

# B

## Existing Conditions

Executive Summary **A**

Existing Conditions **B**

Stakeholder Engagement **C**

Master Plan Development **D**

Supporting Documentation **E**

Implementation Documents **F**

Appendix **G**

**A** Executive Summary

**B** Existing Conditions

**C** Stakeholder Engagement

**D** Master Plan Development

**E** Supporting Documentation

**F** Implementation Documents

**G** Appendix

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# B

## Existing Conditions

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# B1

## Existing Conditions

Existing Conditions

**B1**

Demographics, Demand & Program Analysis

**B2**

# B1. Existing Conditions

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## Existing Conditions

### Campus Overview

#### Methodology

In assessing the existing building inventory conditions and current uses, information was collected and interpreted from the Integrated Facility Site Utilization and Space Planning Report, the West Los Angeles Station 691 Building Inventory data, and direct assessments.

When interpreting the information, a series of metrics were developed from various factors and conditions that would have a relevant impact upon the implementation of the Master Plan. These metrics are intended to provide a larger, broader overview of the conditions and uses of the available building inventory on the campus, with greater detailed information available at the previously listed resources. The factors and conditions that have been used to generate the matrices within this section have been identified as the following categories:

- Facility Types
- Building Ages
- Building Conditions
- Historic Values
- Neighborhoods and Districts

#### Facility Types

Current programmatic uses have been identified and categorized into 11 varying facility types that are presently distributed throughout the campus. While some buildings may be primarily dominated by a singular facility type, the majority of the existing occupied building inventory is divided by multiple types. For ease of understanding, buildings are currently identified by their dominant facility type, but the square footage numbers provided are specific to only the area occupied by the facility type. It should be noted that the square footages also exclude areas designated as common spaces.

The facility types are listed below:

- Administrative
- Hospital
- Ambulatory
- Mental Health
- Residential Mental Health

- Residential Lodging
- Community Living Center
- Research
- Support and Logistics
- Vacant
- Shared

\*Reference "Figure B.1 Existing Buildings Facility Types", Figure B.6, Figure B.10, Figure B.14, Figure B.18, Figure B.22, Figure B.26, Figure B.26, Figure B.30, and Figure B.34.

The facility types are further explained in greater detail in section D.5 Site Analysis: Existing Building Inventory of this document, including the departments and services breakdown, the associated and total square footages, and the buildings currently in use by each facility type.

#### Building Ages

The age of the existing buildings on the campus impact the significance of the historical district, indicate the potential condition of the buildings, and imply the character of the individual neighborhoods and districts. Neighborhoods and districts with a greater number of existing older building stock have a greater sense of establishment and a pre-existing character that can be further enhanced, while areas with newer buildings hold a greater level of development flexibility.

The assessment of building ages has been broken down into 20-year increments, with seven buildings having no date of construction available at present time. These age periods are listed below:

- Under 20 years - Completed from 1995 to present.
- 21-40 years - Completed from 1975 to 1994.
- 41-60 years - Completed from 1955 to 1974.
- 61-80 years - Completed from 1935 to 1954.
- 81-100 years - Completed from 1915 to 1934.
- Over 100 years - Completed prior to 1914.
- Not Available - Information not available at present time.

\*Reference Figure B.2, Figure B.7, Figure B.11, Figure B.15, Figure B.19, Figure B.23, Figure B.27, Figure B.31, and Figure B.35.

# B1. Existing Conditions

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## Building Conditions

The current listed conditions of the existing building inventory includes, but is not limited to, the assessments of the structural and seismic integrity, shell and interior conditions, life safety and fire systems, and mechanical, electrical, and plumbing systems. Dependent upon the number of building systems in need of upgrades or complete replacement, buildings have been rated as one of the three listed values below:

**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.

Inadequacies relating to seismic integrity or life safety systems automatically caused a building to receive a “poor” value as these issues require immediate consideration for future inhabitation of the building. The majority of the buildings with available information on the campus have received this value as a result of this particular inadequacy.

\*Reference: Figure B.3, Figure B.8, Figure B.12, Figure B.16, Figure B.20, Figure B.24, Figure B.28, Figure B.32, and Figure B.36

## Historic Values

The north campus, a significant portion of the south campus, and the National Cemetery have been designated as a historic district with a number of significant buildings identified as contributing resources to the character of the district. In addition, two notable buildings (the Wadsworth Chapel and the Trolley Depot) have been individually listed in the National Register. The criteria that denotes whether a building is a contributing resource consists of three conditions:

1. Built and/or in use during the relevant period of time of historical significance.,
2. Hold notable association with the national context of the district at the relevant period of time or be of significant architectural value of the time period.
3. Have maintained significant physical traits of the original character during the period of historical significance.

The buildings that are not identified as contributing resources, and are not individually listed, have been identified as non-contributing resources. This does not necessarily mean that these buildings hold no historical character or architectural significance, just that they do not meet all three of the above listed criteria. As a result the buildings on the campus have been identified as belonging to one of the three values listed below:

- Non-Contributing
- Contributing
- Individually Listed

\*Reference: Figure B.4, Figure B.9, Figure B.13, Figure B.17, Figure B.21, Figure B.25, Figure B.29, Figure B.33, and Figure B.37.

## Neighborhoods and Districts

To better facilitate the ease of organizing and understanding the available building inventory of the existing campus condition, the campus has been divided into the neighborhoods that are defined within the planned development of this master plan. New neighborhoods that will develop in subsequent phases, but have yet to have any significant number of existing buildings at present time, are defined as broader districts, or their resources are currently combined into adjacent existing neighborhoods.

The above mentioned matrices have also been further applied to the following individual neighborhoods and districts (identified per the unofficial designations noted below), to better the understanding of where current resources and their present conditions are distributed.

- Medical District
- Grant Neighborhood
- Dewey Neighborhood
- Vandergrift Neighborhood
- Arnold Neighborhood
- Patton Neighborhood
- Industrial District
- Recreational District

