

F

Implementation Documents

Veterans Affairs West Los Angeles Campus Draft Final Master Plan

Planning a Community
for Veterans

October 15th 2015

VA



U.S. Department
of Veterans Affairs



A Executive Summary

B Existing Conditions

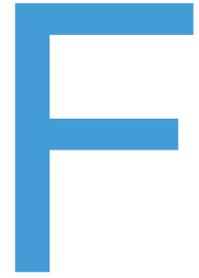
C Stakeholder Engagement

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Implementation Documents

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Historic Preservation

Historic Preservation

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Environmental Impact

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F1. Historic Preservation

VA WLA Historic District

Introduction and Project Summary

Introduction and Project Summary

This document was prepared by Chattel, Inc. Historic Preservation Consultants, in support of master planning efforts underway at the West Los Angeles Veterans Affairs Campus (West Los Angeles VA, a project also known as VA Greater Los Angeles Urban Master Plan).

West Los Angeles VA 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) in 2014 for its contribution to the “development of a national policy for Veteran health care”¹ and as a “tangible manifestation of the federal government’s commitment to the health care of Veterans of World War I, which resulted in the nation’s largest network of hospitals.”² The historic district was also found significant for the quality of its Mission Revival architectural style, which reflected both the national taste for reviving Colonial-era styles and a local desire for reflecting local history and context in architecture. Spanning nearly 400 acres, the designated West Los Angeles VA Historic District includes 66 contributing buildings and structures, as well as site plan and landscape features and streetscapes, extending over four discontinuous areas of the campus. The boundaries of the historic district and its contributing resources are shown in Figure F1.1; Figure F1.2 shows the key subareas of the district, reflecting the historic pattern of use.

VA Mission and Vision for Greater Los Angeles Urban Master Plan

VA’s mission for the Greater Los Angeles Veterans Affairs Urban Master Plan is to:

- Revitalize the West Los Angeles VA campus to support and honor Veterans

¹ Suzanne Julin, “National Home for Disabled Volunteer Soldiers: Assessment of Significance and National Historic Landmark Recommendations.”

² Trent Spurlock, Craig A. Potts, Karen E. Hudson, “United States Second Generation Veterans Hospitals,” National Register of Historic Places Multiple Property Documentation Form, prepared for the United States Department of Veteran Affairs, September 3, 2010, E1.



Northwest Quadrant, Subarea 3, Research, view north (VA Archives, circa 1984). Photo illustrates the unified design of the site plan and streetscape.

- Provide permanent housing with access to health care and treatment and support services
- Increase Veteran connectivity and community

Among the overarching features of the Master Plan, those relating most closely to historic preservation issues and the National Register-listed historic district include: (1) relocating two contributing properties to the



Northwest Quadrant, Subarea 3: Research, Building 114, view northeast (VA Archives, nd).

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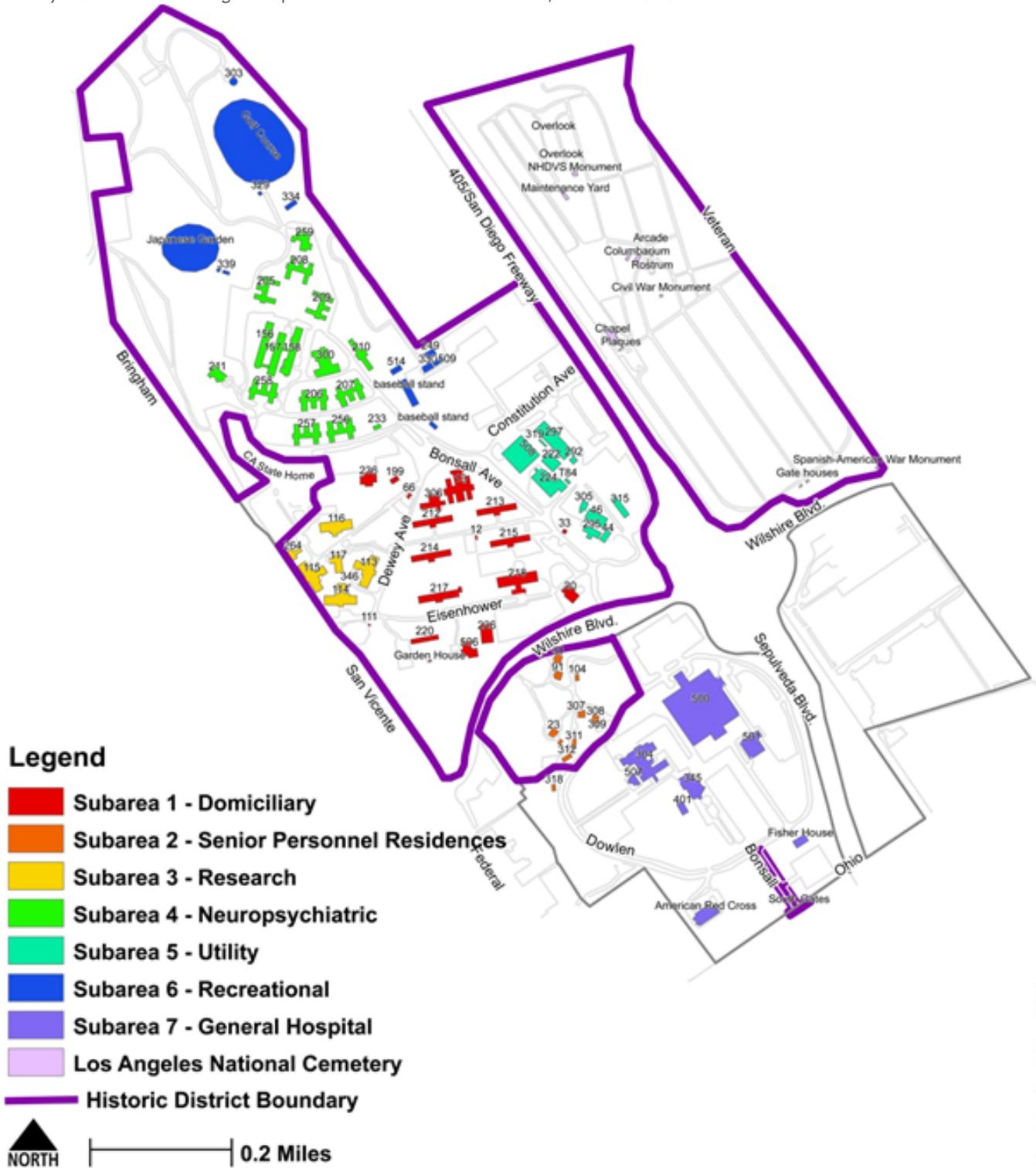
Figure F1.1 Contributing (National Register-listed) properties and noncontributing (not listed) properties of the West Los Angeles Veterans Affairs Historic District, showing. Source: National Register of Historic Places Nomination Form, November 2014.



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Figure F1.2 VA WLA Campus breaks down into four principal quadrants, separated into north and south by Wilshire Boulevard. Within these quadrants, the campus further breaks down into 7 distinct subareas and, in the northeast quadrant, the stand-alone LA National Cemetery. Source: National Register of Historic Places Nomination Form, November 2014.



Map data: Chattel, Inc. 2013

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district to nearby receiver sites, in a similar site design/configuration; (2) demolishing one contributor of the historic district; (3) retaining a majority of the historic properties on the north campus and reusing them; (4) revitalizing the campus, better integrating/connecting its neighborhoods and amenities, and building upon the existing neighborhood character and scale in order to form a cohesive, welcoming environment; (5) creating zones of uses, with the north campus primarily accommodating residential uses and other uses being relocated to the south campus; (6) increasing residential density as one progresses from the northern areas (Subarea 4) to south (Subarea 1); this strategy reflects the types of housing and care planned for the sites and is tailored to the needs of the Veterans; (7) incorporating outdoor recreational areas throughout the site, to better capitalize on opportunities for indoor-outdoor integration; and (8) incorporating a landscaped "Greenway" throughout the campus, which relates to and links the existing buildings, new buildings and facilities, historic landscapes, and natural topography.

Historic Preservation and the Greater Los Angeles Urban Master Plan

From a preservation perspective, given the significance of the historic district for American Veterans, the objective of Chattel, Inc.'s work was to help the Master Plan team identify opportunities and constraints for meeting VA mission for the site while also retaining the



Northwest Quadrant, Subarea 1: Building 226 (Wadsworth Theater), north elevation

historic integrity (and therefore National Register status) of its historic district.

Thus far, the Master Plan is on a positive course with respect to achieving this balance. The Master Plan remains largely conceptual in nature, and therefore will still require ongoing preservation input. In addition, the Master Plan focuses only on portions of the north campus. Thus far, the Master Plan proposes a balance of rehabilitation and re-use of contributing buildings and features and sensitively scaled and sited new construction/in-fill that appear capable of retaining the integrity of the historic district, should the Secretary's Standards continue to be applied at the district- and project-level as phases are implemented. Additional information and analysis of plans for the historic district as a whole are still needed, in order to ensure compliance with federal law and VA directives for cultural resources. Some issues for further study are included in "Conclusion and Recommendations" on page F1.36

Regulatory Basis for Incorporating Historic Preservation into Master Plan

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 VA to consider the reuse and preservation, where feasible, of qualifying historic properties. To facilitate compliance with the NHPA as well as VA policies and directives, Chattel, Inc. is also currently preparing (under a separate contract) a comprehensive, campus-wide Historic Preservation Plan to inform and guide planning, design, and implementation of future projects. The Historic Preservation Plan will provide a framework for facilitating VA mission to serve and honor U.S. Veterans, through the retention and protection of a resource that is important in their shared history, while also ensuring compliance with the NHPA and other cultural resource regulations.

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

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effects. According to 36 Code of Federal Regulations (CFR), Section 800.5 (1): "An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association."

Adverse effects to historic properties can include:

1. Physical destruction of or damage to all or part of the property;
2. Alteration of a property that is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards);
 - a. This can include vacating a historic property for an extended period of time without adequately "mothballing" or stabilizing and protecting it, or securing it from vandalism
3. Removal/relocation of the property from its historic location and setting;
4. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance
 - a. This can include new construction within the

boundaries or immediately adjacent to the historic district that changes the setting or feeling within;

5. Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features;
6. Transfer/lease/sale of property out of federal ownership without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property.

For projects subject to Section 106 review, if no alternatives are identified to avoid or reduce adverse effects, the review process must include consultation and agreement with the State Historic Preservation Officer (SHPO) and Advisory Council on Historic Preservation.

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's Standards, as described in the next section.

Secretary's Standards for the Treatment of Historic Properties

The environmental review process can be streamlined by building into project design the avoidance and/or reduction of adverse effects through compliance with



Northwest Quadrant, Subarea 1: Bldg. 66, News Stand (Streetcar Depot), constructed in 1890



Northwest Quadrant, Subarea 4: Neuropsychiatric Hospital area, Buildings. 156, 157, 158, constructed in 1923 (n.d.). North perspective.

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the Secretary's Standards.

As codified in 36 CFR 67, 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. In this way, the Secretary's Standards outline common-sense approaches that allow for the retention of and/or sensitive changes to the distinctive materials and features that lend a historical resource its significance.

The following lists the Secretary's Standards for Rehabilitation, which is the treatment approach most likely to apply for the contributing properties of the West Los Angeles VA Historic District:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. Removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary,

physical, or pictorial evidence.

7. Chemical/physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected/preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Professional Qualification Standards for Historic Preservation Professionals

To ensure compliance with NHPA/NEPA, historic resource analysis and preservation-related tasks described in this document must be completed by qualified historic preservation professionals meeting and/or exceeding the minimum requirements set forth by the National Park Service and codified in 36 CFR Part 61 in its Professional Qualifications Standards (PQS). The PQS define minimum levels of education and professional experience required to perform identification, evaluation, registration, and historic preservation treatment activities. In some cases, additional levels of professional expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved.

These requirements draw on the National Park Service Department of the Interior's Secretary of the Interior's Standards and Guidelines: Professional Qualifications Standards. This section excerpts the PQS and defines the appropriate roles for historic preservation professionals assisting VA in upgrades and modifications to WLA campus.

