# Los Angeles County General Hospital Campus Master Plan



# Acknowledgements


### Supervisor Hilda Solis

This Master Plan builds upon Supervisor Hilda L. Solis's leadership and vision for a "Healthy Village" centered on LAGMC and the surrounding community. She was an early champion of aligning public and private resources to support the rebirth of the LA General Hospital site as a Healthy Village. Through her enduring leadership and unflagging efforts, this public-private partnership and the resulting Master Plan vision were made possible.

### County of Los Angeles

The Master Plan was made possible through the leadership and support of the County of Los Angeles, particularly the Department of Economic Opportunity, which led County guidance, coordination, and involvement throughout the planning process. Numerous County departments and site stakeholders also contributed invaluable knowledge, technical expertise, and guidance to the design team.

- **Department of Economic Opportunity (DEO)**
- **Chief Executive Office (CEO)**
- **Department of Health Services (DHS)**
- **Department of Mental Health (DMH)**
- **Department of Public Works (DPW)**
- **Facilities Management, DHS (FM)**
- **Medical Examiner (ME)**
- **Restorative Care Village (RCV)**
- **Angel Interfaith Network (AIN)**
- **Jhaelen Capital Projects**
- **Trifiletti Consulting**

### Community Partners

This Master Plan would not have been possible without the community, including leadership from The Wellness Center, numerous local and community-based organizations, and the many individuals whose tireless efforts over the years helped shape this vision. Their participation through workshops, brainstorming and visioning sessions, community organizing, and ongoing engagement provided invaluable insight and grounded this Master Plan in the needs and aspirations of the community it serves.

- **LACGH Community Advisory Committee**
- **The Wellness Center**
- **Health Innovation Community Partnership**
- **LA General Medical Center Foundation**
- **Eastside LEADS**

### Centennial Development

This effort was managed and led by Centennial Partners, a joint venture between Primestor Development and Bayspring, which orchestrated collaboration among public agencies, community members, and the design team to advance and implement the Master Plan vision through both the design and regulatory processes.

- **Primestor Development (80%)**
- **Bayspring Real Estate Partners (20%)**

### Master Plan Design Team

The design of the Master Plan was led by RIOS, a multidisciplinary architecture and landscape design firm, with technical and engineering support provided by several design consultants.

- **RIOS**
- **Sherwood (Civil Engineering)**
- **Atelier 10 (Sustainability)**
- **Placeworks (Environmental Impact Report - EIR)**
- **Somos (Land Use Legal)**
- **Buro Happold (MEP Engineering)**
- **Fehr and Peers (Traffic Engineering)**
- **Chattel (Historic Preservation)**
- **ARG (Historic)**



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# Executive Summary




*This graphic illustrates the project site within its broader geographic context in Los Angeles.

**Background, Context, and Vision**

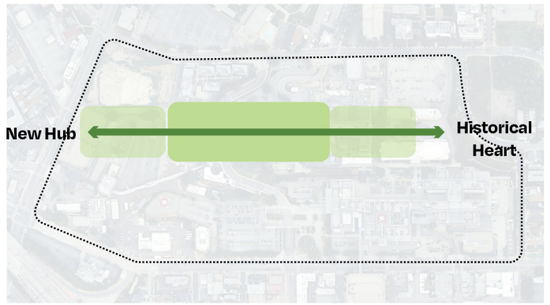
For more than a century, the Los Angeles County General Hospital campus has stood as a public promise: that healthcare, opportunity, and dignity should be accessible to all. Rising above the city's eastern neighborhoods, the Historic General Hospital is an unmistakable landmark, shaped by dramatic topography and defined by its bold Art Deco form. Together, the campus and its setting tell a powerful story of public investment, civic ambition, and care for generations of residents from Boyle Heights, Lincoln Heights, East Los Angeles, El Sereno, Chinatown, and Downtown Los Angeles.

Over time, the city grew around the campus in ways that changed this relationship. Freeways, rail lines, and institutional expansion gradually turned what was once a shared civic center into a place people traveled to, rather than through or within. The site's steep grades, along with piecemeal development, became barriers to access and connection. Yet even as the campus grew more internally disconnected, LA General Medical Center remained one of the region's most essential public institutions, serving more than one million patients each year and anchoring the site's enduring importance.

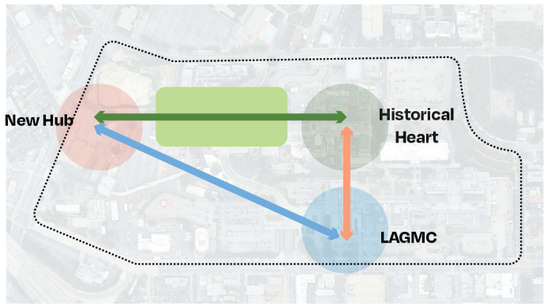
Years of technical study and sustained community engagement have revealed a clear and hopeful opportunity: to reconnect the campus to the neighborhoods it has long served and to reimagine its role for the next century. Community members, patients, advocates, and County partners consistently called for a future that honors the Historic General Hospital, transforms the site's topography into a strength, and expands the campus beyond episodic care into a place that supports daily life, opportunity, and belonging.

The Master Plan answers that call with a bold but grounded vision. Health is redefined not as something that happens only inside hospital walls, but as the product of everyday environments that support wellness, economic opportunity, community connection, learning, and ecology. Guided by this vision, the Plan reimagines the campus as a Healthy Village, restoring the Historic General Hospital as a living civic asset and transforming the site into a connected, inclusive place where people can heal, grow, and thrive together. This vision sets the direction for everything that follows, establishing a shared foundation for design, investment, and long-term stewardship.

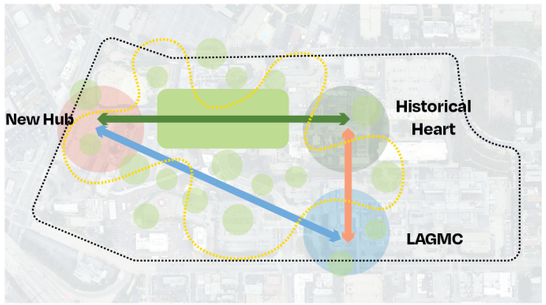
# Executive Summary




Gathering




Connectivity




Belonging

## Design, Site Organization, and the Healthy Village Framework

The Master Plan translates vision into place through a clear, human-centered framework that organizes the campus as a cohesive yet varied Healthy Village. At its core is a simple and powerful idea: the ground plane belongs to the public. Streets, plazas, gardens, corridors, and community-oriented ground-floor spaces form a continuous Common Ground that prioritizes people over cars and daily life over isolated destinations. This public realm becomes the connective tissue of the campus, shaping how people arrive, move, gather, and experience the site throughout the day.

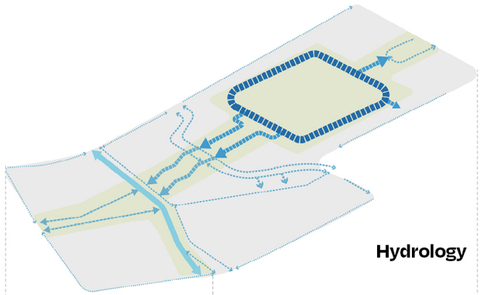
The campus is organized around three distinct yet interconnected hubs, each anchored at a primary point of entry and defined by a unique identity. The Medical Hub centers on LA General Medical Center and expands access to care through supporting services, wellness amenities, education, and continuity-of-care programs. The Commerce Hub on the West Campus creates a new center of community life, anchored by a public plaza and surrounded by local retail, small businesses, housing, food access, and cultural activity. The Historic Hub reclaims the forecourt and the Historic General Hospital as a living civic destination, blending adaptive reuse housing, recreation, learning, culture, and shared community spaces. Together, these hubs distribute activity across the site while reinforcing one another as parts of a unified whole.

Connecting the hubs are a series of pedestrian-oriented corridors that transform movement into experience. These corridors are not simply paths, but active public spaces lined with program, landscape, and gathering opportunities. They bridge dramatic grade changes, improve accessibility, and stitch together hubs that were once characterized by fragmented connectivity. By aligning circulation, open space, and program, the corridors ensure that the campus feels intuitive, legible, and welcoming for residents, patients, workers, and visitors alike.

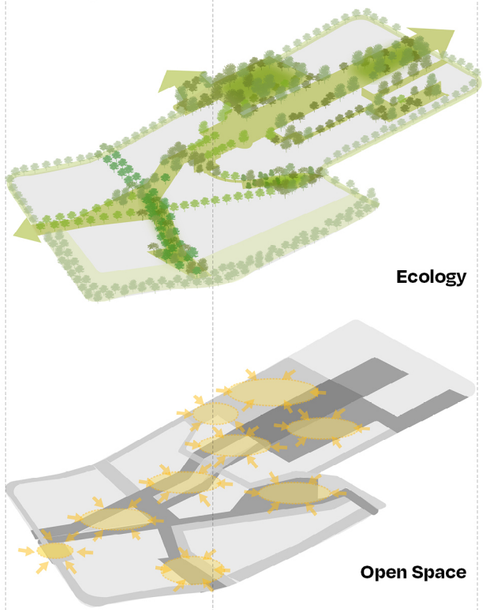
Program across the campus is intentionally layered to support the five dimensions of health. Wellness, economic opportunity, community, learning, and ecology are embedded into the design of public spaces and buildings, often overlapping within the same place. A single plaza may host exercise, markets, performances, learning, and ecological infrastructure, allowing everyday environments to deliver multiple health benefits at once. Architecture reinforces this approach through tall and flexible ground floors, indoor-outdoor transitions, and podium designs that allow public life to extend through and beneath buildings.

Underlying this visible public realm is a robust framework of infrastructure designed to support long-term resilience and adaptability. Grading, water management, energy systems, mobility, and utilities are coordinated as living infrastructure that improves performance while enhancing experience. Together, these design strategies transform the campus from a collection of isolated facilities into a connected, inclusive, and resilient Healthy Village that supports daily life today and can evolve with the community over time.

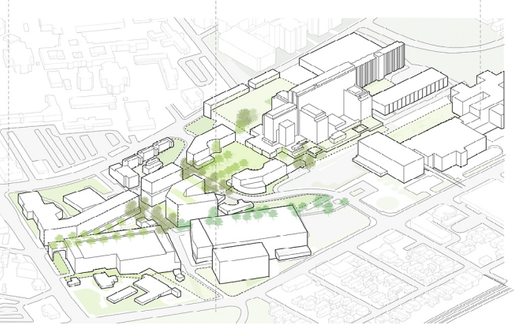
**Aspirational Framework**



Hydrology



Ecology

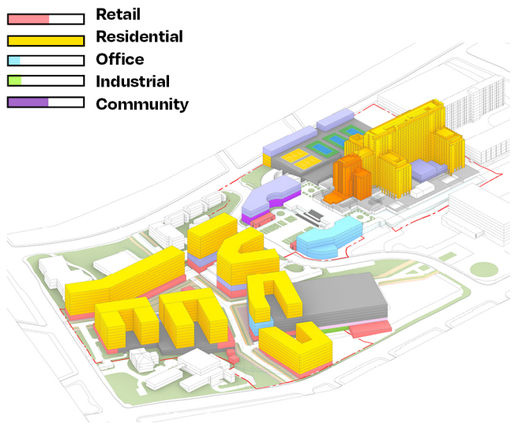


Open Space

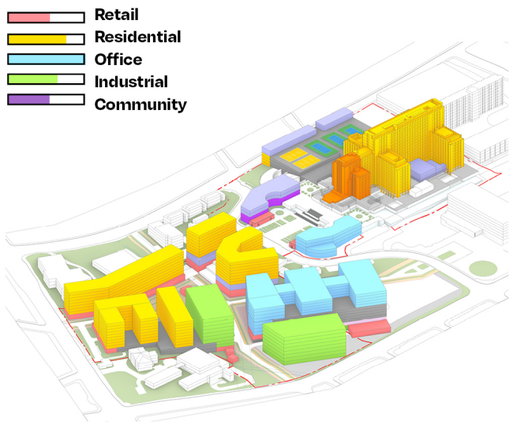
# Executive Summary



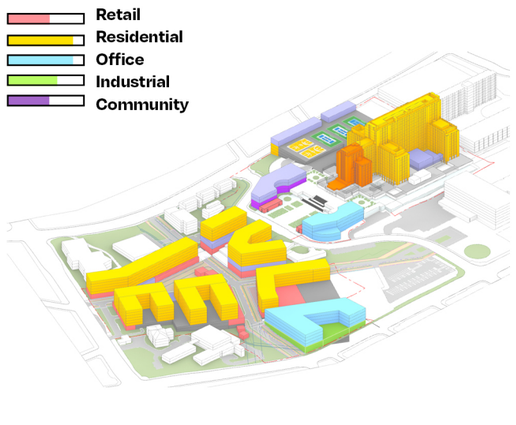

Mixed Use Target Density Example




Mixed Use High Density Example - Housing Focus




Mixed Use High Density Example - Jobs Focus




Mixed Use High Density Example

*Axonometric diagrams illustrate potential development massing and are conceptual only, final designs will be developed at a later stage.

**Implementation, Flexibility, and Delivery**

The Master Plan is designed not only to inspire, but to be built. From the outset, it establishes a clear pathway from vision to implementation, ensuring that the Healthy Village can be realized incrementally, responsibly, and in alignment with community priorities. Rather than prescribing a single fixed outcome, the Plan creates the conditions for long-term success by balancing certainty with flexibility, and ambition with practicality.

At the heart of this approach is a flexible programmatic framework. The Master Plan defines a balanced, mid-range mix of uses that reflects community priorities and County objectives, while allowing for adjustment within defined land use and density ranges. This flexibility enables the campus to respond to changing needs, emerging opportunities, and innovations in design and construction over time. Housing, employment, services, and amenities can evolve as the community evolves, while still reinforcing a cohesive identity and shared public realm.

Implementation is further enabled through phased development and comprehensive site investment. The Master Plan addresses aging infrastructure, seismic resilience, grading, and operational dependencies while maintaining continuity of care and daily operations. Together, these strategies ensure that development can move forward in coordinated phases, aligning public investment, private development, and community benefit over time.

Through this integrated approach, the Master Plan establishes more than a roadmap. It creates a durable framework for action, one that allows the Healthy Village to be built step by step, guided by community values, supported by regulatory clarity, and resilient to change. In doing so, it ensures that the vision for the Los Angeles County General Hospital campus can be delivered not just once, but sustained for generations to come.

The Master Plan articulates a long-term vision and framework for the campus, while allowing flexibility in how individual projects evolve. Specific uses, scales, and intensities will be determined on a project-by-project basis in response to community needs, planning processes, and market conditions. Through the Community Benefits Agreement, future development will provide meaningful community benefits and maintain continued engagement with the community before development plans are finalized.



01

# Introduction


1.1 Vision Statement
1.2 Project Summary
1.3 Process Summary
1.4 Master Plan Priorities
1.5 Campus Stakeholders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# 1.1 Vision Statement

Over the past century, Los Angeles County has demonstrated an unwavering commitment to public health. The General Hospital stands as its most visible testament: a monumental civic investment built on the belief that access to care is a public good. Today, as our understanding of health expands, so too must the role of this campus. We now recognize that health is shaped not only by medical intervention, but by the conditions of daily life, where people live, work, learn, and connect. Increasingly, evidence shows that place matters profoundly: neighborhood context, housing stability, and access to opportunity can shape health outcomes as much as, if not more than, medical care alone.

The plan embraces a simple truth: there is no neutral environment. Every space we create influences physiology, cognition, emotional wellbeing, and a sense of meaning.

Design decisions about housing, mobility, public space, and access to opportunity either constrain or expand people's capacity to thrive. In communities facing long-standing inequities in housing affordability, employment access, and environmental quality, these decisions carry even greater weight.

The Healthy Village vision positions the campus as a health-generating ecosystem, where architecture, landscape, mobility, and programming are deliberately shaped to enhance wellbeing across five interconnected dimensions: Wellness, Economic Opportunity, Community, Learning, and Ecology. Each element of the plan is conceived as a positive determinant of health, one that lowers stress, fosters belonging, supports safety, encourages movement, stimulates creativity, and strengthens social connection.

**Extending care beyond traditional clinical settings and into everyday environments**

In this vision, health is not an outcome housed solely inside clinical buildings. It is embedded into the everyday experience of the campus and shaped by proximity to care, to housing, to jobs, and to community resources.

Streets and plazas become places of coherence and meaning, anchored in intuitive circulation and legibility. Public spaces invite ritual, gathering, intergenerational exchange, and cultural expression, reinforcing identity and belonging. Buildings are shaped to support calm, dignity, and purpose through natural light, biophilic cues, material warmth, and human-scaled design.

Movement is encouraged through a walkable, 10-minute campus, fitness loops, shaded pedestrian streets, and accessible pathways that reduce barriers and increase vitality. At the same time, the plan prioritizes mixed-income, multi-generational housing through unit mixes that provide 3+ bedroom layouts, shared amenity spaces, flexible configurations with knock-out doors for expansion, and shared living infrastructure. Multigenerational living is also supported through site design, programming, and amenities that support aging in place. Spread throughout the campus, various housing and unit types, including affordable housing, are within walking distance of employment centers, medical services, and daily amenities, addressing housing stability as a core health strategy rather than a secondary land use.

Housing, childcare, workforce training hubs, and small business spaces are integrated to expand access to economic opportunity across a range of education and experience levels, from construction and skilled trades, to retail and restaurant employment, to institutional, cultural, educational, and medical uses. Together, these programs are designed to meet the daily needs of residents, workers, and visitors while strengthening long-term economic resilience in the surrounding community.

Taken together, these elements form an environment that is not passive. It interacts with people, shapes behavior, influences emotional and cognitive states, and provides the conditions for growth, recognizing that health is produced through everyday life as much as through clinical care.

**The General Hospital campus will become a Healthy Village — a place where people come not only to heal, but to live, work, learn, connect, and thrive.**


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# 1.2 Project Summary




**Project Area - ENA (Exclusive Negotiating Agreement) and Master Plan Boundary**

While the Master Plan envisions the linkages and site organization throughout the ENA boundary and adjacent Areas of Consideration, the proposed future development determined by this Master Plan is within the ENA Boundary. The exact ENA boundary shown in this document is preliminary and subject to refinement.

**Legend**

ENA Boundary

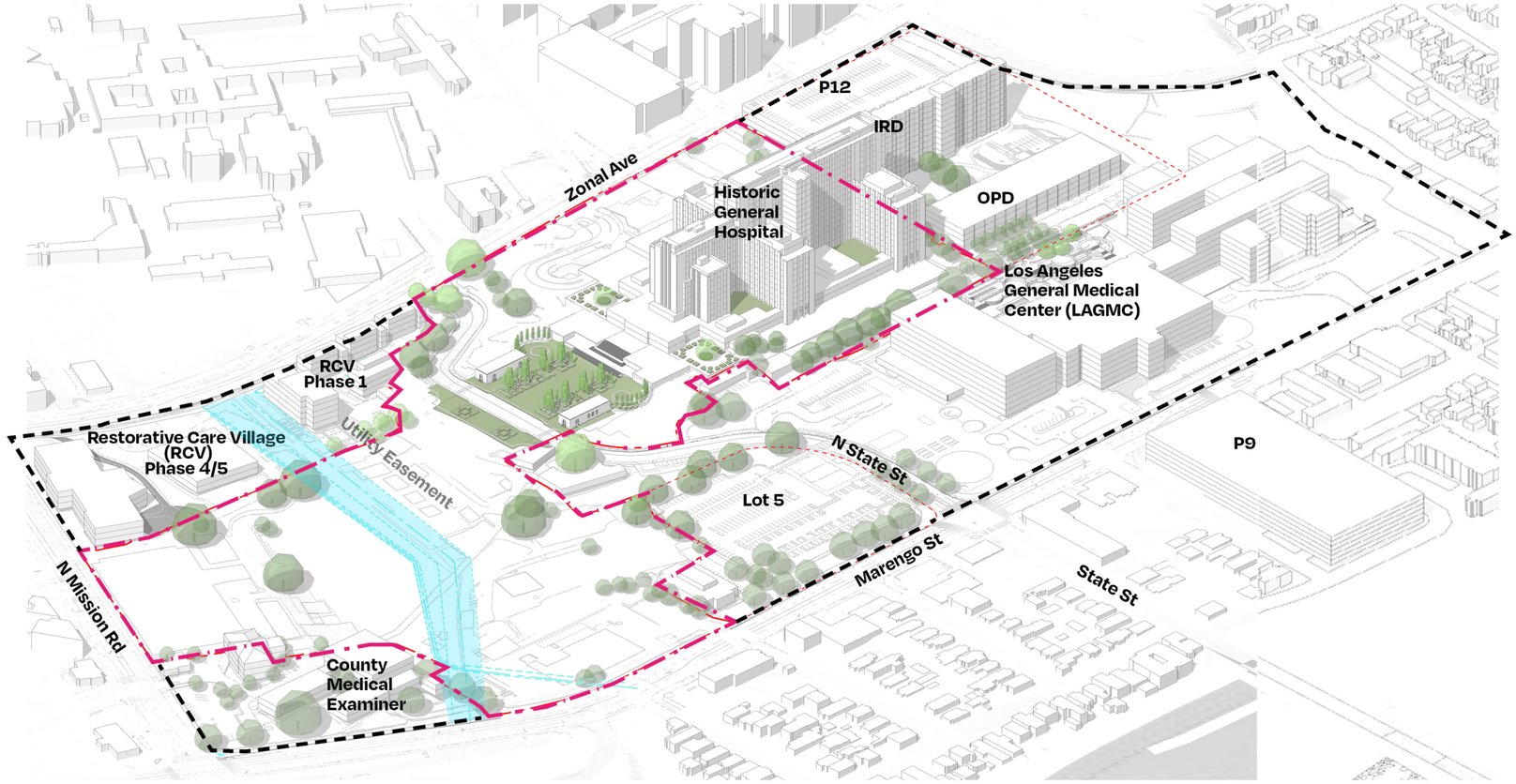
**The Los Angeles County General Hospital Campus Master Plan envisions the transformation of a County-owned 30.8-acre site, including the 1.2-million-square-foot historic General Hospital, into a vibrant, sustainable, and inclusive mixed-use neighborhood.**

The project encompasses the restoration and adaptive reuse of the historic General Hospital, preserving its architectural and cultural significance while adding much-needed housing, commercial, and community amenity spaces. Surrounding the General Hospital and extending into West Campus, mixed-use development encompassing housing, retail, food & beverage, commercial, educational, community and cultural spaces are organized around landscaped plazas, gardens, and community open space.

This mixed-use development is linked throughout with a campus-wide circulation and infrastructure framework, including vehicular, pedestrian, bicycle, transit, emergency access, shared utilities, and water management systems that support phased development and growth.

The Master Plan establishes this shared framework to guide long-term reinvestment across the campus. It aims to facilitate a mixed-use, health-anchored community that responds to the needs of surrounding neighborhoods, visitors, patients, employees, and on-site County agencies by establishing ongoing community visioning, engagement, and delivery of community benefits in coordination with future development phases. New development is envisioned on a portion of the larger superblock and would be implemented over time; however, the Master Plan considers the campus as an interconnected whole. The framework accounts for operational dependencies, shared infrastructure, circulation, and public space networks, while reinforcing connections between existing County functions and future development areas. This approach allows individual projects to move forward incrementally while maintaining cohesion, flexibility, and alignment with community goals and County service needs.

# 1.3 Process Summary




**Legend**

ENA Boundary

## From Vision to Construction

This Master Plan is the next step in a process that began in 2013 with early technical studies and extensive community engagement. That foundational work established a shared understanding of site conditions, constraints, and opportunities, while building consensus around the need for a more connected, community-centered campus. The Master Plan builds directly on that groundwork, revisiting and refining earlier findings and documenting, with greater clarity and resolution, both the technical criteria and the priorities voiced by stakeholders and community members. These inputs are synthesized into a cohesive vision, design framework, and comprehensive programmatic plan to guide the next phase of development.

Unlike prescriptive master plans that fix a single design outcome, this Master Plan functions as a programmatic master plan. It establishes a flexible framework rather than a fixed blueprint, defining performance criteria, land use and density ranges, program mix, community benefits, site organization, infrastructure strategy, and open space systems. This approach allows individual development projects to respond to evolving community needs, innovations in design and construction, and changing market conditions, while maintaining a consistent character, functionality, and public benefit across the campus.

A Master Plan is a guide for how a place can grow and change over time. It focuses on the big picture, how the site is organized, what types of uses are needed, and how people will move through and connect to the area.

This plan looks at the site layout (open space, streets, and connections), the program needs (such as housing, shops, and community spaces), and the infrastructure priorities (including transportation, access, and utilities). It sets the overall direction for the campus but does not include detailed building designs, construction drawings, or final development plans.

In simple terms, the Master Plan shows what is possible and how the site can work, while leaving room for future projects to be designed over time.

# 1.4 Master Plan Priorities

From the earliest conversations, the heart of this effort has been the people who live, work, and heal in and around the General Hospital campus. The planning process, progressing through multiple iterations, was shaped by extensive outreach, ongoing dialogue, and the shared conviction that those closest to the site should have the greatest influence in defining its future. Every workshop, interview, and community event added nuance and depth to a single, resonant message: this plan must respond to the real needs and lived experiences of community members and campus users.

Across these conversations, a powerful throughline emerged, a collective call for equity, opportunity, and belonging. Residents, patients, care givers, advocates, and local organizations voiced not only the challenges they face but also a clear vision of what a thriving community could be. The result is a set of priorities that reflect both pressing realities and aspirational goals.

These priorities are more than a list of functional and programmatic criteria; they are a core expression of the community shaping its own future. They articulate the essential conditions for a Healthy Village that are rooted in place and that support wellbeing in every dimension, physical, social, and economic, ensure that growth benefits those who have long sustained this neighborhood. They are both the foundation and the launchpad for a future defined by community voice, resilience, and shared purpose.

**Core Principles**
The following Core Principles establish the long-term framework for the evolution of the LACGH Campus. Together, they advance a unified vision for a Healthy Village, one that strengthens healthcare delivery, supports inclusive growth, preserves cultural heritage, and ensures long-term operational resilience. Implementation will require sustained collaboration among Centennial Partners, County departments, community stakeholders, and institutional partners over multiple phases of development. Site planning will also be coordinated to ensure continued access and uninterrupted operations for adjacent County stakeholders.

**A Complete and Cohesive Campus**
Advance a cohesive, mixed-use campus that balances healthcare excellence, housing, economic opportunity, and public realm investment within a financially viable and operationally resilient framework.

Strategies:

- Deliver a thoughtfully programmed mix of affordable and market-rate housing, commercial uses, community-serving spaces, open space, and supporting infrastructure.
- Ensure new development complements ongoing medical operations and campus circulation systems.
- Provide adequate parking and mobility strategies aligned with multi-modal access goals.
- Phase development to maintain continuity of County operations while enabling longterm campus transformation.

**A Regional Anchor for Health and Healing**
Reinforce the campus as a long-term center of excellence for community-serving healthcare while expanding access and adaptability.

Strategies:

- Maintain LA General Medical Center as a flagship public medical campus serving the region for the next century.
- Integrate medical, behavioral health, and supportive services to address the full spectrum of community health needs.
- Ensure long-term flexibility in campus design to accommodate evolving County operations, technologies, and healthcare delivery models.
- Support partnerships that enhance preventative care, community wellness, and health equity.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**Historic Preservation & Adaptive Reuse**
Preserve and celebrate the historic General Hospital while sensitively adapting it for contemporary and future uses.

Strategies:

- Preserve and rehabilitate defining architectural features of the General Hospital Building.
- Maintain the historic identity of the General Hospital façades and significant features.
- Integrate adaptive reuse strategies that balance preservation with modern safety, accessibility, and sustainability standards.
- Elevate the building as a civic and cultural anchor within the region.

**Sustainable & Resilient Infrastructure**
Modernize essential infrastructure while advancing sustainability and climate resilience outcomes.

Strategies:

- Upgrade utilities, mobility systems, and site infrastructure to support long-term campus growth.
- Achieve high-performance building standards, including LEED Gold certification for new construction.
- Incorporate progressive energy-efficient design and explore opportunities for all-electric development.
- Optimize reuse of existing materials where feasible.
- Explore climate resilience strategies, particularly for cooling.
- Explore design and programmatic features that could support future use as a community resilience hub.
- Promote multi-modal transportation strategies and campus connectivity.

**Community Spaces & Common Ground**
Create a connected network of vibrant green spaces, educational, cultural, and commemorative zones, prioritizing walkability and safety, enhancing livability, and promoting social interaction to create vibrant environments.

Strategies:

- Provide high-quality creatively-designed and people-friendly open spaces.
- Create community spaces for gathering, recreation, and performances.
- Create spaces across the campus for respite, recreation, beautification and open space.
- Integrate educational, cultural, and commemorative elements into the landscape. Promote multi-modal access for walking, biking, and transit.