\*Reference “Figure B.5 Existing Buildings Neighborhoods” on page 37

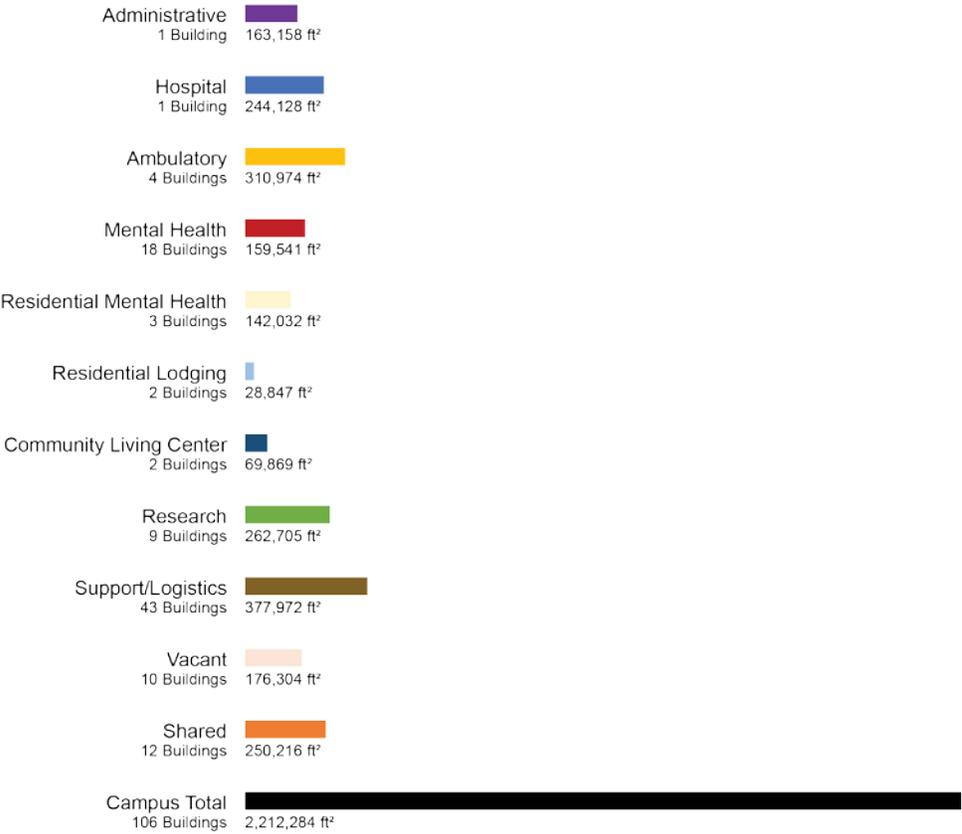
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# B1. Existing Conditions

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## Existing Building Inventory

### Existing Buildings - Facility Types



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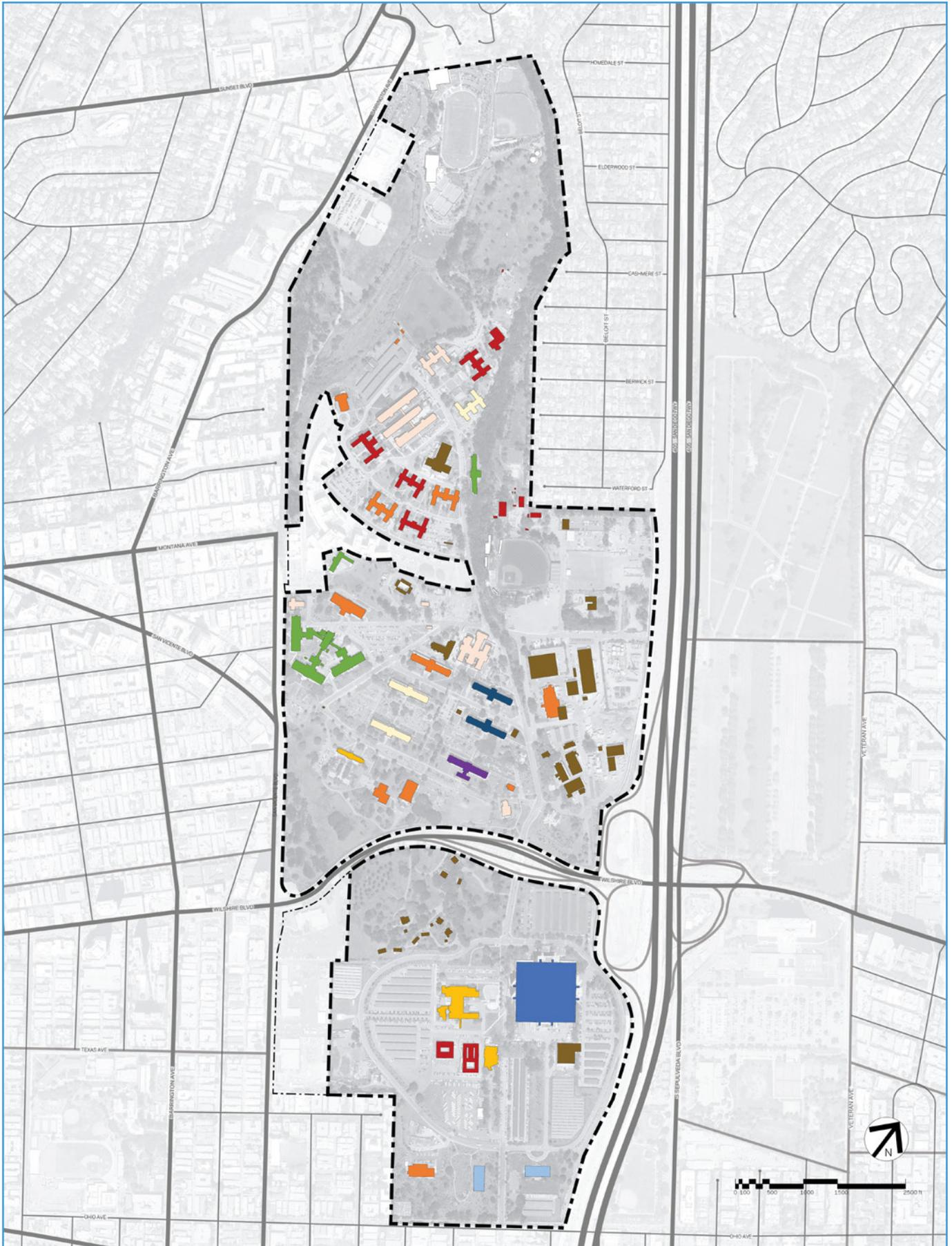


Figure B.1 Existing Buildings Facility Types

# B1. Existing Conditions

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## Existing Building Inventory