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Historian: minimum professional qualifications are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archaeologist: minimum professional qualifications are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management;
2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

Architectural Historian: minimum professional qualifications are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Historic Architect: minimum professional qualifications are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.
 - Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

VA Directive 7545, Cultural Resource Management

VA has issued an agency-wide directive for meeting its cultural resource management responsibilities under NEPA and NHPA. These policies and regulations are described in the Department of Veterans Affairs VA Directive 7545: Cultural Resource Management. Guidance for implementation is provided in VA Handbook 7545, Cultural Resource Management Procedures and



Northwest Quadrant, Subarea 4, Neuropsychiatric Hospital, Building 258, view northwest (VA Archives, circa 1950s).



Northwest Quadrant, Subarea 4, Neuropsychiatric Hospital, Building 256, constructed 1946. North elevation.

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VA Handbook 7545, Cultural Resource Management Checklist (VA 2011a and 2009). The directive was established for "VA medical centers, cemeteries, regional offices, and staff offices to comply with historic preservation laws, regulations, and guidelines."³

VA directive on cultural resource management specifies that the following activities have the potential to have an adverse effect on historic properties and cultural resources:

1. Major construction projects
2. Minor construction projects
3. Routine maintenance and non-recurring maintenance
4. Leasing, land acquisition, and disposal
5. Building demolition
6. Enhanced use asset and enterprise development

In addition, VA Historic Preservation Office (HPO) provides guidance for implementing VA programs to comply with federal historic preservation requirements. In terms of administrative structure, VA HPO is housed within the Office of Construction & Facilities Management. VA HPO is an important resource for historic preservation guidance, information, and technical assistance. Contact information for VA HPO is as follows: Historic Preservation Office (003C2); Office of Construction & Facilities Management; Department of Veterans Affairs; 810 Vermont Avenue, NW; Washington, DC 20420; (202) 632-5529; Kathleen.schamel2@va.gov or Douglas.pulak@va.gov.

Glossary of Preservation-Related Terminology

Character-Defining Features: The physical characteristics and elements that convey how and why a property is historically significant. Should a historically significant property lose too many of its principal character-defining features, it might lose historic integrity and therefore its status as an eligible historic property. Therefore, character-defining features require careful treatment and consideration in any project that might change their appearance. Character-defining features can reflect the historical, architectural, and/or cultural significance of a property and range from

³ Department of Veterans Affairs, 5 December 2011, VA Handbook 7545, Cultural Resource Management Procedures, page 1.

the larger characteristics of site plan and building-to-open space configuration, massing and building plan, to smaller details such as materials, craftsmanship, finishes, decorative details, interior spaces and features, as well as overall setting and environment.

Contributors or Contributing Resources: Properties and/or features, including buildings, structures, objects, and/or site plan features, within the boundaries of a designated historic district that contribute to the significance of the historic district. Contributing resources to a historic district are designated and listed.

Historic District: A collection or concentration of properties and features (sites, buildings, structures, objects, and/or other planning features) possessing a cohesive, unified character and a shared history, in terms of patterns of development, events, significant individuals, social/aesthetic history, or architectural style. Historic districts generally include both "Contributing Resources" (properties meeting eligibility criteria) and "Noncontributing Resources" (properties not meeting eligibility criteria).

Historic Property: A building, structure, district, site, or object that is eligible for, or included in, the National Register of Historic Places (NRHP).

Integrity: The authenticity of a property's historic identity, evidenced by the survival of physical characteristics (character-defining features) from the



Northwest Quadrant, Subarea 2, Building 90, constructed 1927 (altered 1995). West elevation.

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property's period of significance. As described by the National Park Service, historic integrity is the composite of seven aspects: location, design, setting, materials, workmanship, feeling, and association. Historic integrity enables a property to continue reflecting and conveying the reasons for its historic significance, through the retention of character-defining features. A property can be in poor condition, however, and still retain integrity. Deterioration does not denote a lack of integrity.

National Register of Historic Places (NRHP): A list of properties maintained by the National Park Service of designated historic properties, including buildings, structures, districts, objects, and sites.

Noncontributors or Noncontributing Resource: Properties and/or features, including buildings, structures, objects, and/or site plan features, within the boundaries of a historic district that do not contribute to the significance of the historic district.

Period of Significance: The date or span of time during which a property or historic district attained its significance.

Rehabilitation: A treatment approach that provides guidelines for achieving a compatible use for a historic property through repair, alterations, and additions while also preserving the character-defining features that convey the property's social, historical, cultural, and/or



Southern quadrant of VA WLA Campus, 1931. South perspective. Toward the top of the photo are the parallel, rectilinear forms of Buildings 156, 157, and 158 (constructed in 1923), in relative isolation from the rest of the campus. Below them, slightly to the left, are Buildings 113, 114, 115, and 116 (constructed in 1930). The horizontal traffic artery extending through the center of the photo is present-day Wilshire Boulevard, with the earliest buildings and development of the north campus shown beyond. Source: Los Angeles Public Library.

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VA WLA Historic District at a Glance

architectural values. The Secretary's Standards include detailed and comprehensive principles and guidelines for rehabilitation.

West Los Angeles VA Historic District at a Glance

The West Los Angeles VA Historic District boasts a rich history, extending back to the late 19th century. The district was found eligible and designated under National Register Criterion A for its association with the Second Generation Veterans Hospital era and, in the case of the LA National Cemetery, NE Quad, for its association with the development of national cemeteries. The district is also eligible under National Register Criterion C, for its cohesive grouping of Mission/Colonial Revival Style architecture. In addition, the campus includes significant buildings and features reflecting 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 including not only buildings but also site plan features, circulation paths and roads, and landscaping features.

In total, the West Los Angeles VA Historic District consists of:

- 66 "Contributing" or significant features, include 55 buildings, 3 sites, 1 structure, 7 objects, and
- 44 "Noncontributing" or ineligible features, including 37 buildings, 1 site, 6 structures

Contributors to the historic district are listed in tabular form in Section 4. The campus also has two buildings listed on the National Register as individual resources: Building 20, Chapel, and Building 66, News Stand (Streetcar Depot). The Historic District spans three of the four quadrants of the campus. (Only the Southeast quadrant contains no contributing historic properties to the National Register district.) The following provides the numbers of contributors and noncontributors located in each of the other three quadrants.

Southeast Quadrant

No contributors; includes General Services Administration Federal Building and Benefit Administration Regional Office

Northeast Quadrant (Figure F1.3)

LA National Cemetery, NE Quad (all features are contributing)

Northwest Quadrant (Figure F1.4)

Subarea 1 (Residential), NW Quad

- Contributors: 16 properties, plus site plan/landscaping features
- Noncontributors: 4 properties

Subarea 3 (Research), NW Quad

- Contributors: 5 properties, plus site plan/landscaping features
- Noncontributors: 3 properties

Subarea 4 (Neuropsych.), NW Quad Hospital (also called Brentwood Hospital)

- Contributors: 15 properties, plus site plan/landscaping features
- Noncontributors: 3 properties

Subarea 5 - Utility

- Contributors: 6 properties, plus site plan/landscaping features
- Noncontributors: 12 properties

Subarea 6 - Recreation

- Contributors: 1 property/feature (golf course)
- Noncontributors: 15 properties

Southwest Quadrant (Figure F1.5)

Subarea 2 - Senior Personnel Residences

- Contributors: 4 properties, plus site plan/landscaping features
- Noncontributors: 8 properties

Subarea 7 - General Hospital

- Contributors: South Gate feature and landscape/site plan features
- Noncontributors: Remainder of built features are noncontributing

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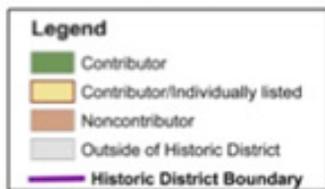


Figure F1.3 Detail, Northeast Quadrant, Los Angeles National Cemetery (all features shown within historic district boundaries are contributing)

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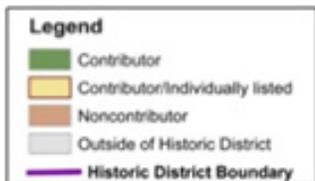
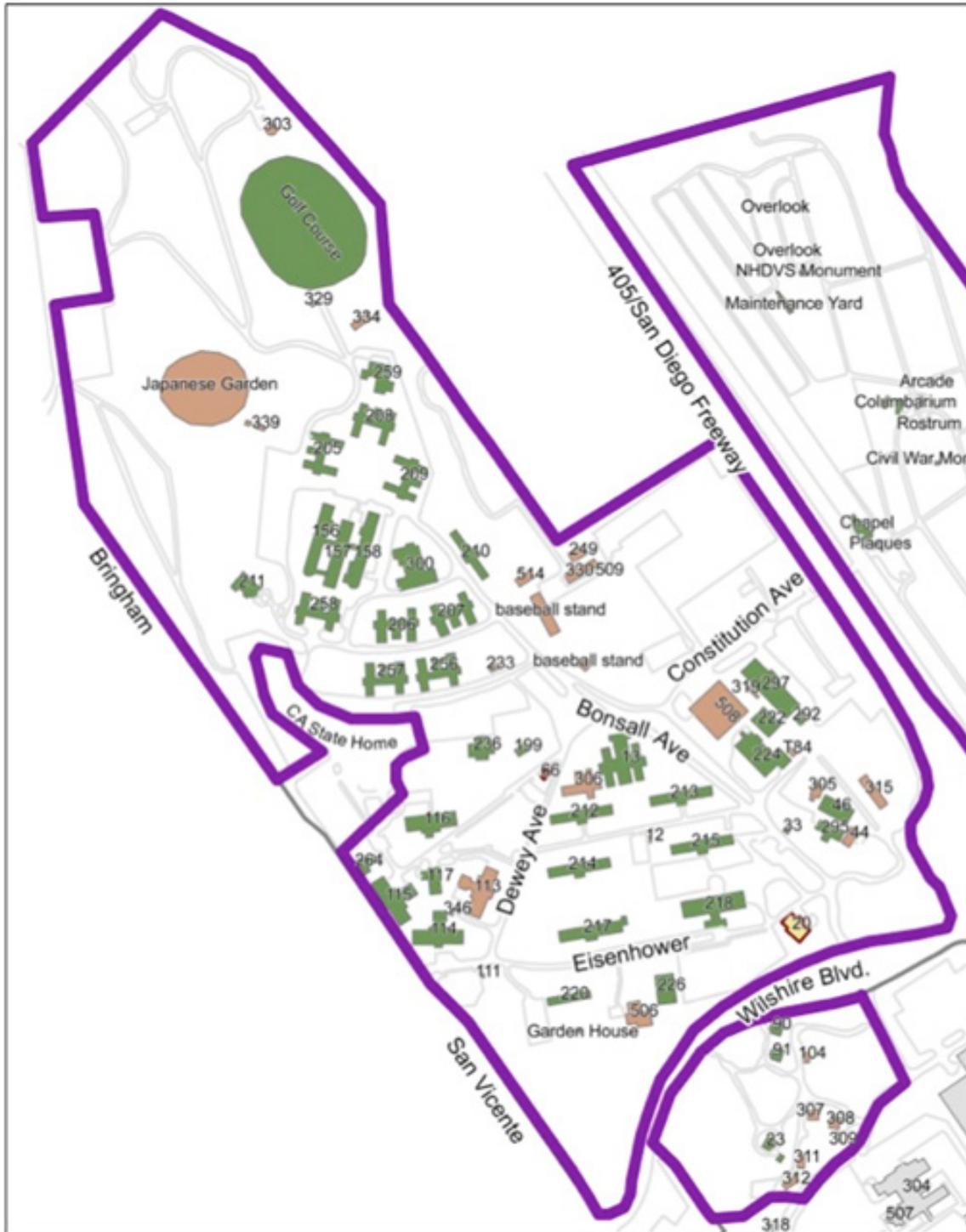


Figure F1.4 Detail, Northwest Quadrant, Subarea 1 (Residential), Subarea 3 (Research), Subarea 4 (Neuropsychiatric Hospital and Residences), Subarea 5 (Utility), and Subarea 6 (Recreational). To the south, across Wilshire Blvd. in the lower portion of the map, is a portion of the Southwest Quadrant, with Subarea 2 (Senior Personnel Residences).

