

# D5. The Master Plan

## Neighborhoods

### Neighborhood Development

The development of compact, walkable neighborhoods will support and nurture recovering Veterans in a healing environment. To enhance connectivity, equalize access, accommodate growth, and create a high-quality and attractive public realm, the plan is to construct clusters of buildings to break down the size of the campus into more manageable zones.

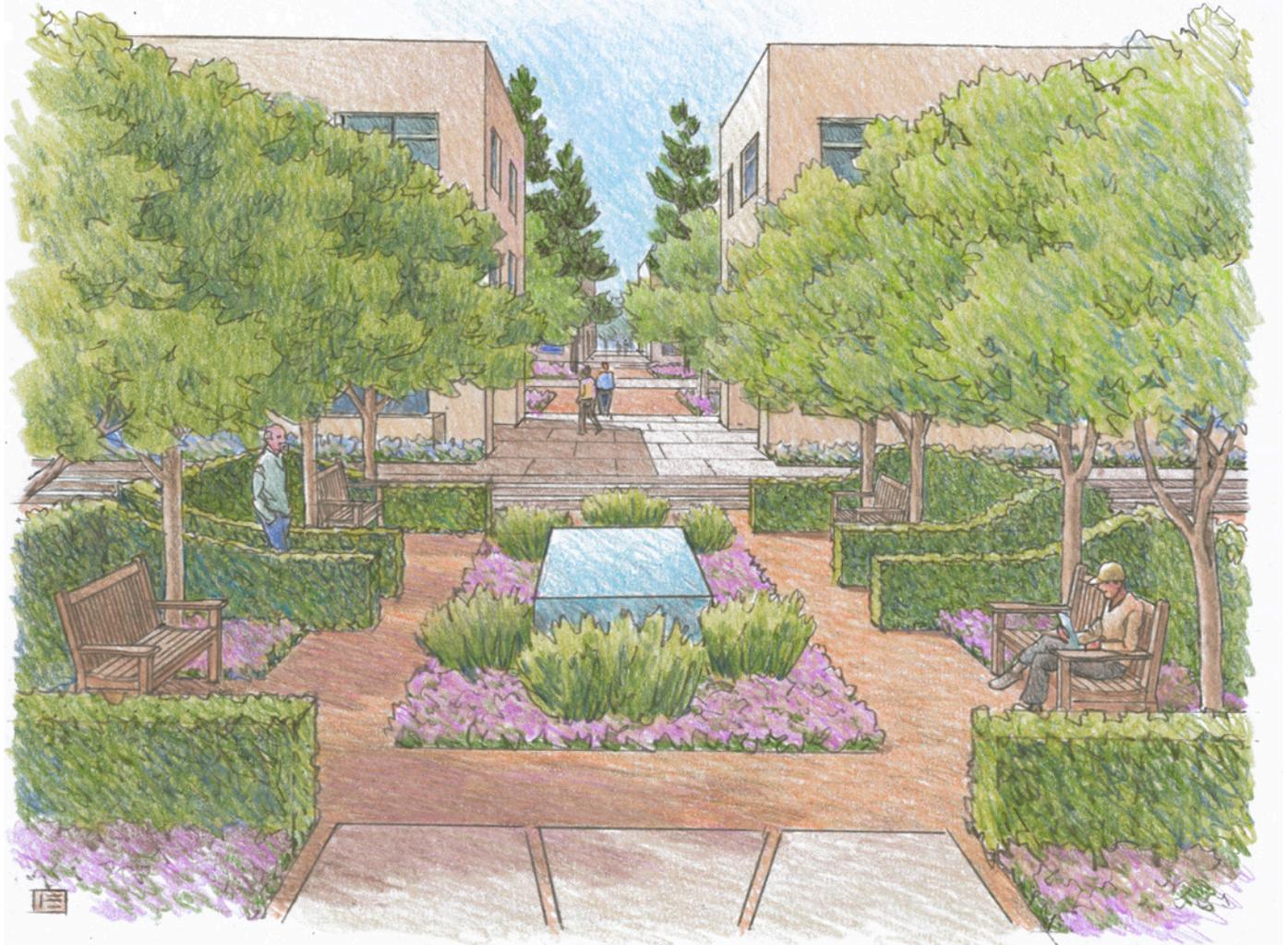
Each neighborhood will offer easy accessibility to the rest of the campus, with a four- to six-minute walking distance between the furthest residential unit and the nearest community center and shuttle stop connection. Vehicular parking and traffic will be routed to the edges of each neighborhood to encourage walking.

### Neighborhood Character

The neighborhoods are identified per the unofficial designations noted:

- MacArthur (New)
- Patton
- Arnold
- Vandergrift
- Pershing (New)
- Grant
- Dewey

For proposed neighborhoods see “Figure D.22 Neighborhoods” on page 195, for existing neighborhoods see “Figure B.5 Existing Buildings Neighborhoods” on page 37.



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D  
E  
F  
G

# D5. The Master Plan

## Neighborhoods

### Patton Neighborhood

The three buildings that make up the Patton Neighborhood have been designed for transitional housing. As the Master Plan is implemented, transitional housing will become permanent supportive housing. The design and unit layout allows this modification with minimal modification.

### Veteran Housing

Envisioned to be transitional housing for immediate term, but transition to permanent supportive housing during mid term phase.

