



WEST LA VA NORTH CAMPUS COMMUNITY PLAN

COMMUNITY PLAN



MARCH 2023



WEST LOS ANGELES VETERANS COLLECTIVE

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



THOMAS SAFRAN
& ASSOCIATES



UNITED STATES DEPARTMENT OF VETERAN AFFAIRS

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

VA



U.S. Department
of Veterans Affairs

NORTH CAMPUS COMMUNITY PLAN

DESIGN + PLANNING TEAM



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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 considered as an appendix to the adopted VA Greater Los Angeles Healthcare System 2022 Master Plan.

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CHAPTER ONE

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Arcadia Bandini de Stearns Baker, the landowner who signed the deed to establish the West LA VA Campus.



1.1

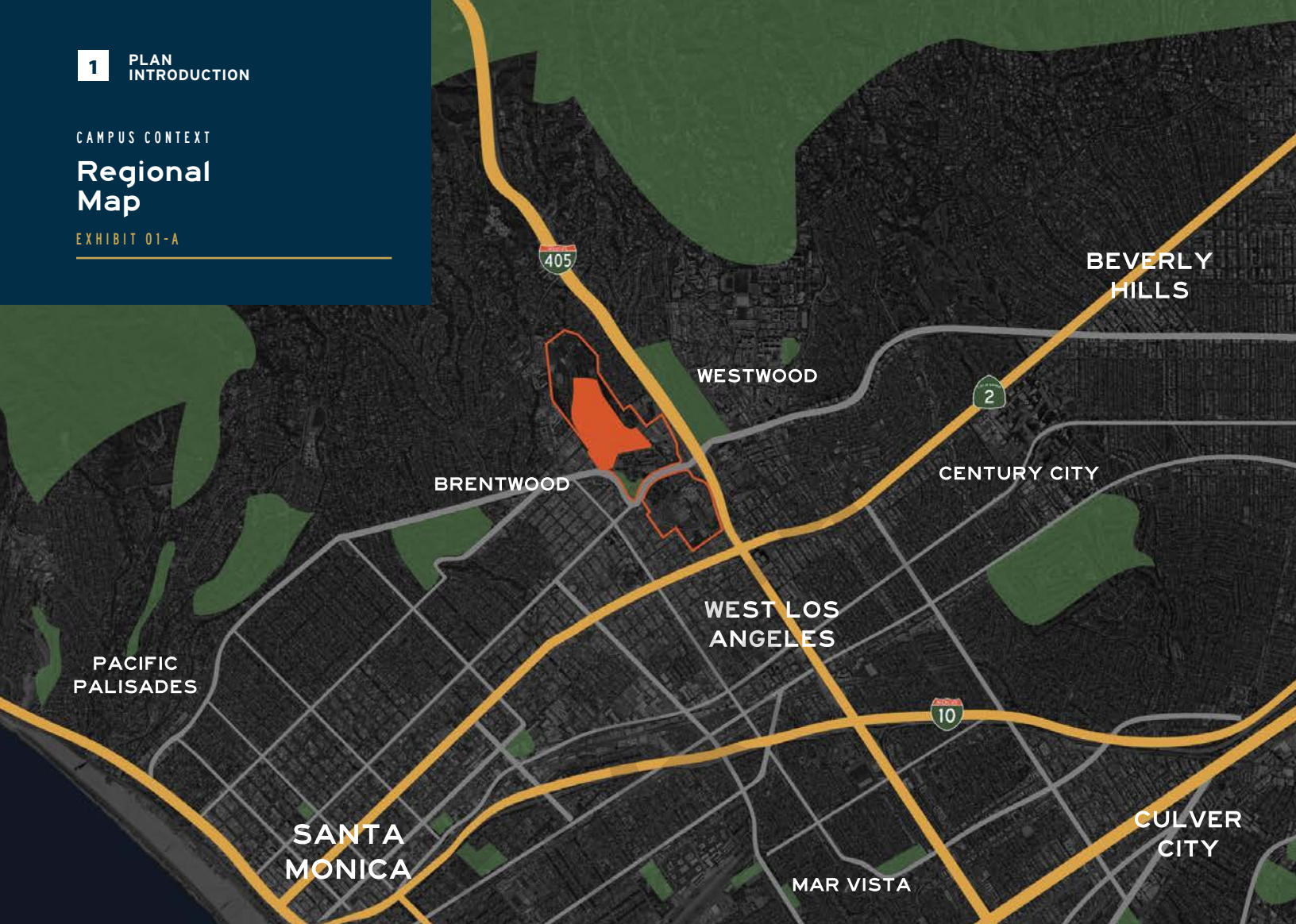
**Regional
Location**

The Department of Veterans Affairs Greater Los Angeles Healthcare System, West Los Angeles Medical Campus (commonly referred to as the “West LA VA Campus”) houses both administrative and medical facilities, and is one of the largest healthcare facilities within the Department of Veterans Affairs. The approximately 388-acre campus is located within an unincorporated island of the County of Los Angeles, while surrounded entirely by the City of Los Angeles, and within the County of Los Angeles’s Third Supervisorial District, between the City of Los Angeles’s Fifth and Eleventh City Council Districts.

The West LA VA Campus is served regionally by the Interstate 405 Freeway, Santa Monica Boulevard [State Route 2], and Wilshire Boulevard, which carries multiple Bus Rapid Transit routes. The Metro Purple Line subway is being extended to terminate at the West LA VA Campus where Wilshire Boulevard and Bonsall Avenue intersect. There are regional backbone bicycle facilities on San Vicente Boulevard, Federal Avenue, and Ohio Avenue.







Campus Context

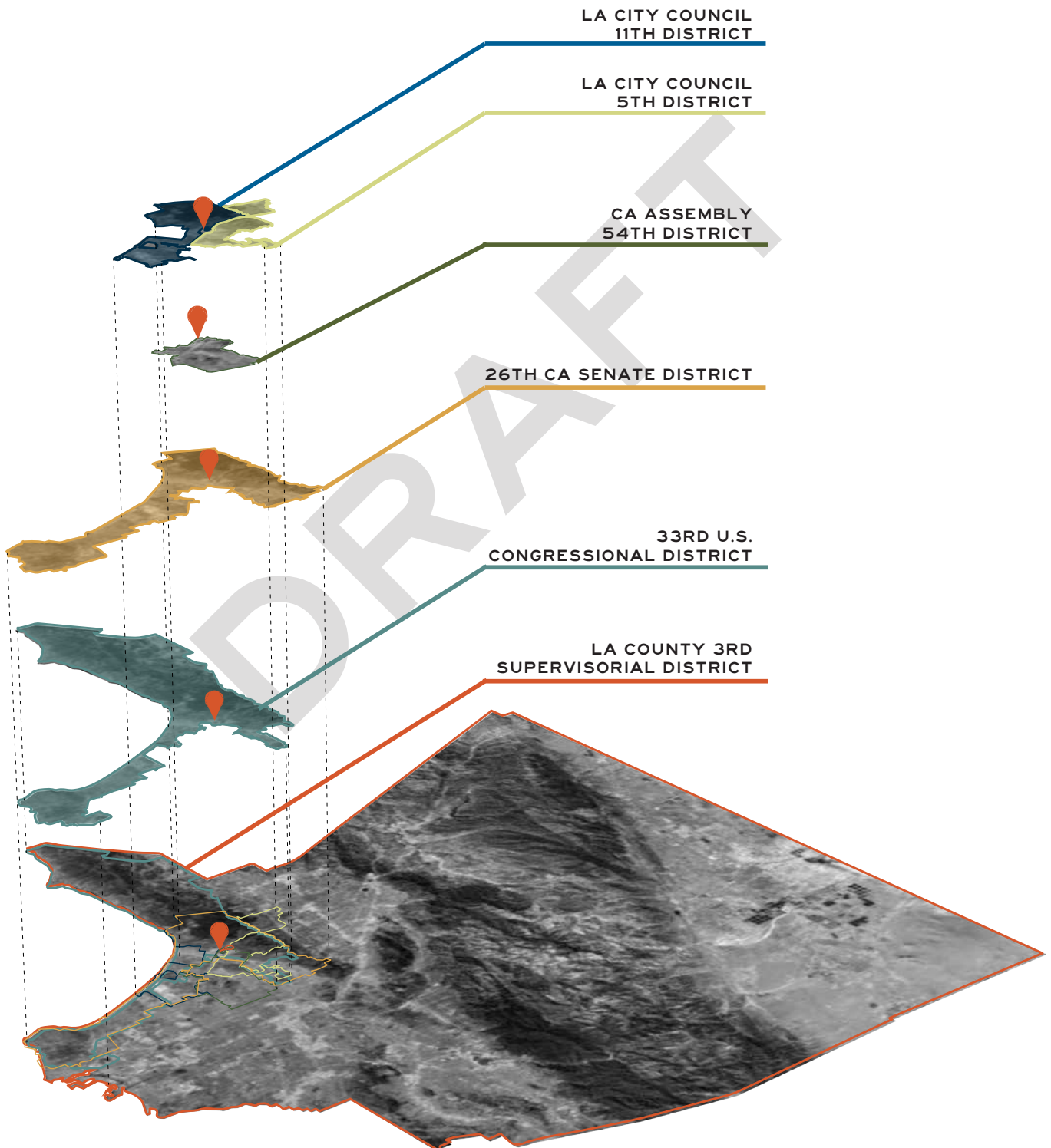
The West Los Angeles Veterans Community Plan project area ("Community Plan", or "Project Area") is located within an 80-acre portion of the VA property north of Wilshire Boulevard. The boundaries of development are generally defined by Dewey Avenue and Grant Avenue [south], Bonsall Avenue bluffs [east], 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.

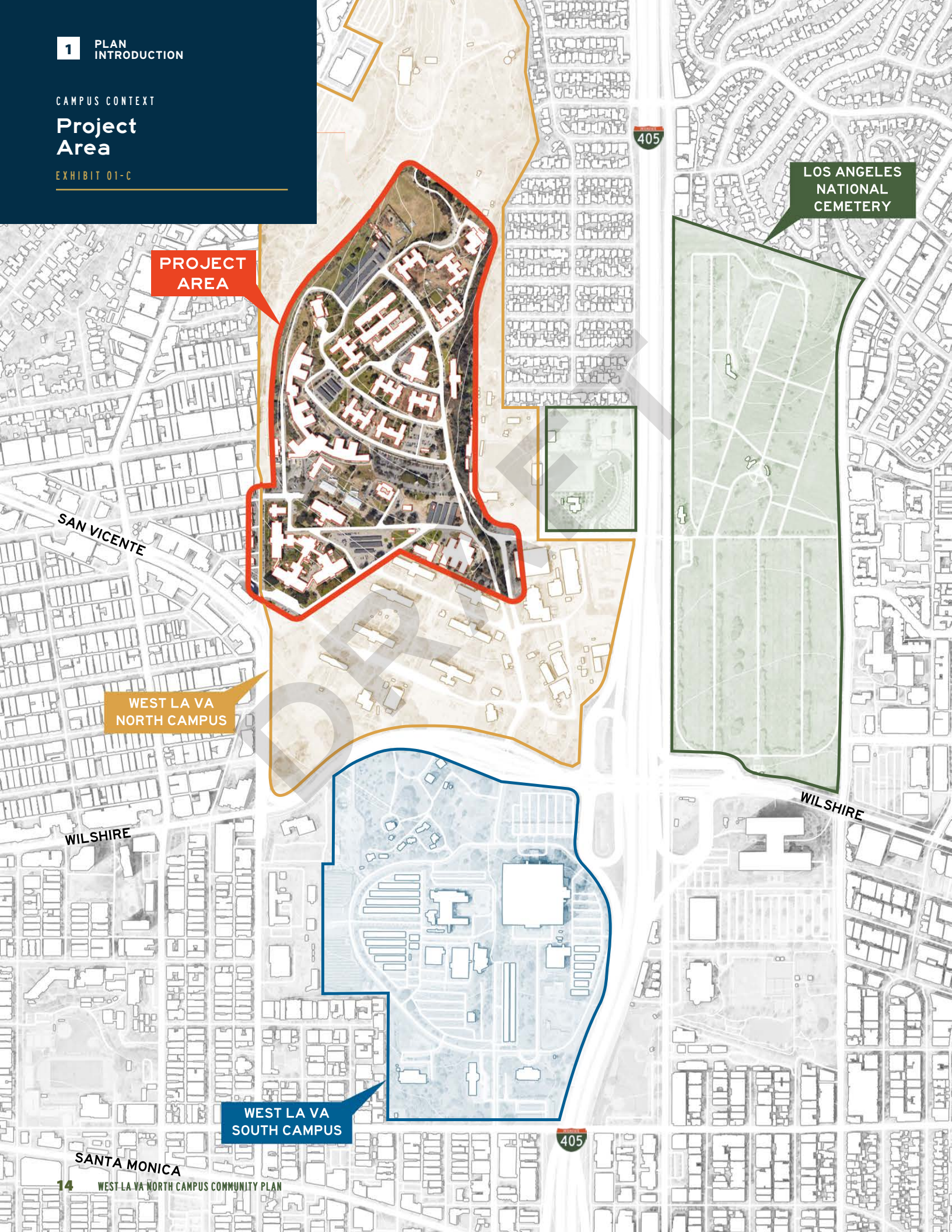
The Community Plan Area lies within the West Los Angeles Veterans Affairs Historic District [reference number 14000926]. The plan area contains over three dozen historic contributing and non-contributing structures, with varying degrees of occupancy, from one hundred percent occupancy to completely vacant. 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.

Jurisdictions



Project Area

EXHIBIT 01-C



**PROJECT
AREA**

**WEST LA VA
NORTH CAMPUS**

WILSHIRE

**WEST LA VA
SOUTH CAMPUS**

SANTA MONICA



Building 209 courtyard

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, and Veteran healthcare, along with their associated services and facilities. The primary objective of the Community Plan is to significantly expand available 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 that help to create a neighborhood that supports one of the most vulnerable populations. The Community Plan leverages the physical assets of the Department of Veterans Affairs – the land, the structures, and the landscape – to create this supportive community.

As part of creating a thriving 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 neighborhoods. 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 area 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 in the future.

A view of the West LA VA North Campus today





Development Rationale

KEY TERM

Affordable Housing

Affordable housing rent is designed to be no more than 30% of the monthly household income including 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 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 were 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 landscape, 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 nearly 1,700 permanent supportive homes, with wraparound comprehensive services for residents, to serve nearly 2,000 Veteran residents.

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



Plan Goals

The West LA VA North Campus Community Plan's primary purpose is to provide an action-oriented roadmap for establishing a complete neighborhood, supportive of Veterans currently struggling with homelessness.

The Department of Veterans Affairs Greater Los Angeles Healthcare System, West Los Angeles 2022 Medical Campus' Master Plan 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:

Collect a shared vision among Veterans, developers, partners, and the VA for creating a supportive residential community.

Streamline the review and approval process for each development phase and associated infrastructure projects.

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

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

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

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



Figure Ground

EXHIBIT 01-D





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 by providing service-enriched housing that promotes recovery, wellness, and a more hopeful future.

The following section pertaining to Mission, Vision, and Guiding Principles outlines the inspiration behind 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 intentionality in the Mission, Vision, and Principles within this section, and the following 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.

LEGEND



Buildings



Open Space

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 is a beacon which 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 set within the beautiful natural landscape that together enhance the lives of our Veterans.



That is a beacon for our larger Veterans community, serving as a space for celebration and memorial, physically representing the language and culture of service.



Whose seeds are planted immediately and begin to grow quickly, and whose roots grow deep and endure.



That connects and interacts with the surrounding community, outside of the campus.



That embraces and draws inspiration from the distinct character of each of the surrounding neighborhoods.

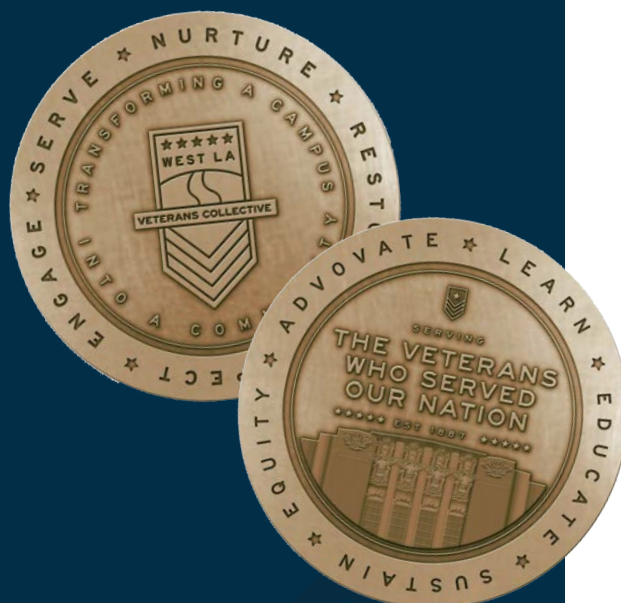


That draws in Veterans from the wider region who need help and fellowship.



That builds social and emotional bonds to aid in healing and recovery.





Core Values

These statements of core values reflect the West LA Veterans Collective's commitments to operating a cohesive Veteran community on the West LA VA North Campus.

Advocate

Champion the universal right of all Veterans to live in quality, affordable housing.

Serve

Assemble holistic and comprehensive services, amenities, and housing that help anchor Veterans in a home and community.

Nurture

Support Veterans' mental, physical, and emotional health by meeting them where they are while promoting the development of a therapeutic community that benefits from safety, livability, and connectivity.

Engage

Nurture a healing and thriving community where Veterans have broad 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.

Equity

Develop and exercise policies that promote consistency, fairness, and justice to ensure community stability, social cohesion, and housing retention.

Collaborate

Embrace Veterans, stakeholders, and partners with shared values, insight, and respect to collaboratively serve the interests and needs of the diverse community.

Sustain

Ensure the long-term fiscal health, viability, and success of the community through strong operations and community programs.

Learn

Foster a learning environment that leverages collective experience, while promoting innovation, flexibility, and appreciation for the contributions made by all.

Respect

Uphold President Lincoln's promise "to care for their who shall have borne the battle and their family..." which underpins the mission of the VA. Honor and respect our Veterans in all that we do.

1.3

Foundational Documents

While notable research, engagement, and evaluation has taken place in the development of the West LA VA North Campus Community Plan, significant planning also took place in advance through various other planning processes.

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.

National Historic Landmark 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 con-

tributing resources and 44 non-contributing resources in four sections that were historically linked but are now discontinuous due to construction of major including Wilshire Boulevard and I-405 Freeway.

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.



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.

The West LA VA campus is located within and adjacent to three focus areas of the County Park Needs Assessment, all of which have "very high need" for new public park space. Enhancing park amenities and connections to the campus could substantially benefit not only Veteran residents but also neighbors living nearby. This approach could provide additional resources for enhancing the open space network within the Community Plan area while building social connections amongst neighbors.

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

Master Plan [2022]

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 Draft Framework and 2022 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.

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.

extension. The planning includes identifying policies, 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.

Street Designs that incorporate the needs of all users

Interconnected and safe friendly streets and paths that promote active transportation and transit

Efficient systems that serve the needs of all residents

Land use and transportation that facilitate use of transit

Networks that minimize impacts on the environment and communities

LEGEND

 Individually Listed

 Historic District

EXISTING CONDITIONS

Historic District

EXHIBIT I-E



1.4
**Campus
History**

**The West LA VA Campus
as been oriented toward
addressing Veteran
community health and
homelessness since
the Civil War.**



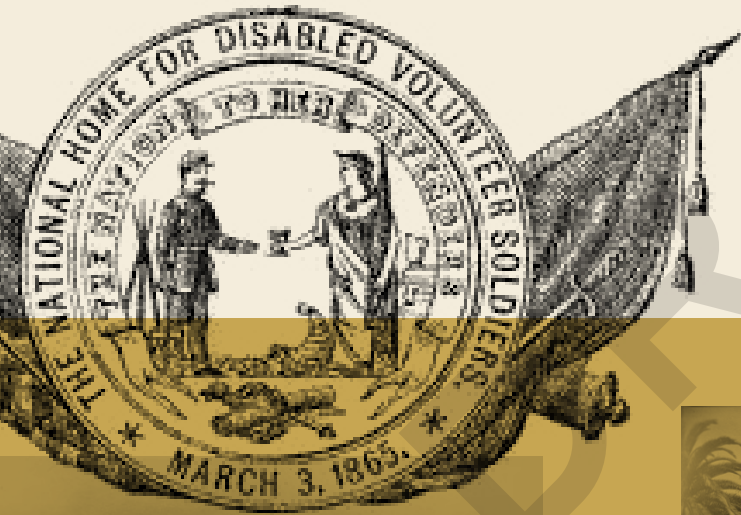
1.4

**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 the Veterans currently struggling with homelessness, who number— who number nearly 4,000 in Los Angeles County (based on 2020 Los Angeles County Homeless Count)— these obstacles are especially pronounced.

Unhoused Veterans disproportionately struggle from mental illness, substance abuse disorders, and physical disabilities, which present additional barriers to obtaining help. They are the Veterans most in need of the programs at the VA, but their homelessness makes it uniquely difficult for them to access the services.

**1833**

Creation of Pensions for Veterans.

1860s

National Home for Disabled Volunteer Soldiers is created as the American Civil War leads to a large portion of Veterans needing assistance.

**1888**

Arcadia Bandini de Stearns Baker, the wealthy California landowner and "godmother of Santa Monica" along with her husband Senator John P. Jones, gift a large portion (388 acres) of her land to the government that is deeded for the specific purpose of providing not just healthcare, but also a home and community for disabled Veterans.

1920s

The number of Veterans in need of health and housing services rises dramatically after World War I. As more medical buildings were constructed on the North end of the campus to meet the demand, the campus' objectives also changed as it began to prioritize short-term healthcare to facilitate rehabilitation of Veterans to society instead of long-term housing.

1927

Wadsworth Hospital begins construction to replace the Barry Hospital Building.

The West LA VA Campus has been oriented towards addressing health and homelessness issues in the Veteran community since the Civil War. The Civil War created an unprecedented quantity of Veterans, many of whom had physical and psychological wounds from war that made it difficult to reenter society. To combat such consequences of war, the land comprising the West LA VA Campus was donated for housing and caring for disabled volunteer soldiers. As what became the Pacific Branch of the National Home for Disabled Veterans, the campus provided a housing community for physically disabled Veterans, complete with multiple barracks, a dining hall, a library, a chapel, and significant farmland. While the campus did provide some healthcare in its early days, its original purpose was the housing of Veterans.

World War I drastically changed the campus' care prioritization, however, as the millions of new Veterans had different needs than those of the past. They were much more likely to require medical care-- largely due to the implementation

of mechanized warfare and toxic gases-- and the campus adapted to meet these demands. The campus was redesigned to prioritize the provision of short-term medical care that facilitated reentrance to society. While many Veterans were still housed on the campus at this time, most Veterans used the campus for its short-term healthcare programs. The results of the redesign can be seen today not only in the built environment, but also in the healthcare prioritization policy of the VA.

Recent wars, especially the Vietnam War, have returned the concept of housing Veterans to the forefront of care policies. The Vietnam War resulted in more cases of permanent psychological wounding than any prior war-- a trend that has continued into the most recent wars in Iraq and Afghanistan—and these psychological wounds can result in chronic unemployment and homelessness.

KEY TERM **Psychological Wounds**

Early evidence suggests that the psychological toll of deployments — including post-traumatic stress disorder from prolonged exposure to combat-related stress — may be disproportionately high compared with the physical injuries of combat.

rand.org

1930

Veterans Affairs Department officially created

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.



Therefore, it is no surprise Vietnam Veterans experienced homelessness at a higher rate than Veterans of previous wars and continue to be a large portion of the homeless Veteran population today.

The rise of Veteran homelessness and mental health issues, however, did not correspond to an increase in related services provided by the West LA VA Campus. In the 70s, residential use of the campus declined, and the West LA VA Campus began the practice of leasing land on the campus to private commercial interests, including the UCLA baseball stadium, the Brentwood School athletic complex, Marriott Hotel laundry, Enterprise car rentals, and a rare bird sanctuary.

The West LA VA Campus generated millions of dollars from this leasing policy that provided little direct benefit to Veterans. After years of growing resentment and protests toward the policy, change came in 2015 when the U.S. government settled a class-action lawsuit with homeless Veterans in an agreement to return the West

LA VA Campus land to its original purpose: the housing and healthcare of Veterans. The settlement was monumental because the homeless Veterans successfully argued that not being provided housing by the VA was discriminatory because it reduced their access to VA services and medical benefits.

The plaintiffs successfully claimed that by providing for commercial enterprises but not Veteran housing, the West LA VA Campus was mismanaging the land it occupied. The court upheld this claim, and the leasing policies practiced by the West LA VA Campus were deemed illegal; only enterprises that could prove an asset to Veterans were allowed to remain on the site.



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 away from housing and the VA begins leasing buildings and land to commercial businesses not aimed at housing or providing healthcare to Veterans.

1971

The original hospital building is demolished after a large earthquake rendered it unsafe.

1974

Veterans stage a hunger strike, the first in a series of large-scale Veteran protests that continue into the next decade.



1980s

Gentrification of downtown LA brings homelessness to the forefront of policy makers.



1981

UCLA baseball stadium is built on the campus.

As a result of the 2015 settlement, the VA developed the Draft Master Plan for the West LA VA Campus.

The plan is a multifaceted outline that prioritizes the housing of Veterans so they can access the help they need. Among other provisions, the Draft Master Plan calls for at least 1,200 housing units for homeless and at-risk Veterans. By utilizing Veteran and community-member input, the campus will undergo a comprehensive redesign that increases not only the amount of housing and outdoor space, but also improves Veterans' health services and recreational facilities to create a vibrant Veteran community that can act as a model for Veteran care nationwide. Since the Draft Master Plan was solely a framework, more planning has been required and ultimately delivered by the West LA Veterans Collective, who was selected in 2018 pursuant to a Request for Proposals.



1985

With only 2% of qualifying homeless Veterans actually receiving benefits, the public concern grows and there is a rise in the belief that homeless Veterans are entitled to government services to alleviate them from their hardships.

2007

Congress passes law that bars commercial development on the VA Campuses nationwide, reflecting a growing desire to return the land to its original donated purpose-- for Veteran's healthcare and housing for Veterans.



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 redeveloping 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.

2015

A class-action lawsuit against the VA on behalf of homeless Veterans seeking medical care 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.



CHAPTER TWO

CURRENT CONDITIONS

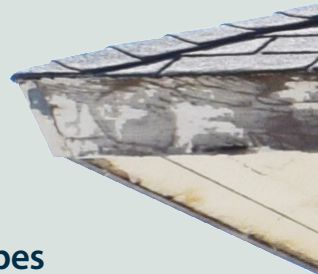


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- 2.4** Site Circulation

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66

2.1

**Surrounding
Context**

The West LA VA Campus sits among affluent communities in West Los Angeles, providing a high resource environment to develop a Veteran-serving neighborhood made up of homes, amenities, open spaces, and services that ensure an improved quality of life for those most at risk for homelessness.

The West LA VA Campus is surrounded by the neighborhoods of Westwood [northeast], Brentwood [northwest], West Los Angeles [southwest], and Century City [southeast]. The Los Angeles National Cemetery is located immediately to the northeast of the West LA VA Campus, with the University of California, Los Angeles Campus just beyond further northeast. It is located between three neighborhood commercial districts: Westwood Village [northeast], Brentwood Village [west], and Sawtelle-Japantown [southeast].







*Freedom Barber Shop
on Dewey Avenue*

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.

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.










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.

KEY TERM

Mixed-Use

Mixed-use areas are developments that contain two or more major types of uses, typically including residential, commercial, cultural, institutional, or entertainment.

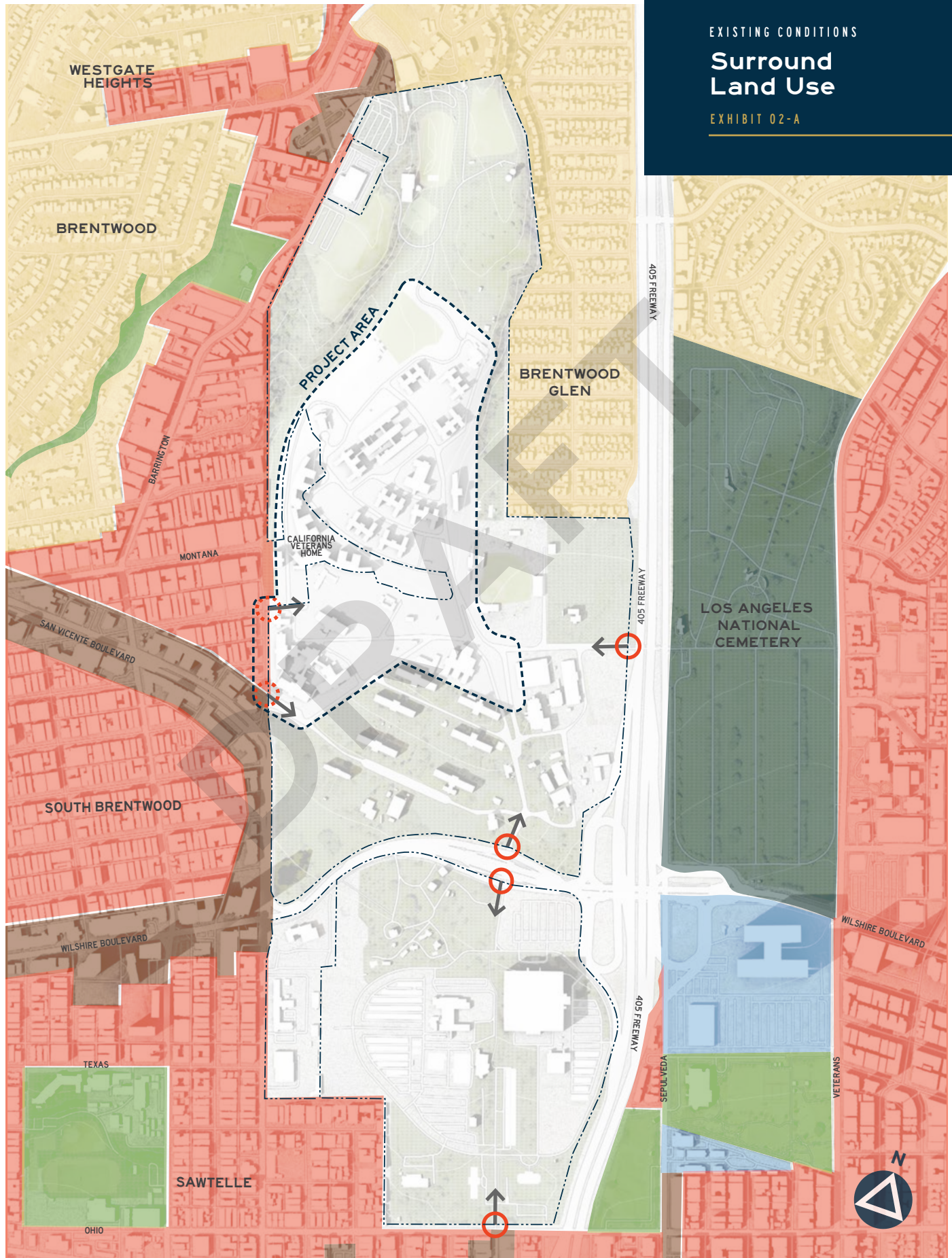
LEGEND

 Los Angeles National Cemetery	 Public Facilities/ Open Space	 Low Density Residential
 Medium Density Residential	 Commercial	 Manufacturing/ Industrial
 VA Property Line	 Community Plan Project Area	 Campus Access Point

EXISTING CONDITIONS

Surround Land Use

EXHIBIT 02-A



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 future Purple Line subway – 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, for service and emergency vehicles. Eisenhower Avenue at Bringham Avenue, Bonsall Avenue at Wilshire, Constitution Avenue from Sepulveda, and the bicycle/pedestrian path from Church Avenue are also public pedestrian access points to the north campus.

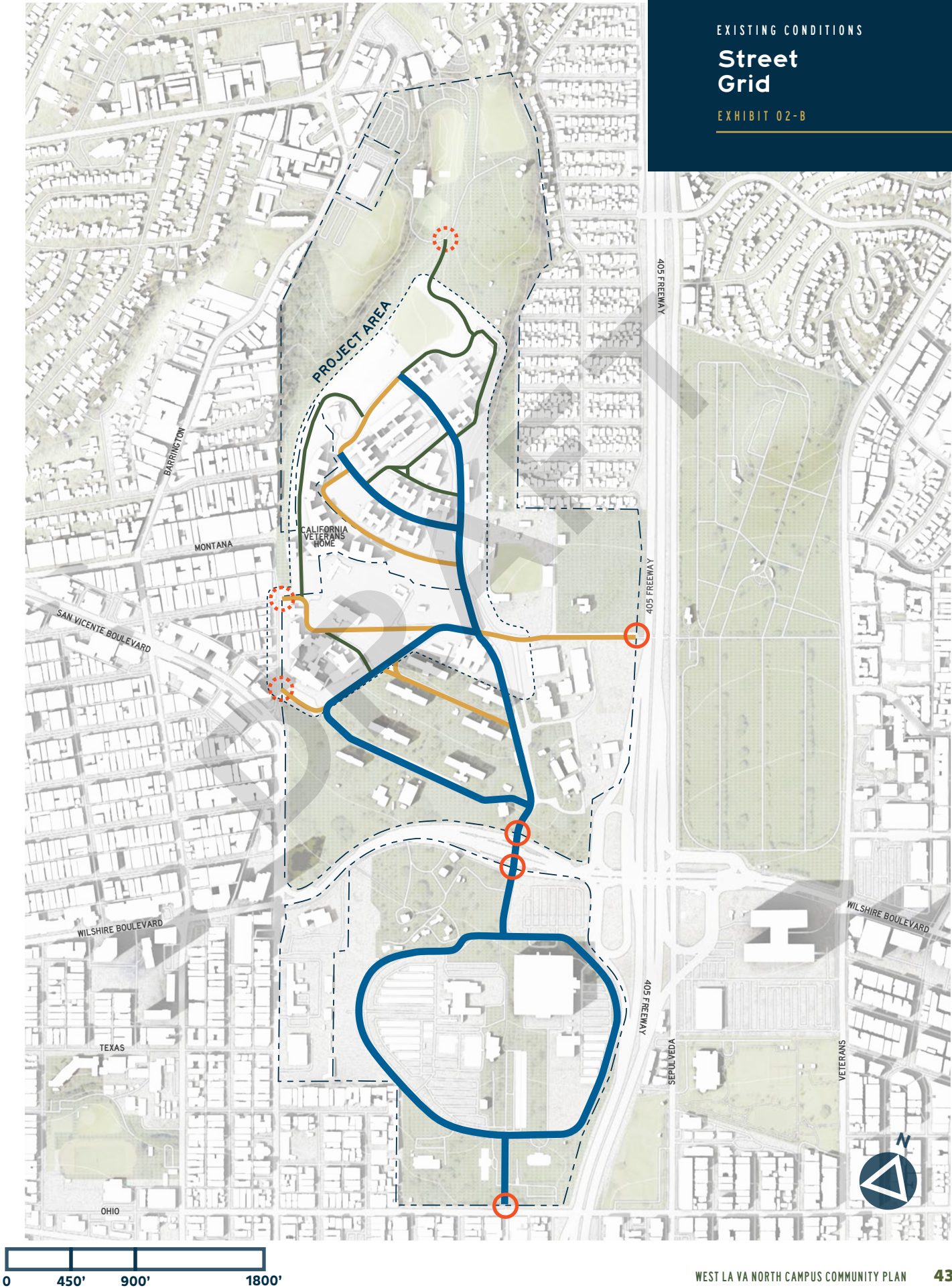
LEGEND

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

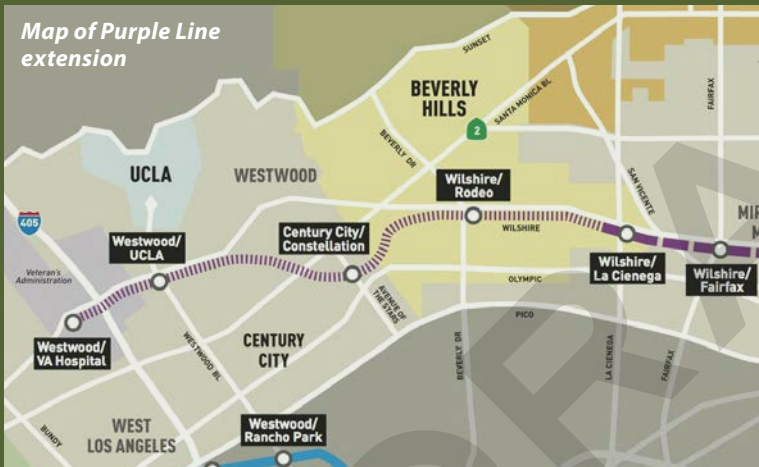
EXISTING CONDITIONS

Street Grid

EXHIBIT 02-B



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, 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 bus routes, including bus rapid transit. Additional routes on Barrington Avenue, San Vicente Boulevard, and Sepulveda Boulevard further enhance access to nearby destinations and employment centers.

Transit access is to be further expanded with the extension of the Metro Purple Line into West Los Angeles, terminating at the West LA VA Campus. Construction has begun and is expected to be complete in 2026/2027 in advance of the Summer Olympics. Local transit service will experience some associated realignment to amplify the new station, to be located at the southeast corner of Wilshire Boulevard and Bonsall Avenue, on the Medical Center parking lot.

LEGEND



Bus Line



VA Property Line



Community Plan Project Area



Neighborhood Stop



Destination Stop

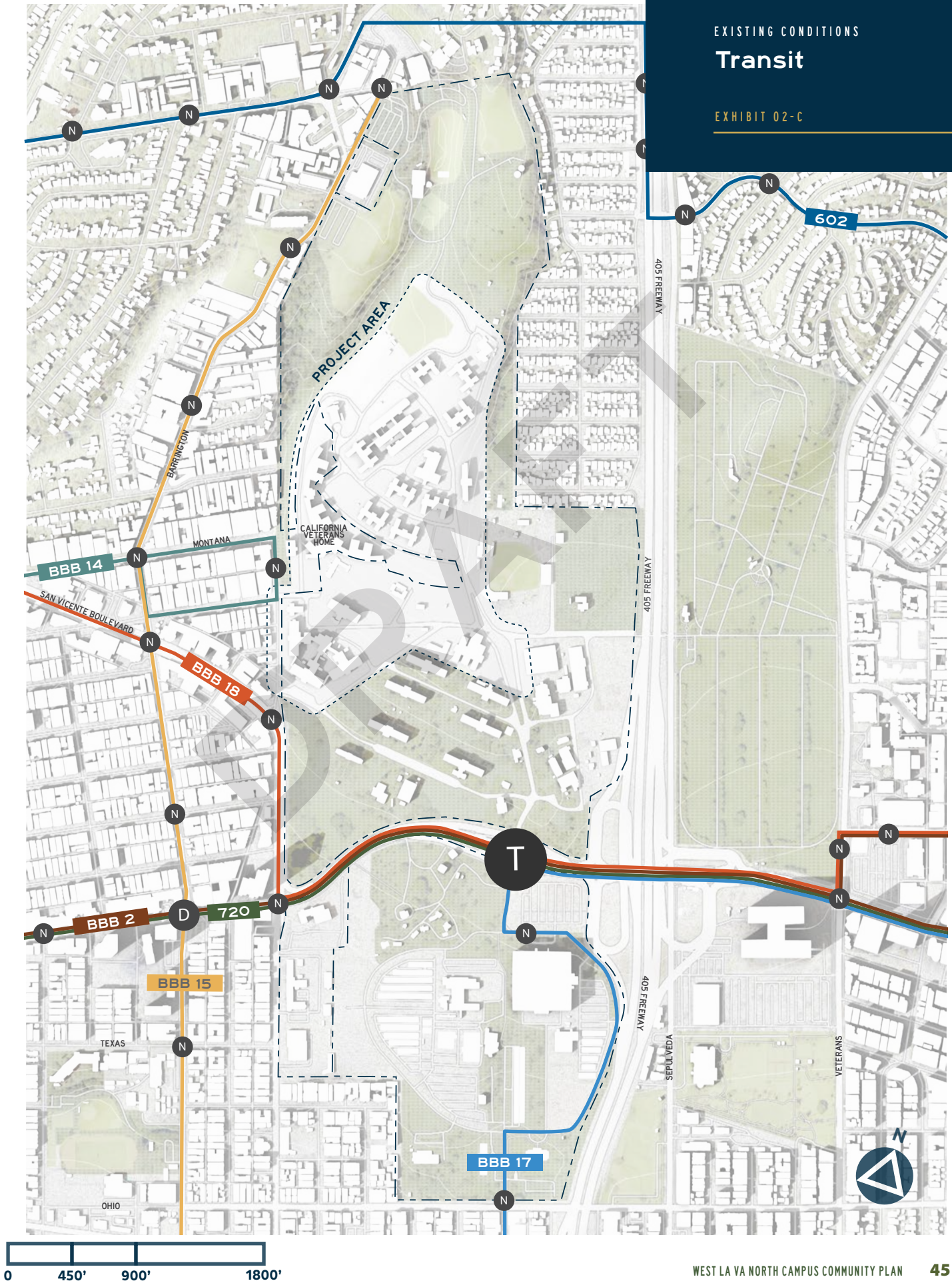


Transit Hub Stop

EXISTING CONDITIONS

Transit

EXHIBIT 02-C





Historic quad
with Building 208

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.

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

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 is a significant 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, MacArthur Field, and Central Quad – surrounded by Buildings 205, 208, and 209.

There are also dozens of 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.

LEGEND

 Park/
Open Space

 VA Property Line

 Community Plan
Project Area

EXISTING CONDITIONS

Parks and Open Spaces

EXHIBIT 02-D





Getty Center, with West LA VA campus immediately beyond

Community Assets

Due to its residential density and generally high-income households, areas surrounding the West LA VA Campus is a high resource 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.



Los Angeles National Cemetery

LEGEND

— VA Property Line
— Community Plan Project Area

Religious Center
Educational Facility

Government
Grocery Store

Public Facilities/
Open Space

EXISTING CONDITIONS

Community Assets

EXHIBIT 02-E



2.2

**Built
Setting**

The West LA VA Campus sits among affluent communities in West Los Angeles, providing a high resource environment to develop a Veteran-serving neighborhood made up of homes, amenities, open spaces, and services that ensure an improved quality of life for those most at risk for homelessness.

The different quadrants of the North Campus lack connectivity and consistency within the circulation and open space patterns, resulting in a disjointed sense of community. Despite the consistent Mission Revival style architecture throughout the historic district the portions north and south of the Calvet facility feel isolated from one another.





*West LA Campus
at Wilshire*



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.

KEY TERM

Fan Roads

The fan roads of Nimitz, Vandergrift, and Arnold Avenues are formed by parallel curved roads that resemble a folding hand fan.

The 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 CalVet complex has an arching form, it does not conform to the fan road orientation or 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 the area topography. The limited number of buildings include the Post Office, and some accessory structures for the various sports fields.

The different quadrants of the North Campus lack connectivity and consistency within the circulation and open space patterns, resulting in a disjointed sense of community. Despite the consistent Mission Revival style architecture throughout the historic district the portions north and south of the Calvet facility feel isolated from one another.

LEGEND



Buildings



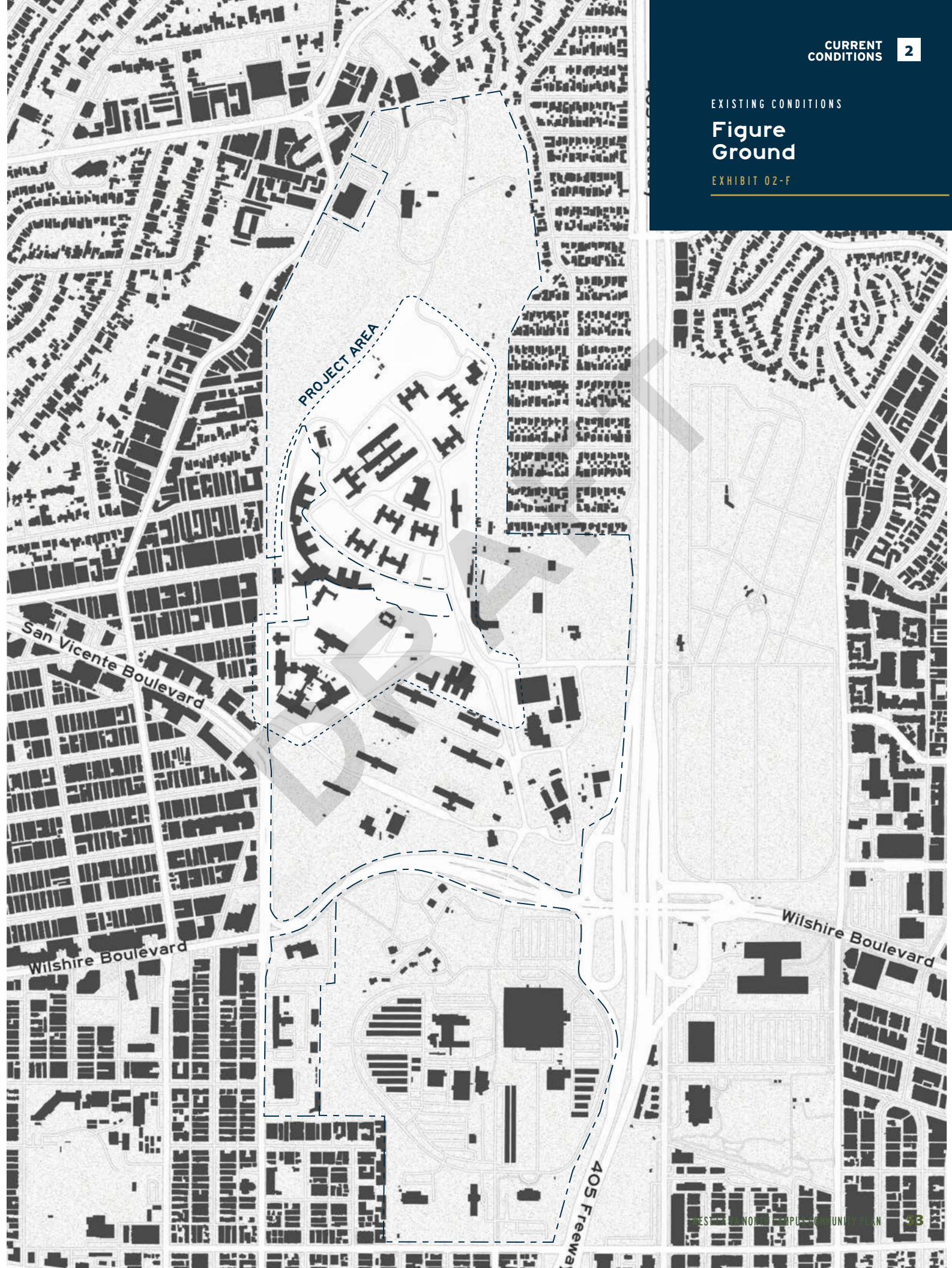
Open Space



EXISTING CONDITIONS

Figure Ground

EXHIBIT 02-F





Assessment Methodology

The essence of the Community Plan is 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

EXHIBIT 02-G



EXISTING CONDITIONS

Building
Age

EXHIBIT 02-H

**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 two 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].

LEGEND

Under 20 years

61-80 years

Over 100 years

41-60 years

81-100 years

N/A



Historic Preservation Priorities

As part of the 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 Wadsworth Chapel, 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 CalVet 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 CalVet property and parking lot are included for circulation and programming, but not for development purposes. 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.

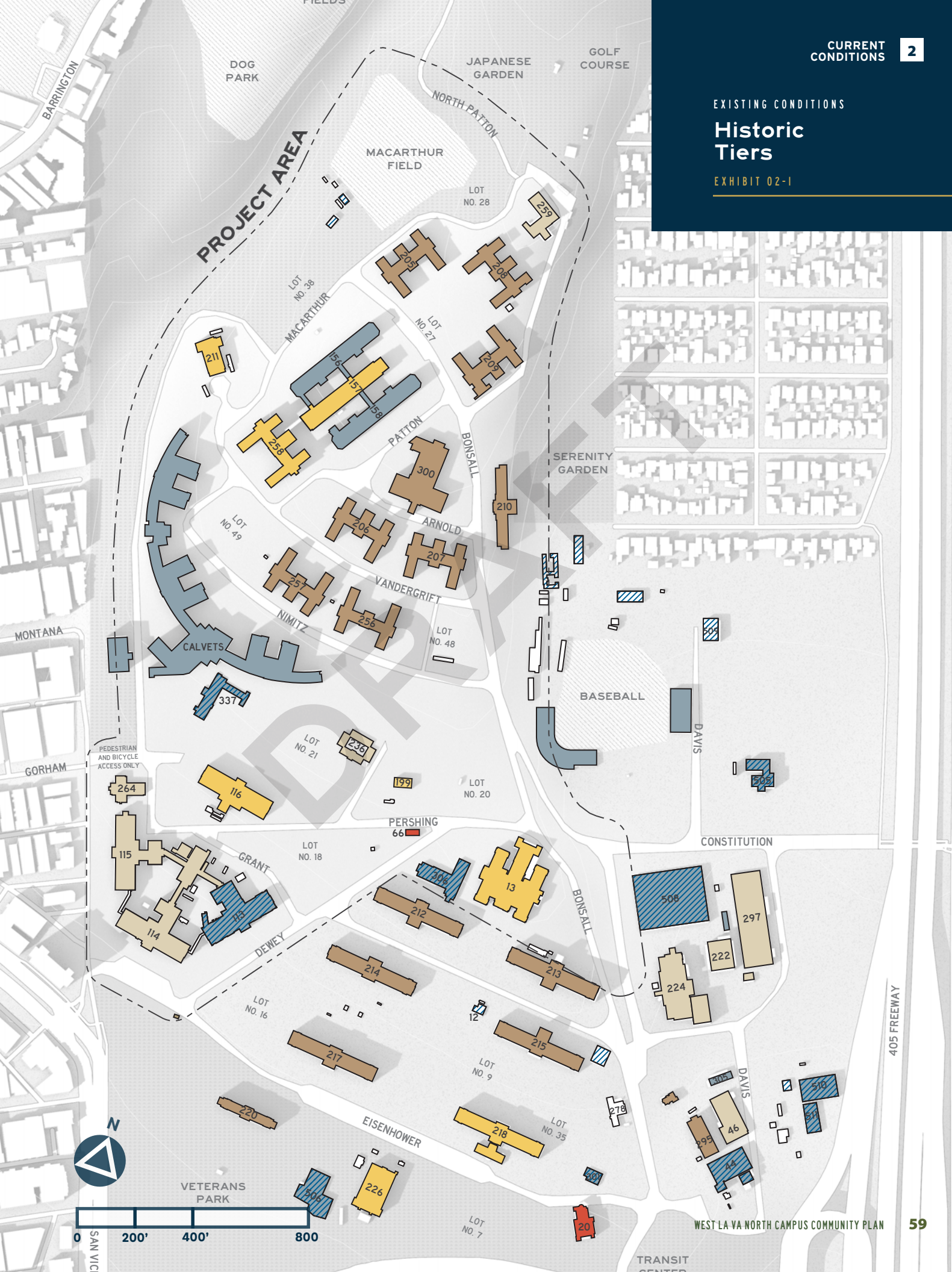
LEGEND

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

EXISTING CONDITIONS

Historic Tiers

EXHIBIT 02-1



The North Campus Community Plan portion of the West LA VA Campus is mostly made up of Veteran-serving residential facilities, mental health, research, administrative, and accessory uses.

Facility Type

Within the Community Plan project, most of the buildings 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 and demolished 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.

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.

Building 207

EXISTING CONDITIONS

Building
Assessment

EXHIBIT 02-J



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 in response 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.

LEGEND

**Poor****Moderate****Good****Not
Available**

Building Use

EXHIBIT 02-K



211



13



157



208



199



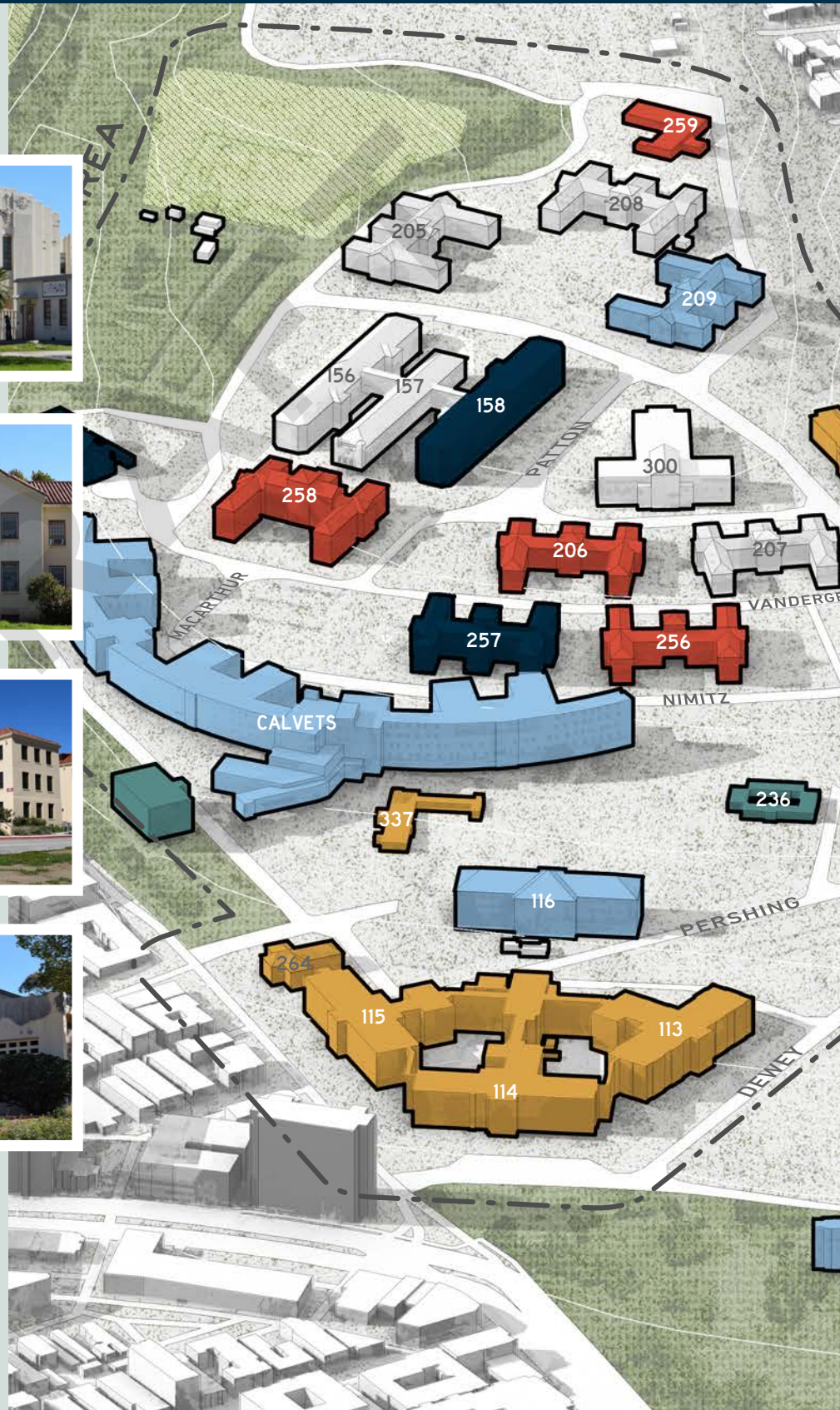
209



158



259





2.3

**Site
Landscape**

The West LA VA North Campus is one of few large-scale verdant landscapes in urban West Los Angeles, outside of a few private golf clubs and the Los Angeles National Cemetery.

While not entirely public park space, much of the West LA VA Campus property is publicly accessible and thus an important community asset for surrounding Veterans and the 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 as they go 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 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 at least where the spaces that have not been paved for vehicle parking.

LEGEND

▲ ▲ ▲ Bluff



Intermittent
Drainage Channel



Tableland



Arroyo

EXISTING CONDITIONS

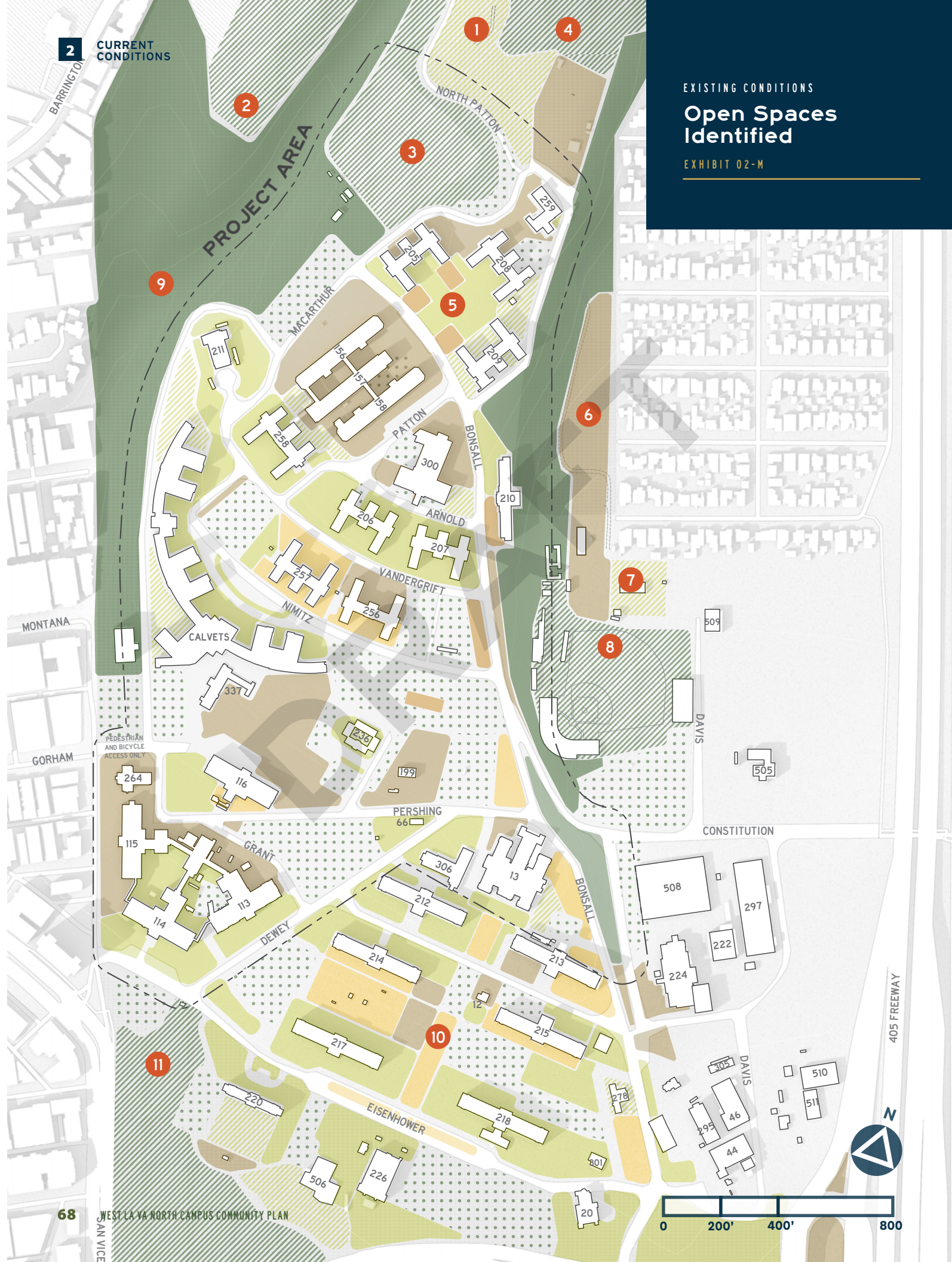
Site Systems

EXHIBIT 02-L



Open Spaces Identified

EXHIBIT 02-M



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.