**Housing Opportunity & Stability**
Expand access to inclusive, mixed-income housing that addresses critical regional needs while supporting long-term neighborhood stability.

Strategies:

- Deliver a range of affordability levels and unit sizes supportive of multigenerational housing integrated throughout the campus responsive to Surplus Land Act affordability requirements with a goal of a minimum of 600+ units of housing.
- Include supportive housing and services that address housing insecurity and health-related housing needs.
- Align housing development with anti-displacement and stabilization objectives.


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**Arts, Culture, & Identity**
Integrate meaningful civic art and cultural expression throughout the campus to reflect community identity and enhance the public realm.

Strategies:

- Incorporate murals, sculptures, and interactive installations in compliance with the County Civic Art Policy.
- Utilize construction fencing and interim activation opportunities for creative expression.
- Support partnerships that elevate local artists and cultural organizations.

**Economic Vitality & Workforce Development**
Strengthen the campus as an economic anchor by creating jobs across project construction and incorporate commercial spaces and innovation zones that support local businesses and workforce.

Strategies:

- Incorporate retail and commercial spaces that activate the campus and serve surrounding communities.
- Support participation in the County Community Business Enterprise Program.
- Facilitate opportunities for innovation and emerging businesses.
- Implement workforce development strategies that support labor protections during operations and address the priorities of LA County local and targeted hiring and prevailing wage policies.
- Support local small businesses and entrepreneurship connected to campus development and operations.
- Create workforce training and career pathway opportunities tied to project construction and long-term operations.
- Promote inclusive economic growth that benefits surrounding communities.

**Community Care & Safety**
Ensure the campus remains a safe, resilient, and coordinated environment for patients, residents, workers, and visitors.

Strategies:

- Develop a coordinated campus-wide public safety and operations framework.
- Align security strategies across County agencies and facilities.
- Integrate wrap-around supportive services addressing social determinants of health.
- Provide navigational and technological resources to assist residents and patients in accessing housing, healthcare, social, and emergency services.


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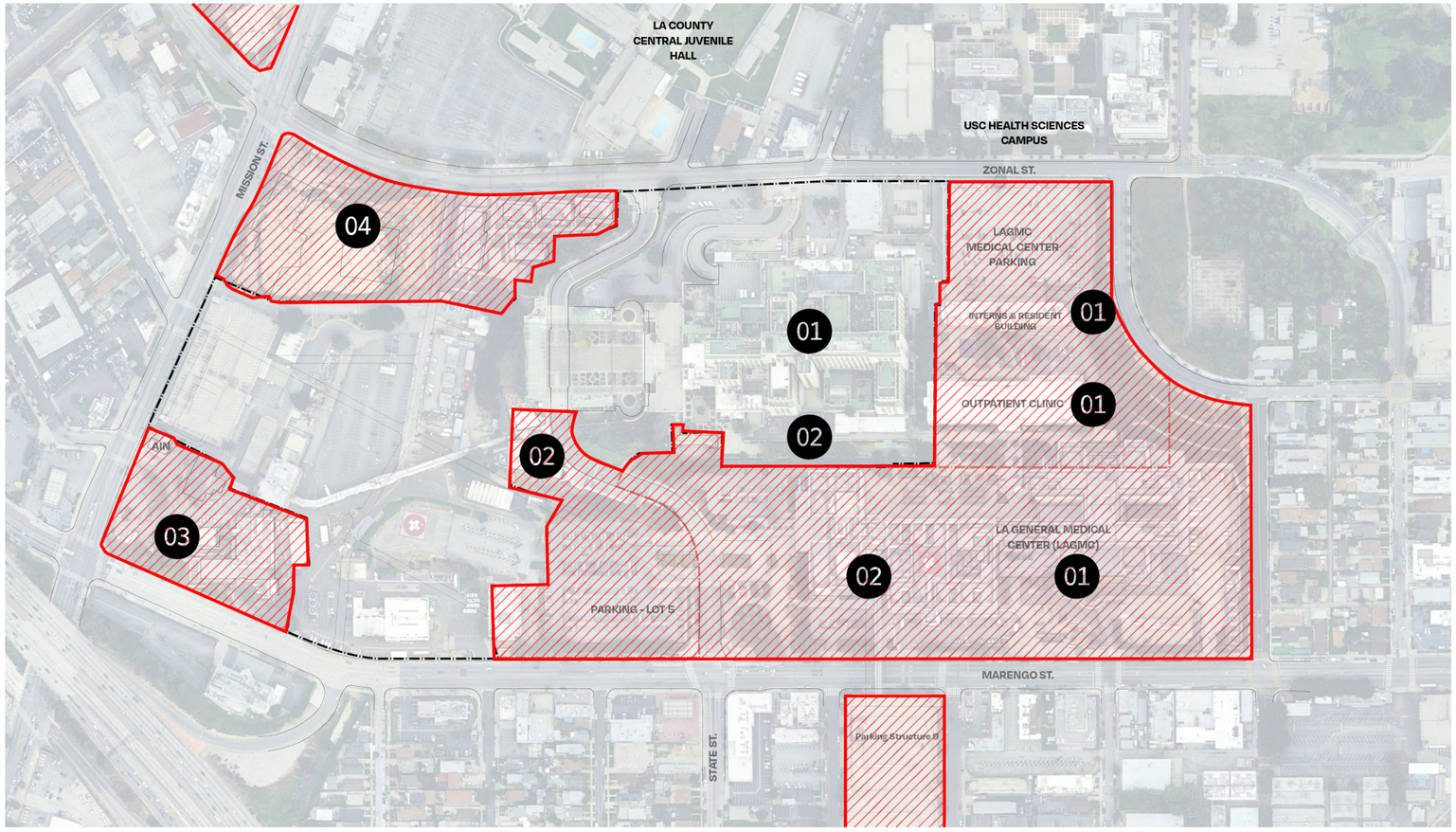
# 1.5 Campus Stakeholders




*In future phases, as detailed design is undertaken for development within the Master Plan area, site planning will be coordinated with surrounding campus users to ensure continued access and uninterrupted operations for adjacent County stakeholders.

01 **DHS**

02 **THE WELLNESS CENTER / LAGMC MEDICAL CENTER FOUNDATION & CARES**

03 **LA COUNTY MEDICAL EXAMINER**

04 **RESTORATIVE CARE VILLAGE**

**Restorative Care Village (RCV)**
The Restorative Care Village (RCV) is a phased, County-led project on the LA General Medical Center campus that provides an integrated continuum of healthcare, behavioral health, recuperative care, and supportive housing to help vulnerable individuals, particularly those experiencing homelessness, stabilize, heal, and transition back into the community. The project includes five phases: Phase 1 (along Zonal Ave) opened in July 2022, providing housing and services for transitional patients; Phase 2 (at LAGMC) was completed in July 2025 and provided 58 acute Psychiatric beds; Phase 3 (along Griffin Ave and Mission Rd) will include 296 permanent supportive and affordable homes, led by Century and scheduled for completion in 2028; Phase 4 (along Zonal Ave) was completed November 2025 and provides a Mental Health Urgent Care Center as well as a Residential Withdrawal Management Facility with 32 beds; Phase 5 (along Zonal Ave and Mission Rd) is scheduled for completion in August 2026 and will provide 96 subacute beds. County agencies leading the operations and construction projects include the Department of Mental Health (DMH), the Department of Public Health (DPH), and the Department of Public Works (DPW).

**Department of Health Services (DHS)**
The Los Angeles County Department of Health Services (DHS) operates LA General Medical Center (LAGMC) as part of its large public health system, providing direct patient care, serving as a major teaching hospital (with the University of Southern California (USC) Medical School), managing the county's 911 emergency system (EMS), and caring for vulnerable populations, aiming to deliver high-quality, accessible healthcare across LA County.

**The Wellness Center / LAGMC Medical Center Foundation & CARES**
The Wellness Center is a nonprofit community hub that empowers East LA residents with free health, wellness, and advocacy services, working with several nonprofit partners. It is the flagship program of the LAGMC Medical Center Foundation and is currently located within the General Hospital Building. The LAGMC Foundation is a non-profit supporting LAGMC through fundraising, community programs, and patient care initiatives. CARES (Center Auxiliary for Recruitment, Education, and Service) is a nonprofit that supports patients and families through volunteer services, fundraising for patient programs, and running hospital shops, offering resources like free childcare, educational support, comfort items, and food distribution, especially for families visiting or working at the Medical Center.

**Medical Examiner (ME)**
The County of Los Angeles Medical Examiner (ME) is the County agency responsible for all medicolegal death investigations within its jurisdiction, determining identity, and cause and manner of death through forensic examination, evidence collection, and coordination with medical, legal, and law-enforcement partners to protect public health and support the justice system. ME occupies several buildings at the southwest corner of the campus near the intersection of Marengo Street and Mission Road.

**Angel Interfaith Network (AIN)**
The Angel Interfaith Network (AIN) is a collaborative project that provides urgent physical and spiritual support to vulnerable patients and their families at LA General Medical Center, connecting local faith groups, businesses, and individuals to offer neighbor-to-neighbor aid like food, housing assistance, and basic necessities to prevent homelessness and aid recovery. AIN occupies a building on campus along Mission Road, near the entrance to Medical Examiners.



02

# Context & Site Overview

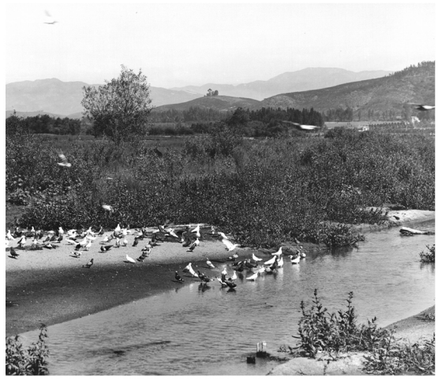

2.1 History
2.2 Regional Context
2.3 Transportation Context
2.4 Land Use Context
2.5 Natural Context
2.6 Existing Site Context
2.7 Socio-Economic Anchors & Drivers
2.8 Existing Site Opportunities and Challenges


**Los Angeles County General Hospital Campus Master Plan**
This Master Plan is a draft document and is subject to approval by the County of Los Angeles Board of Supervisors.
Final adoption will require full compliance with all applicable requirements under the California Environmental Quality Act (CEQA).

# 2.1 History

## Pre 1800s

The site is shaped by natural systems, including a historic creek corridor, and is part of the ancestral lands of the Tongva people.



## Late 1800s




Los Angeles County establishes its first General Hospital on this site, affirming a public commitment to healthcare access for all residents.

## 1930s

The historic General Hospital building is completed, becoming one of the most advanced medical facilities of its time and a major civic and employment anchor for surrounding communities.



## 1950s to 1970s



Construction of regional freeways, rail corridors, and large institutional landholdings fragments neighborhoods and physically isolates the hospital campus from its surroundings.

## 1990s to 2000s

The new LA General Medical Center is constructed east of State Street to meet modern seismic and clinical standards, while the historic General Hospital is mostly vacated.



## 2010s to Present



County initiatives and community advocacy advance the Healthy Village vision, leading to feasibility studies, technical assessments, and the current Master Plan effort to reconnect the campus, restore the public realm, and reimagine the site as a community centered mixed use district.

The site now occupied by Los Angeles General Hospital sits at the geographic and cultural intersection of some of Los Angeles County's oldest communities. Long before the hospital was constructed, the area was shaped by natural systems, including a historic creek that flowed through the valley and sustained early indigenous Tongva communities. In the early 1800s the area supported a mix of agriculture including vineyards, produce, and cattle grazing. In the late nineteenth and early twentieth centuries, the surrounding neighborhoods developed as working-class residential areas closely tied to the growth of downtown Los Angeles, rail infrastructure, and early industrial activity along the Los Angeles River corridor.

Los Angeles County established its first General Hospital on this site in the late 1800s, reflecting a public commitment to providing care for all residents regardless of income. As the city grew, the hospital expanded repeatedly, culminating in the construction of the iconic Art Deco General Hospital building in the 1930s. At the time of its completion, the building was among the most advanced medical facilities in the world and symbolized the County's investment in public health, innovation, and social equity. The hospital functioned not only as a center for medical care, but also as a major employer and civic anchor for the surrounding communities.

Over the following decades, large-scale infrastructure projects dramatically altered the area. The construction of the I-5 and I-10 freeways, rail corridors, and expanding institutional landholdings physically and perceptually severed neighborhoods from one another and from the hospital campus. What had once been a connected urban fabric became fragmented, with limited access points and growing separation between the campus and its surrounding context. Incremental development within the campus prioritized operational needs over public space, further reducing permeability and diminishing the role of the campus as a shared civic realm.

By the late twentieth century, seismic standards and evolving healthcare delivery models led to the construction of the new LA General Medical Center east of State Street, while the historic General Hospital building was mostly vacated. Although medical care continued on site, the campus increasingly functioned as a solely medically-focused institutional zone rather than an integrated part of the surrounding neighborhoods. At the same time, adjacent communities experienced disinvestment, housing instability, and reduced access to services, even as they continued to rely on the hospital as a vital public resource.

This Master Plan builds on this layered history by recognizing the campus not only as a site of care, but as a place of reconnection and repair. By restoring the ground plane as a public commons, reweaving circulation, and introducing mixed-use programs that address long-standing community needs, the plan responds directly to the forces that shaped the site over the past century. In doing so, it honors the hospital's legacy as a public institution while reimagining the campus as a Healthy Village that reconnects neighborhoods, extends far beyond the boundary of the site, and serves Los Angeles County for generations to come.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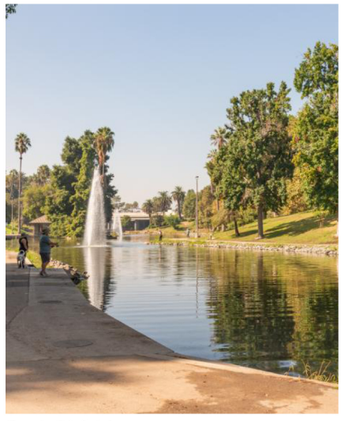
# 2.2 Regional Context



Boyle Heights



Chinatown



Boyle Heights



Lincoln Heights



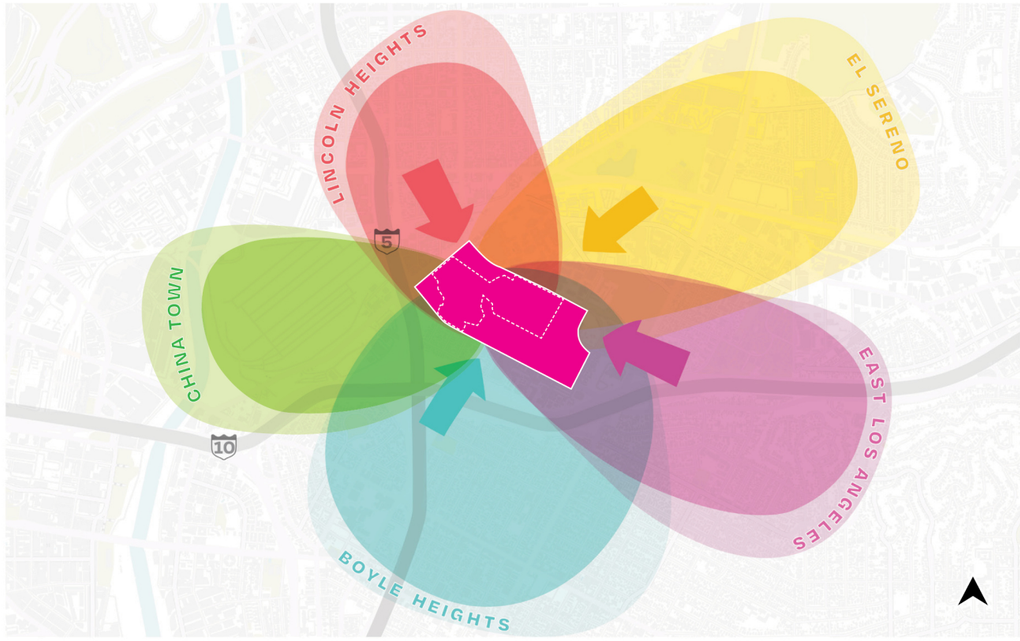
Lincoln Heights



El Sereno




East Los Angeles




**Legend**

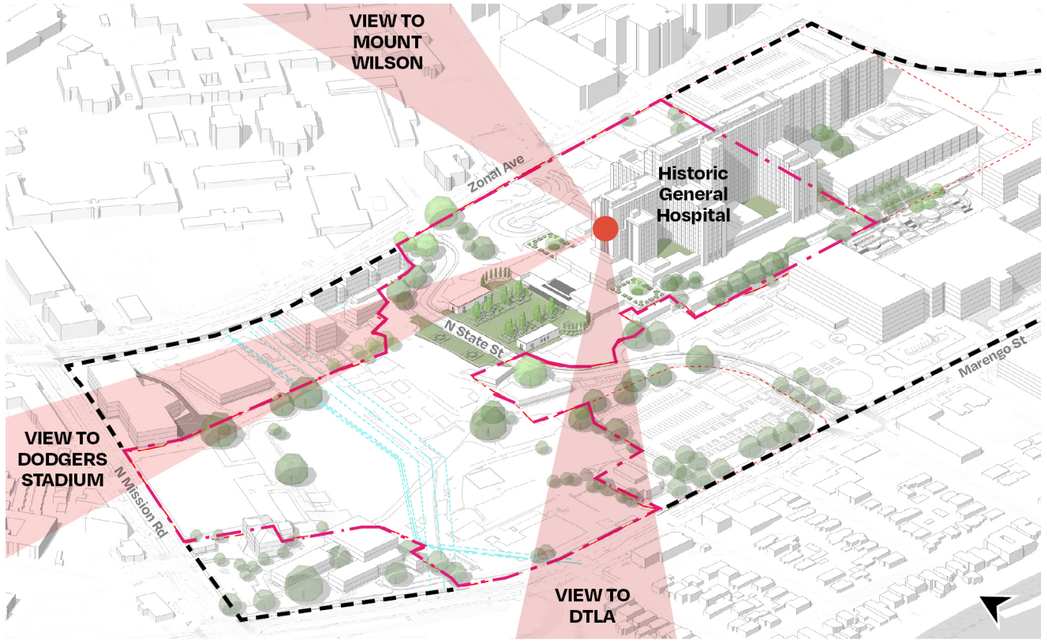
- East Los Angeles
- El Sereno
- Lincoln Heights
- Boyle Heights
- Chinatown

### Surrounding Community

The site is uniquely situated to tie together the surrounding neighborhoods of Boyle Heights, Lincoln Heights, East Los Angeles, and El Sereno and create a nexus of healing and wellness by restoring physical, cultural, and economic connections back to a site that a century of infrastructure and development (such as the 5 and 10 Freeways, the Union Pacific Rail Line, and large institutional land ownership) has largely cut off from those communities.

A sensitive response to the historic legacy of the site demands prioritizing and emphasizing the influences of these communities by weaving their shared and unique goals, culture, and participation into the foundation of the Master Plan.

# 2.2 Regional Context




**Legend**

- ENA Boundary
- Site Superblock

## A View from Everywhere

Los Angeles County General Hospital sits on a raised plateau just east of Downtown Los Angeles, at the junction of the 5 and 10 freeways and the San Bernardino rail line, making it highly visible and easily accessible from across the region. This hilltop position combined with the General Hospital's 19 stories give the upper levels of the building a rare 360 degree panorama. The northeast view opens to the San Gabriel Mountains, with a continuous ridgeline that brings a strong natural horizon and a sense of distance beyond the urban fabric. Looking northwest, the view takes in Dodger Stadium and the surrounding residential hills, connecting the campus visually to one of Los Angeles's most recognizable civic venues and its historic neighborhoods. To the west, the skyline of Downtown Los Angeles is clearly visible, with its dense cluster of high-rises forming a dramatic urban backdrop with the LA basin stretching out beyond to the ocean. Together, these three vistas weave ecology, neighborhood, and downtown into an expansive and regional panoramic experience for the campus.



**View to San Gabriel Mountain - From General Hospital**



**View to Dodger Stadium - From General Hospital**



**View to Downtown Los Angeles - From General Hospital**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# 2.2 Regional Context



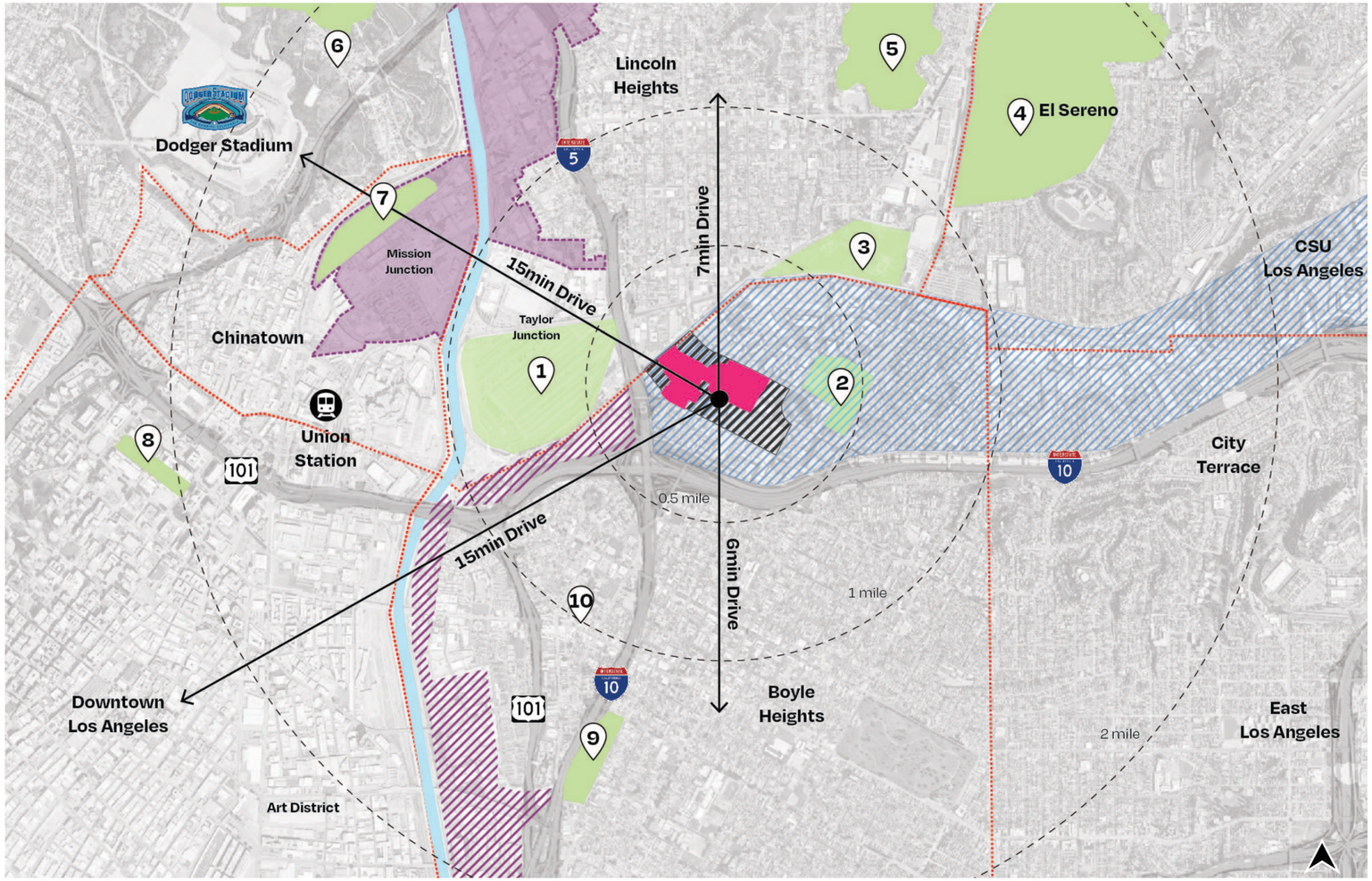

**Legend**

- ENA Boundary
- Site Superblock
- Site Radius

## Regional Location

Just 10 minutes east of Downtown Los Angeles and right next to major transit corridors of the 5 and 10 freeways and the San Bernardino Metrolink Rail Line, the site's location is regionally significant and accessible to approximately 250,000 residents within 10 minutes. The site already hosts a large volume of daily visitors to the Los Angeles General Medical Center, which anchors the larger superblock that the site is a part of. It is one of the busiest public hospitals in the country with one million ambulatory care patients and 150,000 emergency visits per year. It is also a training facility with 1000 residents from the adjacent USC Keck School of Medicine. Major arterials accessible to the site include North Mission Road, Valley Boulevard, and North Soto Street, connecting transit and bus routes servicing multiple significant neighborhoods. The project site is central to the culturally-rich communities of Lincoln Heights, Boyle Heights, East LA, and El Sereno. The intersection of these neighborhoods has been the center for significant regional planning projects and economic development initiatives. Together, these neighborhoods act as a fulcrum point, hosting and supporting regional connections between Los Angeles, Glendale, and the Valley.

