



WEST LOS ANGELES

# VETERANS COMMUNITY TOWN CENTER



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## VETERANS COMMUNITY 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 a volunteer effort, develop employment opportunities, visit a library, grab a bike to ride around the property or make plans for going to a movie at one of the campus theaters.

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 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.



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

### **Town Hall**

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

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

### **Town Square**

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

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

### **Town Green**

*The Town Green is the verdant extension of the Town Square, connecting various functions, buildings, and circulation of the Town Center including New Directions [in 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.

### **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.

### **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 VFW Post [in Building 264], 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.

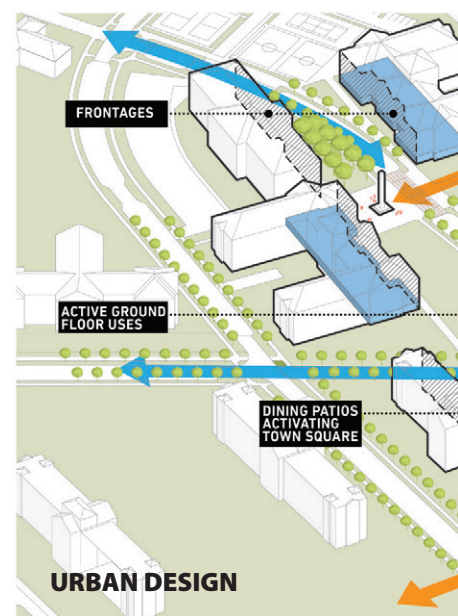
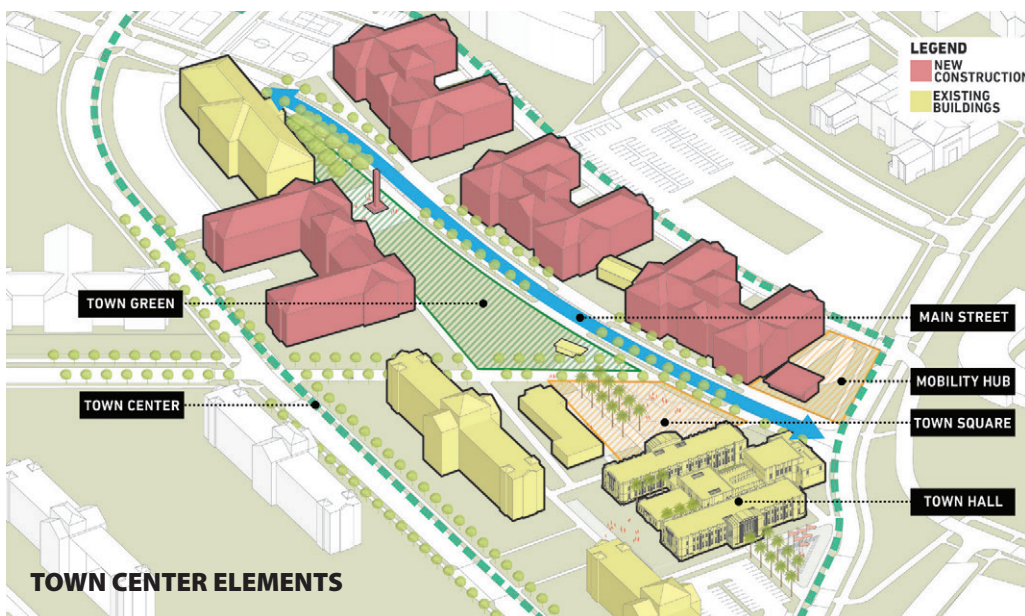
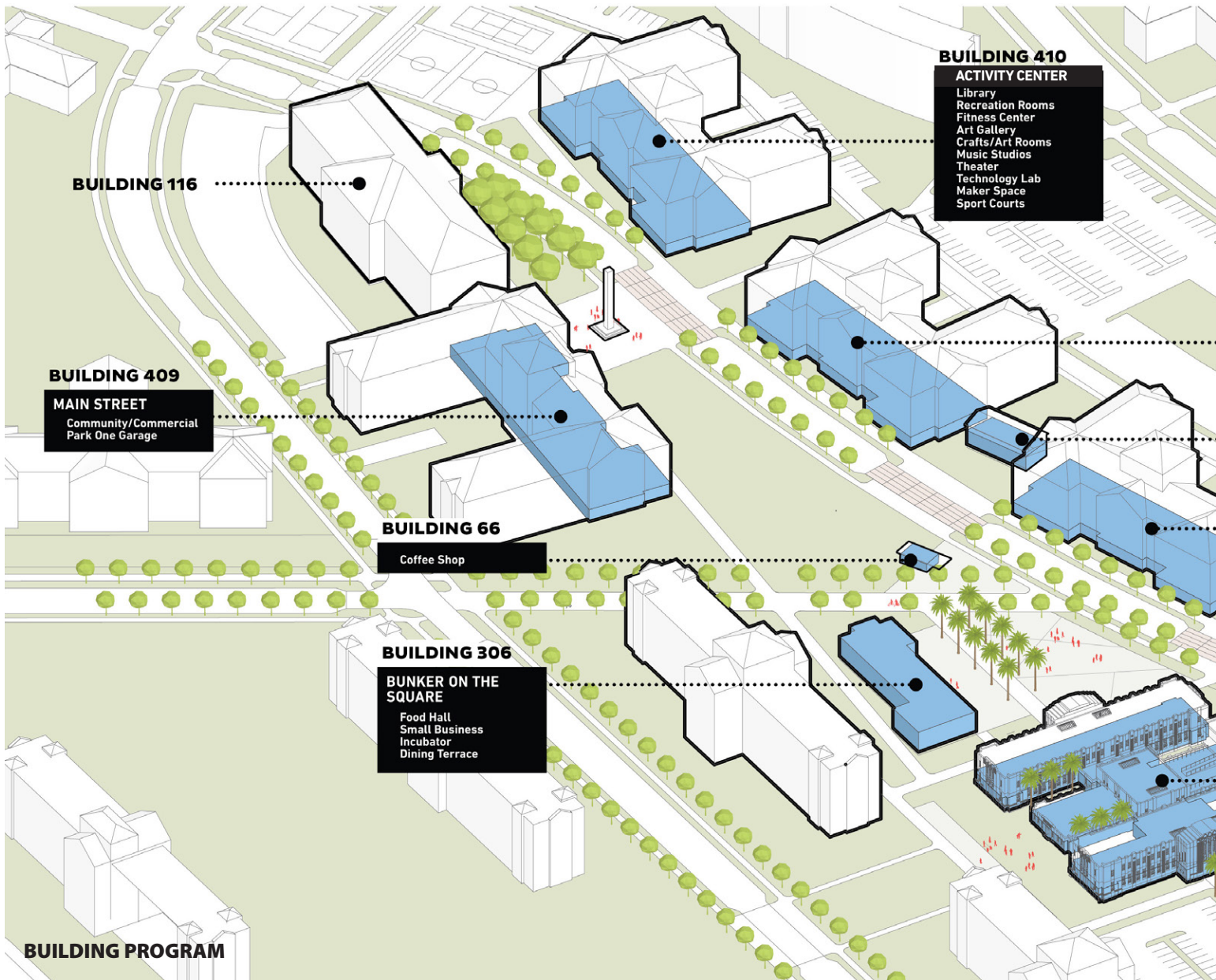
### **Wellness Center**