Building 205 60 Studios / 1 br

Building 208 60 Studios / 1 br

Building 209 60 Studios / 1 br

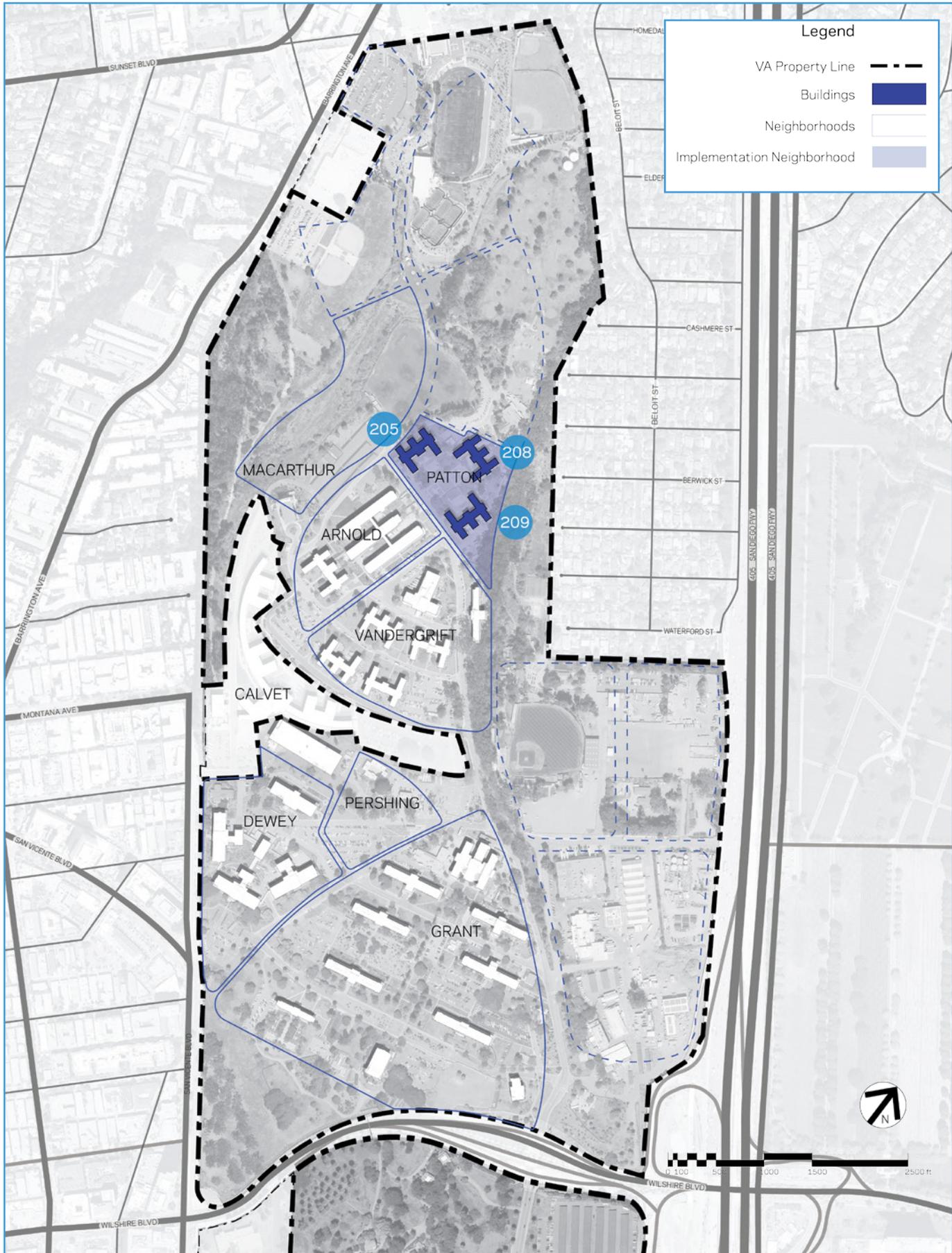
Each building has a mix of small and large shared rooms and gathering spaces to encourage community and resident connections. These spaces are available to residents, visitors, and staff. In addition to indoor spaces, the neighborhood includes a number of outdoor and garden community spaces. The focal point, and most distinctive feature of the Patton Neighborhood is the formal, terraced green that links the three courtyards in front of each building. It creates a vibrant and welcoming community space.

### Parking

This neighborhood does not have its own area for parking and will share with adjacent neighborhoods.

*Adjacent Arnold Neighborhood*





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Figure D.34 Patton Neighborhood

# D5. The Master Plan

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## Neighborhoods

### *Arnold Neighborhood*

Buildings 156, 157, and 158 are existing and can accommodate a range of unit floor plans. The numbers above reflect a double-loaded corridor layout with studios with approximately 400 sf and two bedrooms with 600 sf. Building 258 is also an existing structure and can accommodate 60 units on the upper floors. The lower ground-level floor is planned for community/shared spaces.

The group of buildings, their related courtyards and connecting arcades make this neighborhood very “livable” with a diversity of scales and type of both interior and exterior community activity areas.

### **Veteran Housing**

Envisioned to be permanent supportive housing.

Building 156	40 studios	10 2-bedrooms
Building 157	40 studios	10 2-bedrooms
Building 158	40 studios	10 2-bedrooms
Building 258	40 studios	20 2-bedrooms

Studios are approximately 400 sf, one bedrooms 500 sf and two bedrooms with 600 sf. The plan is designed on a module, so there is flexibility to adjust the mix of unit type and sizes as required over time.

Some common space should be located in the center linear building, Building 157. The majority of community space (community center) will be located on the lower floor of Building 258. A front terrace at the building

entrance will be the most public of the common space and open directly on the Greenway. This could be considered the most important / largest of the neighborhood community centers in this part of the north campus.

### **Parking**

Until the adjacent MacArthur Neighborhood is complete, parking at .75 space/unit could be accommodated with on-street parking and the existing surface parking to the west. When the surface lot is no longer available, parking could be located within the neighborhood and built with the Greenway improvements.



# D5. The Master Plan

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## Neighborhoods

### *MacArthur Neighborhood*

The MacArthur Neighborhood is made up of all new courtyard buildings with single-loaded interior circulation. The above numbers indicate three levels per building. The initial design intent is for each of the four buildings to have a single primary entrance.

The most identifiable community-building aspects of the MacArthur Neighborhood is the location on the new connecting Greenway that links the lower part of the campus to the north. The building's most public facades open to this active community thoroughfare. The gentle curve both unifies the group of buildings, mitigates the scale and relates directly to the unique site topography. The side of the building opposite the more public Greenway is intended to be more residential courtyard space that look out onto long, natural views.

### **Veteran Housing**

Envisioned to be permanent supportive housing.

Building B	90 Studios / 1 br / 2 br / 3 br
Building C	60 Studios / 1 br / 2 br / 3 br
Building D	60 Studios / 1 br / 2 br / 3 br
Building E	60 Studios / 1 br / 2 br / 3 br

Studios are approximately 400 sf, one bedrooms 500 sf and two bedrooms with 600 sf. The plan is designed on a module, so there is flexibility to adjust the mix of unit type and sizes as required over time.