### Existing Buildings - Ages



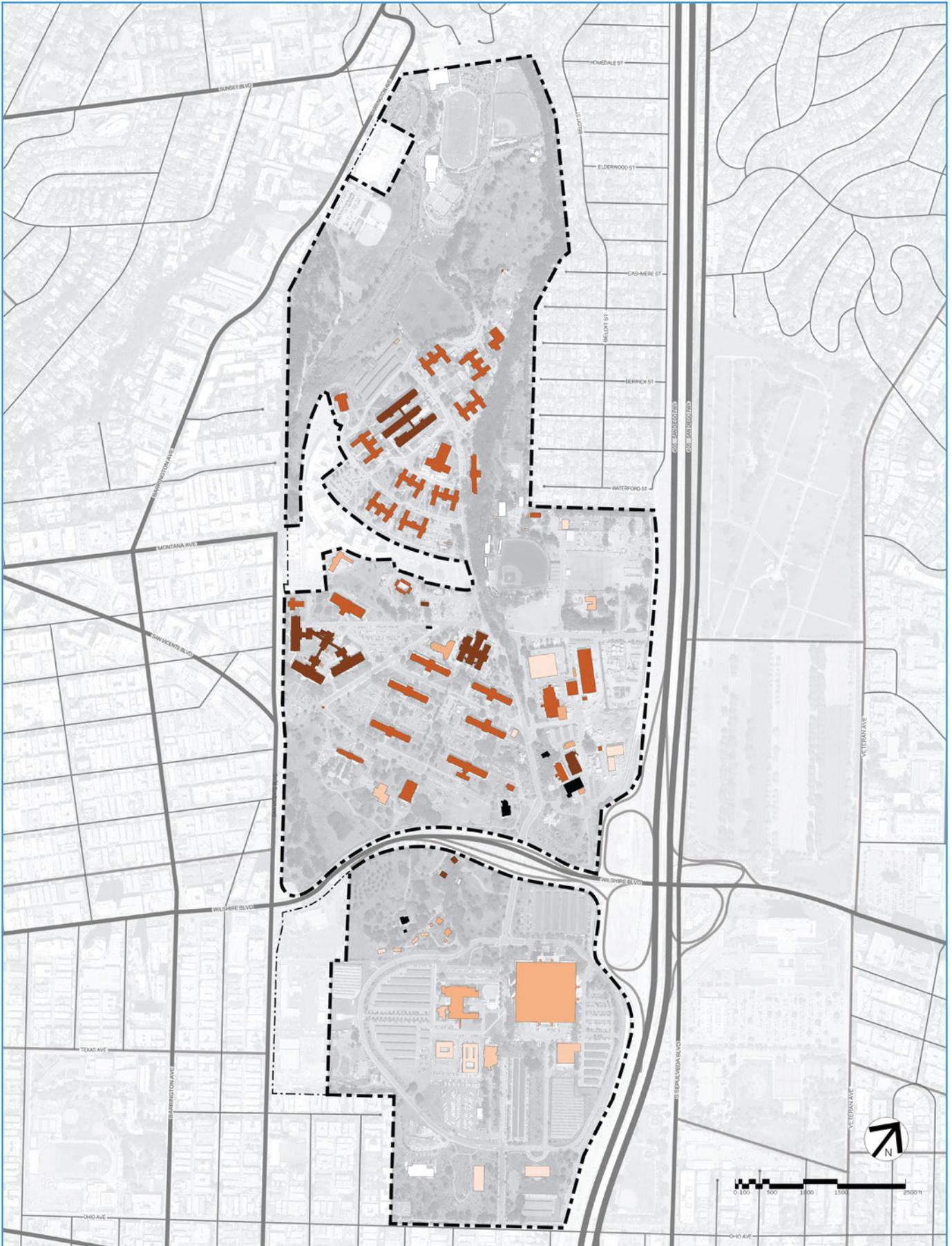


Figure B.2 Existing Buildings Ages

# B1. Existing Conditions

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## Existing Building Inventory

### Existing Buildings - Conditions



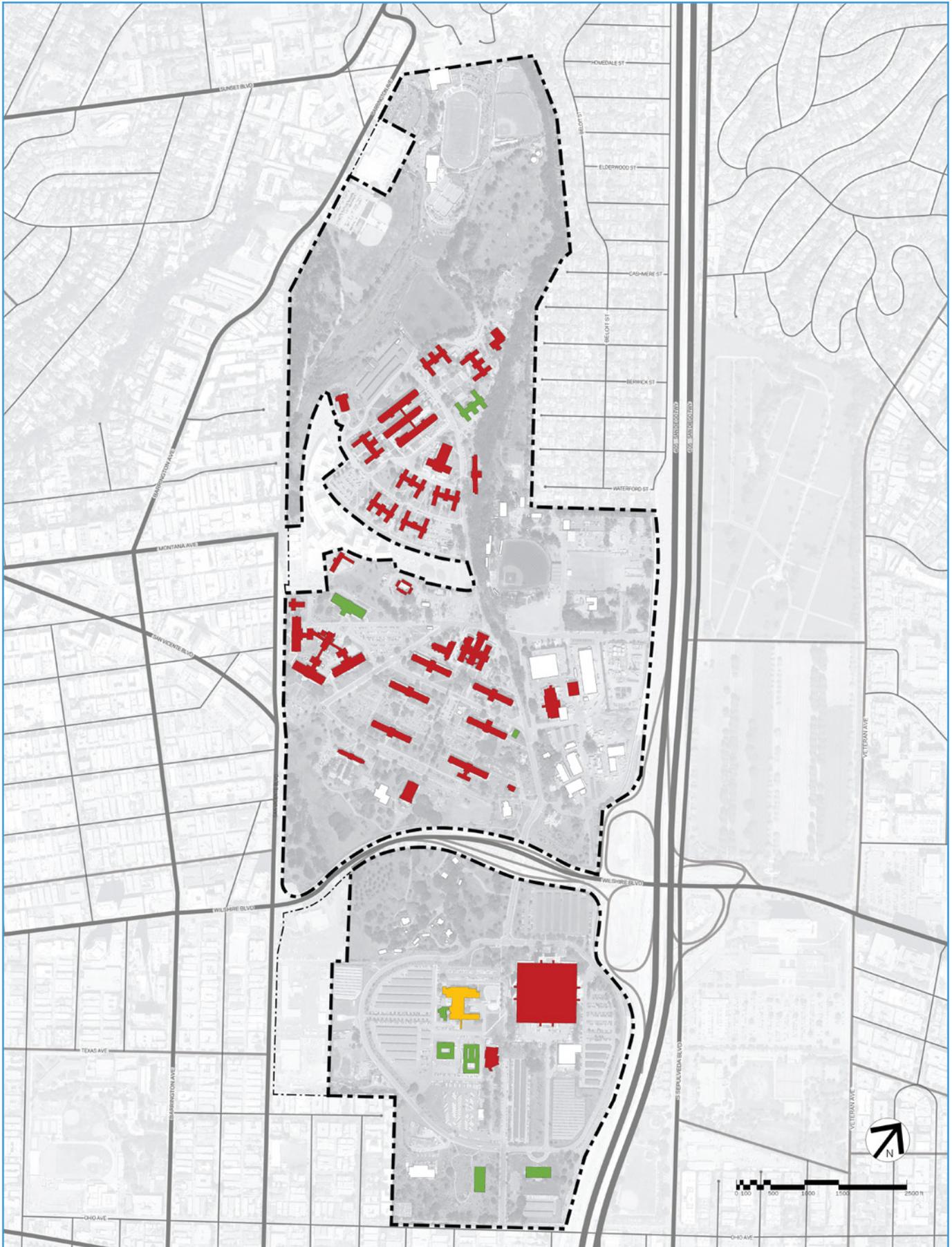


Figure B.3 Existing Buildings Conditions

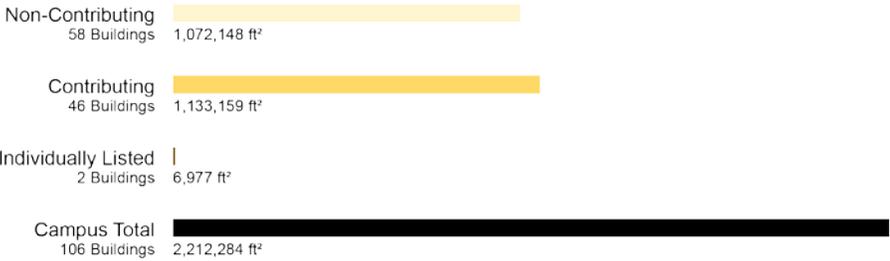
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# B1. Existing Conditions

