

D5. The Master Plan

Site Analysis

Existing Building Inventory

Vacant

- a. These are buildings that are primarily unoccupied for various reasons.
- b. Square footage total - 176,304,386 ft²
- c. Location
 - 1. Building 013 (primary designation)
 - 2. Building 020 (primary designation)
 - 3. Building 066 (primary designation)
 - 4. Building 111 (primary designation)
 - 5. Building 156 (primary designation)
 - 6. Building 157 (primary designation)
 - 7. Building 158 (primary designation)
 - 8. Building 199 (primary designation)
 - 9. Building 205 (primary designation)
 - 10. Building 208
 - 11. Building 212
 - 12. Building 258
 - 13. Building 264 (primary designation)

Shared

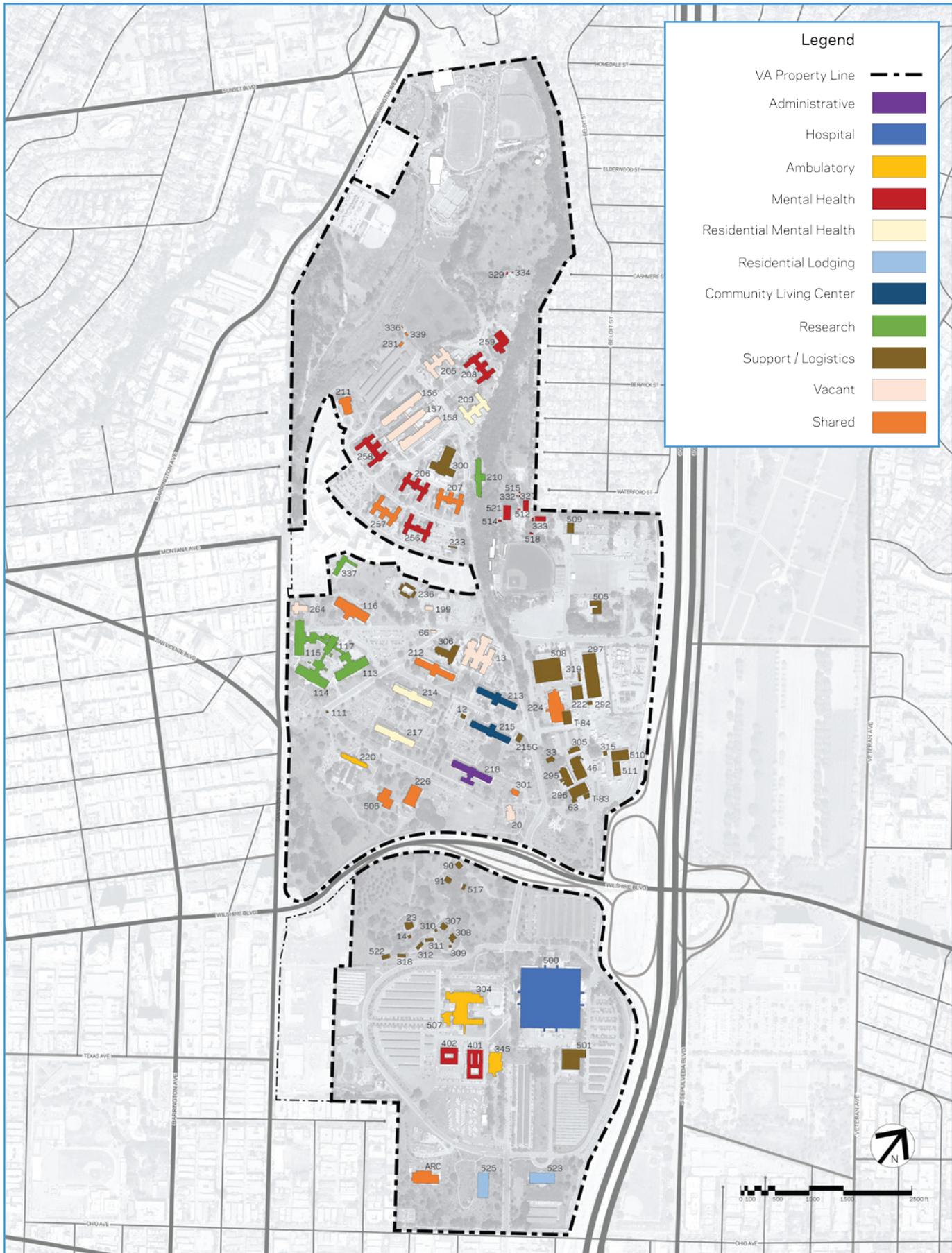
- a. These are buildings that are primarily utilized by program elements that belong to entities outside of the VA system, usually through a sharing agreement. However, the Master Plan is based on direction from the VA to assume that the campus will not be encumbered by any existing land use agreements.
- b. Square footage total - 250,216 ft²
- c. Location
 - 1. Building 114
 - 2. Building 116 (primary designation)
 - 3. Building 207 (primary designation)
 - 4. Building 211 (primary designation)
 - 5. Building 212 (primary designation)
 - 6. Building 220
 - 7. Building 224 (primary designation)
 - 8. Building 226 (primary designation)
 - 9. Building 257 (primary designation)
 - 10. Building 258
 - 11. Building 264
 - 12. Building 301 (primary designation)
 - 13. Building 306
 - 14. Building 336 (primary designation)
 - 15. Building 339 (primary designation)
 - 16. Building 506 (primary designation)
 - 17. American Red Cross (primary designation)

Building 156



Building 258





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Figure D.11 Existing Buildings

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Site Analysis

West Los Angeles Veterans Affairs Historic District

In operation on the site since 1888, the West Los Angeles VA campus reflects the stories, service, and sacrifices of four generations of veterans of the United States Armed Forces. In honor and recognition of this history, the National Park Service included the West Los Angeles VA Historic District on the National Register of Historic Places (NRHP) for its contribution to the “development of a national policy for veteran healthcare” and as a “tangible manifestation of the federal government’s commitment to the healthcare of veterans of World War I, which resulted in the nation’s largest network of hospitals.” The district was designated under National Register Criterion A for its association with the Second Generation Veterans Hospital era. The district is also listed under National Register Criterion C for its cohesive grouping of Mission/Colonial Revival Style architecture. In addition, the campus includes significant buildings and features that reflect the earliest era identified in the historic context statement for VA facilities nationwide, the National Home of Disabled Volunteer Soldiers. Although constructed in phases over time, the campus exhibits a unified site plan, with contributing resources that include buildings, site plan features, circulation paths and roads, and landscaping features.