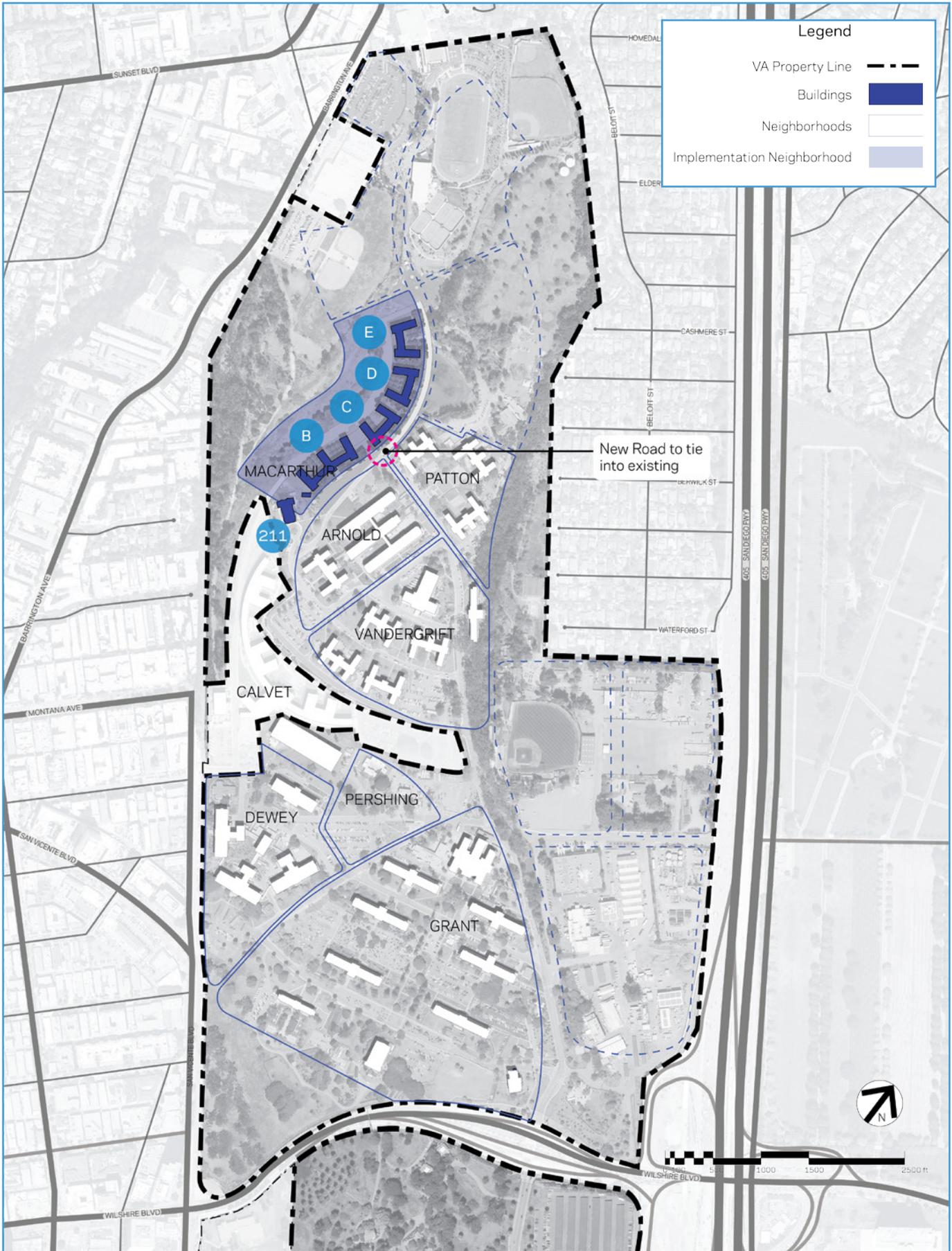
### **Shared Uses**

Building 211 is the Brentwood Theatre.

Shared community spaces will be located on the lower floors of these buildings fronting the Greenway. Possible uses appropriate to this neighborhood include a small market, coffee and snack shop and other small businesses. The former Brentwood Theater is included in this neighborhood as a shared amenity and meeting space.

### **Parking**

A combination of surface parking and structured parking is proposed for this neighborhood at .75 spaces/unit.



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Figure D.36 Macarthur Neighborhood

# D5. The Master Plan

## Neighborhoods

### Vandergrift Neighborhood

The Vandergrift Neighborhood is primarily an existing group with a unified architectural character. The scale and rhythm of the existing composition is very adaptable to permanent supportive housing. The plan and character of the existing buildings in this neighborhood is very similar to buildings 205, 208 and 209. The interior layout for buildings 206, 207, 256 and 257 is intended to be similar to the model established by the buildings in the Patton Neighborhood. Building A will be new construction and follow the same plan and massing as adjacent existing buildings.

Because the Vandergrift Neighborhood is a cohesive group already, only an enhancement of the existing outdoor spaces and circulation network is required to achieve a very vibrant community. The buildings that are on the proposed Greenway will take advantage of it as a shared community amenity. The internal street, Vandergrift, will be a gently curved, pedestrian focused path with activity and interaction for residents and visitors. The lowest levels of the buildings facing the Greenway are the most appropriate locations for shared community spaces like shops, offices and meeting rooms. Small courtyard spaces for both active and passable community building area spaced regularly throughout the neighborhood.