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## Existing Building Inventory

### Existing Buildings - Historic Values



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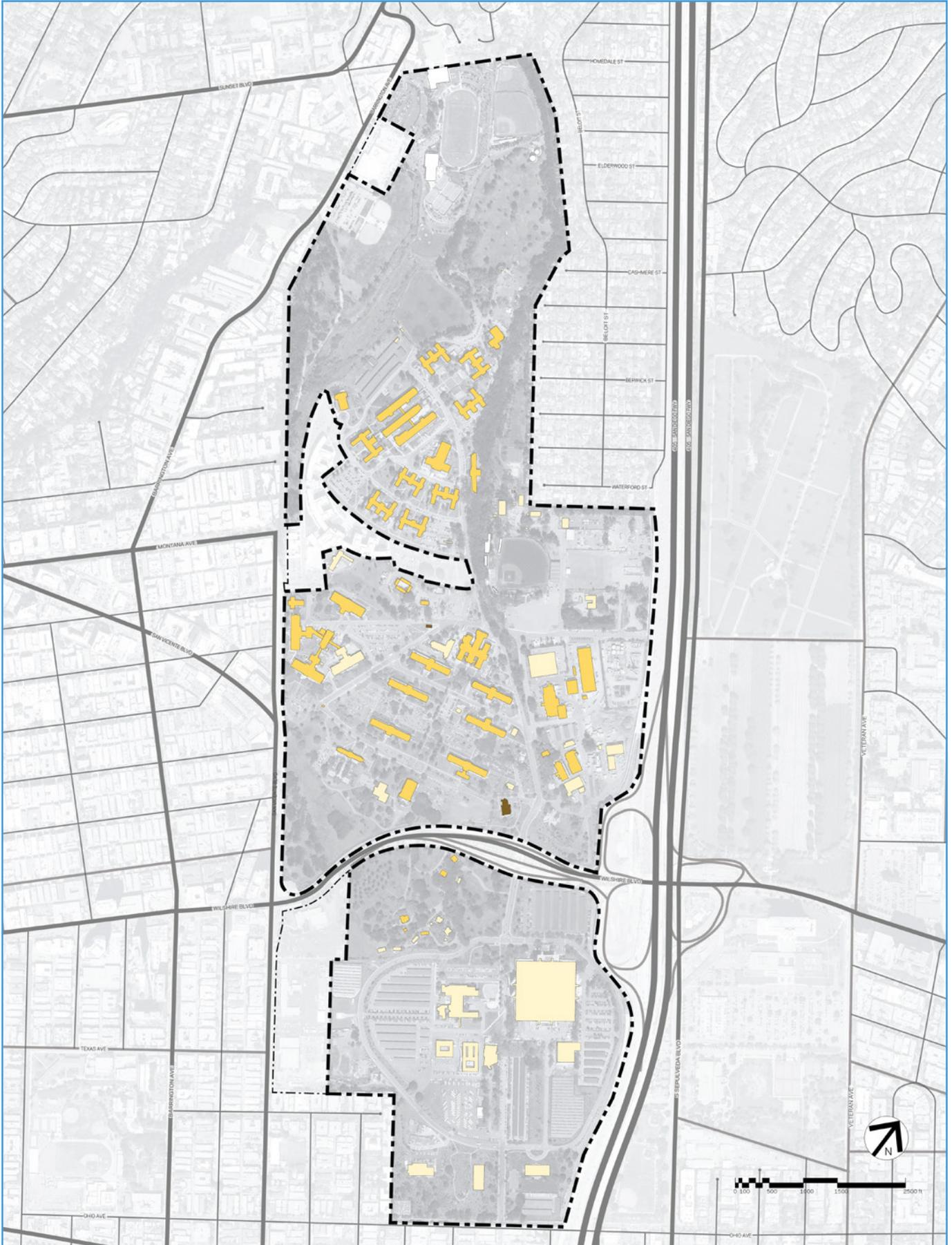
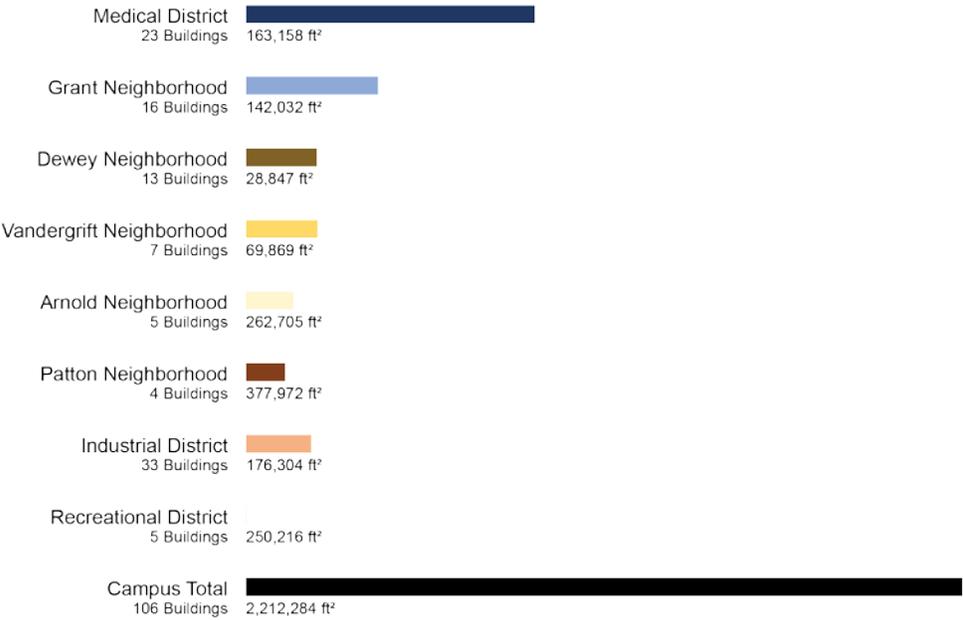