# 2.2 Regional Context




**Legend**

- Lincoln Heights Tech
- Boyle Heights
- Cornfield Arroyo
- Parks
- ENA Boundary
- Site Superblock

1. Piggy Back Yards
2. Hazard Recreation
3. Lincoln Park
4. Ascot Hills Park
5. Paradise Hill
6. Elysian Park
7. LA State Historic Park
8. Grand Park
9. Hollenbeck Park
10. Mariachi Plaza

**Significant Planning Initiatives**

- Lincoln Heights Tech Corridor
- Boyle Heights Innovation District
- USC Health Services Campus Expansion
- LA River Master Plan
- Boyle Heights Master Plan
- Cornfield Arroyo Specific Plan
- Piggy Back Yard Redevelopment

**Neighborhoods**

Several significant regional planning and economic initiatives overlay or influence the site. However, these investments have often fallen short of the promises that were given to the local community at their inception – with added jobs, training, and resources often going to educated professionals who commute or move in from other areas, compounding the increased cost of housing and gentrification pressures. Additionally, spillover gentrification from Downtown LA, the Arts District, and Boyle Heights contributes to this stress on local communities. A recurring theme surfacing in community engagement is bringing economic development and housing options to the community already here while working to avoid displacement. Proximity to nearby recreational assets enhances the appeal and potential of the project site. Hazard Recreation Center offers a wide array of amenities, including sports fields, courts, and a universally accessible playground as well as the daylighting of the previously underground stream-bed at Hazard Park. Lincoln Park, a historic urban park, features a lake, picnic areas, and recreational facilities, including a skate park and tennis courts. These assets, along with the site's central location within culturally rich neighborhoods, highlight its potential to serve as a regional and community anchor.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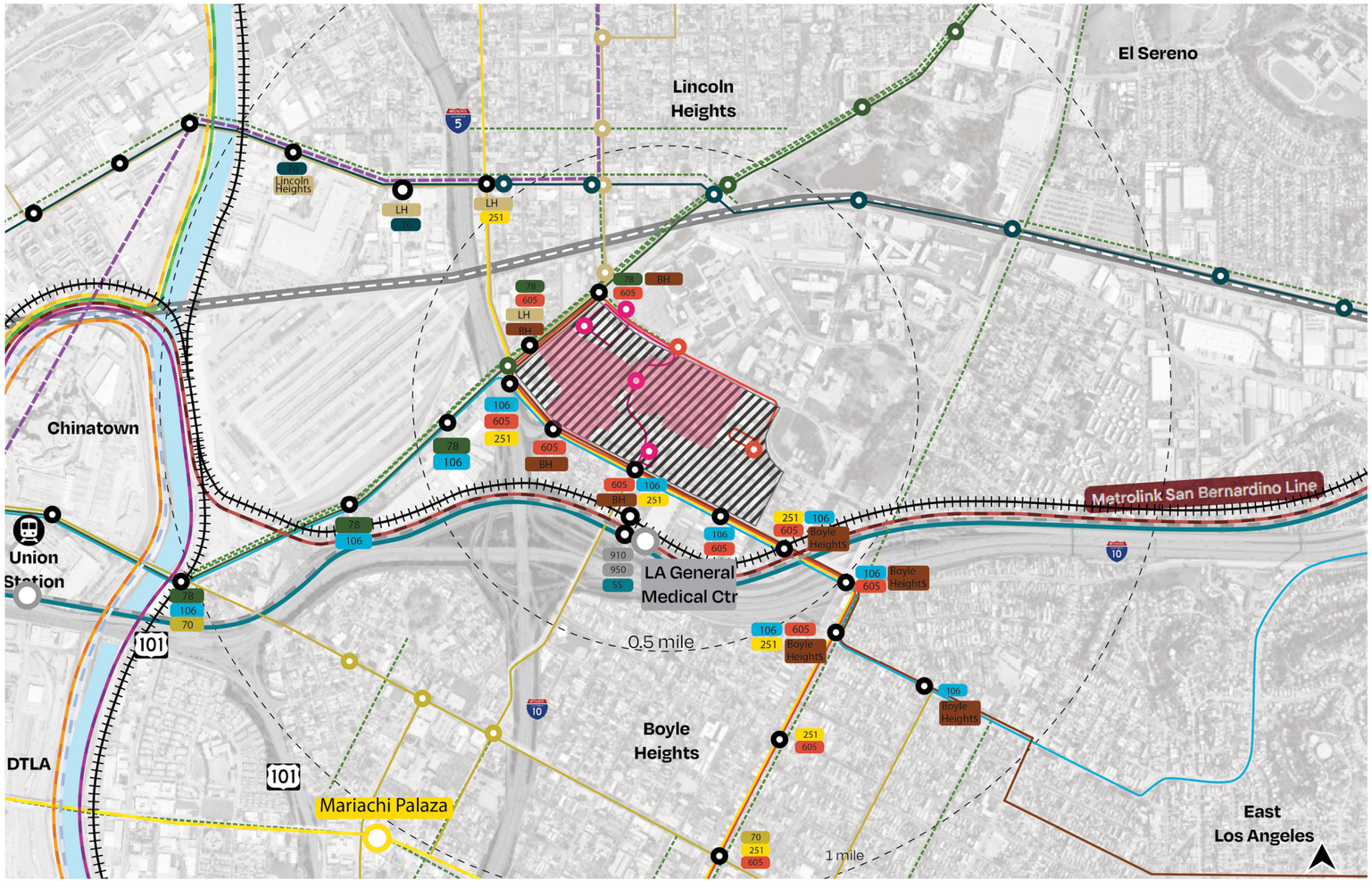
# 2.3 Transportation Context




**Legend**

- DASH - Boyle Heights/ East LA
- DASH - Lincoln Heights/ Chinatown Heights
- 76, Downtown LA - El Monte via Valley Bl
- 78, Downtown LA - Arcadia
- 106, Monterey Park - Montebello
- 605, LAC+USC Medical Center
- 251, Eagle Rock - Long Beach Blvd C Line
- 70, Downtown LA - El Monte via
- Wellness Center Shuttle
- Bus Stop
- Foothill Transit, Downtown LA - Montclair Transit Center
- Metro J Line - Silver Line
- Metro San Bernardino
- Metro E Line
- Planned Metro Stop
- Planned Metro Line
- Railway
- Bike Path

### Local Transit

The project site is accessible via Interstates 5 and 10, as well as major roads including North Mission Road, Valley Boulevard, and North Soto Street. Transit services running along the site include bus routes 76 (along Valley Boulevard), 78 (along North Mission road), and the El Monte Busway (Metro J Line bus rapid transit and route 487). DASH lines connect neighboring communities from Boyle Heights, East LA, Lincoln Heights, and Chinatown to the site. Shuttles for the Wellness Center and Medical Center are offered within the site superblock. The Metrolink San Bernardino line running along Interstate 10 to the south does not currently stop within walking distance of the project site. The First Supervisorial District is advocating for the Metrolink San Bernardino line to add a station adjacent to Parking Lot 9 that would improve transit services to West Campus. The site features a bike path running along North Mission Road connecting to Lincoln Heights to the north. Additional bike paths in the area are currently disconnected from the site by major infrastructural barriers, including Interstates 5 and 10.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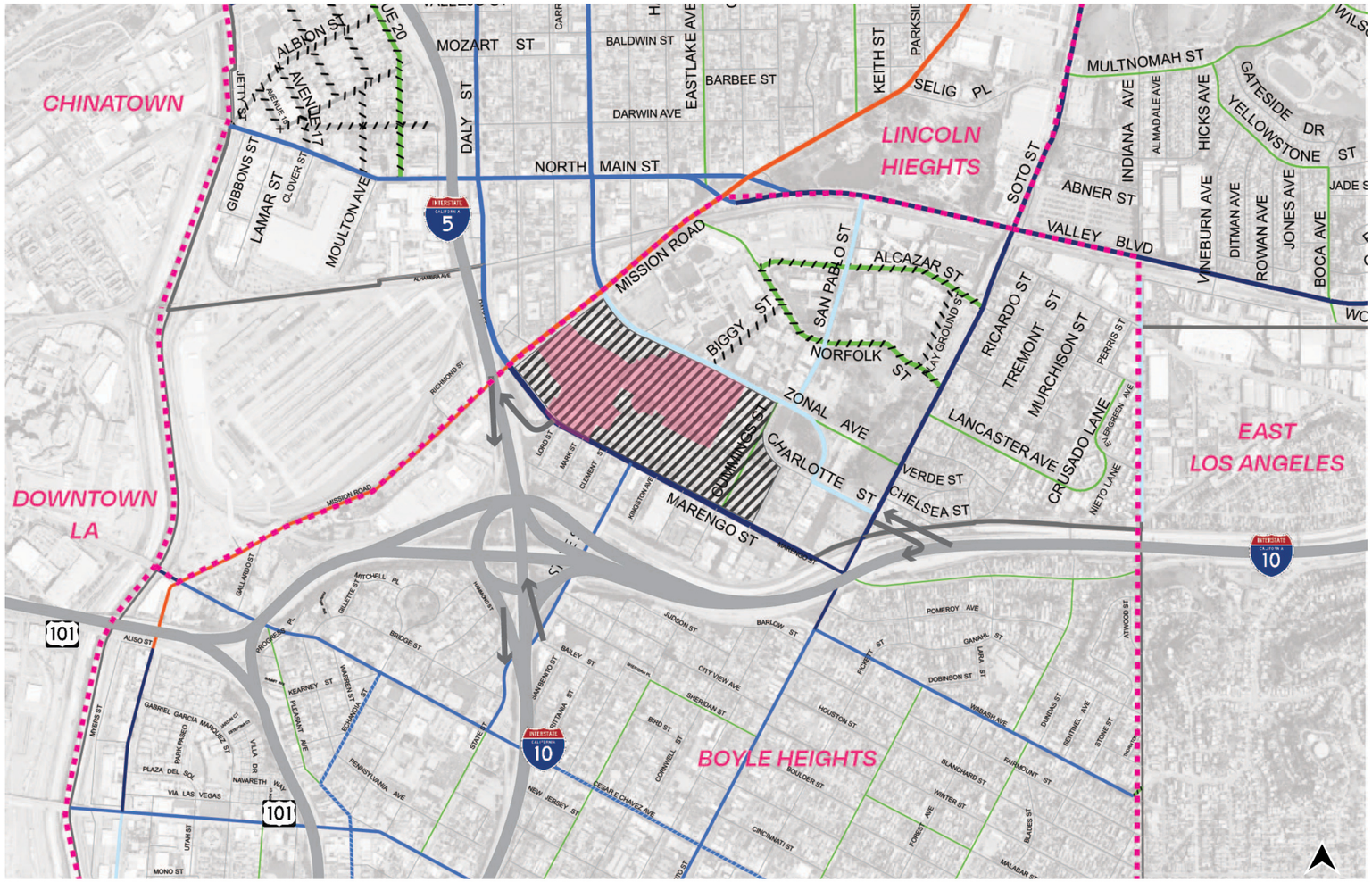
# 2.3 Transportation Context



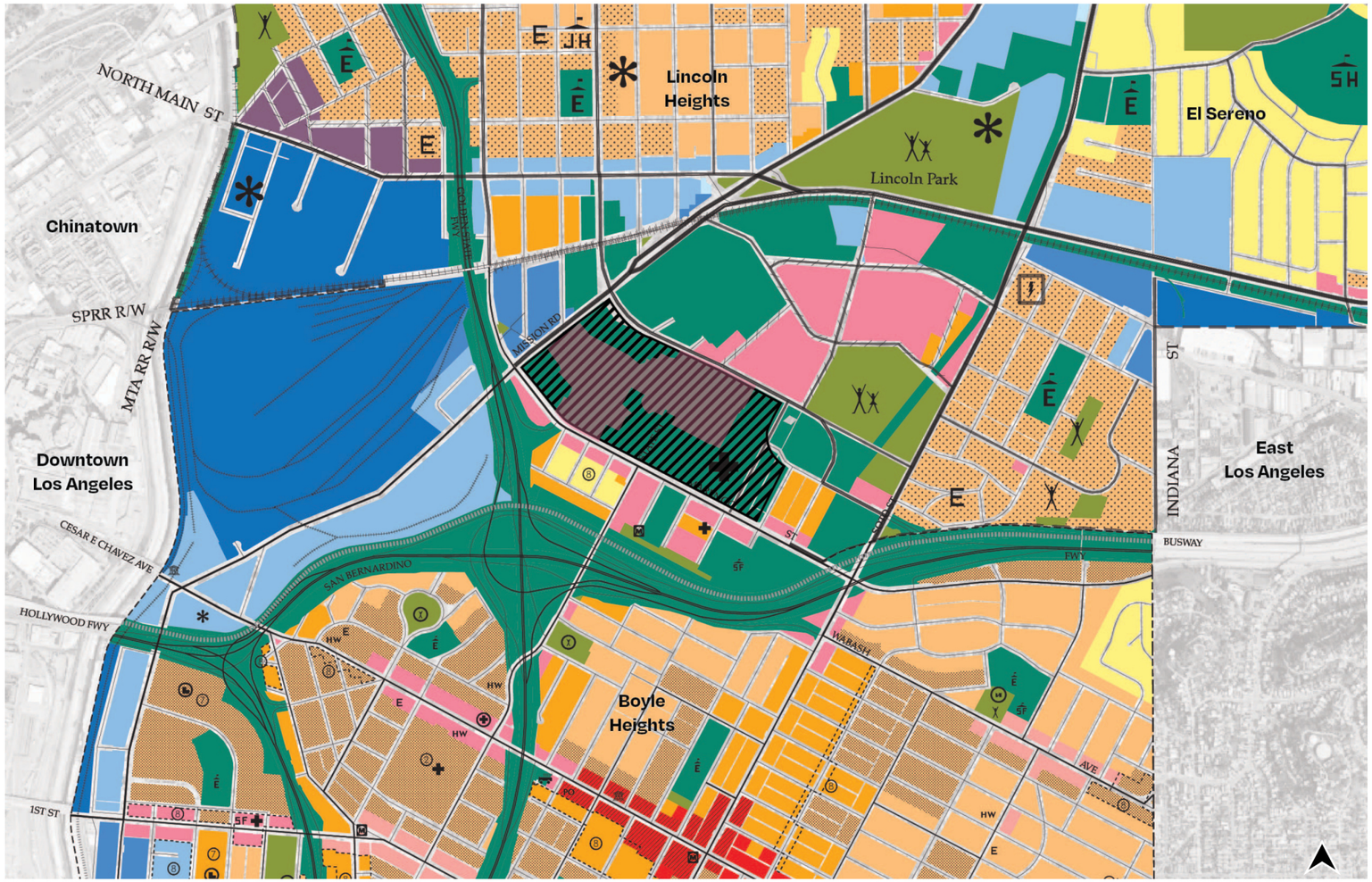

**Master Plan - Road Circulation**

The community road circulation network places the hospital within a clear street hierarchy. Freeways form the primary regional ring around the site, with multiple entry and exit ramps concentrating access at key interchanges. An orange Boulevard II corridor, Mission Road, cuts across the hill, linking Northeast LA, Boyle Heights, and East Los Angeles and acting as the main surface approach to the campus. This is supported by blue Avenue I and Avenue II streets that run north–south and east–west through surrounding neighborhoods, while green Avenue III and Collector streets distribute traffic more locally and connect to adjacent institutions and parks. A fine grain of light gray Local streets completes the grid, creating walkable blocks but frequently terminating at freeway or rail rights-of-way, which both connect the district to the wider city and fragment direct access between the hospital and nearby communities.

**Legend**

- Freeway
- Freeway Entry/Exit
- Boulevard II
- Avenue I
- Avenue II
- Avenue III
- CPA Boundary
- Collector
- Local

# 2.4 Land Use Context




**Legend**

- Commercial Industrial
- Heavy Industrial
- Hybrid Industrial
- Open Space
- Public Facilities
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- HWY Oriented Commercial
- Neighborhood Commercial
- Regional Commercial

**School Sites**

- Elementary School
- Junior High School
- Senior High School
- Special School Facility
- Private Elementary School
- Private Senior High School
- Private Special School Facility

**Other Facilities**

- Fire Station
- Police
- Library
- Maintenance Yard
- Public Housing
- Cultural and Historical Site
- Health Center
- Power Distributing Station
- Power Receiving Station
- House Of Worship

**Recreational Sites**

- Neighborhood Park
- Community Park

**Circulation**

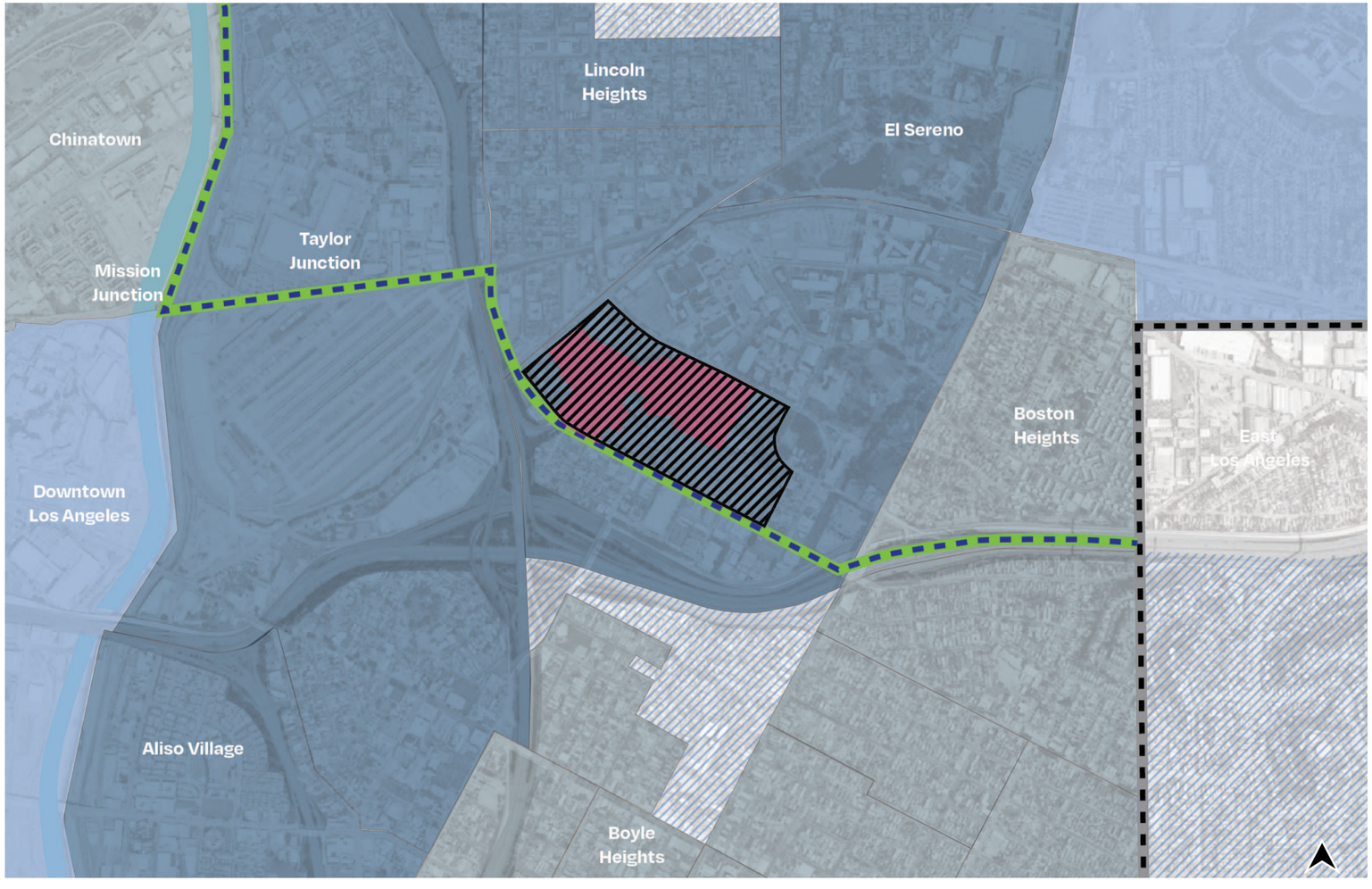
- Freeway
- Major Highway
- Secondary Highway
- Collector Street
- Industrial Collector St.
- Local Street
- MTA RR R/W
- Private Street
- MTA Line

### Community General Plan - Land Use

The Northeast Los Angeles Master Plan (adopted in 1999) envisions this area as a series of residential districts supported by commercial corridors, employment zones, and a connected open-space system. Low- to medium-density housing dominates Boyle Heights and the surrounding hills, while higher-intensity residential and mixed-use areas cluster along major arterials and near transit. Industrial and commercial-industrial uses line the river, rail right-of-way, and freeway edges, maintaining a significant employment base. Parks, schools, and public facilities are distributed throughout the plan area to anchor neighborhoods and provide daily community services, with larger recreational destinations such as Lincoln Park linked by green corridors along the river and freeway embankments. Overall, the plan balances housing, jobs, and open space while using key streets and river-adjacent land as organizing spines that connect Northeast LA, East Los Angeles, and the central city.

While the site is exempt from Los Angeles City code as it is owned by LA County, the PF zoning designates publicly owned land for essential government uses and services like schools, parks, recreation centers, libraries, utilities, transit facilities. More recent initiatives across the region are opening this zone for affordable housing development, particularly if the land is designated as surplus.

# 2.4 Land Use Context




**Legend**

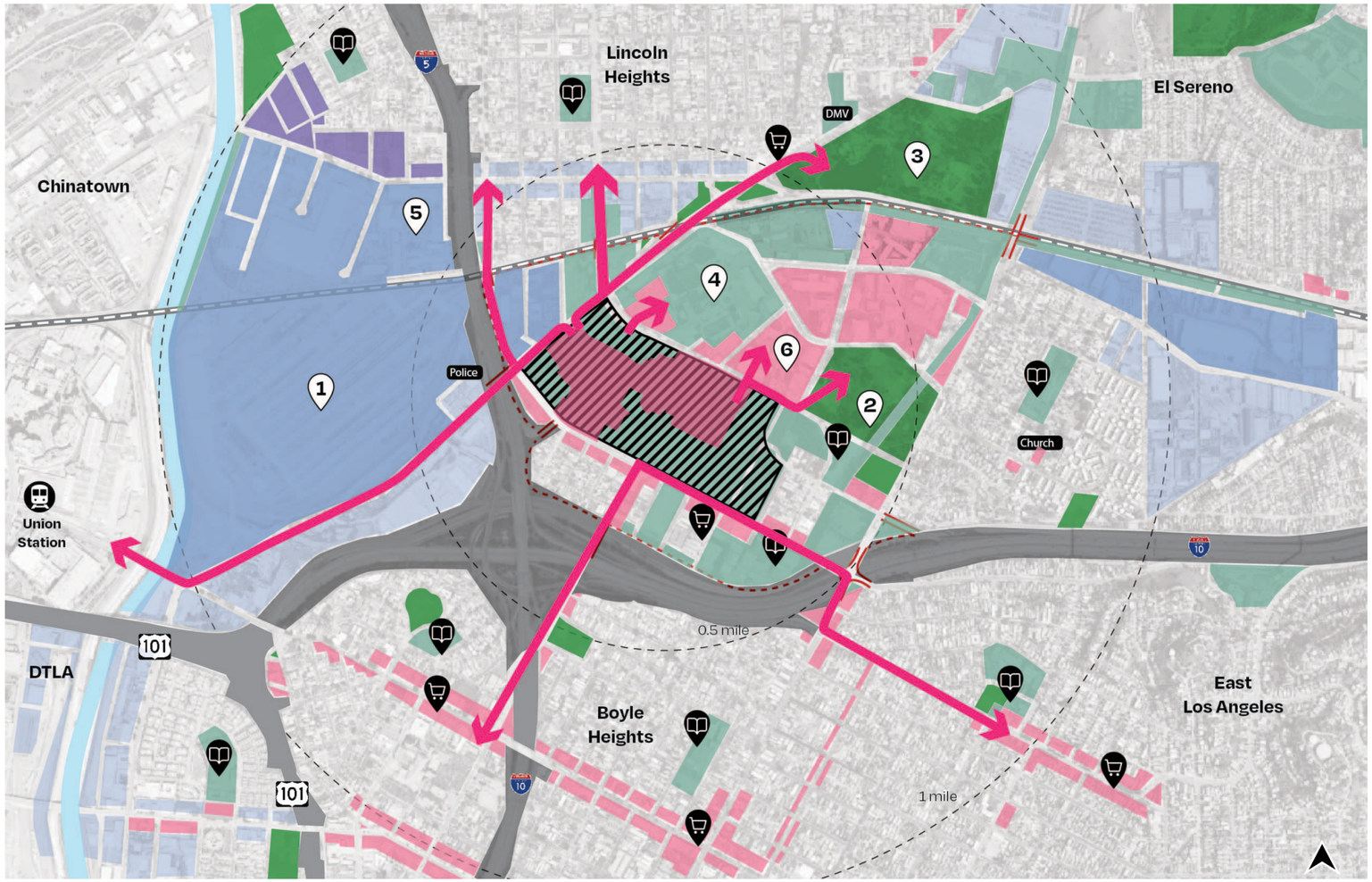
- City Boundary
- State Enterprise Zone
- Opportunity Zone
- Hub Qualified
- Redesignated

**Master Plan - Economic Development**

Overlayed on the Master Plan are a series of federal and state incentives. Notably, the site is situated within an Opportunity Zone, which incentivizes investment in real estate development and businesses within the zone by providing substantial tax benefits for that investment.

The site also lies within the federally designated SBA HUBZone, which gives small businesses and local employees here preferential access to federal grants, encouraging job growth, and stimulating local investment.

# 2.4 Land Use & Land Ownership




**Legend**

- School & Library
- Civic Facility
- Local Infrastructural Obstructions
- LAGMC Superblock
- Civic Facility
- Commerce
- Industry & Office
- Parks
- Commerce - Grocery
- Piggy Back Yards (Future)
- Hazard Recreation Center
- Lincoln Park
- Eastlake Juvenile Court, LAC District Attorney, LAC Probation Dept
- Brewery Artist Lofts
- USC Medical

**Local Context: 1-2 Mile Zone**

Within a 1-mile radius, the hospital sits at the center of a larger urban ring that ties together several distinct neighborhoods, including Lincoln Heights to the north, El Sereno to the northeast, Boyle Heights to the south, and the edges of City Terrace and the Union Station/ river corridor to the west. This zone contains a rich mix of residential communities, schools, parks such as Lincoln Park, Hazard Recreation Center, courts and probation facilities, artist lofts, and neighborhood grocery and library destinations, creating a broad civic and community network around the campus. At the same time, major infrastructure, the 5, 10, and 101 freeways, rail lines, and the river, forms both strong regional connections and , paradoxically, physical barriers that shape access into the site. Together, these conditions position LACGMC as a central anchor linking multiple communities across the Eastside and downtown Los Angeles.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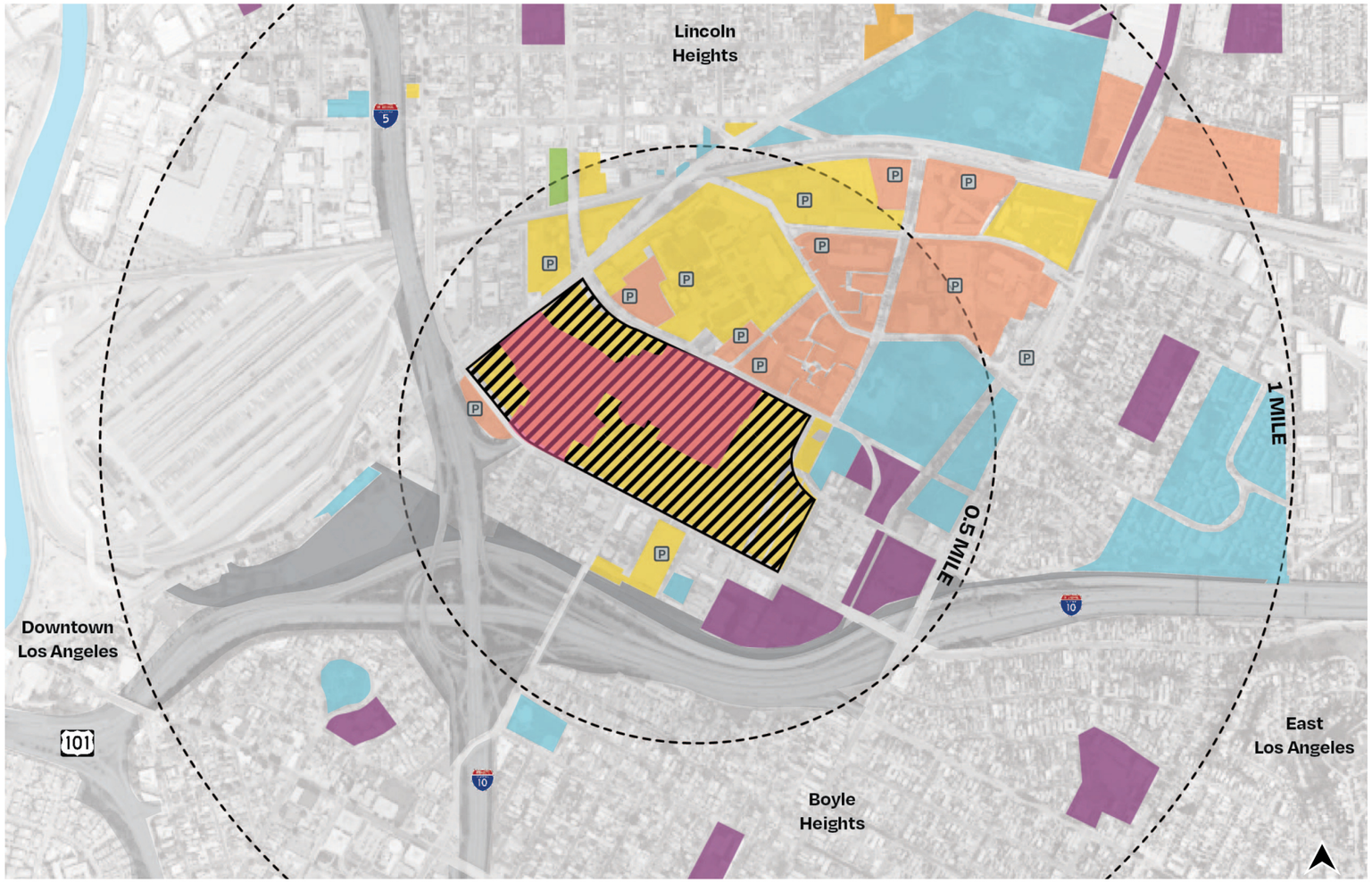
# 2.4 Land Use & Land Ownership




**Legend**

- USC Health Sciences
- LA County
- LA City
- LAUSD
- State
- Federal
- Metro
- Parking

**Land Ownership**

Within a 0.5-mile radius, the LACGH campus sits in a dense mixed-use urban fabric. Immediately to the north and east it is surrounded by the USC Health Sciences and other LA County facilities, including courts and medical buildings, forming a continuous institutional district. Around this core are established residential neighborhoods with a network of everyday amenities, schools and libraries, churches, small commercial streets, and multiple parking areas, along with nearby parks and recreation spaces such as Hazard Recreation. Together, these uses create a walkable catchment where employment, healthcare, education, and community services are all concentrated within a short distance of the site. The proximity of the 5 and 10 freeways, regional bus routes, and local streets further reinforces the site's role as a daily destination for workers, patients, and residents. This concentration of civic and community assets positions the hospital as a key anchor within the broader neighborhood network.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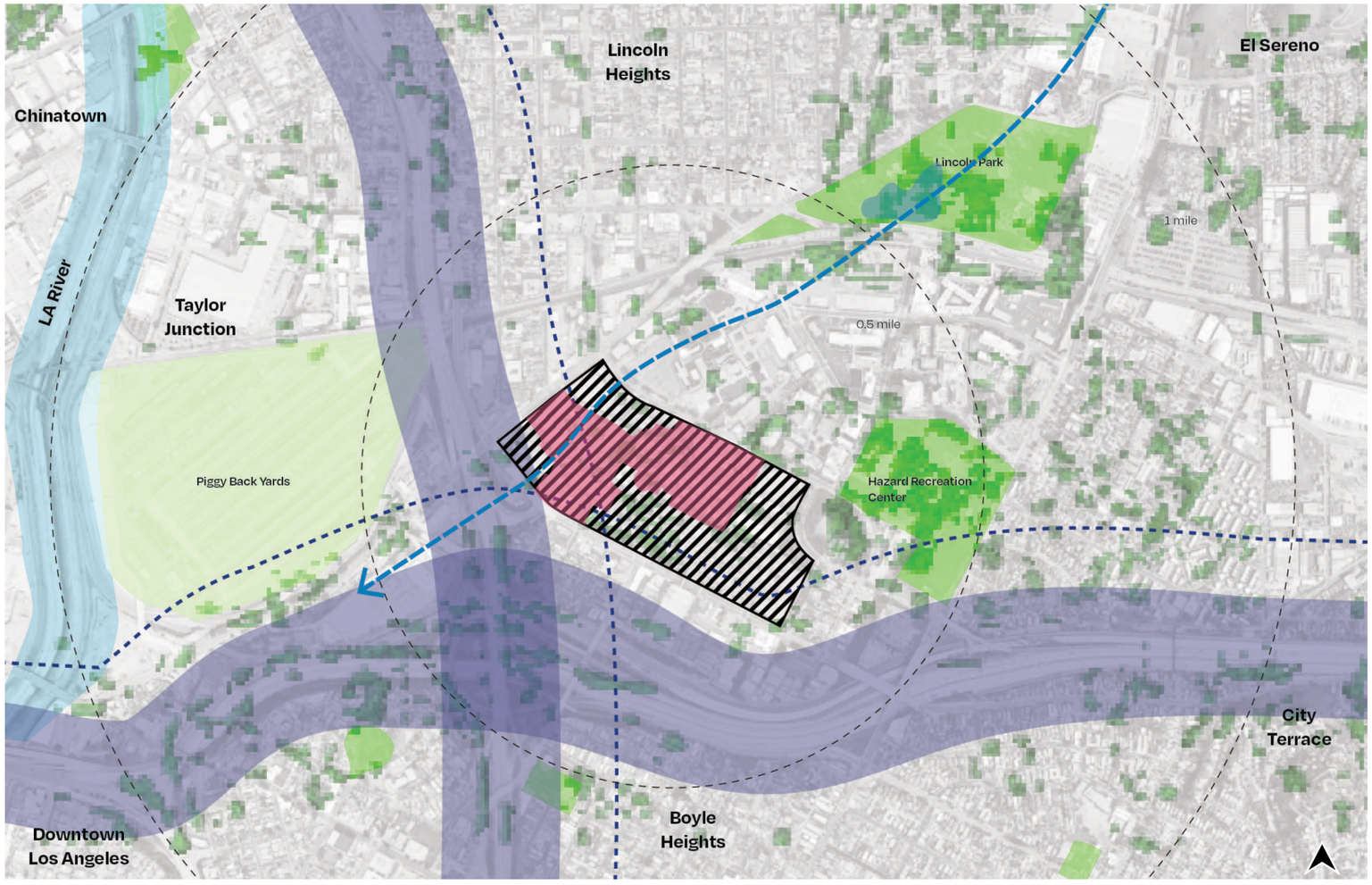
# 2.5 Natural Context




**Legend**

- Canopy
- Park
- 500′ Air Quality Buffer
- 1000′ Air Quality Buffer
- Historic Creek Alignment (now a storm drain)

### Site Ecology

The natural context of the site has many distinct features. The site, particularly the raised half of the site with the 19 story General Hospital building, is a local high point, sitting more than 60′ above the lower point of the site.