Spanning nearly 400 acres, the designated West Los Angeles VA Historic District includes 66 contributing buildings and structures, as well as contributing site plan and landscape features and streetscapes, extending over four discontinuous areas of the campus. The 66 “contributing,” or National Register-listed features, including 55 buildings, three sites, one structure, and seven objects in the Northwest, Northeast, and Southwest quadrants of the VA campus. In addition, within the boundaries of the historic district are another 44 “noncontributing,” or ineligible features, including 37 buildings, one site and six structures. The campus also has two buildings listed on the National Register as individual resources: Building 20 (Wadsworth Chapel) and Building 66 (Trolley Depot). (See “Figure D.12 West Los Angeles VA National Register Historic District”)

Existing Regulatory Requirements

Because the VA campus includes an historic district and two buildings listed on the National Register, existing conditions include requirements for compliance with regulatory requirements aimed at protecting historic resources. In accordance with the National Historic Preservation Act of 1966 (NHPA), as amended, the U.S. Department of Veterans Affairs must consider the potential effects of any federally funded project on “historic properties,” defined as properties included in or eligible for the NRHP. The NHPA calls upon the VA to consider the reuse and preservation, where feasible, of qualifying historic properties. Pursuant to the National Environmental Policy Act (NEPA), Section 106 of the NHPA, and Department of Veterans Affairs policy, undertakings likely to result in an adverse effect to a historic property must be studied and efforts made to avoid, reduce, or mitigate adverse effects. Changes to the VA campus are subject to the Section 106 review process. This process can be greatly streamlined by building into the project design the avoidance and/or reduction of adverse effects through compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. As codified in 36 CFR Chapter I, Part 68, compliance with the Secretary’s Standards generally allows a project to avoid adverse effects to historic properties. The Secretary’s Standards offer guidelines and approaches for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing additions or making alterations. Guidance is also provided for new construction adjacent to historic properties, in order to ensure avoidance of adverse impacts to integrity through a change in setting.

Building 20 - Wadsworth Chapel



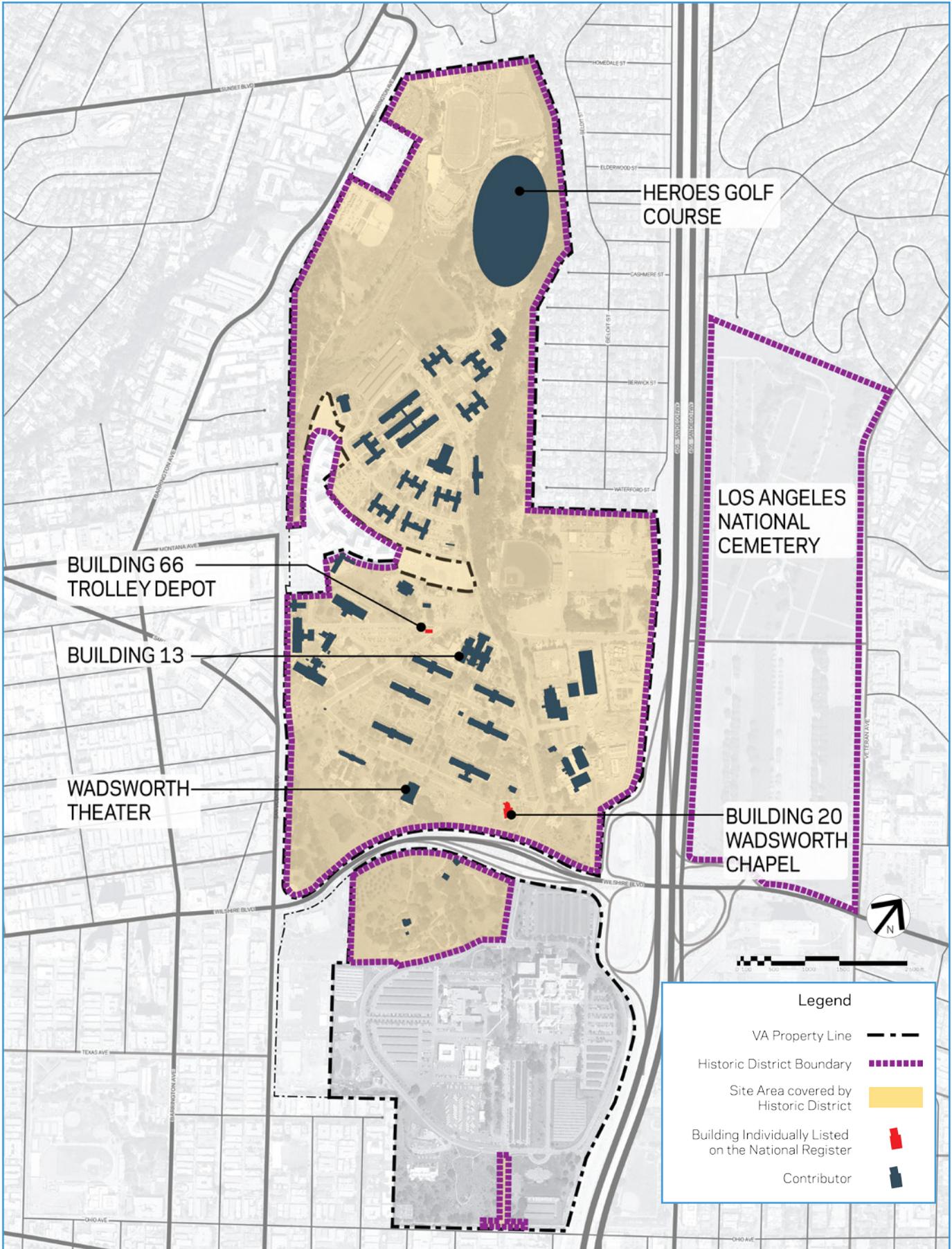


Figure D.12 West Los Angeles VA National Register Historic District

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Legislative Overlay

Section 224 of Public Law 110-161 (enacted in December 2007) prohibits VA from taking any action to exchange, trade, auction, transfer, or otherwise dispose of, or reduce the acreage of the 388 acre WLA Campus. In support of VA's efforts to revitalize the campus and make it more Veteran focused, Senator Feinstein and Congressman Ted Lieu recently introduced a bill titled the "Los Angeles Homeless Veterans Leasing Act of 2015." If enacted, it will enable VA to enter into certain Veteran focused lease agreements with housing providers, local governments, community partners, and non-profits, to provide additional housing and services, particularly for severely disabled, aging, female Veterans, and homeless Veterans. The bill contains specific protections to ensure that any such VA leases are Veteran focused, and comply with applicable law.

Building 116 - New Directions



Building 211 - Brentwood Theater



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Pending NEPA and Historic Due Diligence

As a Federal agency, VA is required by the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) to identify and consider the potential impacts of its actions and decisions on the environment and historic properties, while providing for public consideration and input. The adoption and implementation of a master plan is such an action for which NEPA analysis and consultation pursuant to Section 106 of the NHPA will be required.

Concurrent with the master planning process, VA began assessing its compliance strategy with NEPA and the NHPA to ensure the greatest level of transparency and public involvement. Following the conclusion of the formal master planning process, VA will conduct a robust NEPA analysis process and Section 106 consultation to ensure that environmental information is available to public officials and citizens before final decisions regarding the Master Plan are made and actions taken by VA.

VA anticipates that the Final Master Plan will serve as the “Proposed Action.” Input from the public and the consulting parties as part of the NEPA process and Section 106 consultation will further contribute to the master planning process and the development of the Final Master Plan. This process and the requirements of the NHPA are discussed in more detail in Section F1. Historic Preservation.

Building 226 - Wadsworth Theater



Building 66 - Trolley Depot



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Site Analysis

Responsive Site Design

Responsive site design takes into consideration the path of the sun, the rush of the wind, and the flow of water across the campus. The following factors were taken into consideration during the climate analysis of the site.