Figure B.4 Existing Buildings Historic Values

# B1. Existing Conditions

## Existing Building Inventory

### Existing Buildings - Neighborhoods



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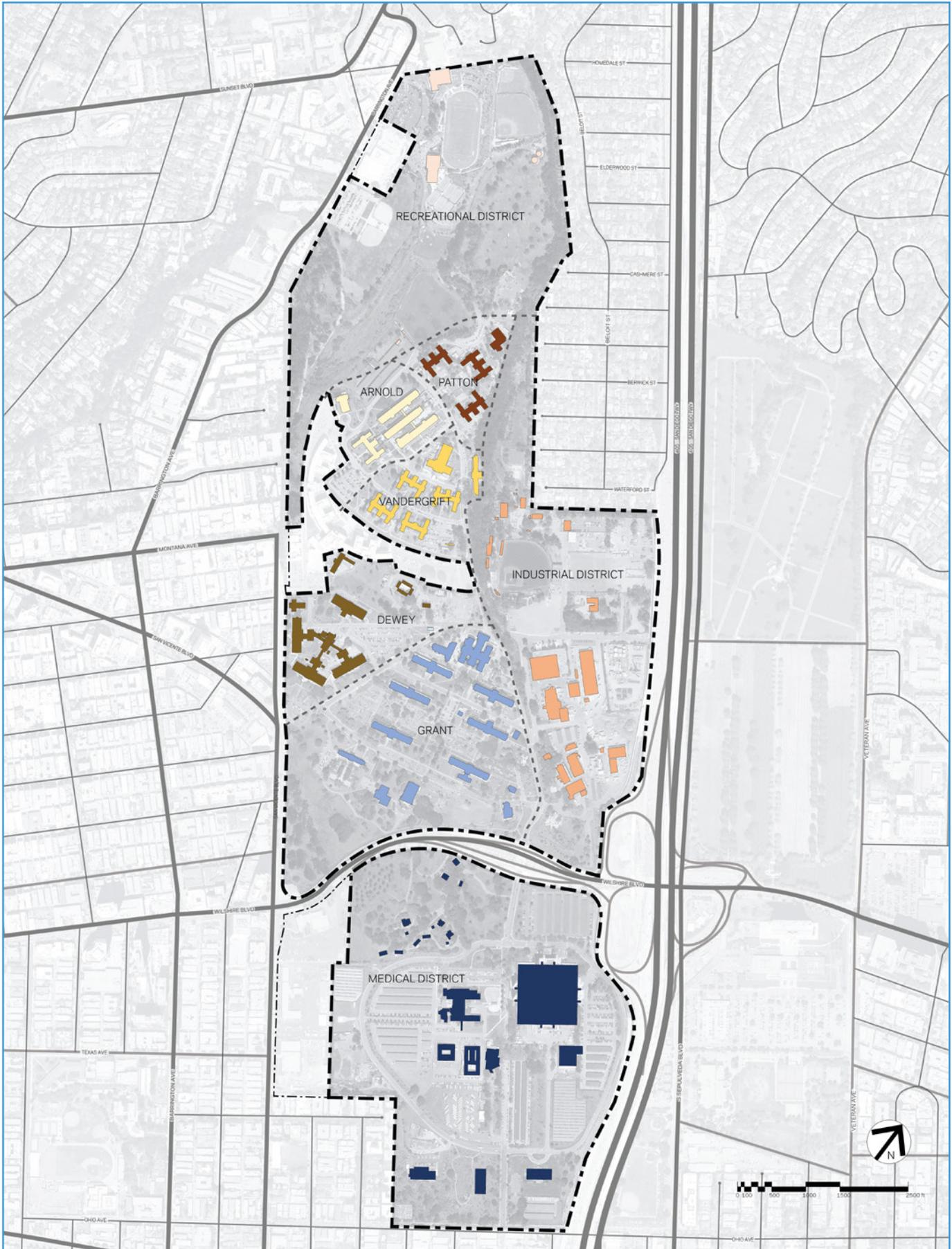
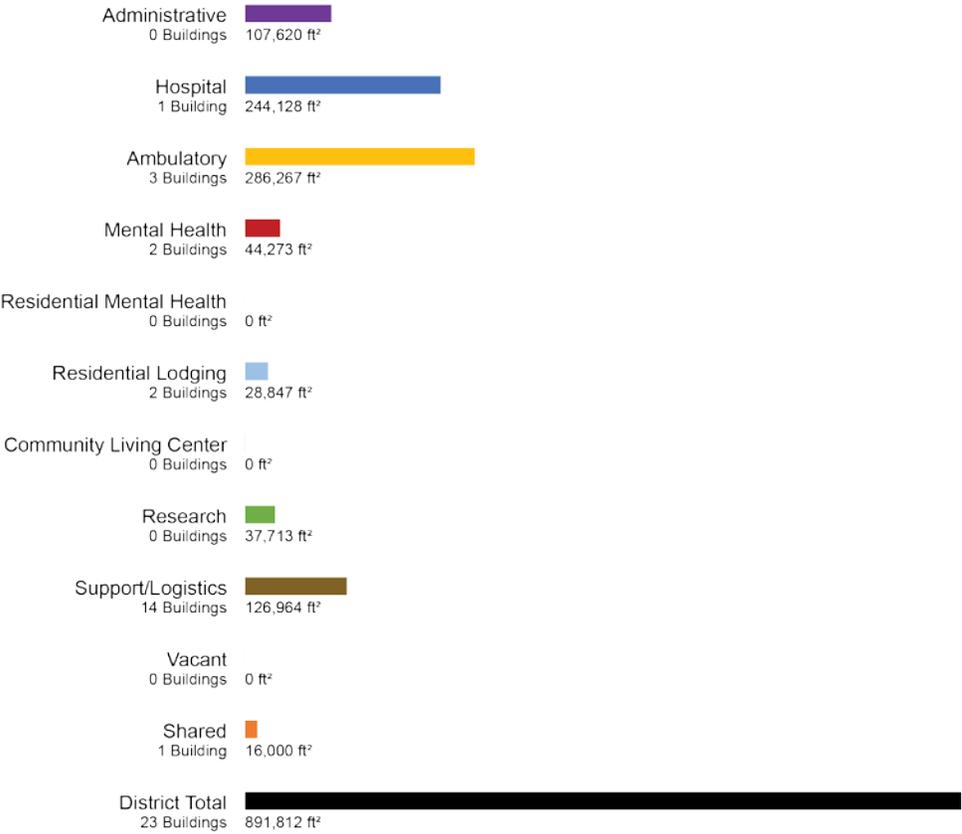