Nearby parks include Hazard Recreation Center and Lincoln Park, though enhanced connection to these resources is needed. The site itself has limited tree cover and shade, though there are several potentially significant specimen trees. This lack of shade coupled with large swaths of impervious concrete expanses leads to a heat island effect on the site and local area.

The proximity to major freeways on two sides of the site may impact air quality, with the California Air Resources Board recommending sensitive uses (such as housing) be built at least 500′ from freeways. The existing buildings have hazardous materials that need remediation and there is potentially ground water and soil contamination on site due to the century of medical and industrial use which, if present, would also need remediation for the intended uses.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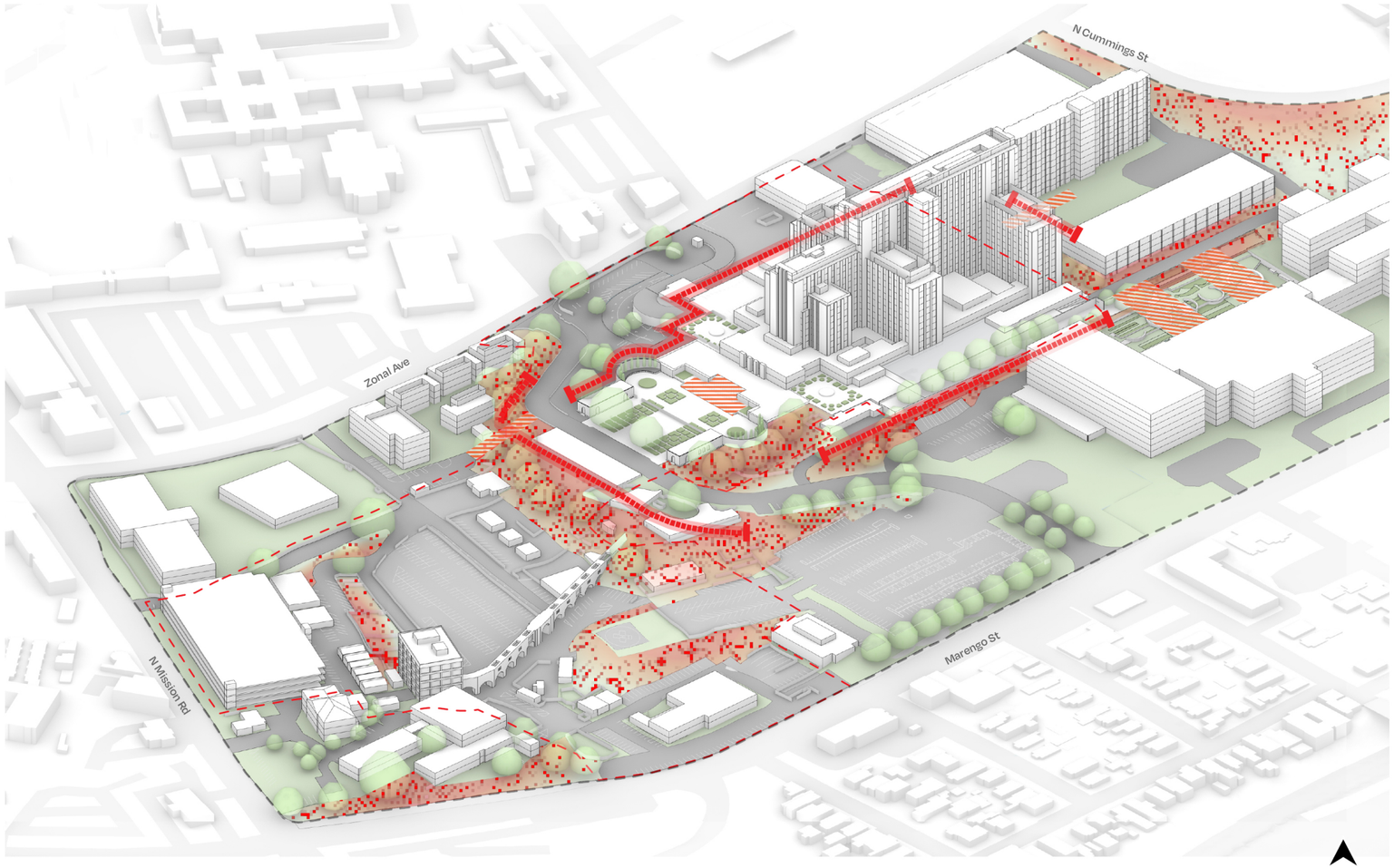
# 2.5 Natural Context




**Legend**

Limited Circulation

## Terrain

The site's dynamic topography offers sweeping views of the surrounding city, mountains, and valleys - an extraordinary natural asset. Yet, in previous developments, other opportunities to embrace these grade changes as defining features for placemaking have often been overlooked. As a result, wherever dramatic grade changes occur throughout the site there are corresponding disconnections – making the site challenging to navigate and get around.

The Master Plan seeks to transform these elevation shifts from barriers into defining features, using them to shape distinctive public spaces, accessible pathways, and memorable experiences that celebrate the site's dramatic terrain and blend the varied mixed uses across the campus into a cohesive Healthy Village.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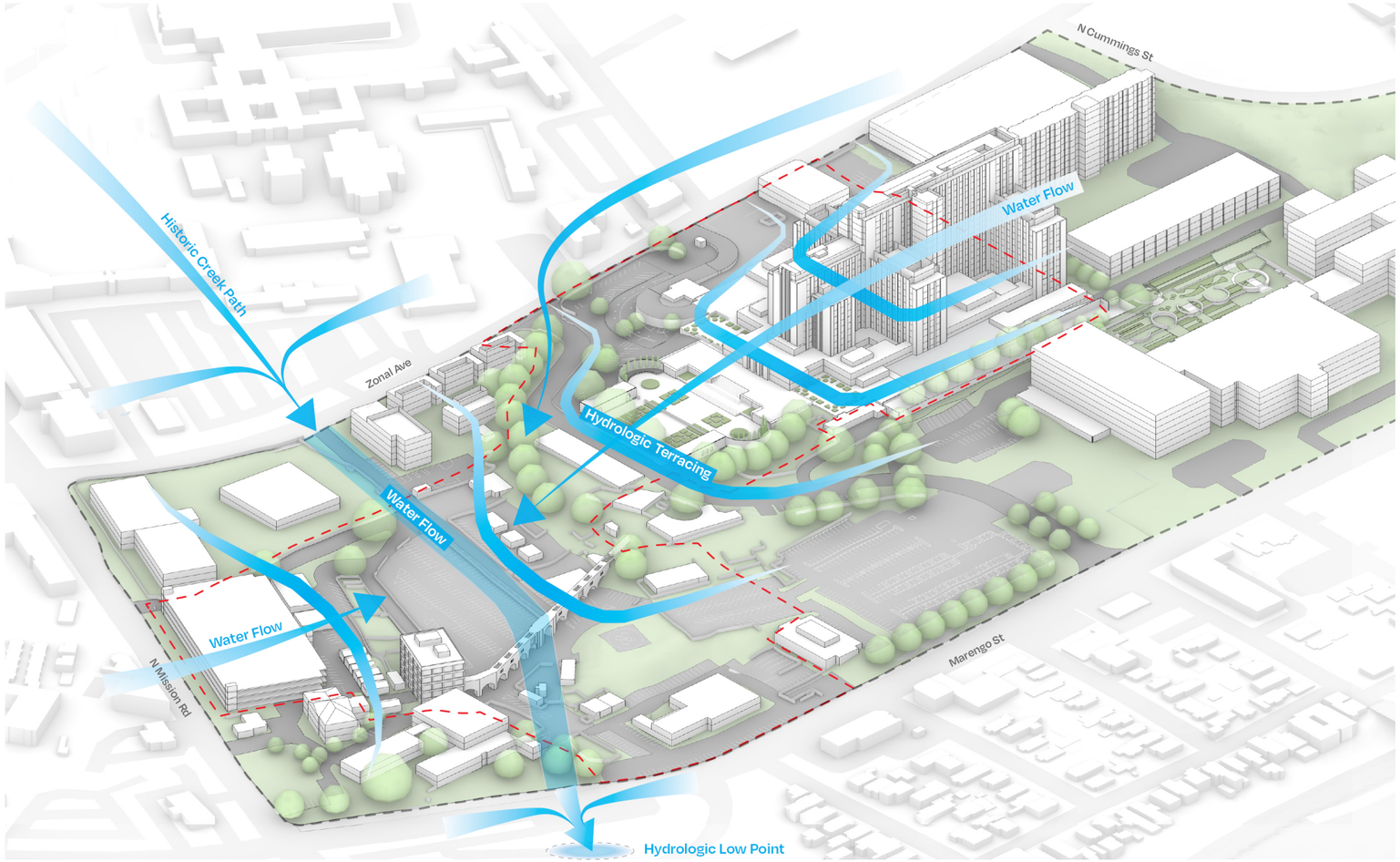
# 2.5 Natural Context




## Existing Hydrology/ Watershed

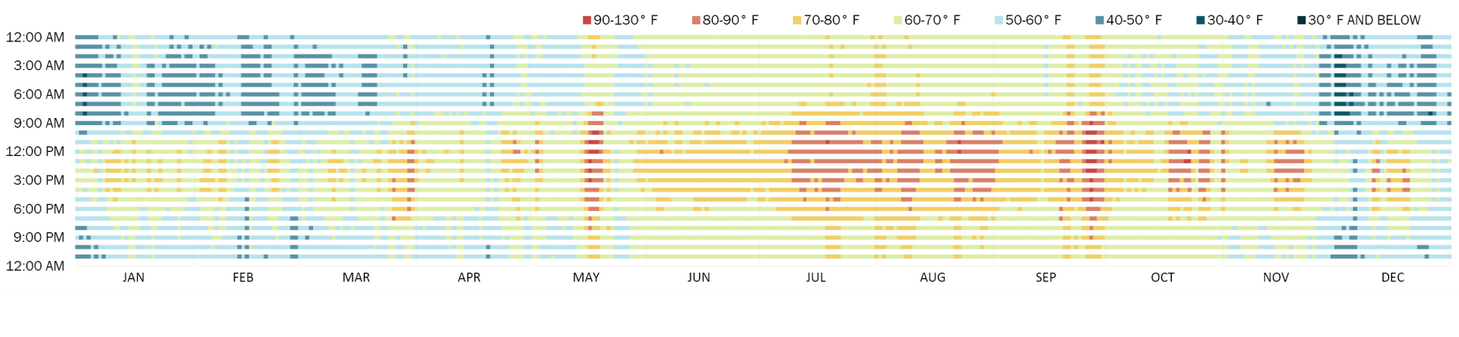
As previously mentioned, the distinct topography on site directly impacts the natural hydrology of the site, which historically had a seasonal creek that ran through the lower point of the site (now a buried stormwater pipe aligning with the utility easement). In general, water flows toward the valley of the site, located at the toe of the slope which leads down from the historic forecourt.

**Legend**

Hydrology / Water Flow

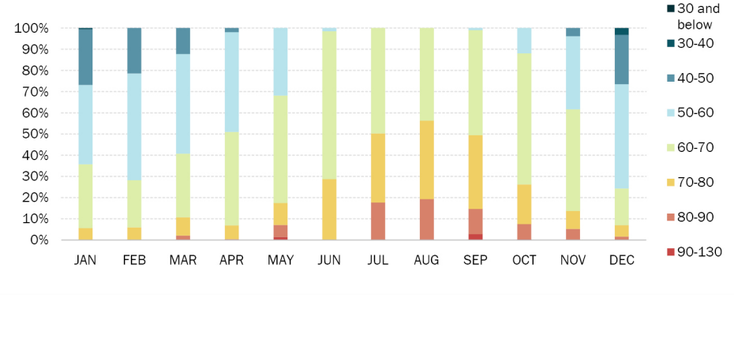
# 2.5 Natural Context

DRY BULB TEMPERATURE

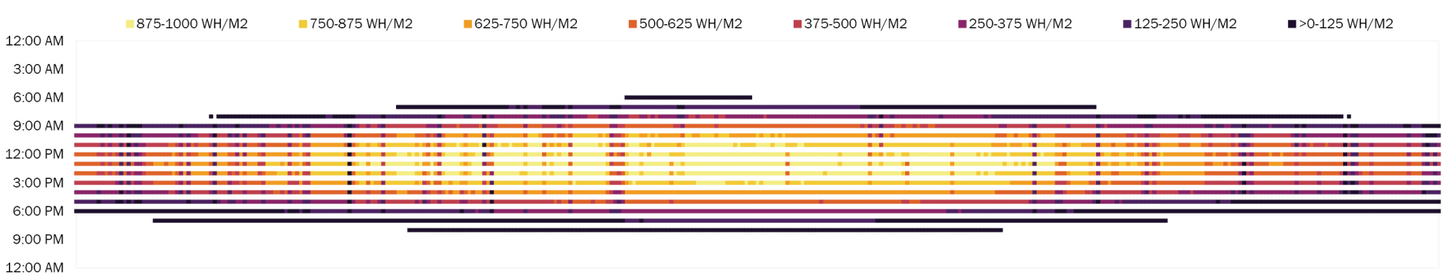



## Temperature

Temperatures are in a comfortable range during the middle of the day in the winter months. Mornings and evenings cool down, which results in a daily temperature swing between twenty and thirty degrees. Passively using the cool nighttime air can help with managing heat buildup inside of the buildings. Temperatures are uncomfortably high in the summer months. Design strategies to reduce the heat island effect - such as shade, tree canopies, and high albedo surfaces would improve human comfort.

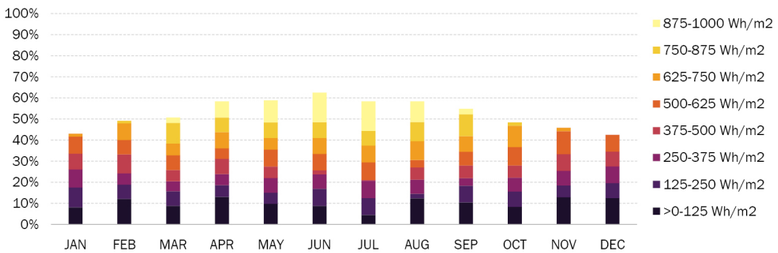



SOLAR RADIATION




## Solar Radiation

The level of solar radiation for the site is exemplary for energy production potential, due to the high levels of solar radiation for the entirety of the year. The expected decrease in the later hours of the day, is a challenge for renewable energy availability in the evening that can potentially be met with innovative energy storage solutions.





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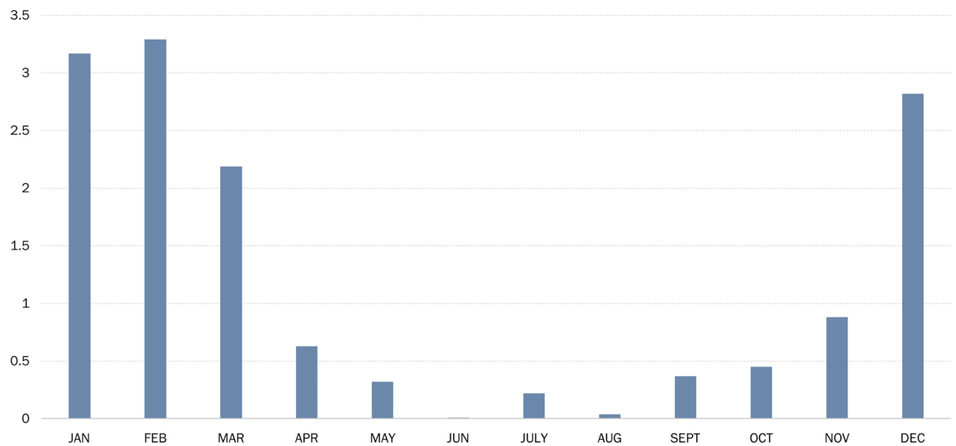
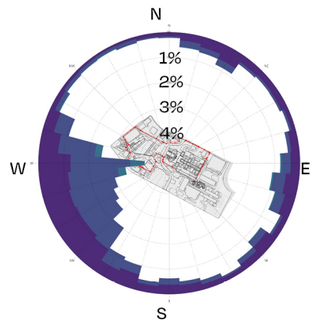
# 2.5 Natural Context

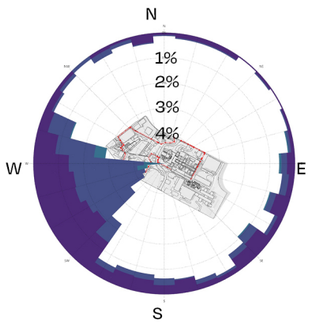



## Precipitation

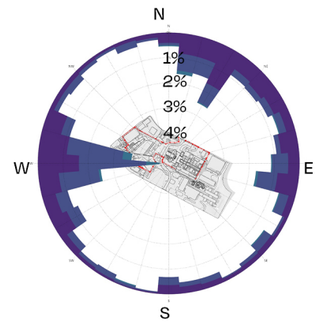
Looking at the distribution of monthly precipitation, in inches, there is not consistent rainfall throughout the year, therefore collected rainwater is not a reliable water source for year round water reuse on site. Stormwater volumes increase in the shoulder seasons, with the bulk of annual precipitation occurring during winter,  both a design challenge and opportunity for creative stormwater management on site.




Prevailing Winds - Year Round




Prevailing Winds - Quarter 2




Prevailing Winds - Quarter 4

**Legend**

- Calm (0 m/s)
- Light Air (0.3 m/s)
- Light Breeze (1.6 m/s)
- Gentle Breeze (3.4 m/s)
- Moderate Breeze (5.5 m/s)
- Fresh Breeze (8 m/s)
- Strong Breeze (10.8 m/s)

## Wind

In general, winds blow from the west into the site. During winter months, eastbound Santa Ana winds also flow through the site, similar to wind patterns for the greater Los Angeles area.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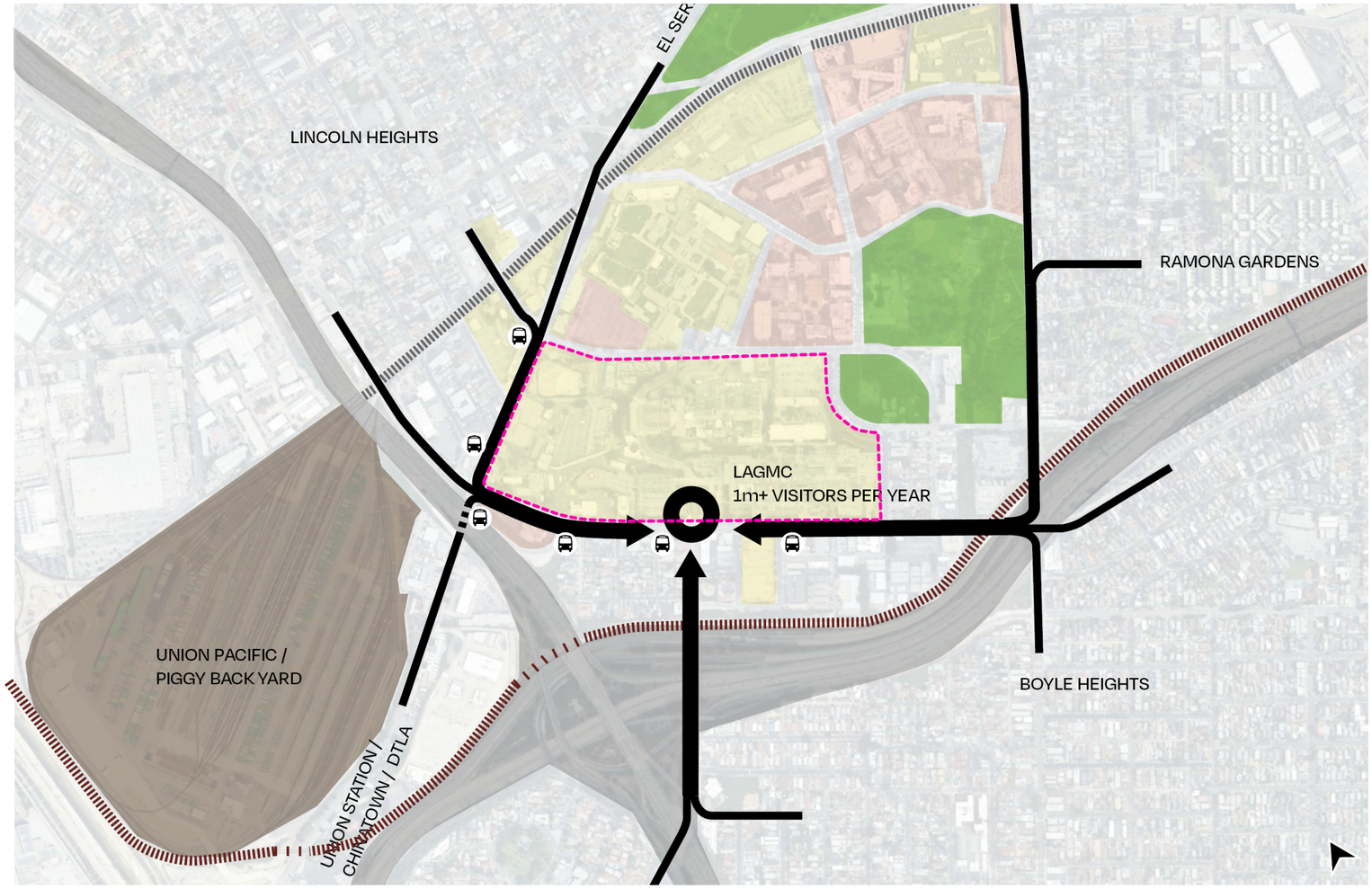
# 2.6 Existing Site Context




**Legend**

- Bus Stop
- Railway
- Vehicular Circulation
- Access Point

**Site Arrival**

Freeways, rail lines, and large institutional landholdings physically and perceptually isolate the campus from surrounding neighborhoods, significantly limiting local access. Only a few roads cross these barriers, concentrating most visitor arrivals at the LA General Medical Center via the primary access point on Marengo Street. Other campus entry points are limited to small driveways that lack crosswalks, signals, or clear pedestrian priority. Parking resources are fragmented and insufficient, contributing to congestion and confusion, while public transit services are dispersed rather than centralized, further reinforcing reliance on private vehicles and constraining multimodal access.

At present, LA General Medical Center is the primary destination on campus, serving more than one million visitors annually. As additional development is introduced, the campus will require a more deliberate arrival strategy. Establishing distinct and legible entry points for different uses will be essential to clarify access, distribute traffic, and reduce congestion, ensuring that future growth enhances, rather than strains, campus circulation and accessibility.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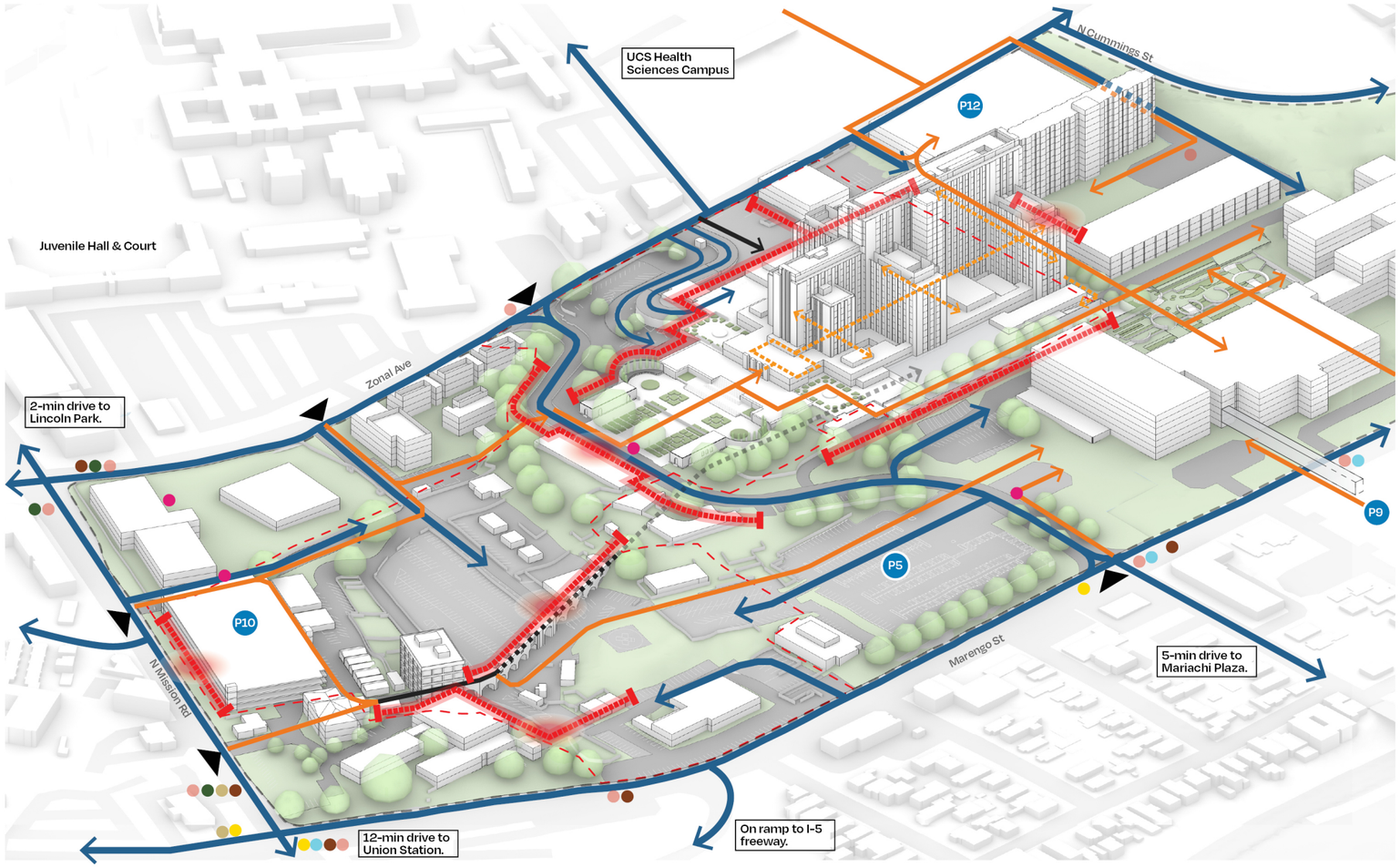
# 2.6 Existing Site Context




**Legend**

- Pedestrian Path
- Vehicular Path
- General Hospital Path
- Service/ Loading
- Limited Circulation due to structures or topography
- 76, Downtown LA - El Monte via Valley Bl
- 78, Downtown LA - Arcadia
- 106, Monterey Park - Montebello
- 605, LAC+USC Medical Center
- 251, Eagle Rock - Long Beach Blvd C Line
- Wellness Center Shuttle
- DASH - Boyle Heights/ East LA
- DASH - Lincoln Heights/ Chinatown Heights

## Site Circulation

As the campus has evolved through multiple phases, its circulation and site organization have not kept pace with changing needs. Incremental additions, particularly modular buildings and service yards installed to address temporary demands, have disrupted connectivity, fragmenting pedestrian and vehicular routes and obscuring intuitive paths across the site. Today, most traffic enters via Marengo Street or Zonal Avenue, and aside from the P5 and P9 structures serving LAGMC, campus circulation is disjointed, with pedestrian routes that are indirect, uncomfortable, or terminate at dead ends. Parking demand exceeds capacity during peak hours, even as some facilities are underutilized or nearing the end of their useful life, and many parking areas lack clear, accessible connections to destinations.