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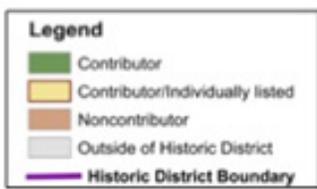
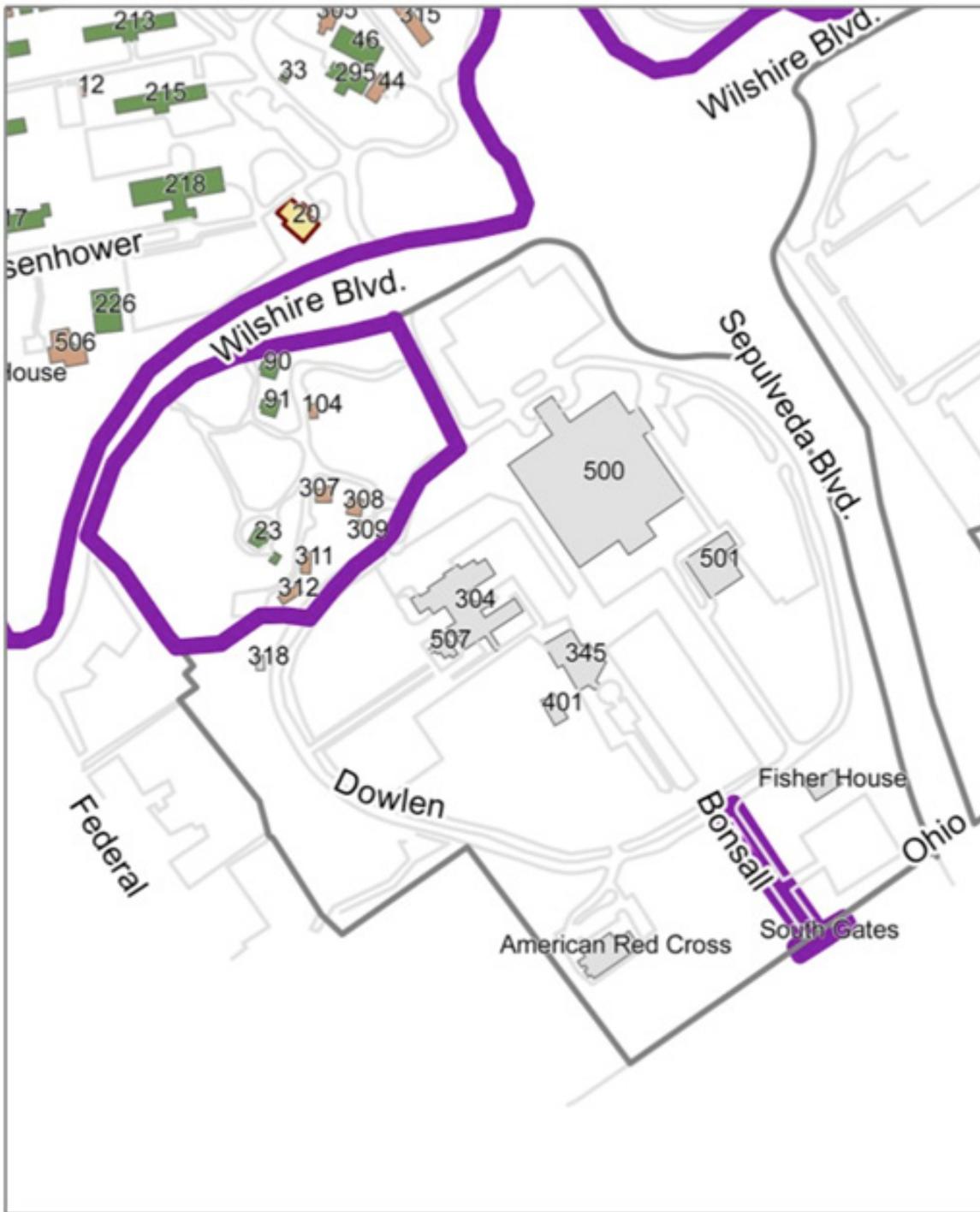


Figure F1.5 Detail, Southwest Quadrant, Subarea 2 (Senior Personnel Residences) and Subarea 7 (General Hospital), with contributing gate feature at southern entrance to campus.

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Visual Overview of Development History

West Los Angeles VA Historic District: Visual Overview of Development History

This series of figures offers a visual overview of the development of the Northwest Quadrant of the West Los Angeles VA campus, with captions highlighting noteworthy changes over time. As these historic aerial photographs show, the northwestern quadrant of VA WLA campus changed relatively little from the immediate postwar period to the present.



Figure F1.6 1947



Figure F1.7 1952

Figures F1.6 and F1.7:.. In Subarea 1 (lower right-hand quarter), note axial path from Wadsworth Theater to Building 13. Also in Subarea 1, extending outward from this walkway, images show two buildings originally located between Buildings 217 and 214 (on the west) and Buildings 218 and 215 (on the east). Originally, on the west, was a rectangular building, and on the east, a square-plan hipped roof building. By 1964, the hipped-roof building had been removed; by 1999, the rectangular building on the west was no longer extant. Also of note is the emerging landscape design throughout the campus, as well as the landscaped traffic circle just south of Building 114 in Subarea 3.

Source: HistoricAerials.com.

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Figure F1.8 1964

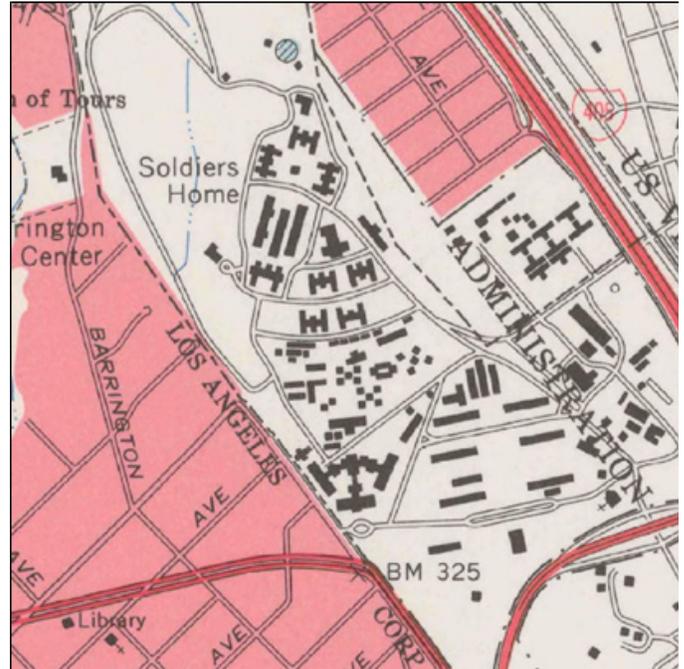


Figure F1.9 1968

Figures F1.8 and F1.9: Forming a diagonal swath through the upper-right of the photograph is Interstate 405, which separates east and west portions of VA WLA campus. The 1968 topographic map shows the footprints of the original barracks just northwest of Subarea 1 and northeast of Subarea 3. One barracks is extant; most of the surrounding area currently serves as an asphalt parking lot. Source: HistoricAerials.com.



Figure F1.10 1972

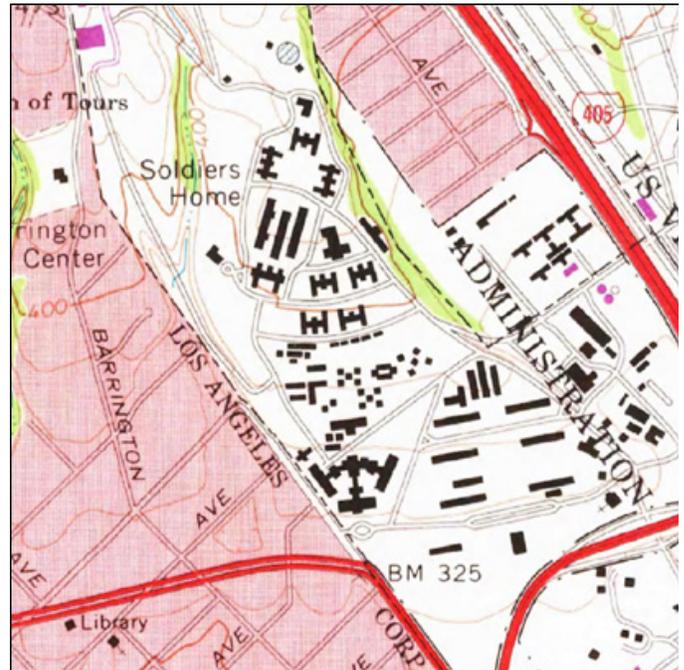


Figure F1.11 1975

Figures F1.10. and F1.11: In 1975, the cluster of 5 barracks buildings, located northwest of Building 13, were extant. Source: HistoricAerials.com.

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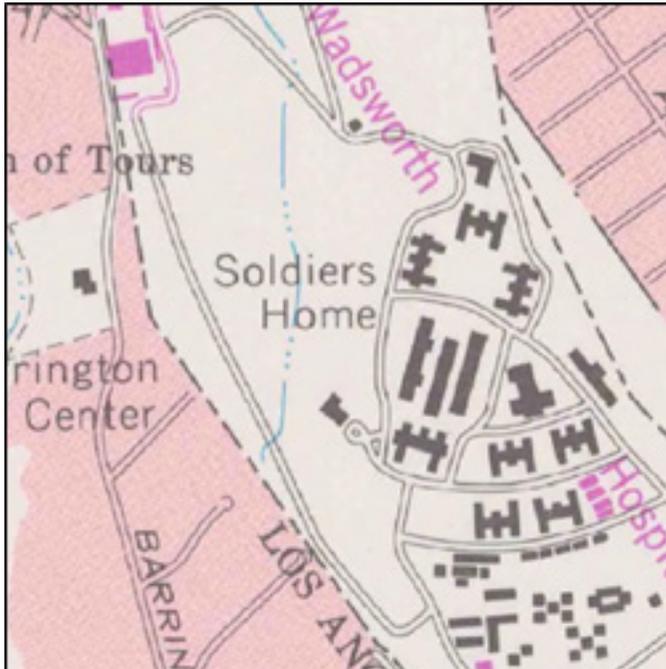


Figure F1.12 1981

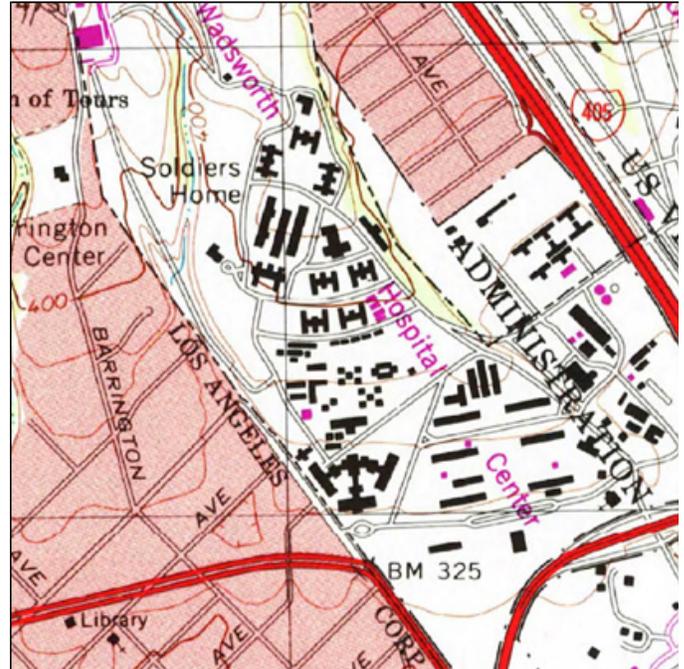


Figure F1.13 1999

Figures F1.12. and F1.13: By 1981, all but 1 of the cluster of 5 barracks buildings had been removed (located northwest of Building 13). Source: HistoricAerials.com.