### Veteran Housing

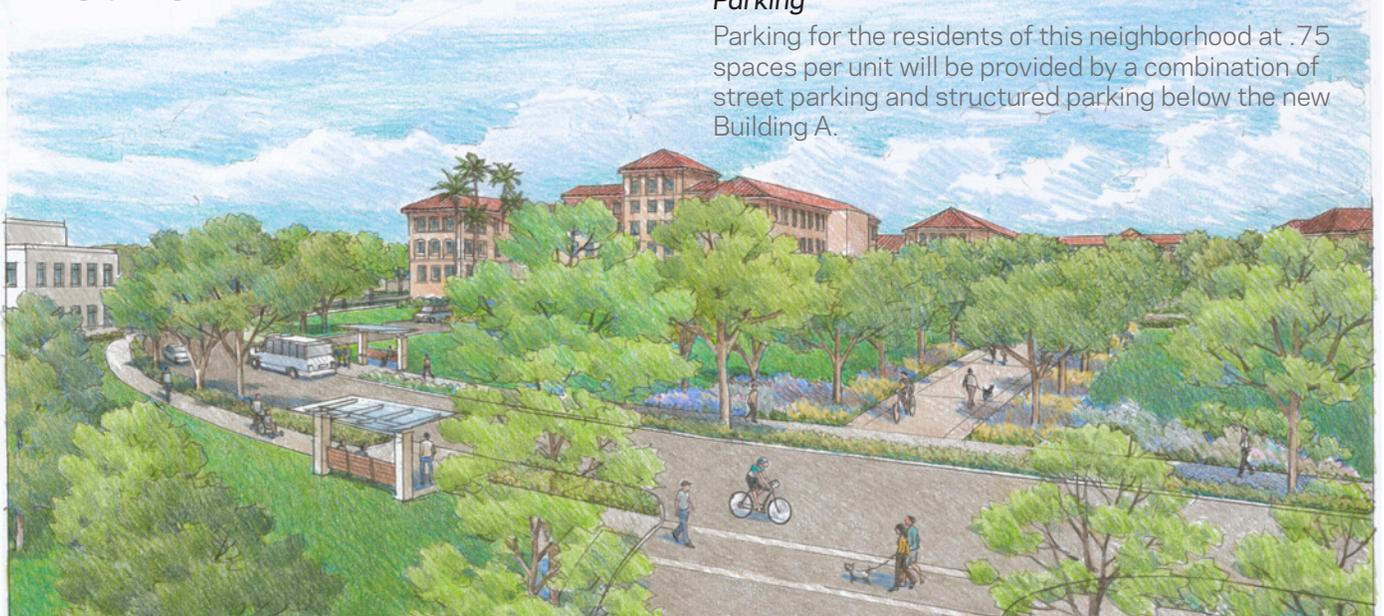
Envisioned to be permanent supportive housing.

Building 206	60 Studios / 1 br / 2 br / 3 br
Building 207	60 Studios / 1 br / 2 br / 3 br
Building 210	40 Studios / 1 br / 2 br / 3 br
Building 256	60 Studios / 1 br / 2 br / 3 br
Building 257	60 Studios / 1 br / 2 br / 3 br
Building A	60 Studios / 1 br / 2 br / 3 br

Studios are approximately 400 sf, one bedrooms 500 sf and two bedrooms with 600 sf. The plan is designed on a module, so there is flexibility to adjust the mix of unit type and sizes as required over time.

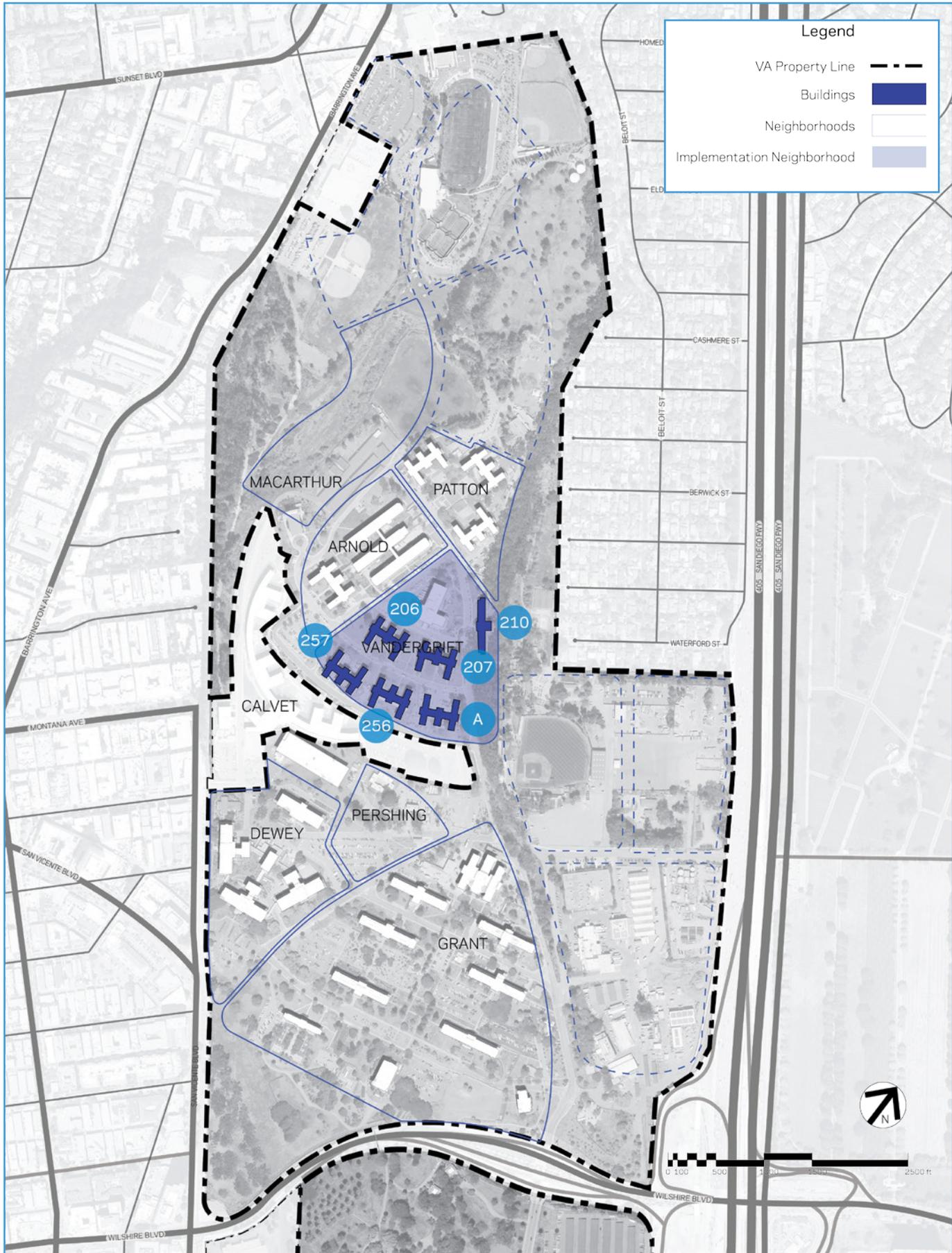
Programs currently housed in this neighborhood take approximately 50,000 sf. These uses will be relocated to the Grant Neighborhood to allow the Vandergrift Neighborhood to be primarily permanent supportive housing. An existing food service facility is located at the north of this neighborhood. Because it is not directly supporting Veteran housing, the building should be re-used as a shared community facility. It could accommodate retail, a café/restaurant, large meeting rooms, or it could be ideal for a teaching facility. The existing kitchen infrastructure would be appropriate for a culinary arts program.