Site Climate Information

Dry Bulb Temperatures

The campus is located in the warm-marine climate zone characterized by mild temperatures, including warm summers, cool winters, and lack of precipitation. The Pacific Ocean is relatively warm and keeps the climate very mild. Average temperatures are in the low 60s Fahrenheit. (See "Figure D.16 Dry Bulb Temperature" on page 183)

Degree Days

Degree days are designed to reflect the demand for energy needed to heat or cool a building. It is derived from a measurement of the outside temperature, per hour, which is subtracted from a mean temperature of 65 degrees Fahrenheit. The resulting positive or negative number reflects the number of heating or cooling days a building requires. West Los Angeles has significantly more cooling degree days (4,390) than heating degree days (1,527). As a result, buildings require cooling more often than heating. ("Figure D.17 Degree Days" on page 183)

Solar Orientation

Optimum site orientation provides maximum winter solar collection as well as maximum summer solar protection, which helps to extend the typically moderate temperatures further into the day. The optimum solar orientation is 10.5 degrees from north toward the east. (See "Figure D.14 GLA Optimal Solar Orientation" on page 181)

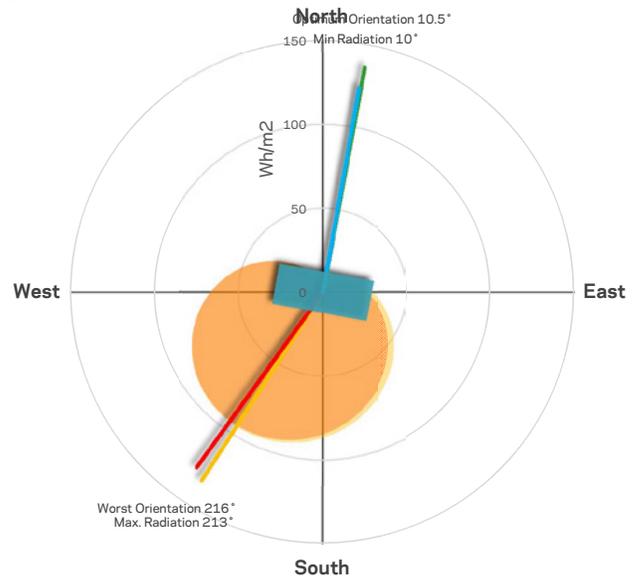
Wind

Summers are pleasantly cooled by ocean winds. Though these offshore winds bring high humidity, comfort is maintained because of the relatively low temperatures. During the winter, the wind reverses and brings hot, dry desert air known as Santa Ana winds. Ocean breezes are typically strongest later in the evening, and in the winter, winds from the Santa Ana mountain range may bring unwanted heat and dust. (See "Figure D.15 GLA Natural Ventilation (NV) Potential Wind Rose" on page 182)

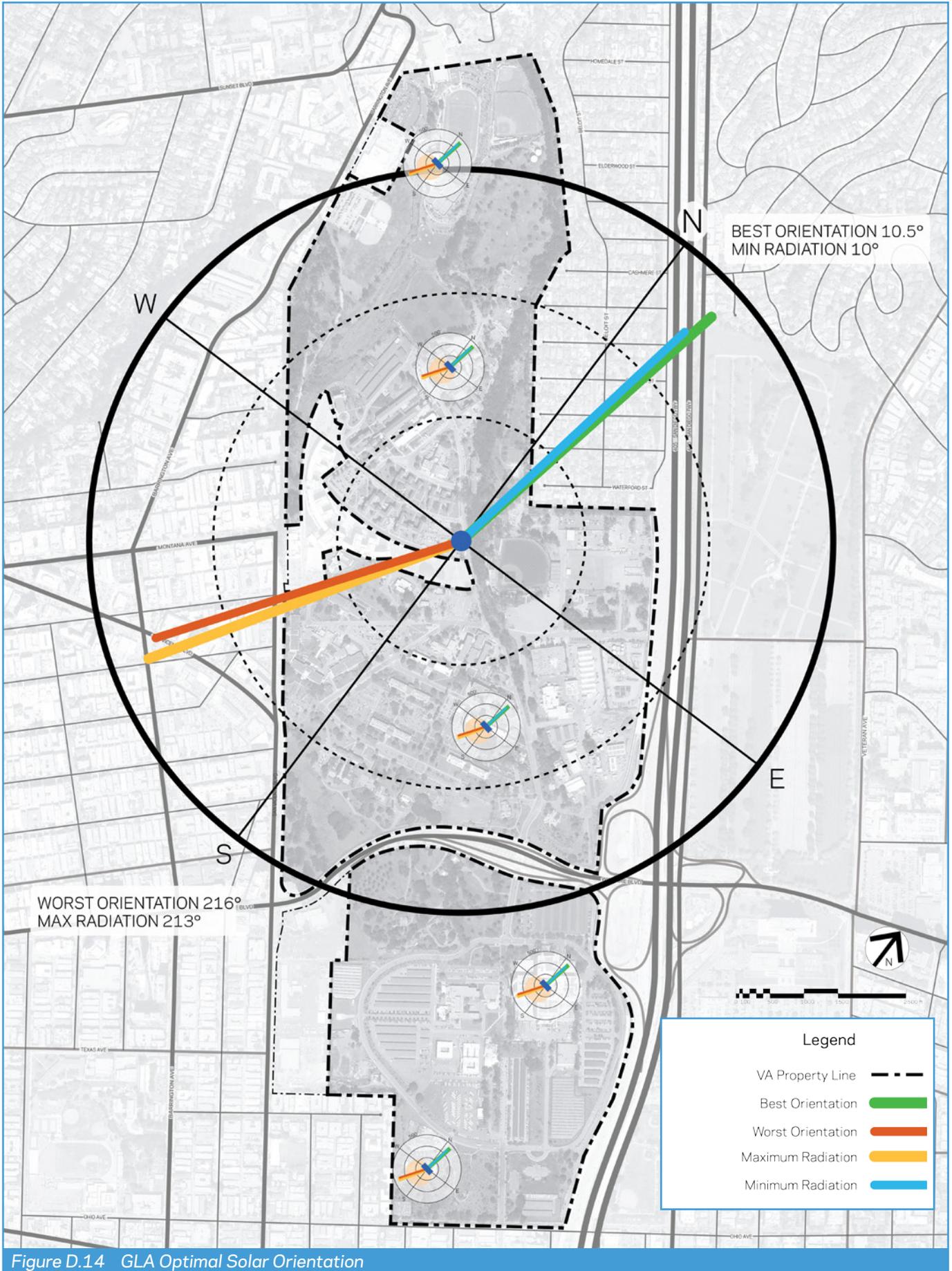
Precipitation

Most rain falls during warm, mild winters. West Los Angeles receives little rainfall, and most of it occurs in January, February, and March. The summer months receive almost no rainfall, which can be particularly problematic during periods of drought. (See "Figure D.19 Precipitation and Relative Humidity" on page 183)

Figure D.13 Solar Orientation



| Legend | Wh/m2 |
|--------|-------------------------------------|
| | Radiation during underheated period |
| | Total Radiation |
| | Radiation during overheated period |
| | Overall Mass sample |
| | Best orientation |
| | Worst Orientation |
| | Maximum Radiation |
| | Minimum Radiation |