Figure F1.14 2012

Figure 14.: 2012 image. In spite of various changes over the decades, the Northwestern Quadrant of VA WLA Campus appears largely as it did by circa 1945.

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VA WLA Historic District

Inventory and Property List, West Los Angeles VA Historic District

Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 1 (Residential), NW Quad	13	1929	C	Storage (Mess Hall)	52,604 s.f. 1 floor
Subarea 1 (Residential), NW Quad	33	1893 (1995)	C	Quarters	1,200 s.f. 1 floor
Subarea 1 (Residential), NW Quad	111	1936	C	Gate House (West Gate)	144 s.f. 1 floor
Subarea 1 (Residential), NW Quad	199	1932	C	Vacant (Hoover Barracks)	3,600 s.f. 2 floors
Subarea 1 (Residential), NW Quad	212	1938	C	Salvation Army/Prosthetics (Hospital)	62,560 s.f. 4 floors
Subarea 1 (Residential), NW Quad	213	1938 (1989)	C	NHCU Pod & Dialysis (Hospital)	62,560 s.f. 4 floors
Subarea 1 (Residential), NW Quad	214	1938 (1990)	C	Domiciliary (Hospital)	53,000 s.f. 4 floors
Subarea 1 (Residential), NW Quad	215	1938 (1985)	C	NHCU (Hospital)	53,000 s.f. 4 floors
Subarea 1 (Residential), NW Quad	217	1941 (1990)	C	Domiciliary	58,608 s.f. 4 floors
Subarea 1 (Residential), NW Quad	218	1941	C	Administration Building	75,120 s.f. 4 floors

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Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 1 (Residential), NW Quad	220	1939	C	Dental/Research (Female Domiciliary Barracks)	29,875 s.f. 4 floors
Subarea 1 (Residential), NW Quad	226	1940	C	Outleased – Wadsworth Theater	20,875 s.f. 1 floor
NW, Subarea 1 (Residential), NW Quad	236	1945	C	Police HQ	7,108 s.f. 1 floor
Subarea 1 (Residential), NW Quad	n/a	1947	C	Garden House (Memorial to Women Veterans)	
Subarea 1 (Residential), NW Quad	20	1900	C/Individually listed	Chapel (Catholic and Protestant Chapel)	8,758 s.f. 1 floor
Subarea 1 (Residential), NW Quad	66	1890	C/Individually listed	News Stand (Streetcar Depot)	600 s.f. 1 floor
Subarea 1 (Residential), NW Quad	12	1989	NC	Emergency Generator	
Subarea 1 (Residential), NW Quad	301	1951	NC	AFGE Union	2,649 s.f. 2 floors
Subarea 1 (Residential), NW Quad	306	1957	NC	Cafeteria/Post Office	14,281 s.f. 2 floors
Subarea 1 (Residential), NW Quad	506	c. 1985	NC	VA District Council	9,320 s.f. 1 floor

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Inventory and Property List, West Los Angeles VA Historic District

Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 3 (Research), NW Quad	114	1930	C	Research Lab (Research Lab Annex, Barracks Hospital Annex)	69,921 s.f. 4 floors
Subarea 3 (Research), NW Quad	115	1930	C	Research Lab (Research Lab Annex, Barracks Hospital Annex)	60,314 s.f. 3 floors
Subarea 3 (Research), NW Quad	116	1930 (1997)	C	Outleased – New Directions (Barracks)	60,309 s.f. 3 floors
Subarea 3 (Research), NW Quad	117	1930	C	Research Lab (Mortuary)	20,873 s.f. 2 floors
Subarea 3 (Research), NW Quad	264	1944	C	FBI (Annex Theater)	10,080 s.f. 2 floors
Subarea 3 (Research), NW Quad	113	1930 (c. 1995)	NC	Animal Research (G.M. Annex, Barracks)	60,000 s.f. 4 floors
Subarea 3 (Research), NW Quad	340	1959	NC	Human Radiation Lab	362 s.f. 1 floor
Subarea 3 (Research), NW Quad	346	No date	NC	Storage Waste	100 s.f. 1 floor
Subarea 4 (Neuropsych.), NW Quad	156	1923	C	Vacant (Hospital Building)	60,000 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	157	1923	C	Vacant (Hospital Building)	60,000 s.f. 3 floors

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Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 4 (Neuropsych.), NW Quad	158	1923	C	Vacant (Evaluations/Admissions/Clinic)	55,886 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	205	1937	C	Mental Outpatient Psychiatry (Hospital Building)	53,047 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	206	1940	C	Mental Health Homeless (Hospital Building)	47,099 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	207	1940	C	Outleased – Salvation Army (Hospital Building)	47,015 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	208	1945	C	Health/Voc Rehab Medicine (Hospital)	47,265 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	209	1945	C	Housing (original use, Hospital and Canteen)	46,708 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	210	1945	C	Research/MIREC (Hospital Building) (Women's Ward)	39,677 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	211	1946	C	Theater (Brentwood)	11,490 s.f. 1 floor
Subarea 4 (Neuropsych.), NW Quad	256	1946	C	Day Treatment Center Mental Health	47,675 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	257	1946	C	Mental Health/New Directions/Methadone (Hospital Building)	57,386 s.f. 3 floors

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VA WLA Historic District

Inventory and Property List, West Los Angeles VA Historic District

Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 4 (Neuropsych), NW Quad	258	1946	C	Administration/Mental Health	65,576 s.f. 4 floors
Subarea 4 (Neuropsych.), NW Quad	259	1945	C	Com Work Therapy	8,685 s.f. 1 floor
Subarea 4 (Neuropsych.), NW Quad	300	1952	C	Dietetics (Mess Hall)	68,824 s.f. 3 floors
Subarea 4 (Neuropsych.), NW Quad	233	c. 1960s	NC	HAZMAT Building	840 s.f. 1 floor
Subarea 5 (Utility), NW Quad	46	1922	C	Engineering Shop	11,034 s.f. 1 floor
Subarea 5 (Utility), NW Quad	222	1938	C	Mail Out Pharmacy	23,225 s.f. 3 floors
Subarea 5 (Utility), NW Quad	224	1946	C	Outleased – Laundry	29,257 s.f. 1 floor
Subarea 5 – Utility	292	1946	C	Water Treatment Plant	864 s.f. 1 floor
Subarea 5 (Utility), NW Quad	295	1947	C	Steam Plant	5,720 s.f. 1 floor
Subarea 5 (Utility), NW Quad	297	1948	C	Supply Warehouse	32,700 s.f. 1 floor

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Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 5 (Utility), NW Quad	44	1897 (2001)	NC	Engineering Shop	12,809 s.f. 1 floor
Subarea 5 (Utility), NW Quad	63	1959	NC	Engineering M&O (Maintenance & Operation)	720 s.f. 1 floor
Subarea 5 (Utility), NW Quad	83	1958	NC	Welding Shop	1,300s.f. 1 floor
Subarea 5 (Utility), NW Quad	299	c. 1940s (1990s)	NC	Switchgear	
Subarea 5 (Utility), NW Quad	305	1955	NC	Transportation	1,920 s.f. 1 floor
Subarea 5 (Utility), NW Quad	315	1948 (continuous alterations)	NC	GSA Motor Pool	3,600 s.f. 1 floor
Subarea 5 (Utility), NW Quad	319	1956	NC	Supply Storage	800 s.f. 1 floor
Subarea 5 (Utility), NW Quad	508	1998	NC	Laundry	45,000 s.f. 1 floor
Subarea 5 (Utility), NW Quad	509	1999	NC	Recycling Center	3,750 s.f. 1 floor
Subarea 5 (Utility), NW Quad	510	2002	NC	Transportation	4,782 s.f. 1 floor

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Inventory and Property List, West Los Angeles VA Historic District

Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 5 (Utility), NW Quad	511	2003	NC	Storage	9,638 s.f. 1 floor
Subarea 5 (Utility), NW Quad	T-84	1967	NC	Laundry Annex	1,580 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	n/a	1946	C	Golf Course	
Subarea 6 (Recreational), NW Quad	249	c. 1940s	NC	Greenhouse	2,800 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	303	No date	NC	Water Tank	
Subarea 6 (Recreational), NW Quad	319	1956	NC	Supply Storage	800 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	326	c. 1990s	NC	Horticulture Office	200 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	327	c. 2013	NC	Horticulture Restrooms	80 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	329	c. 1940s	NC	Golf Club House	265 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	333	c. 1960s	NC	Horticulture Tool Shed	192 s.f. 1 floor

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Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 6 (Recreational), NW Quad	334	c. 1960s	NC	Refreshment Stand (Golf Course Storage Building)	252 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	336	c. 1960	NC	Baseball Park Restrooms (Field House)	190 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	339	1960	NC	Bandstand	
Subarea 6 (Recreational), NW Quad	512	c. 1990s	NC	Bird Sanctuary Workshop	700 s.f. 2 floors
Subarea 6 (Recreational), NW Quad	325	c. 1990s	NC	Horticulture Restrooms	180 s.f. 1 floor
Subarea 6 (Recreational), NW Quad	n/a	No date	NC	Baseball Field House	
Subarea 6 (Recreational), NW Quad	n/a	No date	NC	Baseball Lot Club	
Subarea 6 (Recreational), NW Quad	n/a	c. 1970s	NC	Japanese Garden	
Subarea 6 (Recreational), NW Quad	T79	unknown	NC	Plant Nursery	1,550 s.f. 1 floor
Subarea 2 (Residential), SW Quad	14	1900	C	Garage	200 s.f. 1 floor

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Inventory and Property List, West Los Angeles VA Historic District

Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 2 (Residential), SW Quad	23	1900	C	Quarters	3,448 s.f. 1 floor
Subarea 2 (Residential), SW Quad	90	1927 (1995)	C	Duplex Quarters	4,752 s.f. 1 floor
Subarea 2 (Residential), SW Quad	91	1927 (1995)	C	Duplex Quarters	4,752 s.f. 1 floor
Subarea 2 (Residential), SW Quad	104	c.1920s	NC	Garage 2-Car	
Subarea 2 (Residential), SW Quad	307	1955	NC	Single Quarters	1,200 s.f. 1 floor
Subarea 2 (Residential), SW Quad	308	1955	NC	Single Quarters	1,728 s.f. 1 floor
Subarea 2 (Residential), SW Quad	309	1955	NC	Garage	400 s.f. 1 floor
Subarea 2 (Residential), SW Quad	310	1955	NC	Garage	400 s.f. 1 floor
Subarea 2 (Residential), SW Quad	311	1994	NC	Mobile House	1,400 s.f. 1 floor
Subarea 2 (Residential), SW Quad	312	1994	NC	Mobile House	1,400 s.f. 1 floor

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Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
Subarea 2 (Residential), SW Quad	318	1994	NC	Mobile House	1,400 s.f. 1 floor
Subarea 7 (General Hospital), SE Quad	n/a	c. 1892	C	South Gate	
LA National Cemetery, NE Quad	n/a	1941 (1980)	C	Chapel (Administration Building)	
LA National Cemetery, NE Quad	n/a	1940	C	Columbarium	
LA National Cemetery, NE Quad	n/a	1940 (c. 1990)	C	Comfort Station (Rest Rooms)	
LA National Cemetery, NE Quad	n/a	1939-1941	C	Maintenance Building (1 of 2)	
LA National Cemetery, NE Quad	n/a	1940	C	Maintenance Building (2 of 2)	
LA National Cemetery, NE Quad	n/a	c. 1940	C	Fuel Storage Building (1940)	
LA National Cemetery, NE Quad	n/a	1940; c. 1940 (2009; c. 1940)	C	Arcade; Rostrum; Gate houses	
LA National Cemetery, NE Quad	n/a	c. 1920s	C	Terraces/Overlooks (2)	

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Inventory and Property List, West Los Angeles VA Historic District

