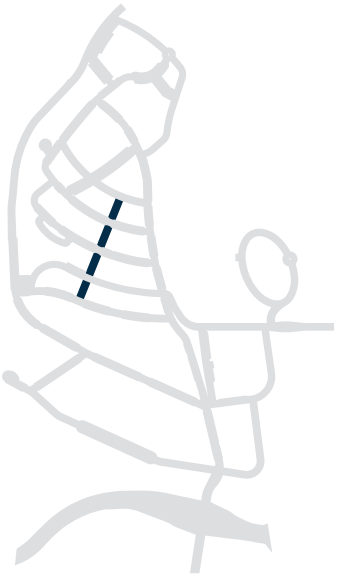
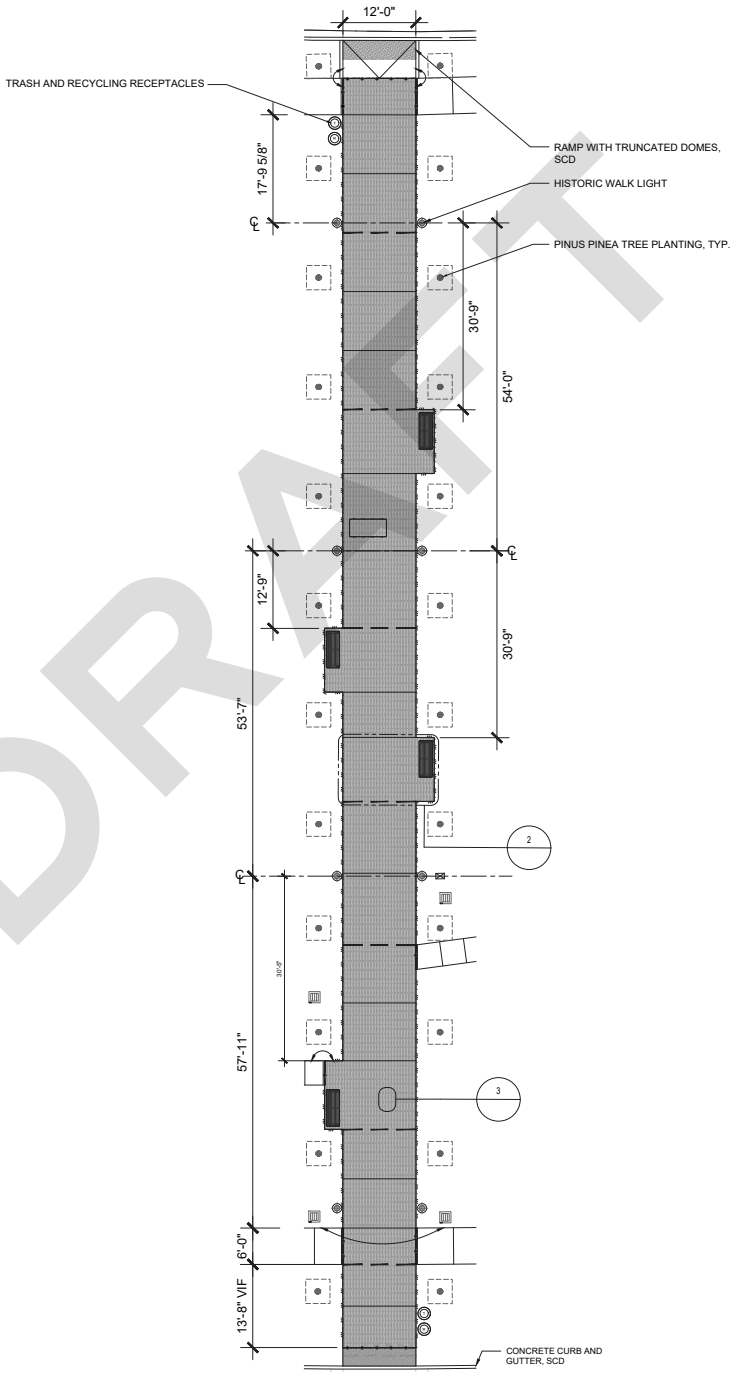


