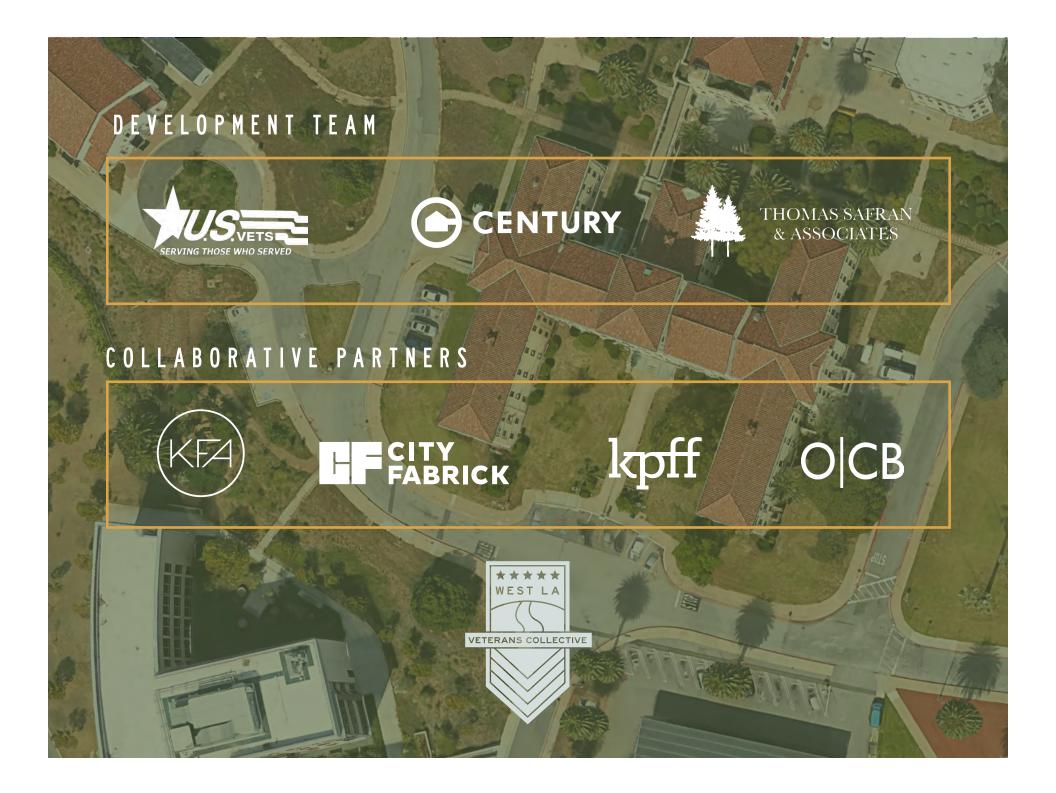
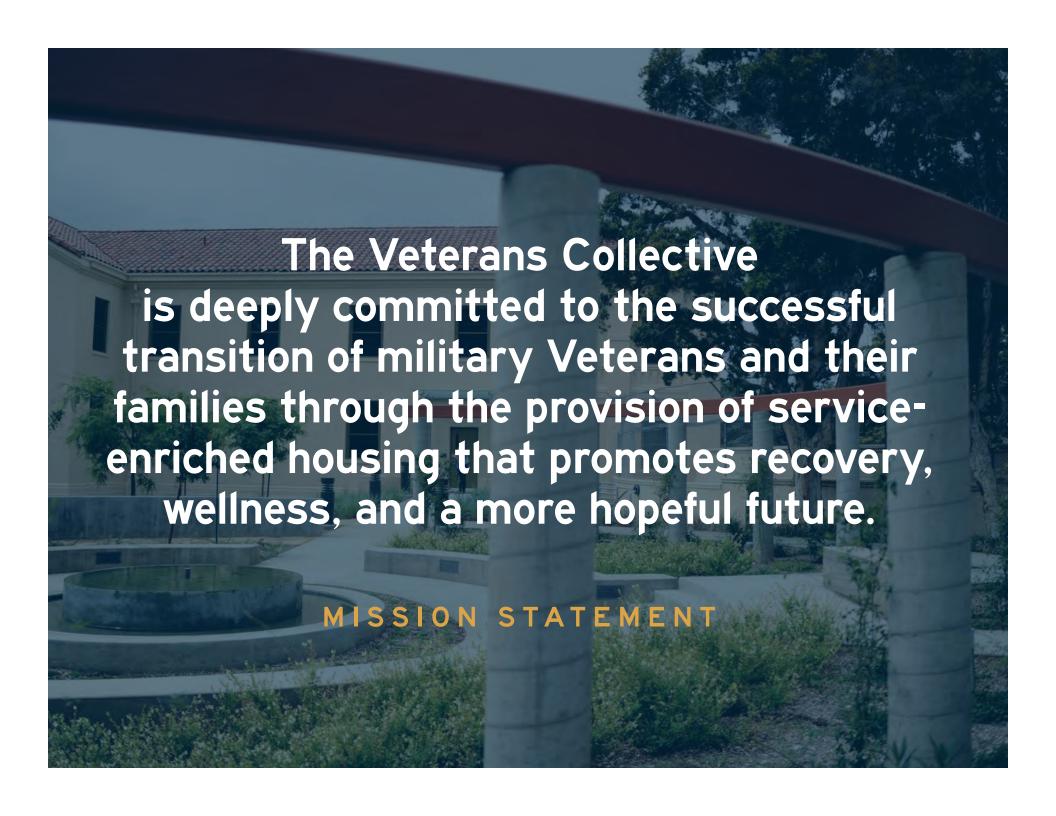


WEST LOS ANGELES VA CAMPUS REDEVELOPMENT







PRINCIPLES



HOME

Holistically assemble services, amenities and housing that anchor our residents in home.



NURTURE

Support residents' mental, physical and emotional health and connectivity within and beyond this community.



OPPORTUNITY

Embrace Veterans, stakeholders, and partners with shared values and respect.



RESTORE

Serve as a responsible steward for the historic built and natural environments of the community.



OUTSTANDING

Build monumentally modest neighborhoods for Veterans.



SUSTAIN

Ensure the long term fiscal health, viability and success of the community.

ORDER

Create sense of hierarchy, orientation, and monumentality across the community through organization of structures and landscape.

STRATEGIES





HARMONY

Preserve the architectural heritage of the community and integrate new construction within the existing community.

CONTEXT

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

CRITICAL MASS

Cluster development, uses, and infrastructure improvements to build 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.