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Figure D.14 GLA Optimal Solar Orientation

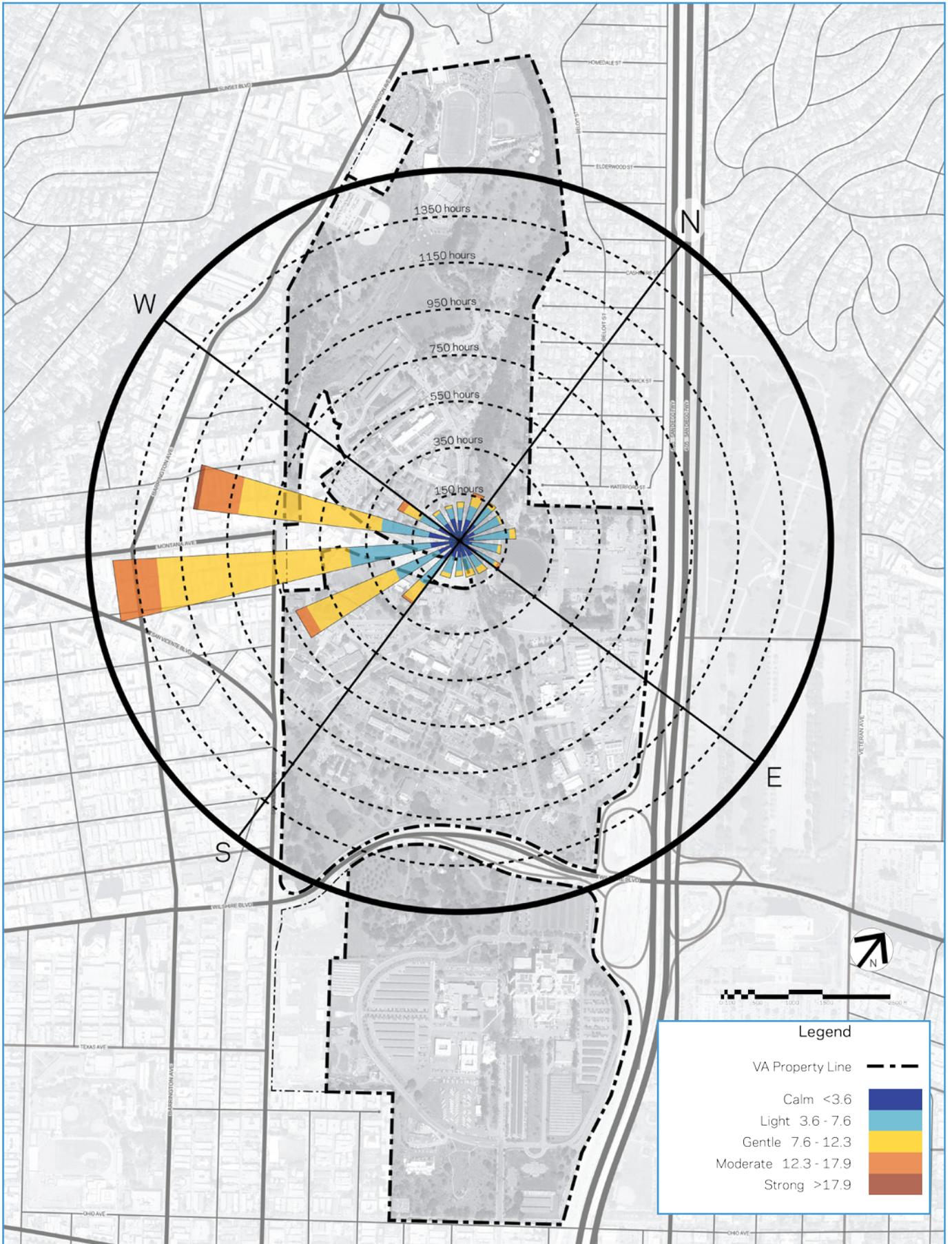


Figure D.15 GLA Natural Ventilation (NV) Potential Wind Rose

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Figure D.16 Dry Bulb Temperature

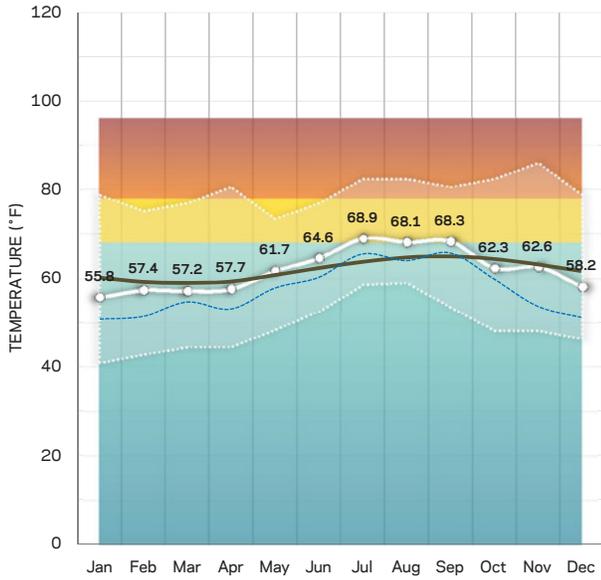


Figure D.17 Degree Days

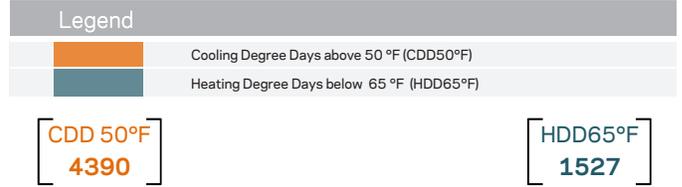
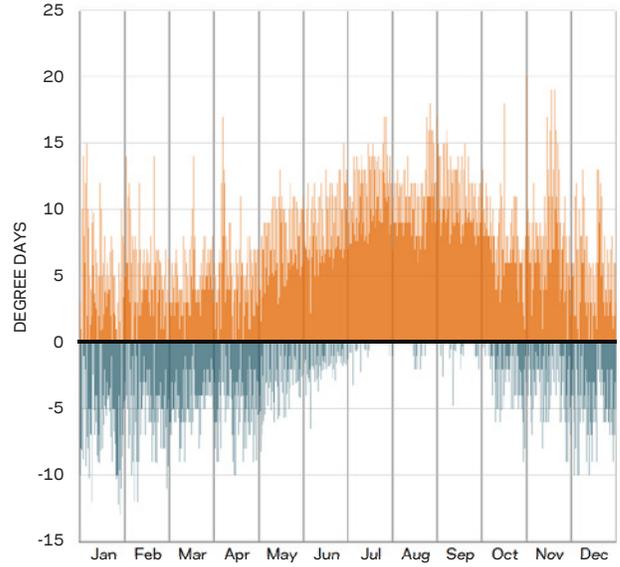