Historic Walk
Concrete Unit Pavement



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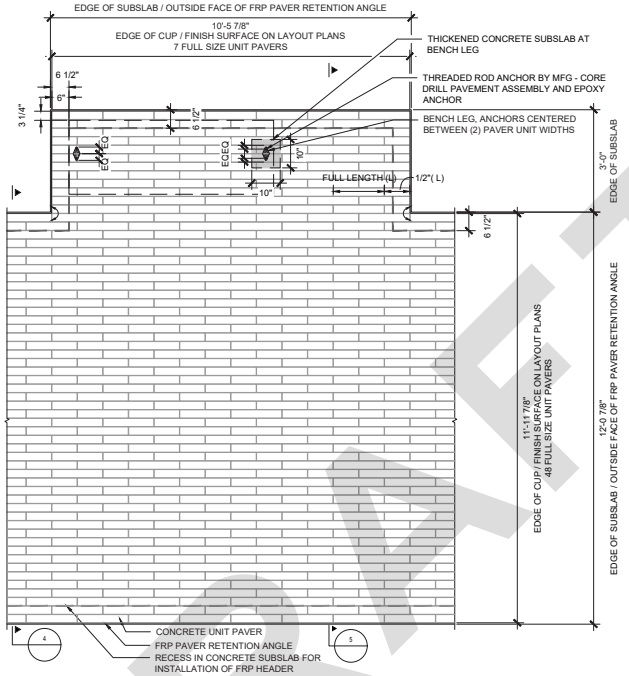
1. HISTORIC WALK TYPICAL PLAN (ARNOLD TO VANDERGRIFT SHOWN)

SCALE: NTS



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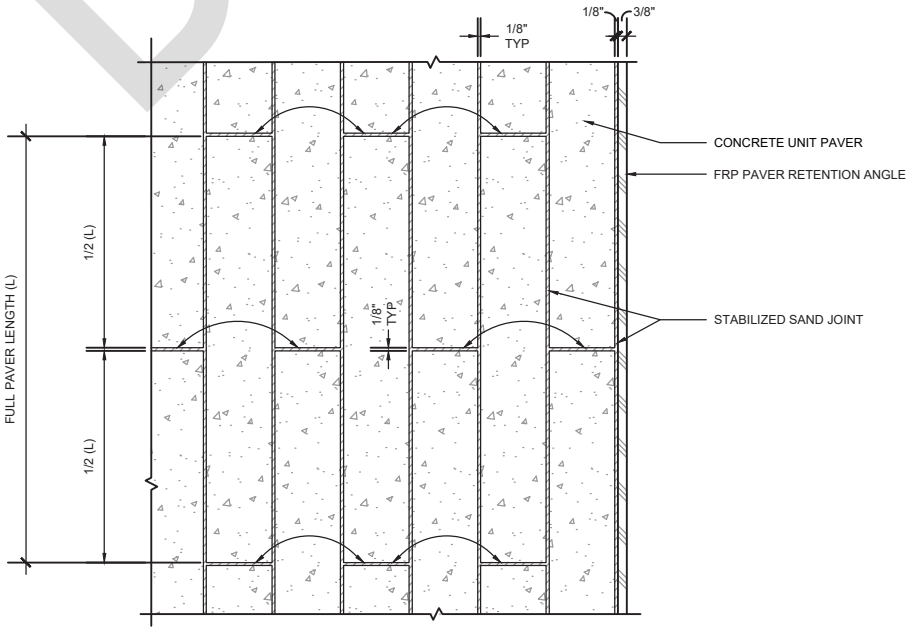
N