1 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.



Veterans Barrington Park

LEGEND



Parks/
Maintained
Landscape



Wild
Lands



2 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.



3 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.



4 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 over twenty 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 aquatic facility.



5 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.



6 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.





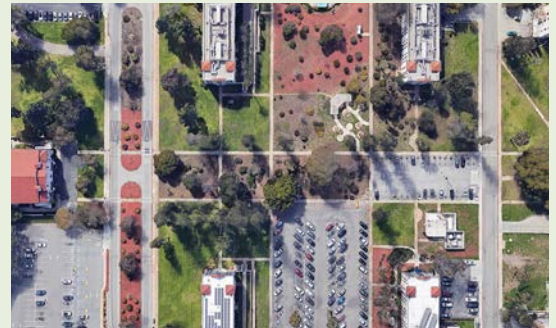
8 JAPANESE GARDEN

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.



7 MACARTHUR FIELD

MacArthur Field 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 Enhanced Use Lease [EUL] with Core Companies for developing Veteran-serving permanent supportive housing, separate from the Community Plan project area.



9 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.



10 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.



12 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.



11 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.



13 PALM GROVES

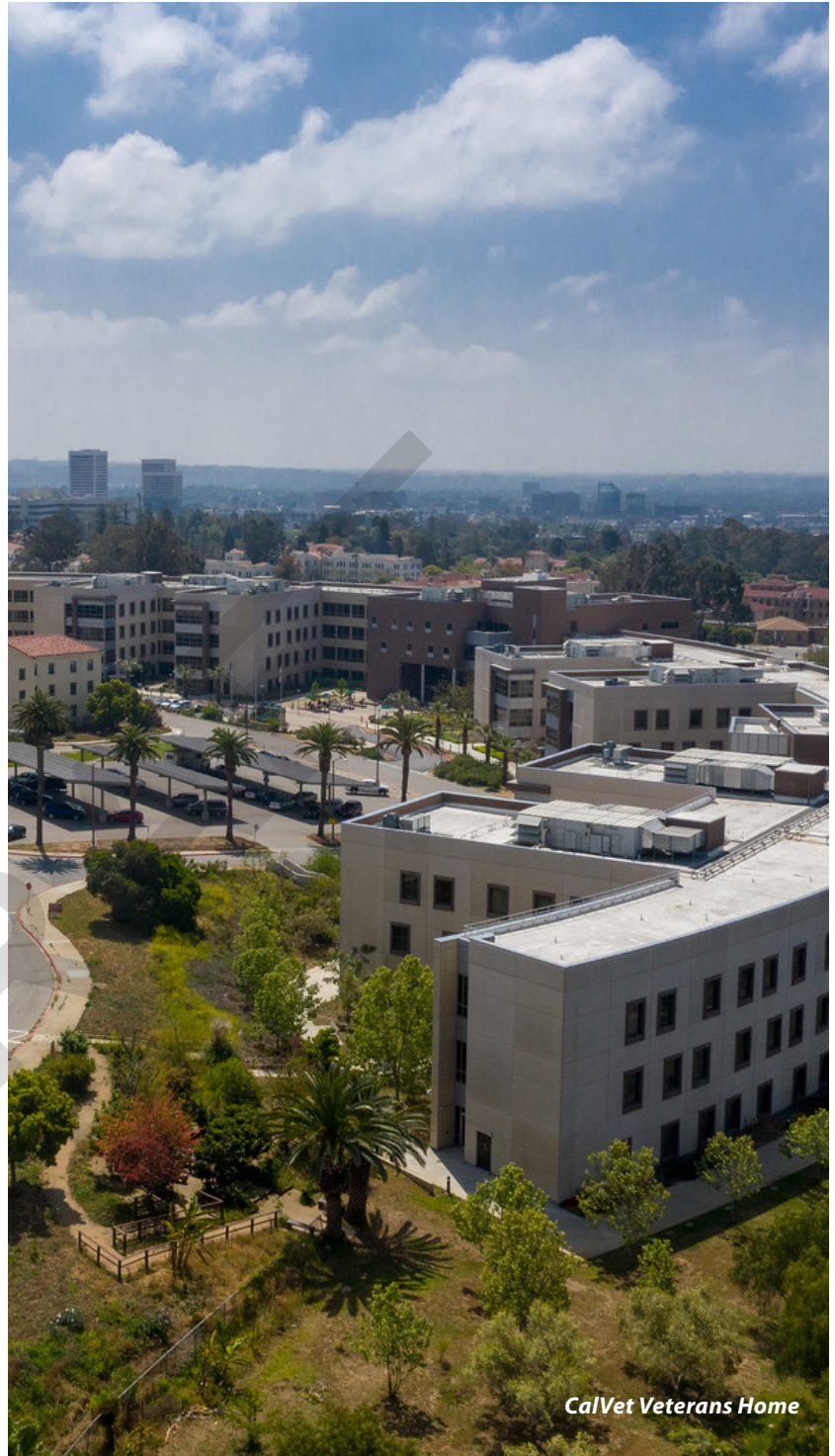
There are a series of formal palm groves located on the West LA VA Campus, serving as gateways to the West LA VA North Campus from Wilshire Boulevard along the east side of Bonsall Avenue, to the West LA VA South Campus flanking either side of Sawtelle Boulevard, and along the south side of Wilshire Boulevard in Wadsworth Park.

Topography

As noted previously in Site Systems and Landscape, 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 this 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.



CalVet Veterans Home

LEGEND



Slope

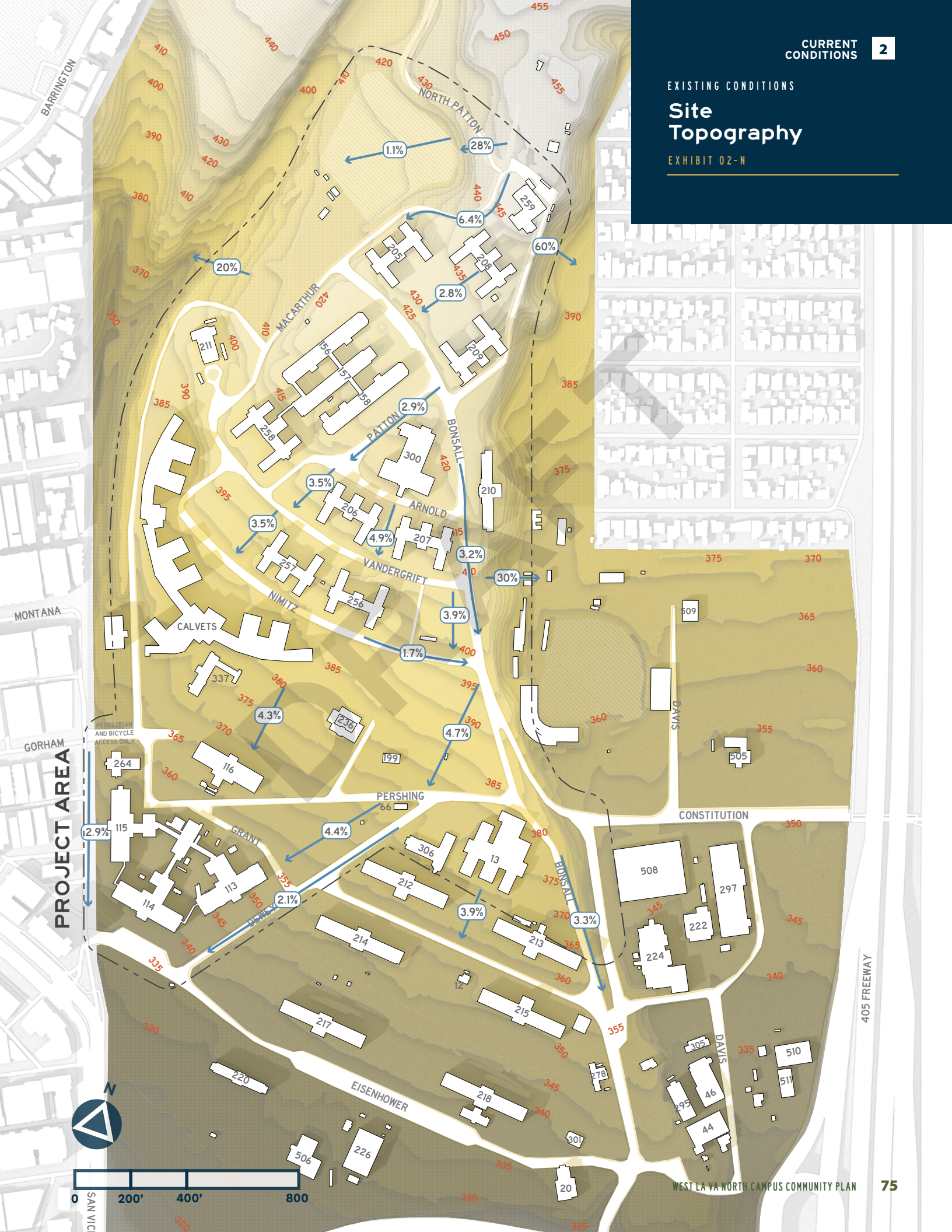
385

5' Contour

EXISTING CONDITIONS

Site Topography

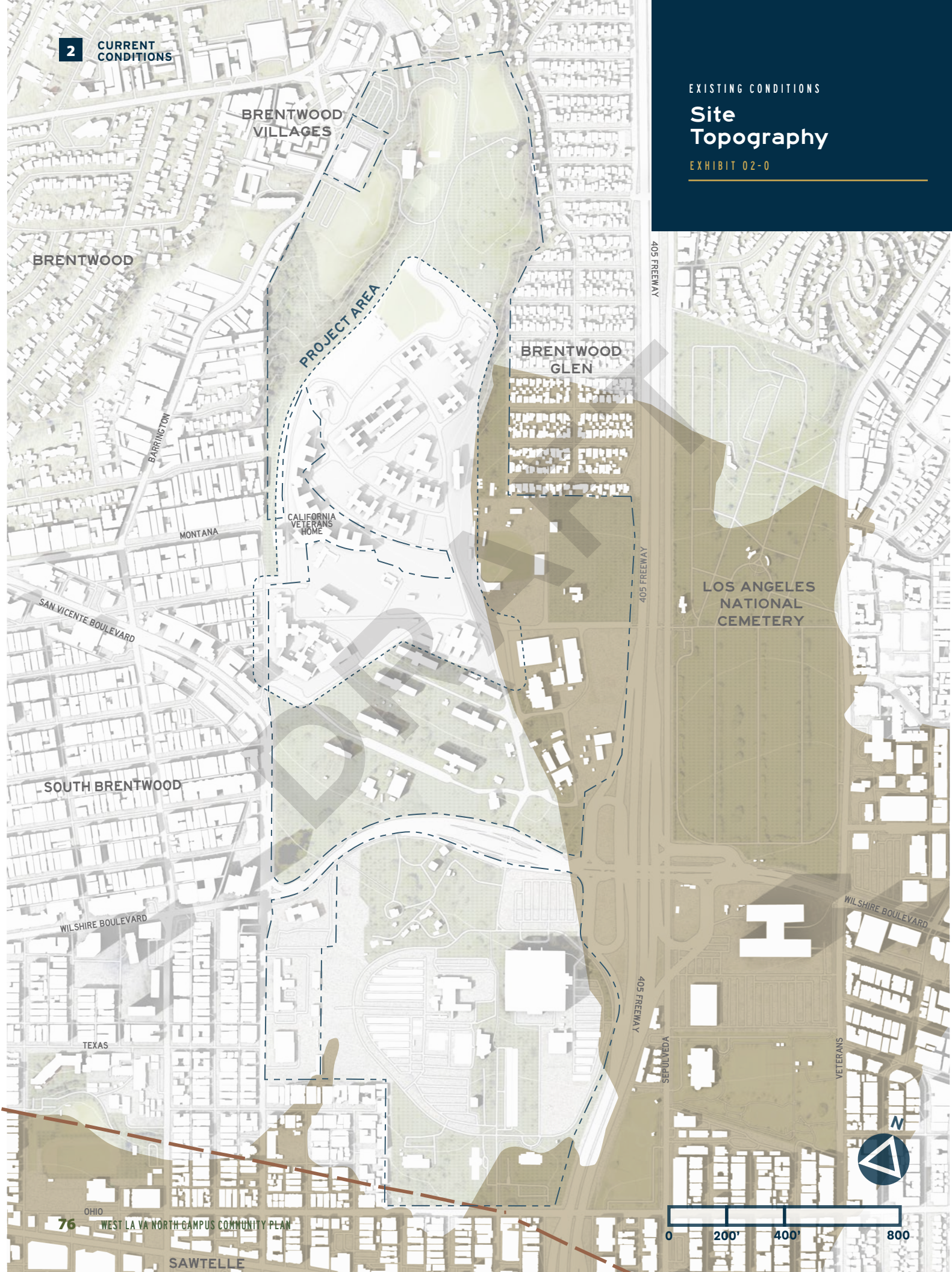
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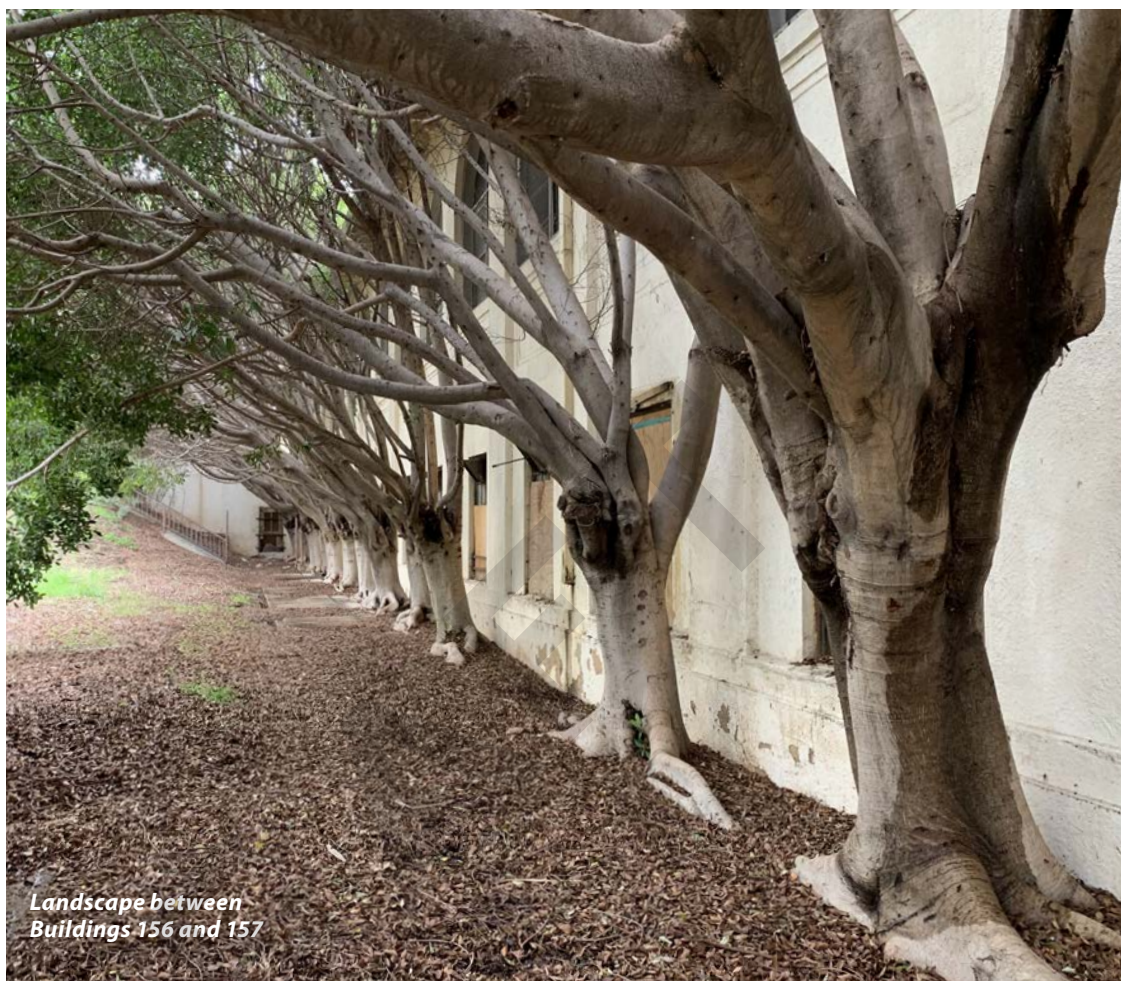


EXISTING CONDITIONS

Site
Topography

EXHIBIT 02-0





*Landscape between
Buildings 156 and 157*



*Deficient pedestrian
circulation*

Soils Testing Results Summary

Location	Depth	Soil Texture	% of Fine Particles	pH	Nitrogen	Phosphorus	Potassium	Zinc	Copper	Iron	Organic Matter % Dry Wt
1	0-12"	Sand clay loam	45% silt and clay - high	6.9	Sufficient	Sufficient	Sufficient	High	High	Low	3.84
2	0-12"	Sand clay loam	51% silt and clay - high	6.2	Low	Low	Sufficient	High	High	Sufficient	5.83
3	0-12"	Sand clay loam	51% silt and clay - high	6.6	Low	Low	Sufficient	High	High	Sufficient	3.06
4	0-12"	Sand clay loam	49% silt and clay - high	6.6	Sufficient	Low	Sufficient	High	High	Sufficient	3.41
5	0-12"	Sand clay loam	51% silt and clay - high	6.1	Low	Sufficient	Sufficient	High	High	Sufficient	4.31
6	0-12"	Sand clay loam	51% silt and clay - high	6.6	Low	Low	Sufficient	High	High	Sufficient	4.03
7	0-12"	Sandy loam	47% silt and clay - high	6.5	Low	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	5.36
8	0-12"	Sand clay loam	51% silt and clay - high	6.3	Low	Low	Sufficient	High	High	Sufficient	3.24

Site Soils

While some characteristics of the native soils persist, development and pollution have largely disturbed the native soils on site. Historically, the West LA VA North Campus' native soils consisted of Yolo loam and Ramona loam. Yolo soils consist of very deep, well drained soils. Ramona loam is a well-drained soil found in terraces, and is not prone to flooding. Soil testing for horticultural purposes was completed at 8 locations across the site to get a broad overview of the current soil conditions. Further horticultural soil testing is recommended at each development site to understand the local conditions and determine the types of soil amendments required at each site to achieve soils that will support healthy landscapes and allow for adequate drainage.

7 locations displaying sandy clay loam soils. One site (test sample #7) displayed sandy loam.

Drainage is expected to be slow due to the fine texture of the soils and their ability to hold water. Percolation testing will need to be conducted on each development site to determine whether drainage assistance will be needed.

Plants should be tolerant of short periods of saturation due to slow drainage. Irrigation management of these dense soils will be important to prevent overwatering. There is no indication of a high water table or salt effect from possible brackish groundwater.

Recommended soil preparation includes installation of amendments to a depth of 18" for lawn, 24" depth for shrub and groundcover, and 36" depth for trees. Soil amendments are to be based on specific horticultural soil test results at each site.

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

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 + Testing Locations

EXHIBIT 02-P





Existing drainage structure in arroyo west of CalVet



Existing drainage structure in arroyo west of Brentwood Theater

Historic Regional Vegetation and Habitat

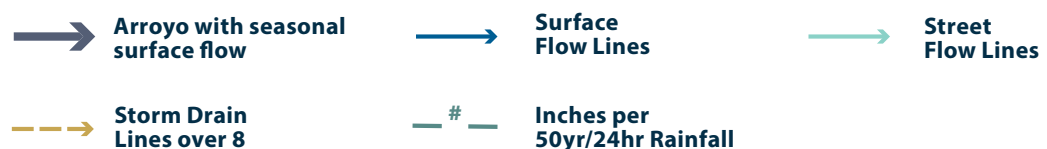
The West LA VA Campus current stormwater system collects surface drainage through a network of storm drain pipes to the City of Los Angeles sewer system.

Surface drainage on the site generally flows from north to south. West of Bonsall, surface runoff is collected in drain inlets predominantly along the fan roads that cut across the site from east to west. These inlets convey runoff into storm drain pipes that feed into the City of Los Angeles sewer system to the west of the site.

East of Bonsall, surface runoff flows southeast, but available record data does not indicate where storm drain pipes are located in this area.

There is a remnant of an arroyo with intermittent seasonal flow on the western side of the site. The natural hydrology of the arroyo has been significantly altered by the extension of a storm drain system in 1996 and fill in the north end of the arroyo. Storm drain infrastructure in the arroyo can be seen in the two images above. A small engineered wetland constructed to mitigate the construction of the storm sewer is located west of the Brentwood Theater.

LEGEND



EXISTING CONDITIONS

Underlying Soils + Testing Locations

EXHIBIT 02-Q



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.



*West LA VA Campus
from 1928*

LEGEND

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

EXISTING CONDITIONS

Historic Ecotypes

EXHIBIT 02-R

SANTA MONICA MOUNTAINS

LOS ANGELES PLAIN

BALLONA WETLANDS

Historic Ranchos of Los Angeles





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 occurred on site. Field surveys found that populations of these species were in fact not present on site, indicating that the habitat value of this landscape has been diminished over time.

LEGEND

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

EXISTING CONDITIONS

Current Vegetation

EXHIBIT 02-S



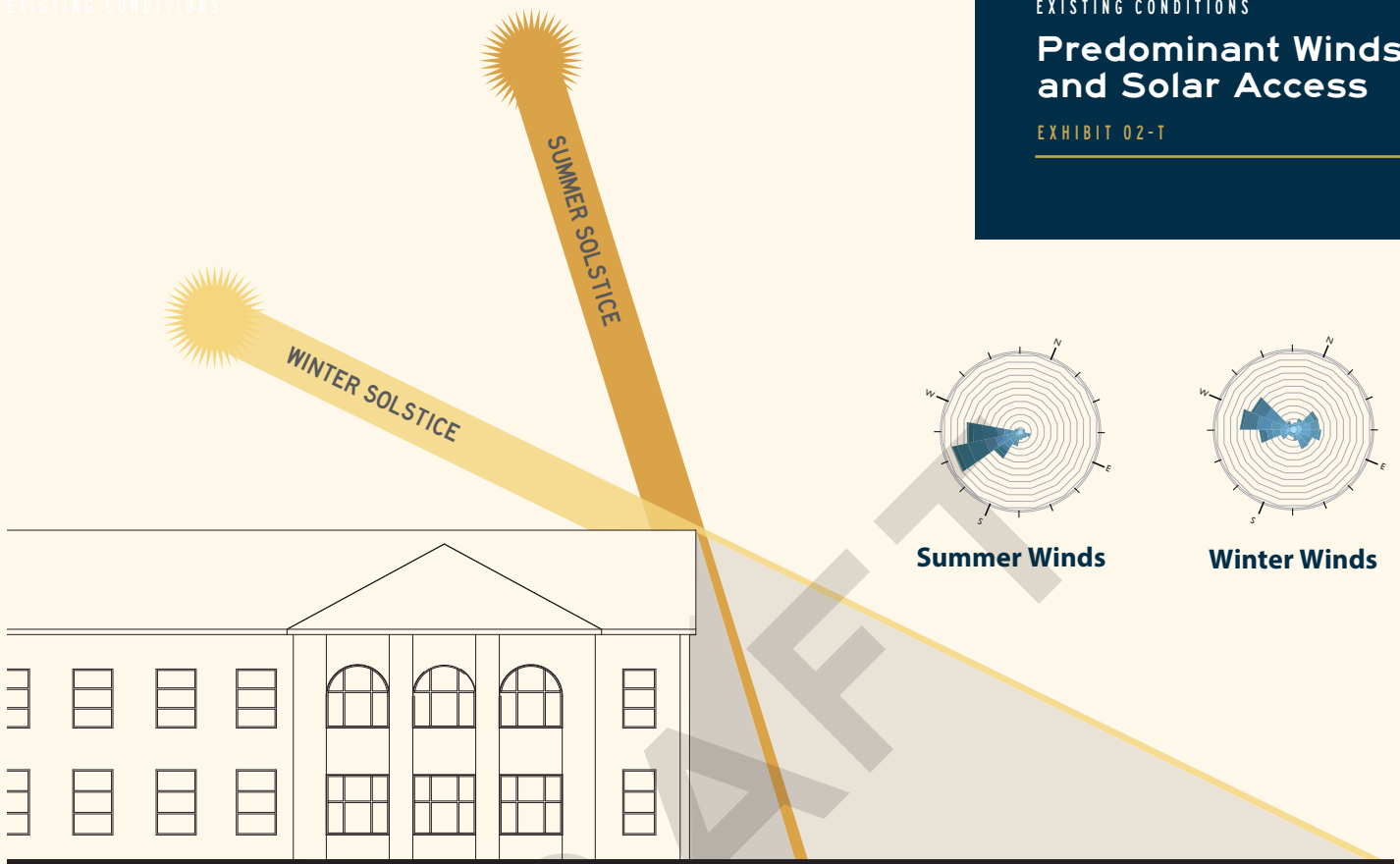
A historic view of the palms on campus





Predominant Winds and Solar Access

EXHIBIT 02-T



Climate and Comfort

The campus is located within the warm-marine climate zone, characterized by mild temperatures, warm dry summers, cool winters, and little annual 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 protections and exposures for

comfort year round. Shade is important as a respite during hot dry days in the summer, but a sunny southern exposure may be inviting on chilly winter days.

The Los Angeles region is already seeing the impacts of climate change, including severe storms, temperature extremes, and drought. According to studies conducted by UCLA's Department of Atmospheric and Oceanic Sciences, temperatures in the Los Angeles region are projected to continue to rise 4.3°F from the year 2000 to the middle of this century if nothing is done to mitigate climate change. This will lead to three times as many days with temperatures over 95°F, as well as more heat waves later in the summer. All of these factors contribute to wildfire seasons beginning earlier and extending over a longer period of time, as well as an increase in frequency and severity of wildfires in the West.

The Los Angeles region is already seeing the impacts of climate change, including severe storms, temperature extremes, and drought.

EXISTING CONDITIONS

Solar Orientation

EXHIBIT 02-U





Existing Landscape Typologies

In general, the health of much of the existing landscape of the West LA VA North Campus is deficient. While there are several landscape spaces that have been maintained and can be comfortably used by residents or visitors, the majority of the existing landscape provides minimal benefit in terms of diversity, quality and character of spaces.

The existing landscapes on site can be categorized into the following typologies:

Garden - Intentional landscapes with ornamental planting, walking paths, and seating areas. Also includes community or productive/edible gardens.

Wild Lands - Naturalistic areas typically characterized by steep slopes, spontaneous vegetation, and areas of dense tree cover. Generally appear to be overgrown, unmaintained condition. Pathways through these areas are in poor condition.

Grove - Intentional groups of trees with continuous canopy and little understory.

Park - Landscape areas used for active recreation or areas designated and maintained as parkland for passive and active recreation. Generally appear to be in good condition.

Maintained Landscape / Lawn - Lawns with some shrub and canopy or ornamental tree planting, or other maintained landscapes with groundcover, shrubs and trees. Generally appear to be in good condition.

Mulched Planting Area - Ground surface covered with wood mulch or gravel mulch, typically with sparse shrub and tree planting. In many cases the fabric or plastic beneath the mulch has deteriorated or protrudes, and weeds have become established.

Deteriorated Landscape - Landscapes with bare ground, overgrown planting, erosion, and/or appear to be under-maintained. In many cases these landscapes are not being used as intended. These spaces are currently unusable for residents as a result of general condition and health.

Parking Lot - Some parking areas include overhead photovoltaics. Most parking areas do not have vegetation for screening or trees for shade integrated into parking lot layouts, but some may have limited perimeter planting.

LEGEND

 **Garden**

 **Wild Lands**

 **Grove**

 **Park**

 **Maintained
Landscape / Lawn**

 **Mulched
Planting Area**

 **Parking
Lot**

 **Deteriorated
Landscape**

EXISTING CONDITIONS

Open Spaces and Typologies

EXHIBIT 02-V



*Circular Drop-off at Building 211
in front of the East and West Arroyos*



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 contributing landscape elements to the WLA VA NRHD within West LA VA North Campus Community Plan project area that are mapped on the diagram to the right. The West Los Angeles (WLA) Campus Historic Research Plan (CHRP) that is being developed to assist the West LA VA in avoiding and minimizing adverse affects to historic properties within the West LA VA Campus also identifies and sets preservation priorities for a number of historic landscape resources both within and outside the Community Plan boundary.

LEGEND



(Area)



(Linear)

**Contributing
Landscape Elements
within the
West LA VA Campus
VA Project Site in
both the PEIS
and the CHRP**



(Area)



(Linear)

**Contributing
Landscape Elements
within the
West LA VA Campus
Project Site in
the PEIS only**

2.4

**Site
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 primary and organizing systems, with additional unique roadways and secondary circulation systems 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, and Patton 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.







*Eisenhower Avenue
looking West*

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 CalVet 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 insulation from the 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'

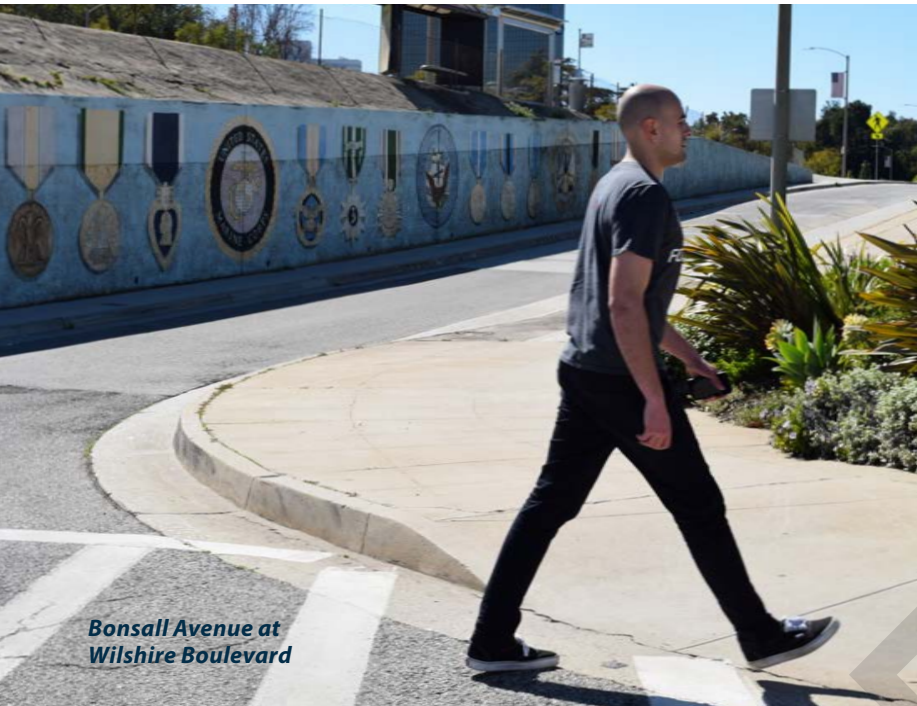
30' - 35'

35' - 40'

40' +

A view of the Campus roads today





**Bonsall Avenue at
Wilshire Boulevard**

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. Both Sepulveda Boulevard and Constitution Avenue within the National Cemetery lack sidewalks, effectively cutting off pedestrian connections to the North Campus from East of the I-405 Freeway.

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 CalVet 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. Electricity is a constant consideration for people in motorized wheelchairs on campus.

Most sidewalks and walkways do provide sufficient widths and cross sections for accessible paths of travel, though some sidewalks' cross-slopes are too steep. Curb ramps are provided at most intersections and important locations, though few meet the current ADA accessibility design specifications. Most primary building entrances are equipped with appropriate pedestrian ramps or lifts, though some are less than ideally located or configured.

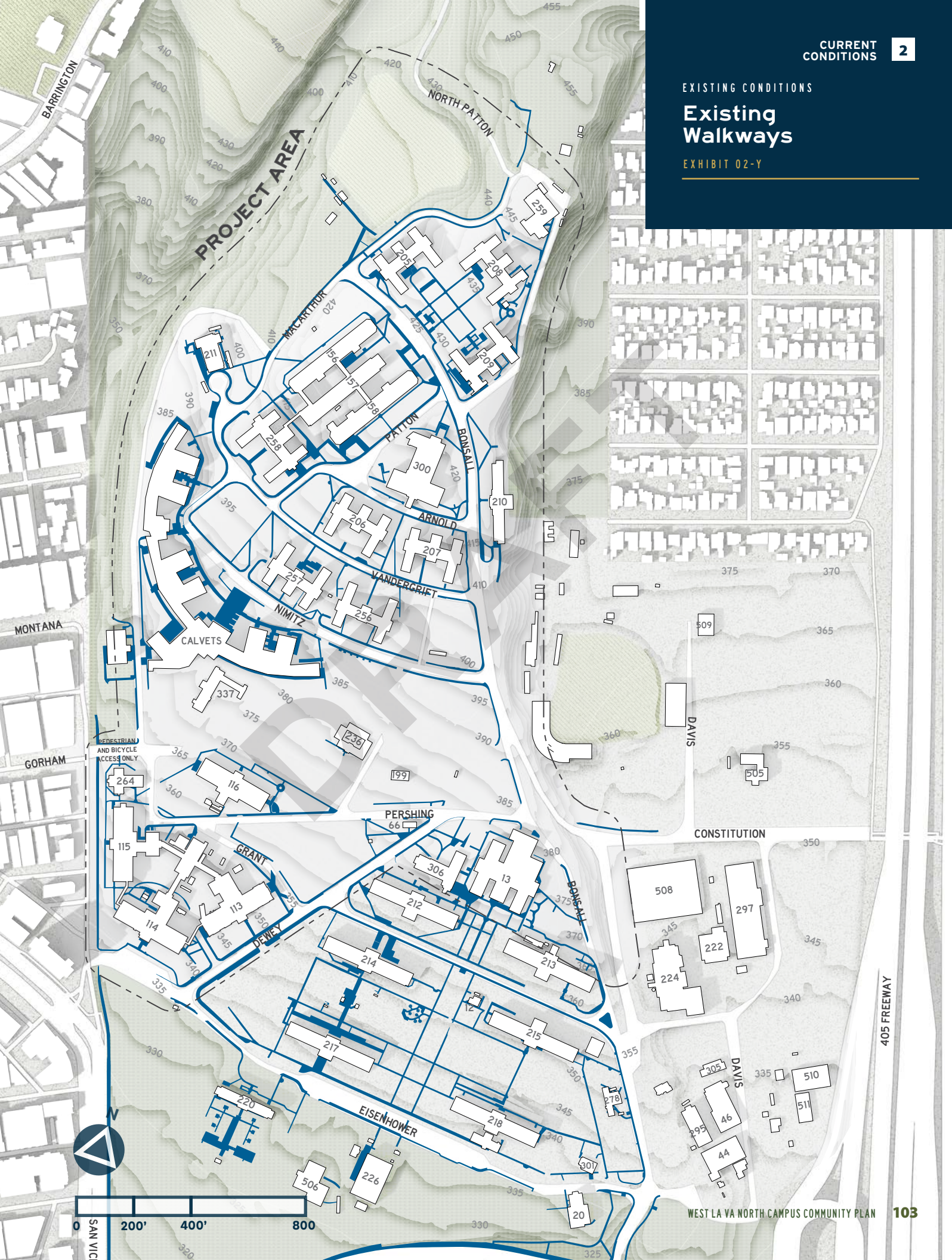
LEGEND

Walkways

EXISTING CONDITIONS

Existing Walkways

EXHIBIT 02-Y



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 among residents [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 in the area. 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 parking private vehicles, 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 CalVet lots and Lots 38, 48, and 49, with smaller rows of Lots 28 and 37 blending into the adjacent MacArthur and Patton Avenues, respectively.

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 CalVet facility along the western edge of the campus.

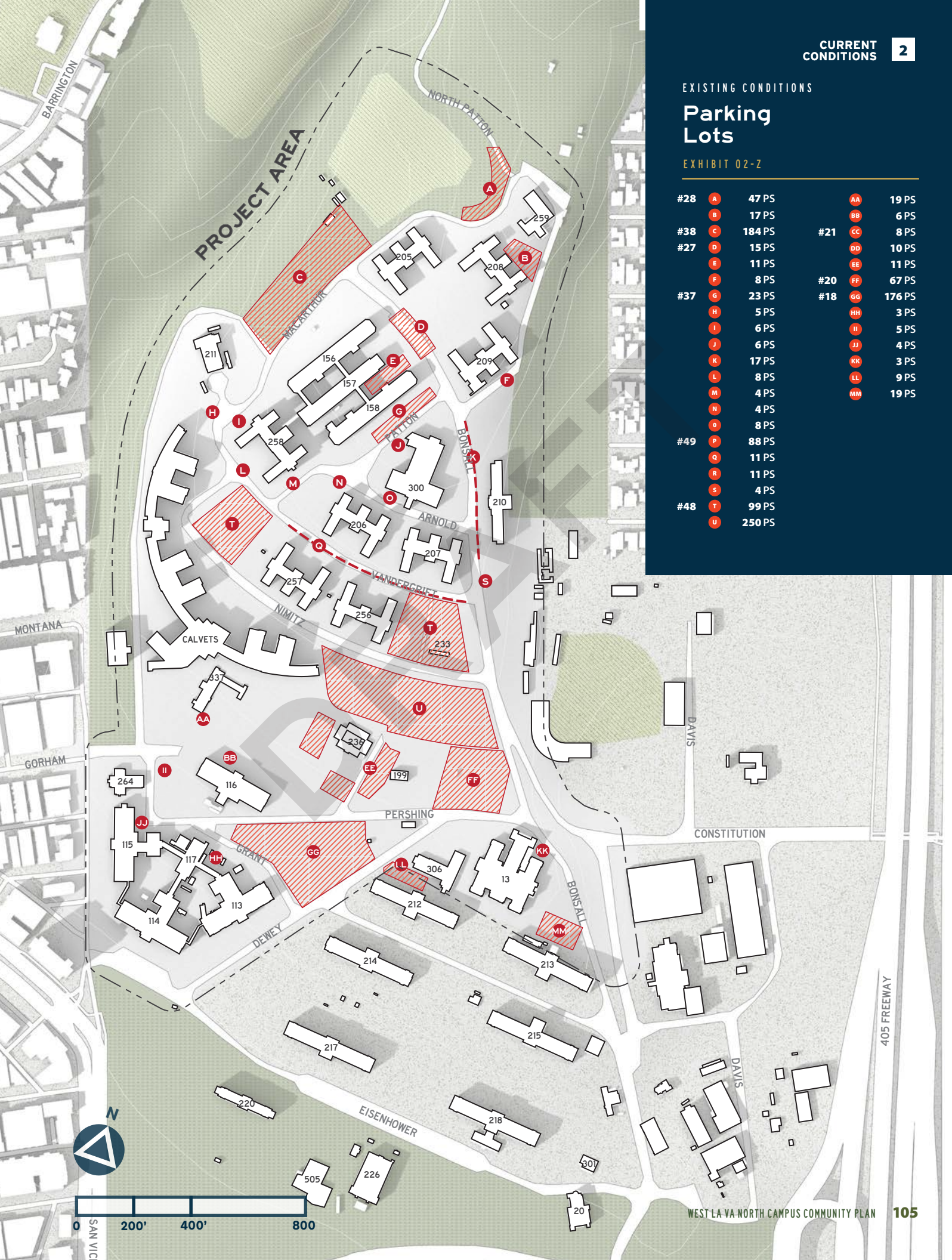
Comprehensive parking analysis was conducted of parking capacity and utilization as part of the Programmatic Environmental Impact Study [Appendix I of the technical studies]. The parking study inventories all marked stalls – delineating between accessible and standard stalls, and through observation-tracked percentage utilization throughout the day. It reported a total of 2,130 parking spaces on the West LA VA North Campus.

EXISTING CONDITIONS

Parking Lots

EXHIBIT 02-Z

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



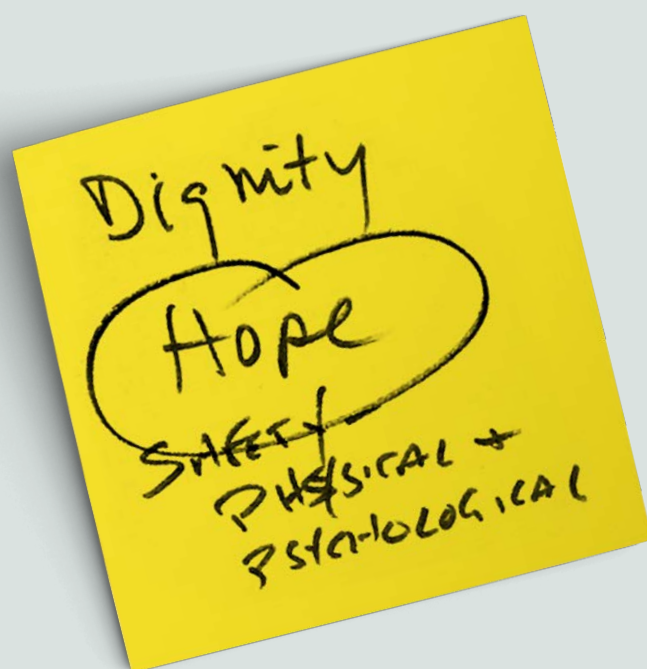
CHAPTER THREE

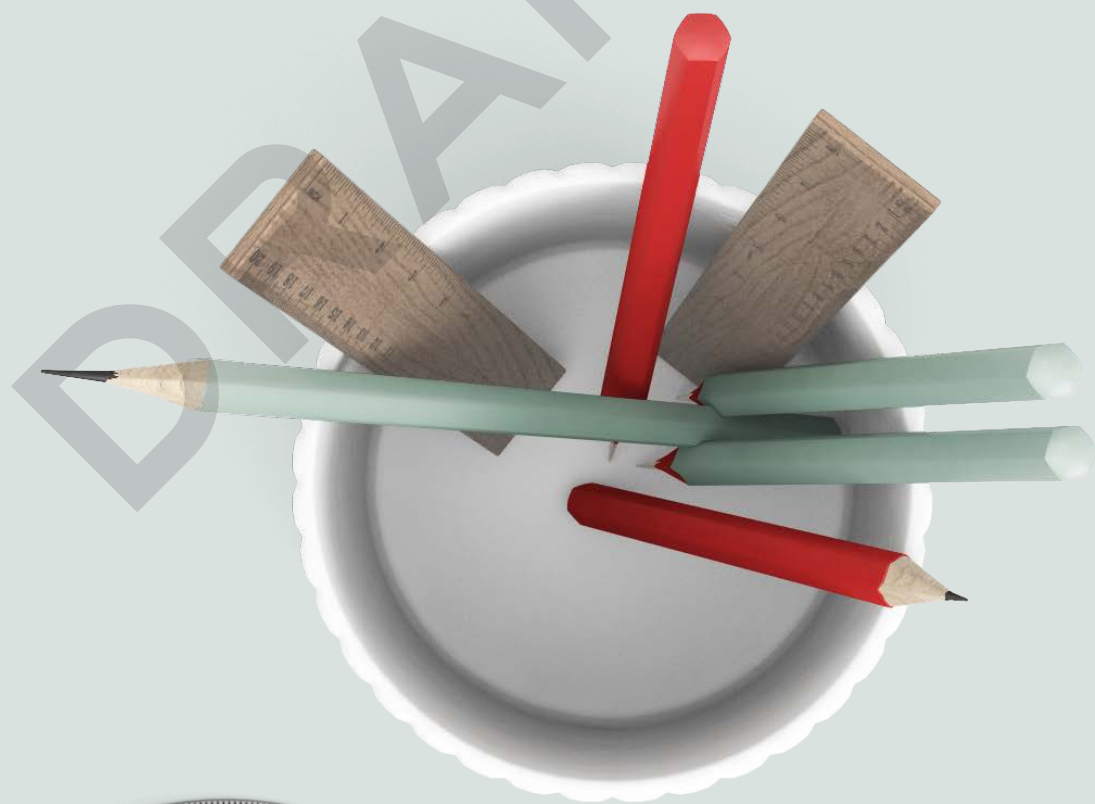
RESEARCH & ENGAGEMENT



CONTENTS

- 3.1 Engagement Process
- 3.2 Community Voice
- 3.3 Case Studies
- 3.4 Assets, Constraints, Considerations, & Opportunities





3.1

**Engagement
Process**

The outreach and engagement process for developing the West Los Angeles Veterans Community Plan built upon work done through developing the VA Greater Los Angeles Healthcare System Framework, Master Plan, and the associated NEPA Programmatic Environmental Impact Study, along with ongoing surveys conducting with the Veteran community. Work included collecting and processing feedback, and determining where the information is relevant to the Community Plan.







*Community Outreach
at Veterans Standown Event*

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 pro-

grams - 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) town hall meetings, public hearings, 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.

Timeline

2015

Litigation
Settlement
on the use of
the West LA VA
Campus

Team
Selection

Draft
EIS



A wide range of Veterans took part in engagement efforts, including those who served in all branches of the military through the 1950's through 2010's. Voices included Veterans 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, with focus 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 constant 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 Stand Down events, 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. A 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 launch of the West Veterans Collective website was expedited to provide online information about development efforts and opportunities to collect feedback.

Due to COVID-19 measures put in place during 2020 engagement efforts, additional online engagement was conducted. Online surveying was shared through social media, email, and partner outreach.

NEPA-
ROD

Draft
Community
Plan

2020
Community
Plan

Construction
Begins as
Building 207
Breaks Ground

2022





Community Survey

The Community Survey largely focused on defining the name 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

The survey was conducted both in-person and online, in different formats depending on the circumstance. Over three 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 the 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.

Respondents largely thought the naming of the neighborhood should relate to the people it represents, in comparison to the past or place.

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 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 places for 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



*Engagement at
Stand Down Event*

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 tenant 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 the West LA VA campus was cited as walking. The large West LA VA Campus should be more easily navigable, keeping in mind those with physical limitations. An open space and transportation network should be created 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”

The West LA VA Campus should honor, care, and respect our Veterans. It should 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 build social bonds as neighbors.

3.3 Case Studies

Century Villages at Cabrillo

Century Villages at Cabrillo is a former 27 acre Naval Housing site that utilizes a public-private partnership model to benefit those in need.

Established in 1997 when the US Department of Defense conveyed the land under the McKinney Act for the benefit of the homeless, Century Villages at Cabrillo ("CVC") has subsequently developed into a unique therapeutic community that provides housing on any given night to over 1,500 persons.

Residents include Veteran and non-Veteran individuals, families, youth, and children. More than simply providing shelter, CVC has co-located a palette of valuable social services to help residents regain their independence within a pioneering supportive housing continuum.

Over the past two decades Century Housing has rehabilitated and redeveloped the campus through five phases, which included a variety of building typologies, types of housing, amenities, and support services. The two most recent phases, Cabrillo Gateway and Anchor Place, completed the redevelopment 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 and City Fabrick embarked on a master planning effort to guide redevelopment of the former naval housing and accessory structures. The planning process included extensive engagement with residents, stakeholders, and service providers to guide the type of housing, services, and amenities the future CVC includes.

The updated master plan for development defines a vision for multiple phases of new mixed-use development that provide replacement housing for residents currently living in former navy



housing, along with a variety of new housing opportunities, integrated with new amenities and services. These new buildings are oriented around a new circulation and open space network designed to connect residents physically, socially, and emotionally to their neighbors. The plan has been certified Gold LEED – Neighborhood Development and is was codified into a Specific Plan for the City of Long Beach.



Case
Study

Main Parade Ground Presidio of San Francisco



Once the venue for military pageantry, Main Parade was an expansive asphalt car parking lot 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

*Main Parade today**Proposed Main Parade**The Board Walk, Presidio, San Francisco, Cal.*

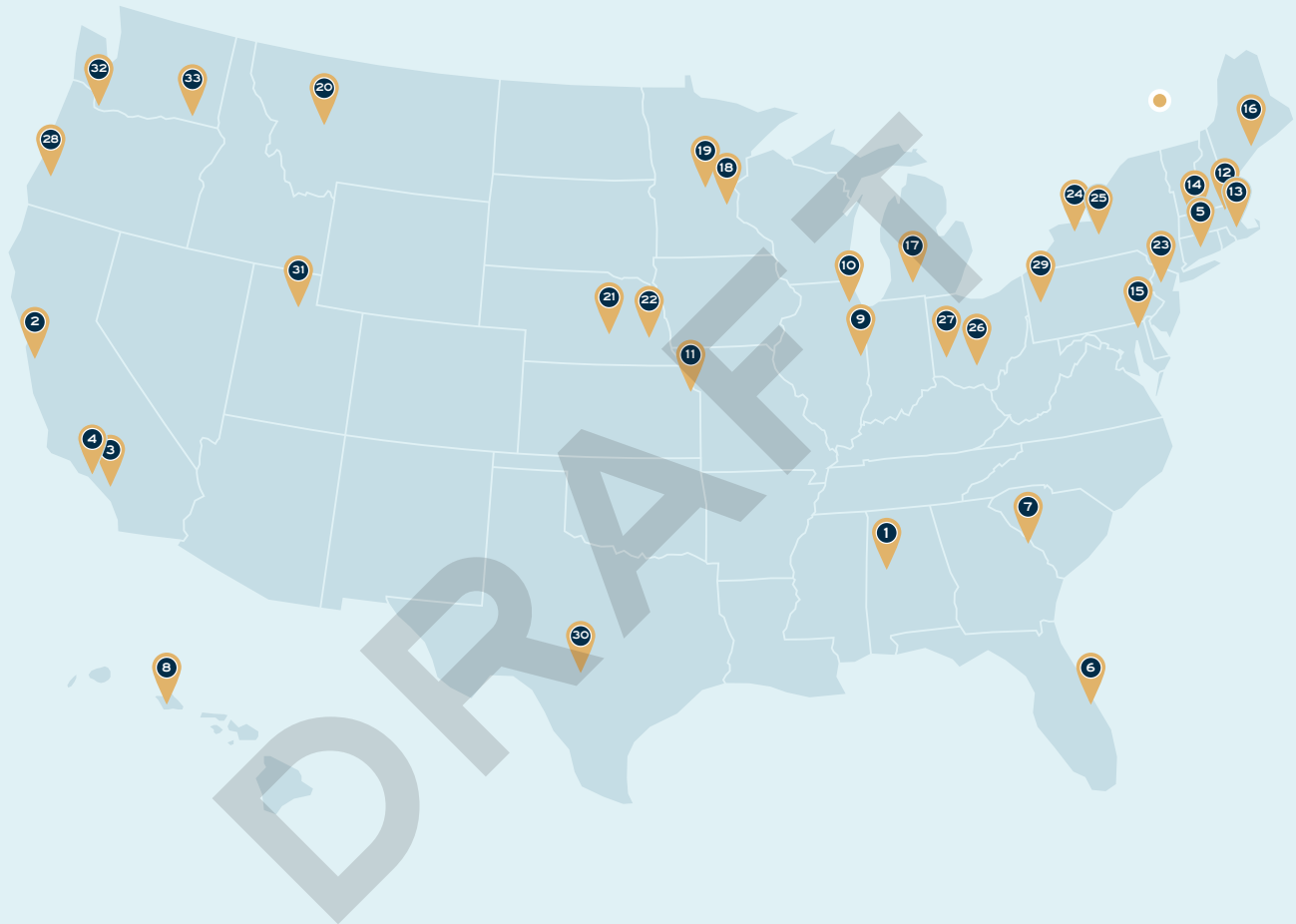
hundred years overlapped and modified the physical record of previous periods. Consequently, much of its history was not visible.

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

EUL EXAMPLES



The Department of Veterans Affairs (VA) Enhanced-Use Lease Program (EUL) is an essential tool for the VA's mission to end Veteran homelessness.

Through the Enhanced- Use Lease (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's 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.

	EUL LOCATION	VA CAMPUS	YEAR BUILT	UNITS
①	Toscaloosa, AL	Tuscaloosa VA Medical Center Campus	2014	50
②	Menlo Park, CA	Menlo Park VA Campus	2015	60
③	Sepulveda, CA	Sepulveda VA Ambulatory Care Center	2013	73
③	Sepulveda, CA	Sepulveda VA Ambulatory Care Center	2013	76
④	West LA, CA	Los Angeles Healthcare System (GLAHCS) – West LA Campus	2017	55
⑤	Newington, CT	Newington VA Medical Center	2013	74
⑥	Viera, FL			86
⑦	Augusta, GA	Charlie Norwood VA Medical Center (Uptown)		70
⑧	Barbers Point, HI			244
⑨	Danville, IL	Danville VA Medical Center		44
⑨	Danville, IL	Danville VA Medical Center	2017	65
⑩	Hines, IL	Hines VA Campus	2005	40
⑩	Hines, IL	Hines VA Campus	2015	72
⑩	Hines, IL	Hines VA Campus	2006	71
⑪	Leavenworth, KS	Dwight D. Eisenhower VAMC	2019	94
⑫	Bedford, MA	Bedford VAMC		60
⑫	Bedford, MA	Bedford VAMC	2016	69
⑬	Brockton, MA		2016	14
⑭	Northampton, MA		2016	60
⑮	Perry Point, MD	Perry Point VAMC	2018	74
⑯	Togus, ME	Togus VAMC	2018	21
⑰	Battle Creek, MI			175
⑱	Minneapolis, MN		2006	140
⑱	Minneapolis, MN		2015	58
⑱	Minneapolis, MN			100
⑲	St. Cloud, MN	St. Cloud VAMC	2006	61
⑲	St. Cloud, MN	St. Cloud VAMC	2016	37
⑳	Fort Harrison, MT	VA Montana Health Care System Fort Harrison Campus		42
㉑	Grand Island, NE	Grand Island VAMC	2016	26
㉒	Lincoln, NE	Lincoln VAMC	2017	300
㉓	Lyons, NJ		2013	61
㉔	Batavia, NY			18
㉕	Canandaigua, NY			33
㉖	Batavia, NY			32
㉗	Chillicothe, OH	Chillicothe VAMC	2016	60
㉘	Dayton, OH		2005	34
㉘	Dayton, OH		2008	27
㉘	Dayton, OH		2010	50
㉘	Dayton, OH		2015	55
㉙	Roseburg, OR			54
㉙	Roseburg, OR			63
㉚	Butler, PA			20
㉛	Kerrville, TX			49
㉜	Salt Lake City, UT			72
㉝	Vancouver, WA	Portland VAMC		50
㉝	Vancouver, WA	Portland VAMC		124
㉞	Walla Walla, WA			40

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



HINES VETERANS AFFAIRS MEDICAL CENTER

The Edward Hines, Jr. VA Hospital is a second generation facility in Hines, Illinois serving the Greater Chicago Veterans community. The over 230-acre campus [174 acres owned by the VA, 60 acres leased from Loyola University Medical Center] was initially constructed in 1918 through a land grant from the namesake of the campus.

A 45-acre portion of the original campus, including the Old Airmail and Postal Service Buildings from the Maywood Air Mail Field, was listed on the National Register of Historic Places as a Historic District in 2013.

Beginning in 2003, OAEM began partnering with affordable housing providers to develop new Veteran-serving residential communities on the

Hines campus. The first two – Cooke's Manor, a 40-unit transitional housing project, and Bishop Goedert Residence, a 71-unit senior living project – adaptively reused contributing structures within the Historic District.

More recently Freedom Path's I, 72 permanent supportive homes, and Freedom Path's II, 52 units for disabled and homeless Veterans, are new construction – designed to fit within the surrounding context. As Freedom Path's II has large units for Veterans with families, the four developments serve a diverse cross section of Veterans in-need of housing.

DAYTON VETERANS AFFAIRS MEDICAL CENTER

Originally designated as the Central Branch of the National Home for Disabled Volunteer Soldiers, the Dayton Veterans Affairs Medical Center is one of the three earliest VA facilities in the Nation.

At over 260-acres, the Dayton VA campus in Ohio includes the medical facility, as well as the National Military Cemetery and support facilities - the entirety of which was designated as a National Historic Landmark District in 2012.

Over the span of five years starting in 2005, Buildings 400, 402, and 412 were historically

rehabilitated 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.



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





CASE STUDY - ADAPTIVE REUSE: 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.

Town Squares



Traditional Town Squares take a variety of forms and balances between hardscape and softscape though successful public spaces have consistent features that are emulated by modern recreations.

California has an affinity for the vernacular of Town Square open spaces, from the traditional examples of Healdsburg Plaza Park and Sonoma Plaza to the contemporary interpretations like Ontario Town Square and in Old Town Temecula.

These West Coast transplants of the Americana public spaces blend the functions of local and County government with Main Street small town commercial districts to create a center of civic life. The variety of functions surrounding these modest

open spaces ensure that they are active with regular daily foot traffic while being designed to host weekly functions like farmers markets and concerts in the park, as well as special events.

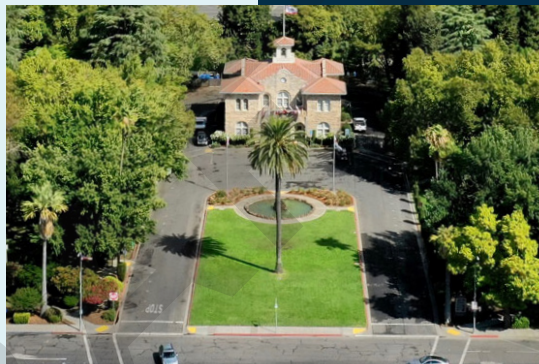
EDGES

Surround the park edges with a variety of active uses serving residents, employees, and visitors to ensure constant foot traffic and use throughout the day and week.



SIZE

Right size the open space to provide a variety of activities within the park while providing visual and physical connections across its entirety. There is such thing as too much Town Square.



CIRCULATION

Design the Town Square to encourage circulation and lingering throughout the space to encourage people to activate the space whether they are there to use the park.



PROGRAMMING

Balance the design of the open space to include active programming and amenities with passive uses, as well as places for supporting regular and unique programming.