Figure B.5 Existing Buildings Neighborhoods

# B1. Existing Conditions

## Existing Building Inventory

### Medical District - Facility Types



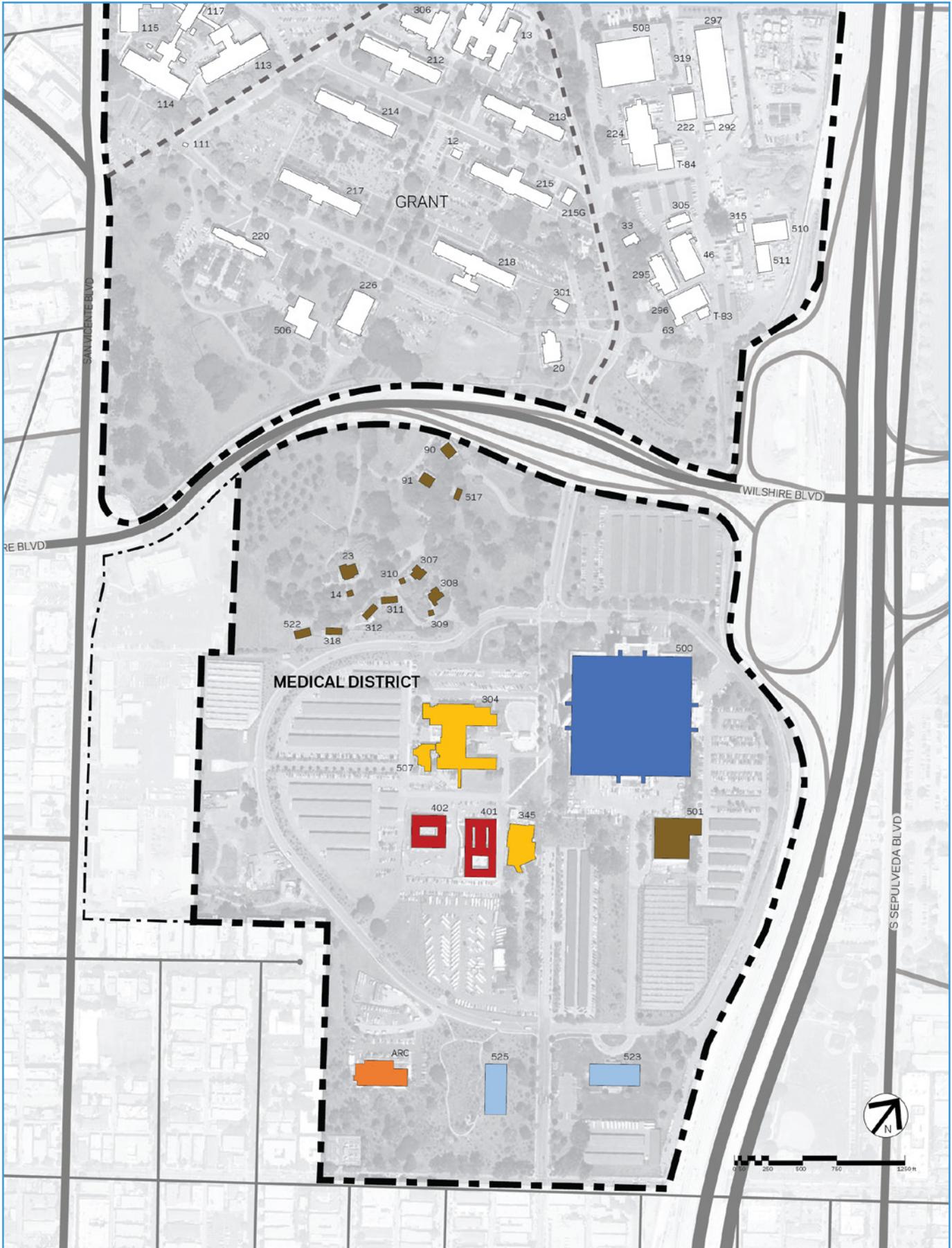


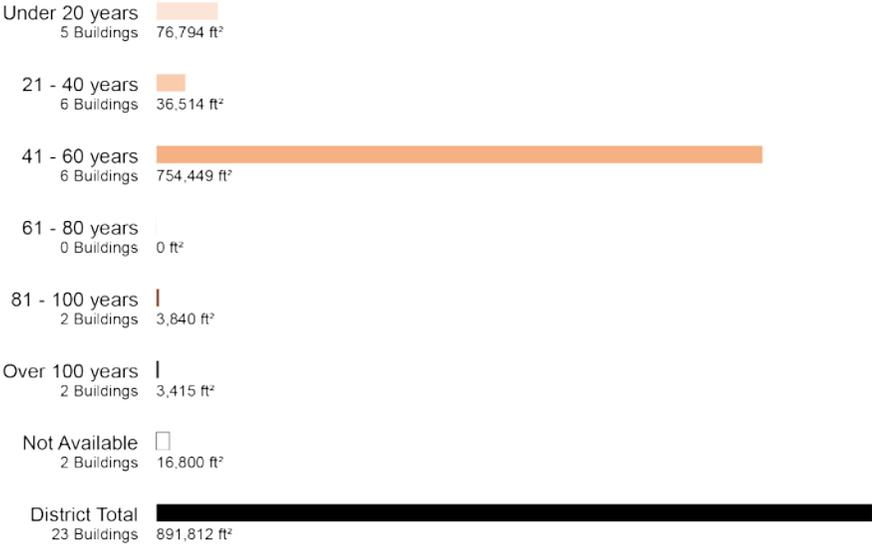
Figure B.6 Medical District Facility Types