Contributing and Noncontributing Properties					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Quadrant	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage (Floors)
LA National Cemetery, NE Quad	n/a	c. 1937	C	U.S. Flagpole	
LA National Cemetery, NE Quad	n/a	c. 1920s	C	NHDVS Monument	
LA National Cemetery, NE Quad	n/a	1896 (moved 1942)	C	Civil War Monument	
LA National Cemetery, NE Quad	n/a	1950 (re-created 1973)	C	Spanish-American War Monument	
LA National Cemetery, NE Quad	n/a	c. 1889	C	Bivouac of the Dead Plaques (6)	
LA National Cemetery, NE Quad	n/a	c. 1889-present	C	Burial sections with headstones and markers	

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Contributing Site Plan, Landscape, and Streetscape Features

West Los Angeles Veterans Affairs Historic District

Campus Quadrant	Subarea	Bldg. Name/Function (Historic Name/Function)
Northwest	Subarea 1	<p>The circulation patterns and relationships of buildings to open space are contributing features throughout Subarea 1. Contributing streetscape features include the triangular-shaped street grid at Bonsall, Dewey, and Eisenhower Avenues (from NHDVS period, with earlier buildings arranged parallel to the streets; row of palm trees along the southern portion of Bonsall Avenue are evident in historic photos of the NHDVS period and are a contributing landscape feature).</p> <p>Contributing site plan features include the relationship between Bldg. 13 and Wadsworth Theater (Bldg. 226); these two buildings exhibit an axial site plan and form the apex and base of the triangle formed by the street grid. Parallel walking paths connect the spaces/buildings and further define the axial site plan.</p> <p>Also contributing to the streetscape is the arrangement of Bldgs. 212, 213, 214, 215, 217, and 218, which are perpendicular to the street grid and set back from roads with generous expanses of lawn. Walking paths parallel to the roadway north of Eisenhower Avenue reflect the design of the site plan and are contributing features.</p> <p>Other contributing landscape features in Subarea 1 include the allee of trees immediately south of Bldg. 220; the open area at NE corner of San Vicente and Wilshire Blvds, also recently known as Los Angeles National Veterans Park, which is spanned by a eucalyptus wind break.</p>
Northwest	Subarea 3	Contributing landscape/ site plan features include axial site plan and relationships of buildings to open spaces; mature Moreton Bay Fig trees screening facades of Bldgs. 113 and 114.
Northwest	Subarea 4	<p>Contributing landscape/ site plan features include the site's topography; mature eucalyptus trees between Subareas 4 and 5; the natural drainage gully, separating the campus from adjacent residential community; Bonsall Avenue, a contributing streetscape throughout the campus, and secondary streets lined with sidewalks.</p> <p>Contributing landscape features also include lawns surrounding each building and relationships of buildings to open spaces/site plan. The site plan of Buildings 205, 208, and 209 is contributing; the site plan consists of the three buildings, on an elevated quad, connected by an enclosed semi-circular passageway that connects the basements of the buildings. The axis of the landscaped quad follows through Bldg. 157 and terminates with Bldg. 258. A secondary axial relationship between buildings commences with Bldg. 300, which is balanced by Bldg. 256. The axial site plan of Bldgs. 206 and 207 is also considered contributing.</p>
Northwest	Subarea 5	Relationship of buildings to open space, site plan.
Northwest	Subarea 6	Golf course; row of mature palm trees along north side of Constitution Avenue, back by row of eucalyptus trees; the trees that link the cemetery with the northwest quadrant are also considered a contributing feature.

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Contributing Site Plan, Landscape, and Streetscape Features West Los Angeles Veterans Affairs Historic District		
Campus Quadrant	Subarea	Bldg. Name/Function (Historic Name/Function)
Southwest	Subarea 7	Contributing site plan/streetscape features include configuration of Bonsall Ave. (location and width), from South Gate to the split at Dowlen Dr., as a terminus of the main street through the west side of campus.
Southwest	Subarea 2	Contributing site plan/streetscape features include grid of Canary Island palm trees in NW corner of subarea, near intersection of Wilshire Blvd and Federal Ave; wide expanses of lawn with mature trees fronting Bldg. 23; road leading south from gate at Wilshire to Bldg. 23; stone-pier fence with supporting wood rails perpendicular to the road
Northeast	LA National Cemetery, NE Quad	Multiple contributing site plan/landscape elements across the 114-acre park-like grounds. Contributing features also include streetscapes, such as roads, curbs, and walkways.
	Multiple Subareas	Landscape plan, roads, curbs, walkways, and plantings

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Methodology for Incorporating Historic Preservation into Master Plan Process

In order to facilitate Master Plan compliance with VA's regulatory obligations and cultural resource policies, Chattel, Inc. provided historic preservation expertise, input, and design consultation throughout the Master Plan process. The overall goal was assisting in the preparation of a Master Plan that meets VA project objectives and that also complies with the Secretary's Standards (and therefore avoids adverse effects to the West Los Angeles VA Historic District). Chattel, Inc.'s overall scope and methodology for the project were as follows:

1. Provide design input and expertise, in site walks and design team meetings.
2. Provide information and educational materials on applicable federal and VA regulations, including the National Historic Preservation Act (NHPA) of 1966, as amended, and its implementing regulations and Secretary's Standards.
3. Provide background data, materials, maps, and historic photographs on the historically significant elements of the West Los Angeles VA Historic District listed in the National Register of Historic Places.
4. Assist in the preparation of design guidelines that address both new construction/infill and rehabilitation and additions projects that comply with the Secretary's Standards. Design guidelines include a discussion of opportunities and constraints for appropriate uses, minimal intervention, adaptability of existing historic buildings to meet contemporary needs.

Data Compilation, Distribution, and Education

In order to provide preservation input at the earliest stages, Chattel, Inc. compiled and distributed data to the Master Plan team prior to the initial team site walk.

This data described and illustrated, in photographs, maps, and diagrams, the contributing buildings, structures, sites, and landscape/planning features of the West Los Angeles VA Historic District. Materials prepared by Chattel, Inc. and distributed to the team early in the design process included: (1) the Historic District Fact Sheet, an illustrated, at-a-glance guide to the district; (2) an inventory of contributing and noncontributing features (building, structures, sites, streetscapes, and landscapes); (3) Opportunities and Constraints map, illustrating historic district

contributors, significant landscapes and streetscapes, and new construction/in-fill opportunities; (4) other background materials, including the 2014 National Register of Historic Places nomination for the West Los Angeles VA Historic District, as well as significance diagrams, illustrating significant and non-significant exterior and interior spaces of 14 district contributors.

Design Input

As concepts for the Master Plan began to take shape, Chattel, Inc. met with the HOK design team throughout the process in order to explore options for achieving VA's goals while also retaining the integrity of the historic district. This input focused on alternatives for optimal siting, scale, massing, and style of new construction within the historic district and/or adjacent to its contributing elements. All plans and concepts for new construction/in-fill and rehabilitation were examined for compliance with the Secretary's Standards. Chattel, Inc. also provided input on opportunities and constraints for rehabilitation of historic properties, including many that are currently vacant.

Following initial site walks with the design team, Chattel, Inc. created an Opportunities and Constraints map (see Figure F1.15 on page F1.33), illustrating historic district contributors, contributing (i.e., significant) landscapes and streetscapes, and optimal rehabilitation and new construction/in-fill opportunity sites designed to avoid adverse effects to the historic district.

The following design approaches and recommendations were provided to the master plan team, with the aim of avoiding significant impacts to historic properties:

Rehabilitation and Reuse

1. Follow the guidance provided in the Secretary's Standards in any rehabilitation and reuse project involving a historic property.
2. Where possible, reuse buildings in accordance with their original use. This will decrease the need for wide-scale removal of and alteration to character-defining features and spaces.
3. Prioritize the reuse and re-purposing of existing buildings first, before the construction of new buildings.

Selection of New Construction/In-fill Opportunity Sites:

1. Areas on the periphery and/or outside of historic district boundaries

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- Noncontributing surface parking lot and noncontributing playing field northwest of Buildings 205/208/209
 - Noncontributing areas throughout Subarea 7 (near hospital)
2. Areas with lighter concentrations, or fewer unified collections, of character-defining site features, streetscapes, or landscapes
 3. Areas where immediate setting has been altered with noncontributing properties and/or site features constructed outside the period of significance (most commonly, these consist of asphalt surface parking lots)
 - Surface parking lots north of Bldg 13, between Subareas 1 and 4; Surface parking lot west of Buildings 205/208/209 in Subarea 4
 - Building 199 is a district contributor but immediate setting has been altered; the building could be relocated or incorporated into an in-fill project
 - Building 113 is a noncontributing building within a contributing, significant site-plan (with Buildings 114, 115, 117); restoration of original features or sensitively designed new construction/in-fill would be acceptable

Character and Scale of New Construction/In-Fill:

4. New construction/in-fill within the historic district should be compatible, differentiated, and visually subordinate to adjacent district contributors and the scale and character of historic district overall
 - Consult qualified preservation professional for input on Secretary's Standards compliance, in particular as it relates to new construction adjacent to contributing properties and features of the historic district
5. Removal of incompatible, noncontributing properties or features (whether altered or added after the period of significance) offers an opportunity for in-fill/new construction
 - If new construction is compatible with but differentiated from the historic district, such projects offer opportunities to complement and reinforce the character of the historic district and surrounding campus
 - Similarly, restoring historic features and/or site plan configurations from period of significance

offers opportunities to reestablish connections between areas that have been interrupted by recent construction or alterations, such as surface parking lots, etc.

6. Follow Secretary's Standards for new construction adjacent to historic properties
 - Standard #9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
 - Standard #10: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."
7. Additions should be guided by the following general ideas:
 - Additions to contributors to the National Register-listed historic district are generally discouraged (but might be possible for secondary/tertiary contributors, on secondary elevations, or on a case-by-case basis)
 - Additions should be compatible, differentiated, and visually subordinate in massing and architectural detailing to the historic property

At each stage in the planning, design, and implementation process:

1. Consult qualified preservation professional to ensure ongoing compliance with Secretary's Standards

Outreach and Education

In addition to sharing information with the project team and VA staff, Chattel, Inc. participated in public outreach efforts and meetings. This included the project kick-off at VA as well as weekly design team "open house" meetings at VA. In order to integrate historic preservation into the master planning process, Chattel, Inc. shared information on the historic nature and features of the National Register-listed West Los Angeles VA Historic District.

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Figure F1.15 Opportunities and Challenges Map: Contributing Landscape Features marked in green, streetscape/site plan features marked in yellow, and in-fill opportunity sites marked in blue. Source: Chattel, Inc.

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Project Context

Project Context: Historic Preservation and the Master Plan

Given the significance of the West Los Angeles VA Historic District for American Veterans, VA Greater Los Angeles Urban Master Plan project sought to incorporate historic preservation from the earliest stages. From the preservation perspective, the goal was reconciling an ambitious project objective with an equally expansive National Register-listed historic district. Listed on the National Register in November 2014, the West Los Angeles VA Historic District spans nearly 400 acres and includes 66 “contributing” (or National Register-listed) features. These consist of 55 buildings, 3 sites, 1 structure, and 7 objects, as well as numerous landscape/streetscape features. In terms of noncontributing (or not historically significant) features, the campus includes a total of 44 features, including 37 buildings, 1 site, and 6 structures.

By applying the Secretary’s Standards, identifying opportunities and challenges for appropriate historic preservation/rehabilitation and in-fill development sites, and providing overall design guidelines, Chattel, Inc. helped identify opportunities and constraints for avoiding adverse effects to the historic district while also meeting VA’s mission and project objective for the site.

Thus far, the Master Plan is on a positive course with respect to achieving this balance and avoiding adverse effects to the historic district. Although still conceptual in nature, the Master Plan proposes a combination of rehabilitation and re-use of contributing buildings and features and sensitively scaled and sited new construction/in-fill. This mix appears capable of retaining the integrity of the historic district, should the Secretary’s Standards continue to be applied at the district- and project-level as phases are implemented. Prior to Section 106 review, additional information and analysis of plans for the historic district as a whole will be needed, in order to ensure compliance with federal law and VA directives for cultural resources (these points are detailed in the next section, Conclusions and Recommendations for Further Study).