These challenges are most acute on the West Campus, where limited street frontage, an inaccessible 40-foot grade change, and the accumulation of modular structures block intuitive approaches and sever connections to the rest of the campus and surrounding neighborhoods. As a result, outdoor gathering spaces remain difficult to access and underactivated, underscoring the need for a cohesive, campus-wide circulation strategy.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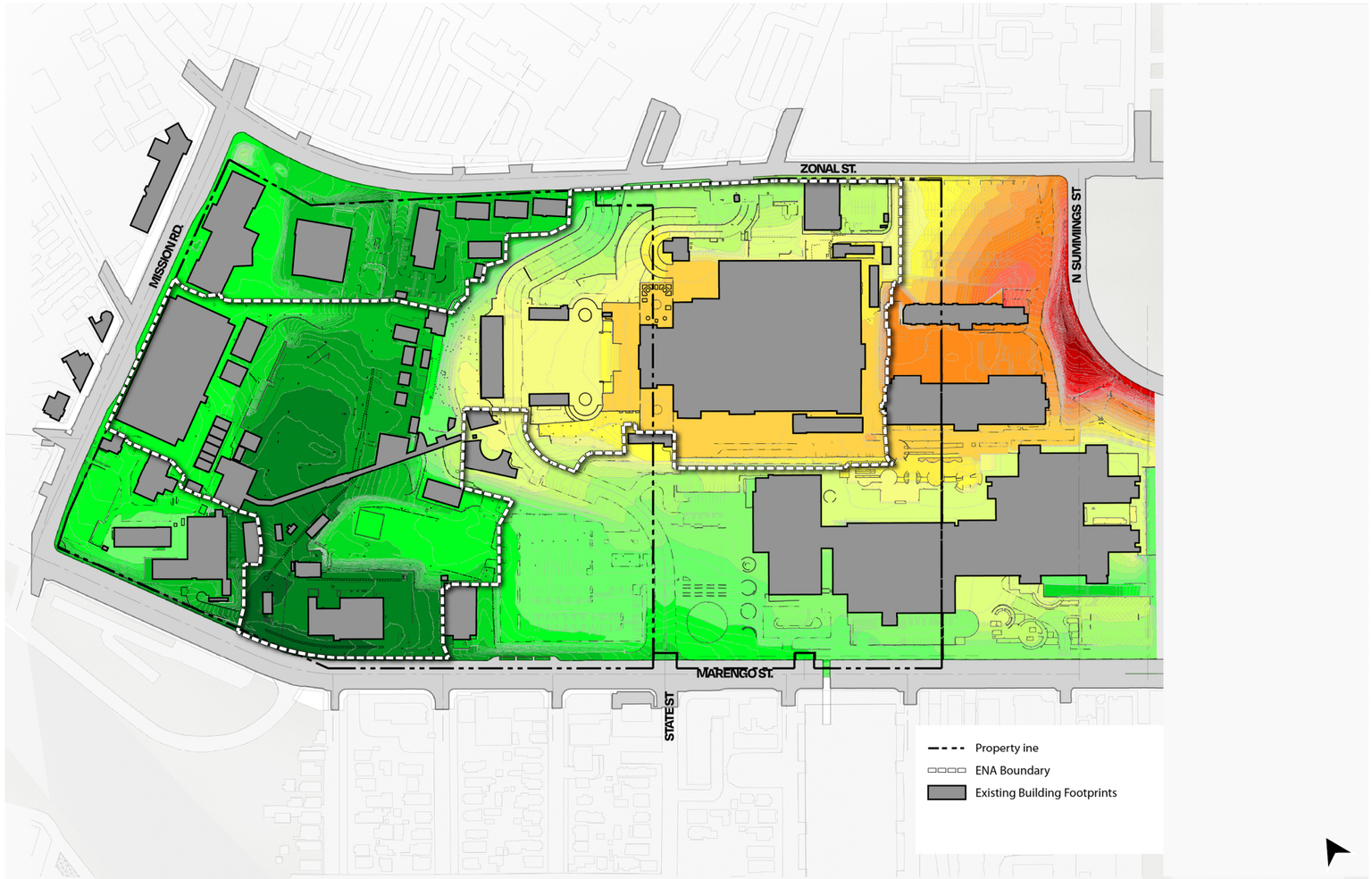
# 2.6 Existing Site Context - Site Topography




## Elevation Analysis

The significant elevation difference along State Street separates the site into two different areas. State Street runs south to north bisecting the site and connecting Zonal Avenue and Marengo Street. State Street ranges in elevations from approximately 329′ near Marengo to 360′ near the historic courtyard to 333′ near Zonal Avenue. There are a series of staircases leading from the courtyard along State Street up to the General Hospital which is situated at an average elevation of 385′ with the main entry finished floor elevation at 377′. The elevation change from the General Hospital to Zonal Avenue ranges from 15′ to 50′, which is offset by a series of loading docks, offices, and vehicle ramps. Continuing east of the General Hospital is another grade change of 17′ which leads to the Out-Patient drop-off area and Resident Building, which are both outside of the project's limit of work.

On the West Campus, the existing Pharmacy Building and Parking Garage 10 are also slightly elevated at approximately 335′. However, the surface parking lot to the east is situated around 313′ which creates a low point for the entire site. This low point was once a historic creek that captured runoff from the North, East, and West, and is situated in a liquefaction zone.

**Legend**

- Property line
- ENA Boundary
- Existing Building

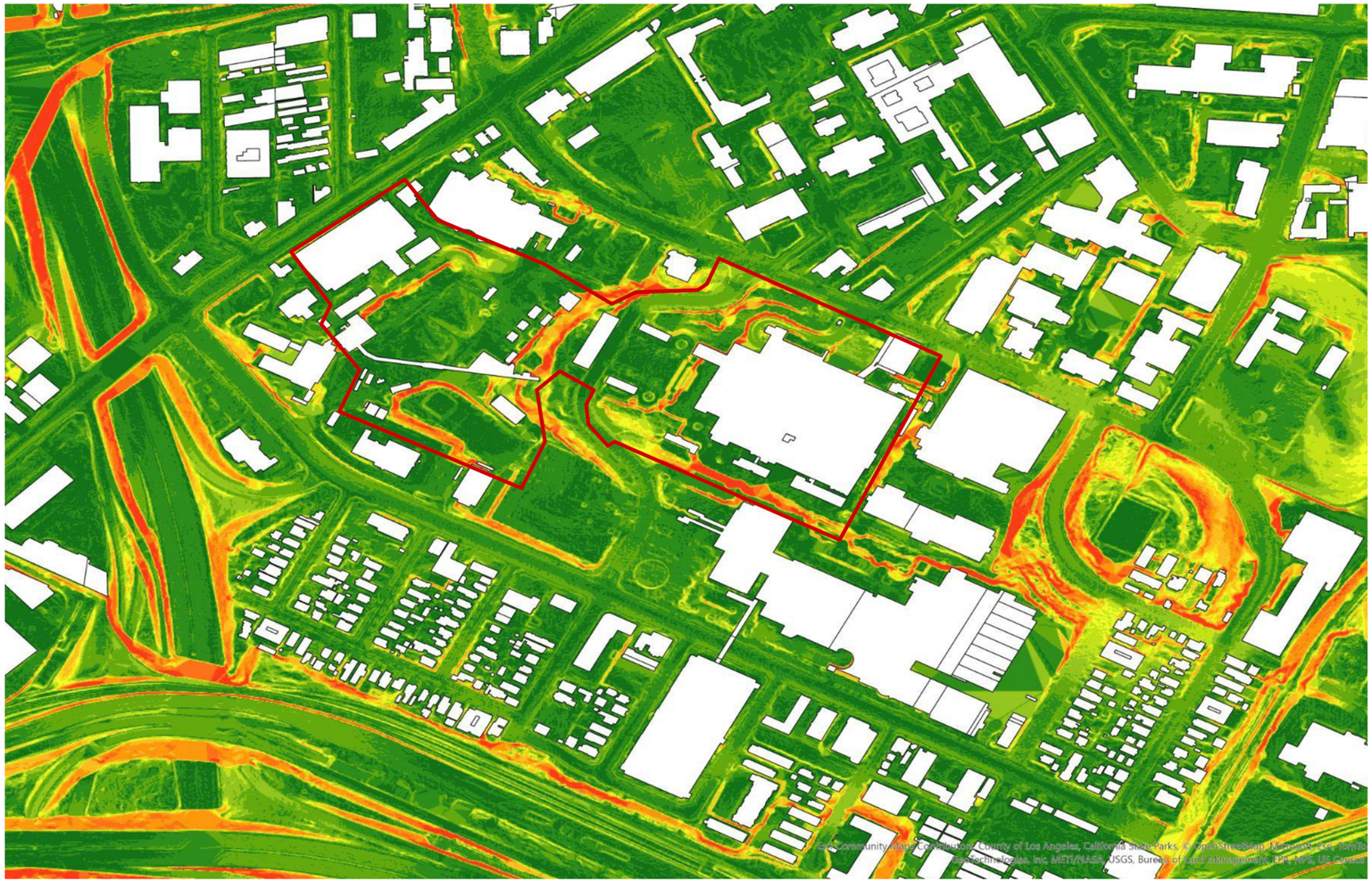
| Elevation Analysis | | | |
|---|---|---|---|
| Number | Minimum Elevation | Maximum Elevation | Color |
| 1 | 300 | 305 | |
| 2 | 305 | 310 | |
| 3 | 310 | 315 | |
| 4 | 315 | 320 | |
| 5 | 320 | 325 | |
| 6 | 325 | 330 | |
| 7 | 330 | 335 | |
| 8 | 335 | 340 | |

| Elevation Analysis | | | |
|---|---|---|---|
| Number | Minimum Elevation | Maximum Elevation | Color |
| 9 | 340 | 345 | |
| 10 | 345 | 350 | |
| 11 | 350 | 355 | |
| 12 | 355 | 360 | |
| 13 | 360 | 365 | |
| 14 | 365 | 370 | |
| 15 | 370 | 375 | |
| 16 | 375 | 380 | |

| Elevation Analysis | | | |
|---|---|---|---|
| Number | Minimum Elevation | Maximum Elevation | Color |
| 17 | 380 | 385 | |
| 18 | 385 | 390 | |
| 19 | 390 | 395 | |
| 20 | 395 | 400 | |
| 21 | 400 | 405 | |
| 22 | 405 | 410 | |
| 23 | 410 | 415 | |
| 24 | 415 | 420 | |

| Elevation Analysis | | | |
|---|---|---|---|
| Number | Minimum Elevation | Maximum Elevation | Color |
| 25 | 420 | 425 | |
| 26 | 425 | 430 | |
| 27 | 430 | 435 | |
| 28 | 435 | 440 | |
| 29 | 440 | 445 | |
| 30 | 445 | 450 | |

# 2.6 Existing Site Context - Site Topography



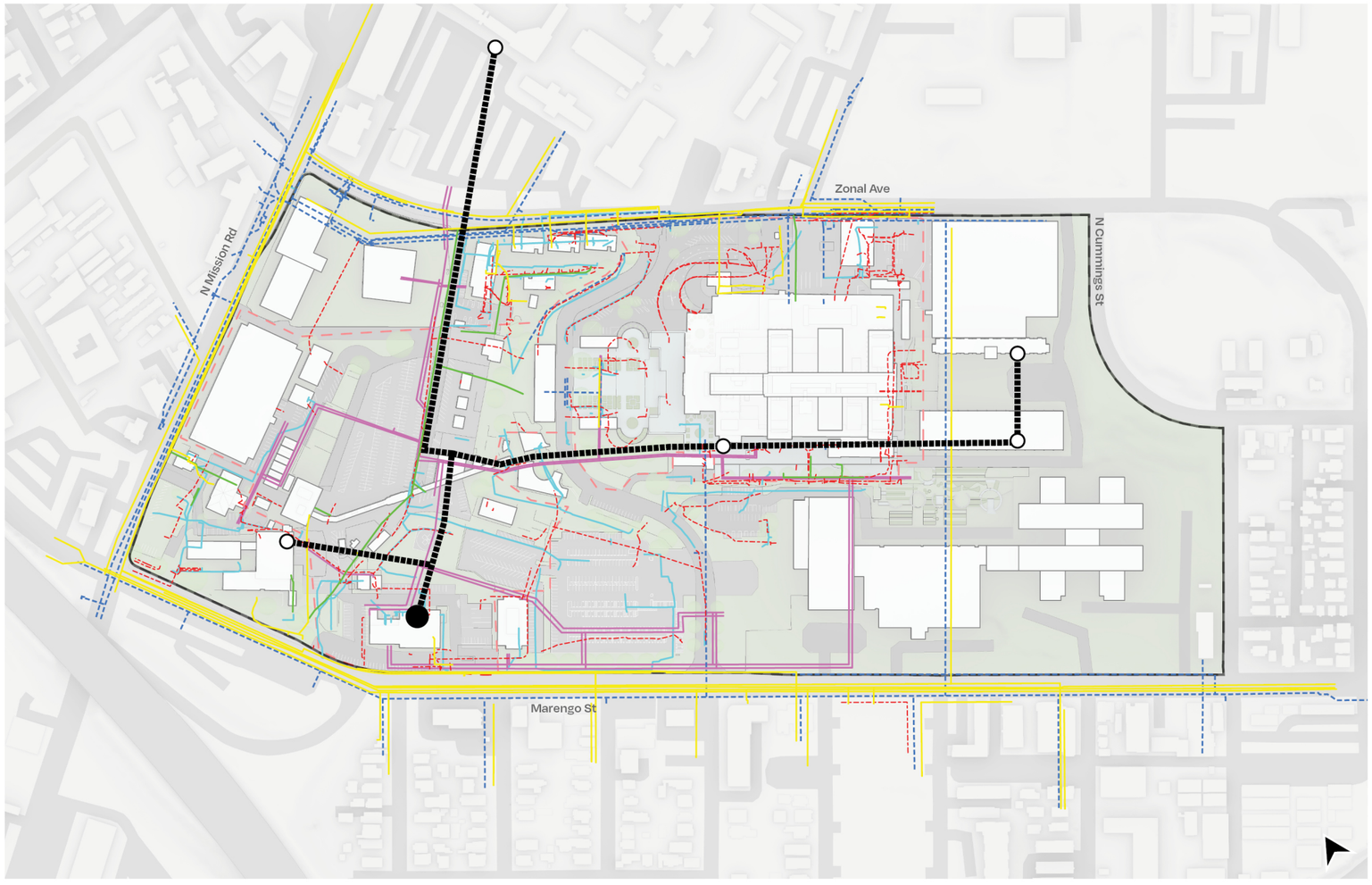

**Legend**

- 2.001000 – 5.000000
- 5.001000 – 10.000000
- 10.001000 – 15.000000
- 15.001000 – 20.000000
- 20.001000 – 25.000000
- 25.001000 – 30.000000
- 30.001000 – 40.000000
- 40.001000 – 50.000000
- 50.001000 – 60.000000
- 60.001000 – 90.000000

**District Level Slope**

While the public right of way is outside the area of study, extensive areas of Zonal Avenue, Marengo Street and select areas of North Mission Road do not meet accessibility requirements. As pedestrian arrival is explored, consideration for flat (less than 2% cross slope) sidewalks, smooth surfaces, curb ramps and striped cross walks should be considered.

# 2.6 Existing Site Context - Site Systems




**Legend**

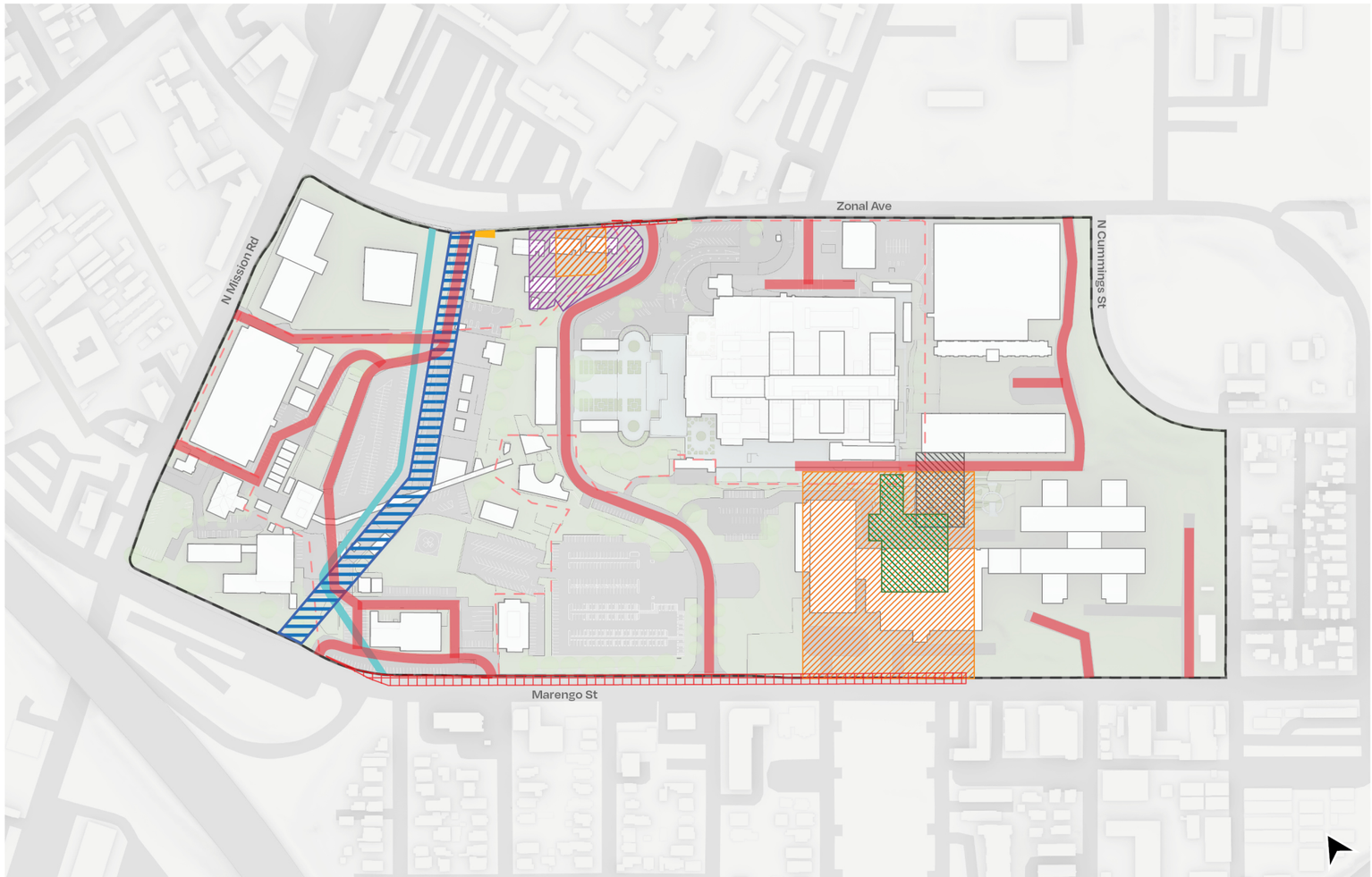
- Storm Drain
- Sewer
- Central Plant Loads
- Trash
- Water
- Gas
- Steam
- Power

## Site Utilities

Much of the utilities infrastructure on the site is aging and in need of repair or replacement. The existing below grade network connects several buildings both within and outside the site to the West Central Plant, which provides central heating and chilled water to several buildings. There is a lot of opportunity to drive efficiency in the MEP systems by leveraging complementary needs (i.e. using waste heat from one use to heat water for another) with a district-wide strategy, however this also creates dependencies between on and off-site buildings and entities that may create challenging operations and maintenance scenarios. The natural topography of the site collects local and regional water to a low point on the site – which coincides with the utilities easement (carrying both WCP utilities and County and City stormwater pipes) and a liquefaction zone. There is an opportunity to leverage the topography to create a new site-wide water management strategy – both for collecting, managing, and treating stormwater and recycling blackwater. Because the site was developed before LID was required, a comprehensive strategy is necessary to comply with current regulations.

The site's trash is currently centrally managed with a trash facility on West Campus that connects to the tunnel network.

# 2.6 Existing Site Context - Site Systems




## Existing Easements & Fire Access

The Utility Easement (a combined zone where both County and City storm drain and culverts are) is located at the low point of the site, following the original path of the historic creek that once traversed the site. This is a zone that cannot be built upon unless those storm drains are moved.

Fire Access will need to be reconfigured with a new site organization, but access to remaining structures must be maintained.

**Legend**

- Lien Easement
- Leased Easement
- Inducement Easement
- Right of Way Easement
- Storm Drain Easement
- Fire Access Roads
- Sewers & Storm Drain
- Poles, Conduits, Wires
- Private Roadways Easement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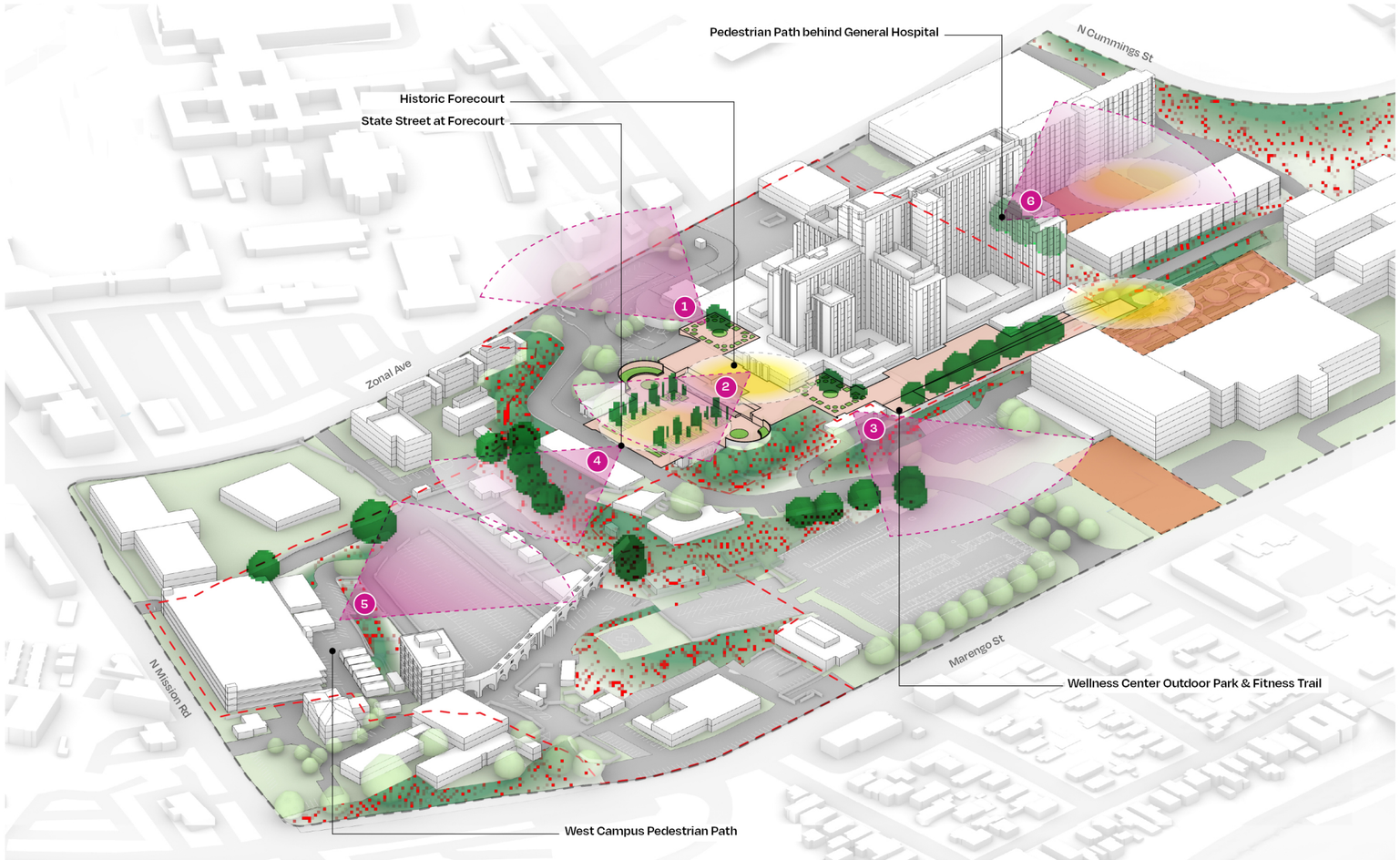
# 2.6 Existing Site Context - Site Landscape




## Existing Landscape and Hardscape

Currently, most landscape and open space within the campus includes varyingly activated but disconnected leftover spaces between existing buildings and topography. Certain zones like the historic General Hospital forecourt garden and terraces occasionally host events like farmers markets, movie screenings and community festivals. Drop-off areas in front of the LAGMC courtyard are well-used, though vehicular circulation takes precedent. During lunch hours, spaces like the Tranquility Garden, the Fitness Trail, and sloped lawns are filled with diners. The site is at a local high elevation point with dramatic views in all directions. These views, however, are only visible from a few hard-to-access vantage points and sometimes blocked by temporary structures. The site is sparsely landscaped with various, non-cohesive planting palettes. There is little shade and large expanses of concrete surfaces, particularly at West Campus, which contribute to a local heat island effect. With a more considered landscape design, shaded gathering spaces, and connected circulation, the site could be restored as a beacon and destination for the surrounding community.