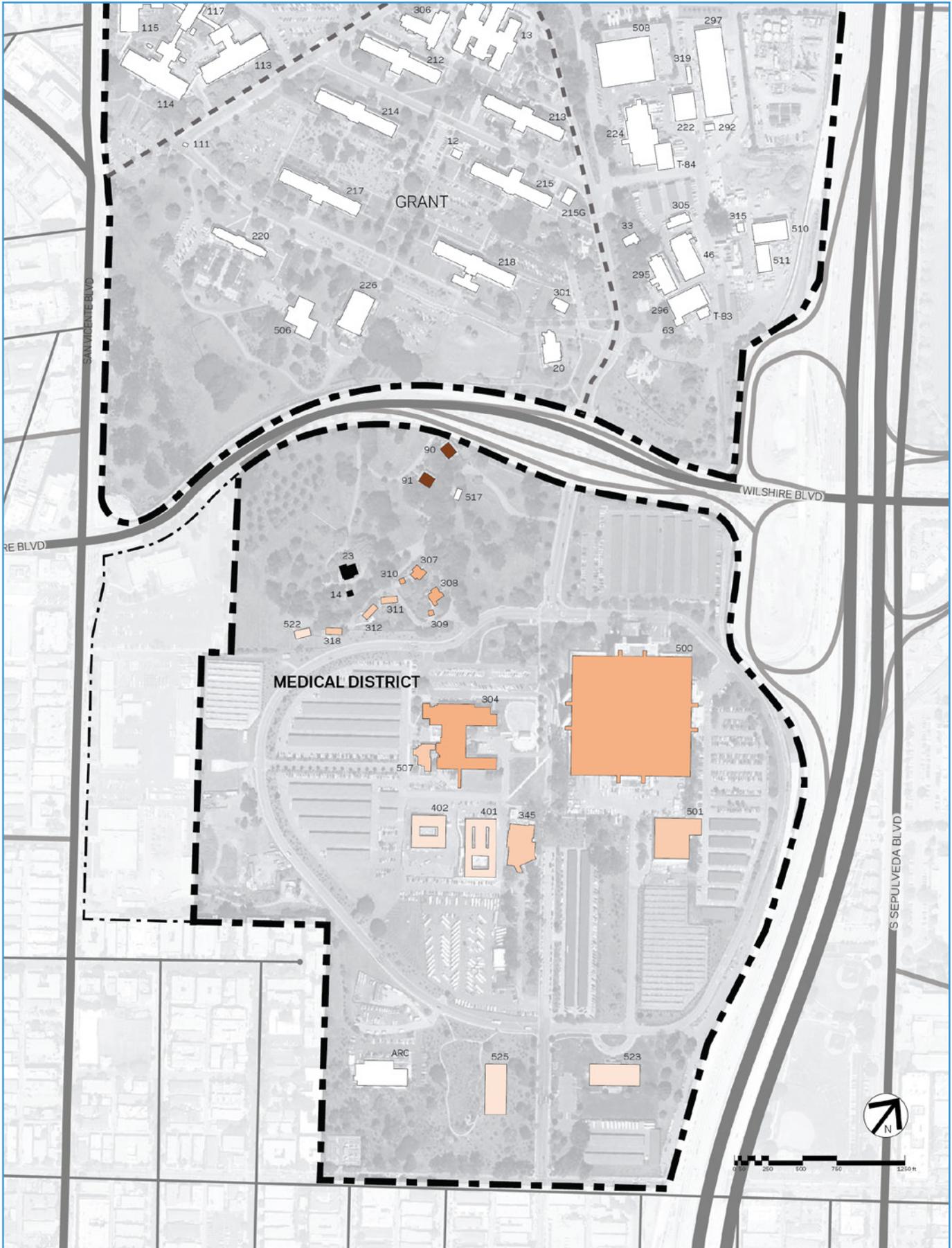
# B1. Existing Conditions

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## Existing Building Inventory

### Medical District - Building Ages





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Figure B.7 Medical District Building Ages

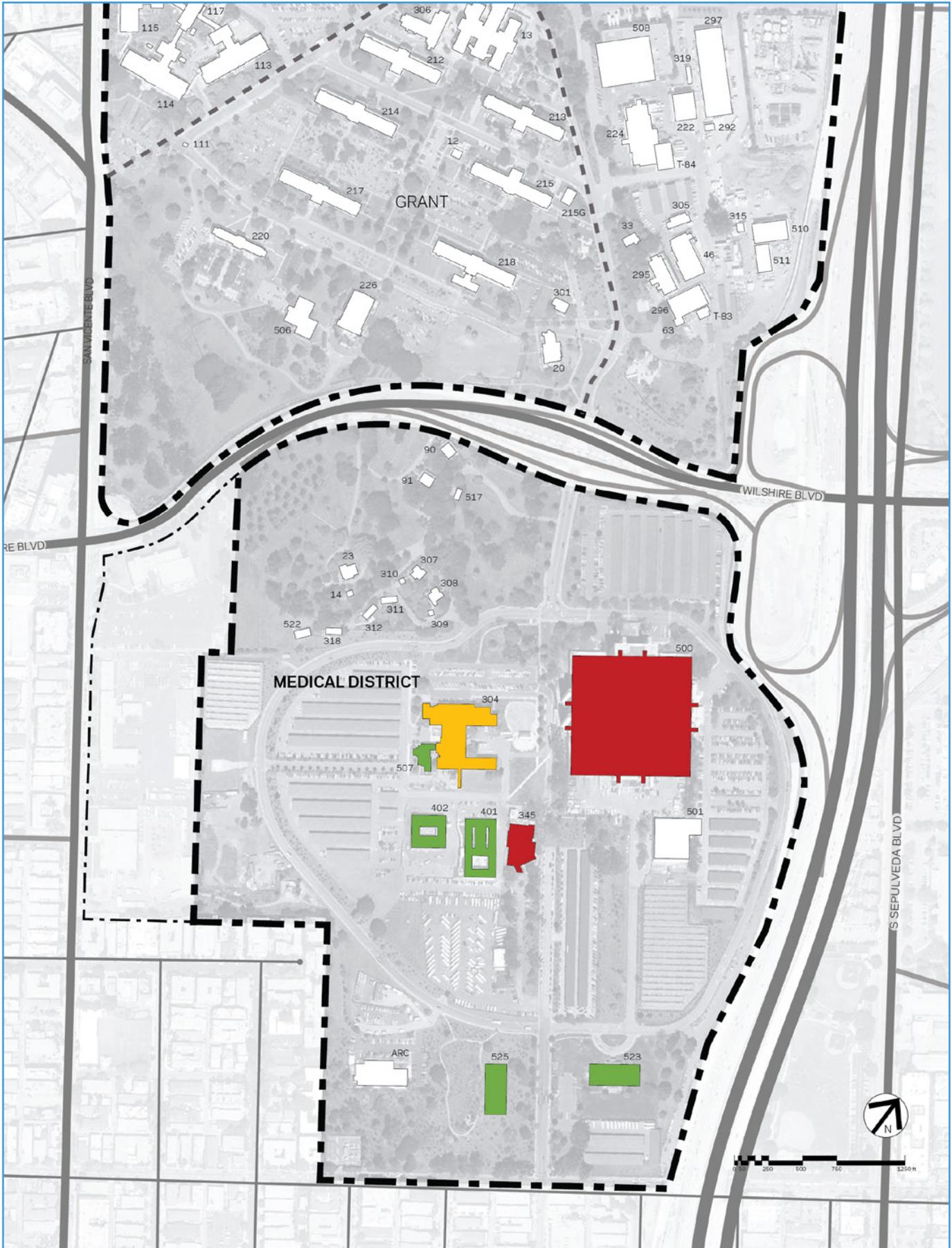
# B1. Existing Conditions

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## Existing Building Inventory

### Medical District - Building Conditions





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Figure B.8 Medical District Building Conditions

# B1. Existing Conditions

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## Existing Building Inventory