CASE STUDIES

TOWN SQUARES

CALIFORNIA



ARCATA PLAZA

ARCATA, CALIFORNIA



CITY PLAZA

CHICO, CALIFORNIA



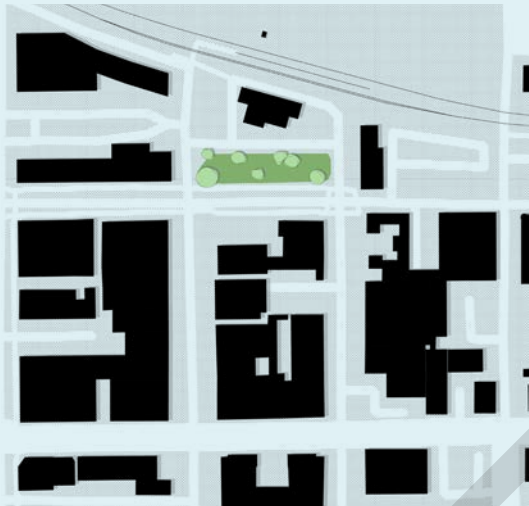
CASE STUDIES

Town
Squares

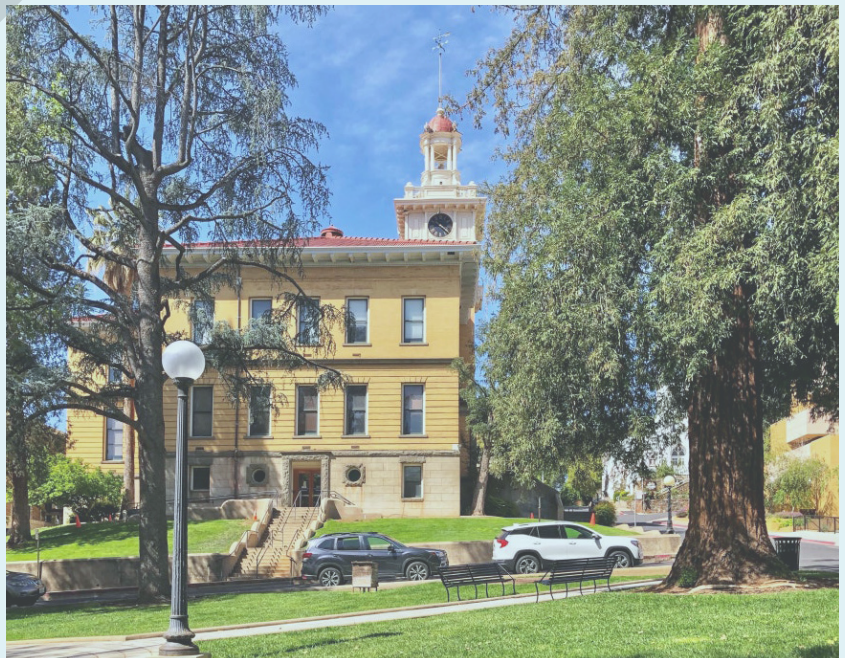
CALIFORNIA

RAILROAD
SQUARE DISTRICT

SANTA ROSA, CALIFORNIA

COURTHOUSE
SQUARE

SONORA, CALIFORNIA



CIVIC CENTER PARK

HANFORD, CALIFORNIA



DOWNTOWN CIVIC PARK

PASO ROBLES, CALIFORNIA



CASE STUDY

**Sonoma
Plaza**

SONOMA, CALIFORNIA





CASE STUDIES

Town
Squares

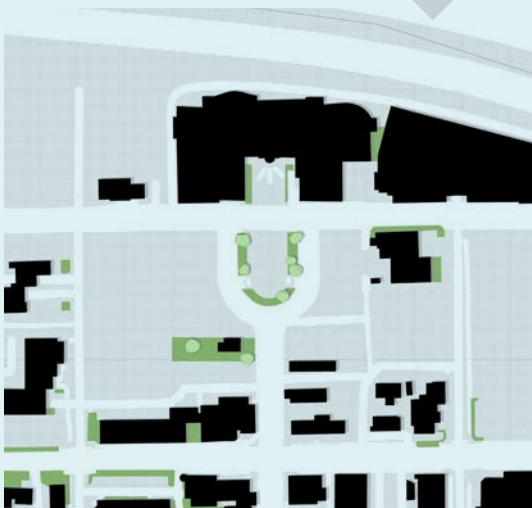
CALIFORNIA

PLAZA
SQUARE

ORANGE, CALIFORNIA

OLD TOWN
TEMECULA

TEMECULA, CALIFORNIA



HEALDSBURG PLAZA SQUARE

HEALDSBURG, CALIFORNIA



LIBRARY PARK

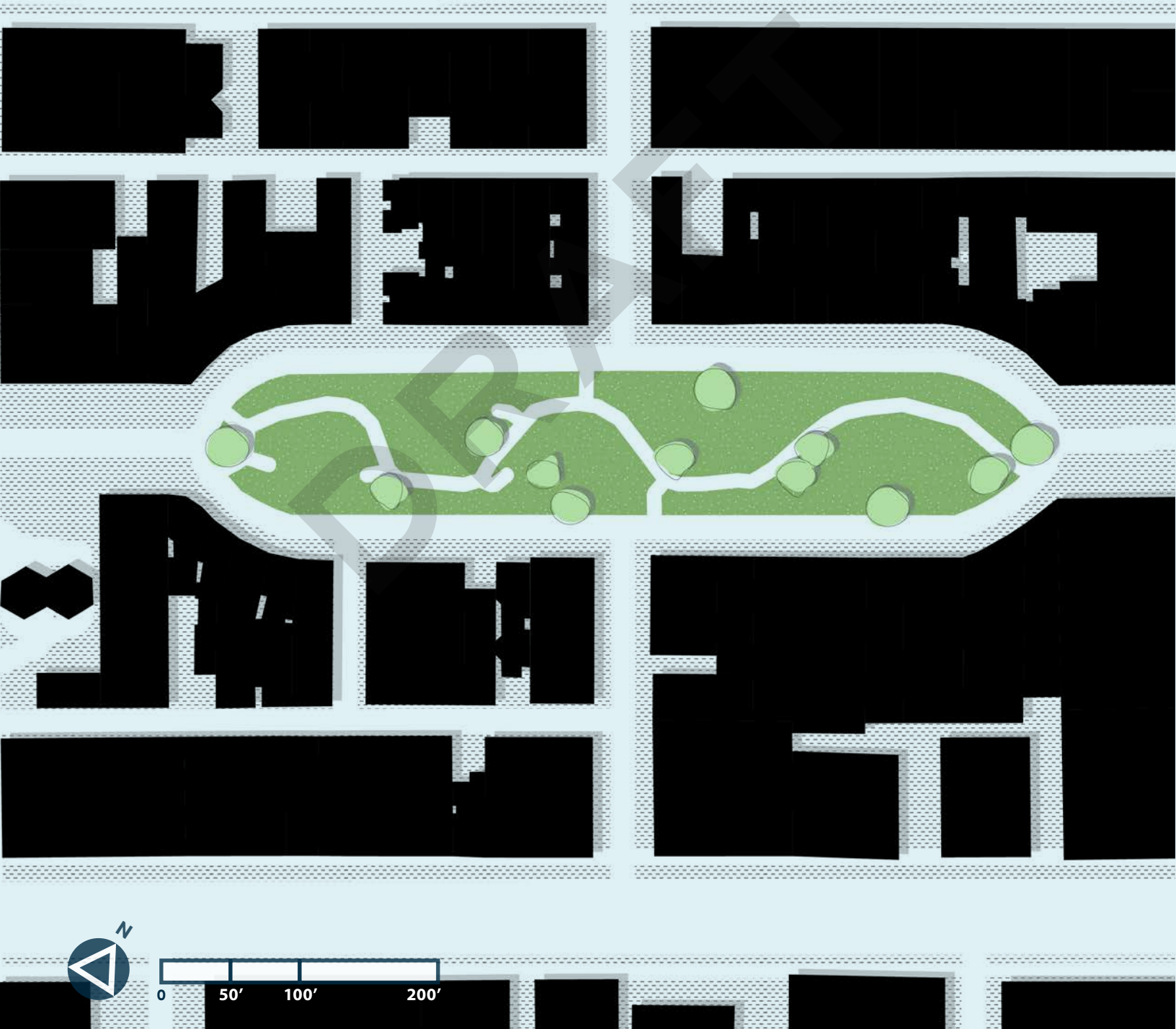
MONROVIA, CALIFORNIA



CASE STUDY

**South
Park**

SAN FRANCISCO, CALIFORNIA





CASE STUDIES

**Town
Squares**

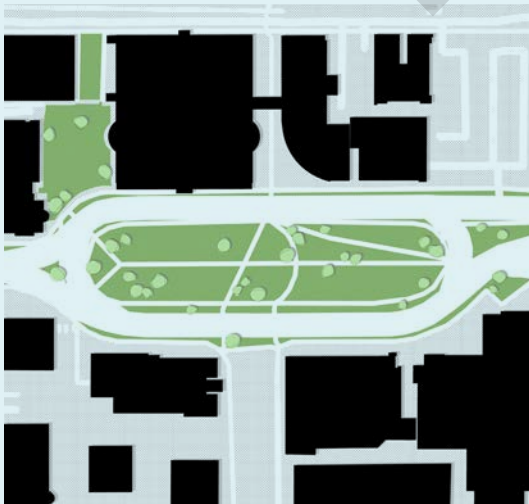
CALIFORNIA

**ONTARIO
TOWN SQUARE**

ONTARIO, CALIFORNIA

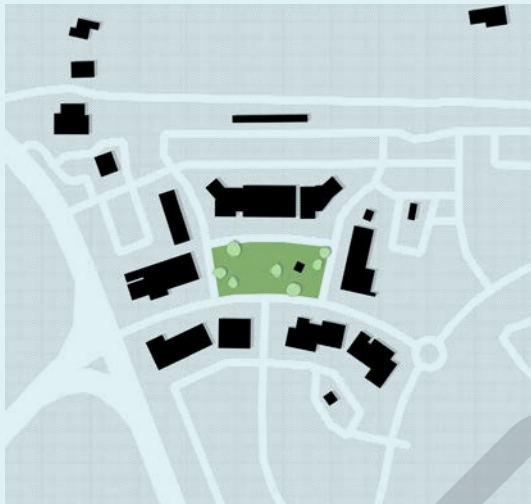
**PLAZA DE
CESAR CHAVEZ**

SAN JOSE, CALIFORNIA



TOWN SQUARE AT COPPER VALLEY

COPPEROLIS, CALIFORNIA



VERNON STREET TOWN SQUARE

ROSEVILLE, CALIFORNIA



CASE STUDY

**Concert
Park**

PLAYA VISTA, CALIFORNIA





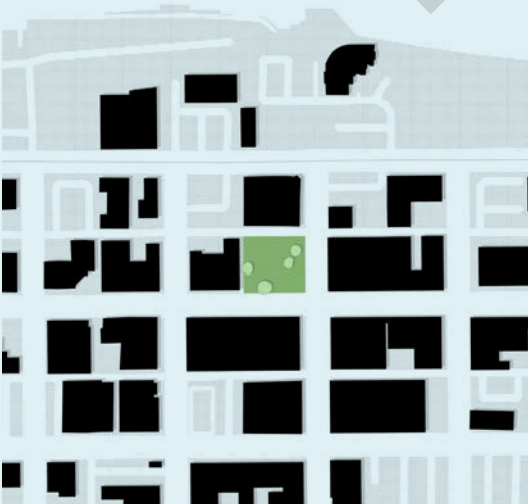
TOWN SQUARE PARK

CATHEDRAL CITY, CALIFORNIA



PLAZA DE CALIFORNIA

EUREKA, CALIFORNIA



OLD COURTHOUSE SQUARE

SANTA ROSA, CALIFORNIA



TOWN SQUARE PARK & AMPHITHEATER

MURRIETA, CALIFORNIA



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. The resource-rich neighborhoods and commercial areas surrounding the campus meets many of the essential needs for residents and employees of the campus.



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 Safe Parking Los Angeles 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.

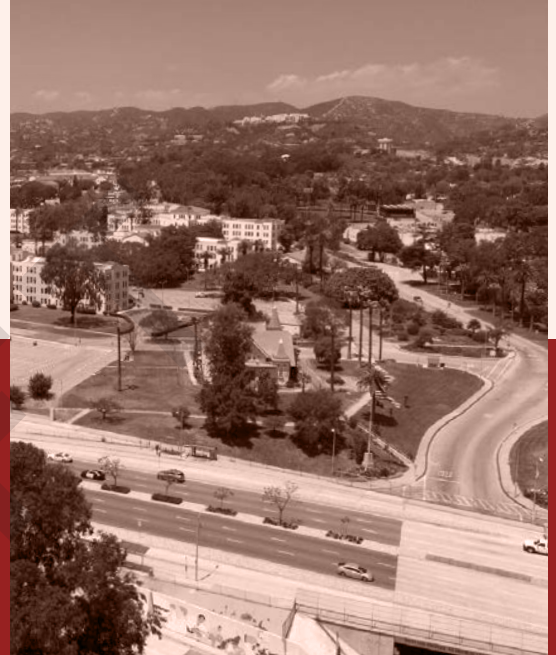
Constraints



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.

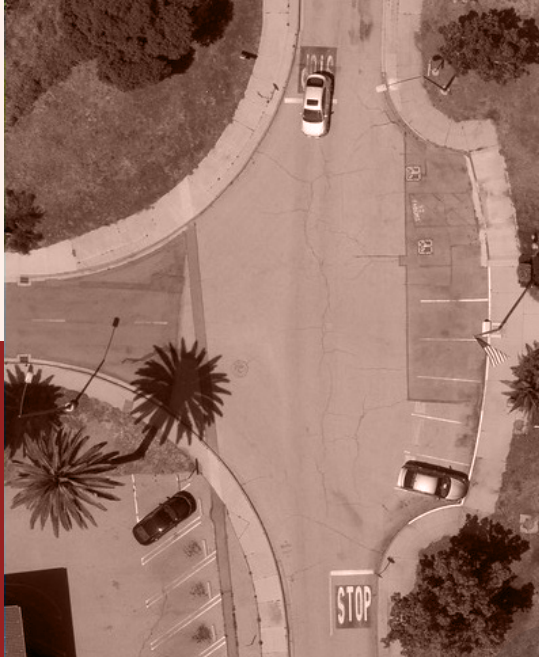
While the grade change of two hundred feet between the south and north ends of the property are foreboding for an able-bodied pedestrian to circumnavigate, it becomes an absolute obstacle for those with mobility impairments. The steep topography on the northwest arroyos and northeast bluffs can currently only be navigated by stairs or steep driveways.



PHYSICAL DIVIDE

Along with the natural barriers around the northern edges of the campus, the West LA VA Campus property is further portioned by the built environment as Wilshire Boulevard has grown in scale over the past century to be a regional transportation connector, delineating the West LA VA North and South Campuses – a distinction which has functionally been attributed due to the divide.

At the beginning of the new millennium, the West LA VA North Campus was bifurcated further by the development of the Veterans Home of California [CalVet] a 400-bed, long-term healthcare facility for California Veterans.



BLEND ED SPACES

The natural angle and curvilinear roads across the West LA VA North Campus inherently leave behind residual spaces that provide limited value as buildable area, productive landscape, and programmable space.

Construction has been layered on this campus spontaneously over time with parking lots, parking pockets, and accessory uses and circulation. The landscape's aesthetics and functions have been merged in many places. This has resulted in the loss of some qualities of the original civic design of the Fan and Triangle networks, contributing to the at times disorienting environment.



CAMPUS ACCESSIBILITY

The natural topography and historic nature of the built environment leaves countless barriers for those with physical and mental disabilities.

The unique population of at-risk Veterans currently being served at the West LA VA campus, as well as those who will reside there in the future, requires an in-depth consideration of their needs. Meeting mobile, visual, and hearing impairments of residents, visitors, and workers shall be paramount to the design of the circulation, landscape, and interior design of buildings new and adaptively reused.

Considerations



INFRASTRUCTURE UPGRADES

While providing an incredible canvas to build a community from, there remains substantial upgrades to the structures, landscape, and infrastructure to meet current and future demands.

The entirety of the existing building stock, which is appropriate to be historically restored and adaptively reused, needs substantial structural retrofitting and complete replacement of mechanical, electrical, and plumbing systems. The West LA VA North Campus utility network requires comprehensive replacement and upgrades of main and branch lines, extending beyond the VA property boundaries.

CONSTRUCTING WITHIN A LIVING COMMUNITY

The Community Plan anticipates the typical challenges for urban infill development - such as construction staging and hauling routes - while also mitigating potential impacts to residents and workers - like noise, air, and light pollution.

Significant repairs, upgrades, and replacements to the existing infrastructure will be necessary, and will have to be planned to limit disruption. Consistent communication among the West LA Veterans Collaborative, VA, residents, and partners will be necessary to share updates on the various stages of construction and understand impacts and determine means to limit or mitigate them.



FINITE FUNDING

While there has been an increase of local, State, and Federal resources dedicated to developing affordable housing and permanent supportive housing, these funds remain incredibly competitive since the need for affordable housing remains intense across the nation.

The Community Plan details the creation of over 1,200 dwelling units within a relatively short period of time, so it is essential for local, State, and Federal leaders to prioritize dedicating the necessary resources for develop multiple projects on coinciding funding cycles. Funding will be necessary for both developing the housing and upgrading the infrastructure needed to create a supportive community on the West LA VA Campus.

GOVERNMENT COORDINATION

The unique nature of the West LA VA Campus ownership, location, future uses, and culture resources provides complexity of jurisdictions to review, approve, and support implementation of the Community Plan.

The U.S. Department of Veterans Affairs, State Historic Preservation Officer, and County of Los Angeles all have purview on various aspects of development. They represent different interests, scopes, and capacities to review and approve the projects within the Community Plan. County, State, and Federal agencies will likely provide a diversity of funding to support the development of affordable housing, and related supportive services, amenities, and infrastructure, also necessitating consideration of their various criteria for selection.

Opportunities



GROUNDLED COMMUNITY

The Veteran community represents a diverse cross section of socio-economic and cultural backgrounds closely reflecting California and the Nation.

While different in many ways, the Veteran community share the common bonds of serving in the military, which provide a common ground of shared experiences – both positive & negative – to build a community. Buildings, spaces, landscape, circulation, and programming needs to be designed to recognize their needs and opportunities to build bonds among these Veteran residents, service providers, and community partners.



METRO PURPLE LINE/ FIRST-LAST MILE

While Wilshire Boulevard is already a regional transit corridor, the extension of the Metro Purple Line subway to the West LA VA Campus will exponentially expand transit access for the region.

The Purple Line transit center will be located at Bonsall Avenue and Wilshire Boulevard. This will better connect Veterans across Los Angeles County to the VA healthcare system, as well as expand options for future residents on the North Campus seeking services, amenities, and work. There is a significant opportunity to leverage Metro, State, and Federal resources on the VA campus to enhance first-last mile connections to the transit center within the campus, as well as to the surrounding community.

Urban Design Strategies

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.

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.

ESTABLISH ORDER



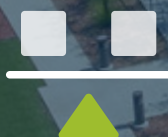
Create sense of hierarchy, orientation, and monumentality across the community by strengthening the historic organizational structures through building, landscape, and environmental graphic design.

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, programmatic, and emotional connections both within the VA community and beyond into the surrounding communities where appropriate. Create meaningful gathering places where community can be brought together.

CHAPTER FOUR

DEVELOPMENT PLAN



CONTENTS

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

EXHIBITS

- 04-A** Overall Vision
- 04-B** Districts
- 04-C** Organizing Nodes and Connectors
- 04-D** Extend and Enhance Landscapes
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- 04-Z** Building Setbacks
- 04-AA** General Phasing
- 04-BB** Development Phases 0
- 04-CC** Development Phases 1
- 04-DD** Development Phases 2
- 04-EE** Development Phases 3
- 04-FF** Development Phases 4
- 04-GG** Off-Site Improvements
- 04-HH** Independent Phasing

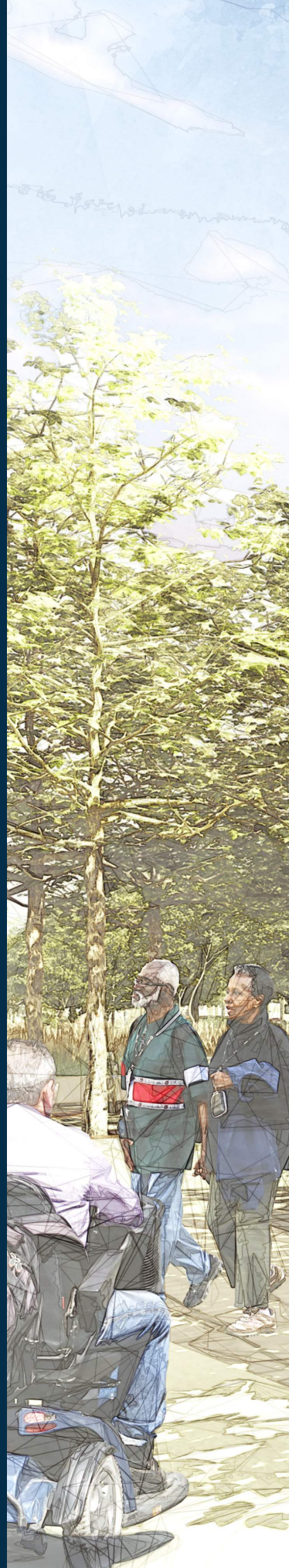


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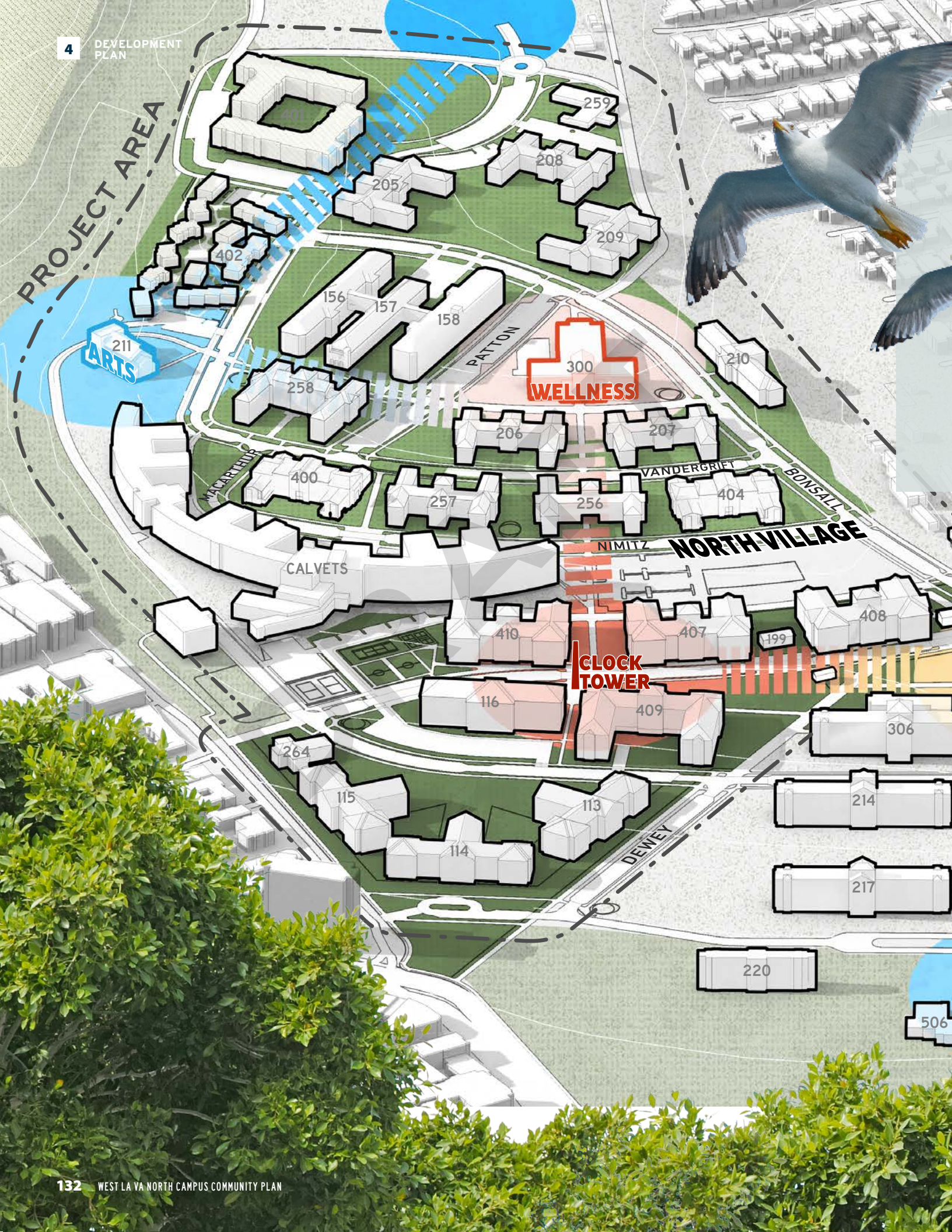
**Overview
Vision**

In keeping with the spirit and the vision of the VA Greater Los Angeles Healthcare System Master Plan and, 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.

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.







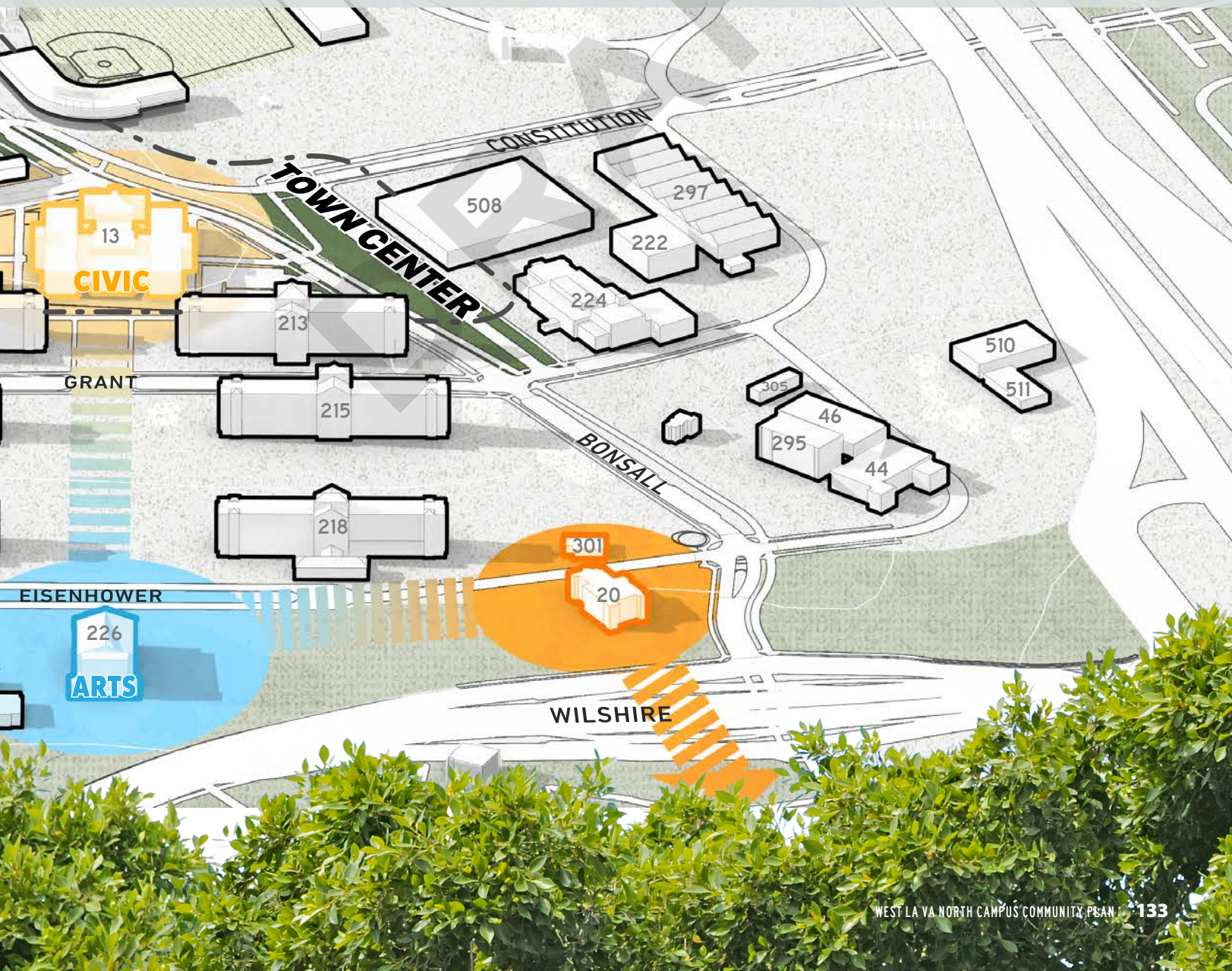
VISION

Overall
Vision

EXHIBIT 04-A

Leverage the culturally significant West Los Angeles Veterans Affairs Historic District to create a vibrant Veteran-serving neighborhood that also becomes the regional anchor for the broader Veteran community.

This neighborhood will build upon the foundation of the historic structures and landscape, infilling with new buildings and open spaces to create a cohesive urban fabric.





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



NORTH VILLAGE
Proposed Arroyos Path



Districts

EXHIBIT 04-B

The Community Plan area is divided into multiple districts: Town Center, North, and South 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 East Village 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 Center 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 Center districts, and a portion of the South Village districts are comprehensively planned as part of the Community Plan, the remaining portions of the West LA VA North Campus are also 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.

LEGEND

- North Village
- Town Center
- South Village

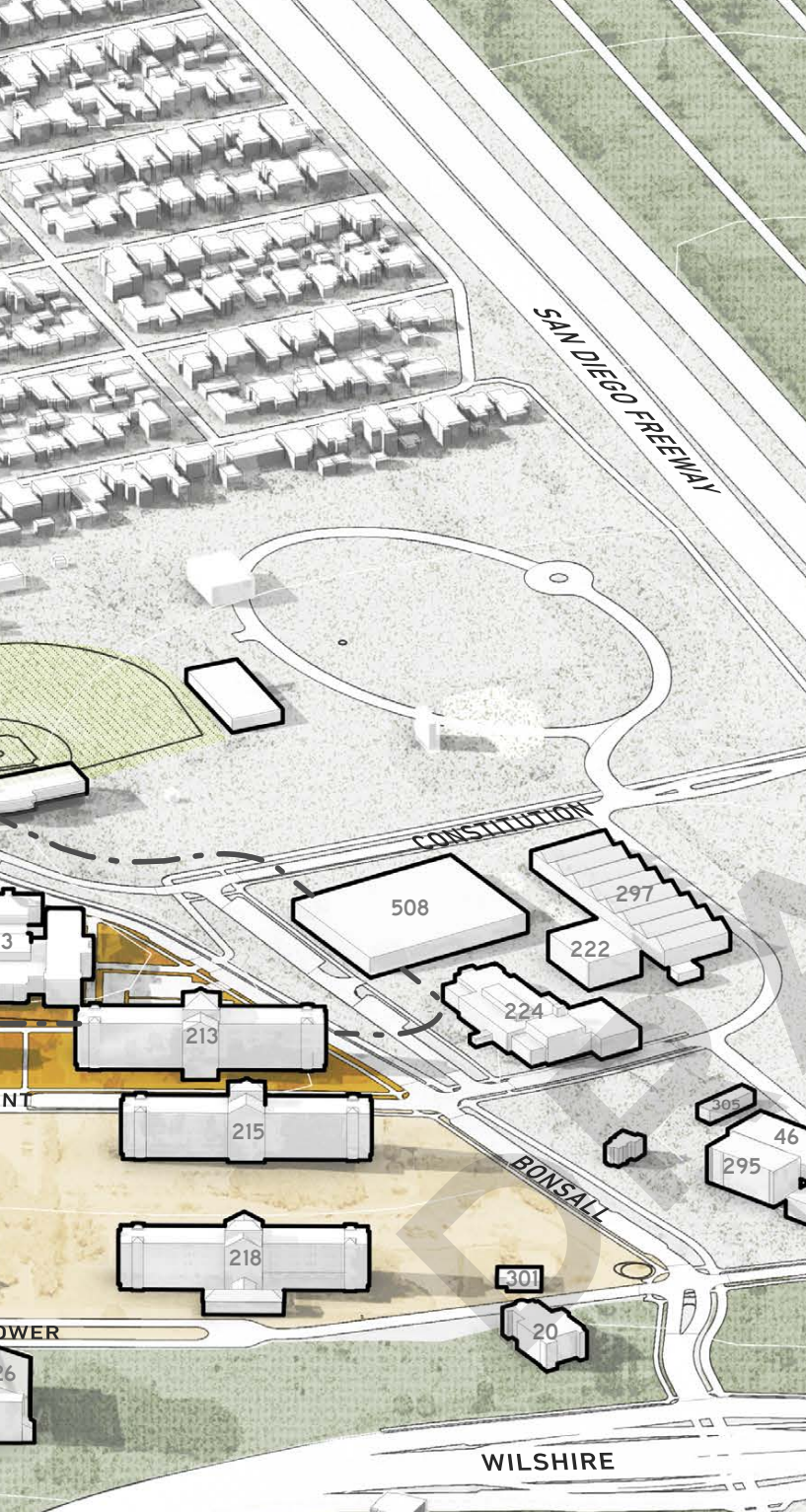


EXHIBIT 04-C

Nodes

- ## Axes

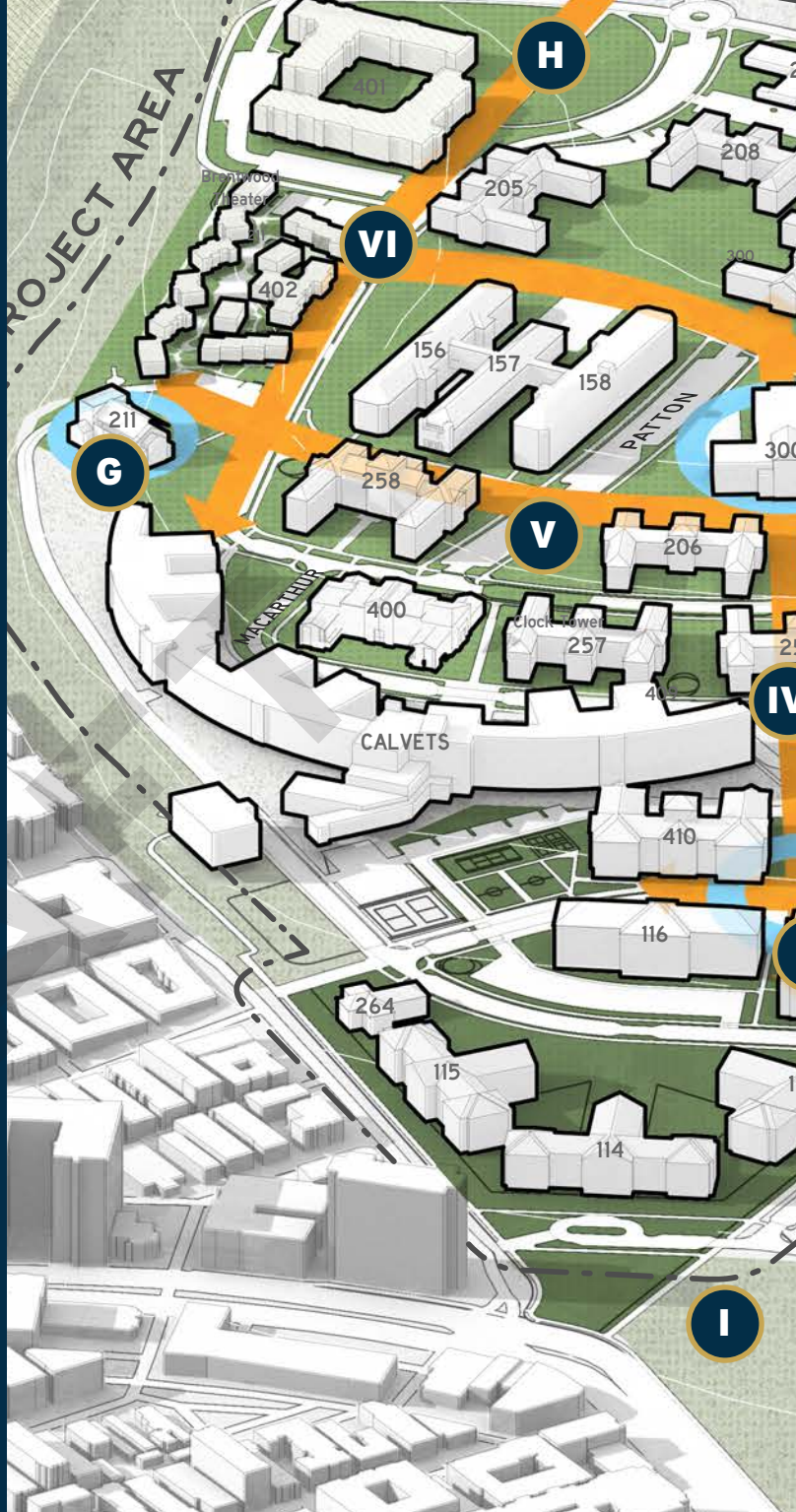
- ### LEGEND

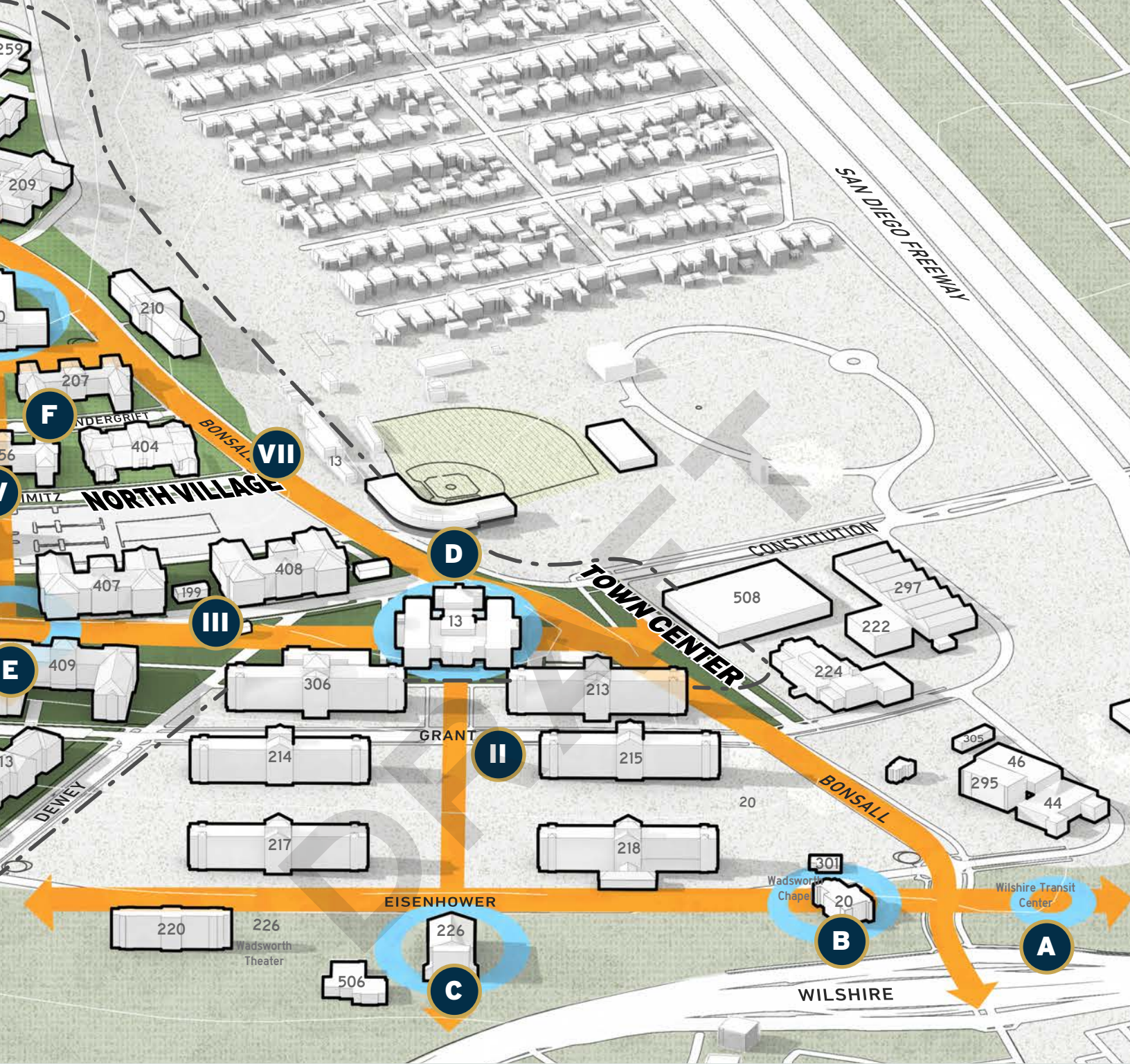


Nodes



Axes





EISENHOWER AVE
Existing Conditions



EISENHOWER AVE
Existing Conditions

Extend and Enhance Landscapes

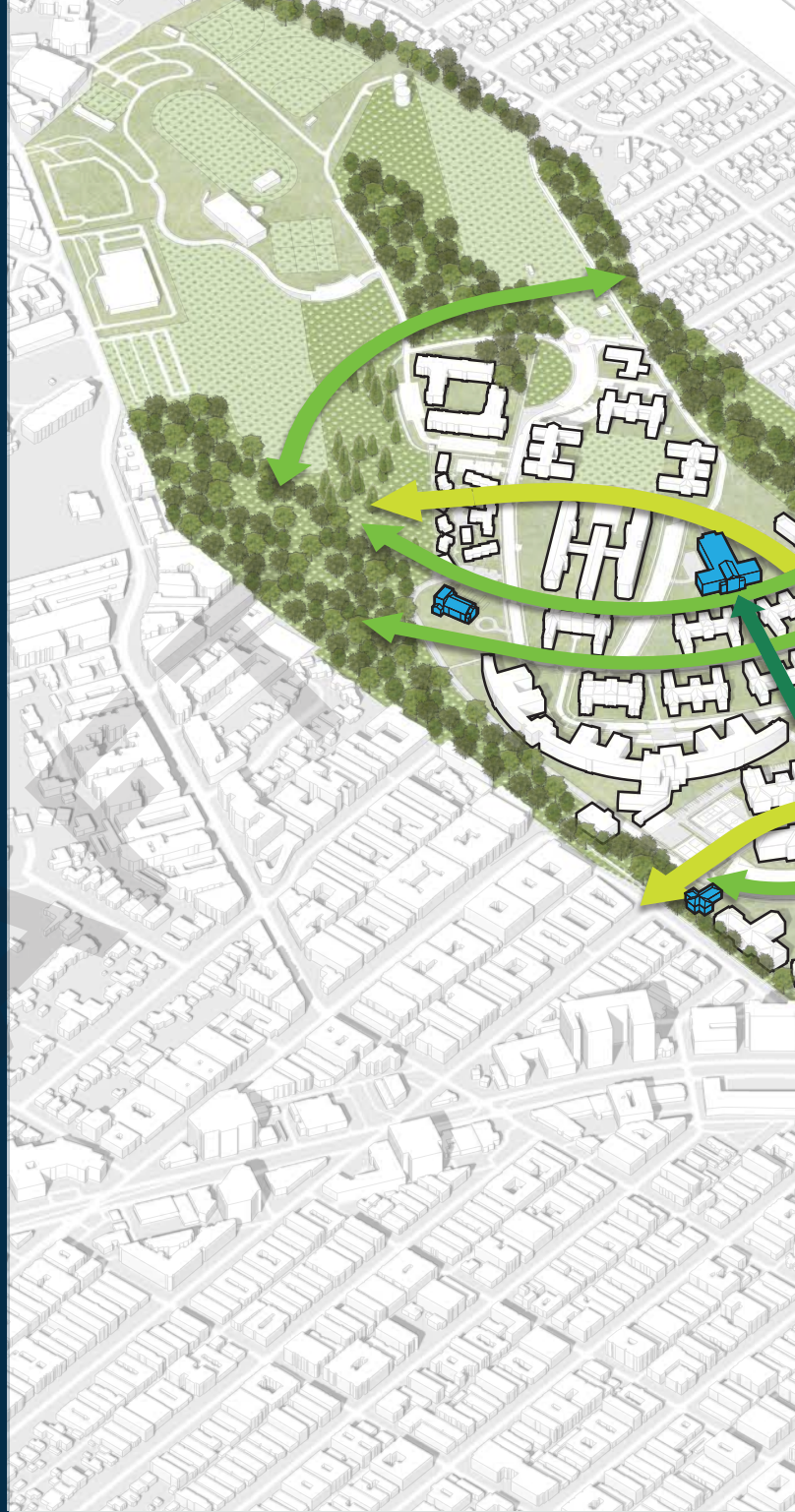
EXHIBIT 04-D

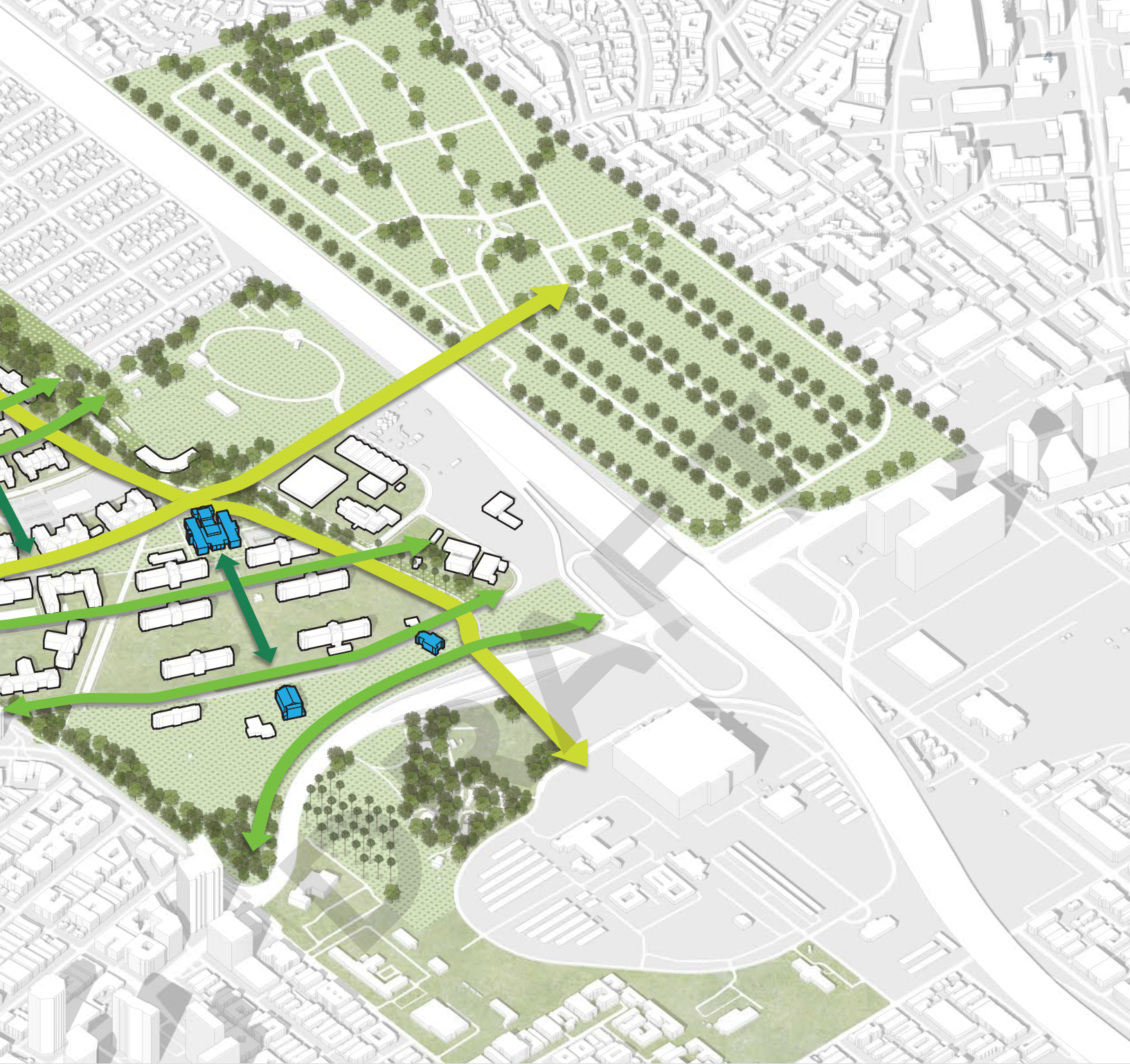
Though largely devoid of deliberate outdoor places for residents within the center of the North Campus the VA has an extensive amount of high-quality public spaces along the periphery including the Veteran National Park, Los Angeles National Cemetery and Columbarium, Barrington Veterans Park, and Brentwood Academy Sports Complex. The Community Plan identifies opportunities for improving existing open spaces and establishing new ones within the neighborhood while establishing physical, programmatic, and habitat connections to create a holistic network.

Existing historic landscapes are to be improved and better connected, like the Quad surrounded by Buildings 2305, 208, and 209, and the Parade Grounds in the South Village while establishing news spaces like the Town Green and Square. Extending the Historic Walk from Building 300 to the Town Center and transforming and extending Arnold Avenue as a Wellness Walk connects new open spaces to the Wild Lands along the west and east edges of the North Village.

Extending the Wild Lands south along Bonsall and Bringham Avenues expand essential habitat to connect to the large open spaces of Veteran National Park and the historic palms groves more substantially on either side of Wilshire Boulevard. Dense tree canopies and expansive landscape areas to be located along Arnold and Grant Avenues interlace the two arms of the Wild Lands through the middle of the new Veteran-serving neighborhood.

Formal connections will extend from the historic palm groves along Bonsall Avenue to its terminus at MacArthur Avenue establishing this as an essential connector throughout the neighborhood to the South Campus medical center. The two defining Triangle Roads: Eisenhower and Dewey Avenues will establish formal connections to Bonsall in the South Village while the MacArthur and Nimitz Avenues will extend formal relationships from Bonsall.





LEGEND



Active/Formal Landscape



Wild Lands



Formal Connection



Habitat Connection



Strengthen Connection



Civic Building

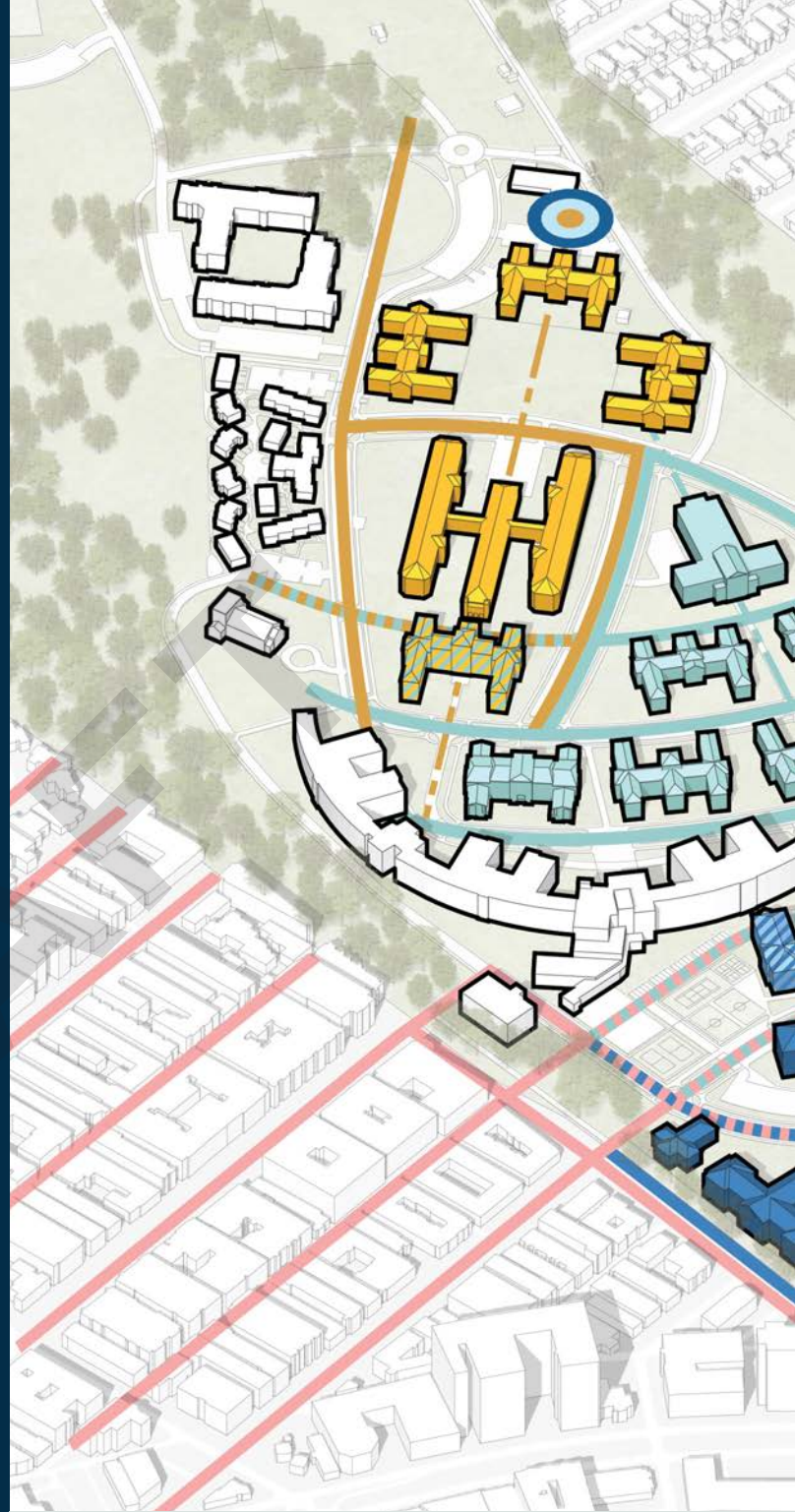
Weaving Historic Fabric

EXHIBIT 04-E

The historic district and neighborhoods surrounding the VA campus contain over a dozen different organizing structures that guide circulation patterns, utility arrangements, landscape design, and building configuration, orientation, placement, and access. The vacuum within the center of the North Campus between Buildings 116 and 13, and the CalVet facility will be given form by these organizing structures, creating a unifying Town Center with a prominent public open space at its center.

The current appendage of Pershing Avenue that extends west of Dewey Avenue and the historic triangle road will contort to parallel the arc of the Fan Roads to the north while to bend and meet Gotham Avenue as it enters the campus (though providing access for active transportation and emergency vehicles). New mixed-use buildings will be located along Pershing Avenue with similar axial relationships to the arcing street as those in the North Village, sharing the same focal point. A new laneway will be constructed between these buildings and the CalVet facility, following the realigned Pershing Avenue, tying service access into the existing CalVet loading docks on the west end and the grade change of Constitution Avenue on the east end. Grant Avenue would be realigned at the west end to tie into the Brentwood neighborhood grid of the MacArthur service road parallels, and the industrial area on the east end.





Forming the east end of the Town Center are the existing Buildings 13, 212, and 306 set are set on the Triangle Road organization with 13 and Wadsworth Theater setting the axis of this historic fabric. A new clock tower will be developed at the terminus of the extended Historic Walk forms an axial relationship with Buildings 300 and 13, connecting the Triangle Road and Fan Road systems. The new Buildings 407 and 408 would flank the historic barracks [Building 199] in its current location, defining a courtyard to support future programming as it is adaptively reused.



The new Building 410 which is to be placed and oriented to follow the Fan Road pattern also aligns on axis with Buildings 116, 114, and 117 of the Research Building Cluster, tying the two patterns together. Building 409 is also to be configured to reinforce the Research Building Cluster's organization within the Town Center area, while buttressing the south edge of the Town Green. Dewey Avenue will be pedestrianized as it stretches into the Town Center district, creating a formal delineation between the verdant Town Green and active Town Square.



LEGEND

 Quad	 Research	 Palm	 LA Grid	 National Cemetery	 Intersecting Axis
 Fan	 Triangle	 Utility	 Steam		 Shared Origin Point

- 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 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 Center, CalVet facility, and North Village. The Clock Tower is the focal point for a small plaza that forms the western end of the Town Green.



- ⑤ **Historic Walk** will be extended south to connect the North Village, Town Center, 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 Center.


- 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.



VISION

Aerial
View

EXHIBIT 04-F



⑧ **Building 300** will be the wellness anchor for the North Village district and an initial phase of development of the Community Plan. The former campus-dietary center 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.



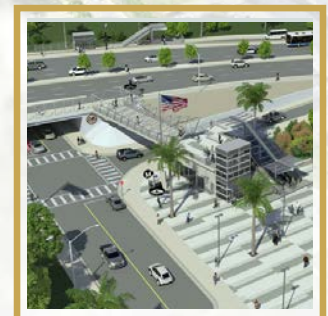
⑨ **Wellness Walk** will be created through the pedestrianization of Arnold Avenue and extension to MacArthur Avenue. The biking and walking trail will connect the Wellness and Arts nodes, with a series of courtyards and gardens between.



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.

12



⑫ **Wilshire Transit Center** includes the future Metro Purple Line subway station, Wilshire Boulevard bus stops, and Community shuttle stop giving 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.



North Village

The quiet and introspective North Village district builds upon the historic fan road network, and is generally arcing in nature, with large open spaces, quads, 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 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 and 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 Center.

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.



VISION

North Village
Overview

EXHIBIT 04-G



rendering courtesy of Gensler

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





Town Center

The Town Center will become the heart of the West Los Angeles Veterans Community, where the surrounding residential villages of the Community Plan come together.

Overview

The convergence of the National Historic District's most significant structures, monumental landscape, and circulation pattern establishes the form and location of the Town Center. The Community Plan defines the Town Center concept as a multi-use, urban place that includes Veteran-serving amenities, services, commercial activity, and homes oriented around a network of outdoor spaces.

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

Amongst the diversity of voices that were engaged throughout the various planning processes there is a consensus that the Town Center should be a vibrant hub of activity with neighborhood-serving uses that are oriented towards the needs and desires of our broad Veteran community. Upon implementation of the Community Plan there will be more than 3,000 Veterans residing throughout the North Campus, coupled with close to 5,000 VA staff and thousands of daily visitors to the Health Center - collectively providing the patrons to support cafes and restaurants, personal services, cultural venues, and retail located within the Town Center.

Modeled after the rich vernacular of California Town Squares, the Veteran Community Town Center leverages beautifully restored historic structures and landscapes with the addition of new buildings, open spaces, programs, and circulation networks to harmoniously intertwine with the surrounding residential villages into what will become one of Los Angeles greatest urban places.

Centrally located within the North Campus, the Town Square is the social heart of the Veteran-serving community filled with active uses including the Canteen and a Streetcar Coffee Shop in a repurposed historic Depot Building.

The Town Center vision contains over 90,000 SF of flexible supportive service and commercial space and consists of the following essential elements:

Town Hall

Located within the beautiful historic Building 13 which anchors the Town Square and Green, and the north corner of the Triangle Road network, the Town Hall accommodates many of the central administration functions and services for the Veteran neighborhood.