MODESTY

 $\star\star\star\star\star$

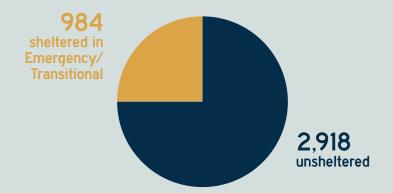
Enhance the civic design and architecture of the West LA-VA community through historic preservation, new construction, monuments, public art, and landscape design.

POPULATION OVERVIEW



2020 Los Angeles County Point In Time Count - 3,902 Veterans

Represents 7% of Los Angeles County homeless population Includes 1,300 chronically homeless Veterans



VETERANS OF ALL BACKGROUNDS & MILITARY SERVICE ERAS

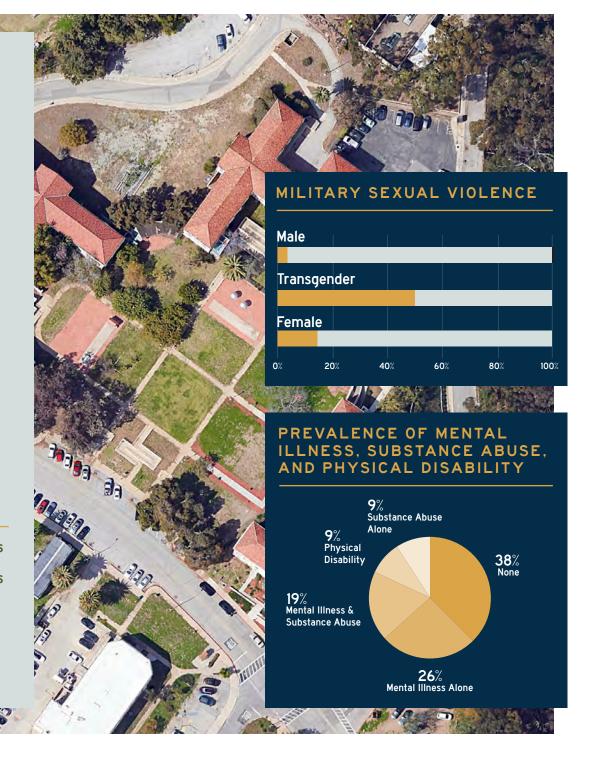
Senior Veterans Single-parent Veteran families

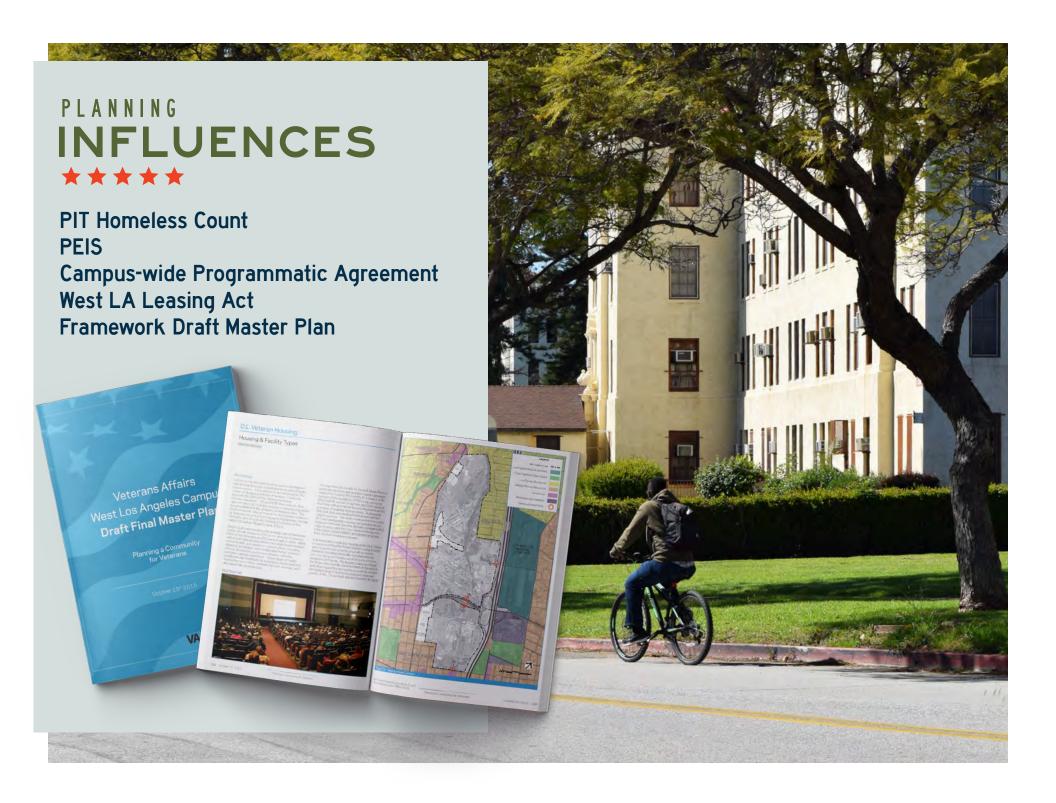
Female Veterans Iraq/Afghanistan era Veterans

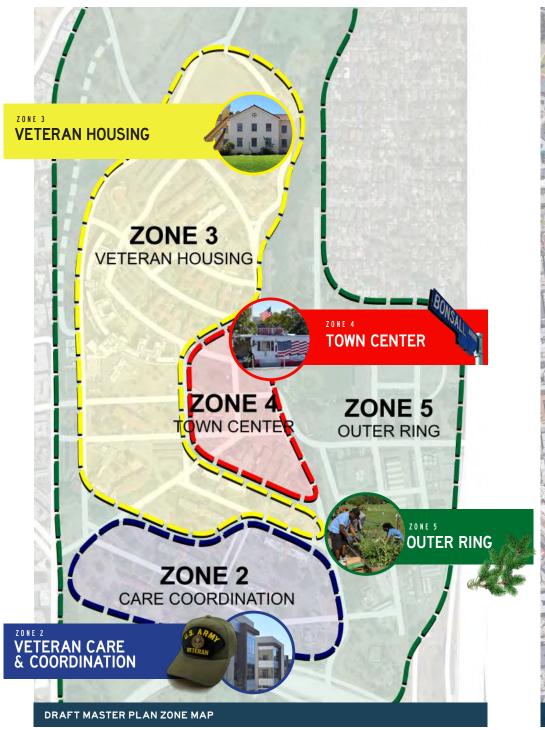
Male Veterans Chronically homeless

LGBTQ+ Veterans Disabled Veterans

Veteran families Military Sexual Trauma









COMPOSITE

LEGEND PHASE 0 PHASE 1 PHASE 2 PHASE 3 PHASE 4 COMMUNITY **OPEN SPACE GROUND FLOOR ACTIVITY ELECTRICAL NEW NATURAL GAS** DATA AND COMMUNICATIONS