Notes on Overall Conceptual Plan

The West Los Angeles VA Historic District spans the Northwest, Northeast, and Southwest quadrants of VA campus, in four dis-contiguous areas. The focus of the

Master Plan effort is a portion of the north campus. Of all areas within the historic district, the north campus has the highest concentration of National Register-listed properties, with over two-thirds (43) of the district’s contributing features located in this area.

This concentration of historically related properties represented a design opportunity as much as a design challenge. The Master Plan—the Arroyo—recognizes and builds upon the cohesive, neighborhood-like character of north campus neighborhoods (in particular Subareas 1, 3, and 4). Strategically sited and scaled new construction/in-fill seeks to build on and complement the character of the historic neighborhoods. New construction/in-fill is proposed for several sites that are underutilized, on the periphery of the historic district, or that have been significantly altered over time, including areas currently occupied by non-original surface parking lots.

The four “zones” envisioned in the Master Plan complement the existing character and uses of the north campus. The areas with the highest concentration of National Register-listed properties, Subareas 1, 3 and 4, are slated for Bridge, Transitional Housing and Support Services (Zone 2) and Housing (Zone 3). New units will primarily be provided in in-fill areas that echo and complement the historic site plan.

In addition, the incorporation of a sinuous landscaped “greenway” enhances connections for all areas through the Northwest Quadrant. Connecting south and north campuses through a curving, landscaped circulation path, the greenway incorporates and follows the patterns of extant, historically significant landscaping and mature trees and provides a coherent organizing principle for the Master Plan. The greenway feature will ultimately connect the recreational areas of the northernmost portion of the campus with the residential/domiciliary areas toward the south.

Plan Elements and Strategies for Compliance with Secretary’s Standards

In terms of the Master Plan, the overall design concept complements and builds on the existing character and domestic scale of the north campus’s historic neighborhoods. At present, the following components of the Master Plan will help facilitate ongoing compliance with the Secretary’s Standards:

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1. The overall balance of rehabilitation/reuse of National Register-listed historic properties and sensitively scaled and sited new construction/in-fill;
2. The use of altered or underutilized sites, or sites on the periphery of the historic district, for possible new construction/in-fill;
3. Plans for compatible scale, massing, and complementary but differentiated architectural style, for new construction/in-fill;
4. The recognition of the extant historic character of the neighborhoods/building groupings throughout the north portion of the campus, in particular in Subareas 1, 3, and 4, and the intention to build upon and complement this historic scale and character; this includes “locating similar, compatible uses in these neighborhoods” in order to create a “sense of place and community”;
5. The recognition and retention of contributing landscapes, streetscapes, and site plan features and the intention to retain historic landscapes and improve connections between the 10 neighborhoods planned for the north campus with a landscaped greenway; and
6. Increased density for existing neighborhoods with historically appropriate infill housing.

Physical Changes to Historic Properties: Preliminary Plans

While exact plans are not yet available for all contributors to the district, as this study was prepared (September 2015), among the historic district’s 66 contributing properties, a total of 3 contributors would be directly affected by the project:

Subarea 1: Building 199 (Hoover Barracks) Listed on National Register as a contributor to historic district

Plans: Retention and relocation to a receiver site nearby (to be determined)

Notes: This building was originally one in a series of barracks constructed on the site in the early 1930s. This building is the only extant survivor. The site surrounding Building 199 has been altered significantly; the adjacent area consists of an asphalt parking lot added after the period of significance. The conceptual plan is to relocate the building, in a similar site configuration, to a receiver site close-by. With careful

project planning and site selection, such a change could be mitigated to avoid adverse effects to the historic district. However, additional detail on the relocation specifics and site will be needed in the next phase of the project in order to adequately analyze project effects and meet the requirements of Section 106 and NEPA.

Subarea 1: Building 236 (Police Station) Listed on National Register as a contributor to historic district

Plans: Demolition

Notes: Building 236, adjacent to Building 199, shares the same altered site and setting. It does not share significant site-plan or landscaping features with other contributing elements of the district. At this conceptual stage, given the significant level of retention/reuse of a majority of the historic district contributors (in particular, those sharing historic site plan/landscape, streetscape features), the loss of Building 236 is not expected to result in an adverse effect to the historic district as a whole. However, additional detail on the specifics of demolition, as well as an analysis of adverse effects, mitigation measures, alternatives, and consultation, will be required in the next phase of the project in order to meet the requirements of Section 106 and NEPA to analyze project effects.

Subarea 1: Building 66 (Depot). Listed on National Register both as a contributor to historic district and as an individual resource

Plans: Relocation to a receiver site nearby (general location on the railway thoroughfare would be retained)

Notes: Additional plan detail is needed; these plans remain conceptual in nature. The Depot’s setting and location on the former railway thoroughfare are important character-defining features. The relocation of the building should be planned carefully, with a nearby receiver site on the same thoroughfare, sited in such a way that the building’s relationship to the street remains recognizable and intact. With careful project planning and site selection, such a change could be mitigated to avoid adverse effects to the individual resource and/or the historic district. However, additional detail on the relocation specifics, receiver site, and rehabilitation plans will be needed in the next phase of the project in order to meet the requirements of Section 106 and NEPA to analyze and avoid adverse effects.

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Professional Qualification Standards for Historic Preservation Professionals

To ensure compliance with NHPA/NEPA, historic resource analysis and preservation-related tasks described in this document must be completed by qualified historic preservation professionals meeting and/or exceeding the minimum requirements set forth by the National Park Service and codified in 36 CFR Part 61 in its Professional Qualifications Standards. As described previously, the PQS define minimum levels of education and professional experience required to perform identification, evaluation, registration, and historic preservation treatment activities. In some cases, additional levels of professional expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved.

In summary, the Master Plan design remains conceptual. Ongoing input by a qualified preservation professional will be key to ensure ultimate compliance, both on the level of modernization/rehabilitation projects for individual contributing properties as well as new construction and site plan changes/improvements on the level of the historic district.

Conclusion and Recommendations for Further Study

Throughout the master planning process, Chattel, Inc. provided input on the Master Plan designs and concepts, distributed information on the West Los Angeles VA Historic District, its history and contributing features, and identified areas of opportunity and constraints for in-fill and rehabilitation. Although still conceptual in nature, plans for new construction/in-fill and rehabilitation were examined for compliance with the Secretary's Standards.

Although ambitious in its plans to provide up to 3,300 residential/domiciliary units across the north campus, the design concepts of the Master Plan thus far strike a balance between rehabilitation/re-use of historic buildings and sensitively designed, scaled, and sited new construction/in-fill.

Thus far, the Master Plan is on a positive course with respect to avoiding adverse effects to the historic district. Although still conceptual in nature, the Master Plan proposes a combination of rehabilitation and re-use of contributing buildings and features and sensitively scaled and sited new construction/in-fill. This mix appears capable of retaining the integrity of the historic district, should the Secretary's Standards continue to be applied at the district- and project-level as phases are implemented. Prior to Section 106 review, additional information and analysis of plans for the historic district as a whole will be needed, in order to ensure compliance with federal law and VA directives for cultural resources. Some of these points are detailed below.

It is important to note that the Master Plan remains conceptual at this stage. Ongoing input and guidance by a qualified preservation professional are key in order to ensure ongoing compliance with the Secretary's Standards and the avoidance of adverse effects to the National Register-listed West Los Angeles VA Historic District, its many contributing features, and the two individually listed National Register listed properties.

Information Required for Further Study

In terms of the West Los Angeles VA Historic District, areas in need of additional information for subsequent study and consideration are as follows:

1. Two buildings are slated for relocation; additional information on selected receiver sites, planned site

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- configuration, and relocation plans is needed for the next phase of study.
2. One building is slated for demolition; at this conceptual stage, given the significant level of retention/reuse of a majority of the historic district contributors (in particular, those sharing historic site plan/landscape, streetscape features), the loss of Building 236 is not expected to result in an adverse effect to the historic district as a whole. However, additional detail on the specifics of demolition, as well as an analysis of adverse effects, mitigation measures, alternatives, and consultation, will be required in the next phase of the project in order to meet the requirements of Section 106 and NEPA to analyze project effects.
 3. At present, the Master Plan includes conceptual sketches for overall building footprints and plan shapes, as well as general locations. Ongoing preservation review of these plans as they progress, at both the district and project level, will be critical to ensure compatibility with the Secretary's Standards and thereby avoid adverse effects to National Register-listed properties within the historic district. This review will include the physical characteristics of new construction as well as its site plan features and relationship to contributors of the historic district.
 4. The Master Plan focuses primarily on the western swath of the Northwest Quadrant of campus. Consequently, information is not yet available on plans for other areas of the campus also listed on the National Register as part of the historic district. Therefore, as plans progress, in particular for Subareas 2 and 5 of the Northwest Quadrant, ongoing historic preservation input by a qualified preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards will be necessary to ensure ongoing compliance with the Secretary's Standards and to identify opportunities for avoiding adverse effects.
 5. In-fill/new construction: as conceptual plans for new construction are further developed, ongoing historic preservation input will be needed, at conceptual, schematic, and 50 percent CD phase, to ensure ongoing compliance with the Secretary's Standards and to identify opportunities for avoiding adverse effects. This examination will include overall building scale, massing, and site configuration, as well as materials, finishes, window/entrance

treatments, and ornamental detailing, to ensure that the selected architectural style is compatible with but differentiated from the historic district, per the Secretary's Standards.

Recommendations

In order to avoid unmitigatable adverse effects:

1. All physical changes to historic properties must comply with the Secretary's Standards (including all rehabilitation, new construction, mothballing, additions, and relocation projects)
2. Ensure ongoing compliance with Secretary's Standards through engaging a qualified historic preservation professional early in the process, as Master Plan phases are launched.
3. Engage in early consultation with State of Office Historic Preservation.
4. Continue to utilize the wealth of previous studies and data (including the National Register nomination for the West Los Angeles VA Historic District, previous Section 106 studies completed for seismic upgrades projects and rehabilitation of Building 205, 208, 209) in order to inform and guide future rehabilitation projects on campus.
5. The Master Plan calls for extensive rehabilitation of historic buildings. In order to provide the necessary planning/programming data, VA should commission an analysis covering the economics of rehabilitation, including rehabilitation costs and available Federal Investment Tax Credits.
6. Where buildings are slated for rehabilitation, identify and document character-defining features and plan for their retention, repair, and maintenance (or in-kind replacement if necessary).
7. Avoid demolition of the National Register-listed contributing properties of the historic district as well as the individually listed properties, significant site plan, streetscape, and landscape features.
8. Ensure the early involvement of a qualified historic preservation professional as Section 106 and NEPA compliance activities commence.
9. Mothballing: for historic properties that are ultimately slated for rehabilitation but will remain vacant for more than three years, Master Plan phases and implementation should include a plan

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for stabilization and mothballing, to ensure the avoidance of adverse effects through neglect. Preservation Brief 31 provides the appropriate measures and process for an adequate mothballing plan.

10. Archaeological Resources: the current scope of the Master Plan project did not include an updated study or survey for archaeological resources. Previous archaeological studies conducted for the West Los Angeles VA Campus indicated a high sensitivity for archaeological resources; the next phase of the project should include an adequate survey/study of archaeological resources in order to ensure compliance with applicable laws and VA policies vis-à-vis cultural resources.
11. Section 106 and NEPA review processes will be greatly streamlined if the Master Plan design phases and projects comply with the Secretary's Standards; engage a qualified historic preservation professional throughout the process.
12. In order to facilitate compliance with the Secretary's Standards, continue following the conceptual design recommendations listed below:

The following design approaches and recommendations were provided to the master plan team, with the aim of avoiding significant impacts to historic properties:

Rehabilitation and Reuse

1. Follow the guidance provided in the Secretary's Standards in any rehabilitation and reuse project involving a historic property.
2. Where possible, reuse buildings in accordance with their original use. This will decrease the need for wide-scale removal of and alteration to character-defining features and spaces
3. Prioritize the reuse and re-purposing of existing buildings first, before the construction of new buildings.