Vandergrift Neighborhood



### Parking

Parking for the residents of this neighborhood at .75 spaces per unit will be provided by a combination of street parking and structured parking below the new Building A.



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Figure D.37 Vandergrift Neighborhood

# D5. The Master Plan

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## Neighborhoods

### *Dewey Neighborhood*

The Dewey Neighborhood could be a compatible blend of both existing historically significant buildings and new buildings. Buildings 113, 114, 115 and 116 were originally built as housing. The design intent is to return them to their original use with upgraded housing infrastructure. Current non-housing uses will be relocated. Six new buildings are proposed to complete the neighborhood. The existing building footprint suggests a double-loaded corridor. The new buildings should be the single-loaded corridor type and complete the neighborhood edge. The unit numbers above reflect a mix of unit sizes. Building 116 is currently a transitional housing facility. As the Master Plan is implemented, and the Dewey Neighborhood is built out, the transitional residents should move to the Grant Neighborhood. The Dewey Neighborhood will be permanent supportive housing.

### *Shared Use*

Building 264 is a future shared use.

### *Veteran Housing*

Envisioned to be permanent supportive housing with close proximity to adjacent San Vincent Corridor. These units can provide for Veterans able to live more independent lifestyles.

Building 113 100 Studios / 1 br / 2 br / 3 br

Building 114 100 Studios / 1 br / 2 br / 3 br

Building 115 100 Studios / 1 br / 2 br / 3 br

Building 116 100 Studios / 1 br / 2 br / 3 br

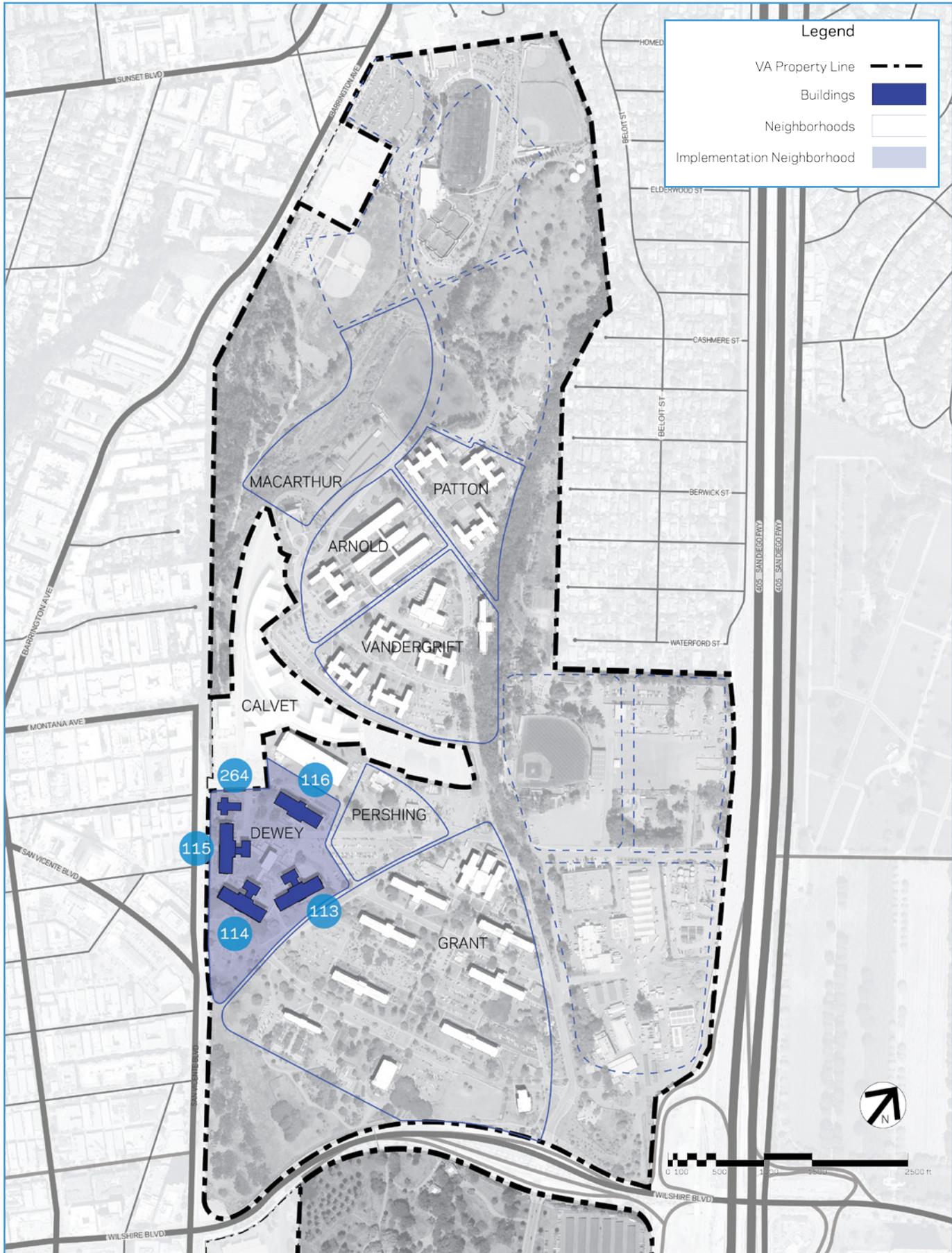
Studios are approximately 400 sf, one bedrooms 500 sf and two bedrooms with 600 sf. The plan is designed on a module, so there is flexibility to adjust the mix of unit type and sizes as required over time.

Buildings 113, 114, 115 currently house research facilities. These uses are not appropriate on the north campus and should be re-located to south campus (location TBD). Building 113 has been significantly modified. The design intent is to renew the character of this building to be more compatible with buildings 114, 115 and 116. The controlled entry adjacent to this neighborhood (at Bringham and Eisenhower) will be modified/enhanced as part of the development.