LEGEND		PHASE UNIT COUNT	CUMULATIVE UNIT COUNT
	PHASE 0	238 HOMES (INCLUDING SHANGRI-LA)	238 HOMES
	PHASE 1	632 HOMES (INCLUDING CORE)	870 HOMES
	PHASE 2	469 HOMES	1339 HOMES
	PHASE 3	254 HOMES	1593 HOMES
	PHASE 4	98 HOMES	1691 HOMES
	COMMUNITY		
	OPEN SPACE		
	GROUND FLOOR ACTIVITY		
	ELECTRICAL		
	NEW NATURAL GAS		
	DATA AND COMMUNICATIONS		



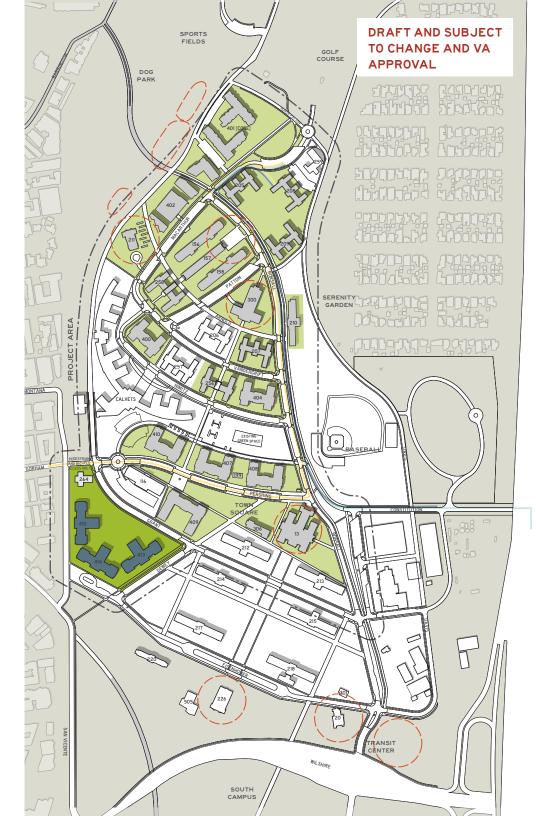
LEGEND		PHASE UNIT COUNT	CUMULATIVE UNIT COUNT
	PHASE 0	238 HOMES (INCLUDING SHANGRI-LA)	238 HOMES
	PHASE 1	632 HOMES (INCLUDING CORE)	870 HOMES
	PHASE 2	469 HOMES	1339 HOMES
	PHASE 3	254 HOMES	1593 HOMES
	PHASE 4	98 HOMES	1691 HOMES
	COMMUNITY		
	OPEN SPACE		
	GROUND FLOOR ACTIVITY		
	ELECTRICAL		
	NEW NATURAL GAS		
	DATA AND COMMUNICATIONS		



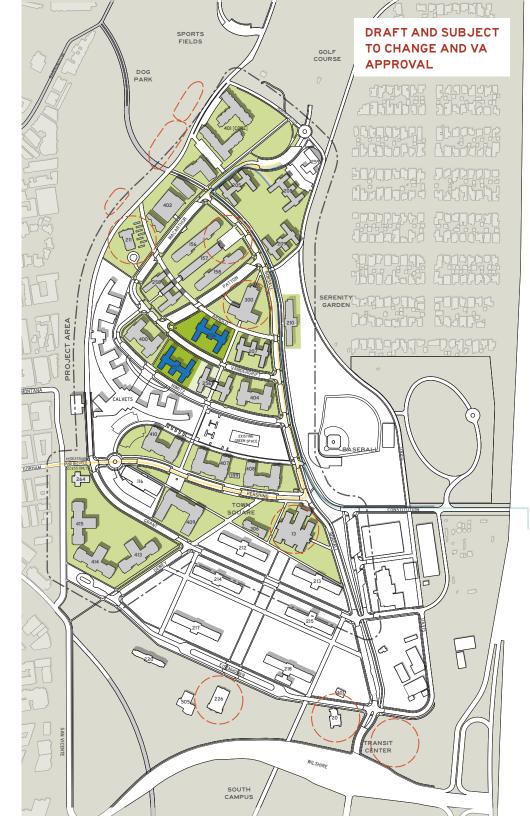
LEGEND		PHASE UNIT COUNT	CUMULATIVE UNIT COUNT
	PHASE 0	238 HOMES (INCLUDING SHANGRI-LA)	238 HOMES
	PHASE 1	632 HOMES (INCLUDING CORE)	870 HOMES
	PHASE 2	469 HOMES	1339 HOMES
	PHASE 3	254 HOMES	1593 HOMES
	PHASE 4	98 HOMES	1691 HOMES
	COMMUNITY		
	OPEN SPACE		
	GROUND FLOOR ACTIVITY		
	ELECTRICAL		
	NEW NATURAL GAS		
	DATA AND COMMUNICATIONS		



LEGEND		PHASE UNIT COUNT	CUMULATIVE UNIT COUNT
	PHASE 0	238 HOMES (INCLUDING SHANGRI-LA)	238 HOMES
	PHASE 1	632 HOMES (INCLUDING CORE)	870 HOMES
	PHASE 2	469 HOMES	1339 HOMES
	PHASE 3	254 HOMES	1593 HOMES
	PHASE 4	98 HOMES	1691 HOMES
	COMMUNITY		
	OPEN SPACE		
	GROUND FLOOR ACTIVITY		
	ELECTRICAL		
	NEW NATURAL GAS		
	DATA AND COMMUNICATIONS		



LEGEND		PHASE UNIT COUNT	CUMULATIVE UNIT COUNT
	PHASE 0	238 HOMES (INCLUDING SHANGRI-LA)	238 HOMES
	PHASE 1	632 HOMES (INCLUDING CORE)	870 HOMES
	PHASE 2	469 HOMES	1339 HOMES
	PHASE 3	254 HOMES	1593 HOMES
	PHASE 4	98 HOMES	1691 HOMES
	COMMUNITY		
	OPEN SPACE		
	GROUND FLOOR ACTIVITY		
	ELECTRICAL		
	NEW NATURAL GAS		
	DATA AND COMMUNICATIONS		