Figure D.18 Natural Ventilation (NV) Potential Wind Rose

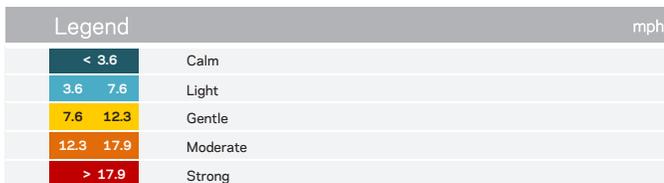
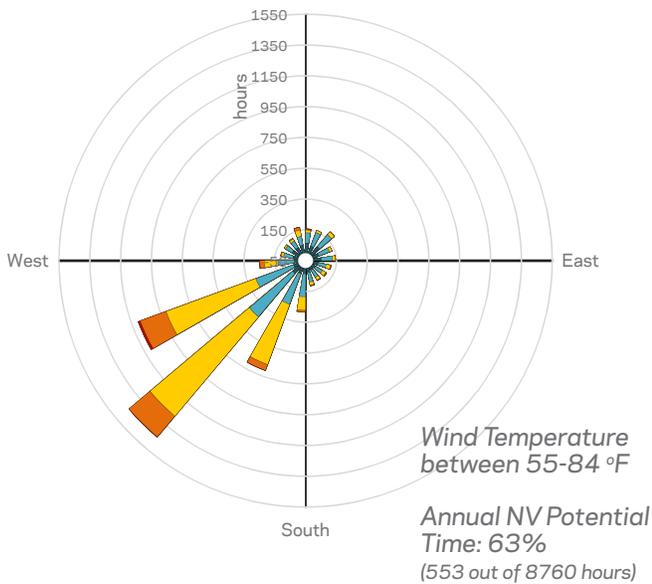
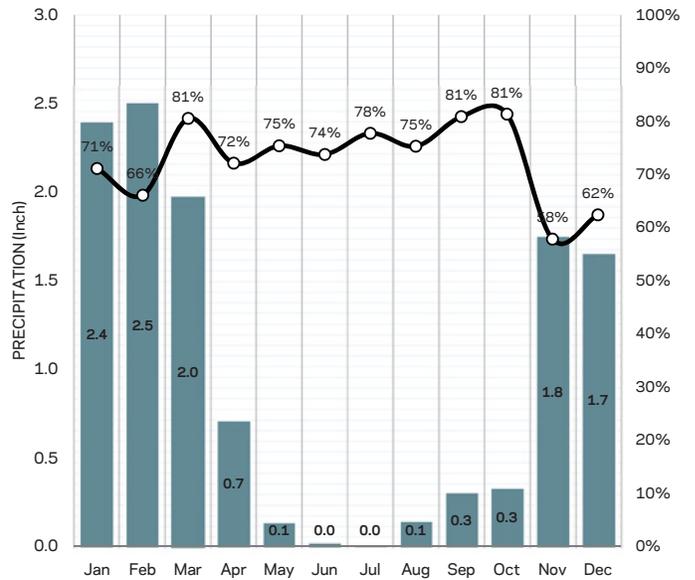


Figure D.19 Precipitation and Relative Humidity



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Site Analysis

Site-Responsive Strategies for this Climate Zone

Overall, this climate zone is very comfortable and requires the least energy of any region in the state to achieve thermal comfort levels. The climatic design priorities that emerge from this analysis include three climate-responsive strategies at the site, building, and landscape scale for the campus.

Site-Responsive Design

On a site scale, these climate conditions support a combination of well-landscaped open spaces, enclosed spaces within buildings (central courtyards), and a clustered layout of smaller forms with areas of shared shade over southern and western facades to maximize daytime ventilation. In this mild and temperate climate, the campus can take advantage of full-exposure northern courtyards and vegetation that allows for solar gain near northern facades. External, open-access corridors between buildings and programmatic functions should be oriented to take advantage of prevailing winds. (See “Figure D.20 Load Reduction (Daylight & Solar Considerations)” on page 185)

- Compress campus to minimize outdoor walking distances during the hottest time of the day.
- Shaded walkways and canopies over paved surfaces and courtyards will help filter light and heat throughout campus.
- Use street orientation and building massing to enhance the natural cooling breezes of the campus.
- Connect slender clusters of buildings with archways for maximum solar exposure and cross-ventilation opportunities.

Building Design

To minimize the amount of energy required for heating and cooling, the angle of the sun should be considered. With a low to moderate altitude in West Los Angeles for most of the year and the solar radiation on south and west facing walls significantly higher than north and east facing walls, wide awnings should be used to protect openings from solar gain on these sides. Maximizing volume-to-surface ratio optimizes natural light, solar heat gain, and natural ventilation. Wintertime strategies include building insulation, reducing air infiltration, and passive solar heating. Summertime priorities include shade, allowing for natural ventilation and distributing thermal mass.

Landscape Design

- The benefits of the existing landscape aid in creating a more comfortable environment. Parks act as heat sinks through transpiration and as wind modifiers that will filter out the dust, reducing pollution.
- Xeriscaping should be used to minimize the amount of water drawn for landscape use. Additionally climate appropriate plant material typically requires less maintenance input over their lifetime. This includes plantings in courtyards and roof terraces.
- The urban heat island effect of surface parking can be reduced through shade trees and high albedo (reflectivity) paving materials.

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Figure D.20 Load Reduction (Daylight & Solar Considerations)

Self-Shading & Solar Exposure

Mild temperatures with excessive humidity

- 1-Maximize cross ventilation
- 2-Full exposure for natural daylight
- 3-Allow for solar gain if needed

External Shading

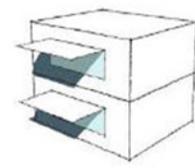
Consider passive solar heating design during colder seasons
 Consider external shading for general radiation control year-round
 Consider internal shades (blinds / frit) for localized glare control

Combined Open/Enclosed Spaces



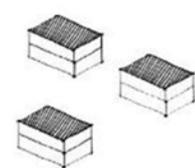
Combine exterior and interior functional spaces to promote cross ventilation.

South Façade



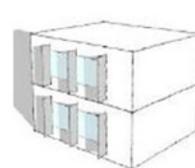
Consider horizontal shades with enough depth to cover glazing for sun facing exposure (partial shading).

Scattered Smaller Masses



Scattering smaller masses on the site allows for permeable organization and external circulation.

East and west façade



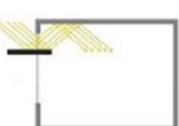
Consider external vertical fins for eastern and western exposures (partial shading).

Internal Shading

Radiation intensity during operational hours (8Am- 6Pm)

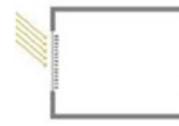
| | | |
|--------|------------|---------------|
| Low 9% | Medium 16% | Intensive 75% |
|--------|------------|---------------|

Lightshelf



Consider light shelves to increase daylight penetration.

Horizontal louvers



Consider internal shading devices to control glare while taking the advantage of solar heat gain.

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Site Analysis

Opportunities and Constraints

The WLA VA campus exists in a natural and built environment that offers both opportunities and constraints to development. The site's natural features (topography, plant materials, microclimate) and built features (historic districts, historic buildings and landscapes, existing roads) all influence the design decisions that are intended to enhance human comfort and conserve energy and resources while providing housing and services for Veterans.