## Legend

- Gathering Spaces
- Significant View Sheds
- Softscape with Significant Elevation Change
- Programmed Open Space
- Potentially Significant Tree
- General Hospital Forecourt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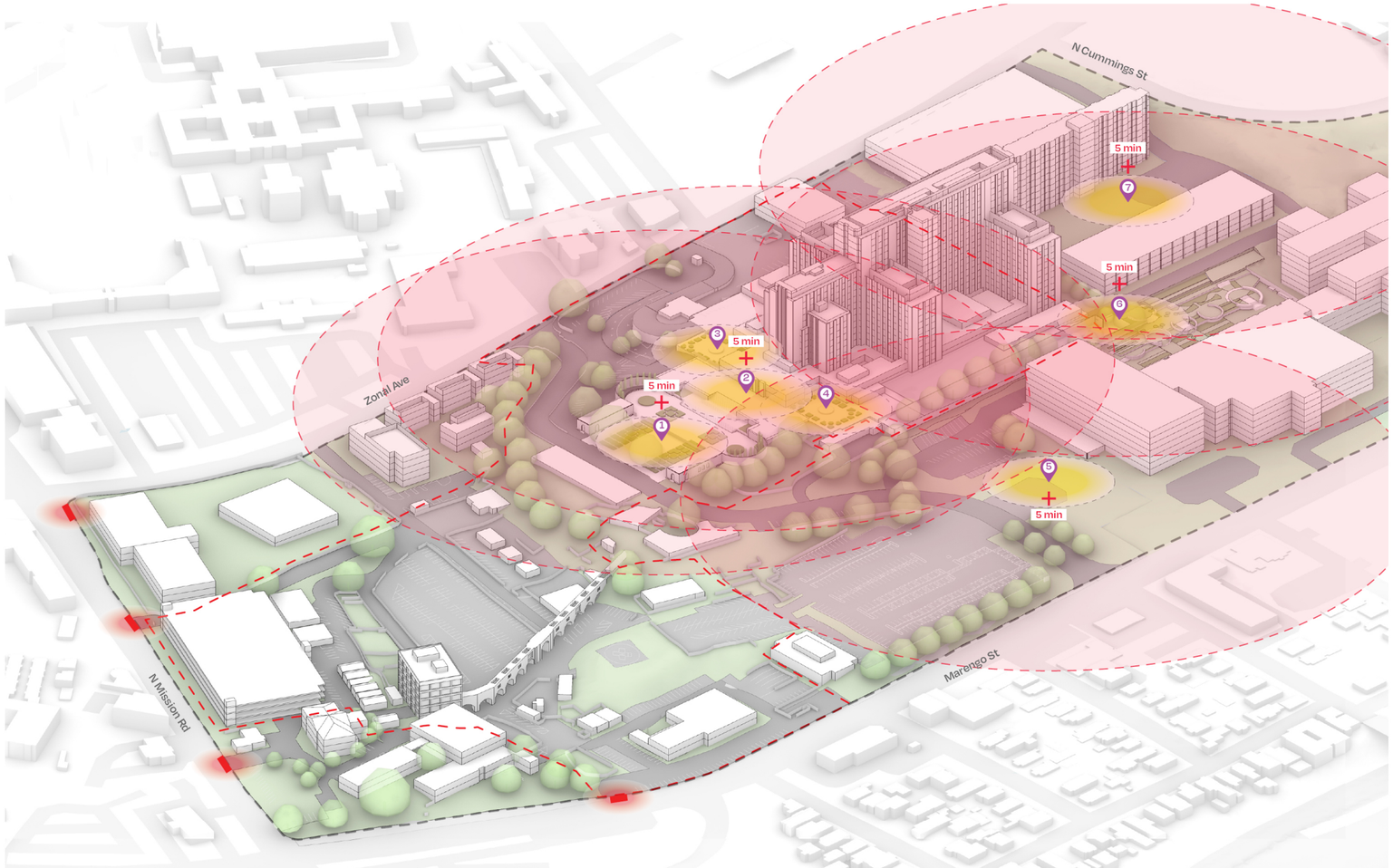
# 2.6 Existing Site Context - Site Landscape



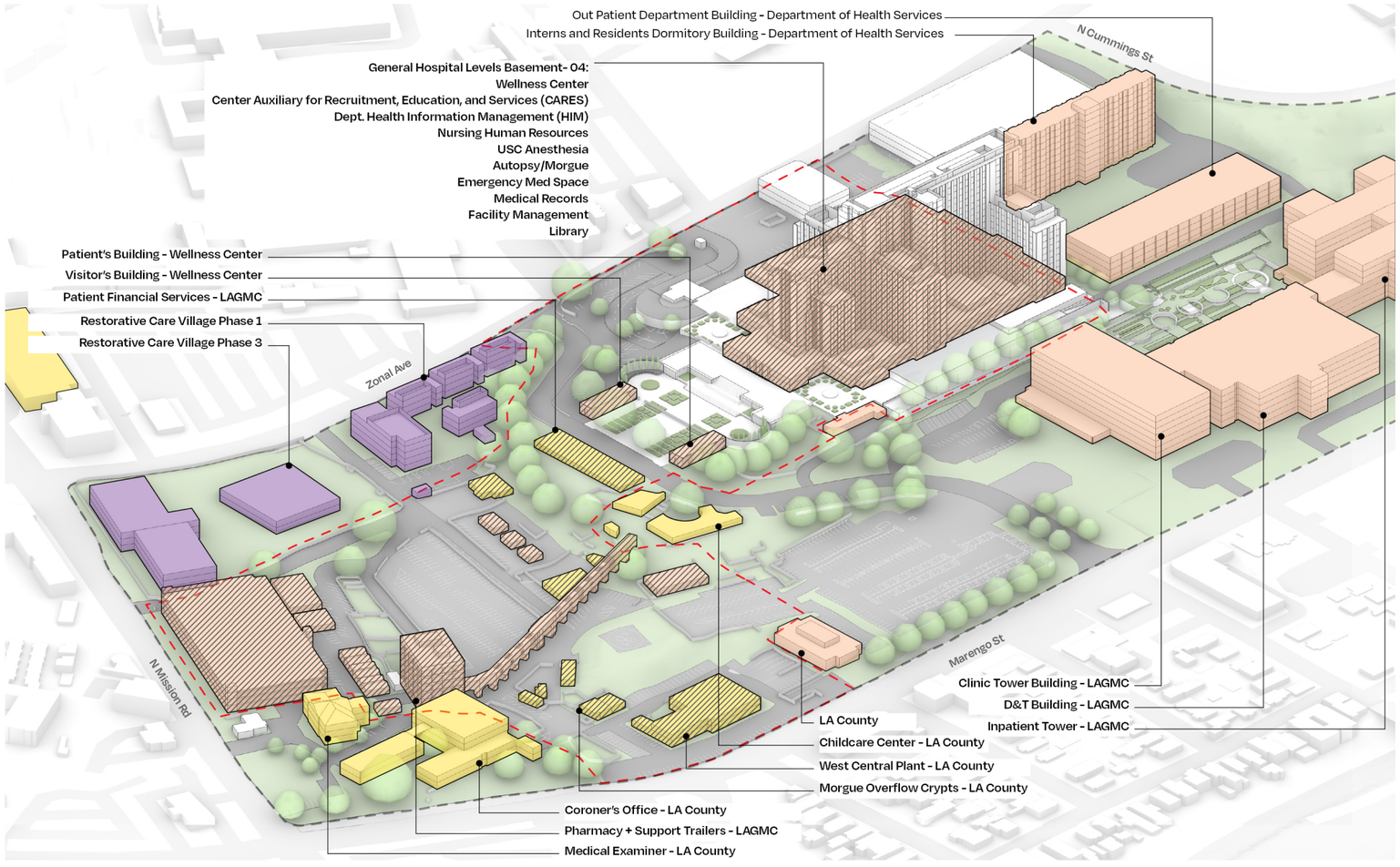

## Open Space Connectivity

Overall, the campus landscape is not pedestrian oriented, lacks clarity and feels disconnected within and to adjacent areas. There is little clarity on where anything beyond hospital-specific amenities are located and how they are related to each other. Other than Wellness Center maps within the Outdoor Fitness Trail area, there are no maps of the area. Elevation change, inconsistent pathway scale and materiality, and scattered amenity placement contribute to poor connectivity and wayfinding within the site. Just beyond the campus, connection to neighboring amenities like Hazard Park, Bravo Medical Magnet School, and the surrounding neighborhoods are limited if not non-existent. While the existing topography currently contributes to these disconnections, it also provides opportunity for activation and place-making while leveraging views and adjacencies.

**Legend**

5 min Walking Radius

# 2.6 Existing Site Context - Site Program




**Legend**

- LA General Medical Center
- LA County
- Restorative Care Village
- Tenants to Move Out

## Current Tenants

There are two main stakeholders on the Superblock – the County and the LA General Medical Center. The County, with the Restorative Care Village, Medical Examiner & Coroner, and various maintenance sheds and yards, anchors the West Campus and extends north to the County Juvenile Hall. LAGMC, its parking lots, OPD, IRD, and the USC Health Sciences Campus line Marengo St., wrap around the historic General Hospital on the east, and extend northward offsite into USC's campus. Currently the Wellness Center and Cares, occupy the first floor of the historic General Hospital, which straddles between these two stakeholders. They are disconnected, however, from the clients they serve at LAGMC due to the topography and inaccessibility of the circulation. The County has committed to moving 100% of all tenants currently within the ENA boundary out before work on the General Hospital and West Campus can begin. This is an important step as the historic General Hospital (with its forecourt, forecourt buildings, retaining walls, and gates), needs significant seismic retrofits, MEP upgrades, and renovations to be transformed to new uses.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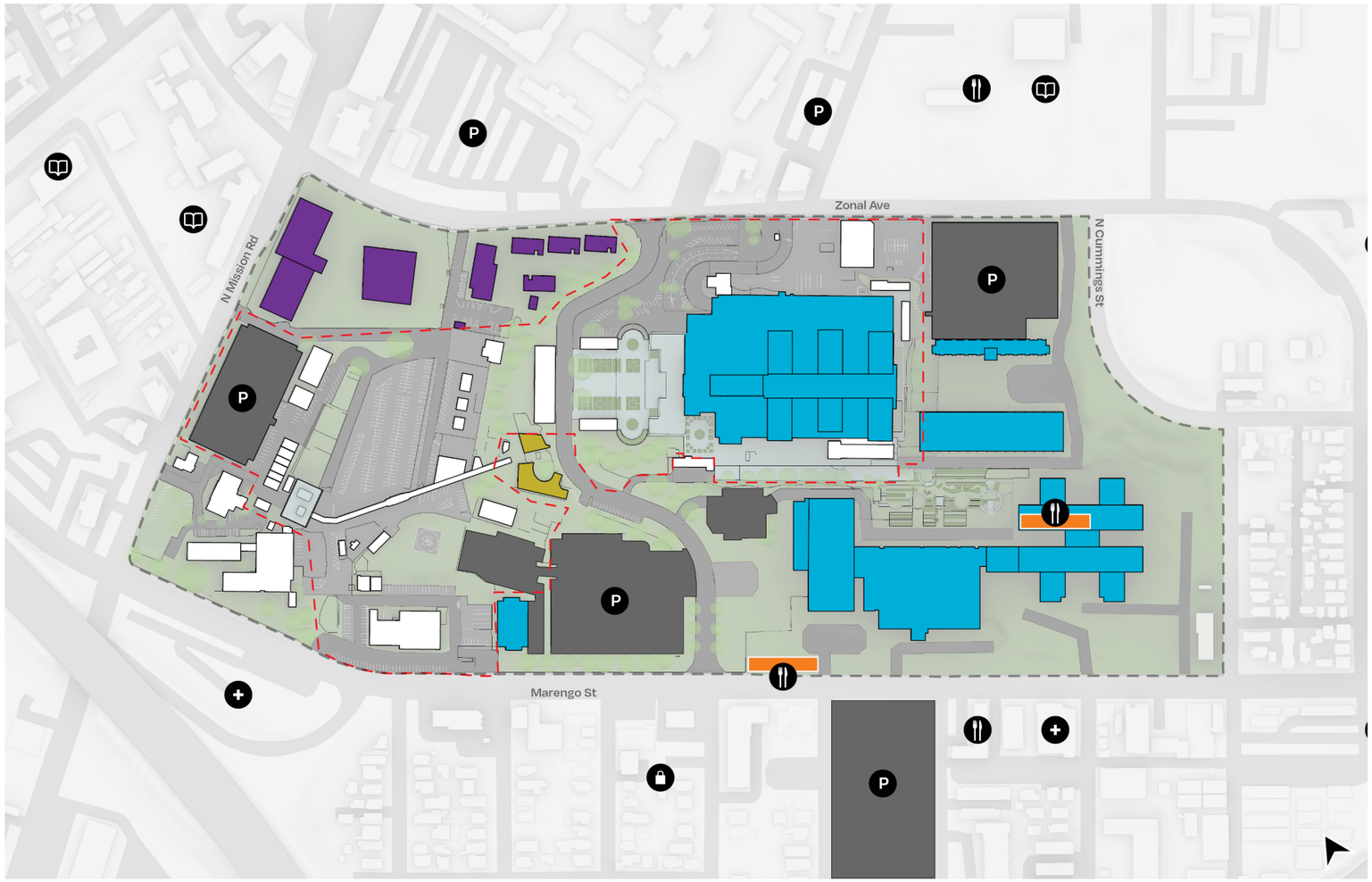
# 2.6 Existing Site Context - Site Program




**Legend**

- Parking
- Health & Wellness
- Medical Services
- Childcare Services
- Food Trucks and Vendors

**Program Gaps**

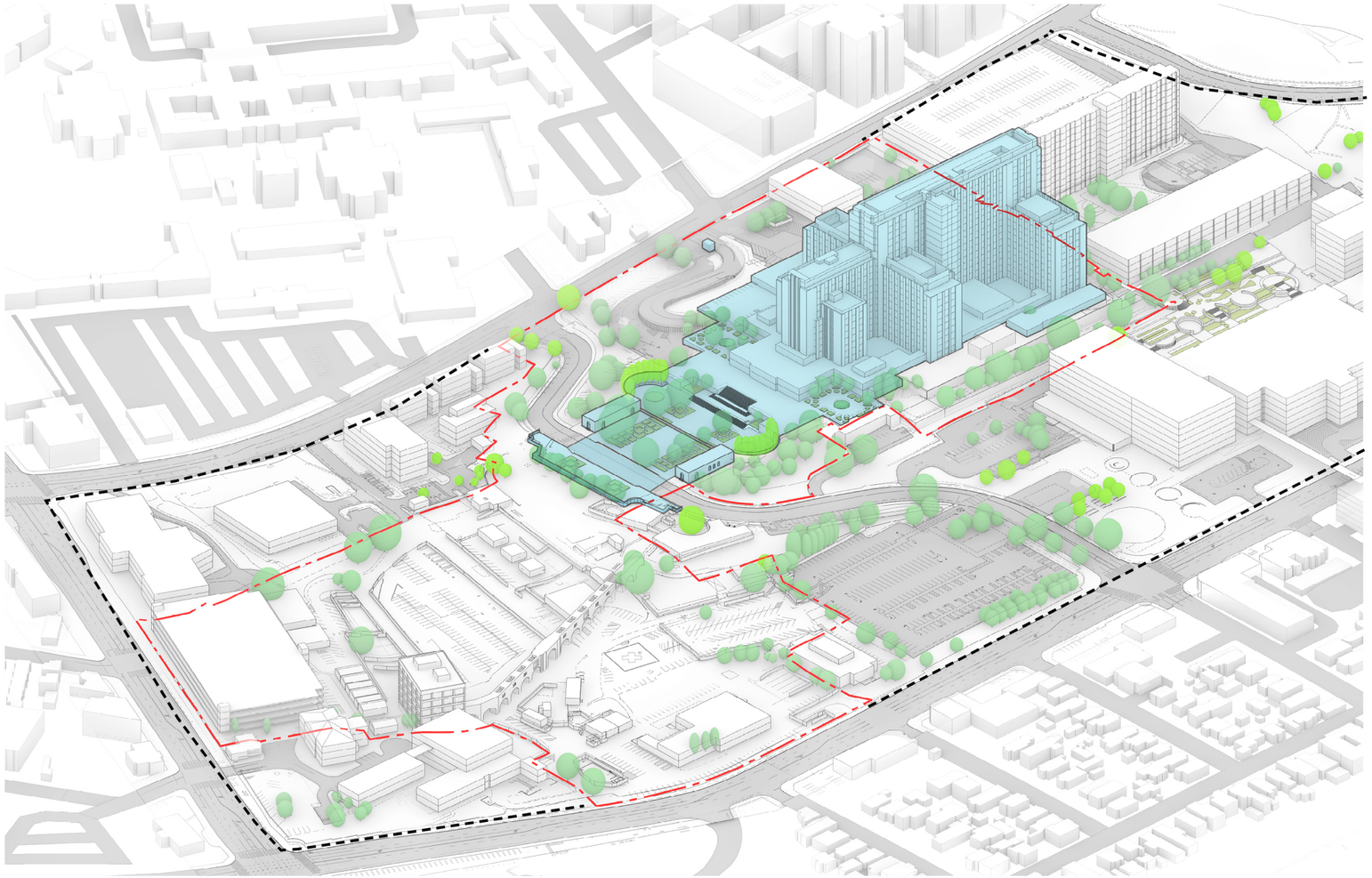
- Residential
- Grocery Store
- Retail
- Office
- Advanced Industrial
- Food and Beverage
- Child Care
- Education & Training
- Community Center
- Arts & Culture
- Recreation

**Program Gaps**

To evolve from a primarily institutional campus into a vibrant, mixed-use Healthy Village, the site must support a far broader range of daily needs, activities, and opportunities. While the campus currently serves a large daytime population and surrounding community, it lacks the diversity and density of uses required to sustain a complete neighborhood, particularly as the plan anticipates thousands of future residents alongside patients, staff, visitors, and workers.

A healthy village depends on the close integration of housing, services, employment, and community amenities. Today, many of these elements are either absent, insufficiently scaled, or disconnected from one another. Addressing these gaps is essential to creating a balanced, walkable environment that supports health, equity, and economic vitality throughout the day and across user groups. The distribution and mix of new program must be carefully calibrated to serve existing users while enabling long-term growth into a complete mixed-use community.

# 2.6 Existing Site Context - History & Demo



**Legend**

Historic General Hospital

## Historic Conditions

The Historic General Hospital building is under consideration for listing on the National Register of Historic Places. The boundary for this consideration includes the building, the forecourt and forecourt buildings, State Street, the gatehouses and other contributing features. Adjacent development within the boundary will need to be sensitive to preserving key viewsheds in addition to careful preservation and adaptive reuse of historic defining features within this zone.

# 2.7 Socio-Economic Anchors & Drivers

The Los Angeles County General Hospital campus holds a key position at the nexus of healthcare, education, and regional infrastructure. As the anchor of a major medical district comprising LA County Medical Center, Keck Hospital, and Adventist Health White Memorial, the campus concentrates ~20,000 healthcare workers within a one-mile radius. This density results in a jobs-to-households ratio of 1.54, nearly double the Los Angeles County average of 0.83, signaling a structural undersupply of local affordable housing.

Unlike traditional commercial districts, this institutional density generates a 24/7 economy. Shift-based medical employment, clinical training for 1,500+ residents and students, and year-round research activity create stable, non-cyclical consumer demand. The campus serves a dual economic role: providing essential safety-net care to a high-need population (75% living below the poverty level) while operating as one of the nation's largest academic medical centers.

Located at the convergence of I-10 and I-5, with direct proximity to Union Station and planned Metrolink expansions, the campus provides exceptional accessibility for a workforce drawn from across the County's 10 million residents. This connectivity positions the Master Plan to capture acute demand for housing, retail services, and recreational amenities.

Furthermore, the region faces a critical demographic inflection point: by 2030, the LA County senior population (65+) will exceed 1 million, representing nearly 25% of all Angelenos. The Master Plan anticipates this need this by integrating healthcare-proximate multi-generational housing within a multi-modal mixed-use environment.

The proposed mix of uses facilitates a comprehensive job spectrum, from entry-level service and skilled trades to clinical care and entrepreneurship. By co-locating housing, workforce training, and medical innovation, the campus creates a "live-work-heal-learn-innovate" ecosystem. This ensures economic value circulates locally, transforming geographic proximity into tangible social and economic opportunity for the surrounding community.









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# 2.8 Existing Site Opportunities and Challenges

## CHALLENGES

The site has been continuously operated as a county hospital, moving through many iterations of building, rebuilding, and reorganization, which at times has been careful and comprehensive, while at other times has been haphazard and rushed to meet pressing needs on the site. This and site context factors have left a patchwork of underperforming infrastructure and building assets as well as problematic conditions, including:



**DISCONNECTED CIRCULATION**

A highly disconnected site internally and externally with little to no activated street frontage



**LEGACY INFRASTRUCTURE**

Legacy infrastructure that no longer meets current operational, environmental, or community needs.



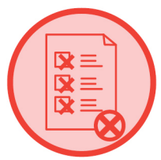
**INSUFFICIENT PUBLIC SPACES**

Lack of connected, secure, and useful community gathering spaces especially lacking in landscape and shade



**LACK OF SYNERGY**

A lack of synergetic uses that would support a thriving healthy village



**CODE DEFICIENCIES**

Existing conditions not meeting current code and/or best practices



**PARKING INADEQUACY**

Inadequate and inconvenient parking



## OPPORTUNITIES

The site holds great potential, with key features and assets that, if leveraged, could transform it into a regional destination and community catalyst. Those include:

**STRATEGIC LOCATION**

Strategic location near vibrant neighborhoods, institutions, community assets, and major freeways which position the site for significant regional influence.



**HIGH COMMUNITY DEMAND**

Urgent community demand for services, jobs, and housing that could drive success of the development and provide extensive resources back to the community



**HISTORIC ASSETS**

Beautiful buildings and areas of historic significance that can strengthen the connection to the history and legacy of the site



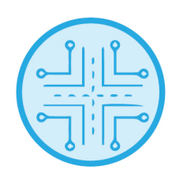
**DISTINCTIVE TOPOGRAPHY**

Dramatic topography with potential for distinctive and uplifting placemaking and innovative site water management



**MULTI-BENEFIT INFRASTRUCTURE**

Integrated multi-benefit infrastructure to support the program





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Los Angeles County General Hospital Campus Master Plan

03

# Community Engagement


3.1 Engagement Overview
3.2 Engagement Approach
3.3 Event Highlight - Bike Giveaway
3.4 Community At - Large Meetings
3.5 What the Master Plan Carries Forward
3.6 Looking Ahead

# 3.1 Engagement Overview

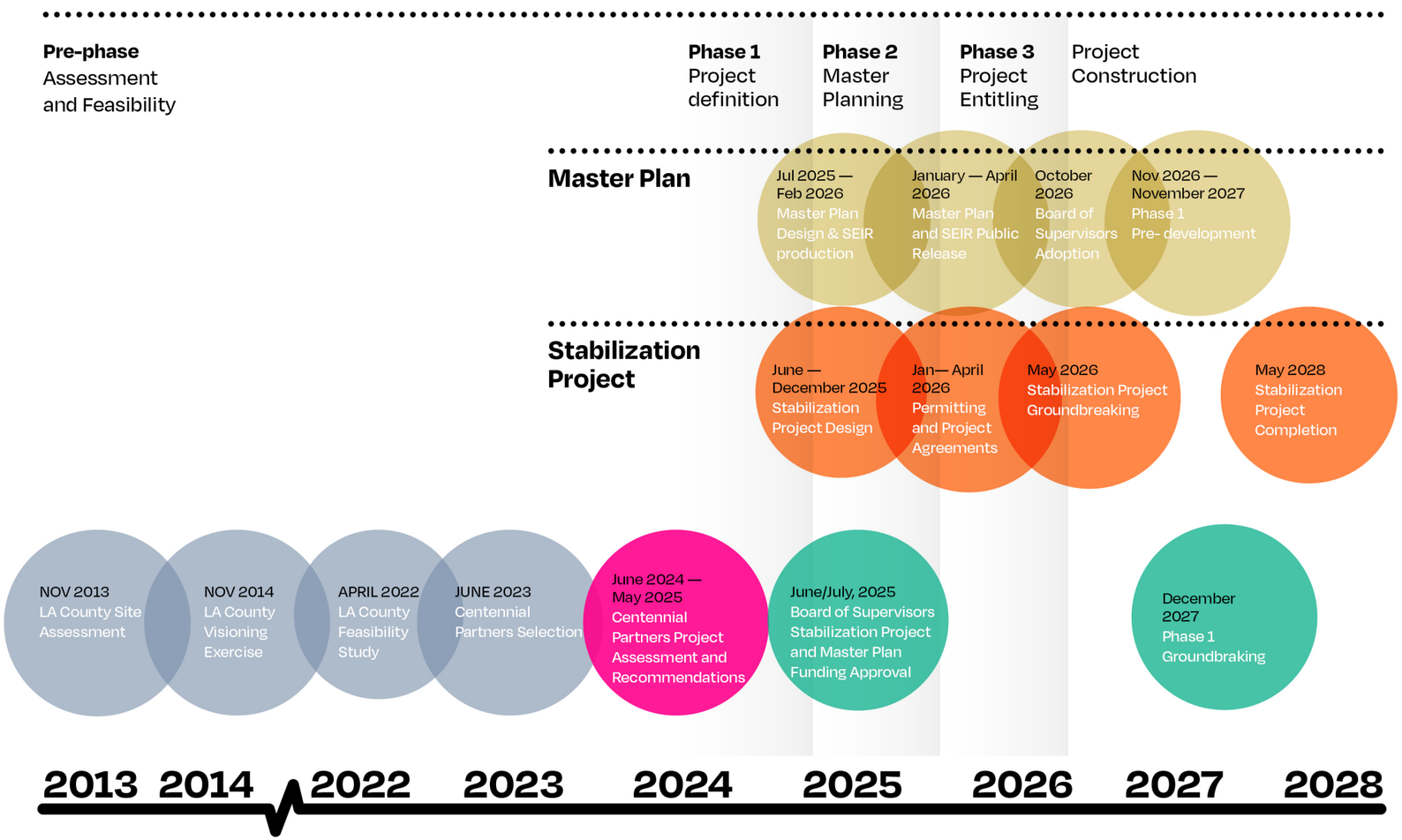
### 3.1.1 A Master Plan Shaped Over Time

Over more than a decade, East Los Angeles residents, advocates, and neighbors showed up again and again to articulate what this land should become: a place that heals, that houses, that nourishes, and that belongs to the people who live here.

These efforts, informed the County's decision to pursue a public-private partnership to implement a long-term Healthy Village vision for the site.

Following the selection of Centennial Partners in 2023, the first step was to synthesize all work completed over the previous decade into a Project Requirements Assessment, where community and stakeholder input, technical due diligence, and site recommendations were brought together to define a path forward. Today, that work continues through the Master Plan recommendation and concept design, reflecting a process that has consistently centered community voices while translating long-standing priorities into an actionable and implementable vision.

**Project Overview and Timeline**



# 3.1 Engagement Overview

### 3.1.2 Long-Standing Community Priorities

Over the past decade of planning and community engagement efforts, a shared set of priorities have consistently been identified for the campus. These include housing for a range of incomes, expanded mental health and supportive services, access to healthy and affordable food, safe and dignified public spaces, improved mobility, support for small businesses, and pathways to local jobs and job training.

Centennial Partners entered this process not to redefine these priorities, but to understand them more deeply and translate them into a plan that can be implemented over time. The Master Plan reflects this approach by organizing long-standing community priorities into a cohesive framework that supports housing, community life, economic opportunity, and long-term health and wellbeing.

**There are five essential priorities when creating a Healthy Village**

| Campus Infrastructure | Community Spaces | Affordable Housing |
|---|---|---|
| Adaptively reuses General Hospital and upgrades essential site infrastructure including utilities, parking, and accessibility combining historic value with modern | Integrates green spaces, educational, cultural, and commemorative zones, prioritizing walkability and safety, enhancing livability, and promoting social interaction to create vibrant | Provides housing units, with minimum 25% designated as affordable for lower-income households, addressing critical housing needs for families, seniors, and the workforce. |

| Economic Anchors | Supportive Services |
|---|---|
| Creates jobs across project construction and future operations and incorporates commercial spaces and innovation zones that support local businesses and workforce training. | Advances the "Healthy Village" vision by integrating wrap-around services, to address social determinants of health, and provide technological support to navigate housing |

# 3.2 Engagement Approach

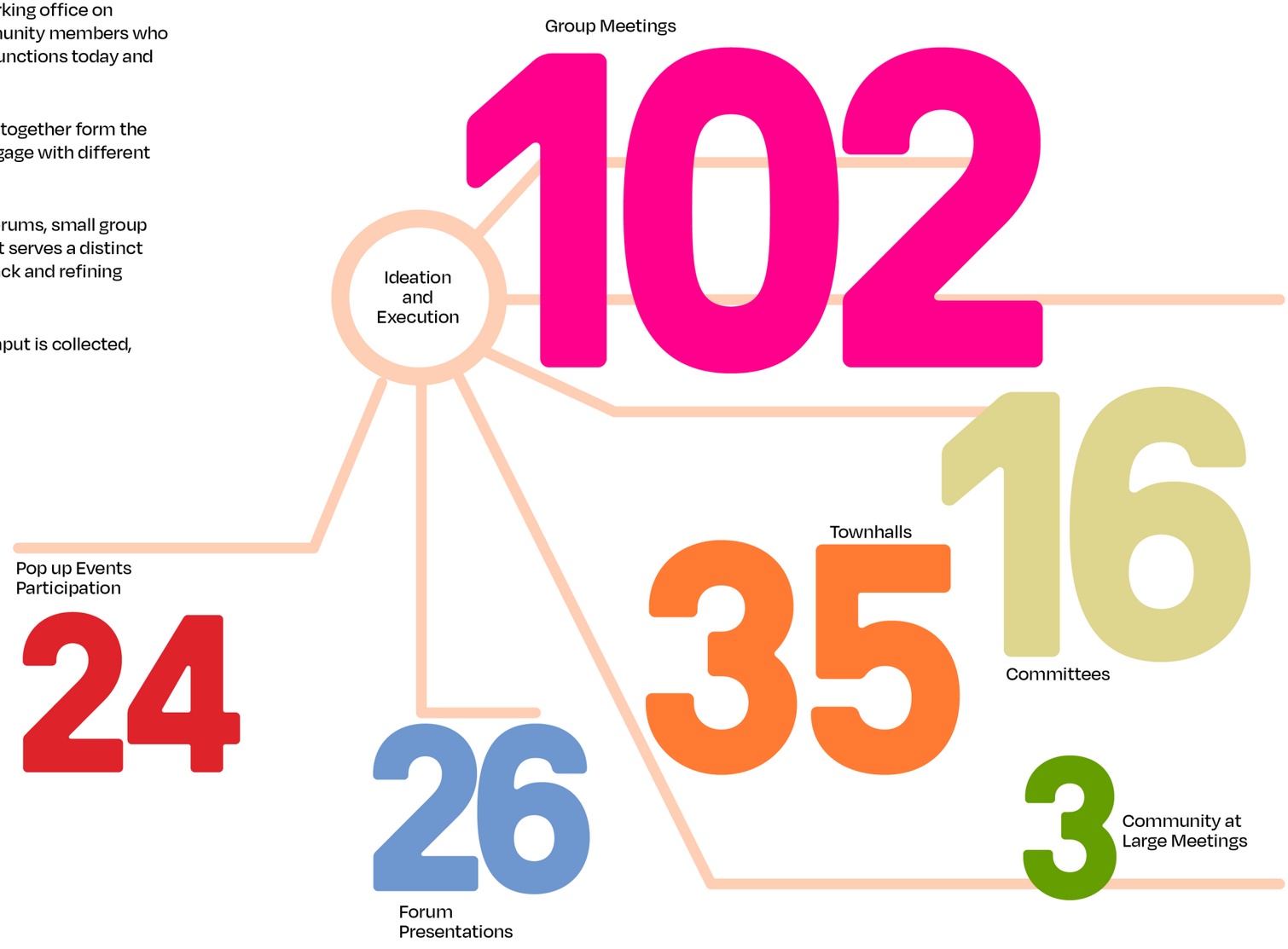
### 3.2.1 Centennial Engagement Toolkit

Centennial Partners has approached engagement as an ongoing presence on site rather than a series of isolated events. The team maintains an active on-site presence, including a working office on campus, allowing for regular interaction with healthcare staff, patients, and community members who use the site daily. These interactions have provided insight into how the campus functions today and the role it plays in people's lives.