NORTH VILLAGE + WELLNESS CENTER

POTENTIAL AMENITIES AND SERVICES



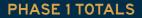












632 HOMES

7 PROJECTS

870 CUMULATIVE UNITS

PHASE 1



DRAFT AND SUBJECT TO CHANGE AND VA APPROVAL



SOUTH VILLAGE + TOWN SQUARE

POTENTIAL AMENITIES AND SERVICES













PHASE 2 TOTALS

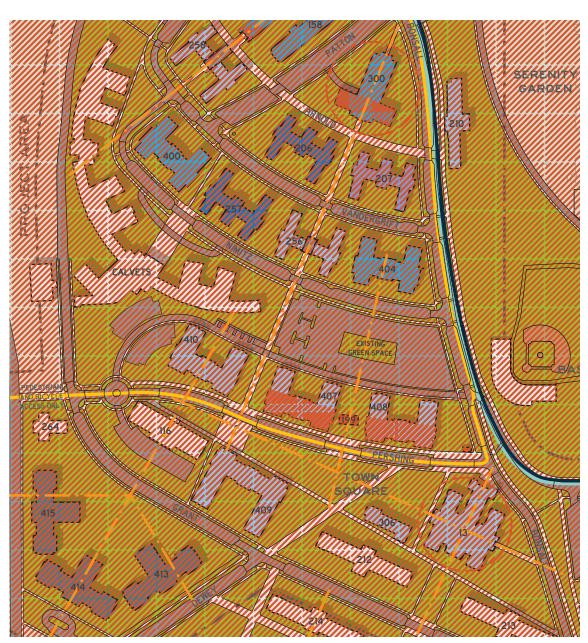
469 HOMES

8 PROJECTS

1339 CUMULATIVE UNITS

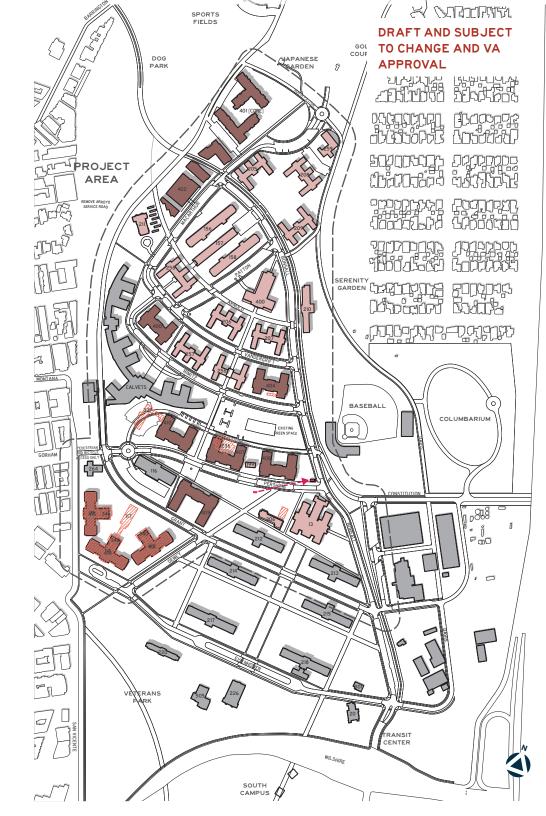
PHASE 2





DEVELOPMENT TYPE

LEGEN	ND	RESIDENTIAL BUILDINGS	UNITS
	NEW CONSTRUCTION	12	1,062 (63%)
	ADAPTIVE REUSE	13	629 (37%)
	RELOCATION		
	NOT A PART		
	DEMOLISH		



HOUSING DEVELOPMENT PHASES

LEGEND

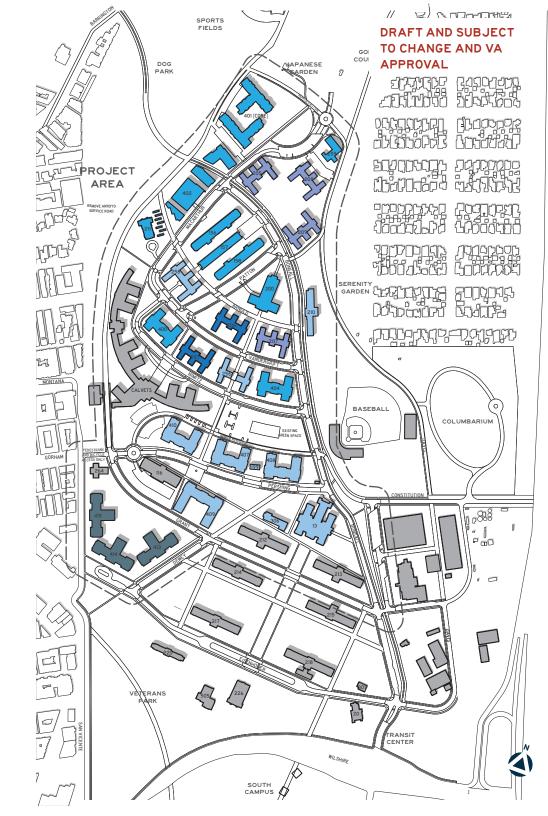
	PHASE 0	238 HOMES (INCLUDING SHANGRI-LA)
	PHASE 1	632 HOMES (INCLUDING CORE)
	PHASE 2	469 HOMES
PHASE 0 – 2 TOTAL		1339 HOMES
	PHASE 3	254 HOMES
	PHASE 4	98 HOMES
CUMULATIVE TOTAL		1691 HOMES