The Dewey Neighborhood has two unique attributes. It is the only existing group of buildings that share an edge with the campus perimeter and community to the west. This gives it the potential opportunity to house a population that wants or needs a closer, more porous relationship to areas “off campus.” In addition, the Dewey Neighborhood forms a clearly defined inner courtyard. This protected outdoor community space could be ideal for residents with a greater need for a sense of security. The new buildings will reinforce the central space and the community center for this neighborhood should be located there. This is the only neighborhood that does not share a border with the campus Greenway.

### *Parking*

Parking for this neighborhood will include street parking and structured parking below new buildings.



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Figure D.38 Dewey Neighborhood

# D5. The Master Plan

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## Neighborhoods

### *Grant Neighborhood*

The Grant Neighborhood is closest to the medical center and south campus. Because of this proximity it is intended to house populations that will most need access to those facilities. Housing types will include transitional, bridge, and domiciliary, and will try to accommodate the existing demand of 800 units. This neighborhood also has the potential for up to 567 units of permanent supportive housing. It is likely that the population numbers for this housing will remain stable. New space will be required in this area to accommodate relocated units from other buildings on the north campus (Buildings 116, 209, 205, and 208). New infill residential buildings will provide a series of courtyards and more appropriately scaled residential areas. It is very important that the new infill buildings in the Grant Neighborhood be design to be compatible with the existing historical architecture.

### *Short Term Residential Treatment*

Building 212	170 Domiciliary
Building 213	57 CLC
Building 214	148 Domiciliary
Building 215	148 Domiciliary
Building 217	114 Domiciliary

### *Veteran Housing*

Building 218	60 Studios / 1 br / 2 br / 3 br
Building O	60 Studios / 1 br / 2 br / 3 br
Building P	40 Studios / 1 br / 2 br / 3 br
Building Q	40 Studios / 1 br / 2 br / 3 br
Building R	40 Studios / 1 br / 2 br / 3 br
Building S	40 Studios / 1 br / 2 br / 3 br
Building U	60 Studios / 1 br / 2 br / 3 br
Building T	90 Studios / 1 br / 2 br / 3 br
Building V	60 Studios / 1 br / 2 br / 3 br
Building W	60 Studios / 1 br / 2 br / 3 br
Building X	60 Studios / 1 br / 2 br / 3 br
Building Y	60 Studios / 1 br / 2 br / 3 br
Building AA	60 Studios / 1 br / 2 br / 3 br

Studios are approximately 400 sf, one bedrooms 500 sf and two bedrooms with 600 sf. The plan is designed on a module, so there is flexibility to adjust the mix of unit type and sizes as required over time.

### *Shared Use*

Building 13 is a future shared use.

In addition to quality housing, the Grant Neighborhood will include most of the support services, clinics, and program offices directly associated with the needs of the residents on north campus. Approximately 50,000 sf of this type of space will be relocated from disparate areas across the site and consolidated to a central location with the Grant Neighborhood.

The Grant Neighborhood is the largest and could be considered the most important on the north campus. It is also the most public. Its proximity to the main campus entry off Wilshire Boulevard will be the first impression of the new and revitalized north campus. The Master Plan proposes a new gateway that celebrates the campus. Landscaping, an information kiosk, and generous circulation will be developed and clearly relate to the proposed north campus welcome center. A community/welcome center is proposed to be located at the historical mess hall. It is central to the Grant Neighborhood and easily accessible to all parts of the north campus and the connecting Greenway. (An alternate location for a new welcome/community center is also possible). The Grant Neighborhood is large and will provide several building-scaled courtyards with associated shared indoor and outdoor spaces. The most important shared community outdoor space is the parade grounds. It relates to all the buildings of the neighborhood and will accommodate large gatherings, as well as a diverse range of outdoor activities. The Wadsworth Theater also shares the neighborhood and relates to the parade grounds. It is on axis with the community center and will be used as another amenity space.

### *Parking*

Street parking and structured parking could be provided for the Grant Neighborhood. Some surface parking will remain, but will be discouraged in future development.



# D5. The Master Plan

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## Neighborhoods

### *Pershing Neighborhood*

The Pershing Neighborhood is an important infill residential area that ties together the Grant Neighborhood and the Vandergrift Neighborhood. The current site condition here is a large under-developed area and surface parking. The addition of a new neighborhood, with the new Greenway section, will enhance the connectivity and therefore quality of the adjacent housing. The Pershing Neighborhood relates to the Greenway on one edge. The other buildings define a central courtyard.

### *Veteran Housing*

Envisioned to be permanent supportive housing

Building FF 40 Studios / 1 br / 2 br / 3 br

Building GG 60 Studios / 1 br / 2 br / 3 br

Building JJ 60 Studios / 1 br / 2 br / 3 br

Building KK 60 Studios / 1 br / 2 br / 3 br

Studios are approximately 400 sf, one bedrooms 500 sf and two bedrooms with 600 sf. The plan is designed on a module, so there is flexibility to adjust the mix of unit type and sizes as required over time.

Single loaded corridor circulation is preferred for apartment type buildings with a primary entrance. A mix of unit types and sizes is appropriate with a range from 400 to 800 sf.