The Grand Hall will host large gathering, arts programing, celebrations, job fairs, and a training program. The Post Exchange, Culinary Center, and Canteen also operate collectively within Building 13, ensuring that the Town Hall is a bustling center of activity.

Main Street

The realigned new Pershing Avenue extends between Bringham Avenue [no public vehicular access] and Bonsall Ave, whose broad sidewalks and slow street design creates a pedestrian paradise the length of the Town Center.

It connects active ground floor uses and unique outdoor spaces including the Veteran Recreation Center and Courts, and Living Museum and Garden [in historic Barracks]. Buildings 407, 408, 409, 410 are contemplated for use by SDVOSB and VOSB to operate on campus and provide job opportunities, small business incubation, and an Arts and Cultural Center.

Mobility Hub

Located adjacent to the Town Hall and Welcome Center, at the intersections of Bonsall Avenue at Pershing and Constitution the Mobility Hub supports the convergence of campus transit routes, bicycle/min-mobility facilities, roadways, and pedestrian paths.

The mobility plaza hosts ride-share drop-off/pickups, multi-bay shuttle bus stop for layovers, and Bike Station which operates mini-mobility retail, repair, and rental.



Town Square

Centrally located within the North Campus, the Town Square is the social heart of the Veteran-serving community where organic and programmed activity engage residents, visitors, and staff alike.

The vibrant urban space will be surrounded by active uses including the Canteen, Streetcar Coffee Shop [in historic Depot Building], Main Street buildings, and "Chuck Wagon" food hall [in Building 306], along with their associated outdoor patios. These Town Square spaces are contemplated for use by SDVOSB and VOSB to operate on campus and provide Veterans job opportunities and small business incubation.

Town Green

The Town Green is the verdant extension of the Town Square, connecting various functions, buildings, and circulation of the Town Center including New Directions [in Bldg 116], Historic Walk, & Clock Tower.

It will host community-wide activities like concerts, outdoor movie screenings, and celebrations for Veterans Day and 4th of July, while also being a place for a pickup soccer game or yoga in the park.



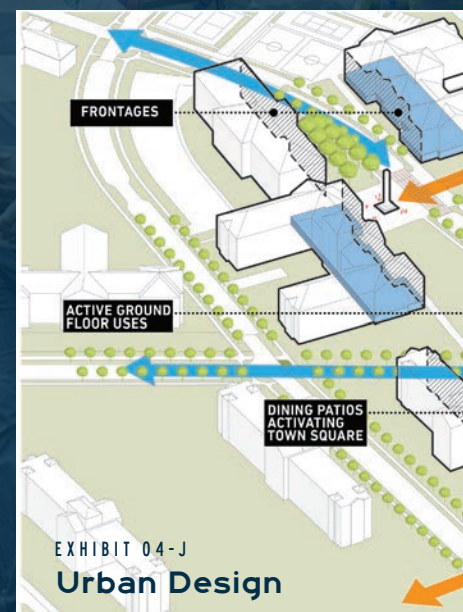
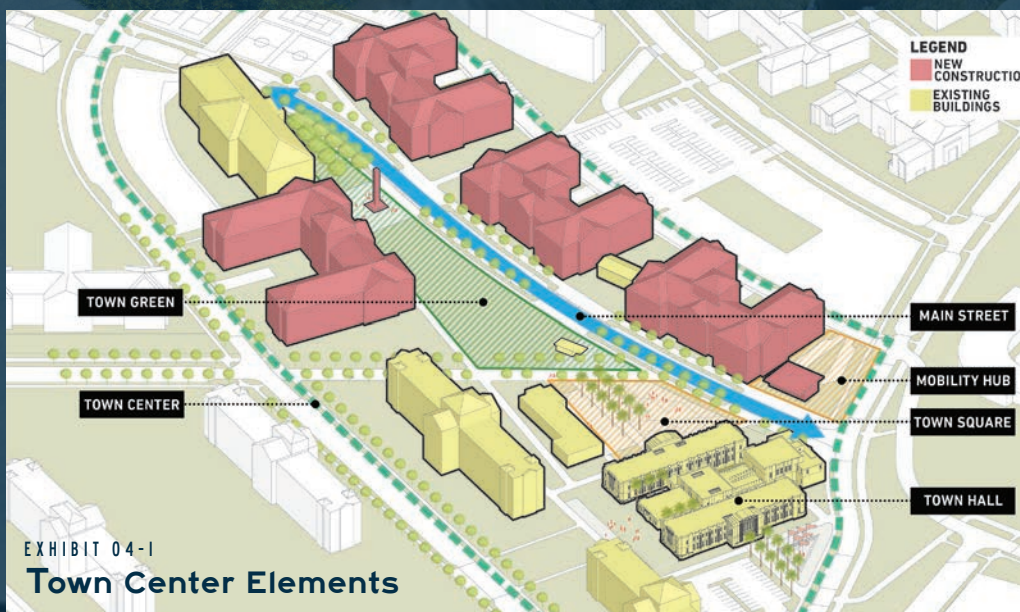
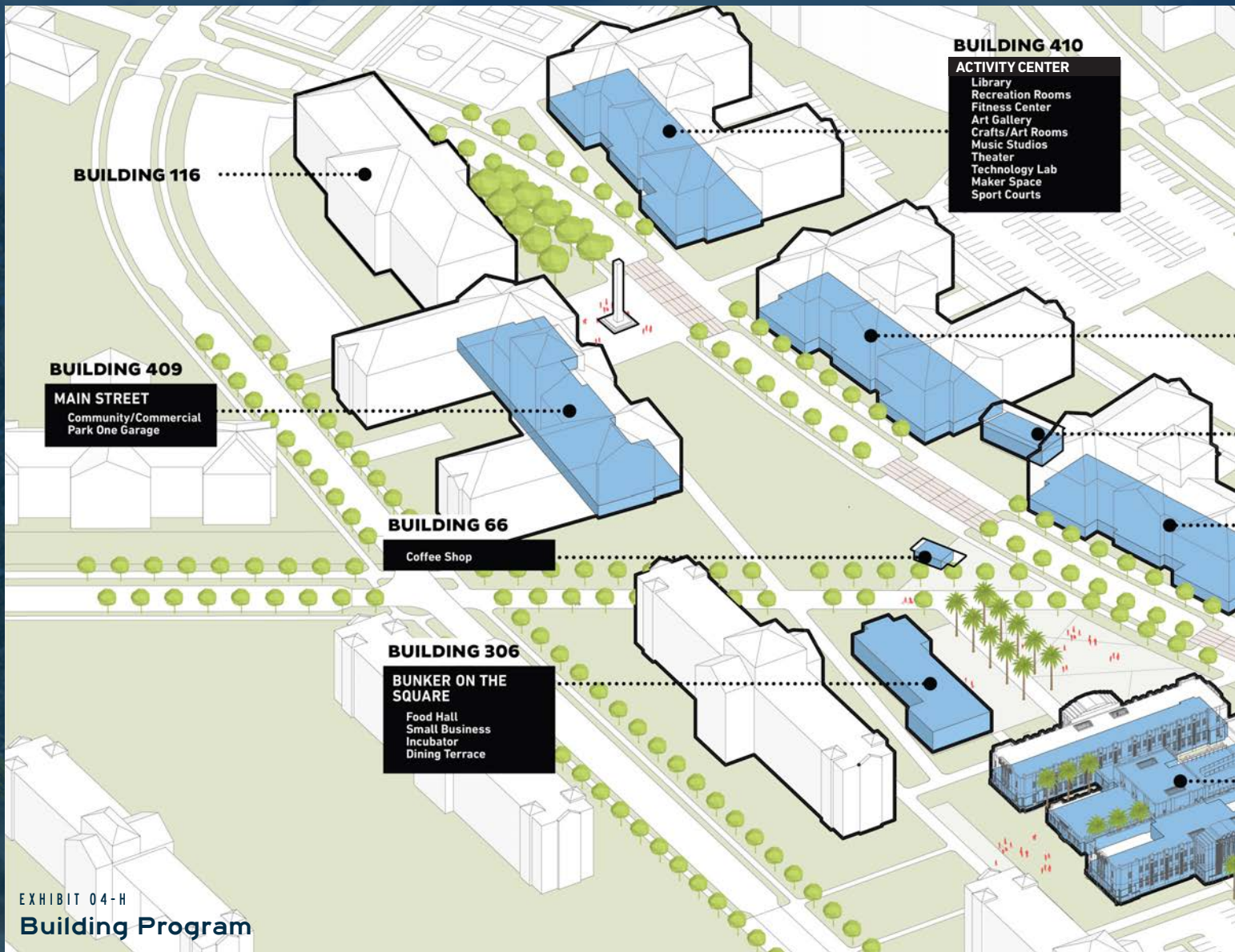
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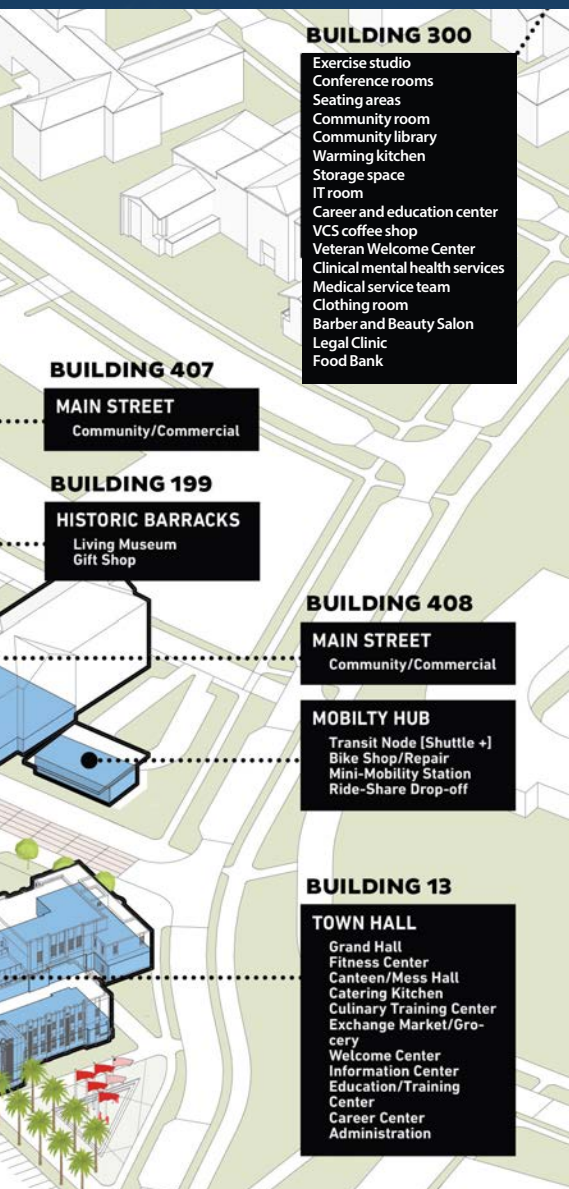
Wellness Center

Anchoring the north end of the Historic Walk and North Village neighborhood Building 300 will host a collection health and wellness services and amenities.

These will include hosting the WLAVC backbone organization's offices, Legal Clinic, Mental Health Clinic, food bank, and free clothing. The Wellness Center will also anchor the east end of the Arnold Promenade that stretches between Bonsall Avenue and Brentwood Theater with productive gardens and the North Village coffeeshop.

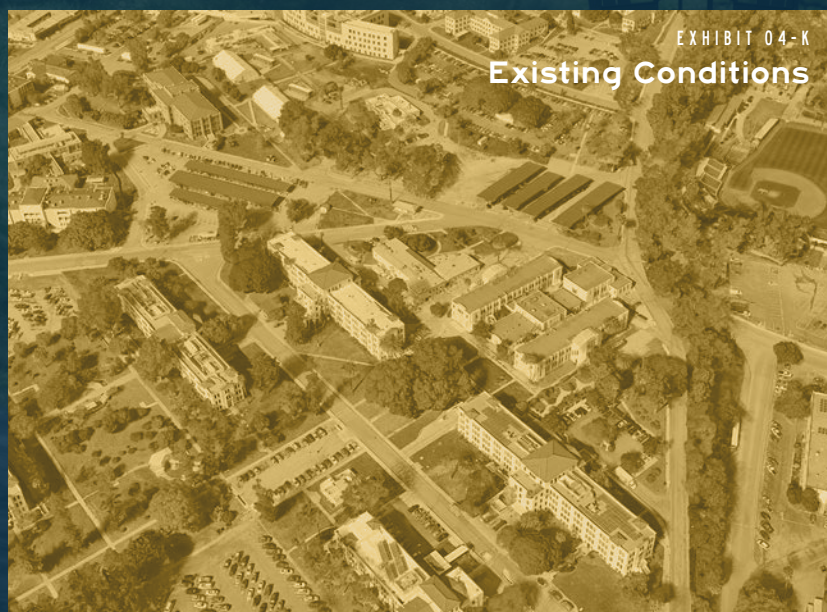
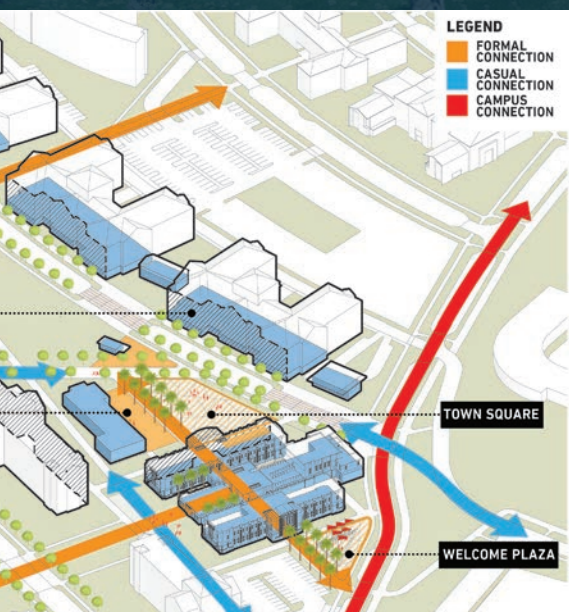






The Town Center will be created as part of the second phase of the housing development and is described in numerous sections of the draft Community Plan as it relates to housing development, circulation, services, and open space.

While Town Center uses proposed within the Community Plan are limited to those allowed by Federal law, the design of the Town Center provides the capacity to adapt and expand the type and scale of uses that can be hosted as statutory authority might permit it in the future. The intention of development within the Community Plan is to create a supportive and therapeutic community that serves our most at-risk Veterans while also engaging the broader Veteran community.

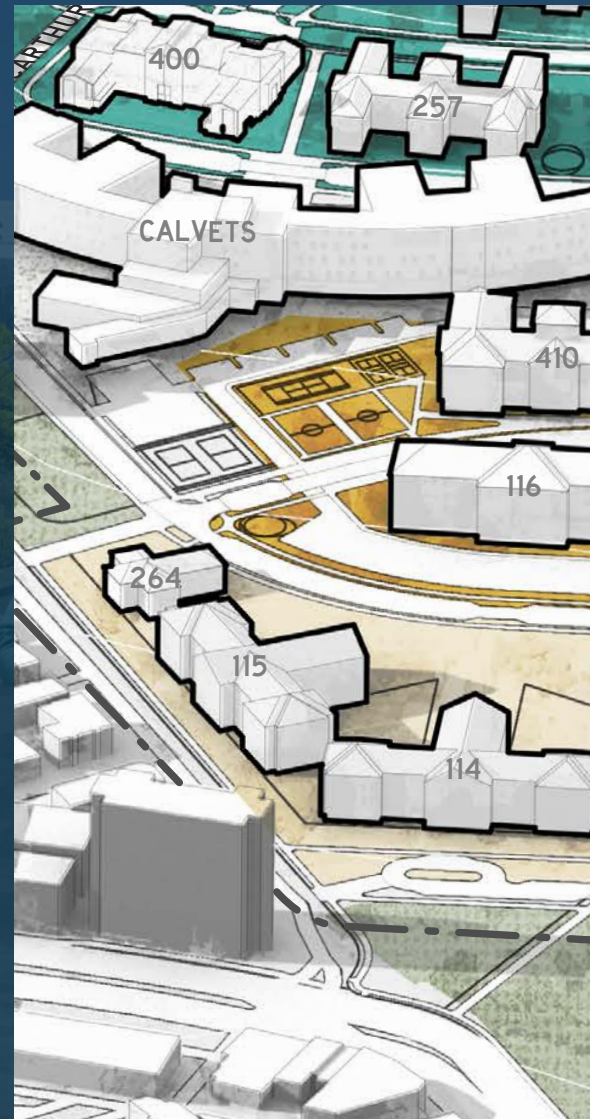


WEST LOS ANGELES

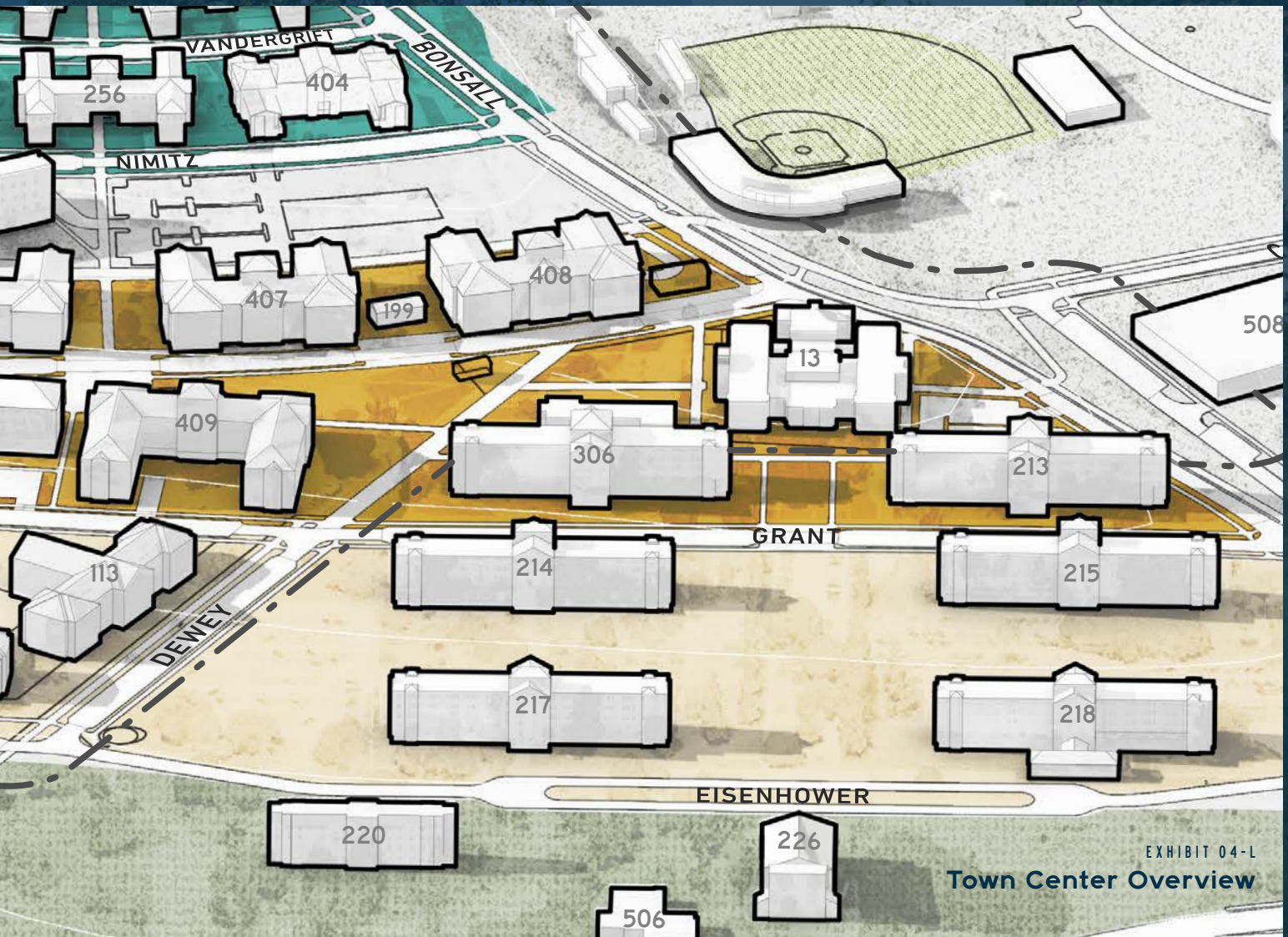
VETERANS COMMUNITY TOWN CENTER

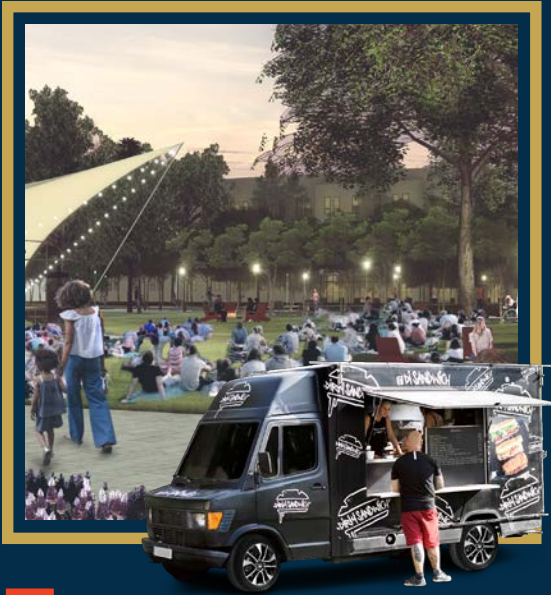
Development
Program

Building	Number	Units	Commercial/ Community Area
Town Hall	13	25	26,400
Trolley Depot	66	-	400
Barracks	199	-	3,600
Food Hall	306	-	7,700
Main Street	407	69	13,000
Main Street	408	69	13,000
Main Street	409	96	14,000
Veteran Center	410	82	13,000
Bike Station	411	-	1,800
Bike Station		341 DU	92,900 SF



Town Center





South Village

The South Village integrates existing residents and buildings on the North Campus as well as the residential neighborhood to the west of the VA into the Community Plan area.

The South Village encompasses the historic domiciles buildings within the Triangle Road framework (part of the Master Plan) and the cluster of buildings currently hosting the research buildings whose functions are to be relocated to the South Campus, and site cleared as required by federal statute. The South Village district acknowledges and incorporates existing buildings and Veterans already residing on the North Campus I the Domiciles, tiny home village, and bridge housing nearby.

The third phase of the Community Plan focuses on redeveloping the entire block defined by Eisenhower, Dewey, and Bringham Avenues. The VA will be developing a new medical research building on the South campus within closer proximity of the healthcare facilities. Due to federal regulations, the development of the new facilities will require demolition of Buildings 113, 114, 115, and 117 that would provide a cleared site for ground-up construction for the new housing development.

Design of the new buildings to be located on this block are intended to retain the existing relationship that the existing structures have including axial relationships, frontages, placements, and access. Housing development will be located within the three new buildings, each oriented towards Dewey, Eisenhower, and Bringham Avenues, with the potential of another fronting towards Grant. Further relating to the existing structures located in the South Village the new buildings would be designed similarly as bar buildings.

Programming located within the Community Plan portion of the South Village District is largely focused on residents living within the new buildings, along with potential gateway functions and programs that creates bridges between residents of the VA campus and those in the surrounding community. This can include the potential adaptive reuse of the Chapel (Building 264) as a Veteran-oriented, community-wide function like a Veteran of Foreign Wars (VFW) or American Legion Hall. Other potential integrating functions could include a Daycare or Preschool that serve Veterans' families.

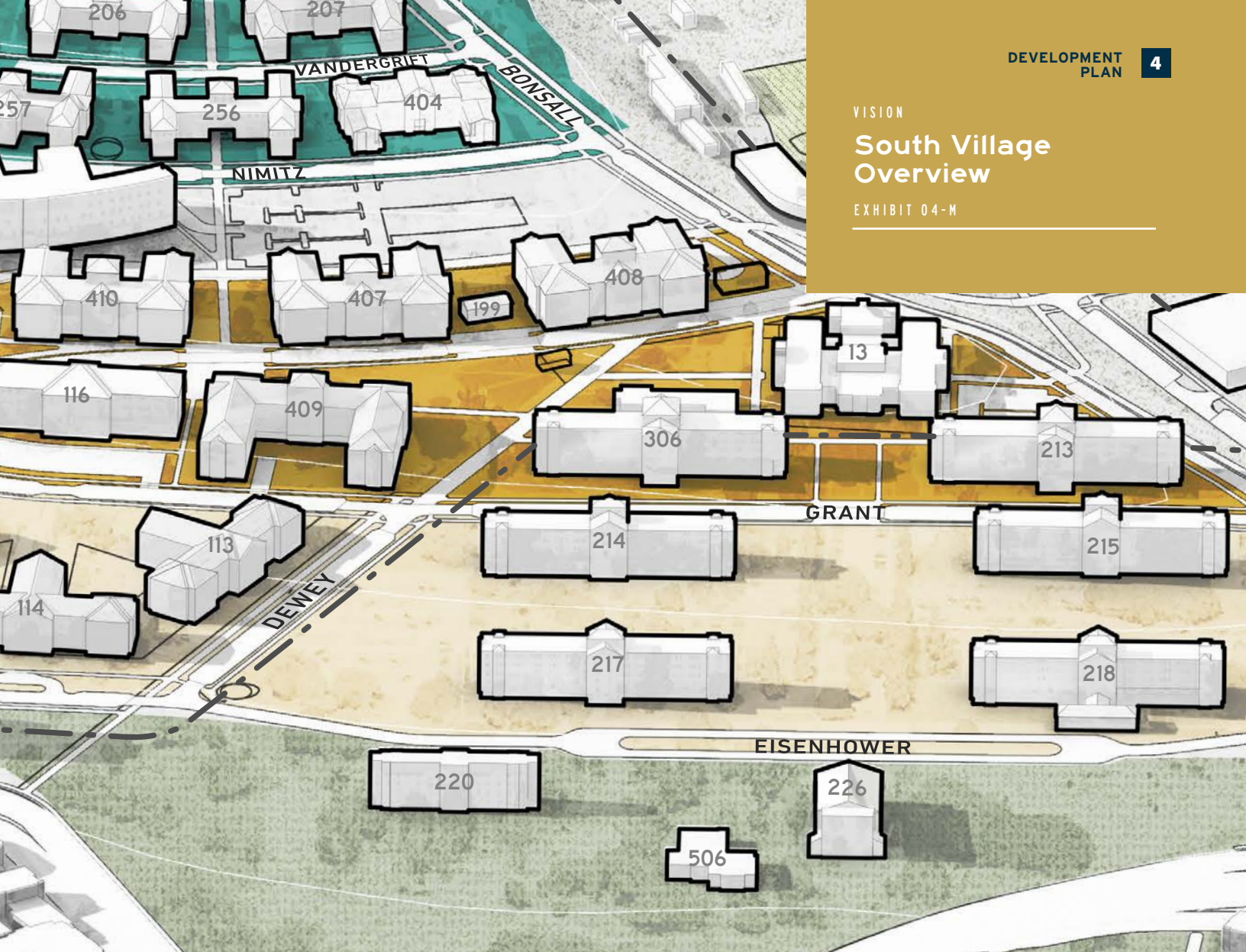
The broad setbacks of the existing buildings that will be retained during redevelopment can serve additional functions as open space, active transportation paths, and sustainable stormwater management facilities. Outdoor spaces located between the buildings can serve as linkages for residents of the buildings on the block as social, recreational, and productive spaces.



VISION

South Village
Overview

EXHIBIT 04-M



The potential adaptive reuse of the Chapel (Building 264) as a Veteran-oriented, community-wide function like a Veteran of Foreign Wars (VFW) or American Legion Hall



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 landscape and 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.

Transit

Bike

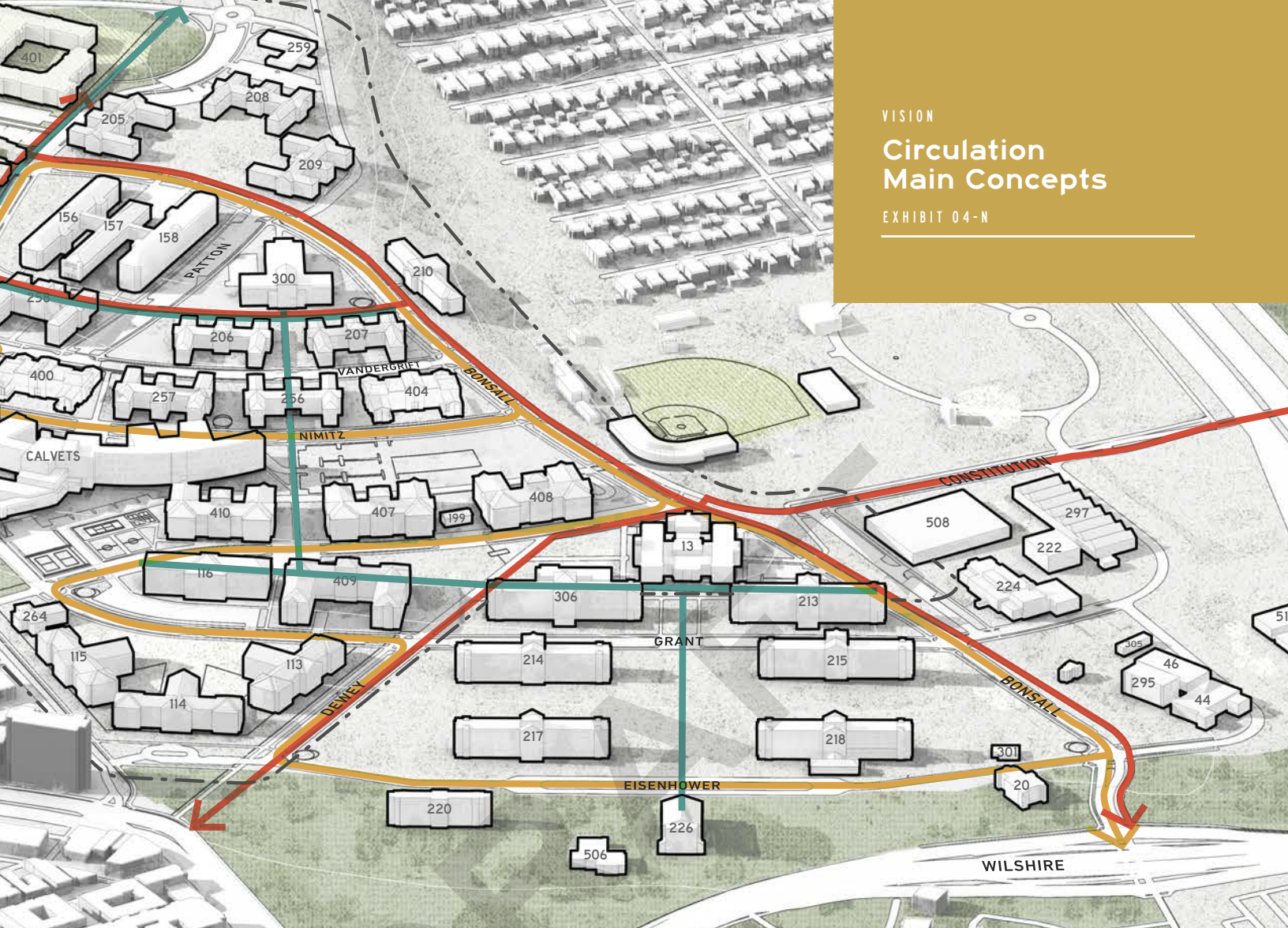
Pedestrian



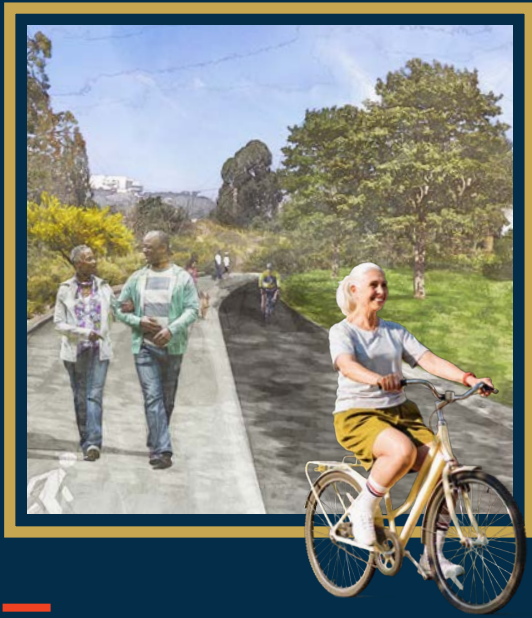
VISION

Circulation Main Concepts

EXHIBIT 04-N



Arnold Avenue will be pedestrianized to link Bonvall Avenue active transportation trail to the wildlands to the West.



Therapeutic Community

The West LA Veterans Collective will utilize a variety of therapeutic approaches to best meet the needs of Veterans living within this new neighborhood. This theory of practice will be a strengths-based model that empowers Veterans in a collaborative and respectful partnership, designed to integrate both external and internal resources required for independent living while participating in the community.

The Therapeutic Community (TC) model has proven effective in working with homeless and at-risk Veterans and their families in other supportive community programs. TC is commonly applied as part of mental health and substance abuse recovery programs. The West LA Veterans Collective will apply many of the principles of this model as part of supportive services incorporated with the permanent homes developed on the West LA VA North

Campus, where Veterans may seek support for a variety of issues other than or in addition to substance abuse such as homelessness, mental health issues, and unemployment. This model adapted to build a TC that can help support any Veteran living in within this nurturing community. Veterans from other residential programs and alumni of other TC program now living in the general public would also invited to be connected to this supportive community. The TC facilitated by Veterans and staff at the West LA VA North Campus residential development will build camaraderie among Veterans by fostering peer support, responsibility, and a sense of belonging while supporting Veterans in achieving their individual goals.

Therapeutic Community Approach

Therapeutic Community approach is described by the National Institute on Drug Abuse as:

Therapeutic communities (TCs) have a recovery orientation, focusing on the whole person and overall lifestyle changes, not simply abstinence from drug use. This orientation acknowledges the chronic, relapsing nature of substance use disorders (SUDs) and holds the view that lapses are opportunities for learning (Vanderplasschen et al., 2013; De Leon, 2012). Recovery is seen as a gradual, ongoing process of cognitive change through clinical interventions, and it is expected that it will take time for program participants to advance through the stages of treatment, setting personal, incremental objectives along the way.

A recovery orientation is different from an acute-care model, which focuses on interrupting drug use and helping the patient attain abstinence during treatment episodes rather than overall lifestyle change (Vanderplasschen et al., 2013; De Leon, 2000; Sacks et al., 2008b; Perfas & Spross, 2007; De Leon, 2012). TCs encourage participants to examine their personal behavior to help them become more pro-social and to engage in “right living”—considered to be based on honesty, taking responsibility, hard work, and willingness to learn (De Leon, 2000; De Leon, 2015; Vanderplasschen et al., 2013; Vanderplasschen et al., 2014; Bunt et al., 2008; Dye et al., 2009).



rendering courtesy of Gensler

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.

rendering courtesy of Gensler

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.



*Building 205
during redevelopment*

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 current 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 Center adjacent to Building 116, is currently occupied by a temporary Bridge Housing facility that is to remain in services for a period of three years. Once the term is completed, Building 410 can be developed and surrounding circulation elements completed.

LEGEND



Current Availability



Research buildings



Bridge Housing



Future Availability



Parking Lots

PROPOSED

Availability

EXHIBIT 04-0



405 FREEWAY

Reuse and New Construction

As the Community Plan area is located entirely within the West Los Angeles Veterans Affairs Historic District, the foundation for developing a supportive residential neighborhood for Veterans is through adaptive reuse and historic preservation, augmented by new appropriately-scaled and designed infill buildings.

KEY STRUCTURE

Trolley Depot

The Trolley Depot is a historical remnant of the Los Angeles Pacific Electric Railway system. At its height in the 1920s, the privately owned Pacific Electric was the most extensive electric rail mass transit system that connected most of Los Angeles. The Trolley Depot will reconnect with its historic transit roots acting as the West LA VA North Campus's transportation hub.

The entirety of historically contributing structures available for development within the project area are to be preserved and repurposed for permanent supportive homes and community amenities. Demolition of the research cluster, Buildings 113, 114, 115, and 117 will be required by Congressional action as part of developing the new research facility on the West LA VA South Campus.

While most of the North Village core area is historically intact and will be repurposed to create homes, the western edge along MacArthur Avenue will support much of the new construction in the earlier phases of development. While new buildings will be harmonious with the existing historic context, particular sensitivity shall be placed on the design, orientation, and massing of new structures being developed within the center of the North Village area.

Utilizing existing parking lots and residual land area, new buildings will be constructed to further expand the available supply of homes, provide modern facilities, and integrate on-site parking within the developments. Much of the new construction will be located within the Town Square area organized to bolster the significance of Building 13 and integrated Buildings 116 and 199 in their current locations and to define the central Town Green. The Trolley Depot [Building 16] will be renovated and converted into a coffee shop that anchors the intersection of the Town Green and Square and reimagined Pershing Avenue.

LEGEND



New



Demolish



Reuse



Relocate

PROPOSED

New, Reuse Demo

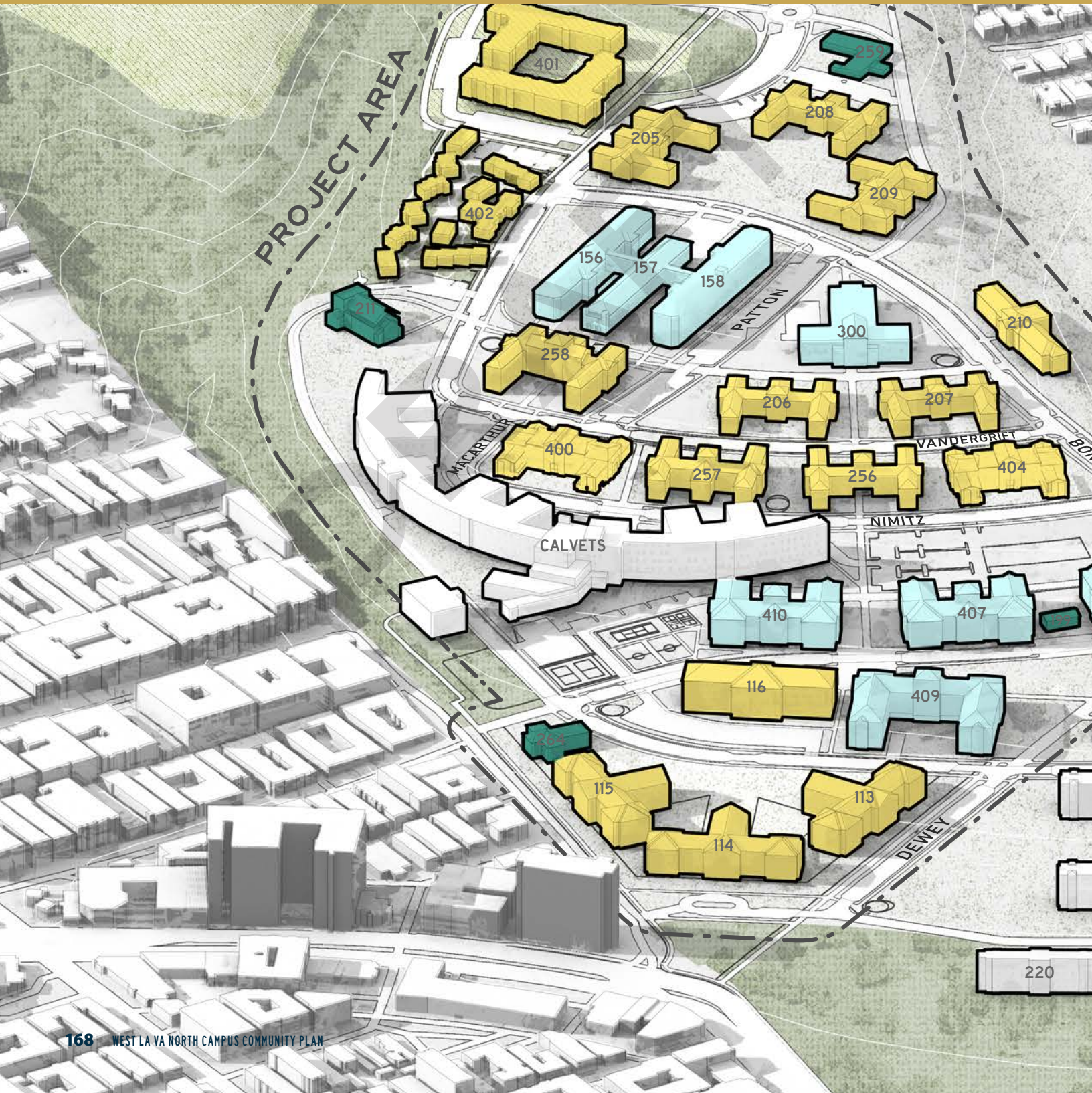
EXHIBIT 04-P



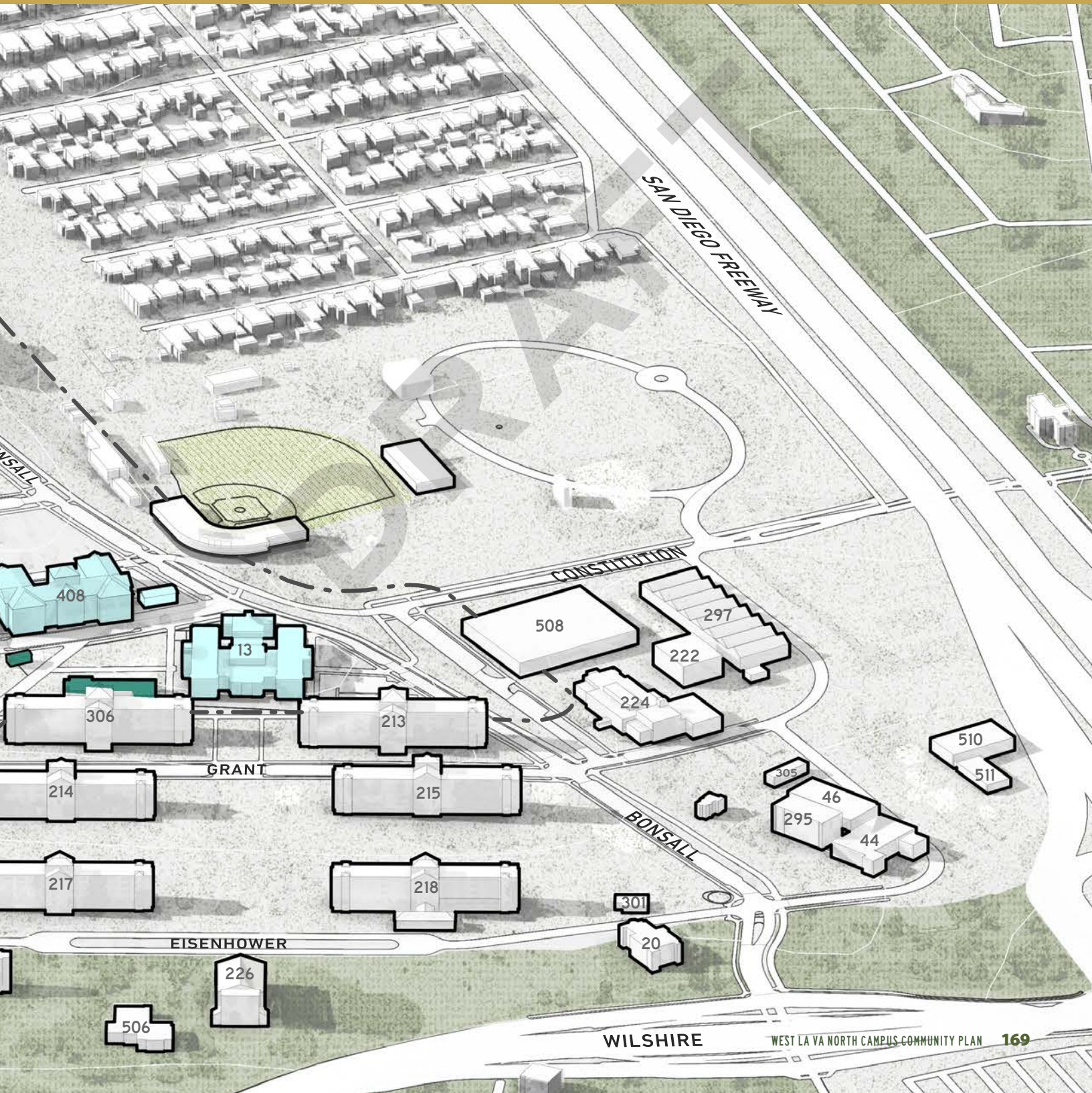
VISION

Development
Uses

EXHIBIT 04-Q



- Mixed Use
- Residential
- Community



Land Uses

As a residential neighborhood, much of the development within the Community Plan area will have residential use as the primary land use.

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, commercial activity, 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 Center, 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, Barrack Building, and Wadsworth Chapel will exclusively host community services, amenities, programming, and administrative functions.





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 when creating unique experiences across the neighborhood.

Demarcation of property lines between development sites are intended to balance a variety of considerations including Building Code separation, pathway and open space creation, and the general establishment of consistent site areas. While most existing and proposed buildings will be generously spaced, the interior property lines are to have a minimum 10' setback from the furthest building edge to provide appropriate Building Code setbacks. The property lines also consider the pathway networks and communal outdoor spaces so that they can be develop a cohesive spaces, amenities, landscapes, and connections.

LEGEND

	Proposed EUL Parcel Line		Proposed EUL Parcel
	CalVet Parcel Line		Building Proposed for Demolition



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 within 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, and appendix to the VAGreater Los Angeles Healthcare System 2022 Master Plan. The process for reviewing and approving each project based on the Community Plan is explained in Chapter 9 – Administration and Implementation.



Development Intensity

KEY IDEA

Topography

The sloping topography and existing historic buildings determine the height and density of the new buildings to unify the North Village.

Most buildings currently located within the Community Plan area are either 2 to 3 stories or 3 to 5 stories, with the height variation responding to the sloping topography. New buildings being developed within the North Village area will largely replicate the massing and height of Building 258, whose primary mass is 2-3 levels, with a higher portion toward the center of the structure.

Within the Town Square, new buildings will be 3-4 stories in height to relate the Domicile buildings to the southeast and CalVet facility to the northwest. Similarly, the new residential buildings to replace those of the research cluster will retain the existing buildings' height and massing to maintain a consistent urban fabric within the historic district.

LEGEND



2-3 stories



3-4 stories

PROPOSED

New Building Heights

EXHIBIT 04-S



Land Use Districts

The Community Plan is divided into three districts: the North Village, Town Center and a portion of the South Village. 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 districts are further divided into subareas to define specific allowable uses and responses to the surrounding context.

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 Center		Enterprise		

PROPOSED

Land Use Districts

EXHIBIT 04-T



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. Town Center is intended to accommodate for the denser, village-scale being developed around the central Town Green and Square.

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.

4S Table Targeted Residential Density

	Units/Acres
North Village - General	60 DU/AC
North Village – Arroyo	30 DU/AC
Town Center – Core	60 DU/AC
South Village – General	45 DU/AC

LEGEND

<div></div>	60 DU/AC	<div></div>	60 DU/AC
<div></div>	45 DU/AC	<div></div>	30 DU/AC

PROPOSED

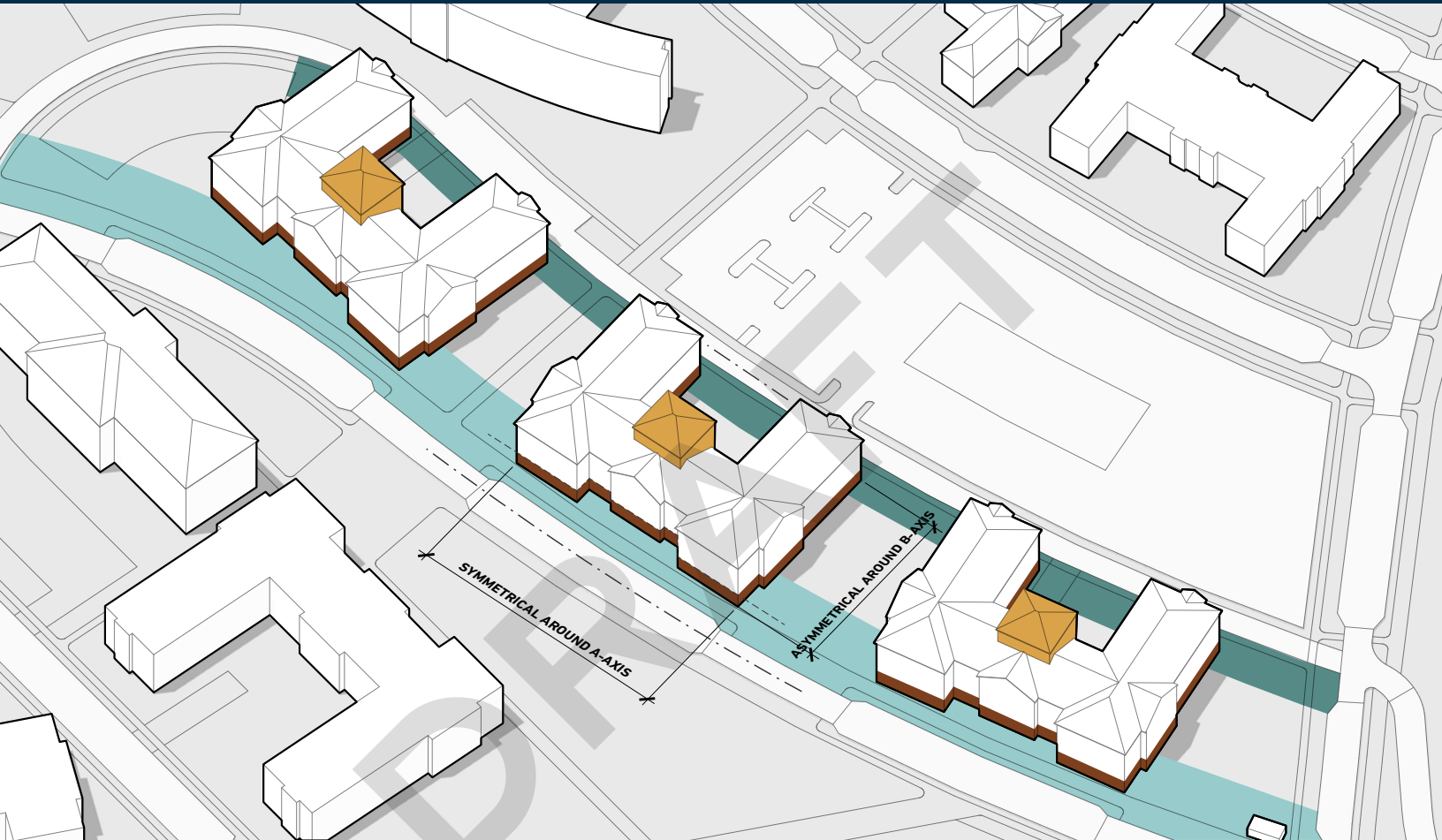
Residential Density

EXHIBIT 04-U



New Construction Design Guidelines

EXHIBIT 04-V



LEGEND



Rear Yard at
Street/Alley/Paseo



Height Emphasized
at Central Massing



Front Yard at
Street



Pedestrian-oriented
Ground Floor with Strong,
Differentiated Base

Building Height

The general guidance for determining appropriate building heights within the Community Plan is in response to the surrounding historic context.

The primary allowable heights described in Table 4.2 are based on where the new building meets the lowest natural grade. The secondary allowable height is to be set within the center of the building mass, a step-back from the primary building perimeter.

The additional allowable height within the center of the buildings should be articulated to create visual hierarchy within the architecture and reinforce symmetry in the building mass. Allowable building height is articulated as occupiable floors. Architectural elements and sloped roofs can extend above the allowed height to similarly support the architectural integration with the surrounding context.

Existing buildings within the North Village area are generally two to three stories in height with three levels exposed on their southern edges, and typically two stories exposed on the north end

where the topography slopes up. Most buildings have a fourth floor extending up from the center of the building, though Building 258 extends a fifth floor. Buildings within the North Village are to similarly follow this height profile with 3 stories maximum allowable height relative to the lowest natural grade, and an additional two stories allowed toward the center of the building. Reasonable variation from these standards is permissible, subject to VA approval of the development concept.

The CalVet facility and Domiciliary buildings set a higher mass for new buildings being developed within the Town Center 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.

4U Table Building Height

	Primary	Secondary
North Village – Core	3 stories	5 stories
North Village – General	3 stories	5 stories
North Village – Arroyo	3 stories	
Town Center – Core	4 stories	5 stories
South Village - 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 along the Arnold Wellness Walk and Town Center districts.

Most of the community-wide programming is to be hosted within the area surrounding the Town Green and square. Each new development will support a reasonable allocation of ground floor programming space, with some buildings such as 13 and 300 accommodating more program. There shall be a minimum 14' floor-to-floor height within those buildings' ground floor, fronting onto Pershing Avenue. 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 Arnold Wellness Walk in 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 buildings will host 2,000 to 4,000 square feet of ground floor programming, oriented toward the Arnold Wellness Trail. Development within the Arroyo subarea is also intended to host community-serving functions, specifically arts and culture related uses, centered around the Brentwood Theater.

LEGEND



Town Hall



Primary Activity



Secondary Activity

PROPOSED

Community Uses

EXHIBIT 04-W



A rendering of the Wellness Center in Building 300





rendering courtesy of Gensler

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, Town Center , and South Village 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 in the North Village district.in the North Village district.. 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 Center subarea are to orient themselves around the Town Green and Square, while those in the South Village - Core 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

LEGEND



Primary



Secondary

PROPOSED

Building Frontages

EXHIBIT 04-X



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 prominent, well-defined 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 and secondary pedestrian pathways. There is also an average building setback that provides the ability for development within this subarea to soften the buildings' edge.

The Town Center 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 South Village Core 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, South Village, and Town Center 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 and SHPO approval of the development concept.

LEGEND

	< 5'		15-25'
	5-15'		>25'

PROPOSED

Building Setbacks

EXHIBIT 04-Y





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.

The timeline for implementing 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 2022 Master Plan, are contemplated to be delivered within the decade.

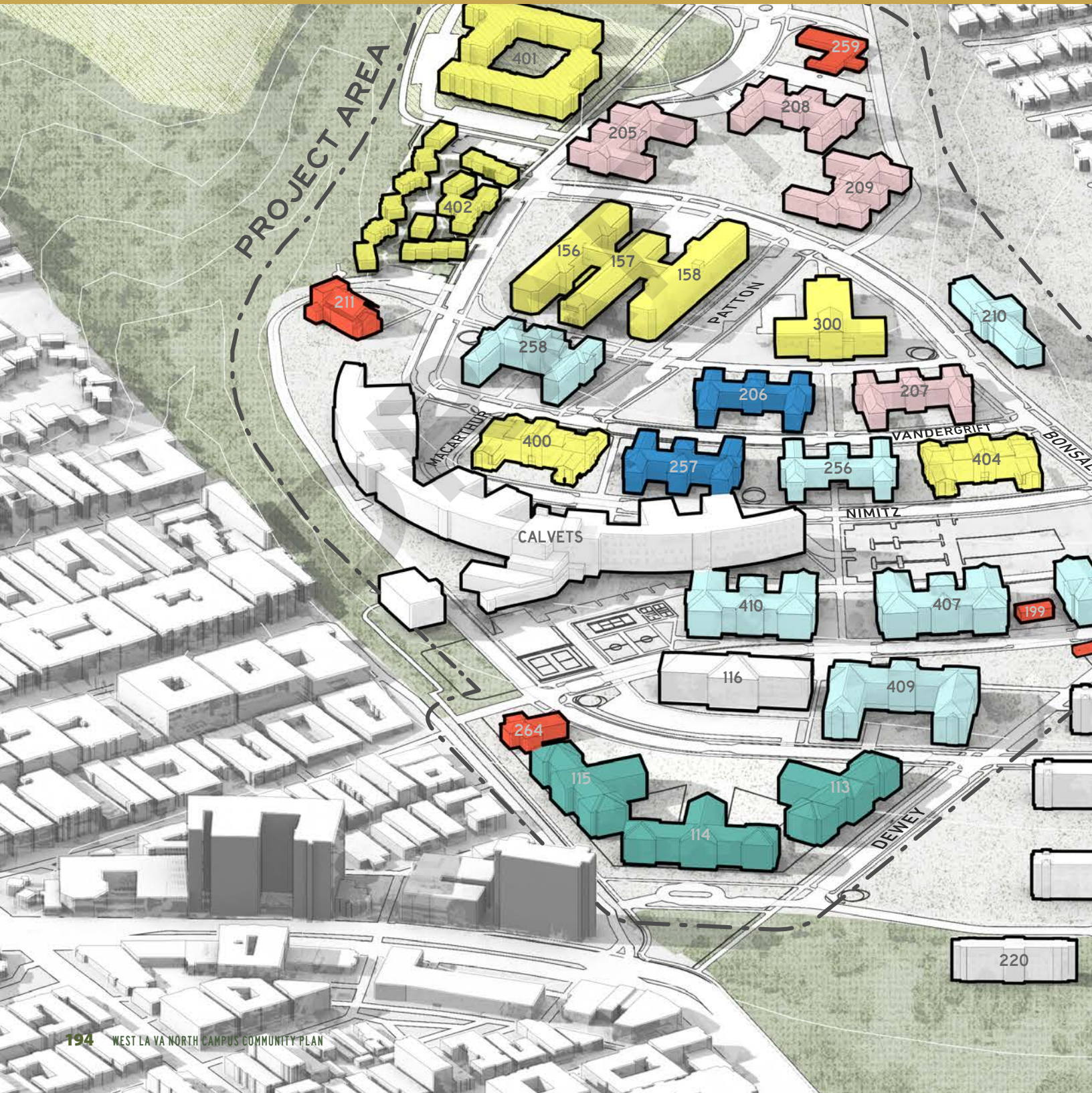
There is anticipated flexibility for the sequence of developments within the larger phases, as well as distinct projects that will be implemented independent of the phasing due to a variety of factors described later in this section. Each development is anticipated to have associated off-site improvements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

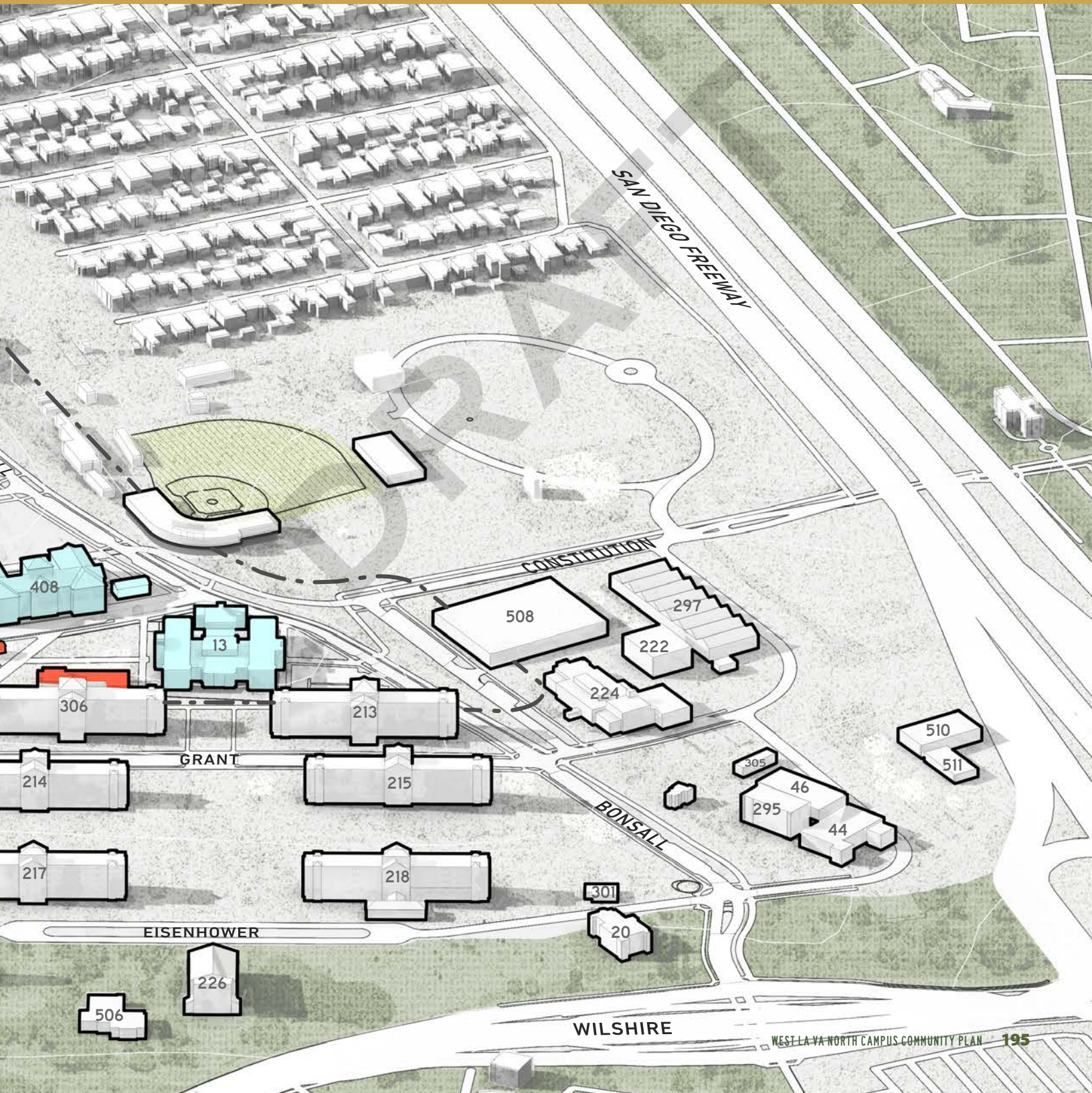
While the Community Plan includes five larger phases of development, just the residential program of Phases 1 and 2 are included with the adopted VA Greater Los Angeles Healthcare System 2022 Master Plan, and are part of the West LA Veteran Collectives EUL. Phase 0 is considered part of a series of previously 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 infill development of parcels and redevelopment of historic structures within the Community Plan area.