2. HISTORIC WALK BENCH BUMP OUT ENLARGEMENT

SCALE: NTS

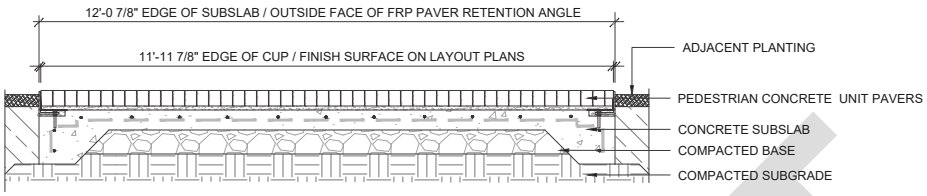


N

3. HISTORIC WALK CONCRETE UNIT PAVER TYPICAL LAYOUT ENLARGEMENT

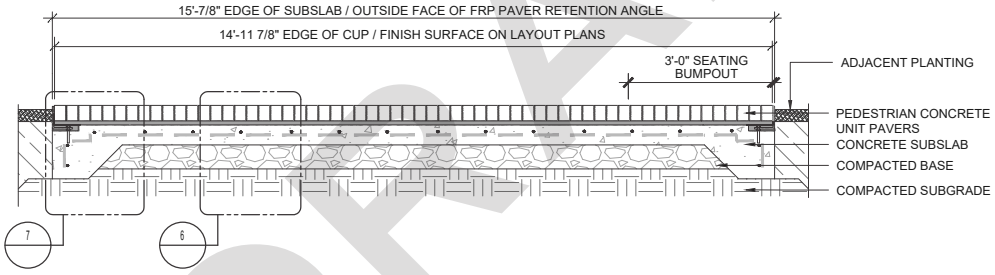
SCALE: NTS

Historic Walk
Concrete Unit Pavement



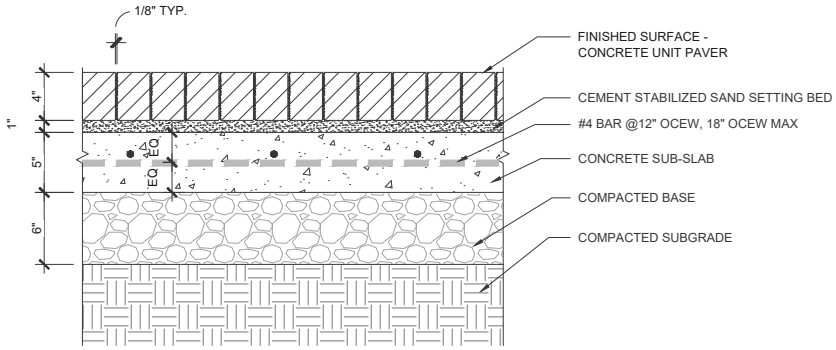
4. TYPICAL HISTORIC WALK SECTION

SCALE: NTS



5. HISTORIC WALK SECTION AT BUMP-OUT

SCALE: NTS



6. HISTORIC WALK CONCRETE UNIT PAVER TYPICAL SECTION

SCALE: NTS

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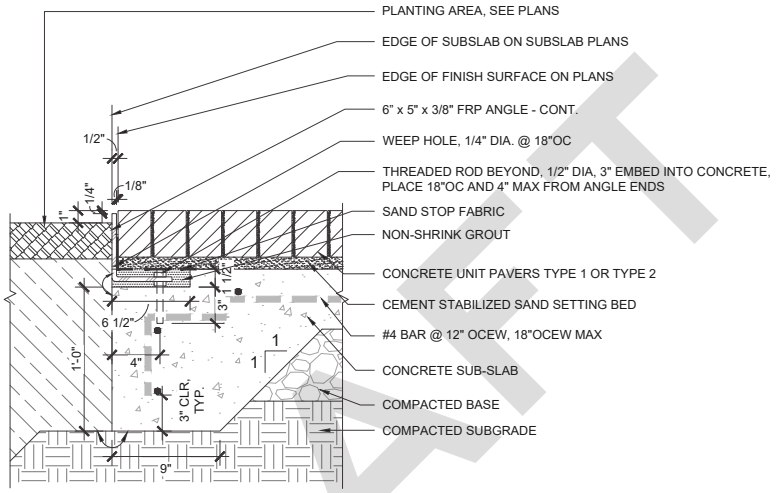