Assets

- Character defining historic setting
- Mature landscape providing established stable landscape character
- Accessible by a number of public transportation routes and proximate to a major downtown
- Urban proximity to neighboring retail, educational opportunities, and work training provides a high level of opportunities for residents as they bridge and reintegrate into civilian life
- Neighboring context is walkable - West Los Angeles is both very walkable and bikeable, with efficient transit access. Most errands can be accomplished on foot.
- Topography provides excellent views and a vista from which to view downtown Los Angeles.
- There are a number of active recreation facilities already built on campus, primed for Veteran use
- Pleasant, year-round climate conditions encourage use of outdoor spaces

Challenges

- Lack of high-quality and well-designed outdoor spaces.
- On-campus wayfinding is complicated by a lack of a clear signage system and well-landscaped gateways, leading to confusion with navigation for visitors and Veterans alike.
- Local and regional vehicular traffic may use Dewey Avenue and Eisenhower Avenue as cut-throughs to avoid the often heavily trafficked intersection of Wilshire Boulevard and San Vicente Boulevard.
- Topography of the campus slopes downward from north to south. While the downward slope is generally gentle to the south (only about 200 feet), at the north end of campus the elevation drops considerably and falls off to the east and west.
- A large average "block" size on campus results in an inefficient transportation system for pedestrians, transit users, and vehicle drivers.
- The large amount of paved parking areas contributes to an unpleasant walking experience, a lack of mobility, an emphasis on personal vehicles over other methods of transportation, and isolates parts of campus from one another.
- Though the campus has an abundance of open space, it has not been designed in a way that is usable as space for relaxation, socializing, or recreation.
- The considerable distance between buildings contributes to perceptions of poor walkability and concern for personal safety, as expressed by many of the staff and residents. The need to drive to multiple destinations and the resulting parking requirements result in an overabundance of parking and isolated buildings that do not support a cohesive neighborhood feeling.

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- Campus has a very low building density, some of which can be attributed to historic development patterns. Many of the buildings are currently underutilized or even vacant. The addition of new development, in a manner that respects the site's heritage, will infuse much-needed energy to revitalize the campus.
- The combination of functions on campus is ambiguous and more reflective of the medical center's history and growth patterns than a cohesive set of program relationships.
- Due to topography and limited access points the campus is isolated from the rest of Los Angeles.
- The current scattered and auto-dependent nature of the campus does not support Veteran health, wellness, healing, and recovery.

Opportunities

- Revitalizing the campus through the rehabilitation of existing structures, the addition of new housing, medical services, and amenities will provide an opportunity to use this land to its highest potential in supporting Veterans, leveraging Veteran stewardship, and honoring the legacy of ownership while increasing the opportunities for collaboration between the campus and its neighbors.
- The West Los Angeles VA Campus has the potential for revitalization to include new housing and services for Veterans, in a way that complements and is consistent with the local community. Integrating the WLA Campus into its context, breaking down the institutional qualities, and making the campus a part of the larger community, will support recovery while improving connections to the broader community of Veterans and non-Veterans.
- Preserving the site's historic structures and using them as building blocks for a new community and to establish the appropriate scale of new development, can enhance Veteran pride of ownership, anchor the campus in its prominent place in VA history, and bridge the needs of Veterans and the community at large.
- The ability to achieve these objectives will depend on the Veterans community's ability to come together behind a compelling shared vision to frame the larger opportunity and support coordinated action.

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Scenario Development

Design Concepts

The scenario development and design concepts provided in the following section provides a vision of what is possible and the path that can be taken toward creating a vibrant, welcoming, and sustainable community where all Veterans, including homeless, severely disabled, female Veterans, and elderly Veterans will feel comfortable accessing, living, interacting, recreating, and socializing with one another, their families, VA personnel, and visitors.

The three organizing design concepts include:

- Supporting Neighborhoods
- Connected Community Centers
- The Greenway

Master Plan Methodologies

The Master Plan is a guiding framework for future development, accommodating both current facility needs and the site's capacity for potential facility expansion in the future. These two methodologies are commonly referred to as 'need-based' and 'capacity-based'. Both methodologies contribute to the success of a Master Plan. The capacity-based methodology establishes the long-term development potential for the campus, illustrating future facility locations, neighborhoods, access, services, and supporting infrastructure. Within this larger, capacity-based Master Plan is then identified the need-based facilities that are

currently needed within the study area. Together, the capacity-based and need-based methodologies provides a vision for the campus, accommodating current needs, and guiding future potential development.

Need-Based Master Plan Methodology

Need-based methodology, based on demand analysis, identifies immediate demand to provide housing, and services to those Veterans in most need, those who are chronically homeless, severely disabled, female Veterans, and elderly. Addressing the short term need analysis is the first step to providing realistic, targeted solutions for implementation that will result in a welcoming, vibrant, and sustainable community where all Veterans identified as the need-base cohort are the first group to benefit from and feel comfortable accessing, living, interacting, recreating, and socializing with one another, their families, VA personnel, and visitors in the new environment created through the recommendations of the Master Plan. Initial phase implementation strategies have been developed around the need-based methodology.

Capacity-Based Master Plan Methodology

The capacity-based methodology establishes a guiding framework for the long-term development of the campus. The facility capacity for the Master Plan is established through analysis of governing planning controls, environmental impacts, physical site features, existing infrastructure, historic and cultural assets, and the surrounding context.

Projected Repurposing of Green Space in Zone 4





Figure D.21 Campus Master Plan

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Scenario Development

Veteran Housing

The WLA VA Campus has a unique opportunity to implement a permanent supportive housing strategy based on providing Veterans with a full spectrum of housing choices, mental health and healthcare, amenities and services on the north campus. The WLA VA Campus will become a magnet where Veterans can receive state of the art healthcare, housing, employment assistance, and other supportive services to promote community engagement and well being. Master Plan scenarios identify locations for different types of housing including bridge, transitional, domiciliary, community living center, and permanent supportive. Housing types are grouped into neighborhoods and located based on proximity to support services needed. Bridge and transitional housing for Veterans who need support in transitioning to a permanent supportive neighborhood are located closer to support services.

Excellent Healthcare

VHA is the largest integrated healthcare system in the United States. Greater Los Angeles VA Healthcare System is comprised of the medical center, with clinics working collaboratively to offer services to Veterans as a Healthcare System providing consistent, high quality medical care to Veterans.

Medical science and Technology

VHA is in a unique position to lead the transformation of translating knowledge into practice and applying new technology safely and appropriately. Master Plan scenarios are structured around redevelopment of the south campus zone into an integrated state of the art Healthcare and Research campus with improved support services located in close proximity.

This redevelopment supports VHA mission to:

Honor America's Veterans by providing exceptional healthcare that improves their health and well-being

Coordinated Care

Providing coordinated care, integrating housing, healthcare, treatment, and support services that put the Veteran first. Improvements to the healthcare delivery system involve changing the structures, and processes of the environment in which health professionals and organizations function, as well as policy and operational

changes. Operational protocols that facilitate the work of high performing patient centered teams such as PACT (Patient Aligned Care Teams) and HPACT (Homeless Patient Aligned Care Teams) provide increased coordinated care for Veterans. Transforming the north campus into a vibrant community of permanent supportive housing, with an increased focus on clinical programs with a multidisciplinary infrastructure, provides a spectrum of services and is the foundation of an integrated, coordinated care system.