Community engagement is structured through a range of engagement types that together form the Centennial Community Engagement Toolkit. This approach allows the team to engage with different audiences in ways that are appropriate to each setting.

Engagement has taken place through pop-up outreach, participation in existing forums, small group meetings, advisory committees, and community-at-large workshops. Each format serves a distinct purpose, from introducing the project and building awareness to gathering feedback and refining design decisions at key moments in the process.

Together, this toolkit creates a coordinated system of engagement that ensures input is collected, understood, and carried forward as the project evolves.





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# 3.2 Engagement Approach

### 3.2.2 Toolkit in Action

The engagement approach has been carried out consistently across the project, with community engagement taking place regularly over time rather than at isolated moments.

These images reflect that effort: a continuous presence across the campus and surrounding community, with engagement occurring in many different settings and alongside a wide range of participants.

Centennial Partners strongly believes the engagement process should be active, ongoing, and embedded within the community. Engagement has not been limited to key milestones, rather it has remained a consistent part of how the project has been developed from early planning through today.



Metrolink Commuter Rail Station Group Community Meeting


Community Meeting


Los Angeles County Medical Center Pop up Event


Bike Giveaway Pop up Event


Community Meeting


Community at Large Event


Legacy LA Youth Coalition Group Meeting


Lincoln Heights Town Hall

# 3.2 Engagement Process

### 3.2.3 Community Stakeholders & Partners

Engagement has been carried out in collaboration with a broad network of community stakeholders and partners who play an important role in shaping the project. These include community-based organizations, healthcare workers, labor groups, educational partners, and neighborhood leaders, as well as individuals who interact with the campus on a daily basis.

The Wellness Center has been a key partner in this process, providing a consistent on-site presence and serving as a point of connection to the surrounding community. Through this partnership, the project team has been able to maintain ongoing engagement, host meetings and events, and ensure that community members have accessible opportunities to participate and stay informed.

The Community Advisory Committee (CAC) has also played an important role throughout the process. Composed of representatives from a range of stakeholder groups, the CAC provides a forum for reviewing materials, sharing feedback, and helping to shape how information is communicated. This structure supports a process where engagement is not only broad, but also informed by ongoing input from groups with a direct connection to the community.

The Health Innovation Community Partnership (HICP) has also been an important forum for engagement, bringing together healthcare providers, institutions, and community-serving organizations connected to the campus. Through regular presentations and discussions, this group has provided valuable input on how the campus functions today and how it can better support patients, workers, and surrounding communities over time.

Together, these partnerships reflect an approach that values both reach and depth by engaging a wide range of voices while building sustained relationships that support meaningful and continuous input.

# 3.3 Event Highlight – Bike Giveaway

As part of early site preparation, a collection of abandoned bicycles were found on the campus. Rather than removing them, Centennial Partners worked with a local bike shop to refurbish the bikes and return them to the community.

The bikes were distributed through two community giveaways, one during the holidays and one on Earth Day, prioritizing families served by The Wellness Center and neighborhood youth. Together, the events provided something tangible back to the neighborhood while reinforcing the broader vision for the site. This effort reflects an approach that values sustainability, intentionality, and community benefit.

The effort also connects directly to the campus's future as a walkable, bike-friendly environment. What was once left behind on site is now part of a larger vision, one where community members can move through and experience the campus in new ways.



Esquina Bicycle Shop team repairing bicycles for the giveaway




Holiday bike giveaway at Los Angeles County General Hospital



Earth day bike giveaway at Los Angeles County General Hospital



Earth day bike giveaway at Los Angeles County General Hospital



Earth day bike giveaway at Los Angeles County General Hospital



Earth day bike giveaway at Los Angeles County General Hospital

# 3.4 Community At-Large Meetings

### 3.4.1 September 27, 2025 Community At-Large Meeting #1

On September 27, 2025, Centennial Partners kicked off Master Plan Visioning Engagement to inform the Master Plan Design process. At critical milestones, Centennial went to the community with progress to request feedback, collect data, and to make sure that designing was in-line with community priorities, goals, and visions.

This At-Large was hosted online and across partner locations including The Wellness Center, Alma Family Services, and EastSide Leads, bringing together over 200 participants to engage in the future of the campus. It invited the public to react to three distinct public realm approaches rather than a single pre-selected concept. Participants reviewed options titled Main Streets, Neighborhood Parks and Plazas, and Central Park, then responded through a structured workbook, Miro boards, and printed boards that asked them to assess each direction, identify priorities, and describe what would make the campus feel welcoming, useful, and community-serving.

The workbook format provided space for comparison, feedback, and dialogue to gather both quantitative and qualitative input. The value of this format was not only that it surfaced preferences, but that it ensured that feedback could be collected consistently across participants and translated into actionable insights. Across completed workbooks, several themes emerged with clarity and consistency.



Community At-Large Meeting at ALMA Family Services



Community At-Large Meeting at Eastside Leads



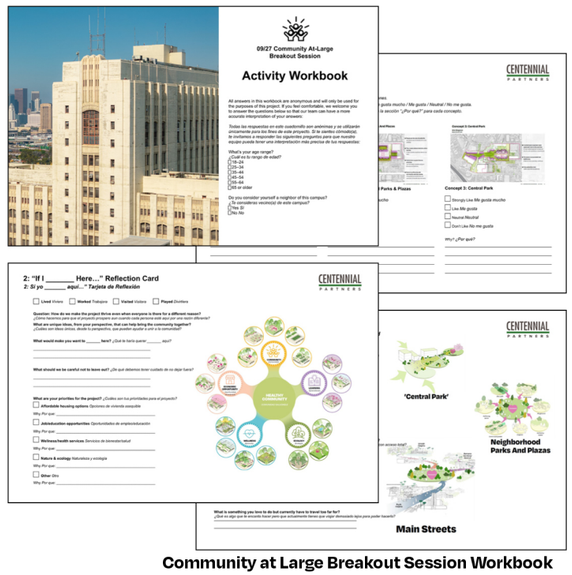
Community At-Large Meeting at Eastside Leads



Community At-Large Meeting at ALMA Family Services

Desires expressed by Community Members:

“To be safe and lead a healthy life.”
“It’s my neighborhood, I want to have a place to visit and to walk.”
“More housing opportunities for younger generations.”




**Community at Large Breakout Session Workbook**

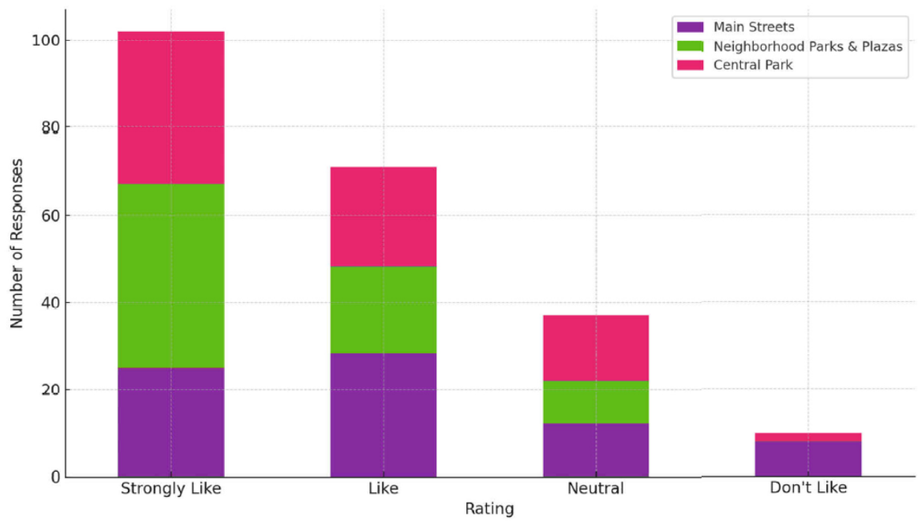
# 3.4 Community At-Large Meetings

### 3.4.2 From Three Options to One Integrated Design

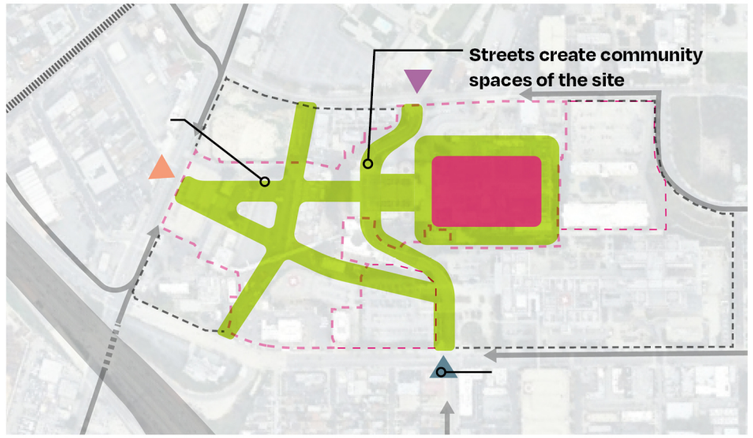
Rather than selecting one approach, the plan evolved by integrating these preferences into a unified framework. Neighborhood Parks and Plazas received the strongest overall support, Central Park also tested strongly, and Main Street remained broadly supported as a model for activity, edges, and everyday destinations. Together, these responses indicated that the future campus should not be organized around a single idea alone, but around a synthesis of neighborhood-scaled open space, an active public realm, and a larger shared destination.

This feedback directly informed the development of three guiding principles that structure the Master Plan. Gathering is anchored by a central axis that creates a strong public realm and shared civic space across the site. Connectivity organizes the campus around key activity hubs linked by safe, walkable connections that support access and movement. Belonging is reinforced through a network of parks, plazas, and open spaces that support everyday use and reflect the identity of the surrounding community.

This is an important part of the story of the Master Plan as community engagement did not produce a symbolic endorsement of a concept, but directly informed how the plan evolved. The movement from three options to one integrated direction shows that community voices were not simply collected, but interpreted and built into the structure.



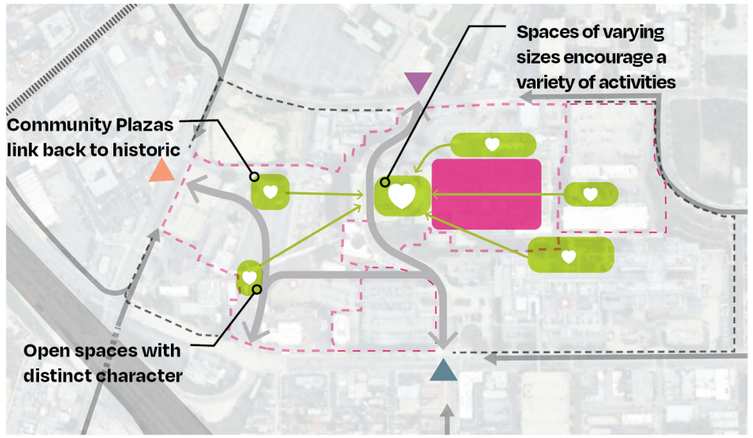

**Community At Large Meeting #1 - Initial Concepts**




**Concept 1 - 'Main Streets'**

*Bring the city in*

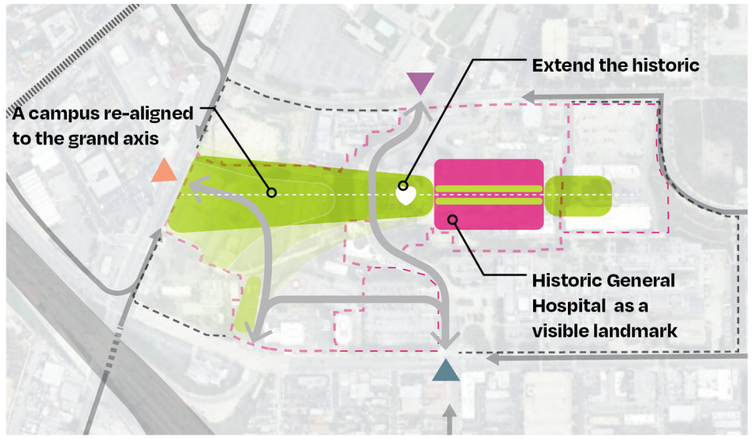
- Streets are the heart of public life.
- Each has a distinct character, yet all are multimodal.
- Community services and amenities line the streets.
- Streets support all modes of transportation.




**Concept 2 - 'Neighborhood Parks'**

*Plazas as Catalysts for Neighborhood Hubs*

- Plazas are the core of public life.
- They define unique hubs within the site.
- Varied sizes support diverse activities.
- Community services cluster around plazas.
- All plazas and connections between them are pedestrian-only.




**Concept 3 - 'Central Park'**

*A Grand Terraced Gathering Space*

- A central spine organizes open space and community services.
- The spine is monumental and continuous.
- The site core is fully pedestrian-oriented.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# 3.4 Community At-Large Meetings

### 3.4.3 December 6, 2025 Community At-Large Meeting #2

Building on the results of the first meeting, the second Community At-Large meeting focused on refining the integrated concept and understanding how the campus would function in everyday life. On December 6, 2025, through one virtual workshop and two in-person watch parties, the second meeting, with a combined attendance of over 100, gathered participants to build on earlier feedback and better understand how the campus should function in everyday life rather than focusing on broad concepts. This phase of engagement invited participants to reflect on lived experience. Through an updated workbook and new interactive exercises, participants identified meaningful places within their community, shared personal stories about why those places matter, and described a "day in the life" on the campus for different users, including teenagers, hospital staff, and older adults. These exercises grounded the planning process in how people actually move through, use, and experience space on a daily basis.

Participants emphasized that successful public space is not defined only by special events or design, but by whether people feel comfortable lingering, returning, and seeing themselves reflected in the life of the campus. Feedback consistently pointed to the importance of shade, seating, lighting, cleanliness, and culturally relevant programming as essential components of everyday usability.

Together, this phase of engagement deepened the understanding of how the campus should function beyond concept by shaping a plan that responds to daily needs, supports community life, and creates a more welcoming and accessible environment for all users.

**The most frequently identified factors affecting whether people use**

- Cleanliness & maintenance (42%)
- Safety and security (41%)

**The most common ways participants move around the area**

- Walking (42%)
- Bus transit (34%)

**The most desired daily-use amenities**

- Walking paths (68%)
- Outdoor fitness areas (66%)
- Soft grass and picnic areas (59%)
- Shaded seating (56%)
- Farmers markets (53%)

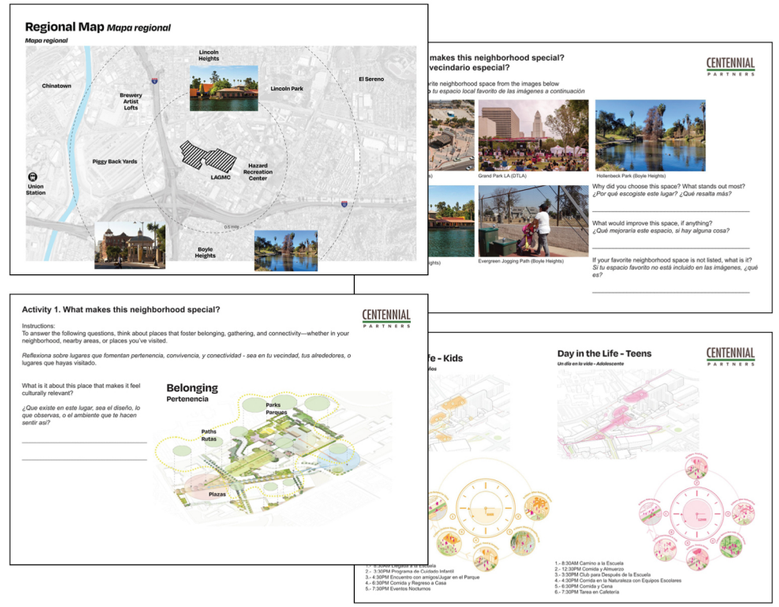
"From the beginning, we've brought community voices to the table, not just to be heard, but to shape what this space becomes. The Healthy Village is a vision born from our community members' lived experiences, and this next phase is a powerful step toward making that vision real: housing that's affordable, care that's accessible, and a place where our families can truly thrive." - Community Member



Community At-Large meeting at the Wellness Center



Community At-Large meeting at ALMA Family Services




**Community at Large Breakout Session Workbook**

# 3.5 What the Master Plan Carries Forward

### 3.5.1 Consistent Priorities

One of the clearest findings across all phases of outreach is the consistency of the community's priorities. Earlier County-led engagement, the feasibility process, and the recent community at-large workshops all point to a shared set of aspirations: housing that serves a range of incomes, stronger mental health and supportive services, healthier and more affordable food options, safe and dignified public space, support for small businesses and local entrepreneurs, and expanded opportunity through job creation and workforce development.

That consistency gives the Master Plan its strength. It demonstrates that the current vision is not reacting to short-term feedback, but responding to long-standing community needs that have been clearly and repeatedly expressed over time.

### 3.5.2 Community Priorities to Master Plan

The Master Plan carries these priorities forward in tangible ways. It establishes housing as a foundation for long-term health and community stability, including a commitment that no less than 25 percent of new residential units will be affordable. It supports a broader mix of health-related, community-serving, and neighborhood-serving uses across the campus. It creates space for local businesses, job creation, and workforce development. It prioritizes walkability, open space, mobility, and community amenities as part of a more connected and supportive daily environment.

Taken together, these commitments reflect a larger vision for a self-sustaining and thriving healthy community: one where housing, care, food access, employment, public life, and social connection are not treated as separate goals, but as mutually reinforcing parts of the same place-based strategy.

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# 3.6 Looking Ahead

The continued participation of community members throughout this process is meaningful in itself. People have remained engaged because they care about the future of the site, because they want to shape what comes next, and because they believe the redevelopment can deliver something of lasting value. That sustained involvement is a form of trust, and it is one of the strongest indicators that the Master Plan is being built on genuine public investment rather than procedural outreach alone.

For Centennial Partners, engagement is not valuable only because it strengthens the plan. It is also essential to long-term stewardship. A project of this scale will succeed only if the community continues to recognize itself in the process, in the benefits delivered, and in the daily life of the campus as it evolves over time.

The community will be able to support the adoption of the Master Plan by the Los Angeles County Board of Supervisors. This milestone marks a transition from vision to implementation, not the end of community engagement.

As the campus advances through phased development, engagement will continue to focus on translating the plan into specific projects, programs, and public spaces. Ongoing collaboration with community partners, including organizations such as The Wellness Center, will support transparency and help align each phase with the broader Healthy Village vision.

Continued communication, public updates, and future workshops will ensure that community voices remain integrated as the campus evolves over time. Coordination across County departments will also ensure that development supports existing campus users.





04

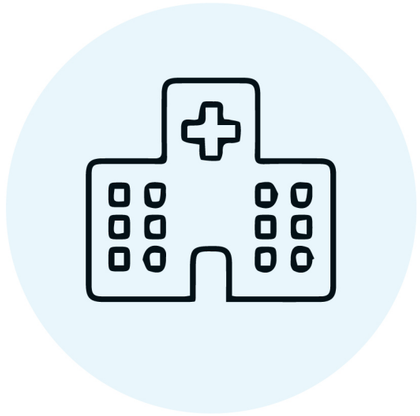
# Master Plan Guiding Principles


4.1 Master Plan Guiding Principles
4.2 Legacy and Continuity - Ingredients of a Healthy Village
4.3 Community-Driven Visioning
4.4 Site Organization - A Deeply Connected Site
4.5 Flexible Framework
4.6 Common Ground
4.7 Grounded Living Infrastructure

# 4.1 Master Plan Guiding Principles - Reimagining A Beacon for Healthy Living

Far too often, the pursuit of health is treated as an intentional act, something that demands extra time, money, and effort. But what if the design of this new Healthy Village embedded health-promoting strategies so seamlessly that wellbeing became a natural byproduct of simply living there?

The following pages establish the guiding principles for the design of the Master Plan demonstrating how healthy living can be woven directly into the physical fabric of the site, making health not an aspiration, but an inherent quality of place.



**Hospital**

**Past 100 Years**

**Hospital as Health Anchor**

**A Place for Recovery**




**Next 100 Years**

**Expansion of the Meaning of Health**

**A Place to Thrive**

# 4.2 Legacy & Continuity - an Evolution of Health

A century ago, Los Angeles County made a bold investment in public health, funding and building one of the most advanced medical facilities of its time and dedicating it to the people of Los Angeles so that everyone, regardless of income, could access state-of-the-art care.

Over the past hundred years, our understanding of what it means to be healthy has expanded. We now recognize that true wellbeing extends far beyond medical treatment, it is shaped by the social determinants of health: **Wellness, Economic Opportunity, Community, Learning, and Ecology.**

Through this Master Plan, we seek to carry forward the County's original spirit of public service and expand its promise from a place where people come when they are sick, to a place where they come to thrive.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# Healthy Village Ingredients for WELLNESS




Mapping out and layering the above ingredients throughout the site weaves in the physical design features, spaces, and circulation below that infuse wellness into every day life.



**Healthcare as Every Day Life**
*Puntos de Acceso a la Atención Sanitaria*




**Proximity to Recreation Centers**
*Proximidad a Centros Recreativos*



**Integrated Preventative Care**
*Atención Preventiva Integrada*



**Active Living Routes**
*Rutas de Vida Activa*



**Ritual Spaces**
*Espacios Rituales*

Extensive public health research shows that regular physical activity and access to nutritious food are strongly associated with reduced rates of chronic disease, including cardiovascular disease, type 2 diabetes, and obesity, while also supporting improved mental health and longevity. Combined diet and physical activity interventions have demonstrated reductions in type 2 diabetes incidence of approximately 40 to 60 percent among high-risk populations. Even modest increases in daily movement and fruit and vegetable intake are consistently linked to improvements in blood pressure, metabolic indicators, and overall healthcare utilization, underscoring the value of environments that support everyday wellness behaviors.*

In the Healthy Village, wellness is designed into daily life rather than isolated within clinical settings. Accessible healthcare touchpoints, including clinics and small wellness kiosks integrated into housing and activity centers, bring prevention and care closer to residents. Active living routes, nearby recreation spaces, and restorative environments encourage movement and mental wellbeing throughout the day. Importantly, the Master Plan directly addresses existing food desert conditions by prioritizing visible, convenient access to healthy food through a full-service grocery store, fresh food markets, and community-oriented food programs, making healthy choices achievable within a short walk of every home and workplace.

* See Bibliography in Appendix

**Envisioned Programming:**

Sports Courts

Healing Gardens

Immersive Play Gardens

Food Gardens

Respite Spaces

Community Plazas

Outdoor Recreation

Indoor Recreation

Active Walking Routes

Social Gathering Spaces

Outdoor Fitness Areas

Community Clean Ups

Neighborhood Food Hall

Community Gathering Events

Farmers Markets

Proximity to Resources

Safe & Walkable Routes



**Vibrant Walkable Public Space**



**Access to Healthy Food Choices**

# Healthy Village Ingredients for ECONOMIC OPPORTUNITY




Mapping out and layering the above ingredients throughout the site weaves in the physical design features, spaces, and circulation below that infuse economic opportunity into every day life.



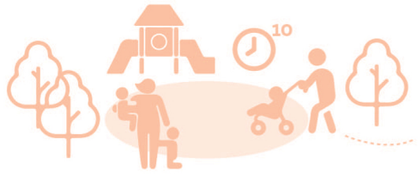
**Prioritize Local Businesses for Economic Balance**
*Priorizar las empresas locales para el equilibrio económico*




**Walking Distance to Work**
*A Poca Distancia del Trabajo*



**Embedded Job Training Hubs**
*Centros de Formación Laboral Integrados*




**Childcare Proximity For Work-Life Balance**
*Cuidado Infantil de Proximidad para Conciliar la Vida Laboral y Personal*

Strong evidence links stable employment and higher household income to improved health outcomes across the lifespan, including lower rates of infant mortality, reduced prevalence of depression and anxiety, and longer life expectancy. Economic stability improves health by reducing chronic stress, increasing access to healthcare and nutritious food, and supporting housing security. These findings position economic opportunity as a foundational determinant of population health, particularly in communities that have experienced long-term disinvestment.*

The Healthy Village advances economic opportunity through a connected employment ecosystem that supports growth from entry-level work to long-term careers. Community-serving jobs in retail, food, maintenance, childcare, and small business provide accessible points of entry, while on-site job training, mentorship, and certification programs help residents build skills and advance over time. These pathways intentionally connect to anchor employers and regional employment anchors, including medical offices, professional services, research, and commercial tenants that offer stable, higher-wage careers. Shared workspaces, incubators, and workforce partnerships help bridge these sectors, creating a visible talent pipeline that allows residents to live, work, and progress within the community.

* See Bibliography in Appendix

**Envisioned Programming:**

Local Vendors

Business Incubators

Local Restaurants

Workshop Spaces

Job Training Hubs

Childcare Hubs

Community Farm

Community Services

Pop-Up Markets

Seasonal Markets

Food Hall

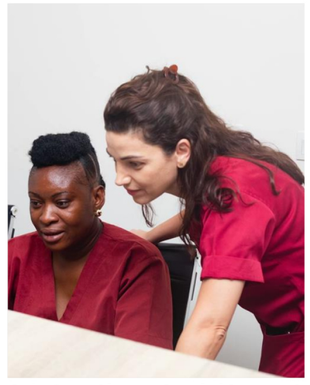
Youth Programs

Technology Hubs

Financial Literacy Programs

Pilot Programs



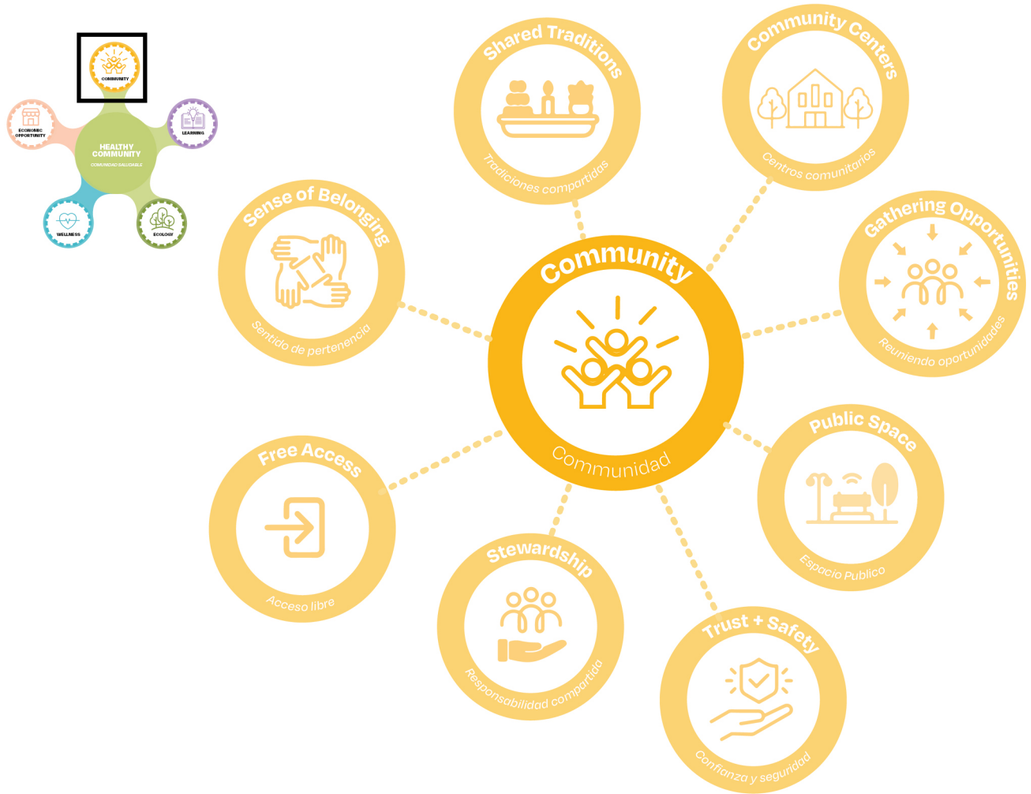


**Job Creation + Social Impact**




**Community-Facing Retail**

# Healthy Village Ingredients for COMMUNITY




Mapping out and layering the above ingredients throughout the site weaves in the physical design features, spaces, and circulation below that infuse community into every day life.