TOTAL UNITS

1,453 HOMES PRINCIPAL DEVELOPER COMMUNITY PLAN

238 HOMES HOMES DEVELOPED BY OTHERS

1.691 HOMES TOTAL NORTH CAMPUS BUILD



DRAFT COMMUNITY PLAN **CIRCULATION**

LEGEND

MAIN STREET

NEIGHBORHOOD STREET

LANE WAY

PEDESTRIAN/BIKE PROMENADE

PEDESTRIAN/BIKE TRAIL

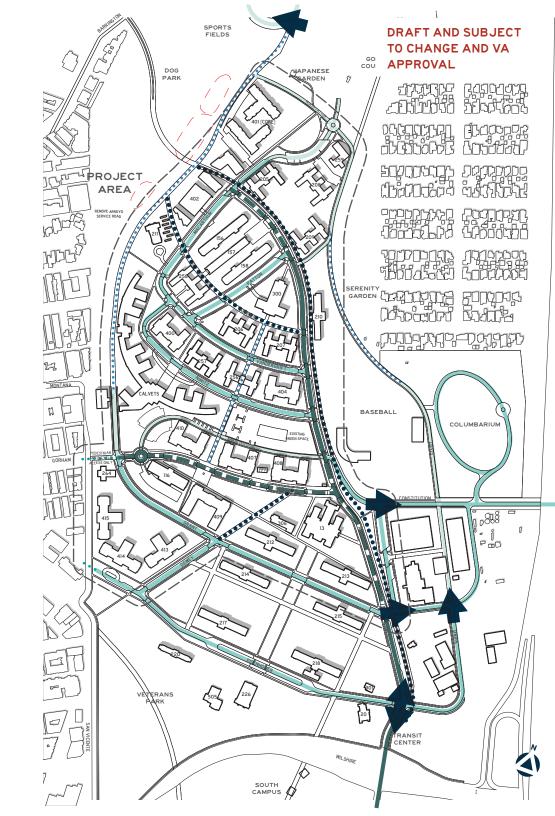
FLEX STREET

CONTROLLED ACCESS



EGRESS ONLY





OVERVIEW

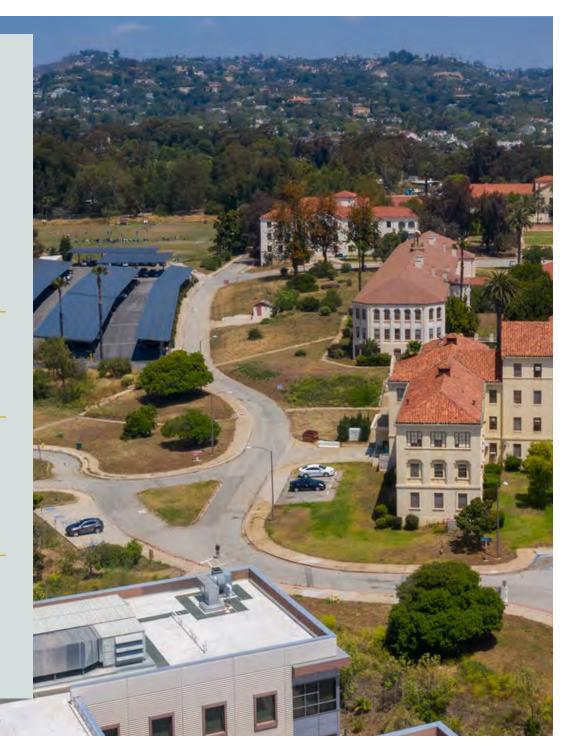
 $\star\star\star\star\star$

Identify extraordinary infrastructure needs, specifically those costs that are not typically incurred for an affordable housing development

Identify and prioritize immediate needs to deliver a minimum of 1,200 permanent supportive Veteran homes (thru Phase 2)

Address immediate infrastructure needs in a manner that does not delay housing development while maintaining a long view of the community

Infrastructure financing sources: VAcontribution, EUL-contribution, 3rd party resources (State and Federal government programs), among others



BONSALL UTILITY BACKBONE



Estimated cost ~\$10 million

Project start date late Fall 2020; Completion targeted for Summer 2021

Scope, cost, schedule and financing subject to VA, utility, and local approvals and permits

Potential funding to include Capital Contribution from VA



ACCOMPLISHMENTS + MILESTONES



PLANNING

Supported VA development of PEIS and subsequent Record of Decision

Assisted negotiation of historic Programmatic Agreement with State Historic Preservation Office

Drafted Community Plan developed for public input

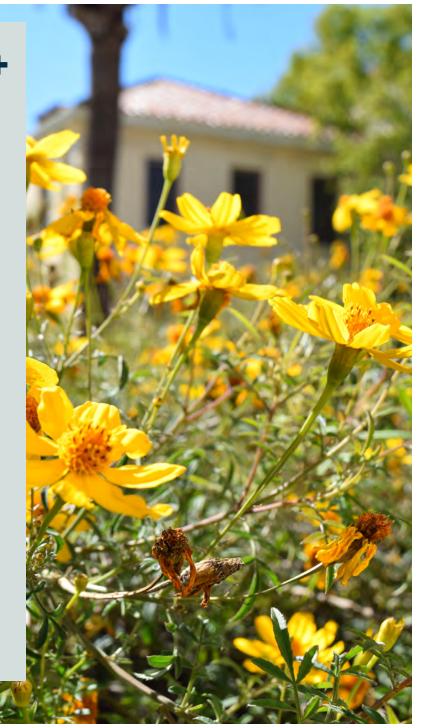
Drafted Master Association plan while developing a Service Coordination "Backbone" concept

Drafted infrastructure assessment (in progress)

Coordinated with MacArthur Field developer

Coordinated with other North Campus developers/owners

Developed draft property management, supportive services and operational values



ACCOMPLISHMENTS + MILESTONES (CONT.)



POLICY, COMMUNITY OUTREACH + ENGAGEMENT

Coordinated with LA County Public Works to establish plan check and permit processes

Completed preliminary community outreach to obtain feedback on draft Community Plan

Presented draft community plan at VA's Stand Down event

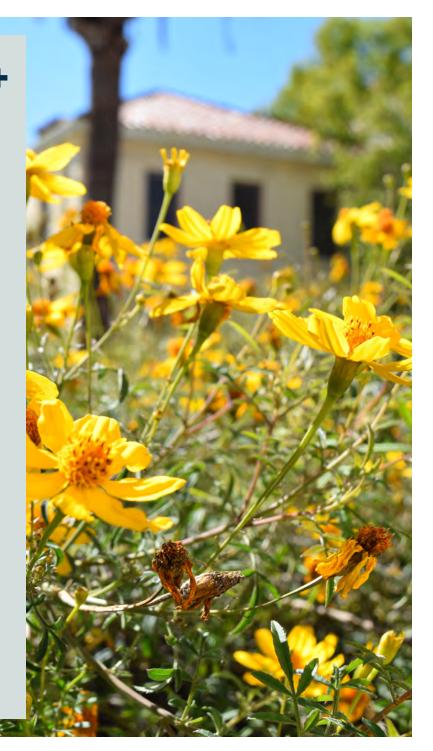
Started participation with VA Services Council

DEVELOPMENT

Developed design for Bonsall utility infrastructure to support new electrical, gas, telecom service (in plan check)

Secured funding commitments from City (HHH) and County (NPLH, PBVASH), Tax Credits and Bonds for Building 207

Initiated site and capital needs assessments for Phase I housing projects



OUTREACH + ENGAGEMENT



Groups we have engaged with include:

- Individual Veterans
- USC/LA Veterans Collaborative
- VSOs including American Legion
 & Disabled American Veterans
- VCOEB
- CalVET
- Services Council
- Vets Advocacy
- VA Leadership, local, regional and national
- VPAN Advisory Board
- 1887 Fund
- UCLA
- Brentwood community groups
- Village for Vets
- City and County Staff
- City and County Electeds
- Federal Electeds
- LA Metro

With much more to come



NEXT STEPS AND ACTIVITIES IN 2020

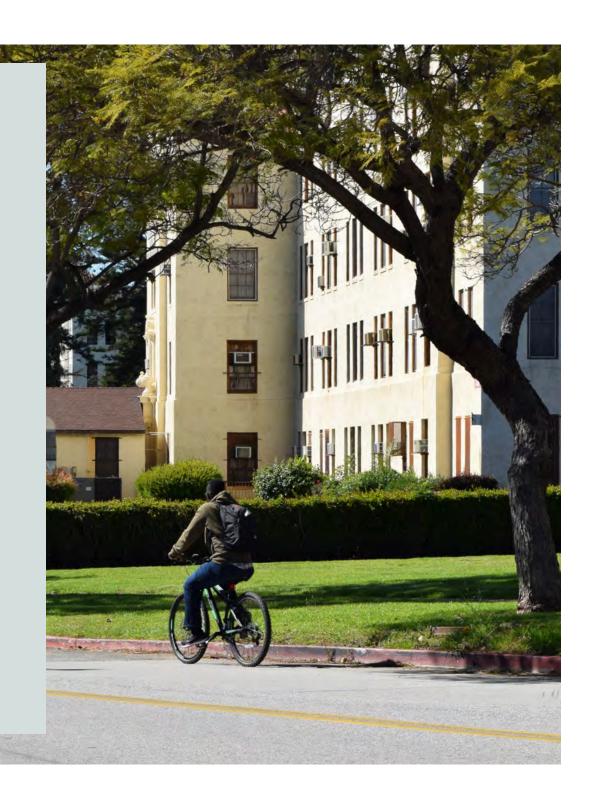
Public hearing

Wet utility infrastructure assessment

Diligence and predevelopment on additional buildings

Close financing and begin construction on 207 and Bonsall

Community Planning





OUR GOAL IS TO DELIVER AS MUCH HOUSING AS QUICKLY AS POSSIBLE.

Summer: public hearing on North Campus assets positioned for redevelopment Winter:
Bonsall utility
backbone
project to begin

Winter: Bonsall utility backbone project to be completed

2020

Fall/Winter: PD team to work with VA on final approval of Community Plan 2021

Spring/Winter:
Predevelopment
activities on next
redevelopment assets
and areas to begin

* Timeline based on calendar year

CONSTRAINTS



Funding Limitations

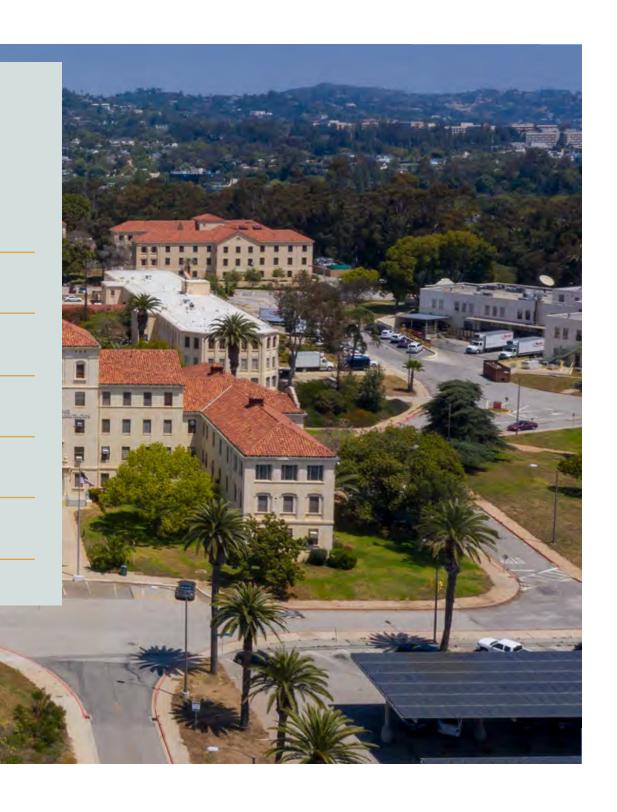
Timing of Available Funding

Discrete Funding Sources

Sequencing of Funding Existing

Operations

Infrastructure



AMENITIES & SERVICES

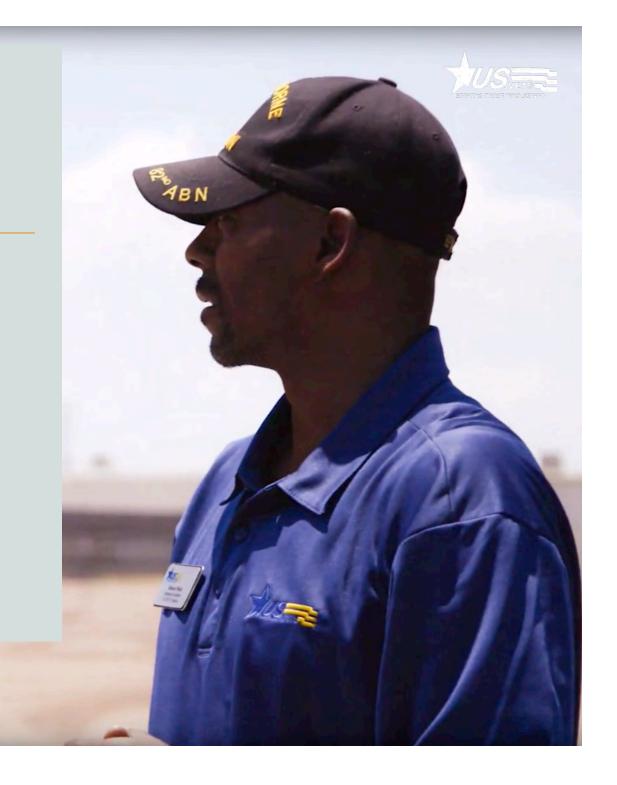


A VIBRANT COMMUNITY



Veteran Services Will Include:

- Town Center
- Career Center
- Service Coordination
- Direct Veteran Services
- Mental Health
- Wellness Center
- Transit Plaza
- Therapeutic Gardens
- Community Kitchen
- Athletic, Arts and Social Spaces
- Community Store
- Substance Use Treatment