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7. HISTORIC WALK CONCRETE UNIT PAVER EDGE CONDITION TYPICAL SECTION

SCALE: NTS

HARDSCAPE STANDARDS

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



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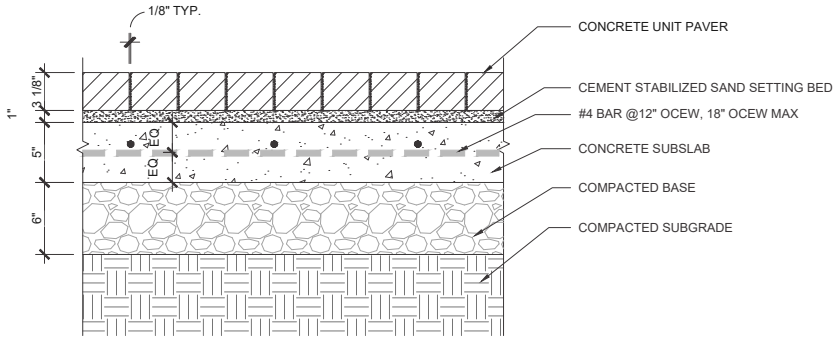

NOTE:
DETAIL TO BE VERIFIED BY STRUCTURAL ENGINEER FOR STRUCTURAL REQUIREMENTS RELATED TO EMERGENCY VEHICLE AND FIRE ACCESS

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 be 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.



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CHAPTER EIGHT

CAMPUS INFRASTRUCTURE

★★★★★

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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

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Sewer

Water

Electrical

Data and Communications

Gas

Mobility Backbone

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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.

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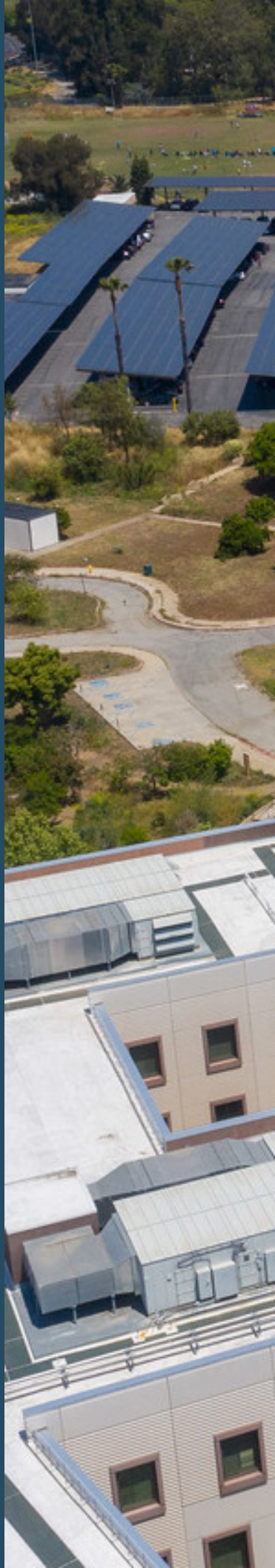
A comprehensive building-level review of the West LA VA Campus utility systems (water, sewer, electrical, natural gas, steam, and telecommunications) was completed in January 2017 (VAWLA Site Utility Assessment — Phase 1 Utility Report) based on available Campus engineering records, interviews, and field 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

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.

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

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STOP

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.



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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.

ENVISION™

Preliminary Scoring

	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

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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**

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PROPOSED

Sewer



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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
- PROPOSED 12" Water Main
- EXISTING LADWP Water Line
- EXISTING Water Line to be Reused
- EXISTING Utility to be Removed/Abandoned
- EXISTING Water Line to be Reused for Integrated System
- EXISTING VA System Water Line to Remain