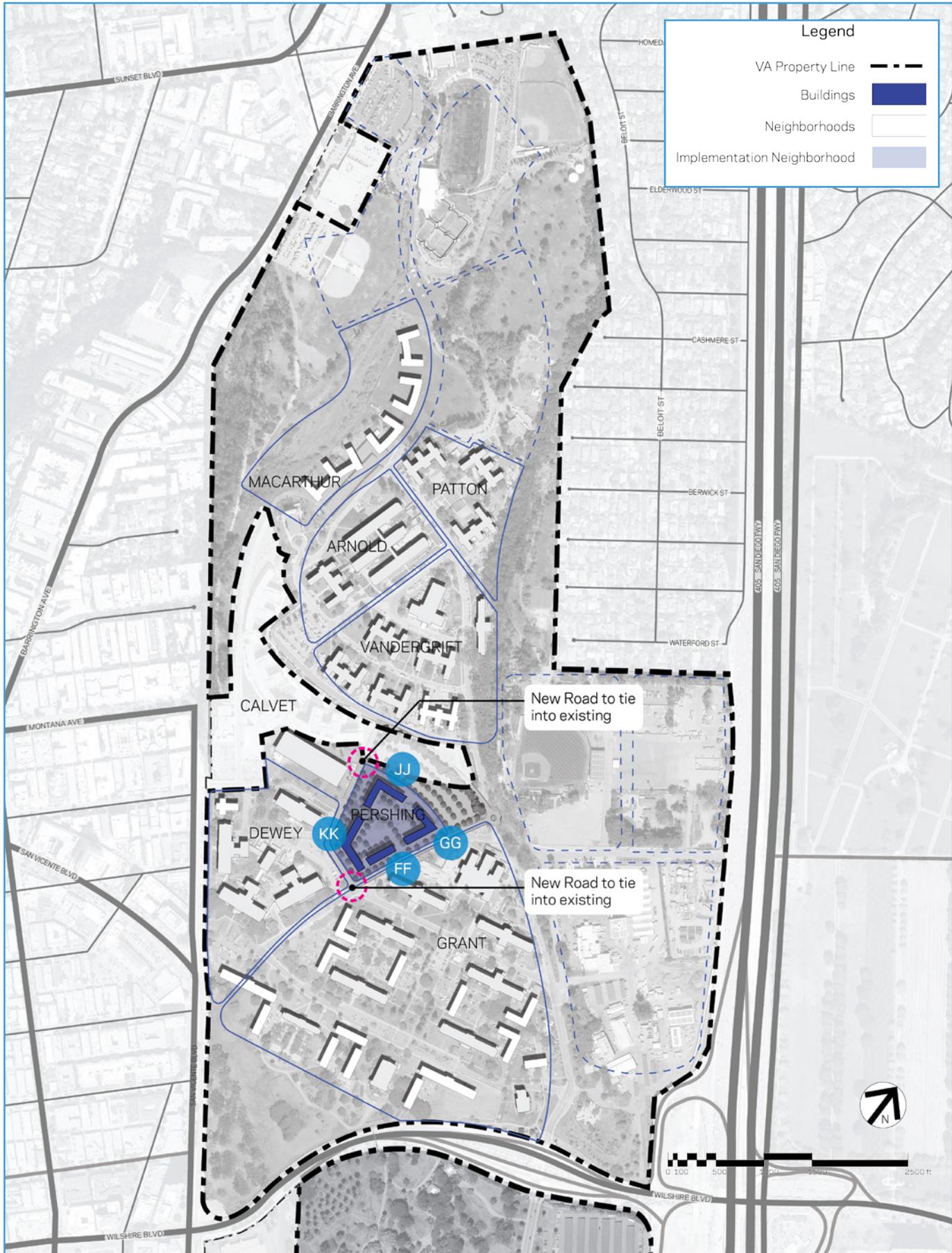
The community center of the Pershing Neighborhood is the central courtyard. A historic building, the Hoover Barracks, is currently located in this area and could be re-used as a meeting space or recreation hall. Similar to other neighborhoods with a relationship to the Greenway, the lower levels of the buildings with

access and visibility from this spine are good locations for neighborhood community building and connectivity amenities. These could be small retail or service-related businesses.

The existing police station currently in this area should be relocated. Finally, the history trolley house is proposed to be relocated directly east in order to be revitalized and serves as a station/hub for transit on the connecting Greenway

### *Parking*

Landscaped surface parking, street parking as well as structured parking below new buildings at .75 cars per unit is provided.



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Figure D.40 Pershing Neighborhood

## D5. The Master Plan

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### Phasing

#### *Phasing*

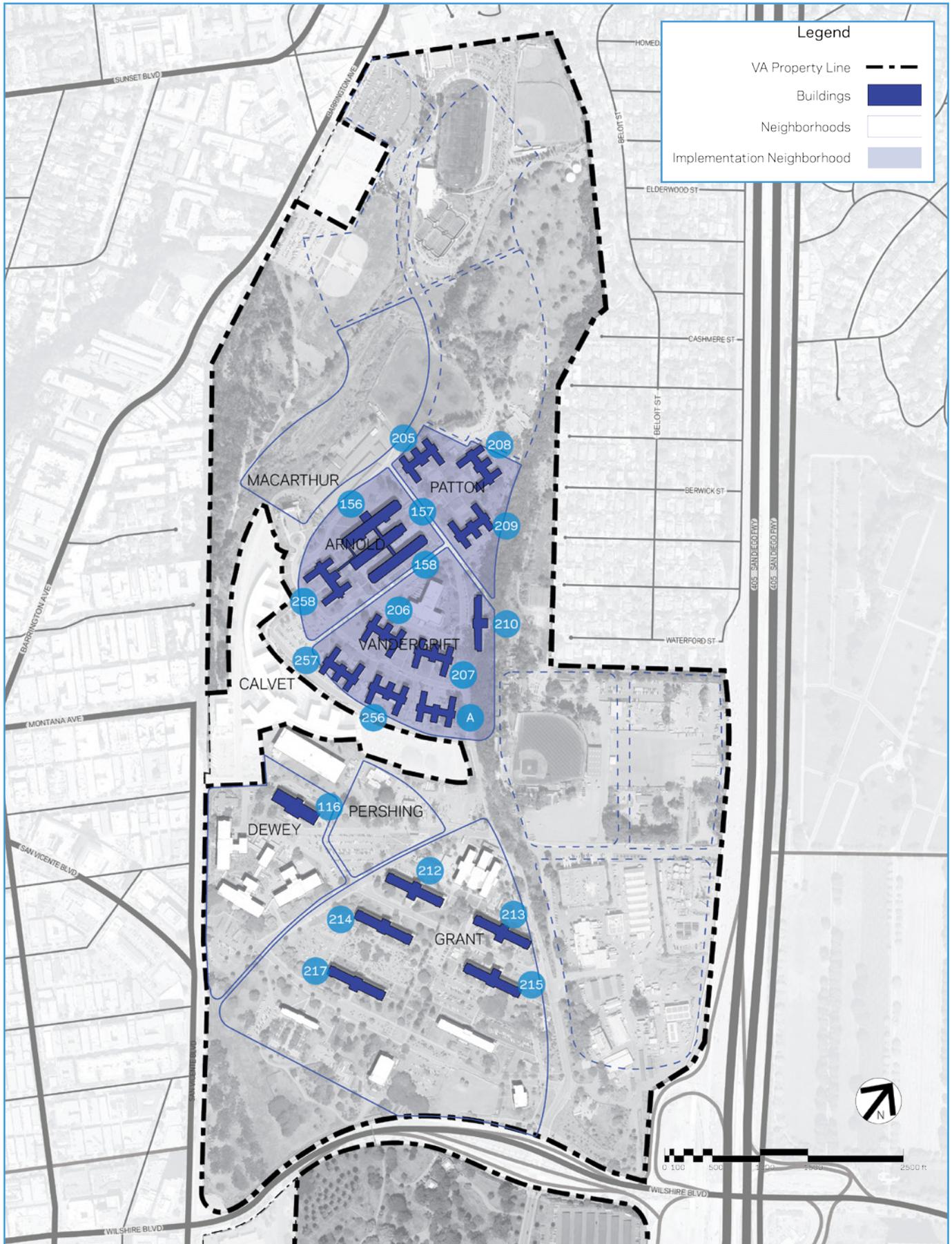
The Master Plan illustrates Veterans Housing on the north campus to address the need of 700-900 units and the capacity of up to 2,500 units of new permanent supportive housing and approximately 700 short term treatment or transitional housing beds. Community spaces include areas for Veteran support programs, meeting rooms, recreation facilities, and retail stores for household supplies. In some cases, utility and access infrastructure would require modification or improvement.