Selection of New Construction/In-fill Opportunity Sites:

1. Areas on the periphery and/or outside of historic district boundaries
 - Noncontributing surface parking lot and noncontributing playing field northwest of Buildings 205/208/209
 - Noncontributing areas throughout Subarea 7 (near

hospital)

2. Areas with lighter concentrations, or fewer unified collections, of character-defining site features, streetscapes, or landscapes
3. Areas where immediate setting has been altered with noncontributing properties and/or site features constructed outside the period of significance (most commonly, these consist of asphalt surface parking lots)
 - Surface parking lots north of Bldg 13, between Subareas 1 and 4; Surface parking lot west of Buildings 205/208/209 in Subarea 4
 - Building 199 is a district contributor but immediate setting has been altered; the building could be relocated or incorporated into an in-fill project
 - Building 113 is a noncontributing building within a contributing, significant site-plan (with Buildings 114, 115, 117); restoration of original features or sensitively designed new construction/in-fill would be acceptable

Character and Scale of New Construction/In-Fill:

1. In-fill/new construction should be compatible, differentiated, and visually subordinate to adjacent district contributors and the scale and character of historic district overall
 - Consult preservation professional for input on Secretary's Standards compliance, in particular as regards new construction adjacent to contributing properties and features of the historic district
2. Removal of incompatible, noncontributing properties or features (whether altered or added after the period of significance) offers an opportunity for in-fill/new construction
 - If new construction is compatible with but differentiated from the historic district, such projects offer opportunities to complement and reinforce the character of the historic district and surrounding campus
 - Similarly, restoring historic features and/or site plan configurations from period of significance offers opportunities to reestablish connections between areas that have been interrupted by recent construction or alterations, such as surface

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parking lots, etc.

3. Follow Secretary's Standards for new construction adjacent to historic properties
 - Standard #9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
 - Standard #10: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."
4. Additions should be guided by the following general ideas:
 - Additions to contributors to the National Register-listed historic district are generally discouraged (but might be possible for secondary/tertiary contributors, on secondary elevations, or on a case-by-case basis)
 - Additions should be compatible, differentiated, and visually subordinate in massing and architectural detailing to the historic property

At each stage in the planning, design, and implementation process:

1. Consult qualified preservation professional to ensure ongoing compliance with Secretary's Standards

Policy Recommendations:

1. Work with Congress to allow for buildings that are mothballed in accordance with Preservation Brief 31 to be excluded from calculations of excess square footage in the Facilities Condition Assessment reporting systems.
2. Work with Congress to allow for buildings to use federal investment tax credits for rehabilitation as part of the Enhanced Use Lease. Changes to the Tax Reform Act of 1986 may be required to include multiple building campuses, such as this, and relax functionally related grouping issues experienced in the Base Realignment and Closure Act (BRAC) implementation.

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Environmental Impact

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Environmental Impact

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Traffic

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F2. Environmental Impact

NEPA

National Environmental Policy Act and VA Implementing Regulations Requirements

The U.S. Department of Veterans Affairs (VA) is required to evaluate all major actions in accordance with the regulations set forth by the Council on Environmental Quality provisions of the National Environmental Policy Act (NEPA), Title 40 CFR Parts 1500-1508; and VA Implementing Regulations, Environmental Effects of VA Actions, Title 38 CFR, Part 26 (51 FR 37182, Oct. 20, 1986).

Sec. 1501.2 requires federal agencies to integrate the NEPA process with other planning at the earliest possible time to ensure that planning and decisions reflect environmental values, avoid delays later in the process, and head off potential conflicts. As such, the NEPA process was initiated concurrent with development of the Master Plan.

VA Implementing Regulations Part 26.4 Policy.

- a. VA must act with care in carrying out its mission of providing services for veterans to ensure it does so consistently with national environmental policies. Specifically, VA shall ensure that all practical means and measures are used to protect, restore, and enhance the quality of the human environment; to avoid or minimize adverse environmental consequences, consistently with other national policy considerations; and to attain the following objectives:
 1. Achieve the fullest possible use of the environment, without degradation, or undesirable and unintended consequences;
 2. Preserve historical, cultural, and natural aspects of our national heritage, while maintaining, where possible, an environment that supports diversity and variety and individual choice;
 3. Achieve a balance between the use and development of resources, within the sustained capacity of the ecological system involved; and,
 4. Enhance the quality of renewable resources while working toward the maximum attainable recycling of nonrenewable resources.
- b. VA elements shall:
 1. Interpret and administer the policies, regulations, and public laws of the United States in accordance with the policies set forth in the NEPA and CEQ Regulations;
 2. Prepare concise and clear environmental documents which shall be supported by documented environmental analyses;
 3. Integrate the requirements of NEPA with Department planning and decision-making procedures;
 4. Encourage and facilitate involvement by affected agencies, organizations, interest groups and the public in decisions which affect the quality of the human environment; and,
 5. Consider alternatives to the proposed actions which are encompassed by the range of alternatives discussed in relevant environmental documents, and described in the environmental impact statement.

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Traffic

Historic Preservation

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F3. Traffic

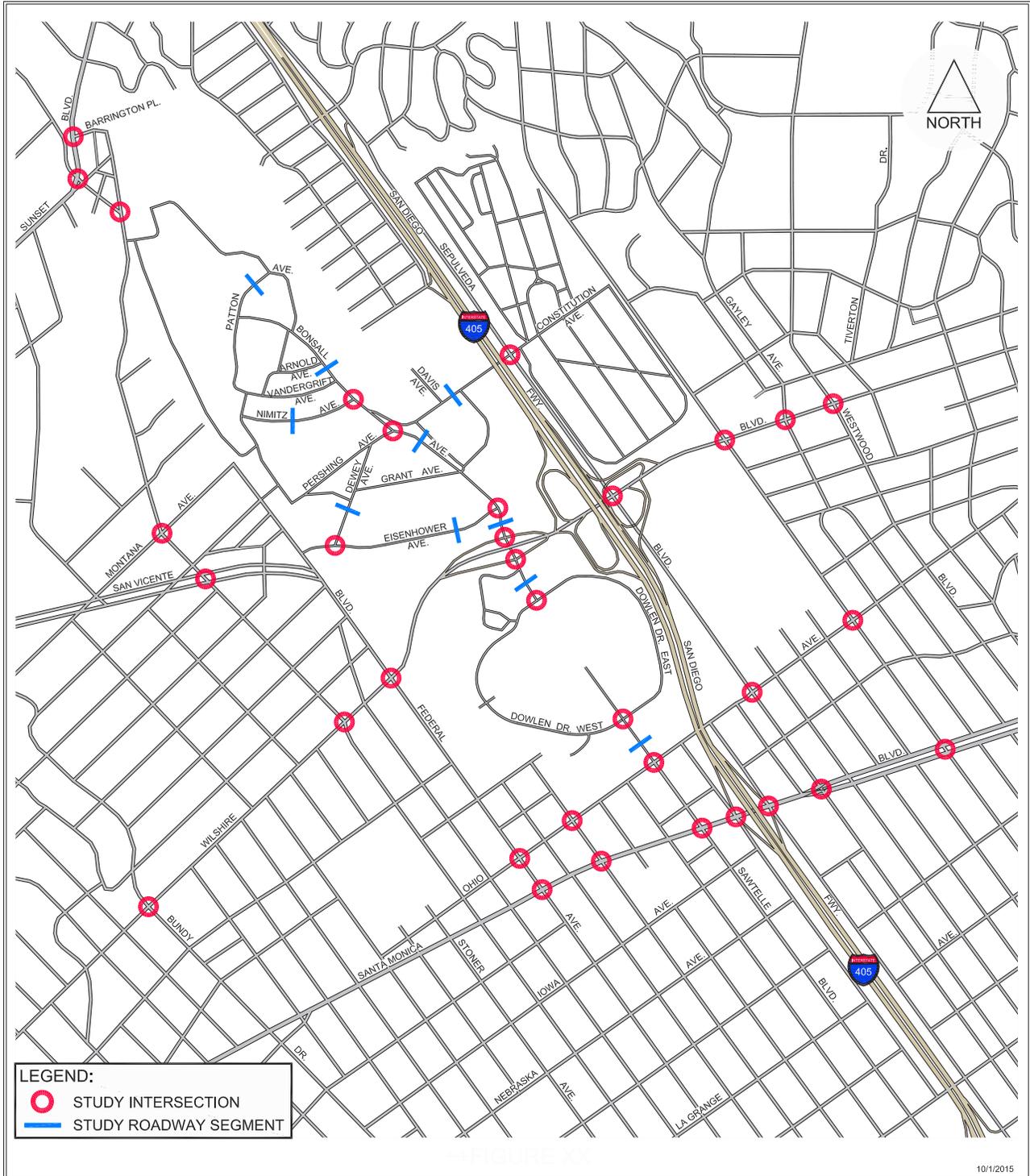
NOTE: This section will be revised at completion of the traffic study in December 2015.

Introduction

Crain & Associates has prepared this analysis of existing and future traffic and parking conditions for the proposed Veteran Affairs West Los Angeles Master Plan development (the "Project"). This analysis covers four Project development phases. These include an Immediate Phase (2015); a Short-Term Phase (2016 - 2017); a Mid-Term Phase (2018 - 2025); and a Long-Term Phase (2026 - 2045). As the Project site is within the City of Los Angeles, the traffic analysis was conducted using methodologies and procedures generally consistent with those for traffic studies in the City of Los Angeles. Analyses were also conducted consistent with the guidelines of the Los Angeles County Congestion Management Program. Thirty-three (33) intersections, including eight internal intersections, and 10 internal roadway segments were evaluated for existing and future conditions, without and with the Project. The parking analysis was based on recently collected parking data, parking ratios provided by the Project design team, nationally recognized parking demand ratios, and recent parking studies related to the site. The following sections describe in more detail the methodology, procedures and assumptions used in the analysis of traffic and parking conditions.

F3. Traffic

Figure F3.1 Project Site Vicinity & Study Locations



10/1/2015

FN: VA WEST LOS ANGELES MP&OFC/SITEVICIN

<h2 style="margin: 0;">TRAFFIC STUDY LOCATIONS</h2>	 <p style="font-size: small; margin: 0;"> Transportation Planning Traffic Engineering 300 Corporate Pointe, Suite 470 Culver City, California 90230 PH (310) 473-6508 F (310) 444-9771 www.crainandassociates.com </p>
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F3. Traffic

Methodology

Traffic Conditions

Existing and future traffic conditions were analyzed for the streets and roadways serving the Project site. Traffic volumes were analyzed at intersections expected to be used by a significant volume of Project trips and, therefore, where potential Project impacts most likely would occur. These included 25 signalized intersections in the site vicinity and eight stop-controlled intersections within the site. These 33 study intersections are listed below and denoted on Figure 1.