APPROACH



Housing Addresses
Acute Issue of Homelessness

Services Focus on Long-Term Healing

- TC Builds Upon Camaraderie of Veterans
- Veteran Leadership, Responsibility,
 & Sense of Belonging
- Housing Retention, Community Integration, Quality of life
- Peer Mentors
- Peer Support Groups & Activities
- Menu of Classes/Groups
- Therapeutic Stations
- Veteran Council
- Town Hall Meetings
- Recognition for Successes
- Community Volunteering



THERAPEUTIC COMMUNITY STAFF



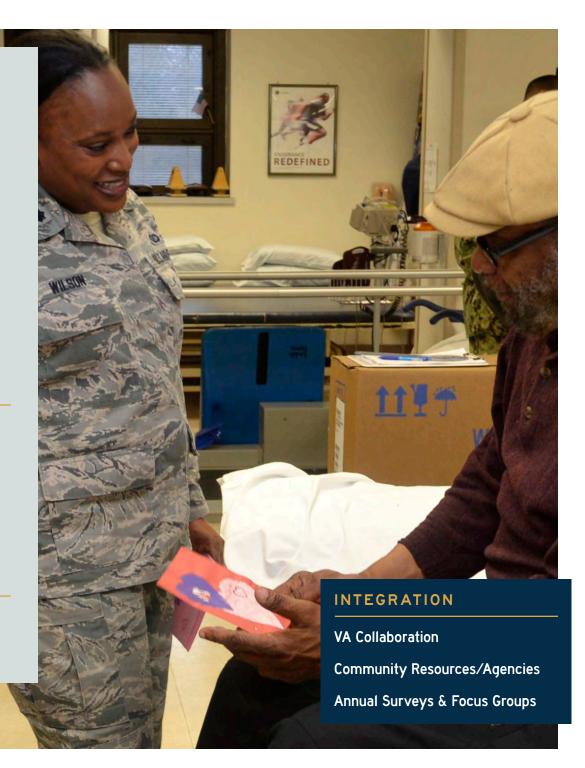
Case Management

- Veteran-Centered Services
- Tiered Levels of Need
- Appropriate Caseload Ratio
- Scheduled Appointments
- Individualized Service Plans
- After Hours Availability
- Tenant Responsibility
- Therapeutic Redirection

Veteran Support Specialist

- Safety & Welfare Checks
- Monitor ADLs
- VA Navigation
- Supports Veteran Council
- Coordinates Volunteers
- Liaison Between Clinicians & Property Mgmt

Leverage Existing Staff & Programs



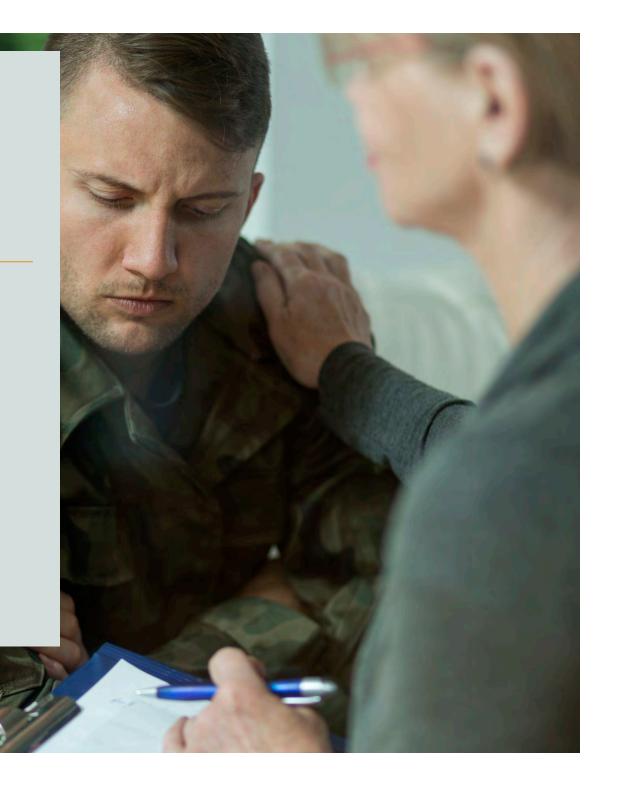
MEASURING + FACILITATING SUCCESS



Veteran Inclusion & Community Inclusion

Theory of Practice & Theory for Practice

- Strengths-Based
- Solution-Focused
- Motivational Interviewing
- Stages of Change
- Harm Reduction
- Dialectical Behavioral Therapy
- Cognitive Behavioral Therapy
- Trauma Informed Care
 - Safety
 - Trustworthiness
 - Choice
 - Collaboration
 - Empowerment



NEEDS + ASSETS

WITHIN + THROUGHOUT



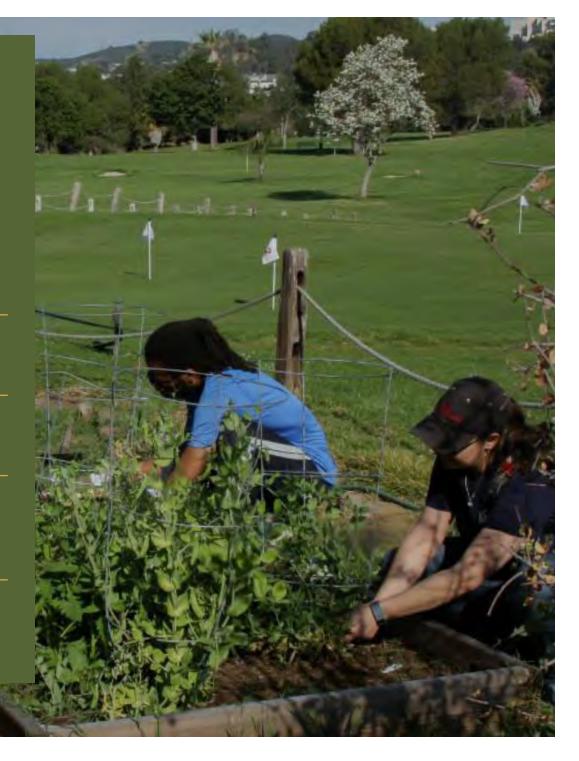
What amenities and services are already available here to support this community?

What amenities and services are needed to best support this community?

What regional amenities and services can be leveraged to support this community?