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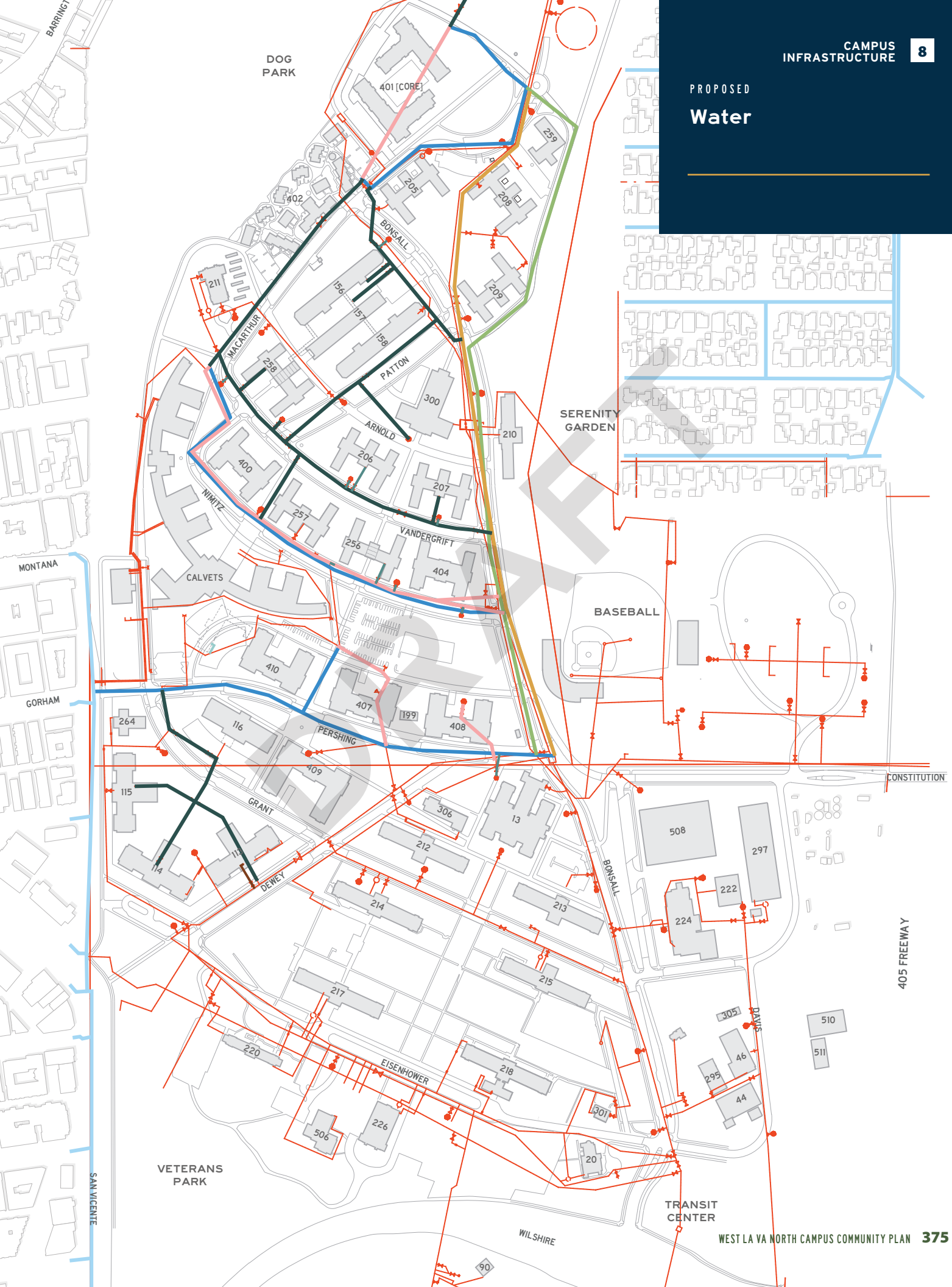
PROPOSED

Water



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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.

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LEGEND

PHASE 0 Proposed Project
PHASE 1 Future Project
PHASE 2 Future Project
PHASE 3 Future Project
PHASE 4 Future Project
Electrical Pullbox