1. Sunset Boulevard / Barrington Place (signalized)
2. Sunset Boulevard / Barrington Avenue (signalized)
3. Barrington Place / Barrington Avenue (signalized)
4. Montana Avenue / Barrington Avenue (signalized)
5. San Vicente Boulevard / Barrington Avenue (signalized)
6. Constitution Avenue / Sepulveda Boulevard (signalized)
7. Wilshire Boulevard / Bundy Drive (signalized)
8. Wilshire Boulevard / Barrington Avenue (signalized)
9. Wilshire Boulevard / San Vicente Boulevard-Federal Avenue (signalized)
10. Wilshire Boulevard / Sepulveda Boulevard (signalized)
11. Wilshire Boulevard / Veteran Avenue (signalized)
12. Wilshire Boulevard / Gayley Avenue-Midvale Avenue (signalized)
13. Wilshire Boulevard / Westwood Boulevard (signalized)
14. Ohio Avenue / Barrington Avenue (signalized)
15. Ohio Avenue / Federal Avenue (signalized)
16. Ohio Avenue / Sawtelle Boulevard (signalized)
17. Ohio Avenue / Sepulveda Boulevard (signalized)
18. Ohio Avenue / Veteran Avenue (signalized)
19. Santa Monica Boulevard / Barrington Avenue (signalized)
20. Santa Monica Boulevard / Federal Avenue (signalized)
21. Santa Monica Boulevard / Sawtelle Boulevard (signalized)
22. Santa Monica Boulevard / I-405 Freeway Southbound Ramps-Beloit Avenue (signalized)
23. Santa Monica Boulevard / I-405 Freeway Northbound Ramps-Cotner Avenue (signalized)

24. Santa Monica Boulevard / Sepulveda Boulevard (signalized)
25. Santa Monica Boulevard / Veteran Avenue (signalized)
26. Nimitz Avenue / Bonsall Avenue (stop-controlled)
27. Pershing Avenue / Bonsall Avenue (stop-controlled)
28. Eisenhower Avenue / Dewey Avenue (stop-controlled)
29. Eisenhower Avenue / Bonsall Avenue
30. Wilshire Boulevard Westbound Ramps / Bonsall Avenue (stop-controlled)
31. Wilshire Boulevard Eastbound Ramps/Bonsall Avenue (stop-controlled)
32. Dowlen Drive / Bonsall Avenue (stop-controlled)
33. Dowlen Drive / Sawtelle Boulevard (stop-controlled)

In addition, the following 10 internal street segments, also denoted on Figure 1, were evaluated for on-site traffic circulation:

1. Patton Avenue north of Bonsall Avenue
2. Bonsall Avenue between Arnold Avenue & Vandergrift Avenue
3. Nimitz Avenue between "X" & Bonsall Avenue
4. Constitution Avenue between "X" & Sepulveda Boulevard
5. Bonsall Avenue between Pershing Avenue & Grant Avenue
6. Dewey Avenue between Eisenhower Avenue & "X"
7. Eisenhower Avenue between Dewey Avenue & Bonsall Avenue
8. Bonsall Avenue between Eisenhower Avenue & Wilshire Boulevard Westbound Ramps
9. Bonsall Avenue between Wilshire Boulevard Eastbound Ramps & Dowlen Drive
10. Sawtelle Boulevard between Dowlen Drive & Ohio Avenue

Existing peak-hour traffic volumes for the 33 study intersections were obtained from traffic counts conducted on September 29, 2015. Existing traffic volumes for the 10 internal roadway segments were obtained from 24-hour traffic counts that were also conducted on the same day.

"Figure G1.1. Project Site Vicinity & Study Locations" on page F3.03 depict these existing volumes.

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Project Trip Generation, Distribution, and Assignment

Development of the Project involves four phases, with existing buildings changing uses or being removed, new buildings being constructed, and access points and internal roadways being added or modified. To estimate the Project trip generations associated with the development changes, trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition manual and the West Los Angeles Transportation Improvement and Mitigation (WLA TIMP) were used. As the Project site is within the boundaries of the WLA TIMP area, PM peak-hour trips were calculated according to the trip rates in Appendix A of the WLA TIMP, to the extent feasible. The ITE trip rates were used for the calculation of daily and AM peak-hour trips, and for PM peak-hour trips where no appropriate WLA TIMP trip rates could be identified. In cases where Project uses were highly specialized and not found in the ITE manual or the WLA TIMP, the trip rates for an alternative use exhibiting similar operational and/or trip-making characteristics were assumed. For the proposed Columbarium, the ITE “Cemetery” trip rates were used, which were increased by an assumed factor of 10 due to this facility having significantly more capacity per acre to store remains than a typical cemetery.

Appendix __ contains the trip generation rates and assumptions used to estimate Project trips. This Appendix also includes the Project trip generations calculated for the four development phases. These trip generations reflect a 10 to 20 percent reduction to account for anticipated above-average transit usage due to the excellent and improving transit service along the Wilshire Boulevard corridor and elsewhere in this area, as well as likely below average vehicle ownership by Veterans inhabiting the Project.

The general geographic distribution of the Project trips was estimated on the basis of the nature of the Project uses; existing traffic patterns; characteristics of the surrounding roadway system; geographic location of the Project site and its proximity to freeways and major travel routes; and areas expected to be origins or destinations of Project users.

The Project geographic distribution was used to estimate the routes and intersections to which Project trips would be assigned accessing the Project site. Project site access and internal circulation changes that are envisioned for the Mid-Term and Long-Term Phases were considered in this process. The resulting inbound and outbound Project trip assignment percentages for the study locations are illustrated in Figures __, Appendix __. Applying these percentages to the Project trip generations, the peak-hour Project traffic volumes at the

study locations were determined. These volumes are presented in Figures __, Appendix __.

Cumulative Development Traffic Volumes

The analysis of future traffic conditions included potential traffic volume increases attributable to other projects and developments that may occur in the surrounding area. To estimate these volume increases, a traffic volume growth factor of 1.0 percent per year was used. This growth factor is approximately four times the average growth factor of 0.245 percent per year determined from the 2010 Los Angeles County Congestion Management Program (CMP) for Regional Statistical Area (RSA) 16, the RSA containing the Project site. Use of the 1.0 percent factor provided a more conservative basis for estimating future traffic volumes than the CMP growth factor. The 1.0 percent factor, compounded annually, was applied to the existing intersection traffic volumes to estimate the Future “Without Project” traffic volumes for the years 2017, 2025 and 2045. Figures __ in Appendix __ show the Future Without Project peak-hour volumes.

Signalized Intersection Analysis Methodology

As the signalized study intersections are under the operation of the City of Los Angeles, their levels of service were analyzed using the Los Angeles Department of Transportation (LADOT) methodology. This methodology is based on the Critical Movement Analysis (CMA) procedures outlined in Circular Number 212, published in 1980 by the Transportation Research Board. This document describes procedures for determining the operating characteristics of an intersection in terms of the “Level of Service” provided for different levels of traffic volume and other variables, such as the number of critical signal phases and traffic lanes.

The term “Level of Service” (LOS) describes the quality of traffic flow, ranging from excellent conditions at LOS A to failure conditions at LOS F. LOS D is recognized by many cities as an acceptable service level in urban areas. The LOS at an intersection can be determined by first dividing the sum of the critical movement volumes by the capacity of that intersection, resulting in a volume-to-capacity (V/C) ratio. Using Table G1-1 below, the LOS corresponding to a V/C ratio can be identified.

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Table F3-1. Signalized Intersections Levels of Service As a Function of V/C Ratios

Level of Service	Operating Characteristics	Range of V/C Ratios
A	Excellent - No vehicle waits longer than one red light.	0.000 - 0.600
B	Very Good - An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles	0.601 - 0.700
C	Good - Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.	0.701 - 0.800
D	Fair - Delays may be substantial during portions of the rush hour, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups	0.801 - 0.900
E	Poor - Represents the most vehicles that intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.	0.901 - 1.000
F	Failure - Backups from nearby intersections or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.	> 1.000

The CMA methodology does not account for signal timing enhancements, however, which can increase the capacity of an intersection. The signalized study intersections are currently operating under the City of Los Angeles' Automated Traffic Surveillance and Control (ATSAC) / Adaptive Traffic Control System (ATCS), a highly sophisticated computerized system that continually monitors traffic demand at signalized intersections within the system and modifies signal timing to maximize capacity and decrease overall delay. Overall, ATSAC / ATCS has been recognized to increase intersection capacity by approximately 10 percent.

Accordingly, the calculated V/C ratios for the signalized study intersections were adjusted downward by 0.100 before determining the corresponding LOS.

In addition, in order to better account for the heavy peak-period congestion and queuing on Wilshire Boulevard and Santa Monica Boulevard, which limit traffic volume throughput, intersection capacity was adjusted at study intersections along both streets.

Unsignalized Intersection Analysis Methodology

The Highway Capacity Manual (HCM) methodology for stop-controlled intersections was used to analyze the eight internal study intersections, all of which are unsignalized. The HCM methodology calculates delay, in seconds per vehicle for each approach and for the intersection as a whole, for which a corresponding LOS is determined. Intersections with volumes that are at or near capacity experience greater congestion and longer vehicle delays. The TRAFFIX software program, which includes the HCM stop-control methodology, was used to analyze the unsignalized study intersections. Table G1-2 summarizes the determination of Levels of Service for unsignalized intersections based on stop-controlled intersection (average) delay.

Table F3-2. Unsignalized Intersections Levels of Service As a Function of Stop-Controlled Intersection Delay

LOS	Stop-Controlled Intersection Delay (sec/veh)
A	0 - 10
B	>10 - 15
C	>15 - 25
D	>25 - 35
E	>35 - 50
F	>50

Intersection LOS Analysis Scenarios

Based on the above methodologies, procedures, assumptions, and adjustments, the LOS conditions for the study intersections were analyzed for the following scenarios:

- Existing (2105)
- Existing (2105) With Project
 - With Immediate Phase
 - With Immediate & Short-Term Phases
 - With Immediate, Short-Term & Mid Term Phases
 - With Immediate, Short-Term, Mid-Term & Long-Term Phases

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- Future (2017) Without Project
- Future (2017) With Project
 - With Immediate & Short-Term Phases
- Future (2025) Without Project
- Future (2025) With Project
 - With Immediate, Short-Term & Mid-Term Phases
- Future (2045) Without Project
- Future (2045) With Project
 - With Immediate, Short-Term, Mid-Term & Long-Term Phases

Figures showing the intersection volumes for the “With Project” scenarios are contained in Appendix __.

Roadway Segment Analysis

The eight internal roadway segments were analyzed in terms of existing daily traffic volumes and the relative percentage changes to these volumes as a result of Project development.

Congestion Management Program (CMP) Traffic Analysis

The CMP requires that a traffic impact analysis be prepared for CMP monitoring intersections where a project would likely add 50 or more peak-hour trips, and for CMP freeway monitoring segments where a project is expected to add 150 or more peak-hour trips in either direction. Accordingly, such analyses were performed for the intersections of Wilshire Boulevard / Sepulveda Boulevard, Wilshire Boulevard / Beverly Glen Boulevard, Santa Monica Boulevard / Bundy Drive, and Santa Monica Boulevard / Westwood Boulevard, and for the I-405 south of Mulholland Drive, I-405 north of Venice Boulevard, I-10 at Lincoln Boulevard, and I-10 east of Overland Avenue. These are the CMP monitoring intersections and freeway segments nearest the Project site.

Parking Conditions

Existing and future parking conditions were analyzed for the both the north and south campuses of the Project site. This analysis included Public Lots, which are designated by a number or letter (such as Lot 7 or Lot C) and usable by VA staff, patients and visitors, and Miscellaneous Lots, which have no number or letter designation and are small, remnant areas that are also usable for public parking. Leased Lots are parking facilities leased to other entities and currently unavailable for public parking.

Crain & Associates conducted an inventory of the parking supply on the north campus, along with an hourly parking utilization survey in August 2015. As part of its work for the proposed Essential Care Tower project, Walker Parking Consultants (WPC) inventoried the parking supply on the south campus in October 2013. WPC did not conduct a parking utilization survey for the south campus, utilizing instead information from the updated VA Parking Demand Model to arrive at the existing parking demand for the south campus. Summaries of the north and south campuses' existing parking supplies and peak utilizations / demands are provided in Tables __, Appendix __.

The analysis of future parking conditions was based on two methods. For the development on the north campus, including remaining, renovated and new development, parking demand rates in Parking Generation, 4th Edition, published by ITE, were applied. This reference source is widely used by traffic engineering professionals to estimate the parking demands. The ITE parking demand rates cover a variety of uses, including hospital, medical office, general office, and assisted living. To account for the effects of increased transit usage, below average vehicle ownership and other factors, reductions of 10 to 20 percent were assumed and applied to the ITE parking demand rates. For the south campus, the WPC analysis of future parking demand conditions was assumed and included. As determined for existing conditions, WPC arrived at the future parking demand using the information from the updated VA Parking Demand Model. Tables __ in Appendix __ summarize the estimated future parking demands for the north and south campuses, and also compare those demands to the prevailing parking supplies.

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