The full buildout, long-term Master Plan proposes 7 neighborhoods across the north campus. The neighborhoods and their component buildings are designed to support a phased increase of the campus population. Over a designated period of time, a new neighborhood—with its required infrastructure, parking, and community amenities—would become part of the campus.

Additional consideration for the phasing of the master plan is the development of critical mass through neighborhoods in a sequential manner.

Potential phasing diagrams are included illustrating:

- **Short-term** - Central Neighborhoods (see “Figure D.41 Potential Phasing - Central Neighborhoods” on page 237).
- **Mid-term** - Southern Neighborhoods (see “Figure D.42 Potential Phasing - South Neighborhoods” on page 238).
- **Long-term** - Northern Neighborhoods (see “Figure D.43 Potential Phasing - North Neighborhoods” on page 239).
- **Full Site** - All infrastructure improvements, and landscaping (see “Figure D.44 Potential Phasing - Full Site” on page 240).



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Figure D.41 Potential Phasing - Central Neighborhoods

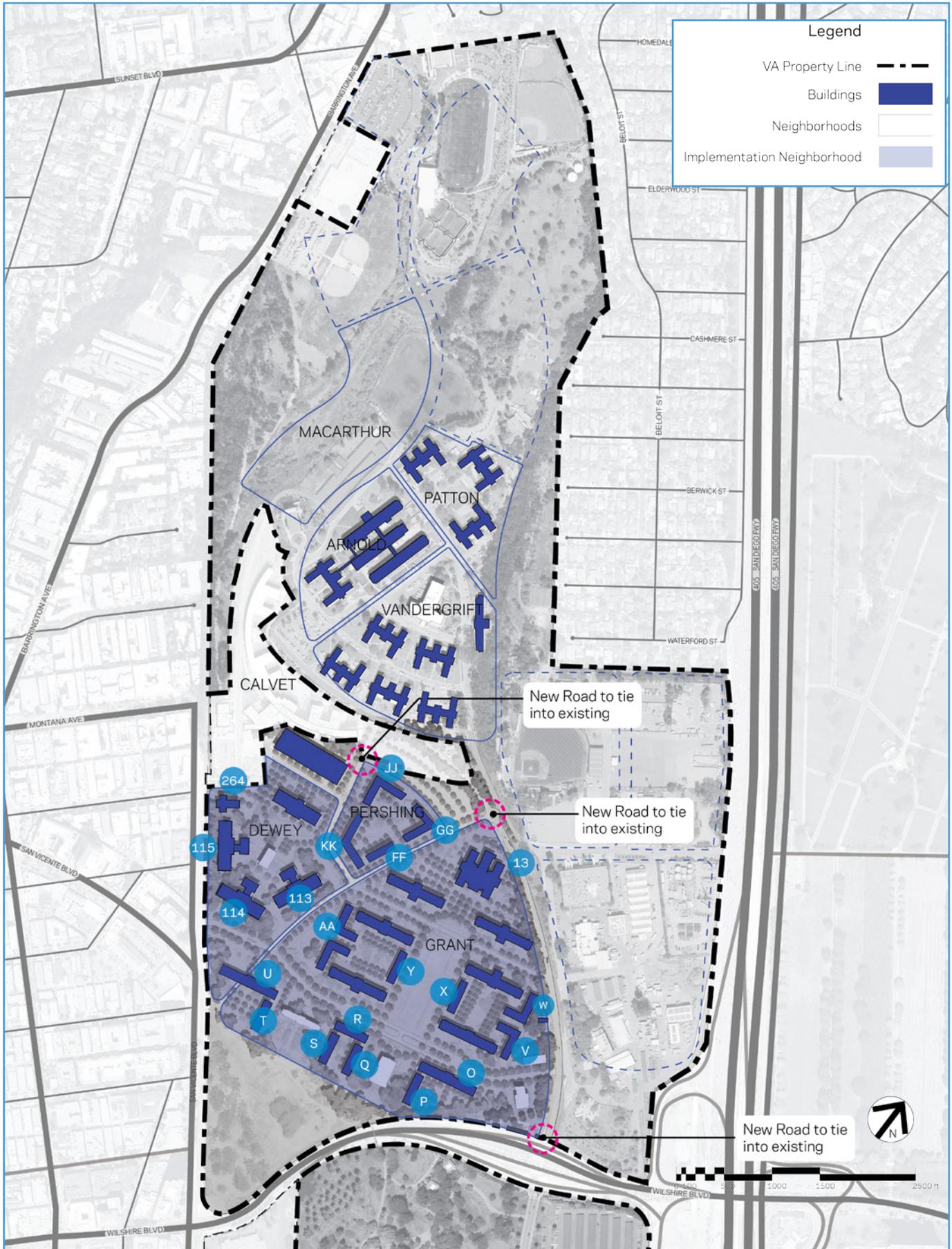


Figure D.42 Potential Phasing - South Neighborhoods