PROPOSED

Electrical





8.6
Internet Service

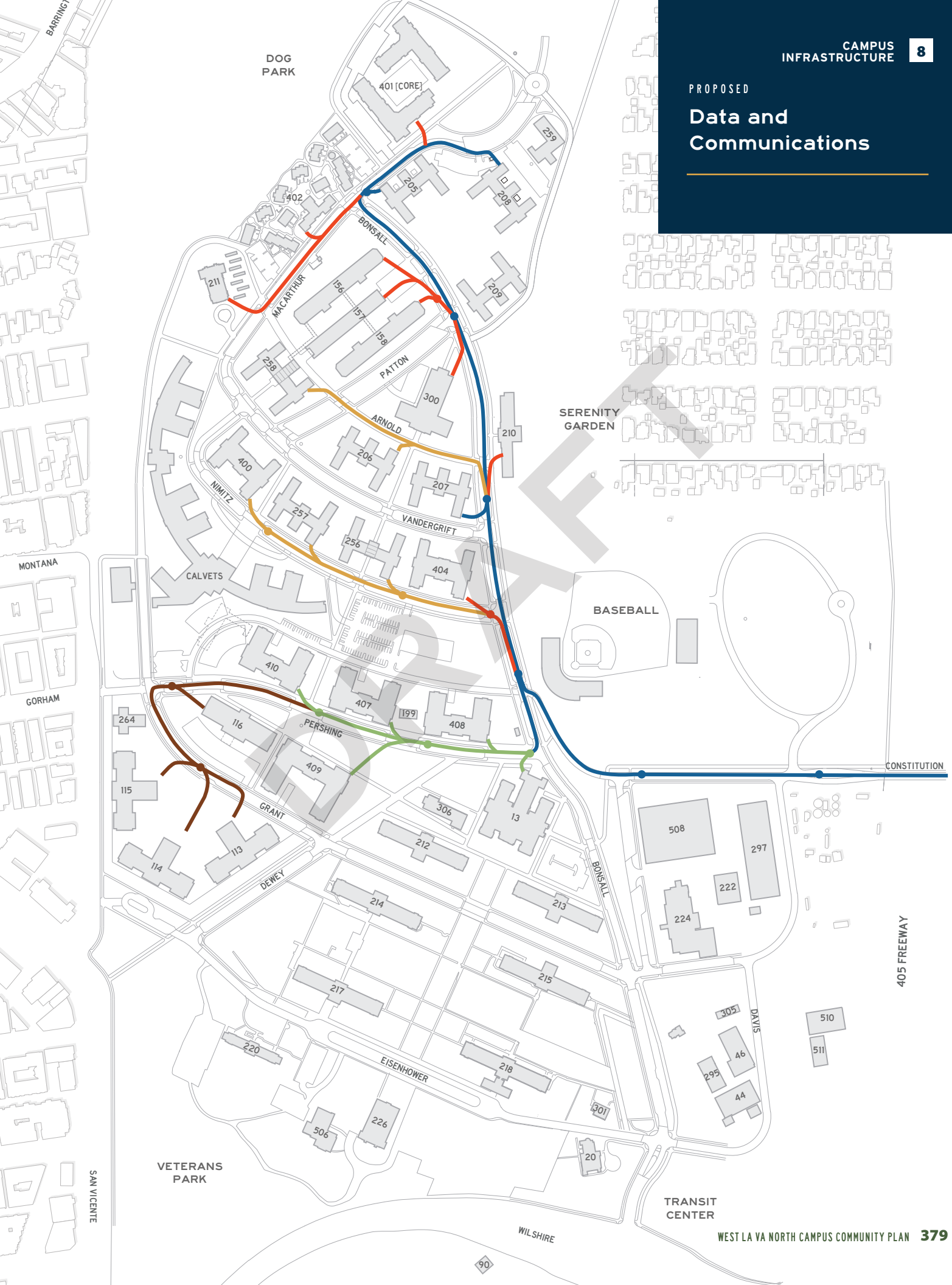
The existing telecommunication service to the buildings on the West LA VA North Campus is completely private. A complete and accurate record of the existing telecommunications network was unavailable, but previous studies report the existing telecommunications infrastructure is over 30 years old and 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 1 **Future Project**
- PHASE 2 **Future Project**
- PHASE 3 **Future Project**
- PHASE 4 **Future Project**
- **Telecom Manhole**

PROPOSED

Data and Communications



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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, RNC can be added to the gas pipelines to fuel homes, factories, and transportation.

LEGEND

- **Phase 0**
- **Phase 1**
- **Phase 2**
- **Phase 3**
- **Phase 4**

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PROPOSED

Gas



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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.

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LEGEND

- Buildings 207 Project Scope
- AHSC Buildings 156/157 Proposal
- Phase A
- Phase B
- Street Enhancement
- Pedestrian Street
- 64 On-street Parking Yield

PROPOSED

Mobility Backbone



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CHAPTER NINE

ADMINISTRATION + IMPLEMENTATION

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9.1
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9.5
Backbone Organization

9.6
Master Association

9.7
Partnership Formations

9.8
Next Steps

EXHIBITS

Common Areas

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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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