Connections and Partnerships

Veterans who live on or are visiting the campus should feel welcome and safe. Master Plan scenarios identify nodes and zones where services and activities including recreational, social, employment, and memorial projects can occur. Implementation of the Master Plan will further develop details for how these services and activities may be achieved through strategic partnerships and connections. Strategic partnerships that support education and research programs may be key to the development of the south healthcare campus. Priority development of services and activity nodes in the residential areas include a central location at the entrance of the north campus where Veterans can receive information about housing, benefits, and available services. These services may include case management, substance abuse, mental health counseling, advocacy, legal services, employment assistance, and training.

Scenario development, concepts, and facilities proposed in the Master Plan recognize the integration of VA's three administrative services, Veterans Health Administration (VHA), Veterans Benefits Administration (VBA), and National Cemetery Administration (NCA). To better integrate, plan, and prepare for the future of the West Los Angeles VA campus, a one-stop-shop Veteran center that includes administration information is proposed:

- Healthcare concierge service for VHA information
- Centralized, supportive benefit information system and collocation of VBA on campus
- Columbarium development and coordination with NCA

Master Plan scenarios provide a framework for VA to shape the future WLA VA environment to help bring

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about broader changes needed to ensure that Veterans have access to information, services, and options that support and encourage healthy choices.

Early Design Concepts

Design options for the West Los Angeles Campus were explored based on initial feedback from VA, Veterans, and utilizing Urban Design Principles. The concepts explore frameworks to Provide Veteran Housing, Reorganize Neighborhoods, and Connect Communities.

Presidio

The first design concept, Presidio, builds on the existing formally planned neighborhoods of the campus and adds new residential neighborhoods with new similarly formal and orderly circulation. This scheme suggests a formal focal point at the existing main entry, significant additional density, and new building in the southern portion of the north campus.

Concept 2

A second concept seeks to connect and distribute housing more evenly across the site to create a stronger campus community. In this scheme, a formal connecting circulation spine connects the main southern entry to a central community center “node”, and continues towards the north.

Arroyo

The arroyo design scheme respects the existing formal neighborhoods, but also acknowledges that a great deal of the site remains very natural and is not as appropriate for rigid formal planning geometries. The north part of the site in particular, has significant topography, terraced landforms, hills, and a gully.

The connecting circulation spine in this scheme flows across the curve of the existing landscape and weaves through the more formal areas to the south. The southern portion of the linking path connects the neighborhood, and nodes, but offsets and softens the regimented planning with a more natural Greenway. The Greenway ribbon unifies the site, connects the neighborhoods, and establishes a new identity and sense of place for the campus.

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Scenario Development

Resources and Amenities Concepts

Supporting the concept of vibrant and engaging neighborhoods, the Master Plan proposes to incorporate a series of resources and amenities. The majority of the resources and amenities will be adjacent to the community centers and surrounding outdoor spaces.

Therapeutic Resources and Amenities:

Flexible, individualized, and Veteran focused therapeutic resources and amenities will support the physical, mental, and spiritual wellness of Veterans:

- Self-care teaching and learning
- Peer-support specialist services
- Care coordination and case management
- Family and caregiver support (including child-care)
- Supportive housing (triage / bridge, transitional and permanent)
- Easily accessible physical and mental healthcare
- Comprehensive counseling and therapy (individual, family, and group)
- Integrative medical services and healing arts
- Spiritual forums (chapel and dedicated open space for reflection)
- Physical and occupational therapy
- Recreational activities
- Benefits assistance and financial coaching
- Full range of legal services
- Education and vocational training
- Employment and job placement
- Business development, ownership, and entrepreneurial opportunities
- Volunteerism
- Transportation

Community Center Resources and Amenities:

Dining

- Private and public rooms
- Ice cream bar
- Bistro
- Eat-in kitchens

Wellness Studios & Gyms

- Lap pools
- Exercise rooms
- Lockers
- Walking tracks
- Walking trails
- Yoga
- Physical therapy
- Tai Chi

Computer / Business Centers

- Up-to-date computer, scanning and printing equipment
- WiFi access

Assembly spaces

- Libraries
- Spaces for meditation and prayer
- Smaller movie theaters
- Club rooms

Activity

- Craft spaces
- Demonstration kitchens
- Outdoor gardens
- Greenhouses
- Art studios

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Education & Training Centers

New introductions on campus include education, jobs training, and lifestyle adjustment services. The classroom and administrative program includes numerous training and learning opportunities.

Classroom-Based Training Centers

Classroom-based or computer-oriented training on a range of subjects, including personal finance, accounting, family legal, and small business topics.

Addiction Treatment Center

Providing the full spectrum of addiction services, ranging from medical detox through after care. The center will also provide legal assistance to Veterans.

Integrated Wellness Center for Female Veterans

Providing a comprehensive Veteran and family centered approach, to trauma-informed care, to enhance wellness, and address the mental health needs of female Veterans and their family members.

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Master Plan Design Concepts

Supportive Neighborhoods

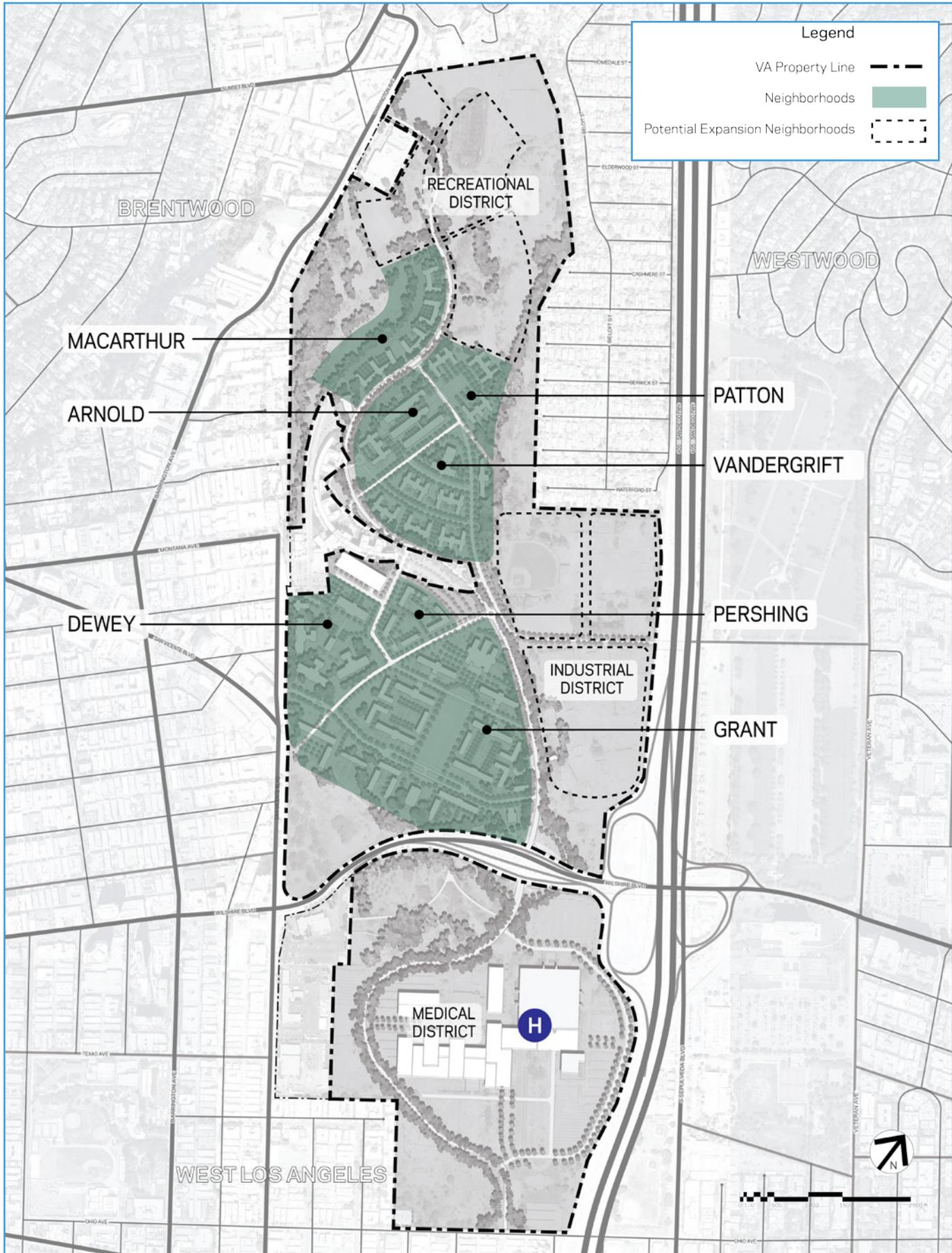
The Master Plan proposes the development of compact, walkable neighborhoods to organize the campus into manageable zones while supporting future growth. New neighborhoods are planned to supplement the existing neighborhoods, which would become denser with historically compatible infill housing. (For proposed neighborhoods see “Figure D.22 Neighborhoods”) (For existing neighborhoods see “Figure B.5 Existing Buildings Neighborhoods” on page 37).