PROPOSED

General Phasing

EXHIBIT 04-Z





**Development
Phase 0**

EXHIBIT 04-AA

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 is being developed in accordance with the Community Plan.

Phase 0 work also includes the creation of a new main branch for utilities along Bonsall Avenue to serve the North Village area, upgrading half-century old infrastructure. A portion of those utilities will enter the West LA VA North Campus via Constitution Avenue while the remaining enter

from the west along the future alignment of Pershing Avenue. Phase 0 begins circulation improvements to enhance pedestrian accessibility and expand convenient vehicle and bicycle parking for residents and visitors along Vandergrift and Bonsall Avenues.

Restoration and adaptive reuse of Buildings 205, 207, 208, and 209

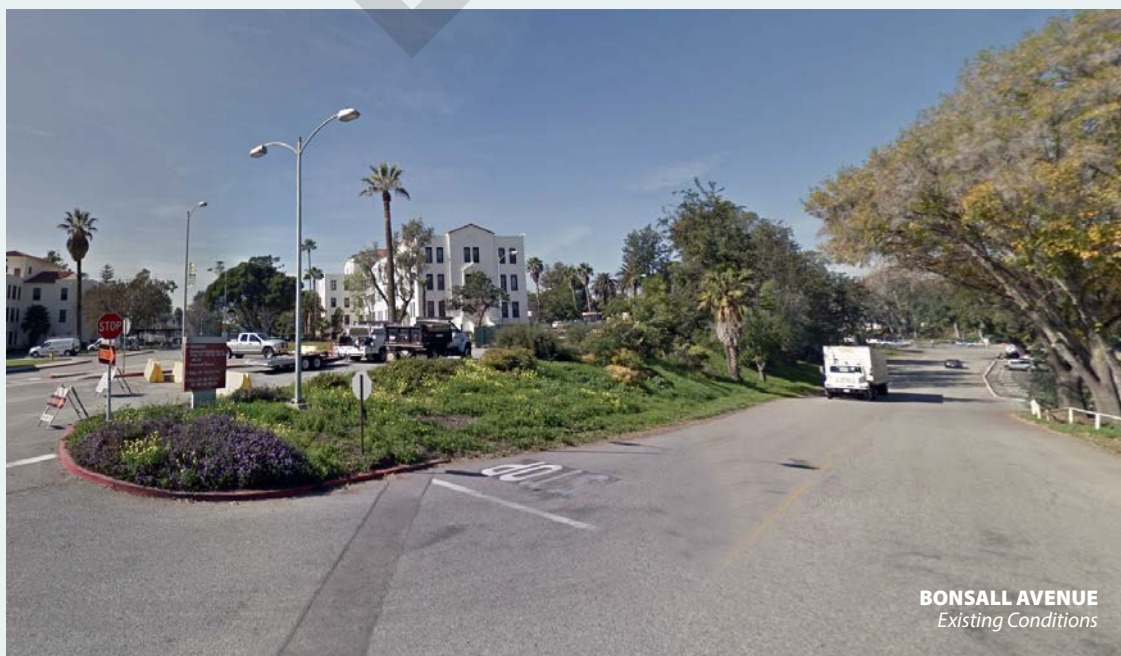
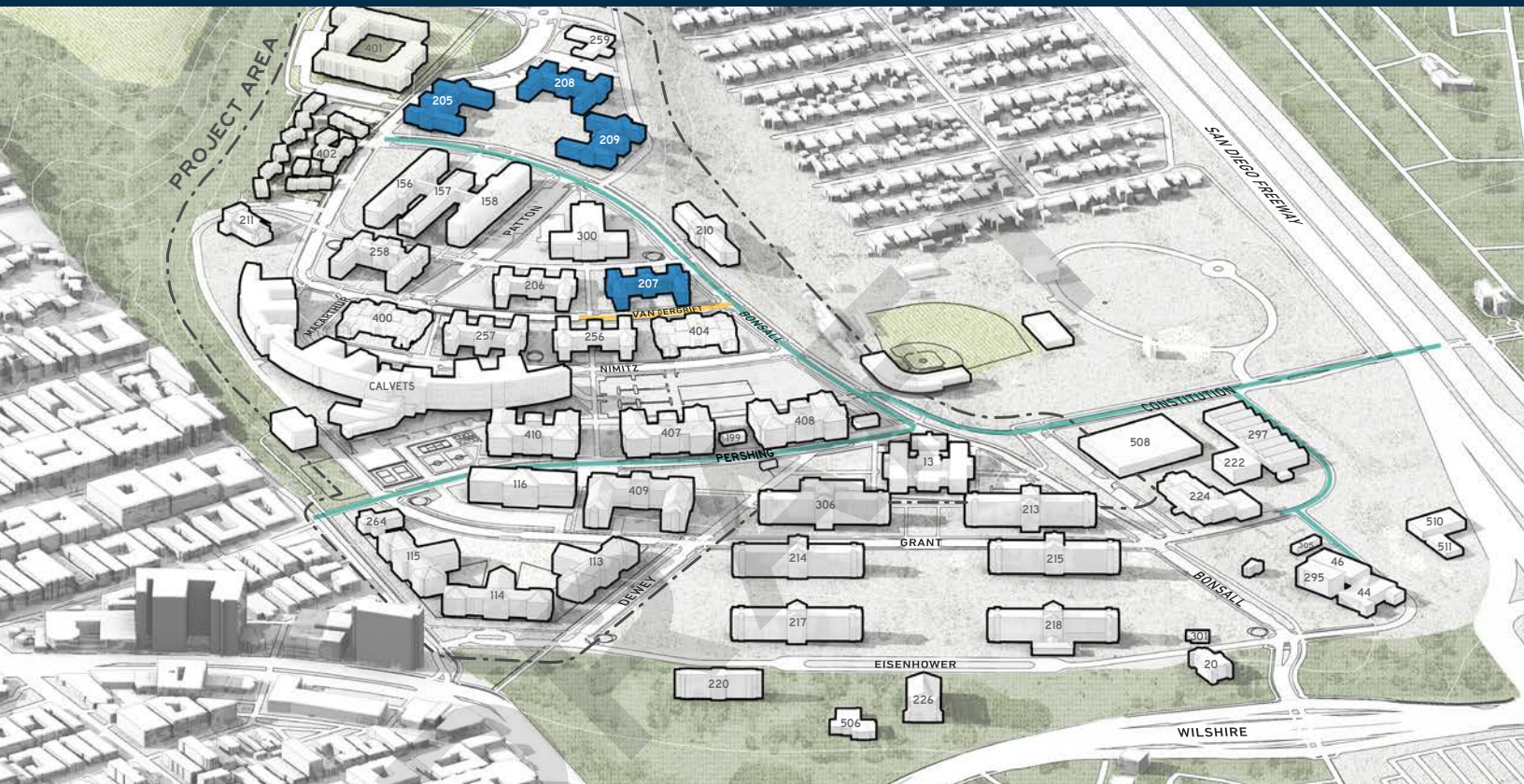
Approximately 240 new permanent supportive homes

Construction of Bonsall Avenue main branch utility corridor

Complete Street enhancements to a portion of Vandergrift Avenue

LEGEND

**Housing****Infrastructure****Mobility**



BONSALL AVENUE
Existing Conditions

Phase 0 begins circulation improvements to enhance pedestrian accessibility and expand convenient vehicle and bicycle parking for residents and visitors along Vandergrift and Bonsall Avenues.

Development Phase 1

The first phase of the Community Plan continues building the North Village area of the West LA VA North Campus - restoring and adaptively reusing most of the remaining vacant contributing structures north of the CalVet facility, while beginning to redevelop under-utilized parking lots and open spaces.

Buildings 156, 157, 158, and 300 will be included within this phase along with four new buildings, collectively providing homes for 700 Veterans.

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**



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



Development Phase 2

The second phase of the Community Plan focuses on the Town Center, along with the Town Square and Green, while establishing physical and programmatic connections between surrounding districts.

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 1,200 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 Center 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 a coffee shop.

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

Adaptive reuse and restoration of Trolley Depot [Building 66] to as coffee shop.

Conversion of Dewey Avenue into a pedestrian space.

Development of Museum Gardens, Café Plaza, and Welcome Plaza

Complete Street enhancements to Grant and Bonsall Avenues

Realignment and Complete Street design of Pershing

LEGEND



Housing



Community



Mobility



rendering courtesy of Gensler



New open spaces and amenities will focus on creating a heart for the Veteran-serving neighborhood in and around the Town Square and Green, with Building 13 hosting functions and services similar to those of a Town Hall.

Development Phase 3

The third phase of the Community Plan expands the supply of Veteran-serving permanent supportive homes beyond the residential program included within the VA Greater Los Angeles Healthcare System Master Plan by redeveloping the site of the research cluster of Buildings 113, 114, 115, and 117.

These buildings are anticipated to be demolished by the VA once the replacement research facilities are constructed on the West LA VA South Campus. Phase 3 will also include the restoration and adaptive reuse of Building 264 as a community center.

This phase will begin integrating the new Veteran-serving neighborhood with the adjacent Brentwood Village through enhanced pedestrian connections, streetscapes, and programming. Complete Street enhancements will focus on the west most portion of Eisenhower Avenue and the remaining portion of Dewey Avenue, with an essential bicycle connection to regional primary facilities along San Vicente Boulevard. Open space enhancements and amenities focus on creating shared central spaces among the new residential buildings and improvements to the adjacent portions for the Los Angeles National Veterans Park.

*Construction of new
Buildings 113, 114, and 115*

*Creation of over 250 new
permanent supportive homes*

*Restoration and adaptive
reuse of Building 264
Development of Contemplative Gardens*

*Enhancements to Los Angeles
National Veterans Park*

*Complete Street enhancements
to Dewey and Eisenhower Avenues*

LEGEND



Housing



Community



Mobility



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

National Veterans Park
Existing Conditions

Development Phase 4




The final phase currently contemplated as part of the Community Plan will include redevelopment of the remaining historic structures in the North Village area, including Buildings 206 and 257.

With the functions of these structures relocated within the Town Square area as part of earlier phases, these buildings will be ready for reuse. Once Phase 4 is complete every vacant parcel and building within the North Village area will host residents, services, and amenities, bolstering the area's neighborhood character.

*Restoration and adaptive reuse
of Buildings 206 and 257*

*Creation of nearly 100 new
permanent supportive homes*

LEGEND

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



BUILDING 257
Existing Conditions

This phase includes the restoration and adaptive reuse of Buildings 206 and 257.

Off- Site Improvements

Each development phase will be accompanied by associated off-site improvements to streets, sidewalks, and some outdoor amenities. Phasing of the off-site improvements will typically be contiguous to their development site and designed for seamless continuity with surrounding development phases. Some amenities, such as primary utility and mobility projects, could be developed independent of adjacent development as resources and opportunities are identified. Advanced development of these improvements such as transportation infrastructure would address many near term impacts of construction, including traffic and parking.

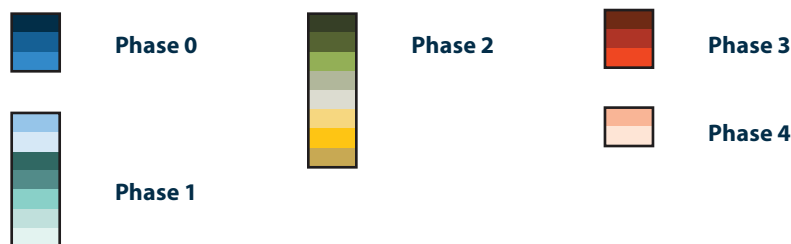
Additional coordination should also take place between the West LA Veterans Collective and the VA to incorporate infrastructure improvements for the project area into the larger capital improvement plan within the VA property and surrounding communities. Transportation projects including, but not limited to, Bonsall Avenue active mobility corridor, Town Green and Square, and shuttle service could leverage project development resources as local matching funds for competitive grants for transportation, open space, and stormwater management projects.

The associated off-site improvements will also include utility upgrades to service deferred maintenance and meet increased demand from new developments. Certain utilities will need to be upgraded in advance of some development, described in greater detail in Chapter 8 – Infrastructure. Like the primary open space and recreational amenities, these utilities will need funding sources independent of the residential developments due to their scale and timing.

Improvements to infrastructure on the West LA VA Campus will influence off-site improvements to sidewalks and roadways.

While most sidewalks and roadways within the West LA VA Campus are in a fair condition, sidewalks and roadways will be replaced to increase safety, accessibility, and connectivity. Offsite improvements of sidewalks and roadways will typically include the parkways, sidewalks, and gutters directly adjacent to their development site, and the entire roadway. Delineation of these improvements will be refined in coordination with the relevant agencies, civil engineers, and development team throughout the development process.

LEGEND



PROPOSED

Off-Site Improvements

EXHIBIT 04-FF





Independent Projects

Throughout the duration of implementing the Community Plan there are several projects that can or will likely be independent of residential development projects. These projects might have unique funding sources, be independent of the chronological phasing, or require specific approvals that necessitate flexibility of timing or order and may fall outside the purview of the West LA Veterans Collective. These include the adaptive reuse of significant historic structures, establishing essential active transportation connections, and creation of major open spaces and stormwater management facilities.

Restoration and adaptive reuse of Brentwood Theater and Wadsworth Chapel, which will occur outside of this EUL

Restoration and adaptive reuse of Buildings 199, 256, and 259

Establishment of shuttle bus service and mini-mobility hubs

Creation of Bonsall Avenue active transportation spine

Southern connection of Historic Walk



LEGEND



Independent Phases

PROPOSED

Independent Phasing

EXHIBIT 04-GG



CHAPTER FIVE

MOBILITY AND ACCESS



CONTENTS

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

EXHIBITS

- 05-A** Overview
- 05-B** Surrounding Linkages
- 05-C** Walking Paths
- 05-D** Bicycle Facilities
- 05-E** Access
- 05-F** Street Hierachy
- 05-G** Street Reconfiguration
- 05-H** Shuttle Routes
- 05-I** Street Sections
- 05-J** Vehicle Parking
- 05-K** Accessible/EV Parking
- 05-L** Service and Construction
- 05-M** Site Photography

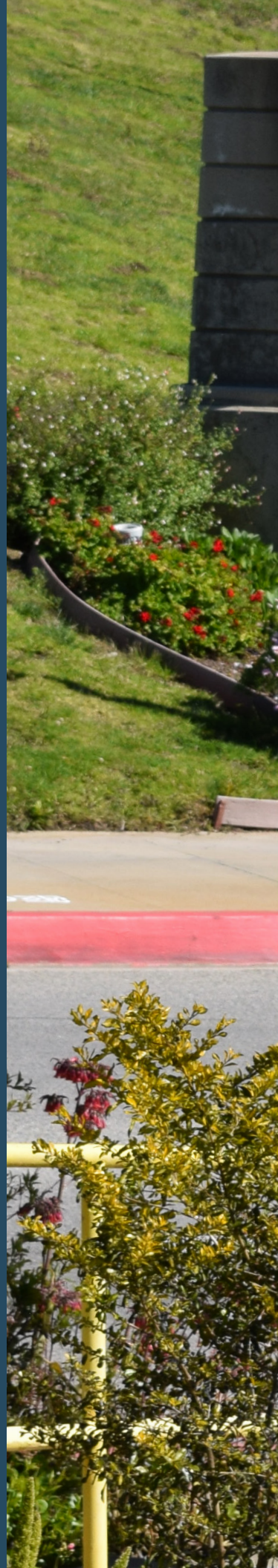


5.1

**Mobility and Access
Overview**

The new Veteran-serving neighborhood on the West LA VA Campus offers unique opportunities and challenges for moving residents, visitors, and workers within, to, and from campus, which demands a nuanced approach that focuses on place-making and moving people. The relative insular nature of the site endowed by the geography, natural landscape, and existing connection points provides residents a safe harbor to heal and grow but limits the ability to access the communities beyond the campus edge.

The residential population that will call this community home has unique needs and patterns to consider, including access to medical care, mobility limitations, and constrained household incomes, that influence the future of movement on the West LA VA North Campus. This chapter describes how circulation will evolve to best serve residents of this Veteran neighborhood, in order to guide the individual developments' role in shaping the physical environment, as well as the role of larger arcing projects that stitch the overall system together.





Circulation Elements

Reshaping the West Los Angeles Veterans Affairs Historic District into a Veteran-serving neighborhood builds upon many of the character-defining features within the West LA VA North Campus, diversifying the purposes for the roadway network as a multimodal, place-making, wellness, and ecological system.

PEDESTRIAN PROMENADES & PATHWAYS

The historic origins and axes are to be linked through a series of pedestrian pathways and promenades, stretching from Los Angeles National Veteran Park to the historic Arroyos. Arnold Avenue will be pedestrianized and extended to connect the Brentwood Theater to the Wellness Center in Building 300. The Historic Walk between Buildings 256 and 300 will be extended southward to the new Town Square. Pershing Avenue will be reimagined as the West LA VA North Campus' Main Street, terminating at Bonsall Avenue and the new Town Hall occupying Building 13. The axis between Building 13 and Wadsworth Theater can become formalized as a Grand Parade Ground.

2 UNIFYING TOWN CENTER

The two historically defining organizations for the triangle roads and fan roads will merge within the Town Center 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 and 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 integrating into the larger network. These trails will provide pedestrian and bicyclists a unique experience beyond the historic built environment and the wild lands of the bluffs and arroyos.

4 DEFINING STREETS

The contributing landscape of the Fan 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 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 mobility 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 substantial building setbacks.

Neighborhood Parking

The streets will maintain a consistent 34-38' 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 throughout 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

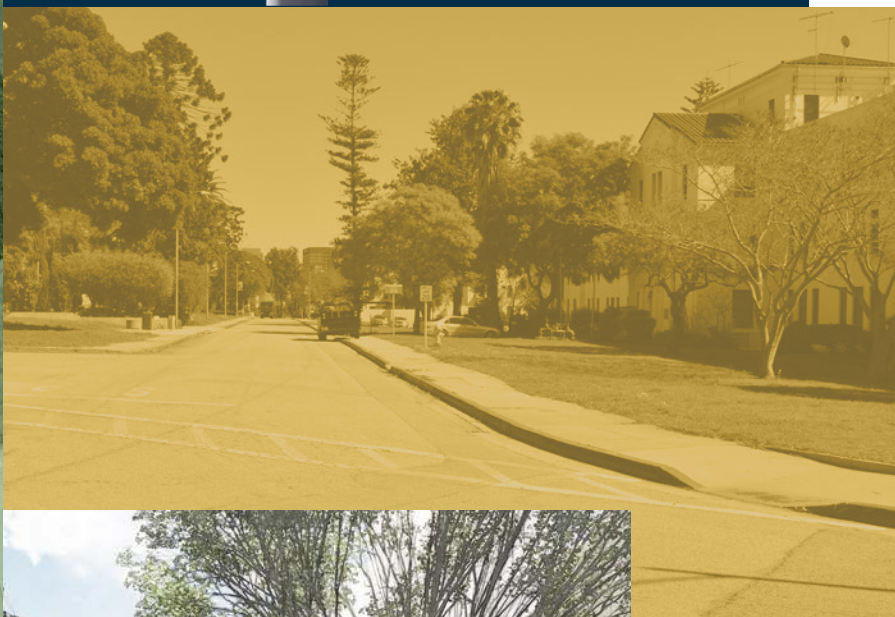
The existing sidewalks will be insulated from vehicle traffic by on street parking. The addition of the parkways to either side of the streets further separate the pedestrian realm from cars, while also providing essential area to manage stormwater and accommodate curb ramps, infrastructure, street furniture, 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 with 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 as well as uses will allow Veterans to move throughout their community with dignity, regardless of their ability or access to transportation.



proposed Arnold Wellness Walk

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 Avenue, 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 planned 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 Center, Arnold Avenue Wellness Trail, Historic Quad, and open spaces beyond.

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 provide valuable connections to the surrounding neighborhood. The Community Plan contemplates potential future 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

	Transit (on-site)		Bike (on-site)		Pedestrian (on-site)
	Transit (off-site)		Bike (off-site)		Pedestrian (off-site)
	Transit Hub				

PROPOSED

Surround Linkages

EXHIBIT 05-A





be space for ADA approved curb ramps and driveways outside of the path of travel, and as well as infrastructure and street furniture without impeding pedestrian movement.

New Pershing Avenue will be enhanced as a shared street that calms vehicle speeds, allows easy closure to vehicle traffic, and encourages unbridled pedestrian movement. An additional layer of wide promenades will further connect 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 about the neighborhood.

Pedestrian

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 new 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

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, as well as Bonsall Avenue. They are equipped with flanking allées of street trees, seating and street furniture, and pedestrian-scale lighting. The remaining pedestrian network is 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

EXHIBIT 05-B



A rendering of the pedestrianized Arnold Avenue and Building 300 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 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 historic Quad in the North Village - 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 to be provided to specifically support 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, Building 210, and the Quad. Spurring from bicycle facilities along Bonsall are Class I paths on the West side of Dewey Avenue and South side of Eisenhower Avenue which both connect to the existing regional primary bicycle facilities along San Vicente Boulevard. Wide multi-use paths along the Historic Walk, Town Square, and pedestrianized Arnold Avenue further expand the bike network.

Incorporating the MacArthur laneway along the Arroyos, and the Patton laneway wrapping around the Quad provide opportunities for leisure cycling that avoids most vehicle and pedestrian traffic altogether. While outside of the Community Plan area, installing a shared trail along Constitution Avenue would be valuable for connecting the network to the Class I path along the western embankment of the Interstate 405 Freeway that links 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**

PROPOSED

Bicycle Facilities

EXHIBIT 05-C



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 only residents, staff, and visitors.








Wilshire Boulevard underpass

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, once the Metro Purple Line station at the West LA VA Campus is opened. Access for Emergency vehicles 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 just residents, staff, and visitors, avoiding the West LA VA North Campus from becoming an unmanaged park and ride for future Metro Purple line riders. These would include Ambassador stations staffed by community members 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

Controlled Access

EXHIBIT 05-D





Bonsall Avenue at Nimitz







Street Network

The existing circulation network provides a strong foundation for the future of movement within and to the neighborhood. Both the Triangle and Fan Road networks will continue to emanate from Connector Street Bonsall Avenue, the primary linkage throughout and to the West LA VA North Campus. The streets within the Town Center area would be realigned and augmented 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 along the outer edges towards the Wild Lands. Doing so will retain the existing historic fabric of the roadways while merging the North Village and South Village circulation networks.

LEGEND

	Defining		Promenade		Lane-Way
	Main		Neighborhood		Connector

PROPOSED

Street Hierarchy

EXHIBIT 05-E



Street Change

The Fan 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 reconfigured to gracefully fuse together within the Town Center area. 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 refined as part of their associated developments.

The fan roads and triangle road networks of the West LA VA North Campus are character defining features of the National Historic District, while providing fine grain connectivity within their respective quarters of the Community Plan area.



Fan Roads

LEGEND



Narrow/Extend



Widen



Pedestrianize



Reconfigure



New

PROPOSED

Street Reconfiguration

EXHIBIT 05-F





existing shuttle stop

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 connects residents to services, amenities, and regional transportation options. The projected ridership would likely be served by a couple mini-bus sized shuttles 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 Campus. Major destinations along the route include the West LA VA South Campus Medical Center, Town Hall [Building 13], CalVet facility, Wellness Center [Building 300], and Metro Purple Line Station. The shuttle stops also reach the transit hub on Wilshire Boulevard,

and bus stops on San Vicente Boulevard, and Bringham Avenue, extending riders reach across West Los Angeles.

Shuttle stops would be evenly distributed across the West LA VA North Campus and along the bus route, so that riders are no more than two blocks from a destination. The bus stops would generally align with the bicycle facilities to create a series of mini-mobility hubs that include seating with shade, secure bicycle parking and repair facilities, and power for charging electric-assist personal vehicles like wheelchairs and scooters. These hubs should also incorporate place-making attributes that encourage social interaction among local residents as they wait for transit and/or park their bicycles. Shuttle service is anticipated to adapt to the evolving user patterns 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 UCLA baseball season.

LEGEND

 Shuttle

 Shuttle Stop

 Transit Plaza

 Bus Stop

 Subway Station

PROPOSED

Shuttle Routes

EXHIBIT 05-G



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 clarified to provide diagonal on-street parking by consolidating existing pockets of head-in parking. These changes will enhance pedestrian safety and accessibility 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. Parkways and sidewalks would be installed similar to the other streets, in order to maintain consistency throughout the neighborhood.

LEGEND

**Street Section**

Street Section Cut Callouts

EXHIBIT 05-1





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, including the different patterns between the Fan and Triangle Roads. This hierarchy can also incorporate tools to create visual consistency, such as the orientation, placement, and access to street facing-facades, outward facing program, and landscape design. Establishing hierarchy among what are currently consistent roadways will be accomplished through the coordination of landscape design, selection of street trees, building placement and design, transit and bicycle facilities, pedestrian versus service access, among other elements.

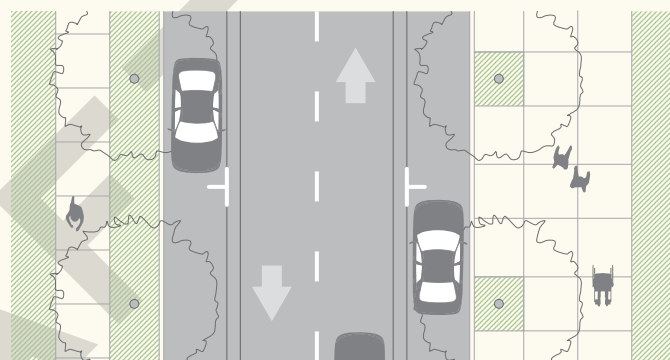
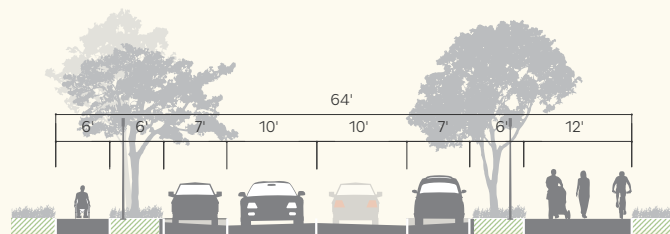
PROPOSED

Main Street

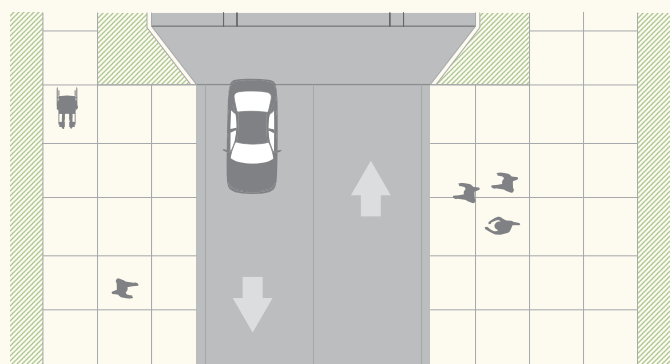
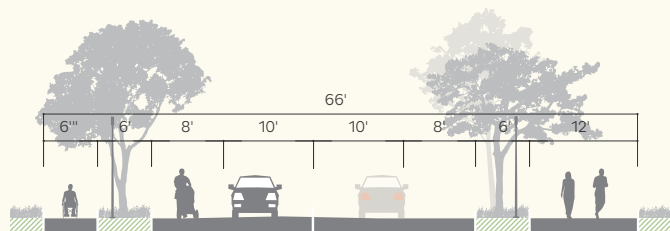
The newly realigned Pershing Avenue will form the northern edge of the Town Square and Green will be fronted by the most active ground floor spaces, occupied by a collection of services, amenities, and commercial tenants. The main street shall be designed as a shared space between vehicles, pedestrian, bicyclists, and transit – supporting accessibility, as well as safety and social interaction. A wide sidewalk on the north end promotes interaction between pedestrians and the adjacent buildings, while the south sidewalk is minimized to encourage exploration into the adjacent park space.



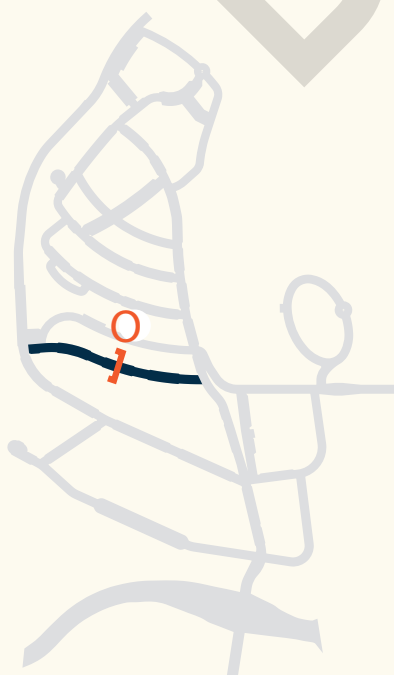
Existing Pershing Ave Conditions



OO AFTER / New Pershing



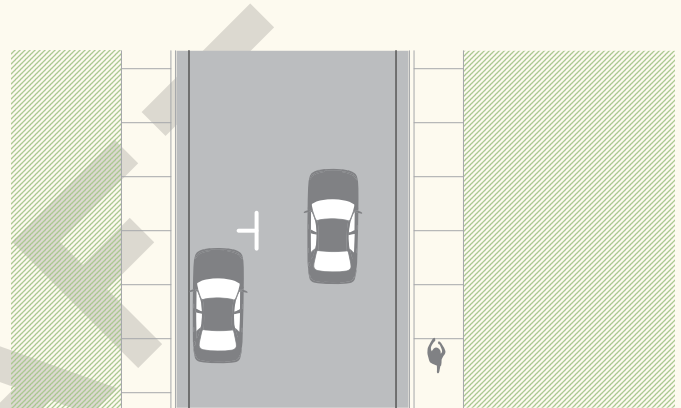
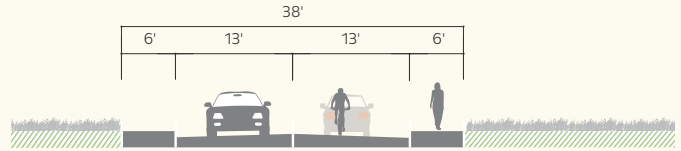
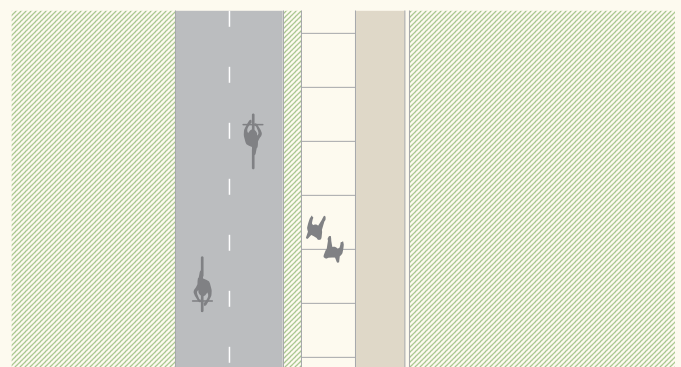
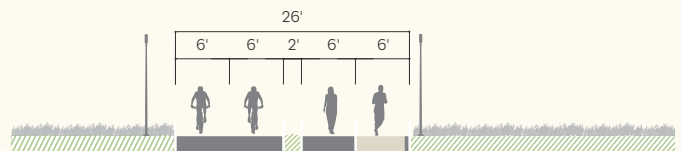
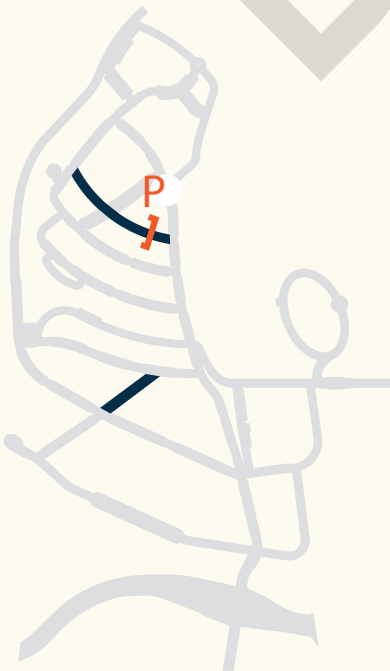
OO AFTER / New Pershing



PROPOSED

Promenade

Some roadways will be turned over to pedestrians, bicyclists, and place-making as they are closed to regular vehicle movement. Arnold Avenue will be closed to all but emergency vehicles and extended through to MacArthur Avenue to create the Wellness Trail. Dewey Avenue north of Grant Avenue will also be pedestrianized in order to delineate the Town Square and Green. 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/Dewey (Varies) Ave**

PROPOSED

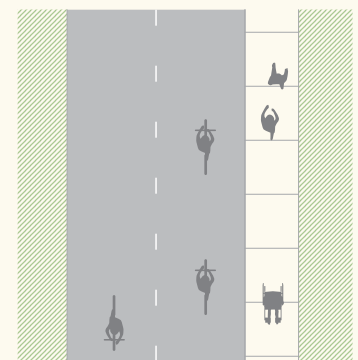
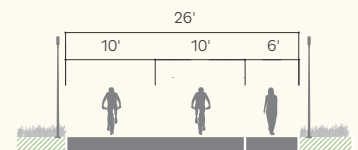
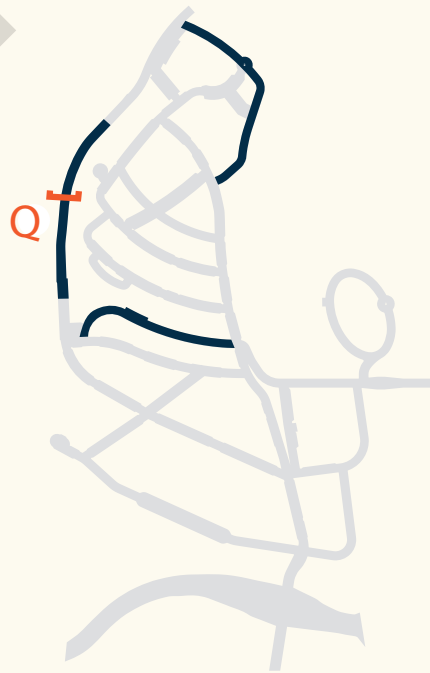
Campus Laneways

The Laneways ensure maintenance and emergency access throughout the West LA VA North Campus, while expanding the active transportation network into natural edges of the neighborhood. This network is intended to have vehicle access limited to emergency services and facility/maintenance. Thus traffic shall be extremely low, providing an ideal environment for biking and walking. A modest sidewalk provides space for pedestrians to circulate safely with bicyclists and any occasional vehicles utilizing the laneway network. Laneways along the Arroyos and Japanese Garden will provide Class I bicycle paths, while those surrounding the rest of campus will have Class II bike lanes, with the remaining area set aside of one-way service access.

Laneways within the Town Center 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 Center as well as the CalVet facility.



Existing Conditions



QQ AFTER / New Bike and Pedestrian Pathway

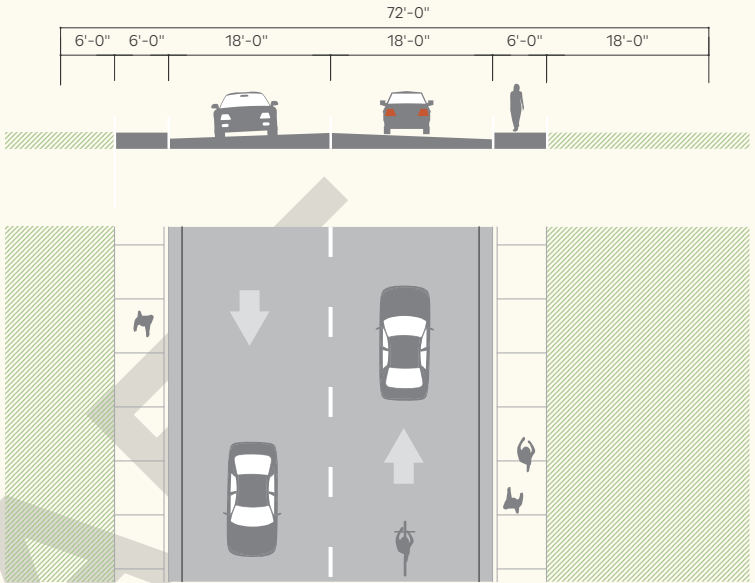
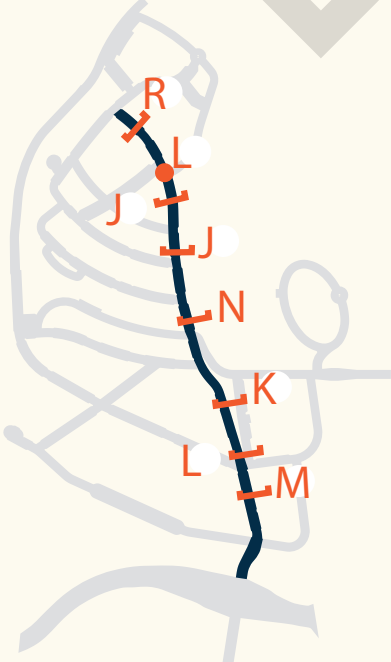
PROPOSED

Connector Street

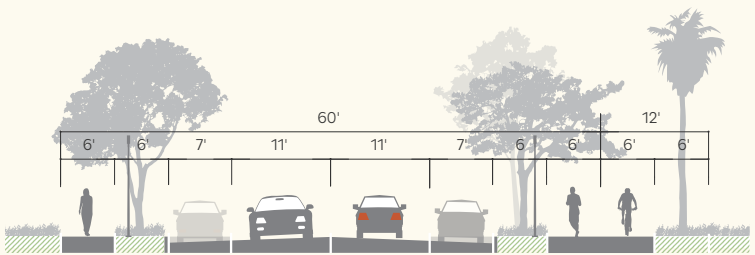
Bonsall Avenue runs through the majority of the developed portions of the West LA VA Campus, connecting the West LA VA South Campus Medical Center to the Quad of the West LA VA North Campus' North Village , and is the single physical link between the West LA VA North and South Campuses. Bonsall's importance 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.



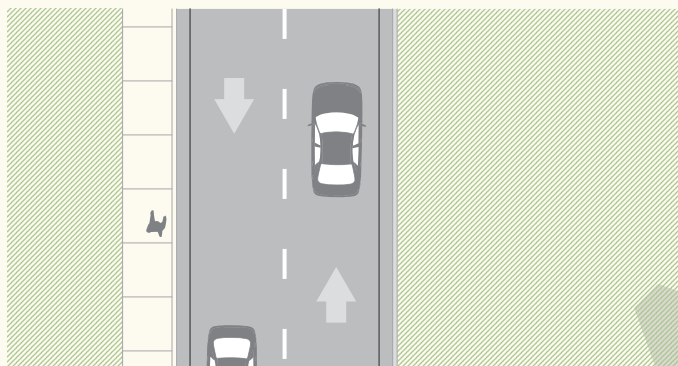
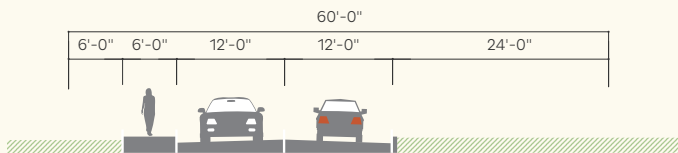
Existing Bonsall Ave Conditions



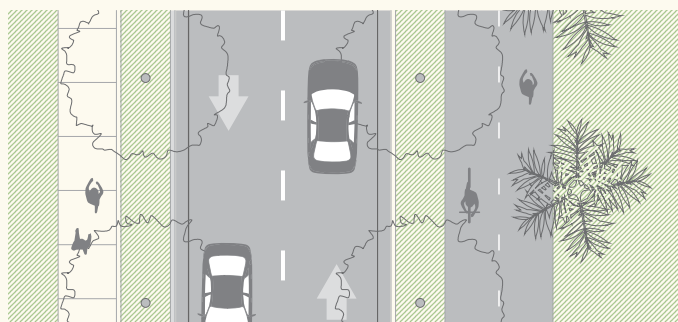
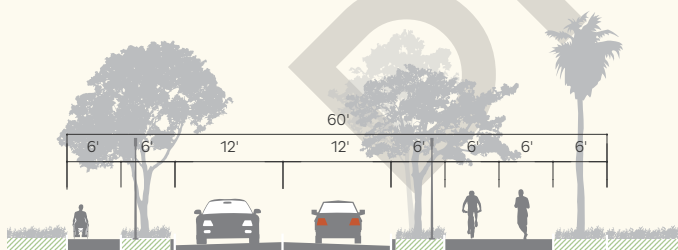
JJ BEFORE / Bonsall North



JJ AFTER / Bonsall North



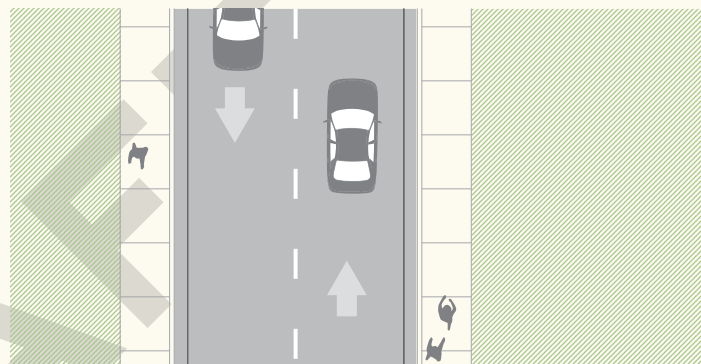
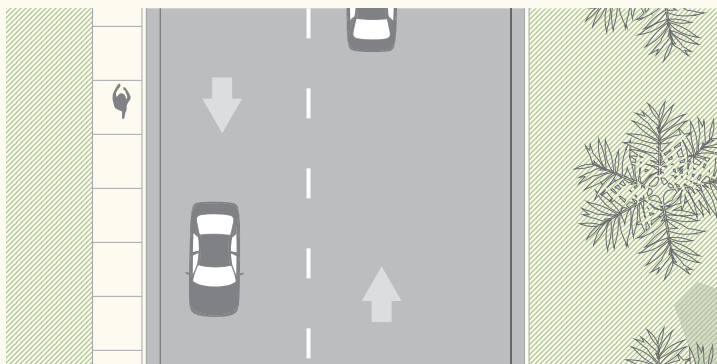
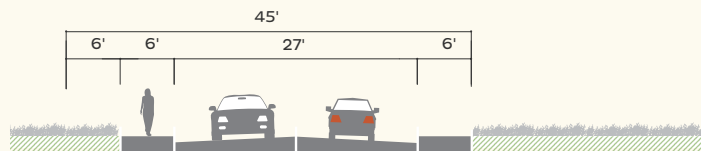
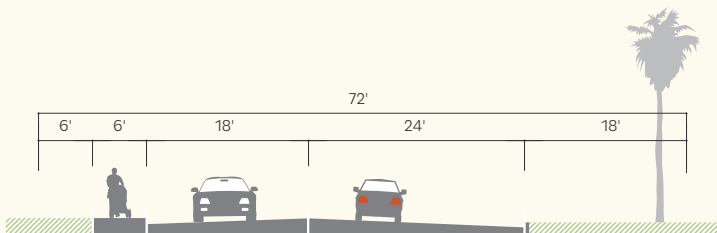
KK BEFORE / Bonsall @ Constitution



KK AFTER / Bonsall @ Constitution

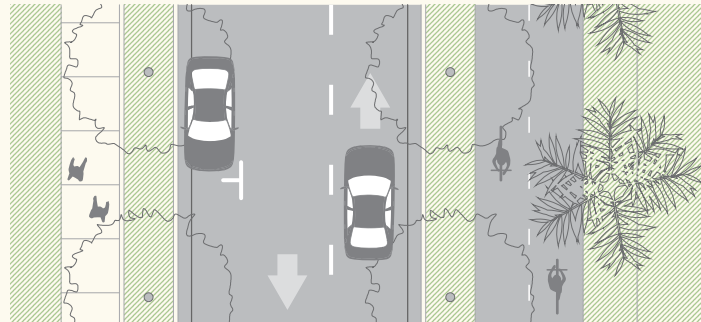
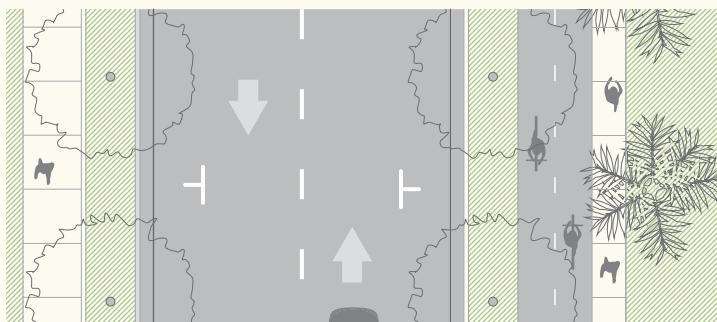
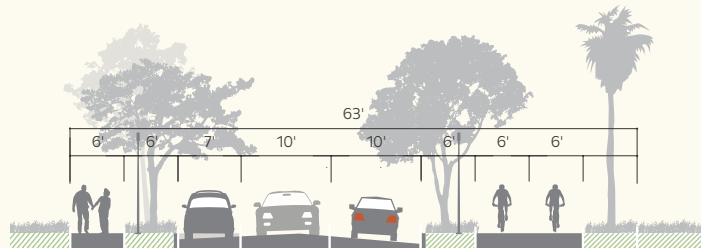
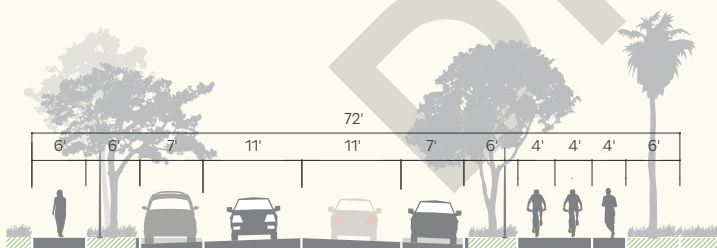






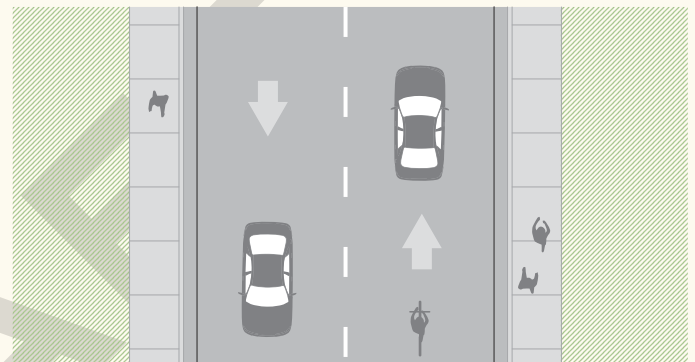
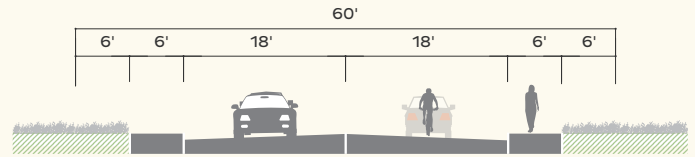
LL BEFORE / Bonsall @ Grant

NN BEFORE / Bonsall @ Pershing

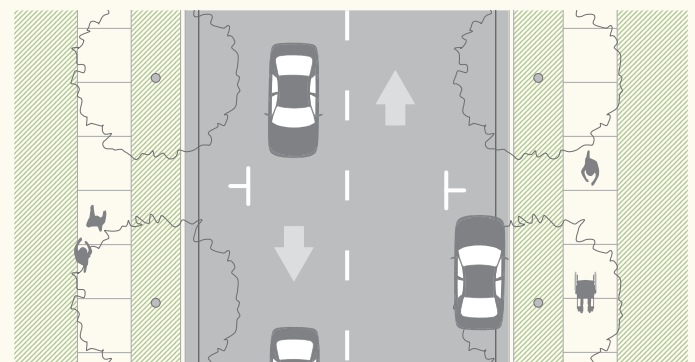
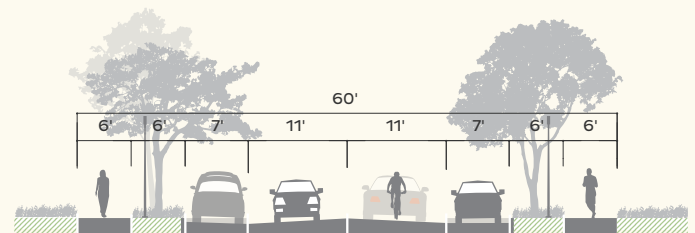


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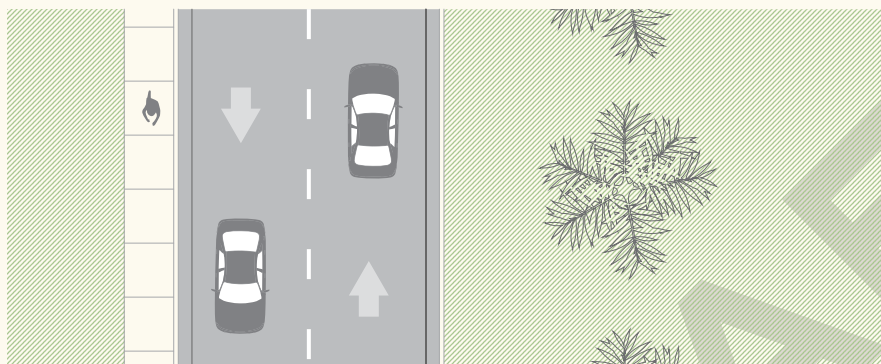
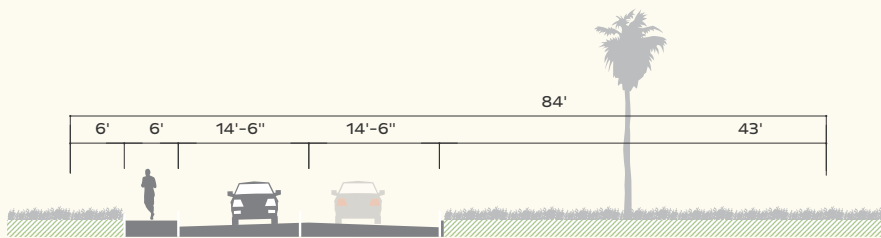
NN AFTER / Bonsall @ Pershing



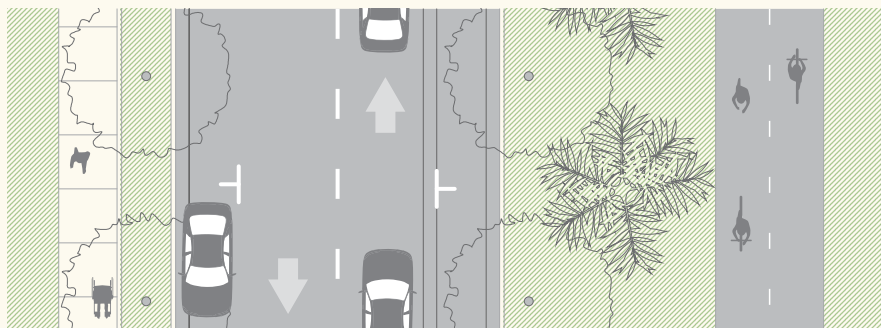
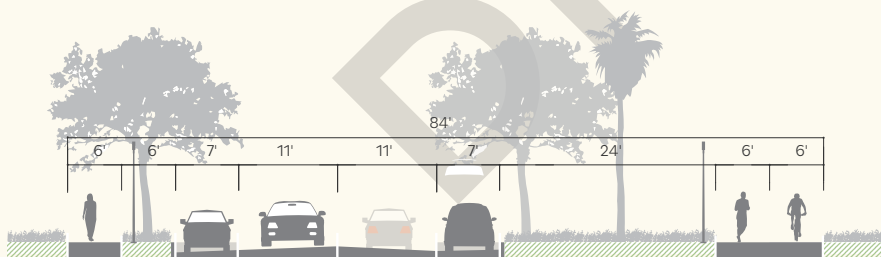
RR BEFORE / Bonsall North of 210



RR AFTER / Bonsall North of 210



MM BEFORE / Bonsall @ Eisenhower



MM AFTER / Bonsall @ Eisenhower



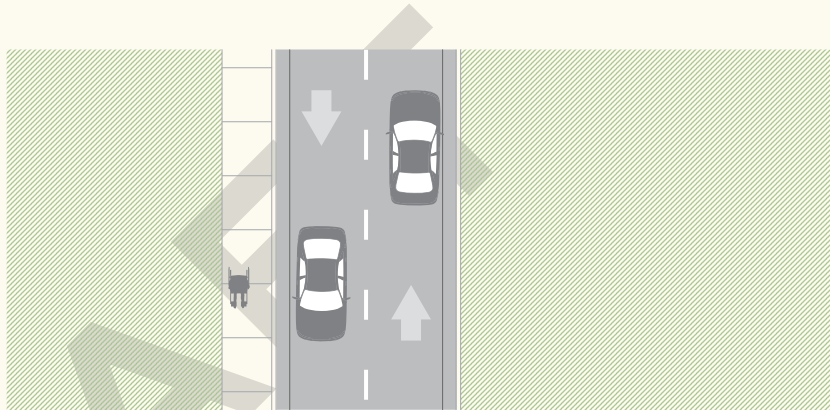
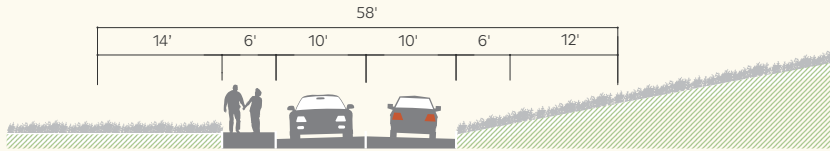
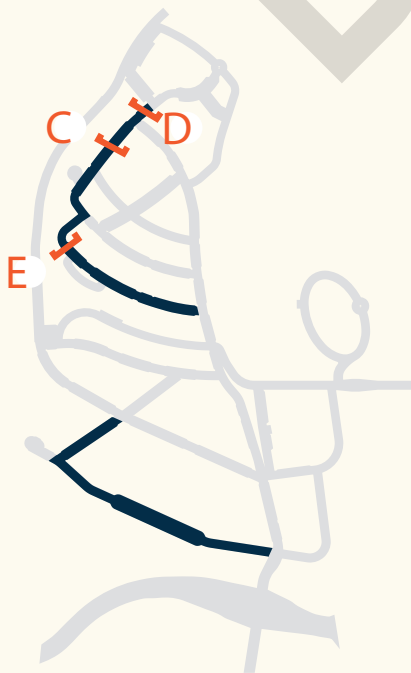
PROPOSED

Defining Street

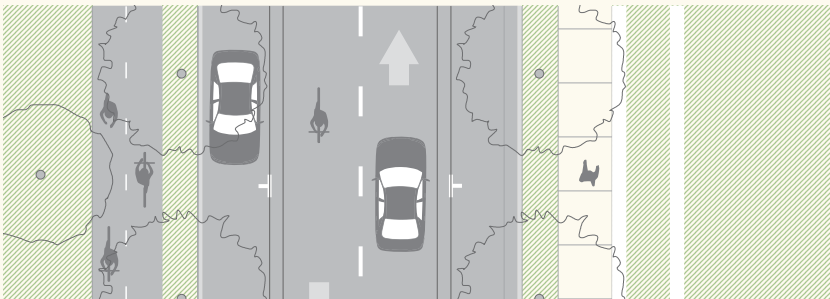
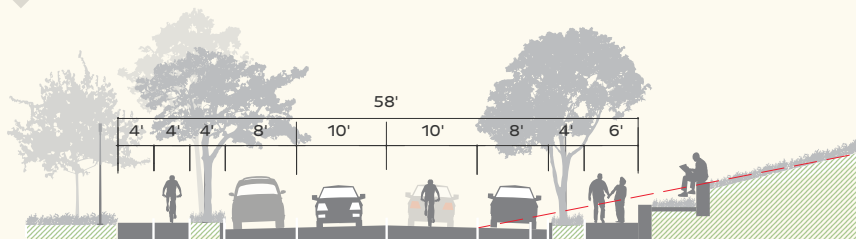
Defining Streets branch off from Bonsall Avenue to reach the western extents of the West LA VA North Campus, providing pleasant experiences for pedestrians walking through the North and South Villages. These streets will also provide substantial accommodations for stormwater management and tree canopy, as the outer walkway and parkway will be scaled to plant tree alleys, flanking the pedestrian space. Some portions of the Defining Streets also provide off-street bicycle facilities that supplement overall network.