What amenities and services are needed to create a regional serving community here?

adyanesne)



NAMING & BRANDING

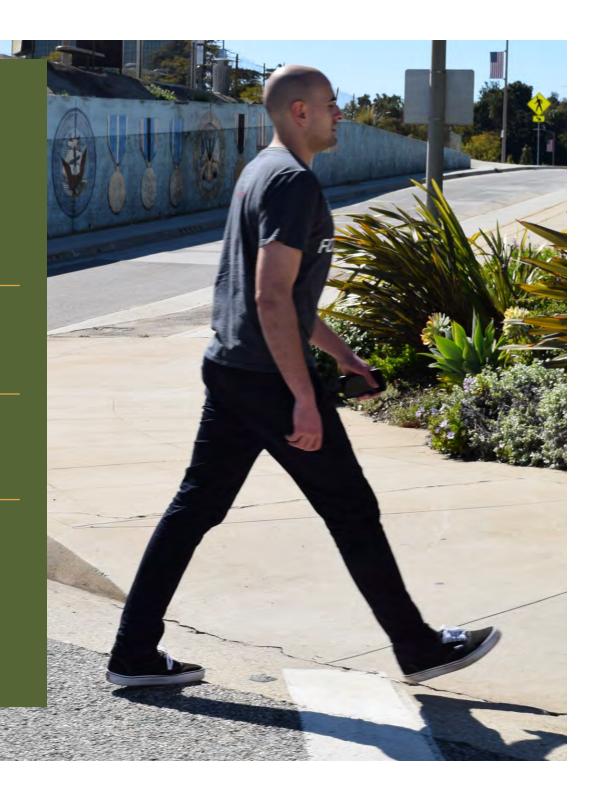


FROM CAMPUS TO COMMUNITY

Do you want to live at "the VA" or in a neighborhood?

What then do we call this special neighborhood?

How do we determine what to call the neighborhood?



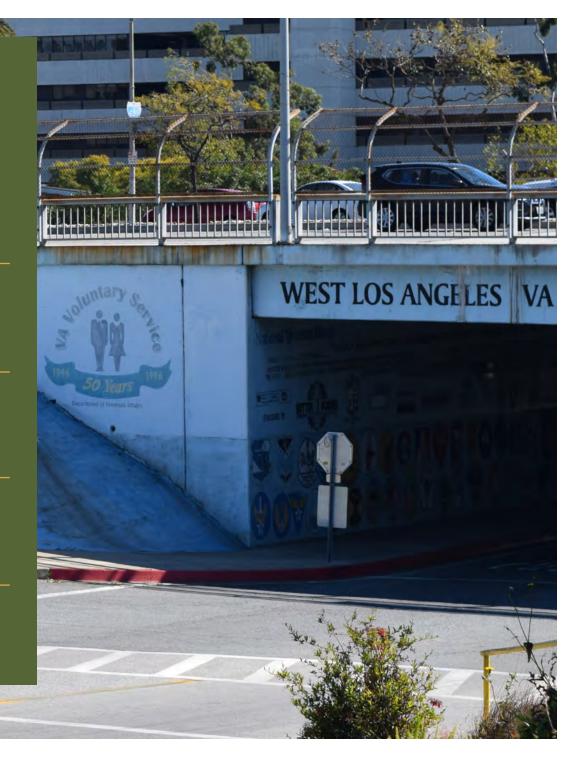
NAMING GOALS ****

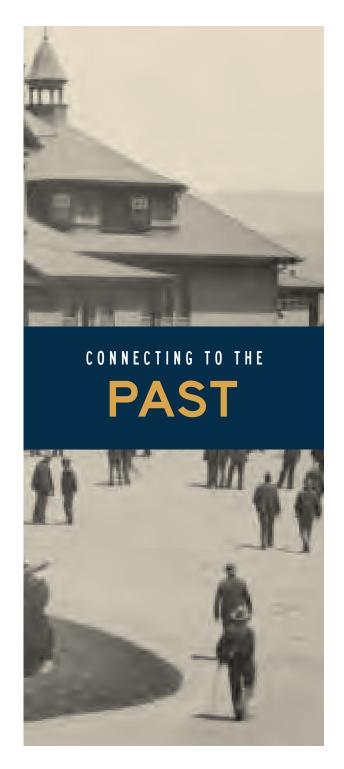
Respects the past people, places, and events that helped form the campus

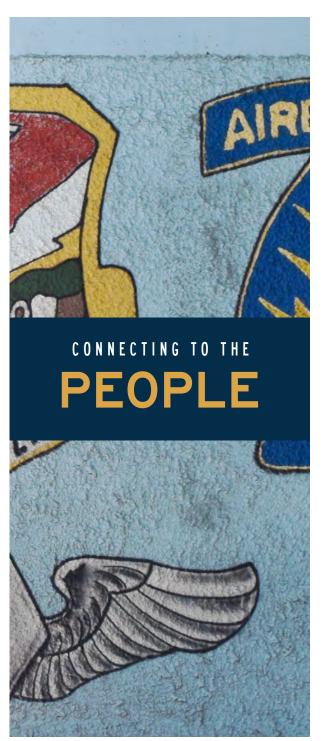
Is celebrated by the current stakeholders who are at the core of this neighborhood

Welcomes the future residents who will call this place home

Phonetically pleasant and easy to pronounce









PAST



Looking at historical events and key stakeholders who helped make the VA Campus

See - EXPLANATIONS and DIRECTIONS" ON Third Page.

APPLICATION FOR ADMISSION TO

RE NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS.

INSPIRATION

ARCADIA BANDINI DE STEARNS BAKER

JOHN P JAMES

ROBERT BAKER

JAMES WADSWORTH

POSSIBLE NAME:

ARROYO PACIFIC
ARROYO STEARNS
BAKER HILL
PARK BANDINI
JAMESTOWN
STEARNS BAKER PARK





Honoring the Veterans both past and present who are at the core of this community

INSPIRATION

VETERANS FEDERAL UNION **BRIO LIBERTY**

LIBERTY VILLAGE WEST UNION VETWOOD VILLAGE VALOR PARK **WESTVET**

ARROYO WEST PARK BRIO





Honoring the local context and geography that will shape this community

INSPIRATION

BARRINGTON
MARKHAM
ARROYO WEST
WILSHIRE
SAWTELLE
BONSALL
JUNIPERO

POSSIBLE NAMES

LIBERTY VILLAGE
WEST UNION
VETWOOD VILLAGE
WESTVET
FREEDOM HILLS
PARK BRIO
VALOR PARK



NEXT STEPS



West LA Veterans Collective website www.westlaveteranscollective.org

Online and in-person surveys www.surveymonkey.com/r/wlava

Stakeholder and Focus Group Meetings

Pop-ups and Community Events







THANK YOU

WESTLAVETERANSCOLLECTIVE.COM