By clustering groups of similar-needs residents in communities with convenient access to medical care and amenities, neighborhoods will create safe zones for healing and recovery. In addition, the familiarity that develops from living in close proximity to others with similar backgrounds will provide valuable social and relational support to residents.

The topography also provides an opportunity to utilize the separation between neighborhoods to address variation in grade. This will allow the grades within the neighborhoods to be flatter, limiting the distance and elevation the Veterans must travel as they follow their daily routine. The plan proposes that the functions of daily living (sleeping, eating, socializing, and recreating) be located within a five-minute walk of each neighborhood, with vehicular parking and traffic directed to the edges of each neighborhood.

Vandergrift Neighborhood





A
B
C
D
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G

Figure D.22 Neighborhoods

D5. The Master Plan

Master Plan Design Concepts

Connected Community Centers

Termed a “Veteran Life” hub, the proposed community centers housed within each neighborhood will facilitate the development of community and connections through a mix of supportive health services, convenience dining and retail, and activity-based training and recovery programs. (See “Figure D.23 Community Centers”)

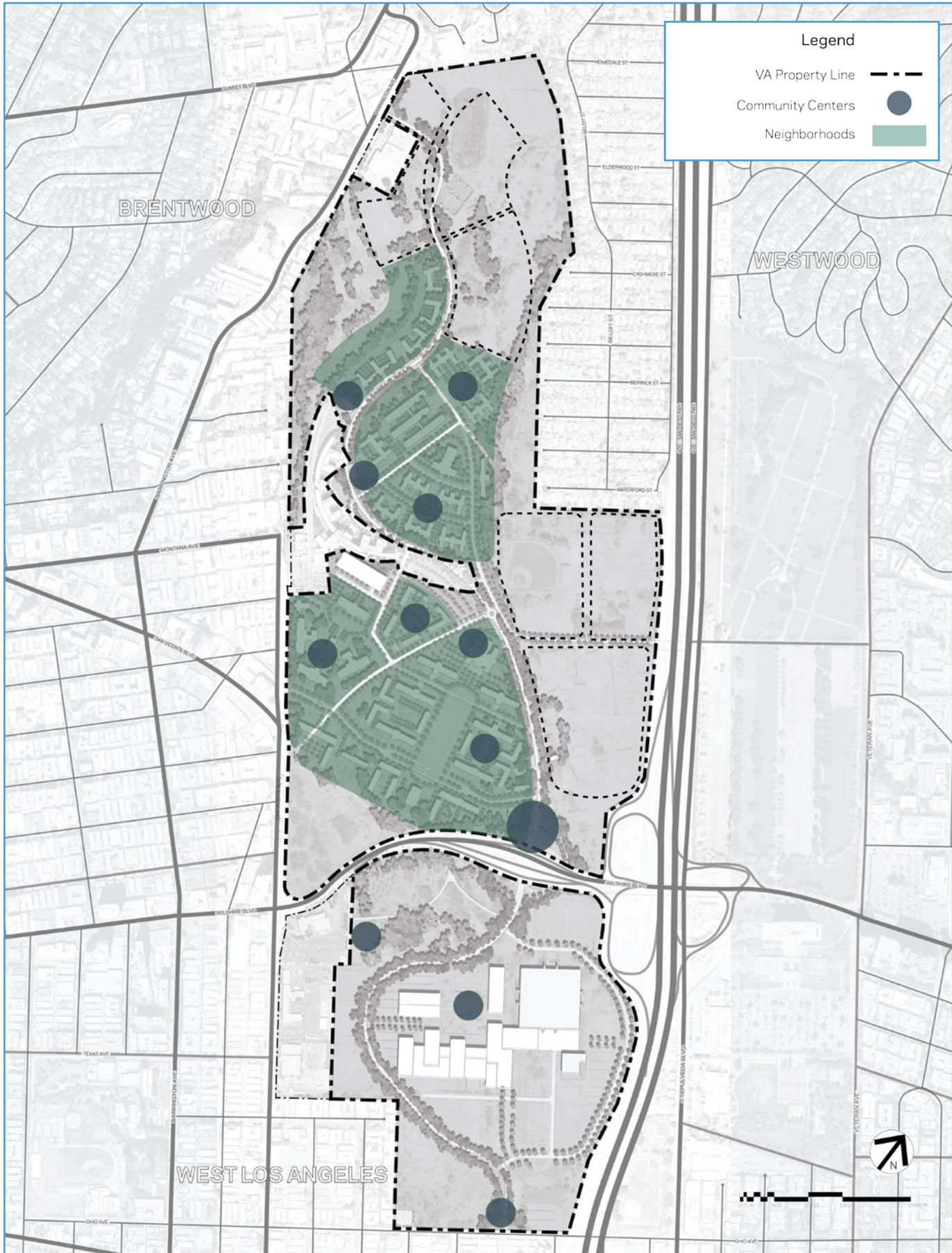
Each Community Center is proposed to have indoor and outdoor gathering spaces appropriately scaled to accommodate the members of the neighborhood. The gathering spaces support the fundamental role as a social center for the Veteran community.

Visualizing green spaces and the outdoors from within the residential units is known to help calm, heal, and support transitions. All neighborhoods would center on a residential-scaled landscaped plaza or green space and include drop-off areas and accessible surface parking.

The plan introduces a new Veteran Welcome Center to serve the entire campus.

Community Center





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Figure D.23 Community Centers