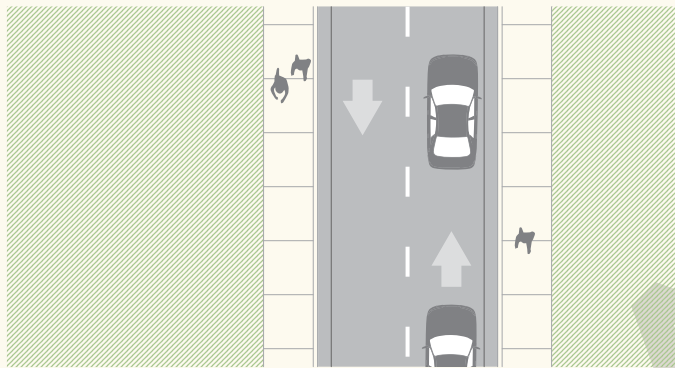
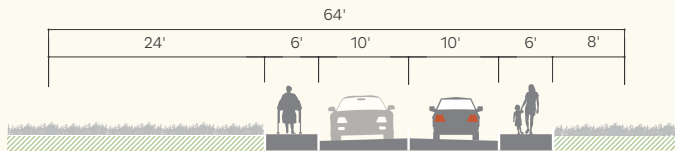
Existing Conditions



CC BEFORE / Macarthur (South of Bonsall)



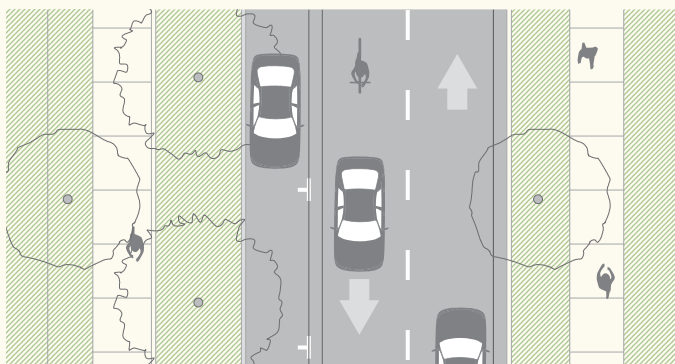
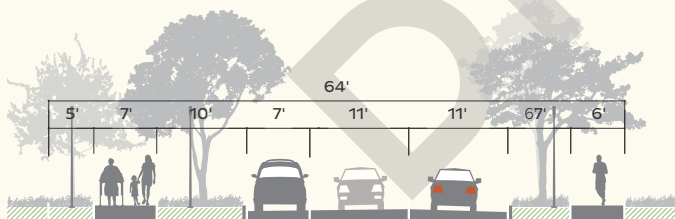
CC AFTER / Macarthur (South of Bonsall)



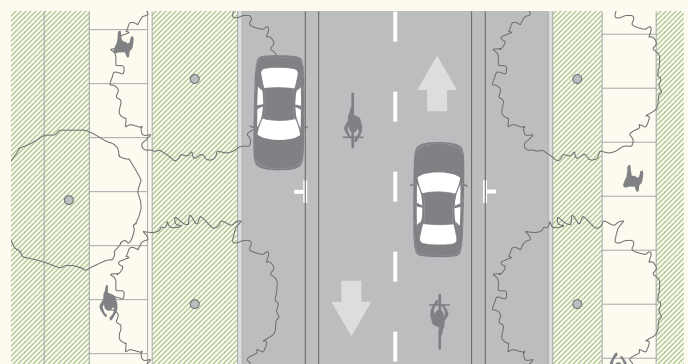
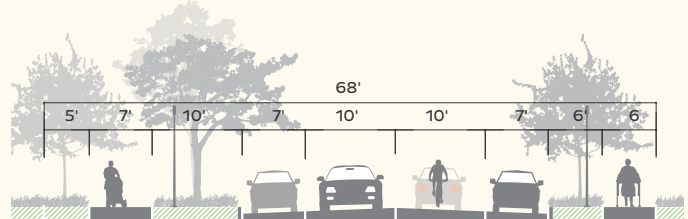
DD BEFORE / Macarthur (North of Bonsall)



These streets will also provide substantial accommodations for stormwater management and tree canopy, as the outer walkway and parkway will be scaled to plant tree alleys, flanking the pedestrian space.



DD AFTER / Macarthur (North of Bonsall)



EE AFTER / New Macarthur/Nimitz

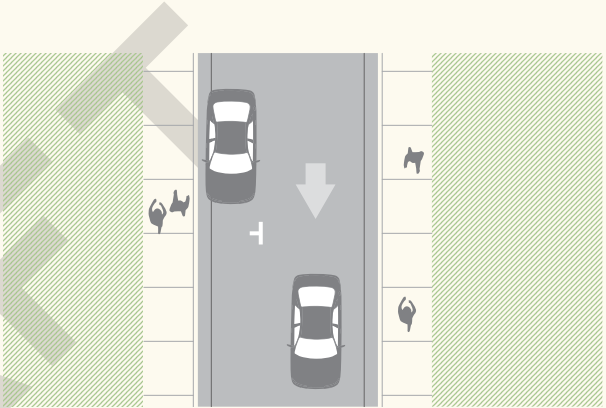
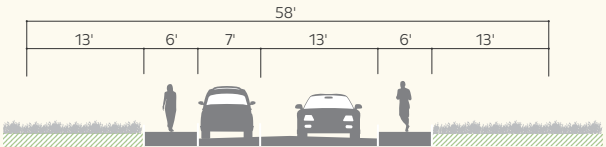
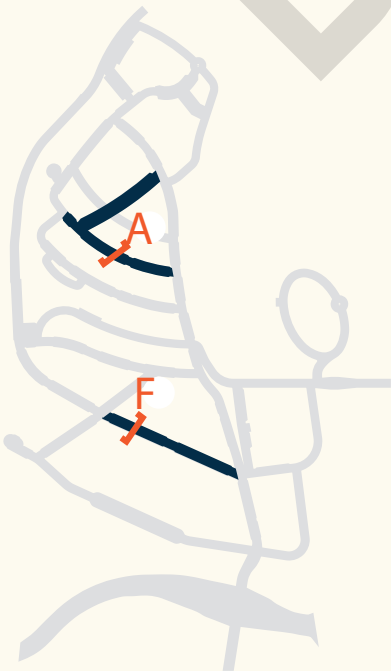
PROPOSED

Neighborhood Streets

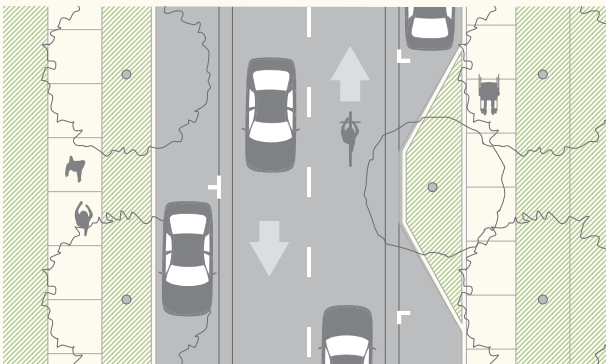
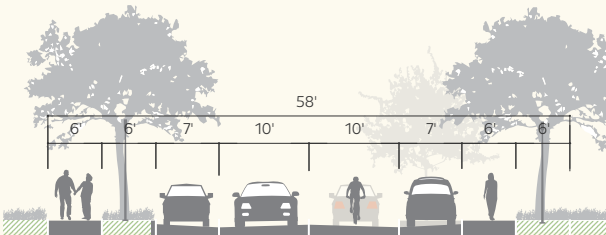
Most of the streets within the West LA VA North Campus are designed as Neighborhood Streets, extending the networks of circulation, stormwater management, urban forestry, and utilities to each building and amenity. Most every Neighborhood Street shall have roadways that accommodate two-way traffic for vehicles, transit, and bicyclists while maintaining curbside area for on-street parking, either parallel or diagonal configurations. The streets are flanked by sidewalks and parkways with integrated stormwater management facilities, and new street trees.



Existing Nimitz Ave Conditions

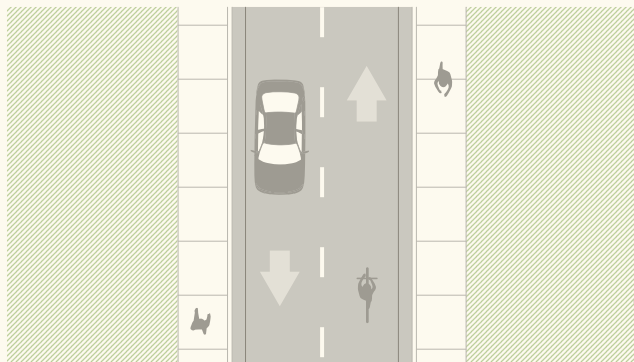
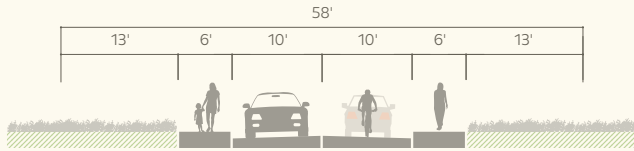


AA BEFORE / Vandergrift

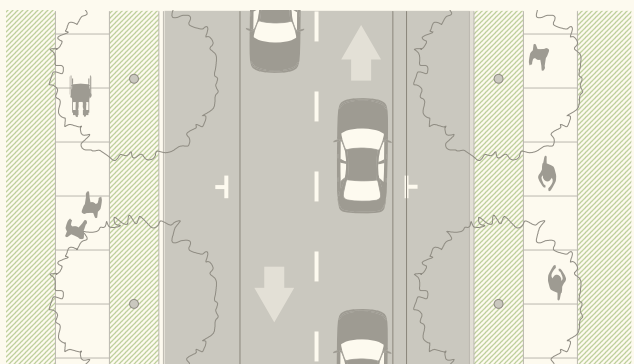
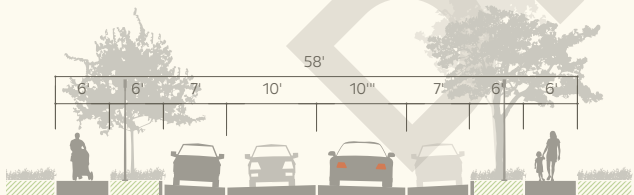


AA AFTER / Vandergrift

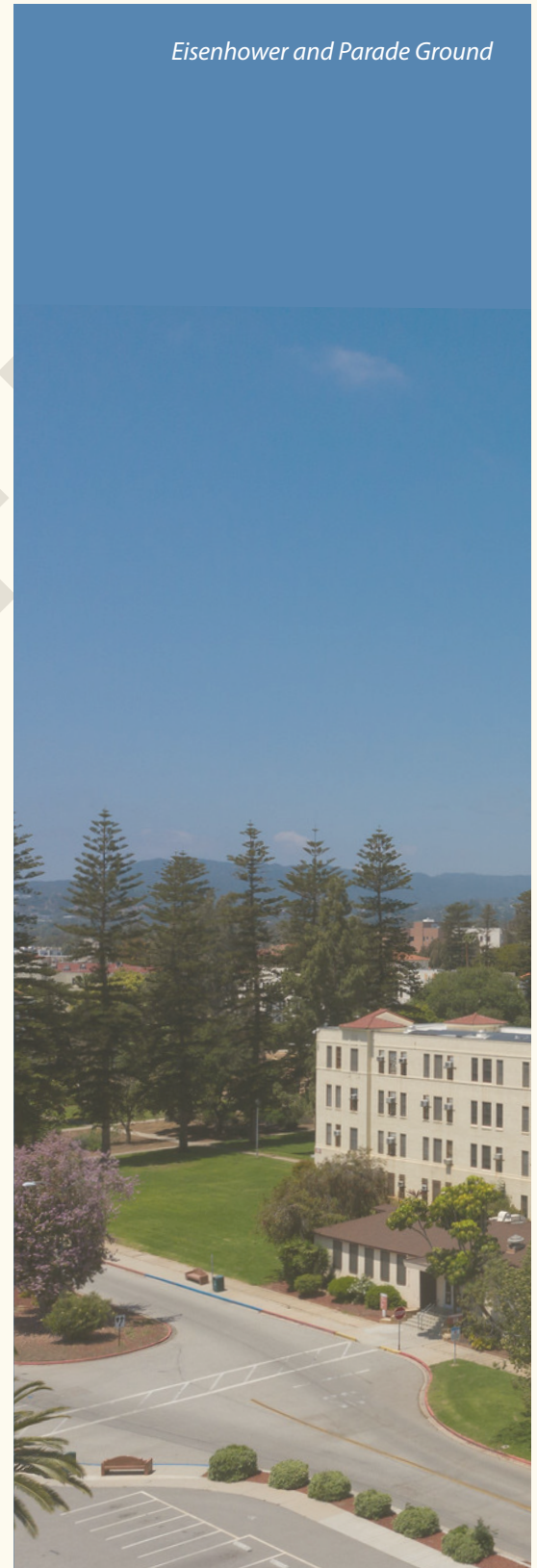
Eisenhower and Parade Ground



FF BEFORE / Grant @ Vandergriff



FF AFTER / Grant @ Vandergriff



Transportation Demand Management

Vehicle Mile Trip (VMT) reductions 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 to reduce reliance on private automobile use, especially during peak traffic periods. Such programs seek to reduce traffic congestion, increase safety, 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 (Metro) 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 or discounted or free bikeshare and mini-mobility options 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.





Building 210

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 become less prominent visually from the public realm as open parking lots will be replaced by developments that may contain podium-style, 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 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 if necessary. It is recommended that the balance of parking capacity and demand be analyzed when planning future phases of development the application of essential temporary mitigation strategies while avoiding the creation of significant unnecessary surplus facilities.

LEGEND

**At-Grade Parking****Parallel Street Parking****Structured Parking****Diagonal Street Parking**

EXHIBIT 05-J





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. Provisions for enhanced transportation management and shared vehicles will also be provided to residents and on-site staff.

Please see Tables 5.1 for providing secure parking within new development. These guidelines act as guidance 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 demand. Neighborhood parking management unbundles parking from specific projects or users

5K Table: 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. Amenity, service provider, or administration space serving residents within the specific building are included within the residential parking provisions.*

5L Table: 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.

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.

Substantial bicycle parking facilities will be necessary to support the needs of West LA VA Campus residents, visitors, and staff. The bicycle parking guidelines in Table 5.2 identify the necessary capacity for secured parking and convenient parking as part of each new development. Like vehicle parking, provisions for bicycle parking should be considered on a neighborhood level, with short-term bicycle parking located relative to building access points and bicycle facilities.

The provisions for bicycle parking are mandatory on every new project, however such parking may be offered in common areas of the campus rather than within the individual building or project. These mobility hubs - which will include short and long-term parking, and maintenance facilities - should be within close proximity to the bicycle facilities and building entrances the hub is intended to serve.



Electric Vehicle and Accessibility

To maximize the efficiency of vehicle parking facilities, the developer team and VA are to cooperatively manage curbside, lot, and structured parking on a campus-wide basis. This also provides the ability to incrementally adapt existing and new parking supply to respond to shifting demands over the duration of implementing the Community Plan. To this end, parking will not be assigned to specific residents, workers, or visitors, but instead parking permits will be assigned for general application within the North Village, South Village, and Town Center districts.

Electric vehicle and accessible parking will be provided and demarcated according to local, State, and Federal requirements. While parking is programmed on a community-wide basis each development will have required provisions that

meet their respective responsibility while fitting within the context of the larger Community Plan. Whether on-site or on-street this special parking shall be provided within closest reasonable proximity to primary pedestrian entrances to buildings, with clear, accessible paths of travel. Electric vehicle and accessible parking shall be provided within garages or on-site lots when constructed as part of a development.

Projects reliant entirely upon curbside parking shall locate electric vehicle and accessible parking on designated streets/blocks. This is to focus electric vehicle and accessible parking within defined areas to ease drivers' searching for available special parking. These parking stalls are to be clearly demarcated, all other general parallel curbside parking is to have limited parking to maximize flexibility and supply.

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



LEGEND

Structure/Lot

On Street

PROPOSED

Accessible EV Parking

EXHIBIT 05-M



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 Avenue 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 Avenues. This provides the ability to coordinate delivery of material and collection of refuse for multiple construction sites away from most of residents throughout the duration of developing the Community Plan. Distribution of construction material and collection of waste can be conducted by local crews that are familiar with the neighborhood and are more directly responsible for on-going operations.

Staging for Phases 3 and 4 will be more localized as the distribution of construction sites is more geographically focused. Through sufficient engagement with local residents and community stakeholders and proper mitigation strategies, temporary construction access could be considered from San Vicente Boulevard and Bringham Avenue in order to limit hauling through the width of the West LA VA North Campus to reach the Phase 3 staging area.

LEGEND

	Primary Construction Access		Service Access
	Secondary Construction Access		Construction Staging

PROPOSED

Service & Construction

EXHIBIT 05-N



405 FREEWAY

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
- 6.9** Landscape Summary

EXHIBITS

- 06-A** Landscape Vision
- 06-B** Open Space Typologies
- 06-C** Landscape Program
- 06-D** Habitat Connectivity
- 06-E** Principal Wildlife
- 06-F** Public Art Programming
- 06-G** Illustrative Plan



6.1

**Open Space and Habitat
Overview**

The West LA VA Campus landscape presents a number of opportunities and considerations 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 community building, mental and physical wellness, and personal growth. The enhancement 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 future landscape takes advantage of existing Campus open spaces, amenities and adjacencies, like the arroyos flanking the western edge of the site. Here, the introduction of a multi-modal pathway presents opportunities for active recreation and engagement with nature, as well as a means of moving between the North Village and South Villages.





Landscape Vision

The Community Plan provides a sustainable 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. The range of landscape typologies and multi-modal transportation networks will encourage exercise and well-being within the community.

Prioritize inclusivity and accessibility. Incorporate intuitive wayfinding through landscape 'cues.' Strengthen campus identity through memorable landscape features and connections. Promote a sense of safety and inclusion for shared wellness.

Create a harmonious indoor-outdoor environment. Design fluid campus spaces that provide a sense of well-being for residents, visitors, and staff.

Focus on sustainability and resiliency. 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 manageable.

Honor the historic landscape. Adapt the campus landscape as a home for Veterans, 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



PROPOSED

Landscape Vision

EXHIBIT 06-A



An aerial view of existing West LA VA North Campus open space



6.3

Approach

SYSTEMS APPROACH



The 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—including streets, pathways, bikeways, sightlines, and wayfinding strategies.

This approach provides an environment in which Veterans can live comfortably and the local community can enjoy visiting. A diverse range of cultural programs including 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. Walking, 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 reinvigorated and managed for human health and enjoyment as well as for habitat value. Stormwater systems, including bioretention facilities, will be thoughtfully 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.

BLUE-GREEN INFRASTRUCTURE



As key subsets of the natural-cultural Systems Approach, particular importance will be given to developing of regenerative ‘green-open space’ and a ‘blue-water management’ as the underlying infrastructure for the landscape.

These natural-cultural systems will be ecologically contributing 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 fiscal considerations.





ECOSYSTEM SERVICES



The West LA VA North Campus Community Plan incorporates a multitude of 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 Resiliency**
- **Local Climate Adaption**
- **Human Health + Well-Being**
- **Air + Water Cleansing**
- **Water Mangement**
- **Erosion + Sediment Control**
- **Habitat Restoration**
- **Hazard Mitigation**
- **Pollination**
- **Waste Decomposition + Treatment**
- **Food + Renewable Non-Food Products**
- **Cultural Benefits (beauty, art, healing)**

HEALTH AND WELLNESS



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 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 *Expand easy access to healthcare facilities and amenities*

COMMIT TO COMMUNITY *Cultivate community assets that support residents' well-being*





6.4

Landscape Typologies

A tapestry of open spaces will provide a rich sense of place and ensure a wide variety of experiences and open space amenities distributed across the neighborhood.

Private and communal courtyards and gardens will be focused around residential buildings, while plazas and parks will adjoin the main community building amenities. Promenades and pedestrian streets will be the major landscape connectors across the site, and the wild lands will provide a natural buffer flanking the east and west sides of the campus. Bolstering these spaces with fundamental ecological benefits like enriching pollinator and bird habitat will provide learning opportunities, visual interest, wonderful scents, year-round interest, and connection to nature for residents, visitors and employees on the campus.

LEGEND



**Communal Courtyard/
Garden**



Private Courtyard



Park



Promenade



Plaza



Wild Lands

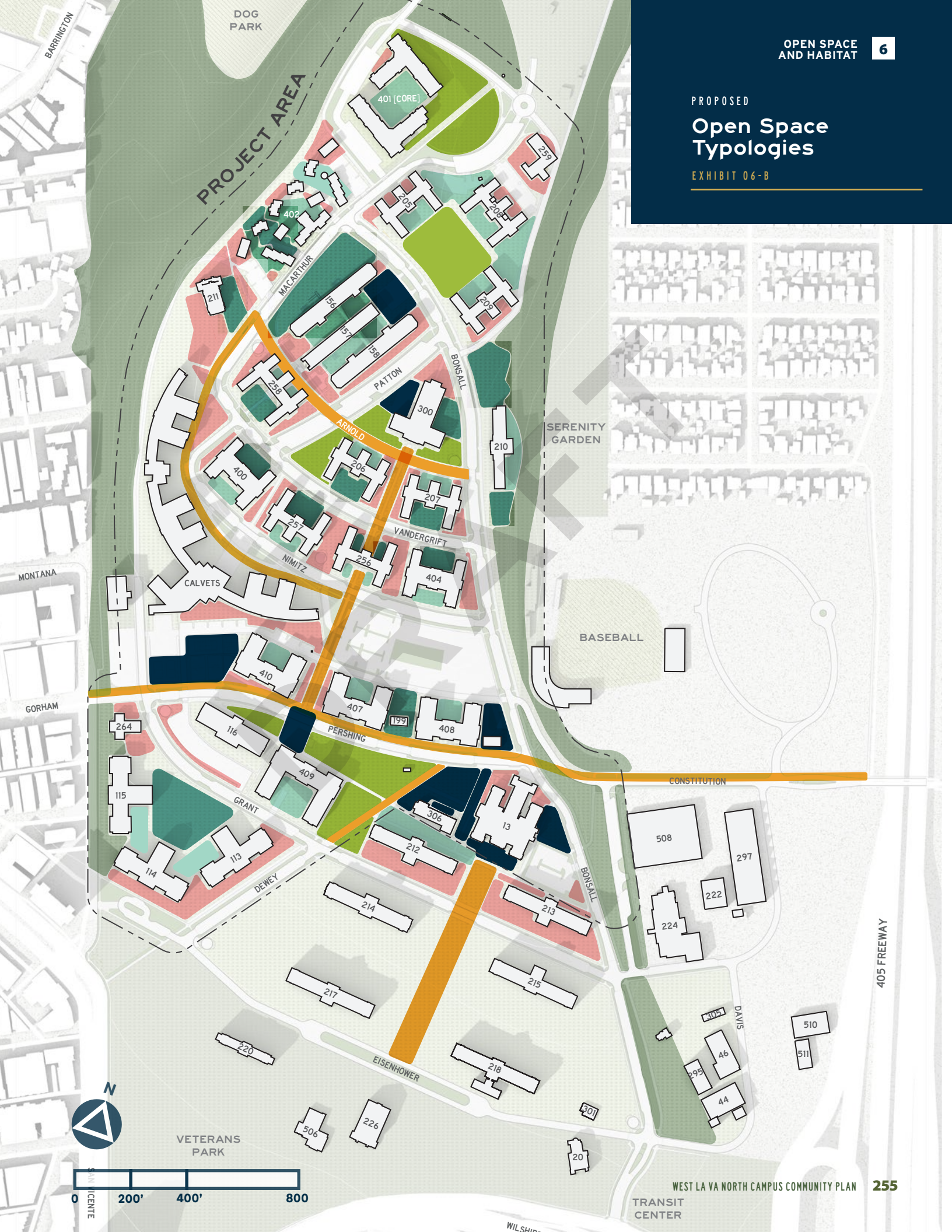


Interstitial Landscape

PROPOSED

Open Space Typologies

EXHIBIT 06-B



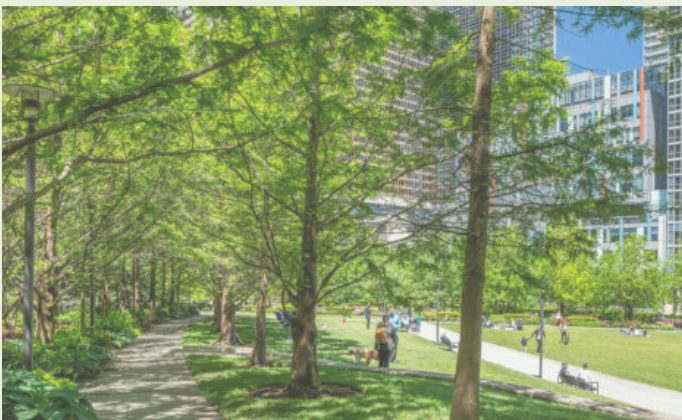
COMMUNAL COURTYARDS AND GARDENS

Intimate open space created by building adjacencies on multiple 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, and other small-scale program activities. Community gardens and orchards provide an important opportunity to bring people together around food and can instill a sense of stewardship for the landscape.



PARKS

Expansive open space with large flexible lawns for community gathering and a variety of passive to active program. Parks are the largest outdoor gathering spaces, and their flexibility is ideal for informal sports, fairs, concerts, and large and small gatherings. Canopy trees can be used strategically for shade and space making. Grading and landform can be used on sites with significant grade change to delineate spaces and create areas of steeper and shallower slopes to accommodate different landscape program.





PEDESTRIAN PROMENADES

Generous pedestrian corridors with decorative paving, shade trees, bench seating, and long vistas connecting the main campus nodes. Promenades are prominent pedestrian connectors that will aid in wayfinding and orientation throughout the campus. 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 mini mobility.



PRIVATE COURTYARDS

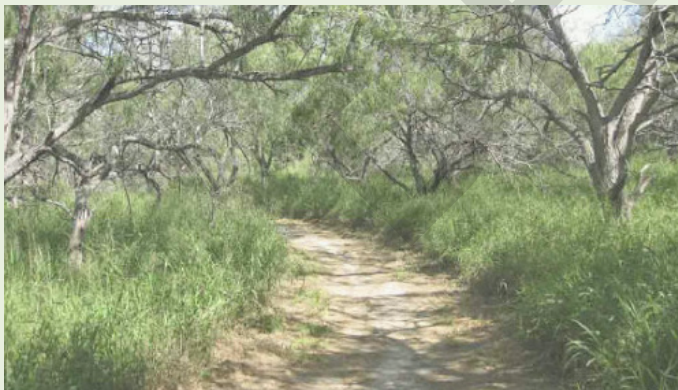
Intimate open spaces with paving, shade trees, and decorative planting for residents of a building and their guests. These spaces will provide intimate spaces as alternatives to private balconies and patios that are precluded from adding to historic structures. Private courtyards will have a sense of enclosure created by building walls, planting and landform, low walls or fencing.



PLAZAS

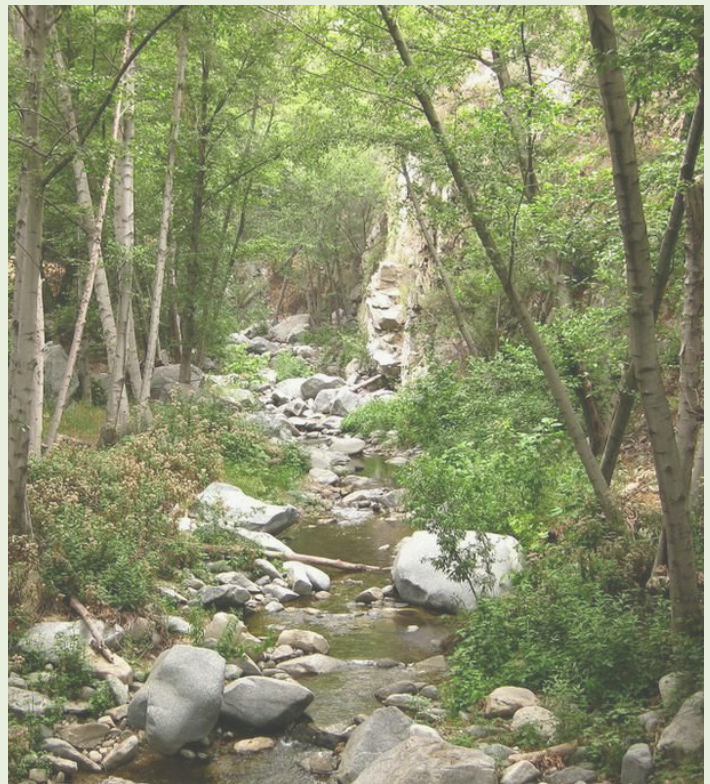
Decorative hardscape expanses with shade-giving trees or shade structures and moveable and/or fixed seating. Plazas will enhance the indoor-outdoor connectivity where buildings house ground floor communal amenities like cafes and community spaces and will provide flexible paved areas to allow for periodic programming. They will act as meeting places, destinations, and serve as wayfinding nodes.





WILD LANDS

Largely unmanaged open space and habitat characterized by steep slopes and wild vegetation. Wild lands are essential habitats 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.



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



EAT



SOCIALIZE



ENRICH



PLAY



MOVE



PROPOSED

Open Space Typologies

EXHIBIT 06-C



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
Protest/Demonstration Space
Dance or Listen to Live Music
Shaded Seating

Birthday, Anniversary,
Reunion Gatherings
Book Club Meeting
Mobility Hub





EAT

Food Festival
Picnic / Dining Tables
Food Trucks
Farmers Market
Picnic on Lawn
Barbeque
Coffee Kiosk

Outdoor Dining For
Grab 'n Go from Canteen
Cooking Class and
Cooking Competition
Community Kitchen



PLAY

Chess Tournament
Flexible Lawn for Sports
Bocce, Shuffleboard, Horseshoes, Social Games
Intergenerational Play
Board Games Table
Children's Play Area
Play an Instrument
Sports Courts





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
Climbing Course





ENRICH

- Outdoor Classroom
- Historical Exhibit
- Outdoor Museum
- Orchard
- History Walk
- Community Gardening
- Sensory Garden
- Performance Space/Amphitheater
- 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
- Outdoor Art Gallery
- Art class and Maker Space
- Community Kitchen





6.6

Habitat Connectivity

The West LA VA Campus does not yet contain the plant diversity or on site habitat 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 the collective 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 on previous sightings of them in the area, and presence of potential 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: Gretsck'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.

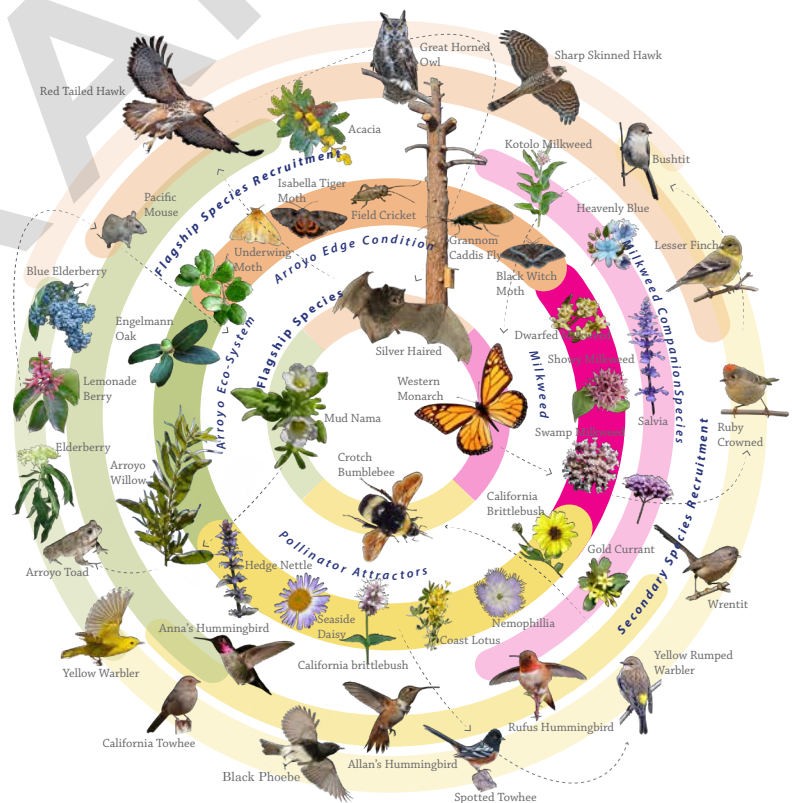
Milkweed is central to the restoration of monarch butterfly habitat as it is the only source of food for monarch caterpillars. However, offering nectar rich plants where western monarchs breed over winter will also be essential. These include California lilac, Lemonade berry, Coyote bush, and California 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 is suitable location for the Mud Nama's reintroduction. The return of the Mud Nama would be an indication of a healthy and diverse eco-system 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 management 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.

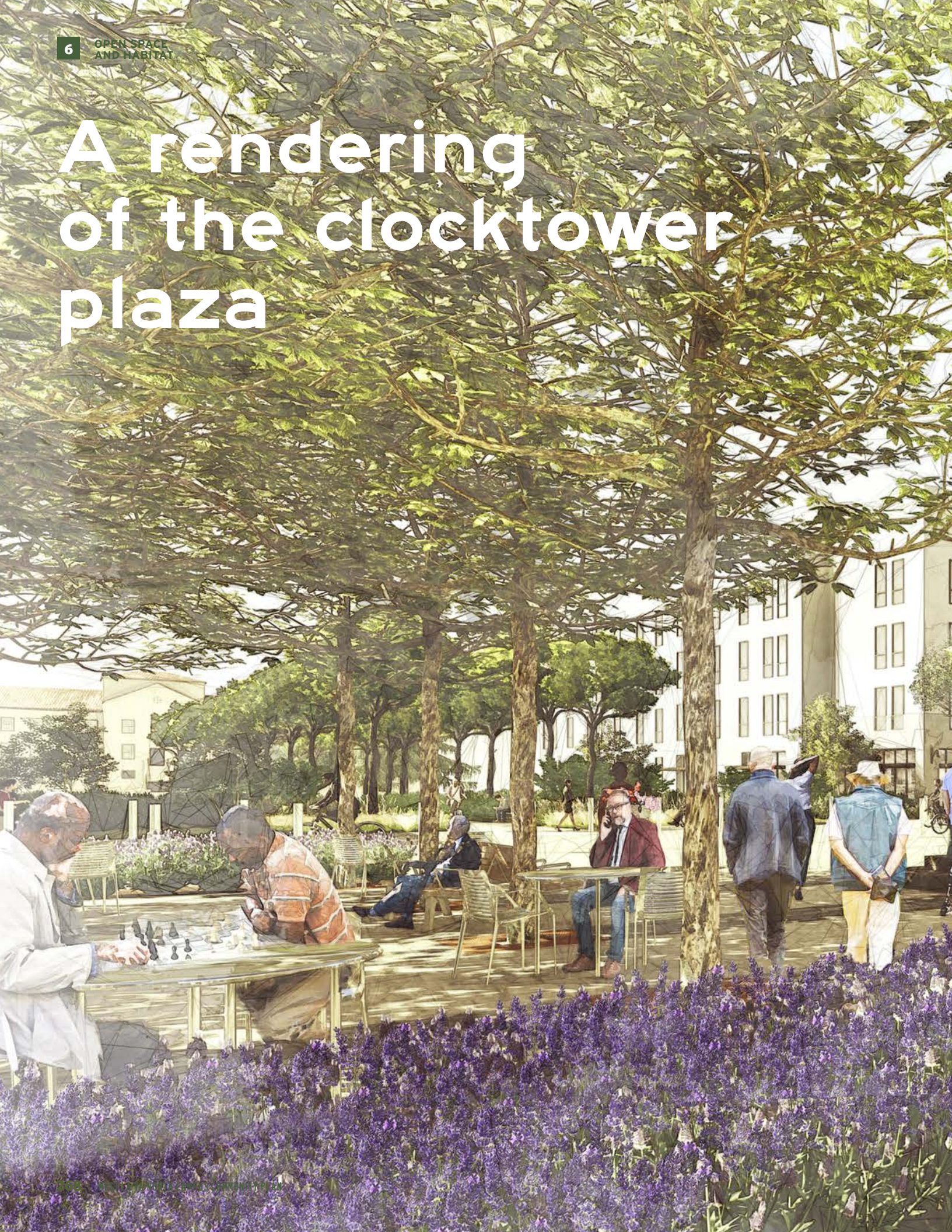


PROPOSED

Principal Wildlife

EXHIBIT 06-E

A rendering of the clocktower plaza







6.8

Landscape Guidelines

The implementation of the various landscape typologies across the site will be done in a consistent and coherent manner to create a unified sense of place and campus character.

The following are recommendations to 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 GUIDELINES

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, signage, and public art.

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.



LANDSCAPE GUIDELINES

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 those 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 identity and wayfinding.

Consider using a unique paving material to distinguish the special places and connections from other campus pathways.

Provide regularly spaced pedestrian scale lighting for navigating in the dark.

The width of pathways should reflect the intended use and activity level of the path.

Insulate pedestrian spaces from other transportation modes, infrastructure, and service functions.



LANDSCAPE GUIDELINES

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 mitigating the heat island effect.



LANDSCAPE GUIDELINES

Vehicular Parking

Surface parking should blend as much as possible into the surrounding landscape.

Design considerations include:

Prioritize delineating pedestrian spaces over those for vehicles while clearly defining the two.

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 accommodate healthy tree growth.

Provide vegetative screening between surface parking and surrounding spaces. Screening planting should be predominantly evergreen and 4-5' in height.

Provide a minimum 10' planted buffer between sidewalks and parking areas.



LANDSCAPE GUIDELINES

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.

Provide safe spaces for people to gather both in the day and evening. Avoid dark corners, or spaces that are too isolated.

Include canopy and ornamental trees as appropriate, to provide shade and create space.

Include appropriate lighting for evening use of spaces.



LANDSCAPE GUIDELINES

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 permits. 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 barbecues, games tables.

Emphasize the indoor-outdoor relationship. Community rooms have the potential to double in size if they open directly to an outdoor space.

Include appropriate lighting for evening use of courtyards.



LANDSCAPE GUIDELINES

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.

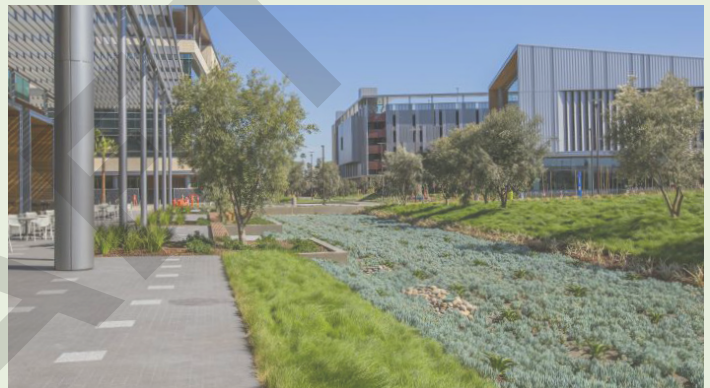
Stormwater mitigation measures must be integrated with and guided by the landscape so that they respond to campus program, circulation patterns, and the manner in which people use the landscape.

With thoughtful 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. The structures themselves are an important design opportunity and should 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.

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.



LANDSCAPE GUIDELINES

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, memorial, 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. 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.



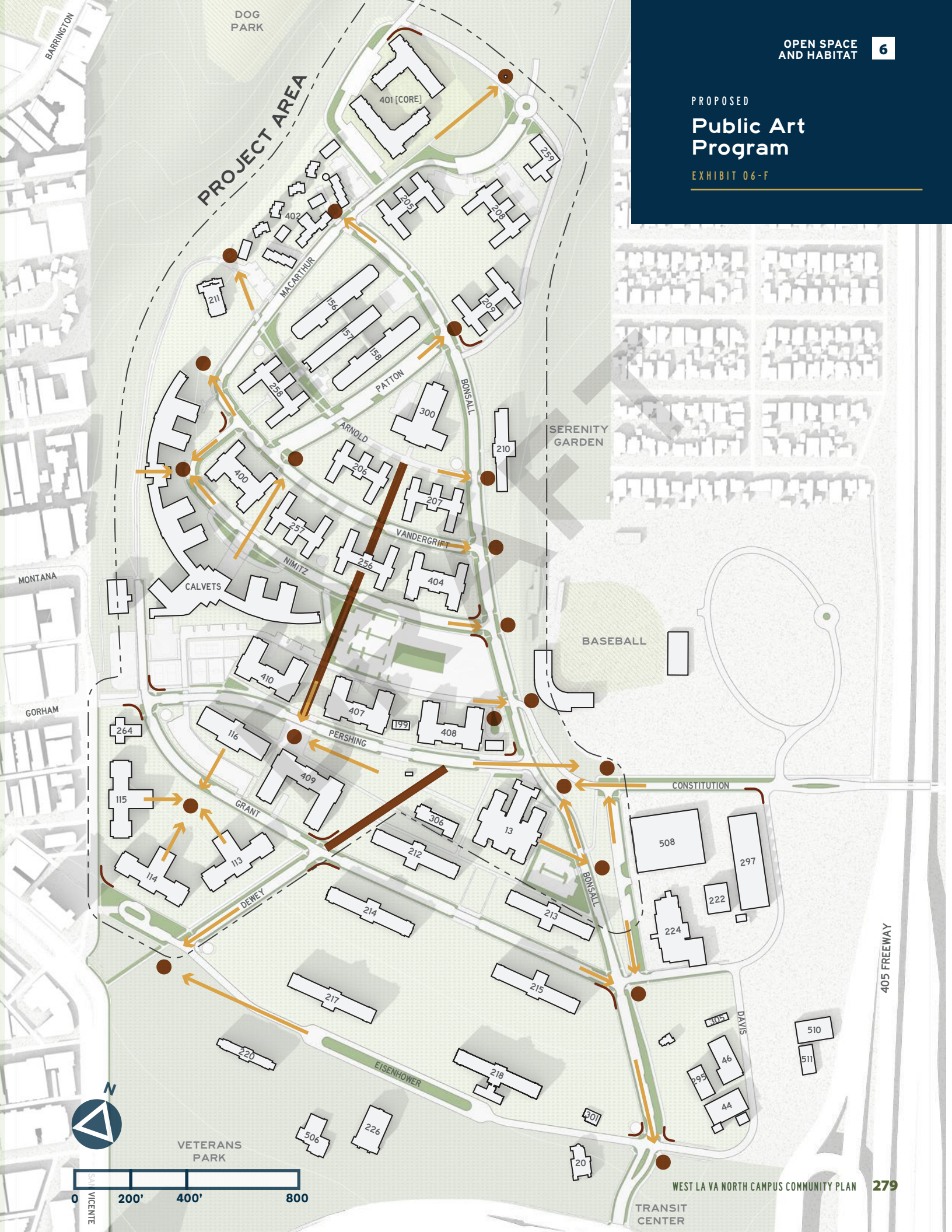
LEGEND

**Outdoor Gallery****Public Art Opportunity****Vista****Monument Sign**

PROPOSED

Public Art Program

EXHIBIT 06-F



LANDSCAPE GUIDELINES

Landscape Structures

Pergolas, canopies, and other shelters can impart a sense of structure in a landscape, define spaces and provide protection from the elements.

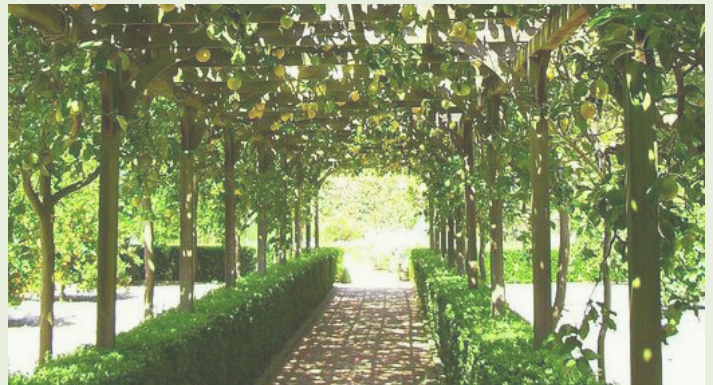
The structures of pergolas themselves can provide shade, or act as a framework for climbing vegetation that gives dappled shade.

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 public landmarks.



LANDSCAPE GUIDELINES

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. Additionally, there are a number of axial relationship and historic landscape forms that can be punctuated by installations.

Opportunities for engagement and interpretation include:

Historic walking tours

Temporary exhibitions

Historic placards incorporated into the landscape telling the story of the site

Art installations

Monument signs

Memorials

Geographic markers



LANDSCAPE GUIDELINES

Site Lighting

Lighting is a critical element that contributes to a feeling of comfort, orientation, 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.

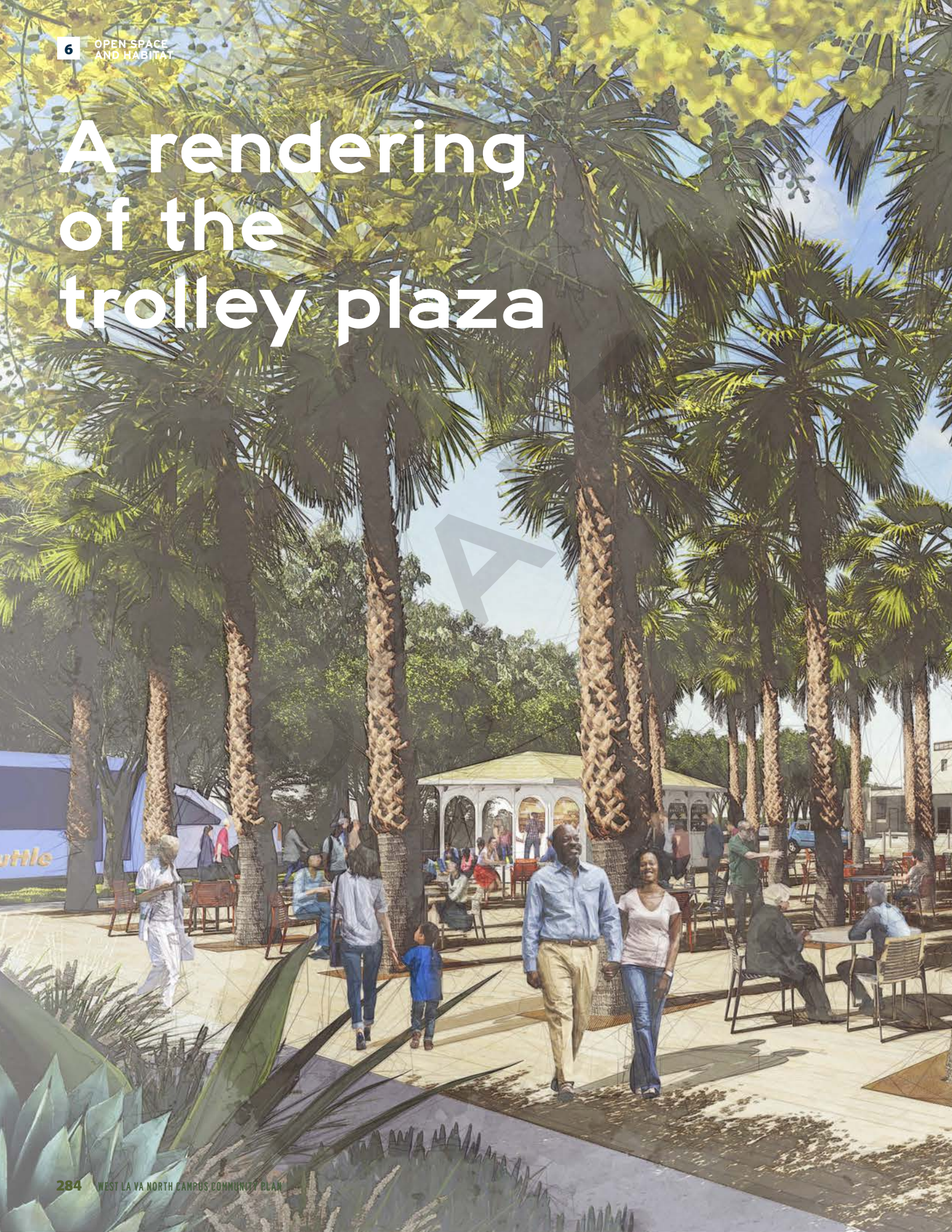
Light fixtures should be selected with appropriate optical distribution and adequate spacing to provide overlap within recommended contrast ratios.

While maintaining appropriate lighting levels for navigation and safety the design, spacing, and location of lighting should consider local habitat and resident living.





A rendering of the trolley plaza





6.9

Landscape Summary

The Community Plan creates a sustainable landscapes, spaces, and 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.

The West LA VA campus initially 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. 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 the Systems Approach to landscape and site design the Community Plan respects and enhances natural surroundings while providing an efficient and restorative environment for campus residents, visitors, and employees.

Fundamental to the West LA VA 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 restorative and user-friendly indoor-outdoor environment. Lively plazas, peaceful gardens, and streamlined circulation corridors will provide a robust, healthful, diverse environment designed with people and nature in mind. In all aspects, health and wellness remain the priority.



PROPOSED

Illustrative Plan



CHAPTER SEVEN

DESIGN GUIDELINES & STANDARDS



CONTENTS

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

EXHIBITS

- 07-A** Light Pole Types
- 07-B** Street Trees



Design Guidelines and Standards

The overall framework of the Community Plan and specific development standards are described in Chapter 4 – Development Plan to guide the various housing projects, both historically sensitive adaptive reuse of existing structures as well as the construction of new buildings. While that Chapter provides quantitative allowances and overall regulation for the scale, placement, and intensity of each development, Chapter 7 offers qualitative guidelines and specific direction for the design of each of the projects and their associated improvements.

This can be a caption for the photograph to the right.







As the entirety of adaptive reuse projects will utilize character-defining structures within the West Los Angeles Veterans Affairs Historic District, the Campus Historic Resource Plan (“CHRP”) development by the VA in conjunction with California State Historic Preservation Office, consistent with the requirements of the Programmatic Agreement, will provide the most complete guidance for historic preservation, restoration, and modifications. The Community Plan thus defers most aspects of redeveloping those structures to the CHRP, except for program, access, and ground floor activity.

New construction is to harmoniously reinforce the urban design of the Historic District while defining new open spaces and connections. Development Standards provide direction on building placement and height, and the guidance contained herein related to form and articulation for new buildings are intended to provide qualified design teams to craft new contributing structures to the neighborhood and Historic District. The intention of these guidelines is to buttress the historic context of the West LA VA North Campus while not replicating the design and architecture.

Each of the districts and subareas offer unique context, considerations, and opportunities for new buildings and outdoor spaces to develop a rich village texture for the new Veteran-serving neighborhood. As the Town Center 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 Center emphasizes creating consistent edges that define the Town Green and Square and neighborhood streets.

Most of the development within North Village district are renovations of existing buildings with a few new structures filling interruptions left by existing parking lots. Existing and new buildings within the North Village district are objects in a field, visible from most sides, and thus should be designed without a “back.” Within the Core and General subareas, the Design Guidelines focus

on Buildings 400 and 404, to integrate them with the surrounding existing structures along the Fan Roads. The North Village’s Arroyo subarea provides flexibility for the new buildings an organic and permeable edge that transitions the well-structured urban form of the Historic District to the Wild Lands to the west.

The initial sections within this chapter concentrate on the form and design of the new construction structures within the Community Plan area, while site improvements related to parking follows. The Design Guidelines and Standards are intended to establish consistent streetscapes and infrastructure throughout the right-of-way and outdoor spaces. This includes providing construction standards and specific products for use on development sites, among the common outdoor spaces, and right-of-way.

Outside of those prominent buildings that set the West LA VA North Campus axis and organization, the West Los Angeles Veterans Affairs Historic District has consistent building types distributed within the subareas, including Building 156 -158, the Fan Road buildings, Domiciliary, and Research cluster. In the spirit of the civic architecture of the campus, the new construction building designs shall complement their respective subareas as follows:

Domiciliary, and Research cluster. In the spirit of the civic architecture of the campus, the new building designs shall be similar or the same within their respective subareas as follows:

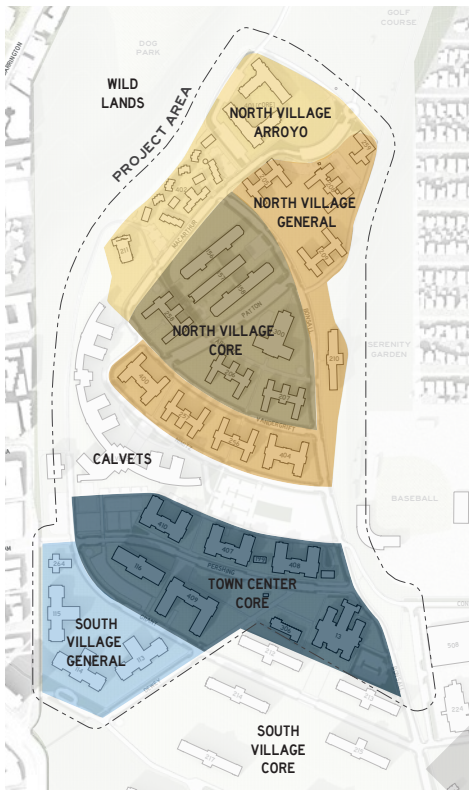
North Village-General Buildings 400 and 404

North Village-Arroyo Buildings 401 and 402

Town Square-Core Buildings 407, 408, 409, and 410

Town Square-General Buildings 413, 414, and 415

Each of the districts and subareas offer unique context, considerations, and opportunities for new buildings and outdoor spaces to develop a rich village texture for the new Veteran-serving neighborhood.



NORTH VILLAGE

Core and General Subareas**Street Edge**

The street facing elevations and massing are to be harmonious with the neighboring buildings, reflecting similar articulation and building setbacks. The building wings are to extend from the primary building mass towards the street with community outdoor space engaging the right-of-way.

Symmetry and Orthogonal

The plan and elevations of the new buildings are to be predominantly symmetrical and orthogonal in relationship to the central axis (A) with the adjacent roadway. Buildings are to be balanced in the perpendicular direction (B axis), though not necessarily symmetrical.

Building Articulation

Building elevations are to be articulated to create visual hierarchy that emphasizes the primary building entrances, axis, and architecture, while retaining relatively simple design. Height shall be generally uniform with vertical emphasis at central mass of building. This articulation shall be similar in level of detail of the surrounding historic structure, without directly mimicking them.

Entries And Access

Building entrances are to be integrated into the overall building organization, centered on axis A. There shall be primary pedestrian entrances oriented to the primary street frontages, which corresponds to the building addresses directly connecting to adjacent sidewalks with only limited grade-change. Secondary pedestrian entrance at the rear yard (if provided) shall follow the same organization guidelines as the primary entrance.

TOWN CENTER

**Core South Village
General Subarea**

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.

Town Center 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.

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.

South Village Primary building access should be from adjacent street with a secondary connection to the central courtyard. However, this building cluster is unique in that the central courtyard level is also an important point of access because of its programmatic and functional connection to the Town Square and internal campus.

7.2

Building Design

New construction buildings shall employ architectural design that is sympathetic to the styles of surrounding structures, without replicating the design.

The building design and details shall be timeless and simple, avoiding disruption of architectural hierarchy of the Historic District while reinforcing the overall quality of design and construction.

Facade Depth

To reflect the historic buildings' concrete construction, new construction buildings shall employ material finishes, windows, and doors that reinforce actual and perceived senses of durability and permanence. Exterior walls shall have thick profiles, and windows and openings shall be deeply recessed. Buildings are generally expected to be Type I with Type V above.

Windows and Openings

Windows and door openings shall be generally uniform in types, locations, and bay structures, while fitting within the visual hierarchy of the architecture. Windows and openings shall be organized and sized to emphasize vertical proportions, except where ground floor storefront systems are employed.

Design Detail

Consider the design detail of building crowns and bases, windowsills, decorative vents, integrated gutters, and downspouts, among other elements to compliment without replicating the surrounding buildings' architecture.



NORTH VILLAGE

**Core and General
Subareas**

TOWN CENTER

**Core South Village
General Subarea****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 Green and 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 Green and Square. Smooth finish or light sand cement plaster and appropriately colored brick are preferred as the dominant building material, while limited accent materials can be employed as part of the larger composition.

**Roof Form
& Material**

The roof form shall be predominantly symmetrical gable and hip roofs, with sympathetic roof material and colors that relate to terra cotta roofs of existing buildings – not asphalt shingles. Limited flat roof area can be integrated into the building interior massing to support concealed solar panels and mechanical equipment.

The roof form shall be predominantly flat roofs with parapets, with sympathetic material and colors that relate to existing buildings. Gable and hip roofs can be employed to emphasize architectural hierarchy and building symmetry with sympathetic material and colors that relate to terra cotta roofs of existing buildings. Mechanical equipment shall be screened.

A rendering of the restored Building 300





rendering courtesy of Gensler

7.3

Parking and Services

To support a vibrant, walkable community the location and design of parking, utilities, and service functions should have minimal exterior, visual, and physical engagement.

Parking design standards shall reference the County of Los Angeles's Code of Ordinances Section 22.112.080 - Parking Design, unless otherwise specified in the Community Plan. Additionally, State standards that better integrate with West LA VA North Campus Community Plan may be considered.

Enclosed Parking

All new proposed ground-level garages are encouraged to be under habitable space and therefore excluded from being considered surface parking facilities including size and location restrictions. Parking shall be located within the building interior with active programming lining edges facing pedestrian realm and plazas.

Parking Lots Screening

Existing parking lots reconfigured as part of the Community Plan are to be landscaped and screened from the public realm and outdoor spaces. Planting islands are to be provided for every three parking stalls and include a tree that will provide substantial canopy and shade.

**Parking Access**

Parking garages and lots should be limited to one single vehicle access point – from a driveway between 20-24' wide, with priority access being from Laneways, then Neighborhood Street, Defining Street, then Gateway Street. Driveways are to be designed to prioritize pedestrian movement with flared curb cuts where they meet the street.

Vehicle Conflict

Vehicle access to each site must be designed to minimize conflict with pedestrians, bicyclists, and other vehicles. Sight lines and lighting, driveways and curb-cuts, bicycle facilities, pedestrian walkways, and landscape shall be designed comprehensively to encourage awareness and conscientious interaction between users.