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

These will include hosting the WLAVC backbone organization’s offices, Legal Clinic, Mental Health Clinic, food bank, and clothing room. 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.





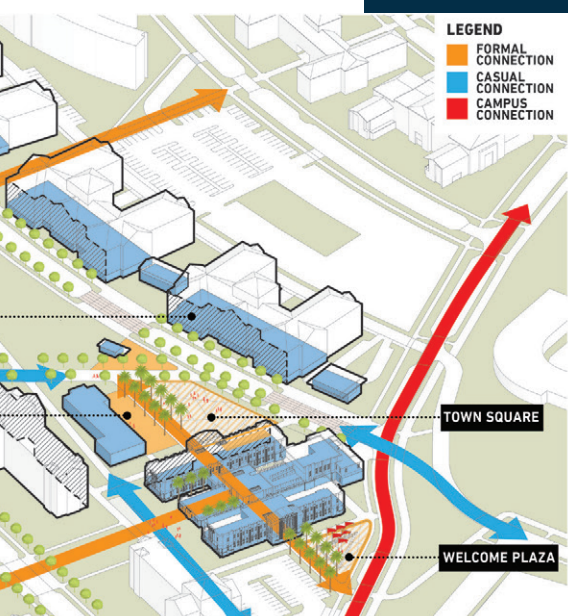






## The Town Center will be created as part of the second phase of the housing development and is described in numerous sections of the draft Community Plan as it relates to housing development, circulation, services, and open space.

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.





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# 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
<b>Bike Station</b>		<b>341 DU</b>	<b>92,900 SF</b>



Read more about  
the West Los  
Angeles Veterans  
Community Plan  
at [wlavc.org/  
community-plan](http://wlavc.org/community-plan)







**FLEXIBLE PUBLIC SPACE**  
*reference image*



**PEDESTRIAN SCALE**  
*reference image*