### Medical District - Historic Values





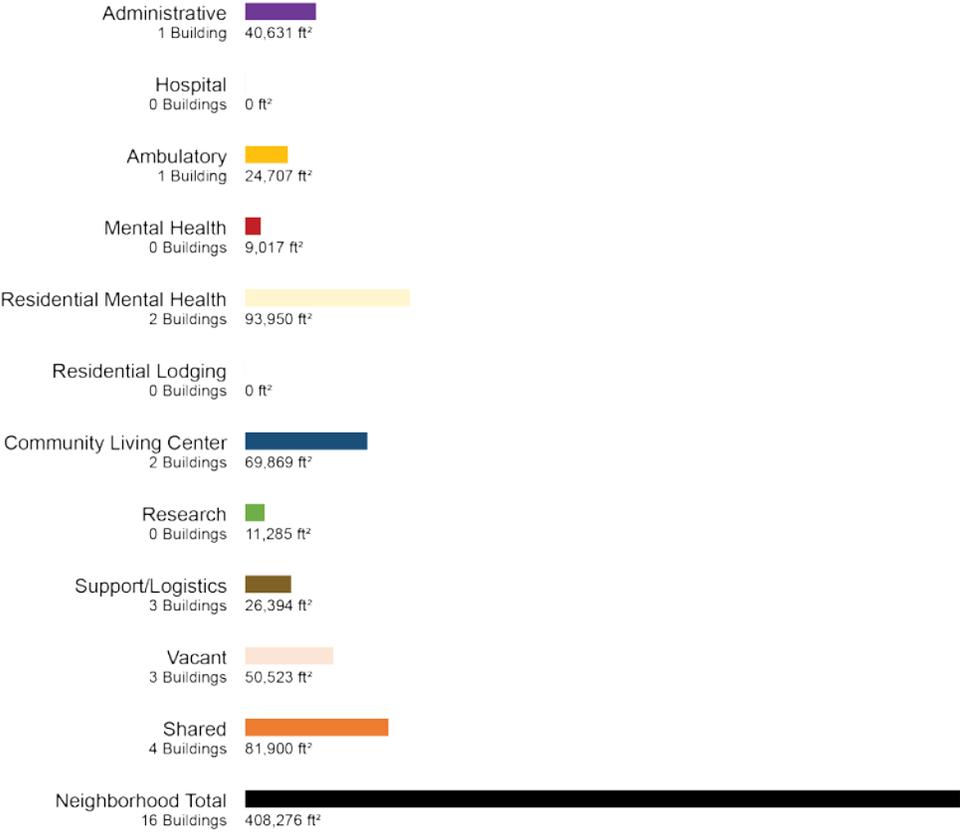
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Figure B.9 Medical District Historic Values

# B1. Existing Conditions

## Existing Building Inventory

### Grant Neighborhood - Facility Types





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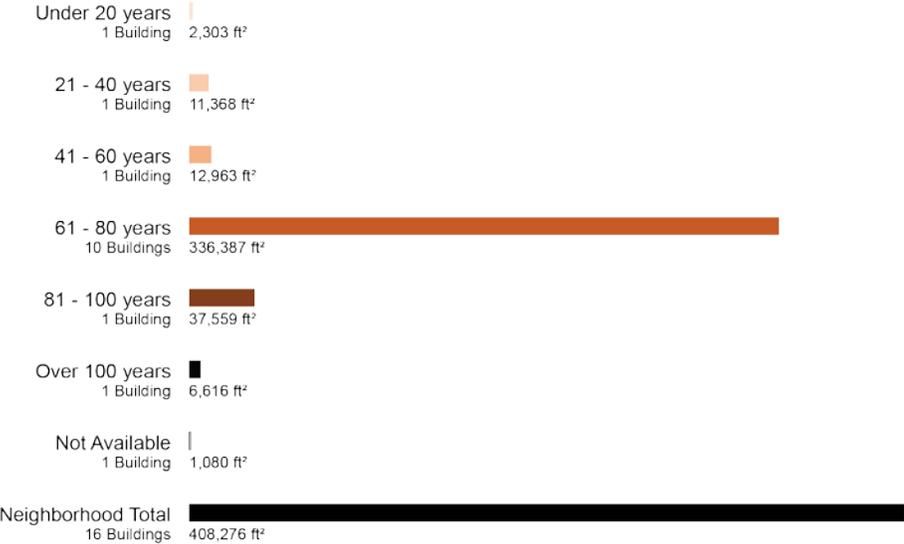
Figure B.10 Grant Neighborhood Facility Types

# B1. Existing Conditions

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## Existing Building Inventory

### Grant Neighborhood - Building Ages





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Figure B.11 Grant Neighborhood Building Ages

# B1. Existing Conditions

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## Existing Building Inventory

### Grant Neighborhood - Building Conditions





Figure B.12 Grant Neighborhood Building Conditions

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# B1. Existing Conditions

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## Existing Building Inventory

### Grant Neighborhood - Historic Values





Figure B.13 Grant Neighborhood Historic Values

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# B1. Existing Conditions

## Existing Building Inventory

### Dewey Neighborhood - Facility Types

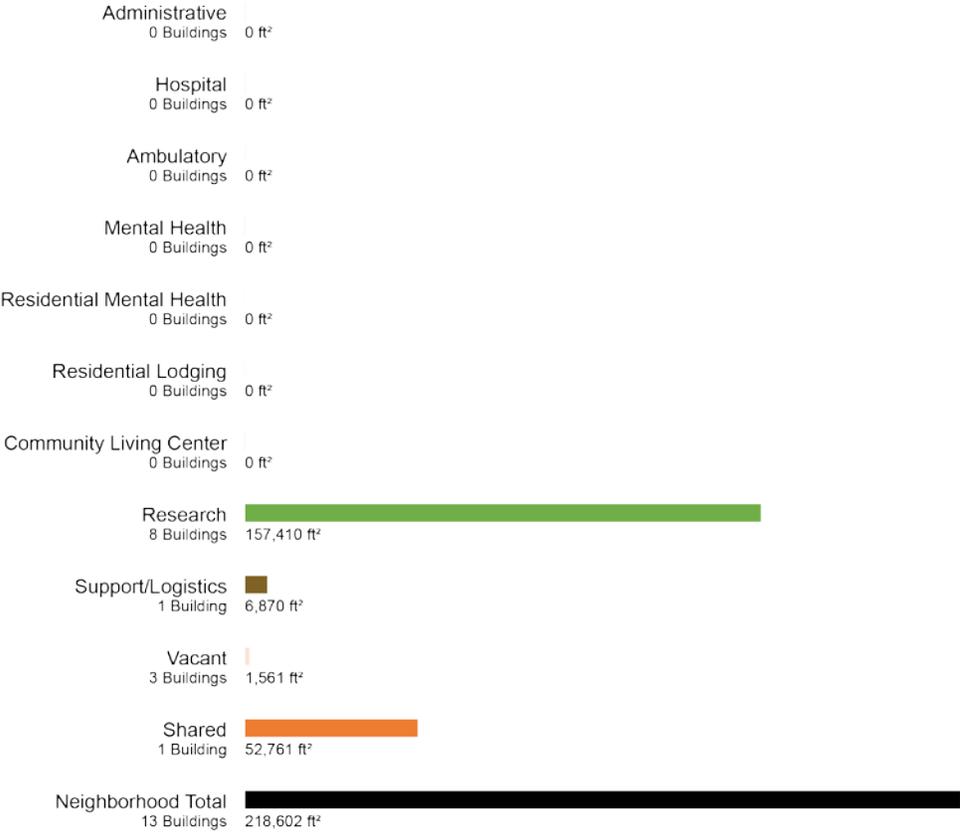




Figure B.14 Dewey Neighborhood Facility Types

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