Secure Bicycle Parking

Bicycle parking should be provided in secure locations that are easily accessible to the outdoors, ideally located within proximity of the primary building entrance and/or building circulation. They can be provided within a secure room and/or bike lockers with assigned spaces for residents and employees as defined by County of Los Angeles's Code of Ordinances.

Shared Bicycle Parking

Bicycle racks shall be provided for visitors and short-term parking within high visibility, easily accessible between primary building entrances and closest bicycle facilities. Bicycle racks installed inside and outside of the building shall be standard to those specified in Chapter 7 – Design Guidelines and Standards.

Loading and Service Location

Loading, utilities, and refuse areas shall be located to avoid impacting the primary and secondary visual frontages or being a nuisance for building occupants or neighboring properties or circulation. Access to service area shall be prioritized to Laneways, then Neighborhood Street, Defining Street, then Gateway Street.

Loading and Service Design

The design of the building shall seamlessly incorporate any necessary exterior access to the parking, loading, utilities, and refuse areas – with quality, durable materials related to the overall aesthetic design. Their visual and physical presence should be further minimized through decorative screening and landscape treatment as appropriate.

The parking requirements prescribed within the Community Plan are based on California Assembly Bill 744 [AB744], adopted to support the production of affordable housing, as well as respond to local soil conditions that limit the ability to build multi-level parking garage and subterranean parking.



7.4

Lighting Standards

The overall goal of the site lighting standards is to create a unified experience linking the campus, establishing organized zones of lighting language and treatments to assist with campus identity as well as wayfinding. In doing so, the site will become easier to navigate during the nighttime hours.

Light fixture selections and varying light levels shall be utilized to create areas of visual hierarchy and interest. The utilization of organized fixture families will improve the consistency of the lighting appearance throughout the campus. Primary pathways shall be differentiated from outlying pathways to organize pedestrian traffic patterns on campus. The illumination of the site should transition smoothly from the streets to paths to building entries. It is encouraged to provide unique lighting expressions in plaza and courtyard areas to create intimate spaces within the site where occupants gather.

In general, light trespass, glare, and uplight should be minimized – the primary exception being the Historic Walk which will have a more visible aesthetic thereby creating an iconic promenade. The lighting shall also meet any additional energy efficiency and light pollution requirements based on applicable codes as well as meet or exceed the lighting level and uniformity recommendations outlined in the current version of the Illuminating Engineering Society (IES) Handbook and all relevant IES Recommended Practice Guidelines.

Implementation Standards

Color temperature of all landscape lighting shall be 3000K.

All lighting shall have a Color Rendering Index (CRI) of 80+.

All lighting fixture finishes shall be consistent throughout the site.

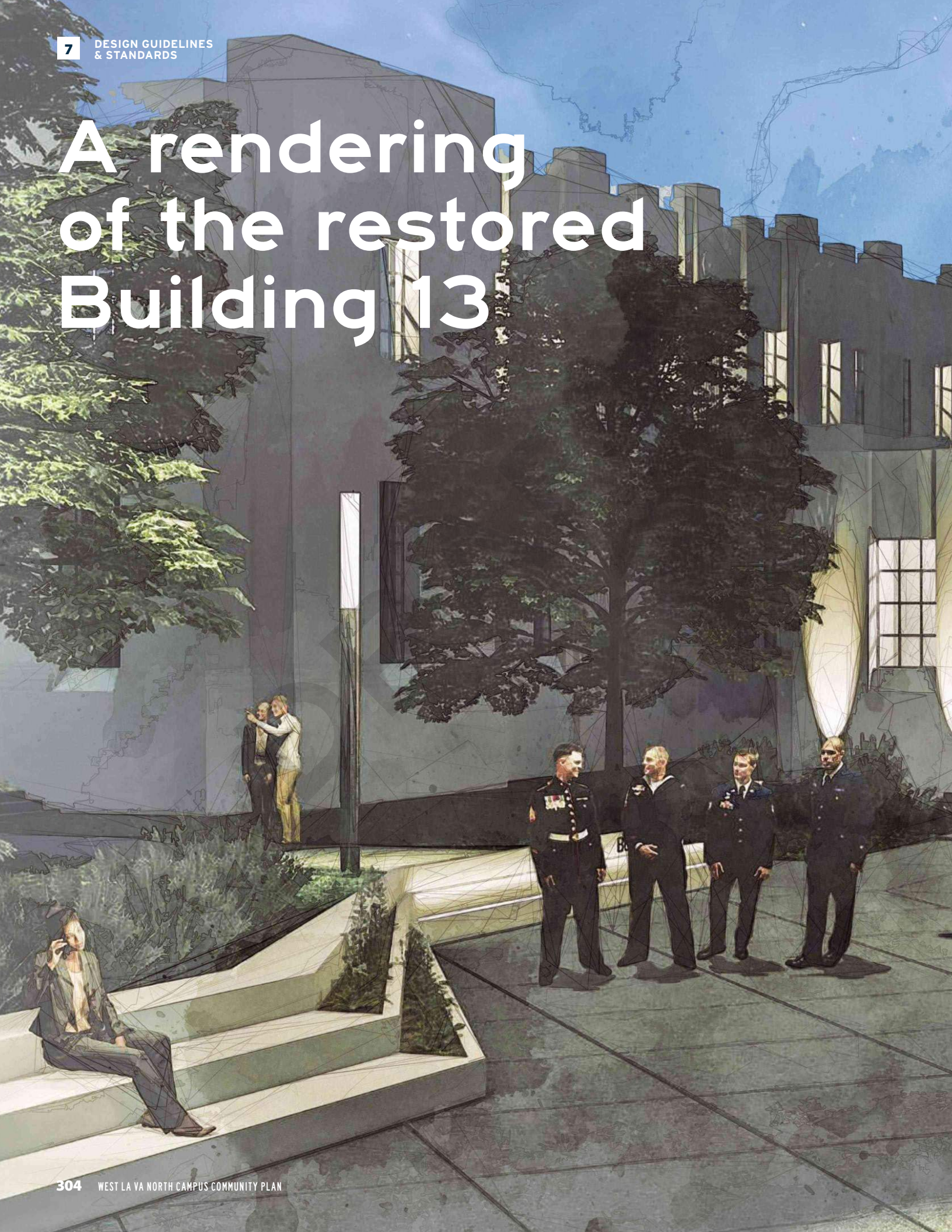
Spacing shall be appropriate to achieve the desired light levels for the type of space being illuminated.

Light pole spacing shall utilize the same spacing module as street trees (intervals of 25') and Historic Walk trees (intervals of 18') and be centered between trees.

Fixtures with full cutoff should be used adjacent to habitat areas or wild lands to limit light trespass into these areas.

Lighting optics should be oriented away from habitat areas. Light trespass onto habitat or wild lands shall not exceed 0.1 foot-candles.

A rendering of the restored Building 13





rendering courtesy of Gensler

Area Description	IES Recommended Maintained Illuminance/Luminance Target IES RP8-18, Lighting Handbook 10th Edition						
	Application and Task	Horizontal (average) (* For Reference Only)		Vertical (average) or Veiling Luminance Ratio		Uniformity Target (Avg:Min)	Color Temp.
Flex Street	Collector Street High Pedestrian Activity	0.8 cd/sqM (~1.5-1.7fc)*	at grade	0.4	Lv max:L avg	3	3000K
Main Street	Collector Street Medium Pedestrian Activity	0.6 cd/sqM (~1.1-1.5fc)*	at grade	0.4	Lv max:L avg	3.5	3000K
Neighborhood Street	Local Street Medium Pedestrian Activity	0.5 cd/sqM (~1.0-1.3fc)*	at grade	0.4	Lv max:L avg	6	3000K
Lane Way	Local Street Low Pedestrian Activity	0.4 cd/sqM (~0.8-1.3fc)*	at grade	0.4	Lv max:L avg	6	3000K
Main Street Intersection	Collector/Local Medium Pedestrian Activity	1.5 fc	at grade			4	3000K
Neighborhood Street Intersection	Local/Local Medium Pedestrian Activity	1.3 fc	at grade			6	3000K
Pedestrian/Bike Promenade	Walkway/Bikeway Medium Pedestrian Activity	0.5 fc	at grade	0.2 fc	5' AFG	4	3000K
Pedestrian/Bike Trail	Walkway/Bikeway Low Pedestrian Activity Medium Density Residential	0.4 fc	at grade	0.1 fc	5' AFG	4	3000K
Pedestrian Only Path	Walkway/Bikeway Low Pedestrian Activity Low Density Residential	0.3 fc	at grade	0.1 fc	5' AFG	6	3000K
Building Courtyards	Retail-Centers, Outdoor Plazas and Town Squares Medium Activity, LZ3	0.4fc	at grade	0.2 fc	5' AFG	5	3000K
Building Courtyards	Retail-Centers, Outdoor Plazas and Town Squares Medium Activity, LZ3	0.4fc	at grade	0.2 fc	5' AFG	5	3000K

LEGEND

	Street Light Pole		Historic Walk Light Pole
	Pedestrian Light Pole		Building Entry Light Pole

PROPOSED
**Light Pole
Types**

EXHIBIT 07-A



LIGHTING STANDARDS

Street Pole Light

Regularly spaced street light fixtures interspersed between street trees will contribute to a consistent street corridor character.

LIGMAN LIGHTING STEAMER STREET + AREA LIGHT

- Style: Steamer Large Round Street Light, ZUSE-90032, Single head EA Style Arm
- Materials: Aluminum
- Size: 25' Tall
- Finish: Powder Coated
- Pole: SPD-RSS-512-25'-5.5" DIA .125", 25' Height, 5.5" Diameter
- Color: Dark Grey



dark (or medium) bronze for arch metals for light fixtures/ FF&E/ etc in lieu of grey/ silver



LIGHTING STANDARDS

Historic
Pole Light

The Historic Walk shall be lit with a distinctive globe fixture that signifies this unique connective spine through the campus. Fixtures shall be placed at paired spacing at regular intervals along the Historic Walk.

**GGM-30-LED-120-4-3-WSPT-
RSA-11-308-7043-BCV**

Style:	S10 Colonade
Materials:	Molded aluminum with rotomoulded frosted acrylic globe
Size:	18" Globe, 10' Tall
Finish:	
Globe	White polycarbonate
Globe Holder	Cast aluminum
Gaurd	Cast aluminum
Pole:	Fabricated from 6063 extruded tubing, heat treated to produce a T6 temper. The anchor base shall be cast from a 356 alloy aluminum, heat treaded to a T6 condition. The base telescopes and pole shaft are circumferentially welded top and bottom.
Finish:	RAL 7043 polyester powder fuse coating



LIGHTING STANDARDS

Pedestrian Post Light

The Bega Pole-Top Luminaire will provide illumination along the campus' pedestrian pathways through public spaces like the Town Green.

EVERGREEN LIGHTING POST MOUNT

Style:	DCOFLBDP-PST-40L-MN -CSD-27"-30K
Materials:	Aluminum with clear acrylic enclosure
Size:	27" H x 8" x 8"
Finish:	Metallic Nickel Powdercoat
Pole:	958HR-FINISH; 10' Height (12' with fixture)



Residential Entry Pole Light

These lights will demarcate and illuminate pedestrian walkways at building entrances.

BEGA LIGHTING POLE-TOP LUMINAIRE

Style:	77 165
Materials:	Aluminum with clear acrylic enclosure
Size:	8' Tall
Finish:	Powdercoat
Pole:	958HR-MOD/6'-SILVER, 6' Height (8' with Fixture), 4" Diameter
Color:	Silver



LIGHTING STANDARDS

Steplight
Fixtures

Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes “a one of a kind”.

FOREVER BRIGHT
SPJ-GDG-LB1

Style:	S3 MARKET LIGHT
Wattage:	6W
Finish:	Matte Bronze (MBR)
Optics:	Flood
Lumens:	300
Color Temp:	2700K
Electrical	8-15V



TOKISTAR LIGHTING INC, EX(BK, WH) 12 LED
G19 CLOBE, 12" LED
EX-BK-12-LEDG19-WW

LIGHTING STANDARDS

Catenary

Tokistar® Exhibitor Series is a wet-location festoon lighting system used in amusement parks, shopping centers, street decorations and promenades. Exhibitor fixtures may also be incorporated into signs or surface mounted to accent rooflines and other architectural features

TOKISTAR LIGHTING INC EXHIBITOR SERIES

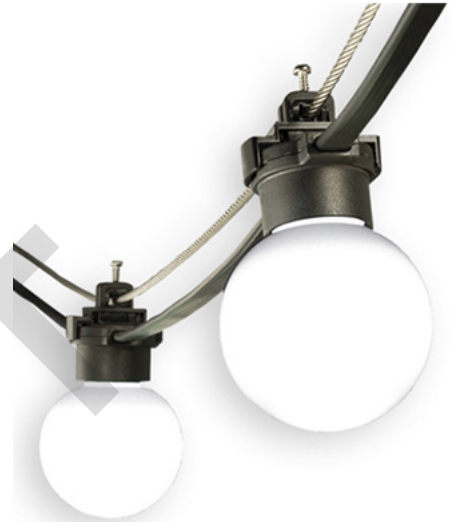
Style: EX-BK-12-LEDG19-WW

Cable Color: Black

Socket Spacing: 12"

Globe Style: G19

LED: 2500K White



LIGHTING STANDARDS

Recessed
Step Riser Light

Circular scoop LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night. Colored lights can be used for wayfinding.

WAC LIGHTING
WL-LED300-AM-BN

Model:	WL-LED-120 VAC
Finish:	BZ BRONZE
Lumens:	74
Color Temp:	Amber-90
Standards	IP66, UL & cUL Listed for wet locations, Title 24 Compliant



LIGHTING STANDARDS

Tree
Uplight

Resting close to the ground, this piece is made of smooth and clean metal. It remains out of sight until nightfall when the integrated and energy-efficient LED spreads a bright, focused glow into the landscape. Able to rotate up to 240°, the light can be adjusted however is best for your yard, guaranteeing maximum curb appeal.

FOCUS INDUSTRIES
RXD-02 DIRECTIONAL LIGHTS

Style:	RXD-02-BLT
Type	Aluminum Bullet
Lamp :	20w MR16 FL(BAB)
Color:	Black texture polyester powder coat



LIGHTING STANDARDS

**Pergola Directional
Uplight**

The housing shape forms a hood, while the durable, clear tempered convex glass shade combines with the versatile mounting, leaving the fixture able to pivot and adjust to meet a variety of lighting needs from a direct spot, to an indirect ambiance.

**FOCUS INDUSTRIES
SL-DIRECTIONAL SURFACE MOUNTS**

- Model: SL-26-BLT
- Lamp: 20w MR11 FL(FTD)
- Mounting: FA-111-SM surface mount J-box
- Material: Aluminum
- Color: Black texture polyester powder coat



LIGHTING STANDARDS

Tree
Uplight

Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes “a one of a kind”.

FOREVER BRIGHT
MINI LANDSCAPE BORDER LIGHTS

Model:	SPJ-GDG-LB1
Finish:	MATTE BRONZE
Wattage:	6W
Optics:	Flood
Lumens:	300
Color Temp:	2700



7.5

Site Furnishings

Establishing a unified visual language for site furnishings enhances the quality of campus outdoor spaces, aesthetically unifies the public areas within the community, and improves wayfinding for site users.

Benches shall be located at a frequency to allow for resting spaces at convenient locations. Trash and recycling containers shall be located at walkway intersections and to be visible for users and convenient for maintenance.

Implementation Standards

All metal site furnishings shall be finished in colors and finishes indicated

Minimize potential for vandalism.

Skateboard stops to be integrated into design.

Benches shall arm rests to assist in sitting and rising and to deter sleeping and skateboarding.

Consider convenience, comfort, and opportunities for social interaction in juxtaposing benches, tables, and chairs.



SITE FURNISHINGS STANDARDS

Historic
Walk Bench

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

LANDSCAPE FORMS
GENERATION 50

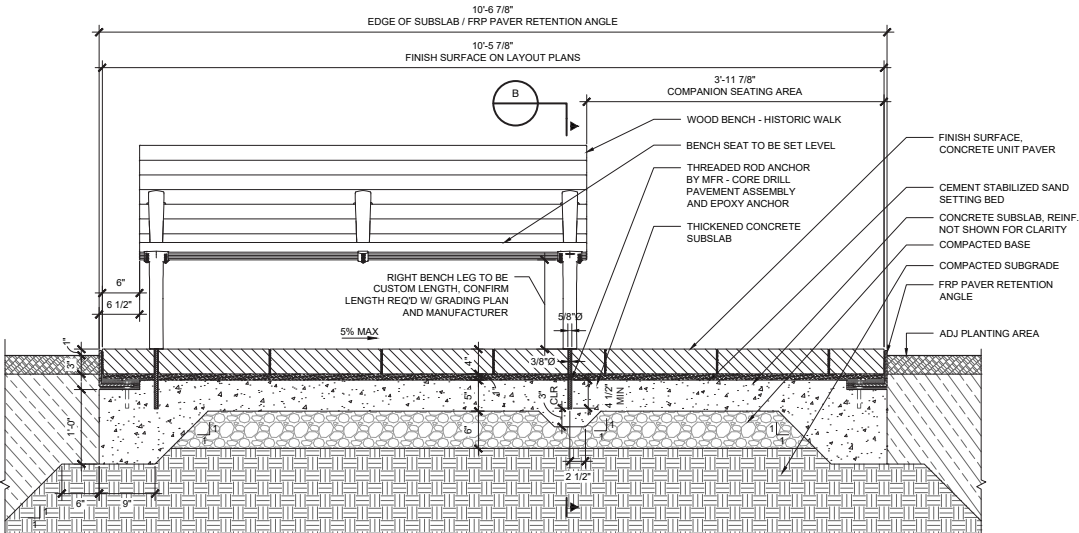
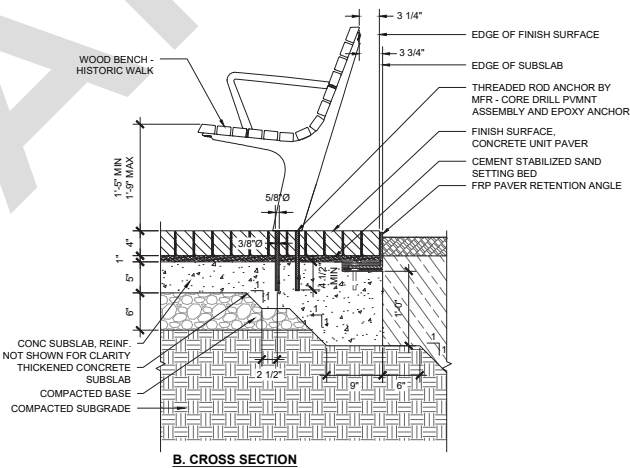
Style: 72" Cantilever, embedded, backed, with 3 angled arms; Straight cut face board

Materials: Wood, domestically sourced, themally modified ash for exterior use.

Mount: Embedded

Finish: Supports: Powdercoat

Color: Supports: Onyx



Public Realm Bench

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

LANDSCAPE FORMS GENERATION 50

Style: 72" Traditional backed,
with 3 angled arms

Materials: Wood, domestically sourced,
thermally modified ash for
exterior use; Aluminum

Mount: Surface or embedded mount,
install benches level

Finish: Powdercoat

Color: Supports: Onyx



LANDSCAPE FORMS HARPO

Style: 69" Aluminum,
Backed with Arms

Materials: Steel supports with anodized
aluminum boards

Mount: Surface or embedded mount;
install benches level

Finish: Supports: Powdercoat
Boards: Anodized aluminum

Color: Supports: Silver



Campus Fencing

Fencing can be a tool to help provide private courtyards with security and establish screening from the public. Fencing shall be either 4' or 6' high and gates are 4'.

LANDSCAPE FORMS LINE FENCE OR FABRICATED EQUAL

Style: 4' or 6' Panels with 1/2" Square Horizontal Rod, 4' Gate with 1/2" Square Horizontal Rod, Embedded Mounting

Materials: Aluminum

Finish: Powdercoat

Color: Onyx



SITE FURNISHINGS STANDARDS

Trash Receptacle

THOMAS STEELE "GENOVA" TRASH, RECYCLING AND COMPOST RECEPTACLE

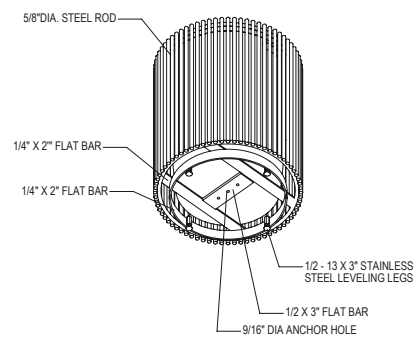
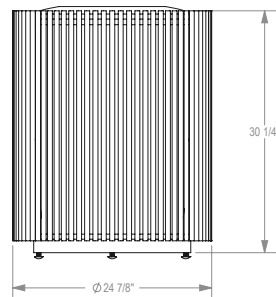
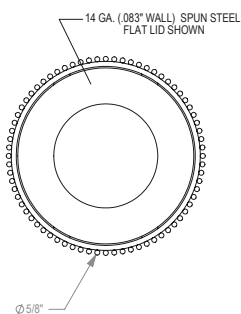
Style: Flat Recycle Lid,
Standard Flat Lid

Materials: Steel

Mount: Surface

Finish: Powdercoat

Color: Gunmetal



□ FLAT RECYCLE LID

TRASH, RECYCLING AND COMPOST RECEPTACLE

SCALE: NTS

Tree Grates

Tree grates shall be used where tree planting is located in large expanses of paving. When soil volume for trees is limited, it is best to plant trees using structural soil cell systems or structural soil to expand root zone areas for the tree. Typically, 1,000 cubic feet of soil for a canopy tree and 600 cubic feet of soil for an understory tree shall be provided.

URBAN ACCESSORIES

JAMISON TREE GRATE

Style:	5' Square, typical. Other sizes as needed
Materials:	Ductile Iron
Finish:	Raw Natural Finish



URBAN ACCESSORIES

FLAT RAINBOW TREE GRATE

Style:	5' Round, typical. Other sizes as needed
Materials:	Ductile Iron
Finish:	Raw Natural Finish



Traffic Bollards

Bollards shall be used where vehicular traffic needs to be segregated from pedestrian zones without a curb, such as at raised speed tables, or where vehicles need to be prevented from accessing wide pedestrian pathways. The 6" bollard with security core shall be used where impact risks require the use of a bollard that can withstand vehicular impact.

FORMS + SURFACES LIGHT COLUMN BOLLARD - FIXED OR REMOVABLE

Style:	Series 500, Non-illuminated, 5" diameter x 45" high, Model # LBLCO-504-N
Materials:	Stainless Steel
Mount:	Standard Surface Mount with J-Bolts, or Surface Mount with Removable Base
Finish:	Satin



FORMS + SURFACES LIGHT COLUMN BOLLARD - SECURITY

Style:	Series 600, Non-illuminated, 6" diameter x 45" high, Model # LBLCO-604-N
Materials:	Stainless Steel
Mount:	Embedded Security Core
Finish:	Satin

SITE FURNISHINGS STANDARDS

Ash
Urns

Ash urns should be located near trash cans, away from building entrances.

LANDSCAPE FORMS
HUMO ASH URN

- Style: "Humo" Weather-Protected Ash Urn
- Materials: Stainless Steel
- Mount: Surface
- Finish: Stainless Steel Brush Finish



Gas Fire Pit

Fire pits can be used in the private residential courtyards where they can be maintained and monitored.

CONCRETE WORKS

GAS FIRE PIT

Style:	Tinder Cylinder
Size:	50" diameter by 15" height
Materials:	Concrete
Color:	Mako Gray



Barbecue Grills

Accessible barbecue grills can be installed in private residential courtyards where they can be maintained and their use can be monitored.

AEI CORPORATION

PGS SERIES GRILL

Style:	MODEL S27T
Materials:	Stainless Steel
Mount:	Multiple Mounting Options Available - Cart, Pedestals, Doors for built-in condition.
Finish:	Stainless Steel Brush Finish



SITE FURNISHINGS STANDARDS

Dog Waste Bag Dispenser Station

Dog waste bag dispensers should be located in park areas and where dog walking frequently occurs.

BB KARE PET WASTE STATION BAG DISPENSER (NOT INCLUDING WASTE RECEPTACLE)

Style: Product #2013

Materials: Steel

Mount: Surface

Finish: Powdercoat



Lounge Chairs

Lounge chairs should be placed throughout the West LA VA North Campus communal park spaces for informal and flexible gathering. Lounge chairs should be used loosely in lawn areas, and if in lawn, they should also be located close to paving where companion seating can be provided. The lounge chairs are intended to be a signature of public open space.

LANDSCAPE FORMS

AMERICANA LOUNGE CHAIR

Materials: Powdercoated Aluminum,
High Density Polyethylene

Color: Apple Red, Sunset Orange,
Charcoal Grey



FORMS + SURFACES

VAYA CHAIR

Style: Chair with Arms

Materials: Aluminum and
Camaru Hardwood

Finish: Powdercoat + Penofin
hardwood formula

Color: Silver



SITE FURNISHINGS STANDARDS

Cafe Tables and Chairs

ADA accessible tables and chairs should be placed in communal plazas or courtyards adjacent to cafes or food service amenities.

LANDSCAPE FORMS

CATENA TABLE

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



LANDSCAPE FORMS

CATENA TABLE

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



Cafe Tables and Chairs

LANDSCAPE FORMS

CHIPMAN CAFE CHAIR

Style: Chair with Arms

Materials: Aluminum

Finish: Powdercoat

Color: Metallic silver, Flambe Orange, White



LANDSCAPE FORMS TUUCI

OCEAN MASTER CLASSIC UMBRELLA

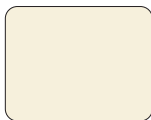
Style: Ocean Master Classic Square, (89" width) Ocean Master Classic Hexagon (125.5" width)

Materials: Aluminum frames and poles, Sunbrella Fabric

Finish: Polished aluminum

Mount: Anchored to the embedded Landscape Forms Catena Table or Freestanding with 150 lb G-Plate double stack combo

Color: Fabric: Natural, other Sunbrella colors available



SITE FURNISHINGS STANDARDS

Picnic Table

Picnic tables can be installed in private residential courtyards and can be adapted by the manufacturer to conform to ADA standards.

HAUSER SITE FURNITURE PICNIC TABLE & BENCHES

Style:	Skyline
Materials:	Aluminum Frame and Ipe Slats
Mount:	Freestanding or bolt-down mount
Finish:	Powdercoat and Ipe All Natural Eco Sealer



Long-Term Bike Storage and Shuttle Shelters

DERO DECKER BIKE STORAGE

Style: SECTION 129313

Materials: Stainless

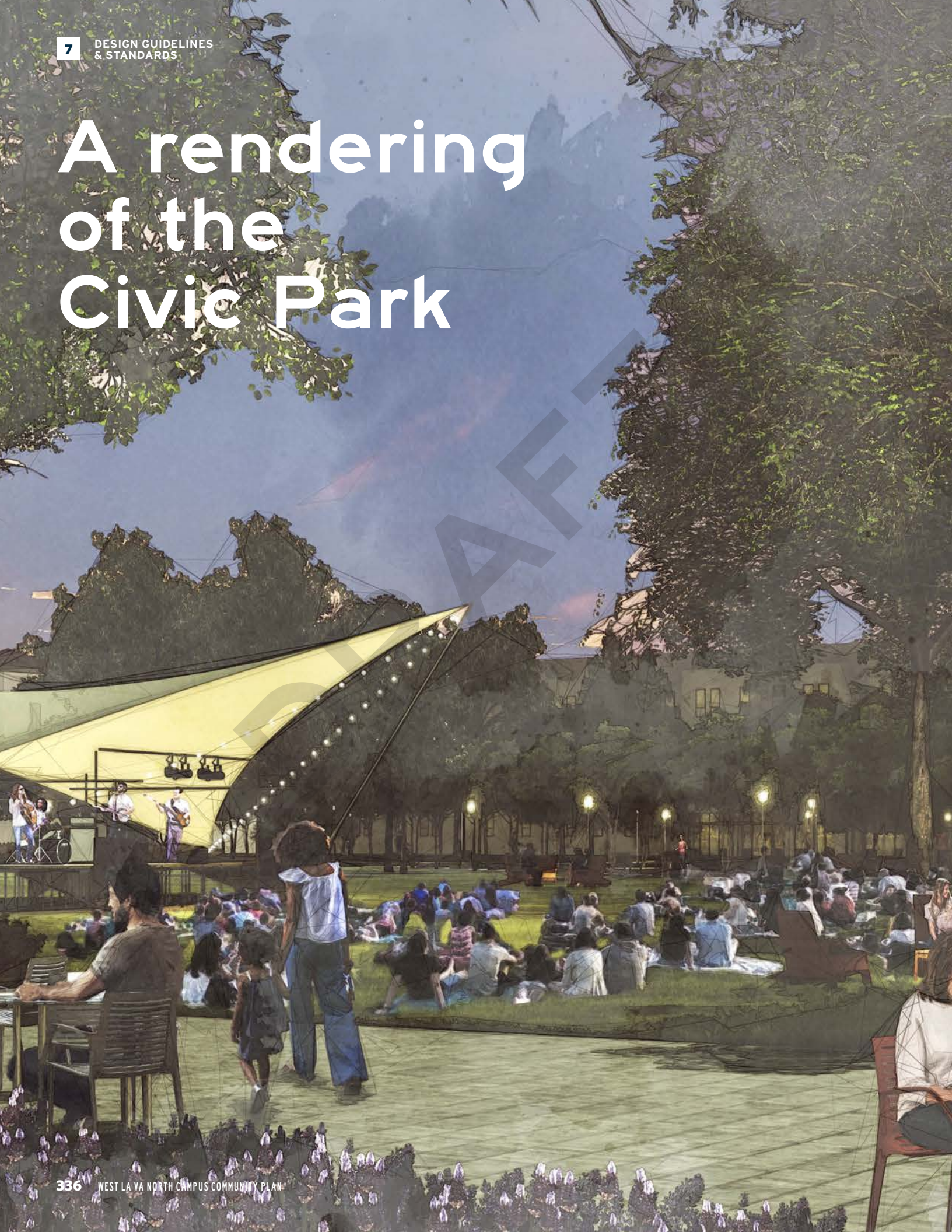
Finish: Powdercoat

Color: Light Gray, Deep Red, White



DRAFT

A rendering of the Civic Park







7.6

Planting Standards

A consistent plant palette is essential to bringing a sense of cohesion to the West LA VA North Campus Community Plan area. Street trees tied to specific streets or pedestrian corridors will aid in wayfinding on the site and help create a cohesive neighborhood to develop a consistent and thoughtful public realm. Trees give character and richness to a site, establish a sense of place and provide much needed shade for sunny Los Angeles.

The existing tree canopy within the Community Plan area shall be preserved when possible, otherwise to be replaced at a two to one ratio within proximity of the original tree. Trees shall be selected based on their climate appropriateness, ability to control solar access and reduce residents' exposure to local pollution.

The landscape design of proposed developments shall appropriately screen tertiary functions, parking areas, utilities and services. This shall be done without negatively impacting visibility for safety and security, including outdoor lighting, circulation paths and building openings. A mix of native and adaptive plants have been chosen with consideration for the following:

Ability to add visual and seasonal interest

Appropriateness to the climate and location

Ability to provide shade and define space

Habitat value

Water use

Resistance to or ability to withstand fusarium dieback and xylela bacteria

Implementation Standards

All planting areas require irrigation.

A tree's mature size shall be considered when planting adjacent to buildings.

A tree's root system shall be considered when planting adjacent to paving.

Street trees shall be planted at minimum intervals of 25' and maximum intervals of 30' (excluding driveways) along at least 75% of the total block length between the roadway and the walkway.

Street trees shall be installed in 48" box size. To ensure street trees added in the future match sizes of trees installed on earlier projects, contract growing is recommended.

Structuring Tree Species Standards

A selection of structuring trees, shrubs, perennials, grasses groundcovers, and succulents have been selected as a base palette of species that will serve as the backbone of the campus planting. These species shall be used across the site in public spaces and street corridors to provide coherence and consistency across projects throughout the campus. 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

VANDERGRIFF/ GRANT/PATTON



Quercus shumardii
Shumard Oak

N. PERSHING



Fraxinus oxycarpa 'Raywood'
Raywood Ash

MACARTHUR/ NIMITZ/ DEWEY/ EISENHOWER



Liquidambar styraciflua
Sweet Gum

PROPOSED
**Street
Trees**
EXHIBIT 07-B



Other Street Trees



Quercus lobata
Valley Oak



Cedrela fissilis
Argentine Cedar



Quercus suber
Cork Oak



Quercus tomentella
Island Oak

Canopy Trees



Cassia fistula
Indian Laburnum



Corymbia papuana
Ghost Gum



Dalbergia sissoo
Indian Rosewood



Tipuana tipu
Tipu Tree



Lyonthamnus ssp.
Ironwood



Pinus brutia eldarica
Afghan Pine

Small & Ornamental Trees



Acacia aneura
Mulga Acacia



Cercis canadensis var. *texensis*
'Oklahoma'
Oklahoma Rebud



Geijera parviflora
Australian Willow



Parkinsonia 'Desert Museum'
(*Cerdidium*)
Desert Museum Palo Verde



Prosopis glandulosa 'Maverick'
Texas honey Mesquite



Prunus ilicifolia ssp 'Lyonia'
Catalina Cherry

Palms



Brahea edulis
Guadalupe Palm



Butia capitata
Pindo Palm

Shrubs



Archostaphylos hookeri 'Wayside'
Wayside Manzanita



Baccharis x 'Centennial'
Coyote Bush



Ballota pseudodictamnus
Grecian Horehound



Berberis pinnata (Mahonia pinnata)
California Holly Grape



Carpenteria californica
Bush Anemone



Ceanothus spp.
California Lilac



Eriogonum fasciculatum 'Theodore Payne'
Theodore Payne Buckwheat



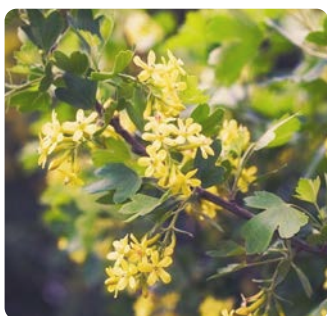
Leucadendron spp.
Cone Bush



Rhamnus californica
'Mound San Bruno'
California Coffeeberry



Rhus integrifolia
Lemonade Berry Shrub



Ribes aureum
Golden Currant



Sambucus melanocarpa
Black Elderberry

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'



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



Salvia clevelandii
Salvia Cleveland



Tweedia caerulea
Heavenly Blue Tweedia



Verbena bonariensis
Verbena Purpletop

Grasses



Aristida purpurea
Purple Three-awn



Carex divulsa
Berkeley Sedge



Festuca Mairei
Atlas Fescue



Leymus condensatus
Giant Wild Rye



Lomandra longifolia 'tankia'
Spiny Headed Mat



Melica californica
Oniongrass



Muhlenbergia rigens
Deer Grass



Sesleria autumnalis
Autumn Moor Grass

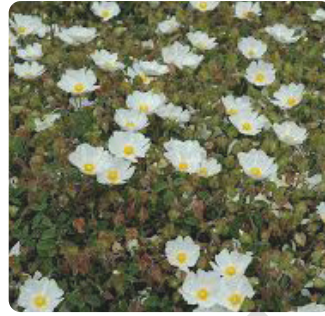
Groundcovers



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



Teucrium cossonii
Majorcan Germander



Thymus praecox
Mother-of-Thyme

Succulents



Aeonium spp.
Tree Houseleek



Agave americana
Century Plant



Senecio serpens
Blue Chalksticks



Comprehensive Plant List

STREET TREES

Cedrela fissilis, Argentine Cedar
Cinnamomum camphora, Camphor
Fraxinus oxycarpa 'Raywood', Raywood Ash
Fraxinus velutina 'Modesto', Modesto Ash
Quercus agrifolia, Coast Live Oak
Quercus buckleyi, Texas Red Oak
Quercus engelmannii, Englemann Oak
Quercus fusiformis, Texas Live Oak
Quercus lobata, Valley Oak
Quercus macrocarpa, Burr Oak
Quercus polymorpha, Mexican White Oak
Quercus rugosa, Netleaf Oak
Quercus shumardii, Shumard Oak
Quercus suber, Cork Oak
Quercus tomentella, Island Oak
Quillaja saponaria, Soapbark Tree

CANOPY TREES

Acacia stenophylla, Shoestring Acacia
Agonis flexuosa, Peppermint Tree
Cassia fistula, Indian Laburnum
Ceiba speciosa, Silk Floss Tree
Corymbia papuana, Ghost Gum
Dalbergia sissoo, Indian Rosewood
Grevillea robusta, Silk Oak
Eucalyptus nicholii, Narrow-leafed Black Peppermint
Koelreutaeria paniculata, Golden Rain Tree
Lyonthamnus ssp., Ironwood
Schnius molle, California Pepper Tree
Tipuana tipu, Tipu Tree
Tristaniopsis laurina, Water Gum

CONIFER TREES

Pinus brutia eldarica, Afghan Pine
Hesperocyparis forbesii, Tecate Cypress
Hesperocyparis goveniana, Gowen Cypress
Hesperocyparis guadalupensis, Guadalupe Island Cypress
Metasequoia glyptostroboides, Dawn Redwood
Taxodium distichum, Bald Cypress

ORNAMENTAL TREES

Acacia aneura, Mulga Acacia
Aesculus californica, California Buckeye
Cercis occidentalis, Western Redbud
Cercis canadensis var. *texensis* 'Oklahoma', Oklahoma Rebut
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

Citrus aurantifolia "Bearss Seedless", Bearss Seedless Lime
Citrus limon "Eureka", Eureka Lemon
Citrus tangerine, Sumo Tangerine
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
Arctostaphylos hookeri 'Wayside', Wayside Manzanita
Artemisia californica, California Sagebrush
Baccharis x 'Centennial', Coyote Bush
Ballota pseudodictamnus, Grecian Horehound
Banksia ericifolia, Heath-leafed Banksia
Berberis pinnata, California Holly Grape
Carpenteria californica, Bush Anemone
Ceanothus spp., Ceanothus
Coleonema album, White Breath of Heaven
Cotinus coggygria, Smoke Tree
Encelia californica, California Brittlebrush
Epilobium spp., California Fuschia
Eriogonum fasciculatum 'Theodore Payne', Theodore Payne Buckwheat
Euphorbia characias, Mediterranean Spurge
Fallugia paradoxa, Apache Plume
Laurus nobilis, Bay Laurel
Lepechinia fragrans, Fragrant Pitcher Sage
Leucadendron spp., Cone Bush
Leucospermum cordifolium, Pincushion
Lonicera interrupta, Chaparral Honeysuckle
Perityle incana, Guadalupe Island Rock Daisy
Pittosporum tobira 'Wheeler's Dwarf', Dwarf Mock Orange
Pittosporum tenuifolium 'Silver Sheen', Silver Sheen Kohuhu
Philadelphus lewisii, Wild Mock Orange
Rhamnus ilicifolia, Hollyleaf Berry
Rhamnus californica 'Mound San Bruno', California Coffeeberry
Rhus integrifolia, Lemonade Berry
Ribes aureum, Golden Currant
Romneya coulteri, Matija Poppy
Sambucus melanocarpa, Elderberry
Westringia fruticosa, Coastal Rosemary

Comprehensive Plant List

PERENNIALS

Asclepias californica, California Milkweed
Asclepias fascicularis, Narrow Leaf Milkweed
Asclepias speciosa, Showy Milkweed
Asclepias eriocarpa, Kotolo Milkweed
Baileya multiradiata, Desert Marigold
Cirsium occidentale, Cobweb Thistle
Dianella caerulea, Blue Flax Lily
Eriogonum grande var. rubescens, S. Miguel
Buckwheat
Gaura lindheimeri, White Guara
Hesperaloe parviflora, False Yucca
Iris douglasiana, Douglas Iris
Kniphofia uvaria hybrid and cvs., Red Hot Poker
Lavandula x intermedia 'Provence', Lavender
'Provence'
Monardella macrantha, Scarlet Mondardella
Nemophila menziesii, Baby Blue Eyes
Phormium tenax spp., New Zealand Flax
Salvia 'Bee's Bliss', Bee's Bliss Sage
Salvia clevelandii, Salvia Cleveland
Salvia spathacea, Hummingbird Sage
Stachys bullata, Hedge Nettle
Tweedia caerulea, Heavenly Blue Tweedia
Verbena bonariensis, Verbena Purpletop

GRASSES

Aristida purpurea, Purple Three-Awn
Carex divulsa, Berkeley Sedge
Chondropetalum tectorum, Small Cape Rush
Festuca Mairei, Atlas Fescue
Leymus condensatus, Giant Wild Rye
Lomandra longifolia 'tankia', Spiny Headed Mat
Melica californica, Oniongrass
Melica imperfecta, Coast Range Melic
Miscanthus sinensis 'Little Kitten, Dwarf Maiden
Miscanthus sinensis 'Morning Light', Japanese
Silver Grass
Muhlenbergia rigens, Deer Grass

GROUNDCOVER

Arctostaphylos 'Emerald Carpet', Carpet
Manzanita
Artemisia californica 'Montara', Montara
Sagebrush
Baccharis pilularis, Dwarf Coyote Bush
Ceanothus spp., Ceanothus
Cistus salvifolius, Sageleaf Rockrose
Dorcnium hirsutum, Hairy Canaryflower
Dymondia margaretae, Silver Carpet
Erigeron glaucus, Seaside Daisy
Erigeron karvinskianus, Santa Barbara Daisy
Iva hayesiana, Poverty Weed
Thymus praecox, Mother-of-Thyme
Teucrium cossonii, Majorcan Germander

VINES

Calystegia macrostegia, Coast Morning Glory
Ficus pumila, Creeping Fig
Hardenbergia violacea, Lilac Vine
Lonicera hispidula, California Honeysuckle
Vitis girdianam, Desert Grape

FERNS

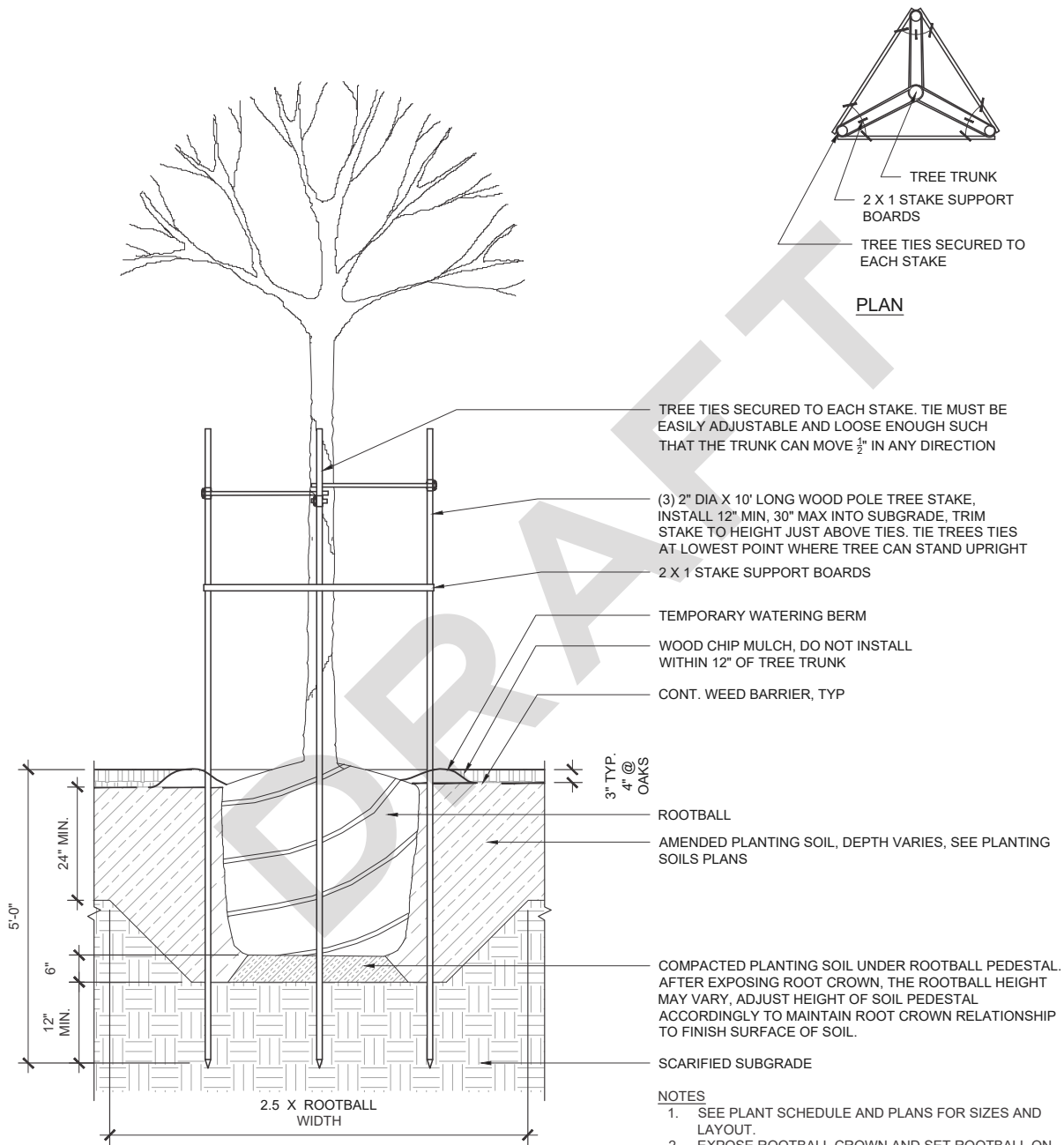
Dryopteris arguta, Coastal Wood Fern
Polypodium californica, California Polypody
Polystichum dudleyi, Dudley's Sword Fern
Polystichum munitum, Sword Fern
Woodwardia fimbriata, Giant Chain Fern

SUCCULENTS

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

The comprehensive plant list is a collection of the structuring trees and planting and additional species that have been evaluated for their appropriateness to the site that can be used to augment the structuring planting.

Planting And Spacing



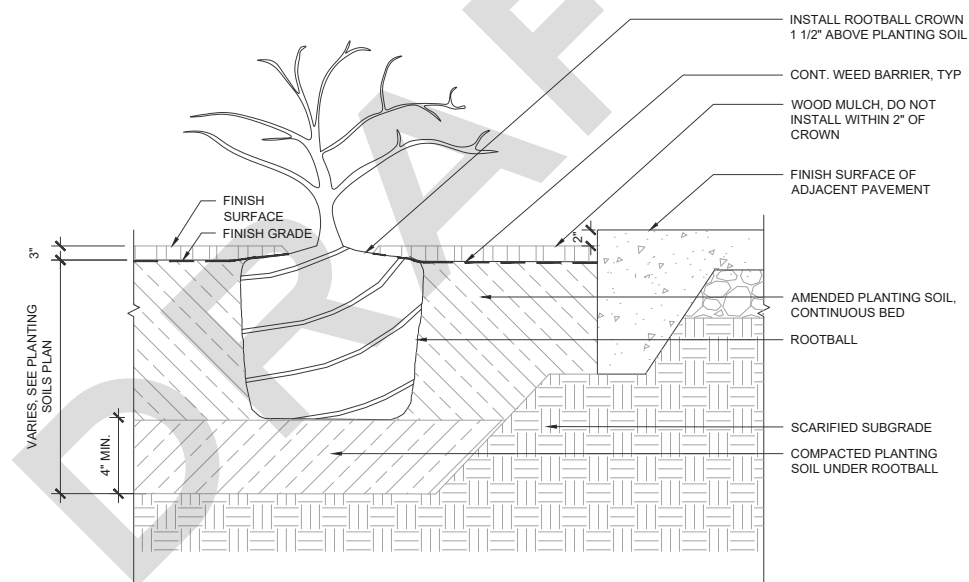
NOTES

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 $\frac{1}{2}$ " ABOVE PLANTING SOIL
3. REMOVE 1" OF SOIL FROM SIDES OF ROOTBALL WITH A SHARP SAW AND VERIFY EXPOSED ROOTS ARE POINTING OUTWARDS FROM TRUNK. PRUNE OFF ANY ROOTS WRAPPING AROUND THE TRUNK. ROOTS WHICH CHANGE DIRECTION SHOULD BE PRUNED BACK TO THE POINT WHERE THEY POINT OUTWARDS FROM THE TRUNK.

TREE PLANTING

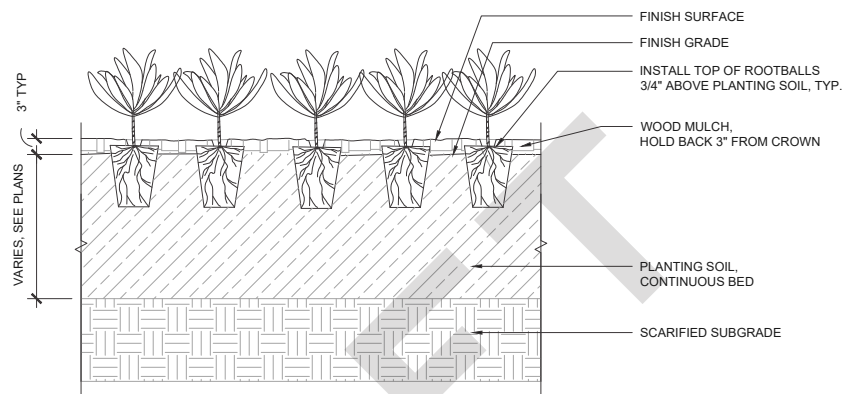
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Planting And Spacing

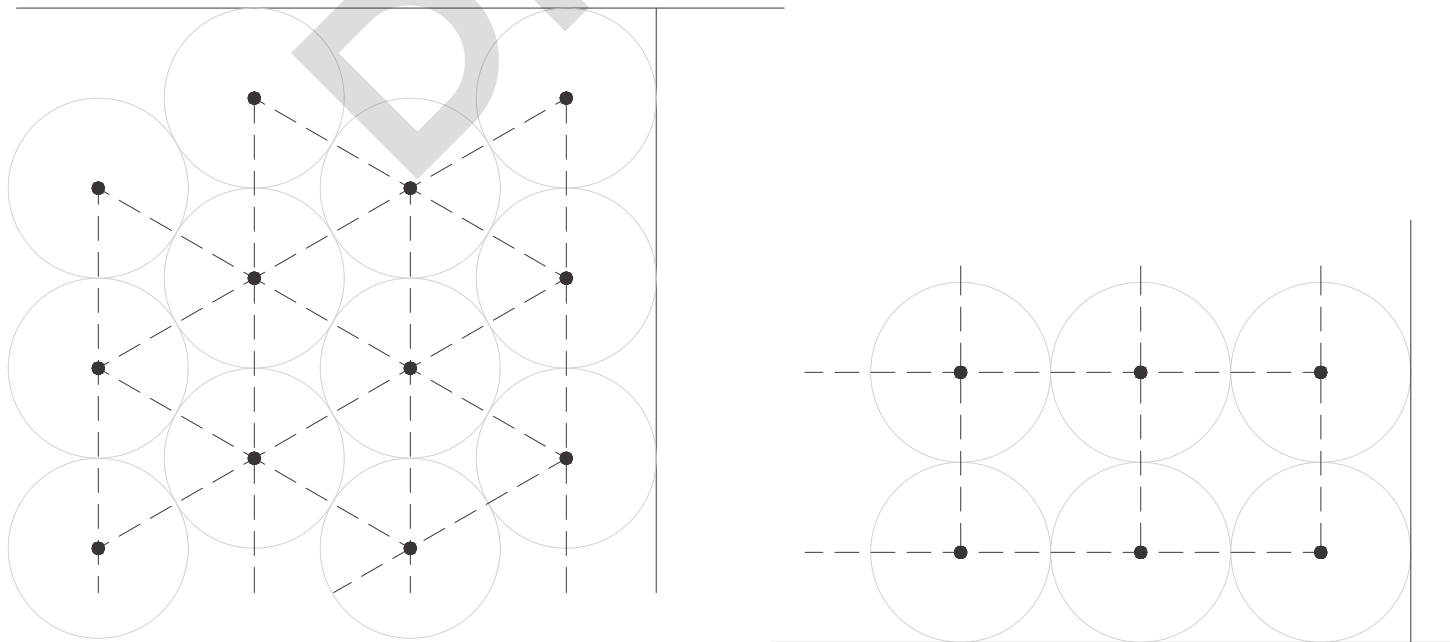


SHRUB PLANTING

SCALE: NTS

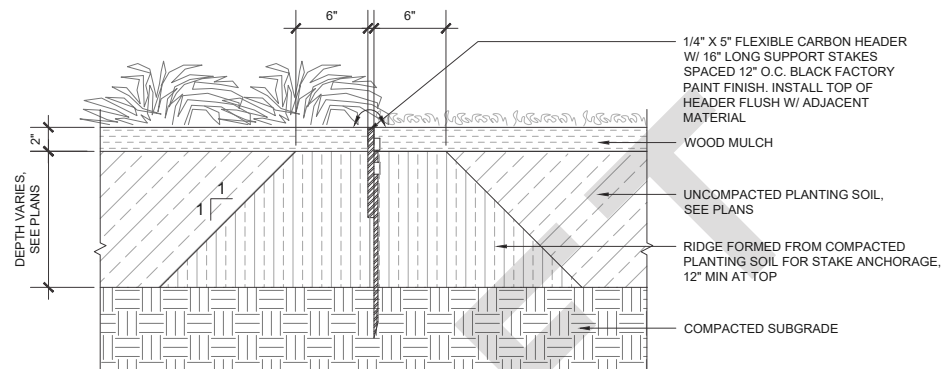


GROUNDCOVER PLANTING
SCALE: NTS



SHRUB AND GROUNDCOVER SPACING
SCALE: NTS

**Steel
Headers**



STEEL HEADER
SCALE: NTS

7.7

Irrigation Standards**Proposed Irrigation System Design Intent incorporates methodologies that comply with the State of California Landscape Water Efficient Ordinance requirements, understood to be the current irrigation system operating standard.**

To streamline maintenance and management practices within the Community Plan area, all right-of-way, community open spaces, and project sites shall adhere to these standards. The standards shall be reviewed and updated on a regular basis throughout implementation of the Community Plan:

Irrigation System Design Intent incorporating Landscape Hydrozone Demands

Landscape Areas are evaluated for 'Hydrozone separation' to direct proposed control valve stationing of respective plant material with similar watering demands. By using this approach to achieve the highest irrigation efficiency (in reasonable terms) to the designed landscape, the control of the water variable contributes to overall optimum plan health and vigor.

Trees are evaluated for 'Hydrozone separation' to direct the control valve stationing in the same manner listed above for shrub material.

Turf areas are irrigated with sun and shade considerations when trees are installed within areas. A weather-driven Irrigation 'smart' Controller provides automatic daily scheduling adjustments. The weather data provided directs the controller to track and follow the seasonal water demands on a daily basis. The various landscape planting designations listed above are assigned on separate scheduling programs for operation with specifically selected days that will vary with each season. Multiple operating start times are incorporated into the program schedule(s) to minimize run off and to maximize infiltration rates of all soil types.

Irrigation System Directives incorporating Operational and Efficiency Demands

Shrub and ground cover landscape areas are irrigated with subterranean dripline emitter tubing. Vines and larger shrub plant material are irrigated with supplemental basin emitters (connected to respective shrub area dripline systems).

Trees are irrigated with low-flow drip basin emitters attached to a length of PVC flex hose installed on-grade below the mulch layer. The tree systems are assigned to dedicated control valves to facilitate monthly deep watering events. The location of the emitters and flex hose can be repositioned (in following years) to follow the tree feeder roots as the tree matures.

Turf areas are irrigated with high-efficiency stream rotor nozzles installed on pop-up bodies incorporating factory installed check valves to prevent low-head drainage after shut down.

The weather-driven Irrigation 'smart' Controller can operate at 'level one' performance with an on-site Solar sensor and rain shut-off device to provide automatic daily scheduling adjustments to meet the season watering demands. This level one controller operating with noncommunication is a self-driven arrangement once the scheduling calibration is 'dialed in' with reasonable accuracy. Upgrading to 'level two' smart controller performance incorporates using two-way communication user interface. Level two 'smart' controllers with two-way communication can provide emergency alerts to phones and PCs and



allow remote operation in addition to documenting historical water use reporting. Level two controllers operate with increased water efficiency management when compared to level one controllers.

A Fertilizer Injection Unit is specified to deliver micro-nutrients and trace minerals in the form of a water soluble micro Humate product on a 2 or 3 event schedule per year. Conventional NPK fertilizer, vector control solutions, or irrigation system cleansing products can also be applied on an as-needed basis. All recommended Injection unit solutions are plant based human safe products. Note: conventional slow-release granular fertilizer cannot be effectively applied (watered in) with subterranean drip systems, hence the need for system injection applications.

Irrigation System Design Equipment and Components

Irrigation Equipment and Materials listed below are the primary system components required to deliver the Design Intent of Sections A and B previously identified. Irrigation Components selection considerations are; rated performance, dependability, availability, and respective cost verse performance. Also noted, when made in USA. These aspects of quality and performance define the standardization of an Irrigation System designed with overall integrity resulting in responsible repair/servicing practices.

7.8

Hardscape Standards

The West LA VA Campus' network of paved open spaces includes roads, parking, walkways, plazas, courtyards and garden areas. Consistent standards for material selection, thickness, joints, and subgrade preparation for elements that connect across the campus will ensure unity and cohesion throughout.

Paving Materials**IMPLEMENTATION GUIDELINES**

Paving variation denotes a sense of place.

Colored or textured paving materials should be used to indicate entry points and transition between spaces.

Scale the design and placement of paving to fit the character of that area. Adjust the scale of pavers and score joints to suit the scale of the space: larger units work well across large expanses, while a finer grain of paving texture creates more intimate spaces.

Select materials that are durable and easily maintained.

Limit the variety of materials and colors.

Limit the use of concrete unit pavers.

Walkway design should allow for horizontal root zone extension to prevent damage to walkways. Incorporate permeable pavements and curb cuts whenever practical to promote stormwater infiltration.

Walkway Widths

Walkway Type	Width
Campus Sidewalk	6'
Connector Path	6'-12'
Historic Walk	12'
Shared Use Path at Bonsall	12'
Dewey Pedestrian Walk	18'
Arnold Pedestrian Street	26'
Arroyo Path and Fire Access Road	26' (delineated into 6' walking path, 8' flexible path, 12' bike path)

HARDSCAPE STANDARDS

Pedestrian Concrete Pavers

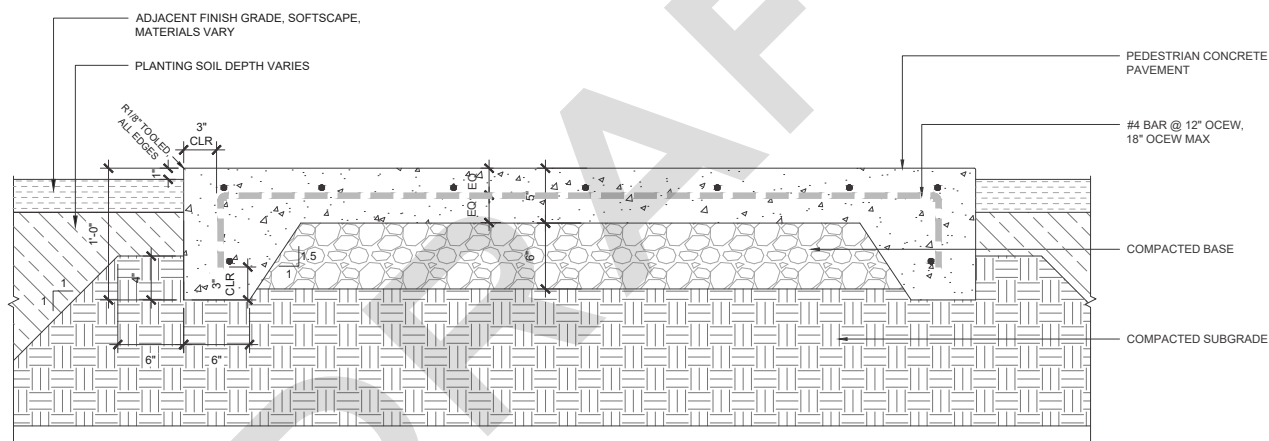
SIDEWALK CONCRETE PAVEMENT

Concrete: ASTM C150, TYPE II gray
Portland cement with surface
retarder finish

Color: No color admixture.

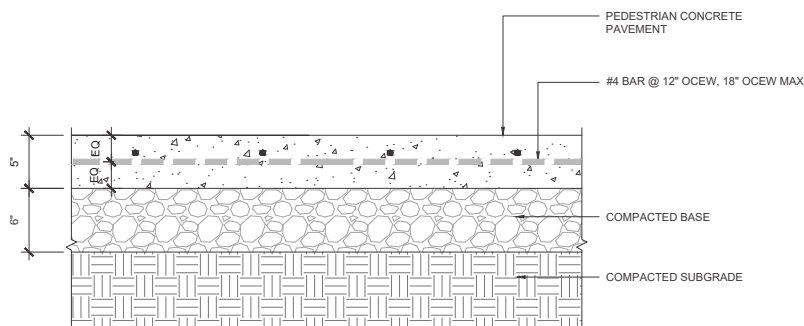
Finish: Grace Top-Cast Surface
Retarder 03 Light Violet

Jointing: Control Joints 3/16" sawcut



SIDEWALK CONCRETE PAVEMENT

SCALE: NTS



NOTES

1. 12-INCH DEEPEND FOOTINGS TO BE
CONSTRUCTED ALONG THE EDGES OF
CONCRETE AREAS AT A WIDTH OF
SECTIONS LARGER THAN 10-FEET WIDE.

OTHER PEDESTRIAN CONCRETE PAVEMENT

SCALE: NTS

HARDSCAPE STANDARDS

Historic Walk

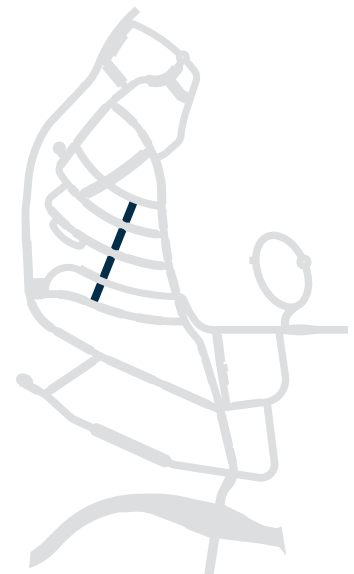
Concrete Unit Pavement

The campus Historic Walk is a central tree-lined pedestrian promenade connecting Building 300 in the North Village, to the Clock Tower in the South Village. At its midpoint, the walk cuts through Building 256, which will be accessible to the users of the campus. The walk slopes from north to south at a grade under 5%, and shall be paved with a single color and style of precast concrete unit pavers throughout. The concrete unit pavers shall continue at street crossings across raised table tops. Bump-outs along the length of the walk accommodate bench seating and ADA accessible companion seating. Pinus pinea trees line both sides of the walk at a typical spacing of 18'.

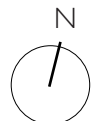
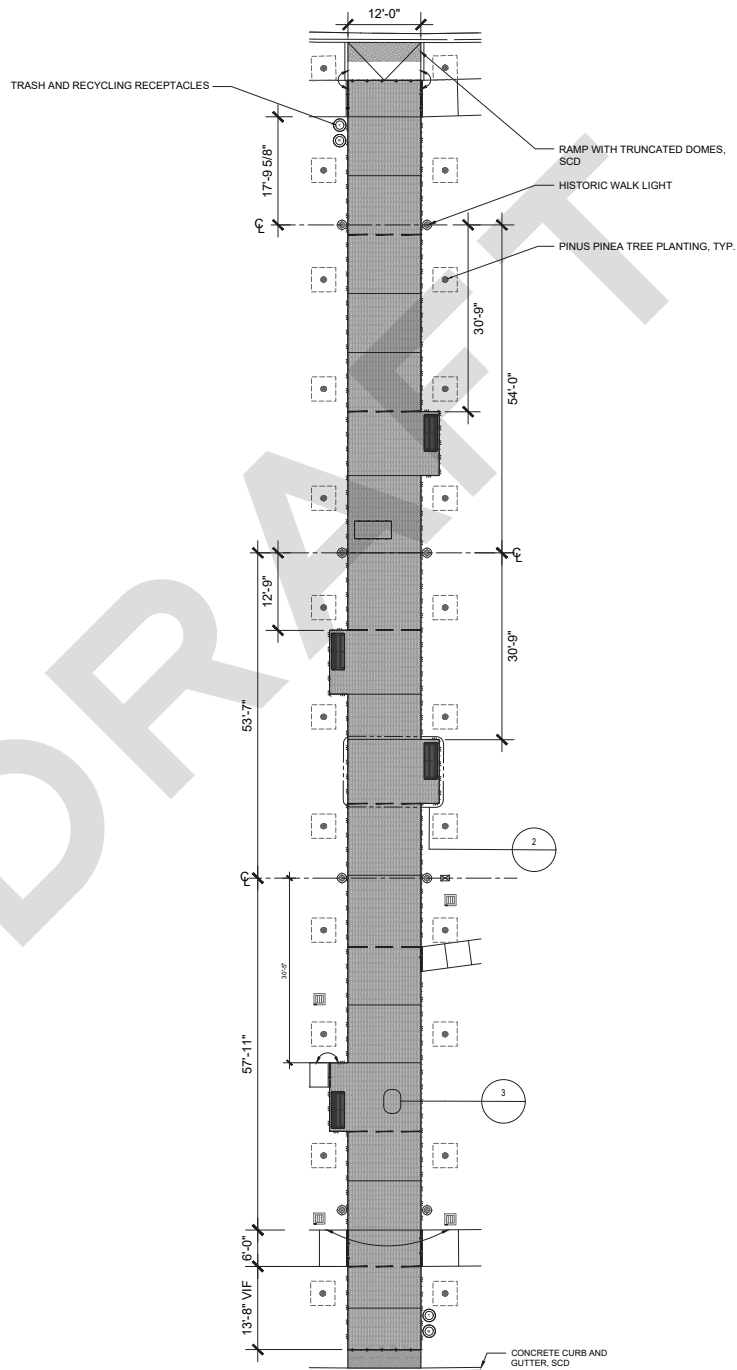


STEPSTONE PRECAST CONCRETE UNIT PAVER

- Style:
- Narrow Modular Paver
 - Portland Cement: ASv™ C150, Type 3 high early strength
 - Aggregate: ASTM C33
- Size:
- 17-7/8" X 2-7/8" X 4"
- Color:
- Custom Color Palomino (Davis #5447)
- Finish:
- Light Sandblast
 - Walking surface of precast concrete paving units shall have minimum coefficient of friction of 0.06, wet and dry

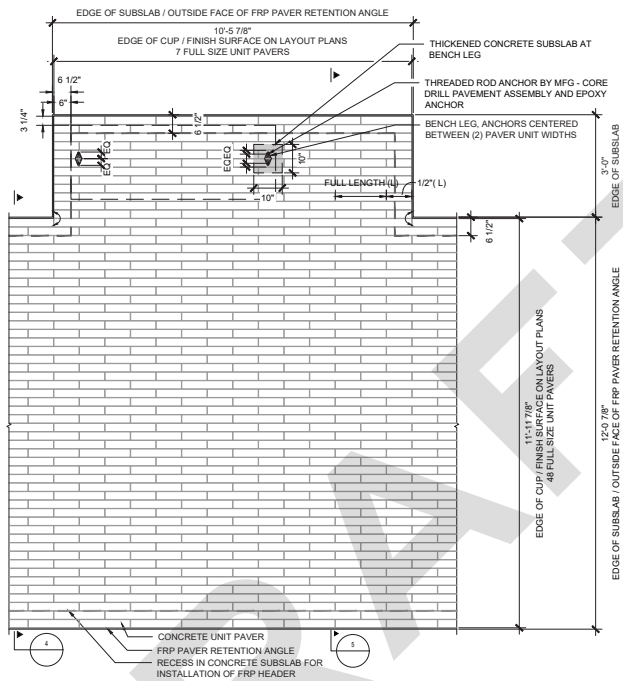


Historic Walk Concrete Unit Pavement



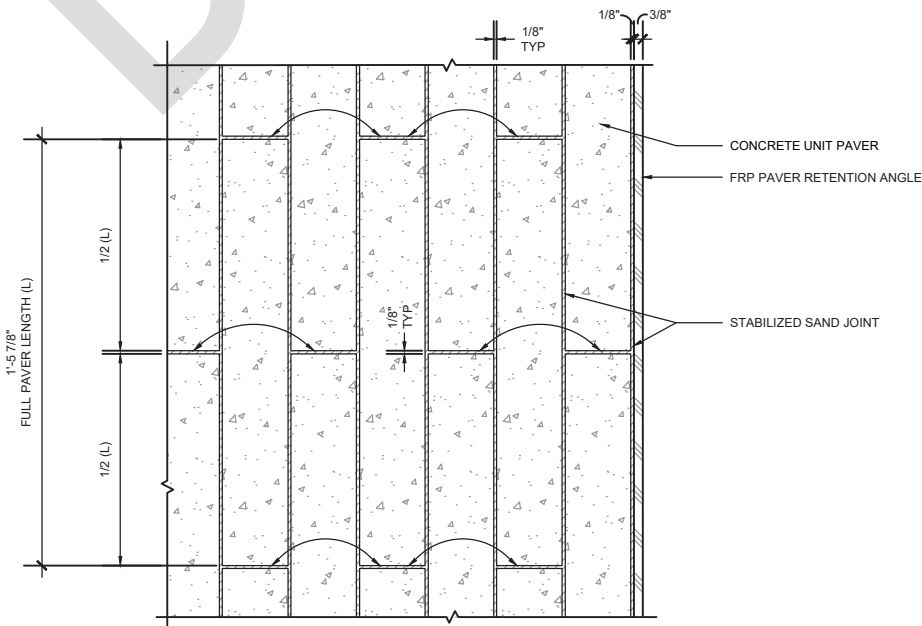
I. HISTORIC WALK TYPICAL PLAN (ARNOLD TO VANDERGRIFT SHOWN)

SCALE: NTS



2. HISTORIC WALK BENCH BUMP OUT ENLARGEMENT

SCALE: NTS

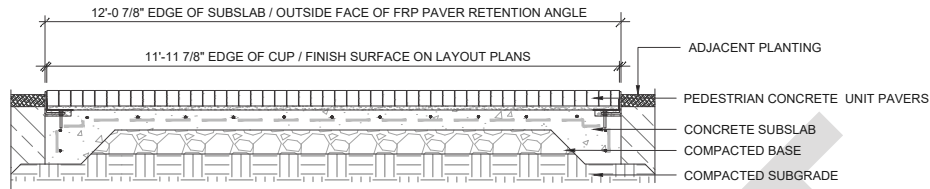


3. HISTORIC WALK CONCRETE UNIT PAVER TYPICAL LAYOUT ENLARGEMENT

SCALE: NTS

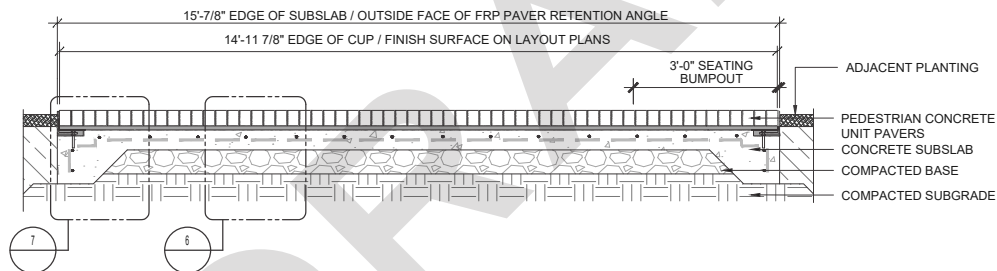
HARDSCAPE STANDARDS

Historic Walk Concrete Unit Pavement



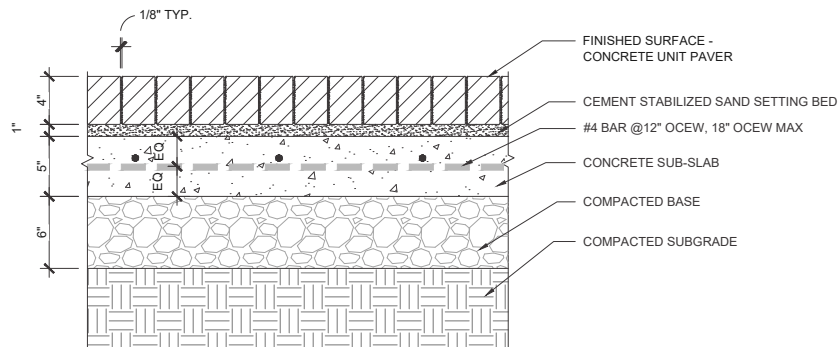
4. TYPICAL HISTORIC WALK SECTION

SCALE: NTS



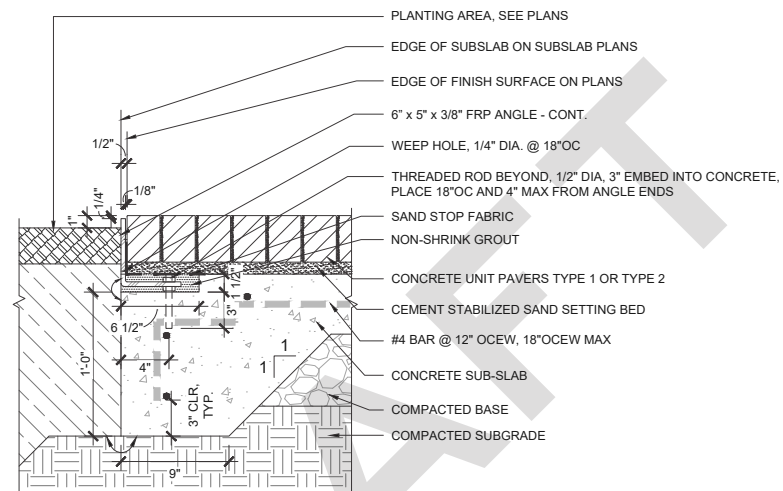
5. HISTORIC WALK SECTION AT BUMP-OUT

SCALE: NTS



6. HISTORIC WALK CONCRETE UNIT PAVER TYPICAL SECTION

SCALE: NTS



7. HISTORIC WALK CONCRETE UNIT PAVER EDGE CONDITION TYPICAL SECTION

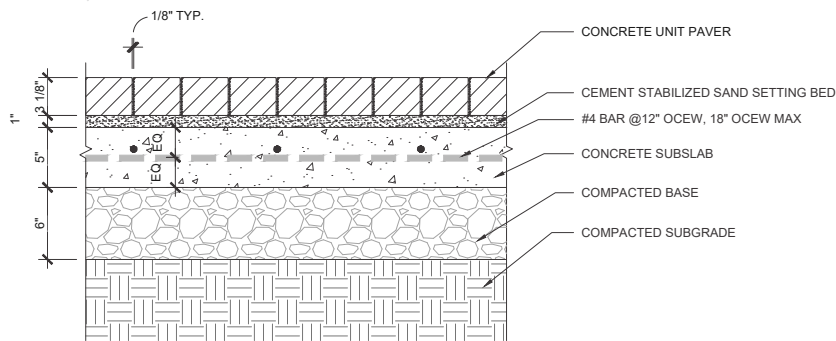
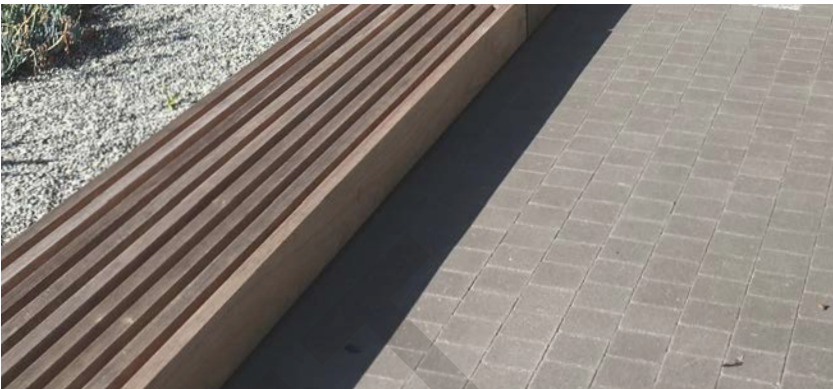
SCALE: NTS

Pedestrian Concrete Pavers

As a pedestrian street, the Arnold Avenue surface shall be distinguished from the surrounding vehicular streets by a unique concrete unit paver. Because Arnold is to be used for emergency vehicle access, the pavers and sub-slab shall be vehicular rated.

ACKERSTONE PRECAST CONCRETE UNIT PAVER

- Style: Holland II, no chamfer
- Size: 3-7/8" x 3-7/8" x 8cm thick
- Installation: Sand Set, Running bond
- Color: Venetian Grey FM Shotblast



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

ARNOLD PEDESTRIAN STREET CONCRETE UNIT PAVER TYPICAL SECTION
SCALE: NTS

7.10

Signage and Wayfinding

The signage and wayfinding design of each new development shall be consistent with the existing improvements and overall Community Plan. Signs should be compatible with or complementary to the building's character, including the architecture and landscape design.

Signs should enhance the overall theme of the site and building. Signage and wayfinding installed on-site and within the right-of-way shall follow the standards for design, size, and placement described in the Chapter 7 – Design Guidelines and Standards.

Developments located along the Historic Walk, Wellness Trail, and at other notable historic, cultural, and environmental elements shall include educational signage developed for the

overall Community Plan area. These installations shall also include wayfinding signage to connect them to the larger educational system. These design standards will be established as part of the Wayfinding and Environmental Graphics Master Plan, ensuring that building signage is uniform throughout the community.



CHAPTER EIGHT

CAMPUS INFRASTRUCTURE



CONTENTS

- 8.1** Introduction
- 8.2** Process
- 8.3** Sustainable Infrastructure
- 8.4** Water
- 8.5** Sewer
- 8.6** Stormwater
- 8.7** Electricity
- 8.8** Natural Gas
- 8.9** Telecommunication
- 8.10** Roadway and Walkway
- 8.11** Vehicle Parking
- 8.12** Building Address

EXHIBITS

- 8-A** Envision Scoring
- 8-B** Water
- 8-C** Sewer
- 8-D** Stormwater
- 8-E** Electricity
- 8-F** Natural Gas
- 8-G** Data Communications
- 8-H** Backbone Mobility
- 8-I** Mailing Addresses



8.1

**Campus Infrastructure
Overview**

The development of a thriving West Los Angeles Veteran Community (the “Community”) consisting of more than 1,200 homes on the North Campus is dependent on a robust infrastructure system consisting of streets, parking, sidewalks, landscaping, and major utility improvements to the storm drain, gas, electric, water, sewer, and telecommunications.

This is validated through several recent U.S. Department of Veteran Affairs’ (VA or Department)-commissioned infrastructure assessments confirming that existing infrastructure cannot accommodate the contemplated Community and must be repaired, replaced, upgraded, and/or redeveloped.

Infrastructure needs on the North Campus of the Greater Los Angeles Healthcare System (GLAHS) are set within the context of major construction projects occurring on the South Campus. Campus-wide infrastructure systems, including wet utilities, dry utilities, and circulation infrastructure, span both the North and South campus and are integrally connected. Strong coordination between the Principal Developer (PD) and the VA team along with utility providers is required to provide for the efficient planning and timely construction of infrastructure improvements on the North Campus. This Infrastructure Plan applies to Campus-Wide utilities (as described in EUL) and infrastructure only.





Building 258



References to Phases in this document pertain to the Principal Developer's draft Community Plan, which identifies parcels for housing development for homeless and at-risk Veterans.

Phase 0 projects are currently in operation or in construction and include Buildings 205, 207, 208, 209, and the dry utility trunkline. Four additional housing development phases will follow. The Principal Developer and VA both recognize that the timing for each project is dependent on the Principal Developer's ability to obtain sufficient financing and VA's ability to make available the requested parcels.

This Infrastructure Plan represents a "best efforts" assessment of infrastructure needs to support the Community on the North Campus, including VA-operated uses that shall remain. While extensive assessment has been completed to date, additional due diligence is required to refine the Plan and transform it into a set of actionable infrastructure

projects. As the landowner, VA reserves the right to self-perform required infrastructure projects and/or contract with qualified parties such as the Principal Developer to construct required improvements.

Commitment and Goal

The Principal Developer and VA commit to collaborating on the complex planning and implementation effort related to infrastructure. Jointly, we shall make good faith efforts to implement this Infrastructure Plan, which identifies planned Campus-wide infrastructure improvements in support of the community and neighborhood planning efforts.

Through coordinated, efficient planning and implementation efforts, the goal is to provide sufficient water (fire suppression, domestic drinking, and irrigation), sanitary sewer, storm water management, electricity, natural gas, and

Roles and Responsibilities

Pursuant to the Principal Developer Request for Qualifications (RFQ), under which the Principal Developer was selected by VA, the Principal Developer has developed this Infrastructure Plan pertaining to Campus-wide infrastructure and has been working collaboratively with VA to understand the condition and location of the existing infrastructure and to plan needs of an affordable and supportive housing community for Veterans. The Principal Developer shall continue to provide input to VA concerning future Campus-wide improvements. However, any actual design or construction work by the Principal Developer pertaining to the Campus-wide infrastructure as of the EUL Effective Date is subject to the receipt of funding (from VA or other sources).

This Infrastructure Plan does not contain the terms of any agreement between VA and Principal Developer about any actual design or construction work. To the extent VA and Principal Developer contract to implement the design or construction work developed in accordance with this Infrastructure Plan, the rights and responsibilities of the parties will be the subject to other contract documents, including but not limited to a Commitment Agreement.



8.2**Process**

Since selection in November 2018, the Principal Developer and VA have worked collaboratively to address potential solutions related to utilities and infrastructure on the North Campus.

These efforts have resulted in the following Principal Developer submissions to the VA:

Document

Preliminary Global Infrastructure Assessment
Refined Infrastructure Assessment
WLAVC Infrastructure Framework
Dry Utility Backbone Concept Plan
Campus Water Concept Paper
Wet Utility Backbone Concept & Assessment
Transportation Backbone Concept

Limitations

Given the extensive infrastructure and utility needs Campus-wide described herein, it is anticipated that some infrastructure improvements may be tied to the development of individual EUL parcels. Certain upfront, “backbone” infrastructure projects such as the Bonsall dry utility trunkline (for electric, natural gas, and telecommunications) are advisable for other utility and infrastructure improvements and will facilitate future connections and development activity. The projects contemplated herein are subject to the availability of project financing/funding, whether public or private, and will require close coordination with VA and other users of the North Campus. As noted above, VA reserves the right to self-perform required infrastructure projects.



8.3

**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.





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

EXHIBIT 08-A

	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

The Community Plan development will also include all State mandated water-saving features, including water-efficient faucets, shower heads, and toilets.

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.

Water Quality and Low Impact Development (LID)

LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. The goal of these LID practices is to remove nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. Through the use of various infiltration strategies, LID is aimed at minimizing impervious surface area. Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used.

The proposed development is committed to meet all applicable stormwater management requirements through compliance with the applicable LID standards. LID standards are used to analyze the stormwater peak mitigated flow rate and volume. Both VA and County of Los Angeles LID standards require that projects select source control and treatment control BMPs from a priority list approved by the RWQCB. The selected BMPs must control peak flow discharge to provide stream channel and over bank flood protection, based on LID flow design criteria. Furthermore, the source and treatment control BMPs will be sufficiently designed and constructed to collectively treat, infiltrate, capture and use, or filter stormwater runoff to meet or exceed the requirements of the VA and the LACDPW Watershed Division.

LEGEND

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

PROPOSED

Water

EXHIBIT 08-B





8.5 Sewer

The existing on-site community sewer system is completely private and consists of 6" to 24" mainlines and sewer manholes located in the private streets with private service laterals serving the existing buildings, located as needed. The existing sewer collection system conveys wastewater from north to south by gravity flow. The West LA VA North Campus wastewater is conveyed through two parallel, adjacent trunk sewers that cross Wilshire Boulevard into the West LA VA South Campus near the easterly boundary. This system joins with West LA VA South Campus collection pipelines toward the southern end of

the Campus, near Dowlen Drive, and ultimately discharges to a manhole located at the intersection of Ohio Avenue and Sawtelle Boulevard, where it discharges to an existing 24-inch City of Los Angeles Sanitation District pipeline. The buildout sewer system will be evaluated and upgraded as needed to serve proposed development in the West LA VA North Campus along with proposed buildings in the West LA VA South Campus and existing uses to remain. Sewer pipelines to be evaluated will be cleaned and CCTV-inspected for condition to determine if the pipeline may be utilized as is or should be lined, point repaired or replaced. The Community Plan development will also include all State mandated water-saving features, including water-efficient faucets, shower heads, and toilets.

KEY TERM

Gravity Flow

Gravity flows are sediment-water mixtures that move as a result of gravity acting on the mixture.

sciencedirect.com

LEGEND

- PROPOSED
Sewer Line**
- EXISTING
Sewer Line**
- EXISTING
Sanitary Sewer
System to Remain**

PROPOSED

Sewer

EXHIBIT 08-C





8.6 Storm Water Management

KEY TERM

Stormwater Runoff

Stormwater runoff is rainfall that flows over the ground surface. It is created when rain falls on roads, driveways, parking lots, rooftops and other paved surfaces that do not allow water to soak into the ground.

cwp.org

The existing on-site drainage system is completely private and consists of underground pipes, catch basins, and storm drain manholes that manage the West LA VA Campus' storm water runoff. The west portion of the West LA VA North Campus drains southwest and is collected by various LA County storm drains on Bringham Avenue at the intersections with Montana Avenue, Gorham Avenue, and Dewey Avenue. Within the west side of the West LA VA North Campus, there is a crescent shaped state leased building that routes runoff associated with that building through their own storm drain system that connects to the public utilities to the west of the West LA VA Hospital Campus. The east side of the West LA VA North Campus drains in the southeast direction before also being collected by LA County storm drains near the southbound 405 off ramp on Wilshire Blvd. In this drainage area, existing storm water runoff comes on-site from the Brentwood Glen Residential Tract northeast of the West LA VA North Campus through an existing 21-inch storm drain

pipe. This pipe collects drainage from the existing residential streets and outlets on-site near Waterford Street. The south portion of the West LA VA North Campus drains to existing West LA VA South Campus (inclusive of the Hospital) storm drains that crosses under Wilshire Avenue to the West LA VA South Campus. The Community Plan proposed improvements will include the construction of new utility laterals for proposed and renovated buildings, investigation and improvements to existing utilities throughout the north and south campuses including street improvements, RCP storm drain mains, laterals and grate inlets and utility improvements as needed. Each forthcoming EUL project shall follow local and federal drainage and mitigation guidelines, using the strategies required under the campus' Municipal Separate Storm Sewer System (MS4). These strategies will be project-by-project specific and will be reviewed by the plan check agency on a project-by-project basis. Strategies include, but are not limited to surface detention, surface infiltration, bioswales, vegetated swales, underground detention, underground infiltration, dry wells, and/or proprietary pre-fabricated treatment devices.



*Patton Avenue
at Building 210*

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/Bioretenion 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.

8.7

Electric Utility Service

The existing electric utility service to the buildings on the West LA VA North Campus is completely private and consists of 4160 volt electrical circuits that originate from medium voltage switchgear in Building 299 and are routed to the West LA VA North Campus buildings in a radial network of underground duct banks and manholes. The Community Plan proposed improvements will include the construction of new Southern California Edison electric utility primary infrastructure to serve the proposed and renovated buildings. In this way, each building will be separately metered by Southern California Edison and removed from the VA's electrical distribution network. The new SCE infrastructure will originate from the existing 16kV circuits located on overhead pole line that intersects Constitution Avenue. just east of Building 297. The initial phase of construction of the SCE infrastructure will be composed of underground duct banks and manholes originating from the utility pole on Constitution Avenue and extend west to Bonsall Avenue, then north on Bonsall to the intersection at Patton Avenue turning north and ending at Building 208.

LEGEND

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

PROPOSED

Electrical

EXHIBIT 08-D





8.8

Natural Gas Service

Natural gas service on the West LA VA North Campus is privately-owned and originates from the customer’s side of the VA’s gas service connection to the So Cal Gas system at the pressure reducing station located near Building 299. Some of the West LA VA North Campus buildings utilize the existing privately-owned underground steam system for heating hot water and building heating. The Community Plan proposed improvements will include the construction of new underground natural gas utility infrastructure for gas service to the proposed and renovated buildings. In this way, each building will be separately metered by So Cal Gas and removed from the VA’s natural gas distribution network. So Cal Gas will be performing the construction of the new gas infrastructure on the West LA VA North Campus.

KEY ORGANIZATION

So Cal Gas

So Cal Gas integrates Renewable Natural Gas (RNG). RNG is a clean energy source from organic waste materials such as landfills, wastewater, agriculture, and food waste. Waste is collected into a digester tank and decomposes into methane. Once cleaned and conditioned, RNG can be added to the gas pipelines to fuel homes, factories, and transportation.

LEGEND

<div></div>	Phase 0
<div></div>	Phase 1
<div></div>	Phase 2
<div></div>	Phase 3
<div></div>	Phase 4

PROPOSED

Gas

EXHIBIT 08-E



Note: Gas lines may not be required based on CBC or lender requirements.



8.9

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

EXHIBIT 08-F



Note: Alternate routes should/may be explored.



8.10 Roadway and Walkway

It is anticipated that portions of the circulation network will be developed independently of the residential development phases. These will align with either regular capital improvement programs and maintenance projects associated with normal VA operations on the West LA VA North Campus, or with mobility projects that secure unique funding through County, State, or Federal transportation departments. Backbone transportation projects will be organized to make complete connections, maximizing impacts and reaching economies of scale.

There are two planned primary transportation projects. Phase A aligns with Phase 1 of the building phases, which is largely focused in the North Village district. Phase B closely aligns with Phases 2 and 3 in the Town Square district. As these transportation projects proceed, the bulk of the associated housing developments' enhanced accessibility, circulation, and parking accommodations will be ready for residents as they are moving in. Additionally, planning for the primary projects will consider construction staging and hauling routes for the respective housing developments.

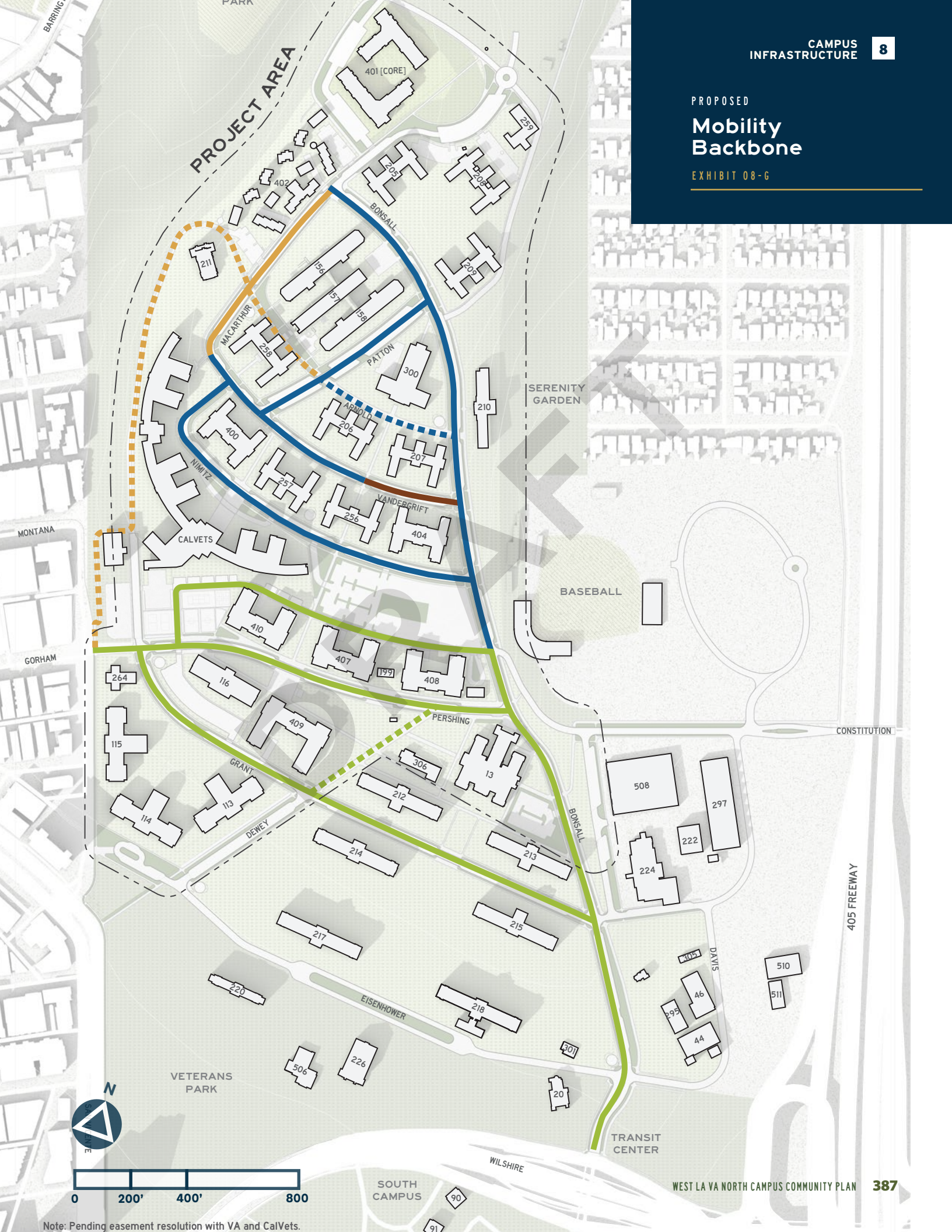
LEGEND

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

PROPOSED

Mobility Backbone

EXHIBIT 08-G



Note: Pending easement resolution with VA and CalVets.

CHAPTER NINE

ADMINISTRATION + IMPLEMENTATION



CONTENTS

- 9.1** General Administration
- 9.2** Process - Enhanced Use Lease
- 9.3** Process - Entitlements
- 9.4** Backbone Organization
- 9.5** Master Association
- 9.6** Partnership Formations
- 9.7** Next Steps

EXHIBITS

- 09-A** Common Areas



9.1

**General
Administration**

This chapter provides the framework for the roles, responsibilities, and process for ensuring that the West LA VA North Campus Community Plan is implemented effectively, as well as reviewed and amended based on the evolving needs and opportunities that arise to serve the Veteran community. The chapter also includes organizational structures that will be established for successfully developing affordable permanent supportive housing; including associated amenities and infrastructure, maintaining the community assets, and establishing a Backbone Organization.

The Veterans Affairs of Greater Los Angeles Healthcare System [VAGLAHS] is the steward of the 388-acre campus, while the Principal Developers are essential partners developing the 80-acre Veteran-serving neighborhood within the North Campus. A variety of organizational frameworks and processes will be established to support the shared administration of the developments within the Master EUL. The Principal Developers and VA Administration are the custodians of the Community Plan, reviewing and approving projects being proposed within the North Campus planning area. Together, the Principal Developers and VA each leverage a diverse array of resources,- including securing funding and financing for the implementation of the plan. The Community Plan is a component of the VA's larger Master Plan 2022 document.





Planning Authority

The Community Plan provides a framework for an effective and redevelopment of the West LA VA North Campus in a manner that meets the intentions of the VA's Master Plan, including the 2016 Framework for a Draft Master Plan and the Master Plan 2022 Update

The Community Plan was prepared in conformance with the Programmatic Agreement, PEIS, and West LA VA Master Plan. As such the Community Plan is the guiding document for all projects within the boundaries of the Master EUL area. This includes allowable land uses, development standards, and design guidelines for development, and strategies for community infrastructure investment for open space, transportation, and utilities.

As the plan has been crafted in collaboration between the Principal Developers, GLA, SHPO, and the County of Los Angeles, it represents the collective vision for the future development of the 80-acre North Campus community. The Community Plan provides a common language for the property owner, project proposers, consultants, and approving agencies within Federal, State, and local governments. As such the approving bodies for development include the following:

Master Association

OAEM

GLA

SHPO

County of Los Angeles

Interpretation and Severability

If uncertainty arises concerning the content or application of the Community Plan the Principal Developers shall be authorized to collectively determine all pertinent facts and interpret the document. Alternatively, the Principal Developers may request the Master Association to make such interpretation and determination. In no instance, however, shall the Principal Developers determine, nor shall these standards and guidelines be interpreted of substantial deviation from the Mission, Vision, and Guiding Principles included within the Community Plan.

If any chapter, subsection, sentence, clause, or phrase of the Community Plan, or future amendments or additions hereto, is for any reason



held to be invalid or unconstitutional by the decision of any court, such decision shall not affect the validity of the remaining portions of the plan.

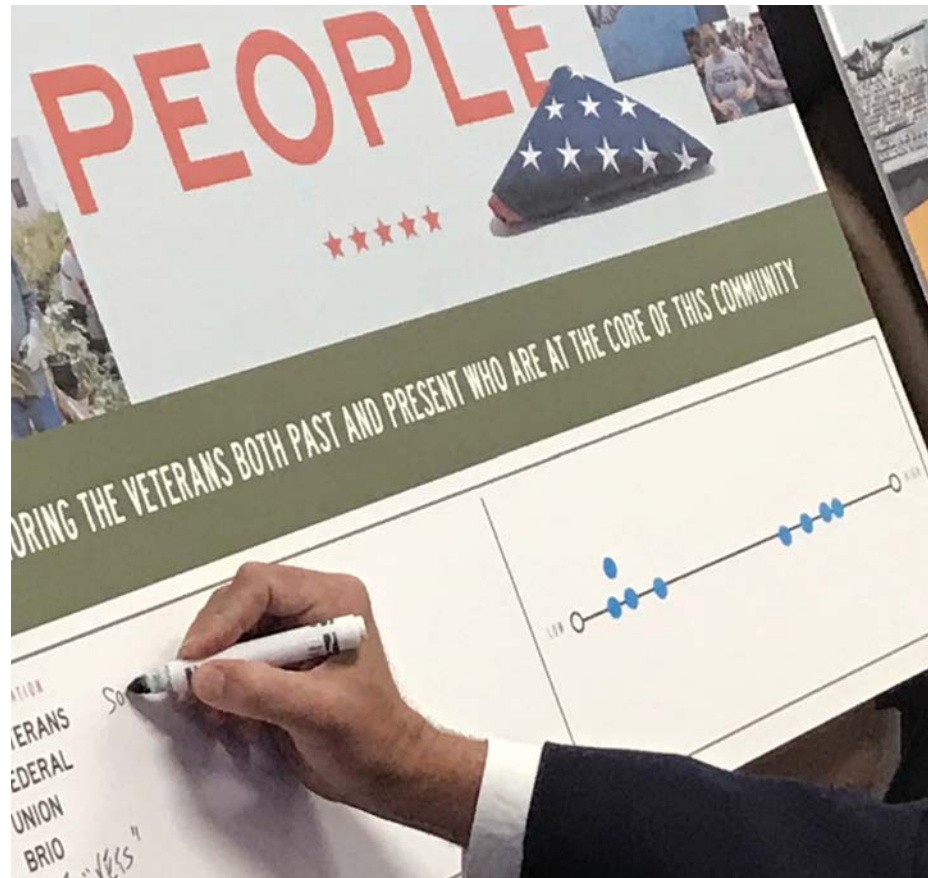
Amendments to the Community Plan

Approval of the West LA VA North Campus Community Plan indicates acceptance by the Principal Developer, VA, SHPO, and County of Los Angeles of a general framework for the creation of affordable housing and community development within the North Campus of the West LA VA. The Community Plan provides a framework consisting of allowable and preferred uses, development standards, and design guidelines and standards. It is anticipated that there will be modifications to the Community Plan related to general updates to the plan or development proposals will be necessary in the future.

Minor modifications to the Community Plan are to be reviewed and approved administratively by the Principal Developers, OAEM and the GLA. Minor Modifications include reallocation of program, alterations to individual EUL boundaries, changes to community programming and amenities, development standards, and design guidelines. Major modifications include increases to the overall program capacity, deviations to the guiding principles, and alterations to the Community Plan boundaries.

Major modifications to the Community Plan shall occur through engagement with the initial reviewing bodies of the VA, SHPO, and any other required public agency.

In all cases, specific plan amendments must be found to be in conformance with the objectives and intent of the Community Plan, to provide a supportive community for at-risk and homeless Veterans. Significant changes to the development program beyond those included within Programmatic Environmental Impact Study could necessitate additional technical review.



The Community Plan provides a common language for the property owner, project proposers, consultants, and approving agencies within Federal, State, and local government.

9.2

Process – Enhanced Use Lease

The Enhanced Use Lease is the site control mechanism between the VA (Lessor) and the Principal Developer housing entity (Lessee). This document identifies the term, specifics of the project, tenant selection process, budget, and more

While the execution of the EUL might only take a week, the process to get to execution is long and extensive and involves Congressional review and Office of Management & Budget review. The Principal Developer and the VA are entering into the Principal Developer EUL (PD/EUL) which is subject to the foregoing approval process. The PD/EUL identifies timetables for parcel release and ultimate sublease execution.

Prepare and submit the following lease exhibits to the Office of Asset & Enterprise Management (OAEM):

Legal Description

Site Plan

Design Plan

Development Plan

- Schedule
- Budget Pro Forma with 75-year cash flow projection
- Services Budget
- Org Chart

Operations & Maintenance Plan

- Tenant Selection Plan
- Memorandum of Lease
- TCAC Rider

Modify EUL template for specific project and compile comments from lender, investor, public agencies, and other key project stakeholders.

Submit compiled comments to the VA Office of Asset & Enterprise Management (OAEM) for initial review.

Continue Steps 3 & 4 until most of the comments have been addressed to the satisfaction of all partners.

This process can take multiple rounds of review and response depending on the significance of the comments and questions needing clarifications. A few weeks should be accommodated in the schedule for each turn of the document.

1

2

3

4

OAEM will submit draft EUL to the VA Office of General Counsel (OGC) for final signoff.

Upon approval by the OGC, OAEM will prepare Notice of Intent to Enter which is submitted to US Congress for approval. The lead time for this review is 45 days. The EUL can only be executed once this is complete.

Concurrently with Step 5 above is the EUL review by the Office of Management & Budget (OMB). This takes 30-45 days and is completed prior to Congressional notice.

EUL Execution

Verify signature requirements with OAEM. They will likely need an extra copy of the wet signature and notarized copy of the documents in order to countersign.

Record the Memorandum of Lease and insert into the EUL.

Obtain authority from the VA to close the construction financing.

5

6

7

8

9

9.3

Process – Entitlements

The Department of Veterans Affairs (VA) has jurisdiction over development within the West LA VA campus proposed housing site located at the West LA VA campus

Project L.P.] has obtained all necessary site development approvals including site plan, land use and density, environmental review, and design review as evidenced in plans dated [January X, 20XX]. The project conforms to and is consistent with 1) the Framework for a Draft Master Plan, 2) the West LA VA Community Plan, and 3) the West LA Programmatic EIS. The project is ready to begin construction, subject to plan check and issuance of a Building Permit by a licensed, independent body verifying compliance with all State and local laws, codes, ordinances, and permitting requirements, and certifying that the project may be constructed as designed. As agreed upon by the VA and PD Team the County of Los Angeles by which the county will act as the plan check, environmental review, and permitting body. That relationship may be revisited from periodically as the build out of the community progresses.

Schematic Design and Design Development

- ① *Assumed Start Date*
- ② *Civil Base Plan completed by VA*
- ③ *Schematic Design*
- ④ *1st submittal (35% SD set) to VA for SHPO (exterior + landscape)*
- ⑤ *VA Staff Review & Comments*
- ⑥ *VA makes first submission to SHPO including PRT*
- ⑦ *VA and SHPO have no further comments on 35% Design Review*
- ⑧ *DD and incorporate any feedback from VA and SHPO*
- ⑨ *2nd submittal to VA for SHPO (exterior + landscape)*

Recommended to submit at 50% DD set in case there are extensive revisions/changes from SHPO.

- ⑩ *VA Staff Review & Comments*
- ⑪ *VA makes 2nd submission to SHPO*
- ⑫ *Final sign off from SHPO*

Building Permit Process

- ① *Design Development*
- ② *CD Phase to 70% set*
- ③ *Submittal of 50-85% set to the County of Los Angeles*
- ④ *County review period; comment letter to developer*
- ⑤ *Plan Check Revisions by Design Team*
- ⑥ *Submittal to County (95% set)*
- ⑦ *County (and SHPO) review period: comment letter to developer*
- ⑧ *Plan Check Revision by Design Team*
- ⑨ *Submittal to County*
- ⑩ *County review period*
- ⑪ *Final County Approval: issue Permit Ready Letter*

SHPO Discretionary Approval Process

- ①
Submit Conceptual Site Plan, Boundary Plan, and Project Description
- ②
VA Review Process
- ③
VA issues Discretionary Approval Letter
(see draft)



9.4

Backbone Organization

As part of implementing the Community Plan, the West LA Veterans Collective, LLC has established a 501(c)3 backbone organization (“Backbone”) called The Veterans Collective to facilitate the creation and ongoing maintenance of a vibrant, cohesive, and integrated community of Veterans on the West LA VA North Campus.

Borne out of the collective impact philosophy of community development, the Backbone is also anticipated to serve as the Association for West LA VA North Campus development, responsible for administering the costs of common area maintenance (“CAM”) and amenities. Additionally, the Backbone would be tasked with the following activities (among others):

Ensuring good community order and community cohesiveness through shared Property Management, and Safety and Security Standards

Convening stakeholders (including the VA, residents and services providers) regularly for discussions about policy and development activities, property management, and support services

Identifying community needs through periodic surveys and outreach, and leveraging and mobilizing resources to address these needs

Maintaining cohesion of the community through organizing activities, ensuring communication, publishing a community newsletter, and cultivating community engagements amongst residents and other stakeholders

Supporting and promoting resident leadership

Serving as a volunteer clearinghouse for the community

Establishing shared measures and publishing an annual social impact report

Serving as a fundraising magnet, both service dollars and capital dollars

The West LA Veterans Collective has committed to initially establishing, domiciling, funding, and supporting the Backbone. Representatives of Century Housing, Thomas Safran & Associates and US VETS (“Founders”) will serve as directors on the Backbone’s Board of Directors. This composition is likely to change over time as the Backbone matures with the development of the West LA VA North Campus. On an ongoing basis, the Founders acknowledge the need for a recurring revenue source to support the staffing of the Backbone. One revenue mechanism to achieve this purpose is to incorporate a reasonable backbone fee in the CAM account that will be assessed to each housing partnership. Another revenue mechanism is to access commercial leasing revenues generated by the VA at the West LA VA campus; this is now possible under the West LA VA Campus Improvements Act, signed into law by President Biden in 2021. . It is expected that the Backbone will be able to access contract, grant, and other fundraising to support its efforts. The “Backbone Model” is at the heart of the 25 years of success at Century Villages at Cabrillo.

9.5

Master Association Functions

To ensure high quality asset management and operations for West LA VA North Campus together with long term community and VA involvement, the Backbone organization referenced above will also serve in a Master Association (the “Association”) capacity to operate and maintain infrastructure, right-of-way, public areas, open spaces, and Town Center spaces within the West LA VA North Campus. At all times the VA and Association shall cooperate in good faith in the overall maintenance of the West LA VA North Campus.

Master Association Scope

In similar structure to a Homeowner’s Association (“HOA”) that is used in fee-simple development, the Backbone organization will manage the common-areas, operations, and services of the master planned community, collectively referred to as the Common Area. The Association will:

Manage fiscal performance and accounting of association maintained and leased property (e.g., public areas, parks and Town Center)

Develop a Capital Reserve Fund for future capital projects and improvements

Maintain insurance for public areas, parks, and community center

Maintain the public areas, park(s) and community center (irrigation, utilities, plantings, etc.)

Ensure design control and continuity of design and sustainability guidelines (“Master CC&Rs”)

Provide security for the Common Areas and community center

Coordinate community events and activities

Uphold the Declaration of Covenants, Conditions, and Restrictions recorded against each leasehold interest established under the EUL program

Administer and as necessary interpret the contents of the Community Plan.

Association Membership

Pursuant to the Declaration of Covenants, Conditions and Restrictions that will be recorded against each EUL asset, there shall be one membership in the Master Association for each EUL parcel, which membership shall be appurtenant to the Parcel, and shall not be assigned, transferred, pledged, hypothecated, conveyed or alienated in any way except on a transfer of title to each such Parcel, or interest therein pursuant to an EUL, and then only to the transferee.

Staffing

The Backbone organization will employ a full-time staff to carry out the day-to-day functions of both its backbone and master association roles.

At all times the VA and Association shall cooperate in good faith in the overall maintenance of the West LA VA North Campus.

Revenues

Pursuant to the Declaration of Covenants, Conditions and Restrictions that will be recorded against each EUL asset, dues in the form of common area maintenance (CAM) fees will be assessed to support the ongoing asset and property management of community. We currently estimate that the initial fee shall be \$750 per unit per year paid from the rental income of each operating property. Dues may not increase by more than 2% annually. The CAM budget shall expand over time with the development of additional phases and areas.

Association Expenses

The Master Association shall incur the following expenses for the operation of the Common Area, including public areas, parks, and the Town Center among others.

On-Site Expenses – – *This includes on-site staff costs to manage the Association, maintain its managed property and provide resident services. The WLAVC will give priority to Veterans within the Association.*

Administration – *This includes expenses related to the annual audit, taxes and licenses, insurance, legal services, office supplies and management fees.*

Community Services - *This includes security/ambassador patrol services for the parks and streetscape areas.*

Parks and Community Building - - *This includes expenses related to the parks in the community. Specifically, for utilities, cleaning, maintenance, and repair. This also includes expenses for Association owned property like the Town Center or other for utilities, refuse disposal, landscape maintenance, fitness equipment maintenance, and other facility maintenance.*

Landscape Maintenance - *Contract landscape services related to the parks and streetscape areas, landscape replacement, tree trimming, annual color*

Utilities - *Electricity and water expenses related to the Common Area, parks, Town Green, and streetscapes.*

Reserve Funding - *For capital reserves that include future replacement of capital items within master-association managed property, parks, and streetscape areas.*

Backbone Organization Funding – *For expenses related to the operation of the nonprofit backbone organization that is charged with developing and sustaining a holistic, vibrant community of Veterans on the North Campus. Please see sample operating budget.*





Common Areas

The Association shall be responsible for the maintenance and operation of the Common Areas as articulated in the PD/EUL and the Declaration of Covenants, Conditions, and Restrictions. Generally, the Common Areas shall be defined as those areas that immediately adjoin parcels leased under the EUL program, including parkways, sidewalks, parks, and other public areas. The VA shall at all times remain solely responsible for those areas outside of the Common Areas. EUL holders shall at all times remain solely responsible for those areas within their parcels as defined by the individual EUL's. The boundary of the Common Areas shall expand over time with the development of additional phases and areas. Proposed Common Area Phasing maps are included here:

As noted above, all areas not covered by the Common Area maps shall remain the sole responsibility of the VA.

LEGEND

- Right of Way
- Community Space

PROPOSED

Common Areas

EXHIBIT 09-A



9.6**Partnership Formation**

Each housing development will be owned and operated by a limited partnership that will enter an enhanced use lease (or enhanced use sublease) for the property being developed.

For each partnership, one of the three members of the Principal Developer entity will serve as the lead developer and general partner. In addition, within each partnership the Principal Developer entity (West LA Veterans Collective, LLC) shall serve as a minority general partner or member. In this manner, the Principal Developer will be a party to each limited partnership for the purposes of continuity and consistency. To the extent a limited liability company organizational form is utilized, the Principal Developer shall serve as a minority member of each limited liability company.

9.7**Next Steps**

The Community Plan is a living document and will be updated as portions of the plan are executed. The Principal Developer presently contemplates certain additional future elements that would benefit the community, including the following:

Wayfinding & Environmental Graphics Plan

As part of developing a cohesive neighborhood that is easy to navigate for residents, workers, and visitors alike it will be essential to provide clear and concise wayfinding. Established a shared plan for signage and environmental graphics will provide guidance for developers, designers, and the VA administration when creating new signage as part of new housing developments, as well as replacing existing signage.

The Wayfinding and Environmental Graphics Plan will build upon the neighborhood branding effort,



defining common design standards for a variety of signs for building interiors, site, and right-of-way, including but not limited to monument signs, historic markers, street signs, building identifiers, and education placards. They will also include guidelines for their sizes, locations, and orientations so there are consistent patterns for viewers to see or feel their way through the neighborhood.

Urban Forestry Management Plan

The tree survey conducted as part of the West Los Angeles Medical Center Master Plan Environmental Impact Study catalogued dozens of trees that would be protected through the

City of Los Angeles Ordinance (the campus is located in unincorporated Los Angeles County). It also identified a number of invasive and non-native tree species that proliferate across the campus that should be managed for safety and habitat restoration.

The protection and management of the existing urban forest along with the introduction of new trees would benefit from an urban forestry management plan developed in collaboration with an accredited arborist.

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CHAPTER 10

APPENDIX



CONTENTS

10.1 Phase Plan





Building #	E/N	Developer	Phase	Construction Start Year	Construction Finish Year	Studio
205	E	SHANGRI LA	PHASE 0	2020	2022	32
207	E	TSA	PHASE 0	2020	2022	53
208	E	SHANGRI LA	PHASE 0	2020	2022	26
209	E	SHANGRI LA	PHASE 0	2022	2024	55
156	E	CENTURY	PHASE 1	2022	2024	64
157	E	CENTURY	PHASE 1	2022	2024	32
401A	N (CORE)	CORE	PHASE 1	2022	2024	23
402	N	TSA	PHASE 1	2022	2024	107
404	N	CENTURY	PHASE 1	2022	2024	67
300	N/D	USVETS	PHASE 1	2023	2025	0
401B	N (CORE)	CORE	PHASE 1	2024	2026	23
210	E	USVETS	PHASE 2	2023	2025	0
158	E	CENTURY	PHASE 2	2024	2026	0
258	E	CENTURY	PHASE 2	2024	2026	0
400	N	TSA	PHASE 2	2024	2026	59
256	E/D	USVETS	PHASE 2	2025	2027	2
409	N	TSA	PHASE 2	2025	2027	0
13	E	USVETS	PHASE 2	2026	2028	2
408	N	CENTURY	PHASE 2	2027	2029	0
407	N	TSA	PHASE 2	2028	2030	0
410	N	CENTURY	PHASE 2	2029	2031	0
413	N	TSA	PHASE 3	2031	2033	0
413 A	N	TSA	PHASE 3	2031	2033	12
415	N	CENTURY	PHASE 3	2032	2034	0
415 A	N	CENTURY	PHASE 3	2032	2034	12
414	N	USVETS	PHASE 3	2034	2036	0
414 A	N	USVETS	PHASE 3	2034	2036	16
206	E	TSA	PHASE 4	2034	2036	16
257	E	USVETS	PHASE 4	2034	2036	14
TOTAL						

1 Bedroom	2 Bedroom	3 Bedroom	Apartment Homes	Veterans	Status	Housing Type
36	0	0	68	68	COMPLETED	ADAPTIVE REUSE
6	1	0	60	61	COMPLETED	ADAPTIVE REUSE
28	0	0	54	54	COMPLETED	ADAPTIVE REUSE
0	0	0	55	55	COMPLETED	ADAPTIVE REUSE
8	1	0	73	74	CLOSING	ADAPTIVE REUSE
6	1	0	39	40	PREDEVELOPMENT	ADAPTIVE REUSE
45	7	0	75	82	UNDER CONSTRUCTION	NEW CONSTRUCTION
0	13	0	120	133	UNDER CONSTRUCTION	NEW CONSTRUCTION
5	1	0	73	74	UNDER CONSTRUCTION	NEW CONSTRUCTION
40	4	0	44	48	PREDEVELOPMENT	ADAPTIVE REUSE
45	7	0	75	82	PREDEVELOPMENT	NEW CONSTRUCTION
41	0	0	41	41	PREDEVELOPMENT	ADAPTIVE REUSE
50	0	0	50	50	PREDEVELOPMENT	ADAPTIVE REUSE
22	24	0	46	70	PREDEVELOPMENT	ADAPTIVE REUSE
6	1	0	66	67	PREDEVELOPMENT	NEW CONSTRUCTION
31	8	0	41	49	PREDEVELOPMENT	ADAPTIVE REUSE
41	55	0	96	151	PREDEVELOPMENT	NEW CONSTRUCTION
21	2		25	27	PREDEVELOPMENT	ADAPTIVE REUSE
57	12	0	69	81	PREDEVELOPMENT	NEW CONSTRUCTION
57	12	0	69	81	PREDEVELOPMENT	NEW CONSTRUCTION
82	0	0	82	103	PREDEVELOPMENT	NEW CONSTRUCTION
33	30	0	63	93	PREDEVELOPMENT	NEW CONSTRUCTION
0	0	0	12	12	PREDEVELOPMENT	NEW CONSTRUCTION
39	34	0	73	107	PREDEVELOPMENT	NEW CONSTRUCTION
0	0	0	12	12	PREDEVELOPMENT	NEW CONSTRUCTION
40	38	0	78	116	PREDEVELOPMENT	NEW CONSTRUCTION
0	0	0	16	16	PREDEVELOPMENT	NEW CONSTRUCTION
33	0	0	49	49	PREDEVELOPMENT	ADAPTIVE REUSE
35	0	0	49	49	PREDEVELOPMENT	ADAPTIVE REUSE

1,673

29 DISTINCT PROJECTS