Loneliness and social isolation have reached epidemic levels in the United States, with roughly one in three adults reporting that they feel lonely or lack adequate social and emotional support. This widespread disconnection is associated with higher risks of depression, anxiety, cardiovascular disease, and premature mortality. At the same time, research consistently shows that social connection is one of the strongest predictors of health. Strong social relationships are associated with significantly lower all-cause mortality risk, comparable to other major health behaviors, and access to welcoming public spaces and shared activities has been shown to reduce loneliness and support healthier behaviors.*

Community is therefore foundational to the Healthy Village. Each district includes a community commons such as a plaza, park, hall, or center, supported by additional open spaces within a five-minute walk. This network of places supports everyday interaction, from informal connection and friendship-building to larger civic gatherings. Dedicated second spaces provide opportunities for teens, young adults, and seniors to belong, while transparent stewardship through neighborhood councils and shared governance models encourages participation and trust. Regular programming and signature events animate these spaces, creating a living network of connection and care that directly counters social isolation.

* See Bibliography in Appendix

**Envisioned Programming:**

Sports Courts

Healing Gardens

Immersive Play Gardens

Food Gardens

Outdoor Gathering Lawns

Public Plazas

Pocket Parks

Community Commons

Community Gardens

Community Centers

Exploration Gardens

Playgrounds

Recreation Spaces

Outdoor Sports Courts

Strolling Gardens

Artist Spaces

Murals & Public Art

Food Hall



**Community Events**



**Shared Community Space**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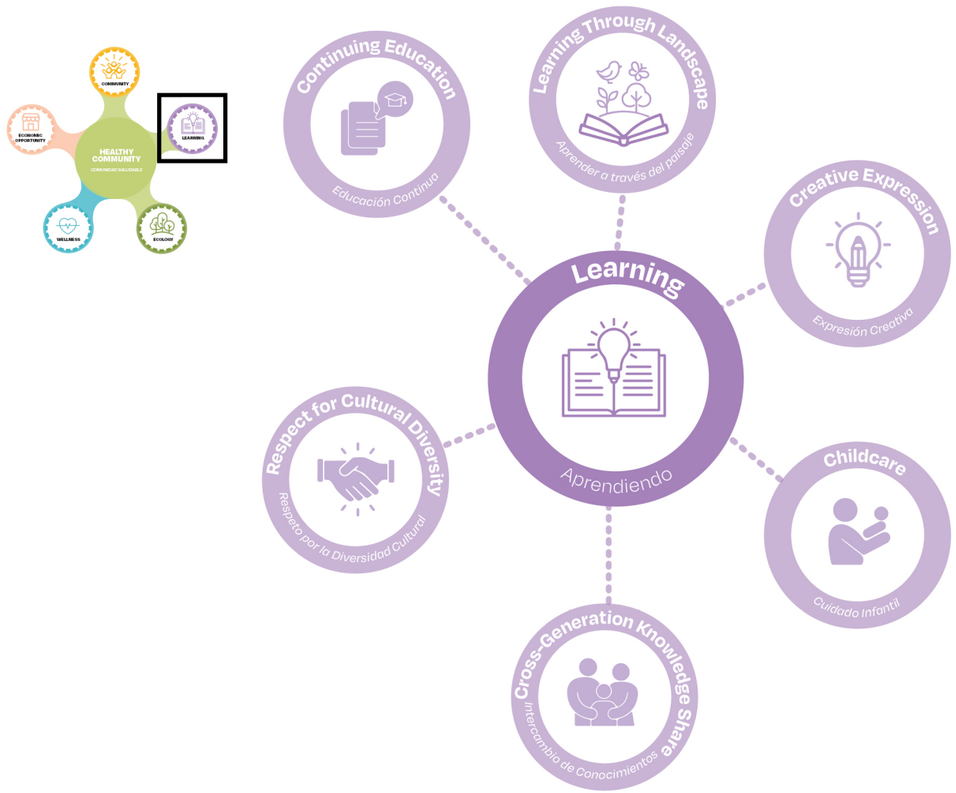
# Healthy Village Ingredients for LEARNING




Mapping out and layering the above ingredients throughout the site weaves in the physical design features, spaces, and circulation below that infuse learning into every day life.




Educational attainment and lifelong learning are strongly associated with improved health outcomes, including lower rates of chronic disease, better cognitive health in later life, and increased life expectancy. High-quality education and job training improve health through multiple pathways, higher income, improved health literacy, and greater employment stability, making learning environments long-term investments in both economic and population health resilience.*

In the Healthy Village, learning is embedded into daily life as a shared and continuous pursuit. Distributed learning hubs include libraries, reading rooms, maker spaces, and flexible classrooms that support tutoring, after-school programs, workforce training, and continuing education. Spaces for creative expression such as dance, art, and performance foster cultural exchange and intergenerational mentorship. A cultural path woven through the campus, lined with local art and murals, reinforces learning as both a personal journey and a collective act of storytelling. With childcare and adaptable learning spaces integrated into the neighborhood, the campus supports curiosity, creativity, and growth at every stage of life.

* See Bibliography in Appendix

**Envisioned Programming:**

Community Gardens

Childcare Spaces

Learning Gardens

Education Hubs

Workshop Spaces

Artist Spaces

Murals & Public Art

Pop-Up Events

Food Hall

Community Library

Digital Media Lbraries

Club Fairs

Youth Centers

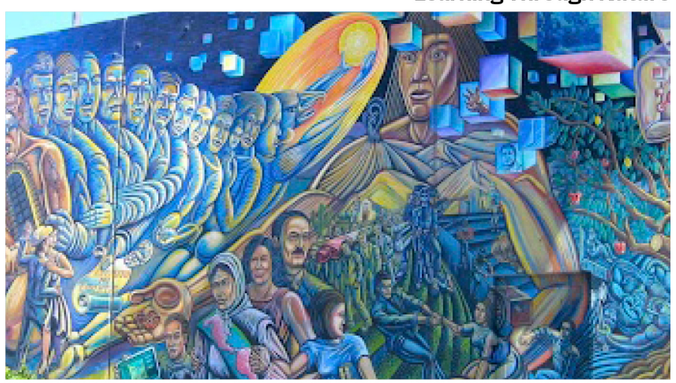
Skill-Sharing Collab Spaces

Non-Profit Hubs

Flexible Outdoor Rooms



**Learning Through Nature**



**Public Art**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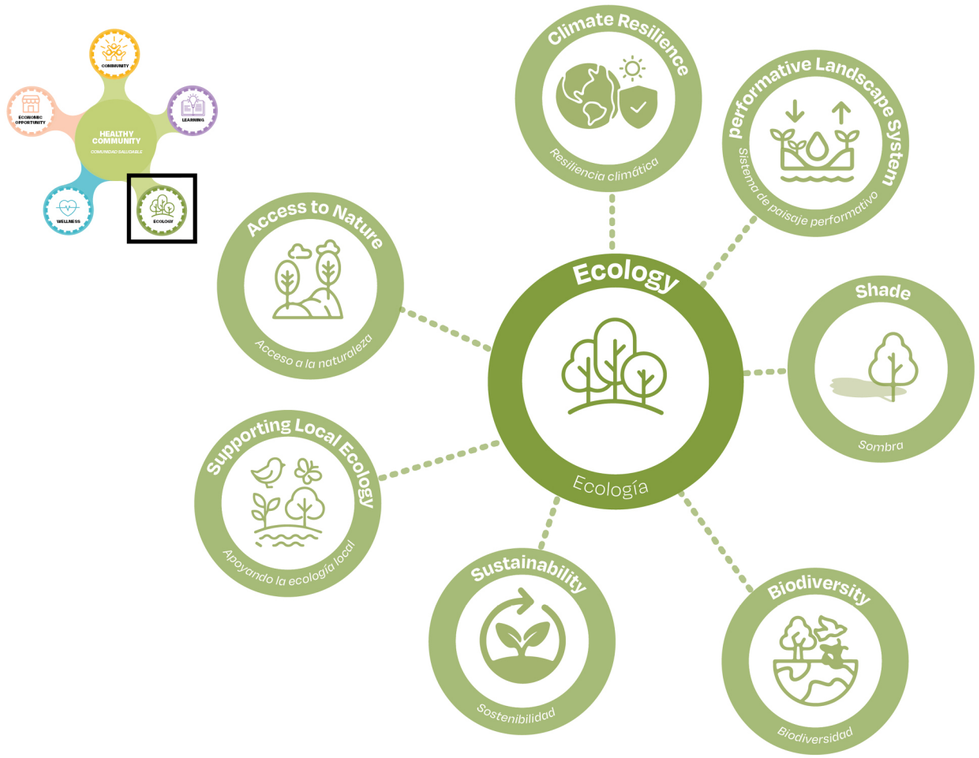
# Healthy Village Ingredients for ECOLOGY




Mapping out and layering the above ingredients throughout the site weaves in the physical design features, spaces, and circulation below that infuse ecology into every day life.




Research indicates that the health benefits of living on a tree-lined street are significant, with some studies finding that increased tree canopy in urban neighborhoods provides health improvements equivalent to being seven years younger. These benefits stem from reduced stress, lower blood pressure, improved air quality, and increased physical activity, effectively serving as a passive, daily preventative health measure.*

Ecology is the connective tissue of the Healthy Village, restoring the relationship between people and the natural systems that sustain them. Green space is within a five-minute walk of every home, while biodiversity corridors thread through all districts, linking habitats and human experience. Climate-adaptive landscapes clean the air, infiltrate stormwater, buffer noise, and provide shade and cooling, making nature a daily ally in resilience. Sustainability is expressed not only through infrastructure (renewable energy, electrification, and integrated water systems) but also through everyday participation: composting, recycling, and caring for pollinator gardens. Together, these layers form a living ecology where environmental health and human wellbeing thrive as one.

* See Bibliography in Appendix

**Envisioned Programming:**

Pollinator Gardens

Hillside Trails

Immersive Play Gardens

Food Gardens

Biodiversity Walks

Exploration Gardens

Community Gardens

Shaded Walks

Open Recreation Spaces

Pocket Parks

Gathering Lawns

Rain Gardens

Urban Microforests

Dry Creek Riparian Corridor

Biodiversity Corridor

Shaded Biking Routes



**Outdoor Activity**



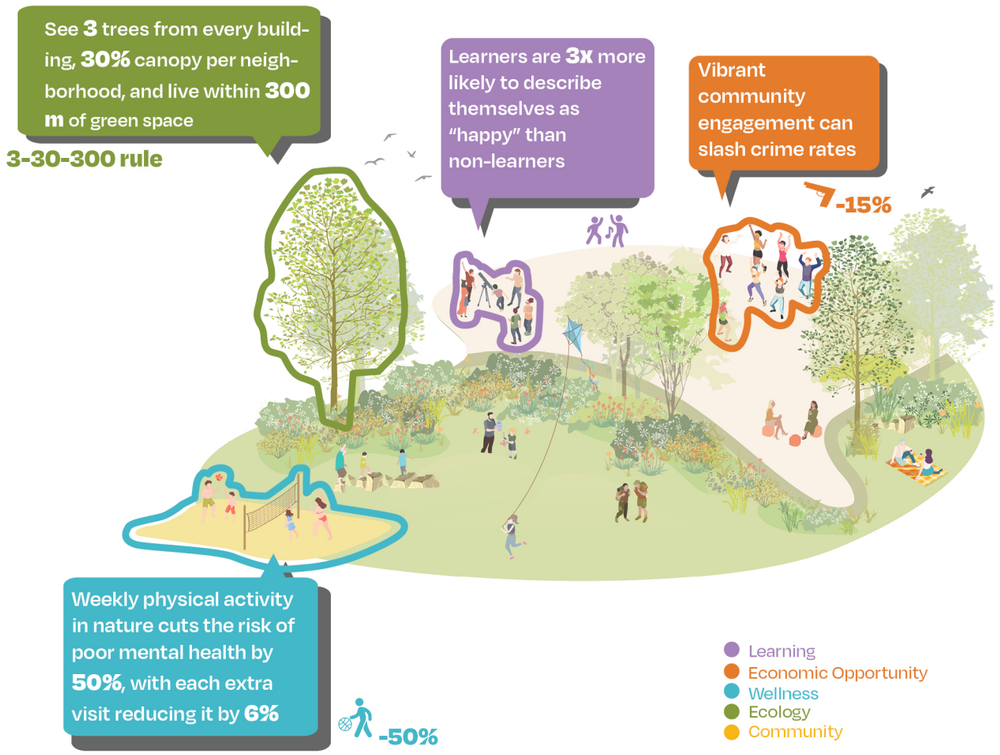
**Pollinator Spaces**

# Healthy Vision to Lived Metrics:

# Spaces that Promote All Kinds of Health

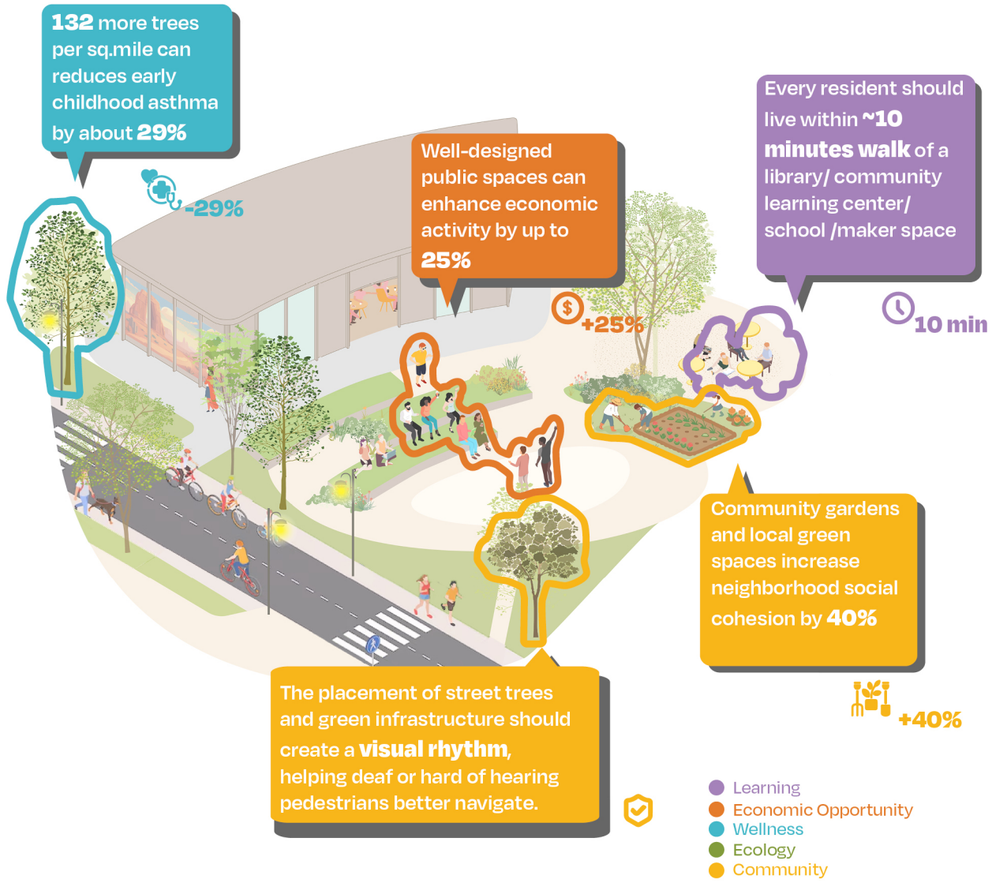
When the research on health-supportive environments is considered holistically, placemaking becomes an intentional layering of these multiple dimensions of health rather than a single-purpose design exercise. Wellness, Economic Opportunity, Community, Learning, and Ecology do not operate in isolation. The greatest health benefits emerge where these dimensions overlap in daily life. In the Healthy Village, every public space is conceived as an opportunity to integrate multiple health-supportive elements into the physical fabric of the campus.

The diagrams that follow illustrate how the ingredients outlined in the preceding sections can function as a flexible kit of parts for designing public space. A single plaza, corridor, or courtyard might simultaneously support physical activity through walkable paths, economic opportunity through small-scale retail or pop-up markets, community through gathering and programming, learning through cultural expression or informal education, and ecology through shade, planting, and water-sensitive design. These elements can be combined and scaled differently depending on context, allowing spaces to respond to local needs while remaining part of a cohesive whole.




**Community and Learning**

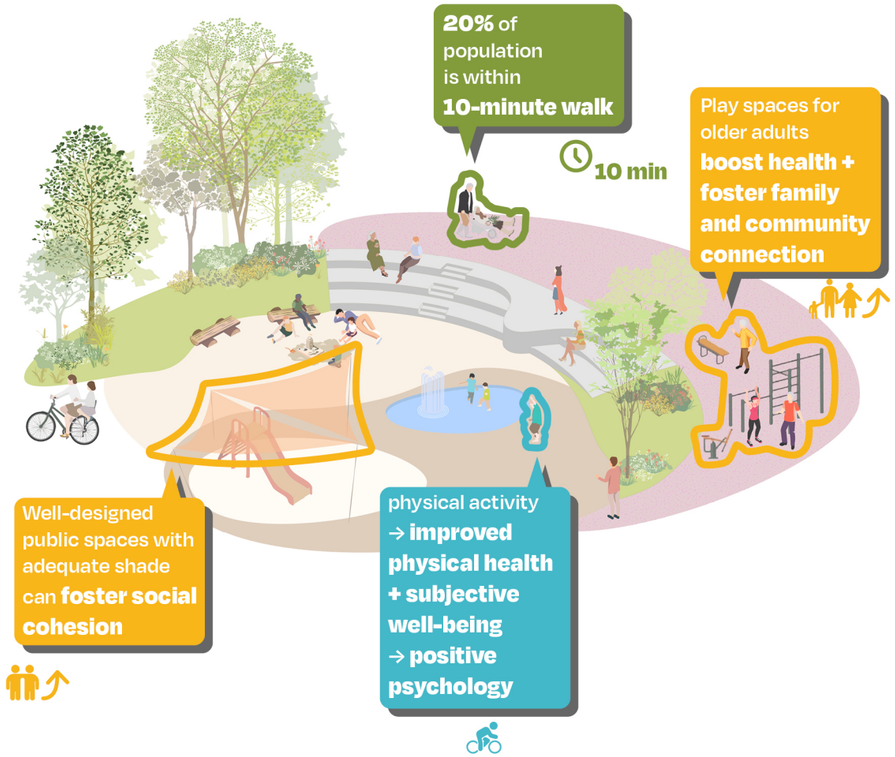
When deployed consistently across the campus, this layered approach transforms the public realm into a network of indoor and outdoor environments that actively support health. Rather than relying on isolated interventions, the Master Plan embeds multiple health benefits into everyday experiences, addressing both direct health outcomes and broader social determinants of health. Through this integrated design strategy, public spaces become places where individual wellbeing and collective resilience are strengthened together, reinforcing the Healthy Village as a lived, inclusive, and adaptable environment.




**Community Stewardship**

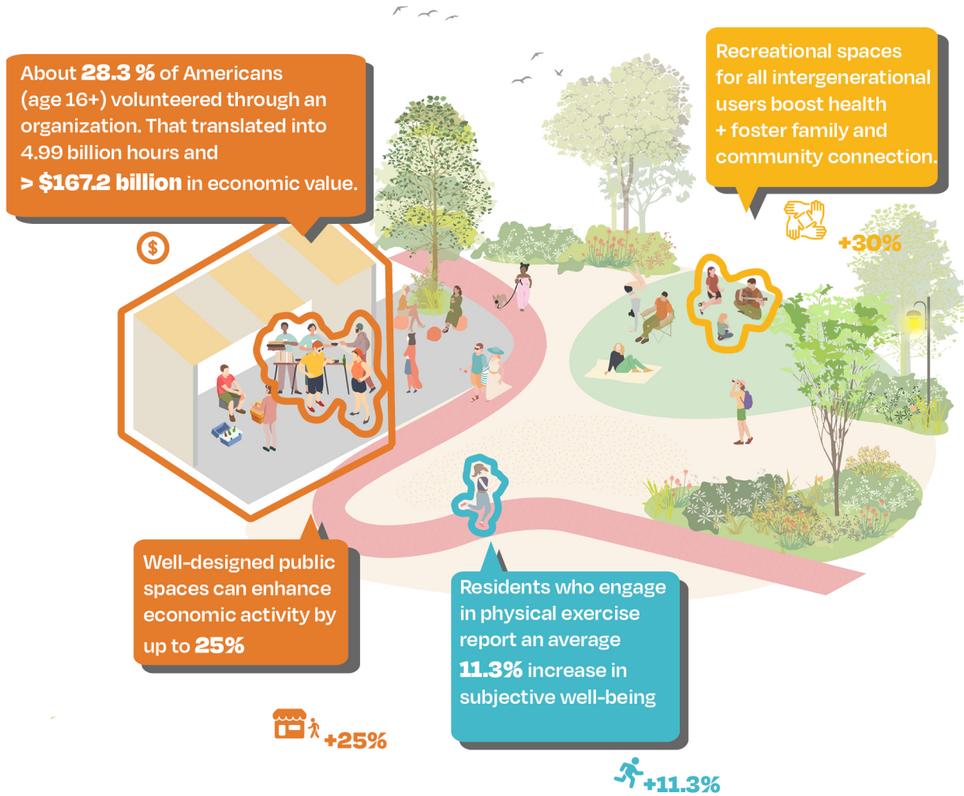
# Healthy Vision to Lived Metrics:

# Spaces that Promote All Kinds of Health




- Learning
- Economic Opportunity
- Wellness
- Ecology
- Community

## Intergenerational Spaces




- Learning
- Economic Opportunity
- Wellness
- Ecology
- Community

## Social Health in Nature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# 4.3 Community-Driven Visioning

**"From the beginning, we've brought community voices to the table -- not just to be heard, but to shape what this space becomes. The Healthy Village is a vision born from our community members' lived experiences, and this next phase is a powerful step toward making that vision real: housing that's affordable, care that's accessible, and a place where our families can truly thrive."**

*- Rosa Soto, Executive Director of The Wellness Center at General Hospital*

Through extensive community engagement, the community identified not only current challenges, but also a shared desire for a place that fosters **Gathering, Connectivity, and Belonging**. These aspirations reflect the need to strengthen social ties, restore access, and reestablish the General Hospital Campus as a welcoming nexus for the surrounding communities.

### Belonging and Cultural Identity

Participants strongly associated belonging with spaces that reflect cultural history, support informal gathering, and allow people to linger without feeling rushed or excluded. Mariachi Plaza and Plaza de la Raza were repeatedly referenced as successful models due to their culturally relevant programming, music, arts, and accessibility. These spaces were valued for hosting low-cost or free events, supporting youth arts education, and fostering intergenerational interaction. Participants emphasized the importance of non-hostile architecture, including shade, seating, welcoming signage, and the absence of design elements that discourage gathering. Many noted the need to recognize the full cultural history of Boyle Heights, including Japanese, Armenian, Chinese, and other communities that have been overlooked, and to celebrate historic corridors such as Brooklyn Avenue as part of the area's identity.

### Gathering and Community Life

Successful gathering spaces were described as flexible, multi-use environments that support both active and quiet uses. Participants highlighted the importance of plazas and parks that can host cultural events, music, dance, markets, health fairs, and family celebrations, while also providing calmer areas for rest and reflection. Evening and nighttime programming emerged as a consistent priority, particularly for working families and night-shift workers who are unable to participate in daytime events.

### Connectivity and Mobility

Connectivity was identified as a foundational requirement for the campus to function as a true community asset. Participants emphasized the need for safe, walkable entrances from Marengo Street, Mission Road, and Zonal Avenue, noting that current barriers and car-centric design discourage pedestrian access. Significant grade changes across the site were described as challenge, particularly for seniors and people with disabilities. Participants supported improvements such as upgraded paths, ramps, landscaped stairways, and functioning elevators to ensure equitable access.

# 4.3 Community-Driven Visioning




**Overlapping Community Input and Ingredients of a Healthy Village**

In response, **Gathering, Connectivity, and Belonging** operate as macro-scale organizing ideas for the Master Plan. They structure how the layered healthy spaces described in the previous section are distributed, linked, and experienced across the campus, shaping a public realm that is social, legible, and deeply rooted in community life.

# 4.4 A Deeply Connected Site

To revitalize General Hospital, the key is to transform it into a true destination – reconnecting regional and local pathways while drawing in the community. This requires bold moves to reorganize the site around clear, intuitive circulation spines that navigate significant grade changes and existing building constraints while enhancing multimodal transportation and parking to support current stakeholders, neighboring communities, and future campus residents.

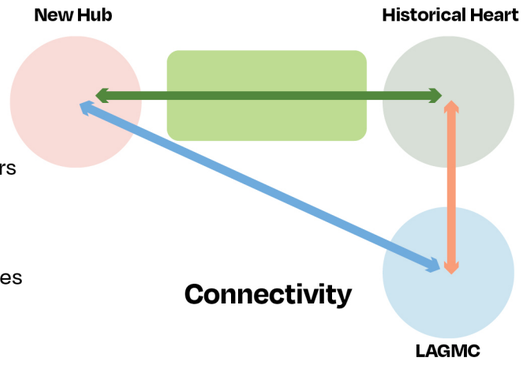
## Gathering

A Central Park aligns a grand central axis that extends from the Historic General Hospital through West Campus, providing a central focus and gathering place for the community to catalyze coming together.



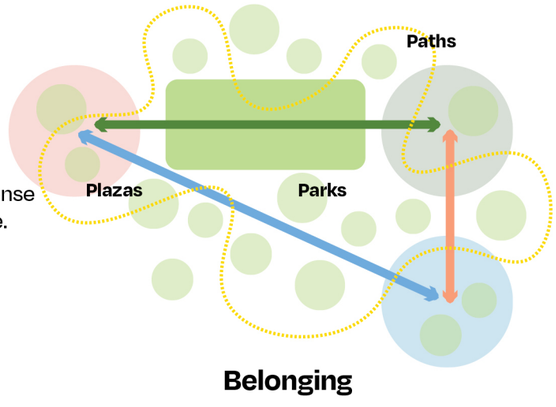

## Connectivity

A diagonal road connects the three major anchors on the site: the Residential Hub, the Commerce Hub, and the Medical Services Hub, giving all residents, visitors, and staff clear, intuitive, and direct connection to all the amenities and services on the campus.

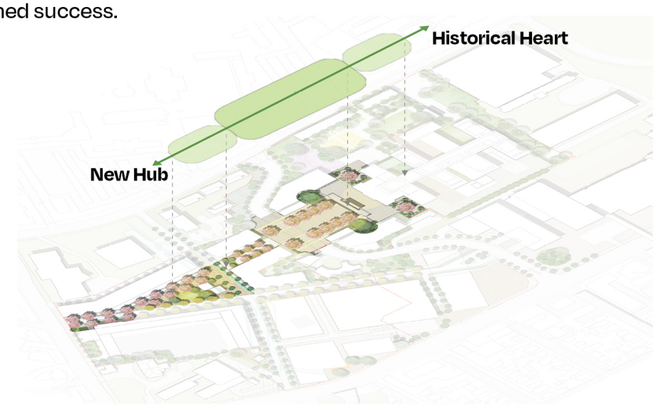


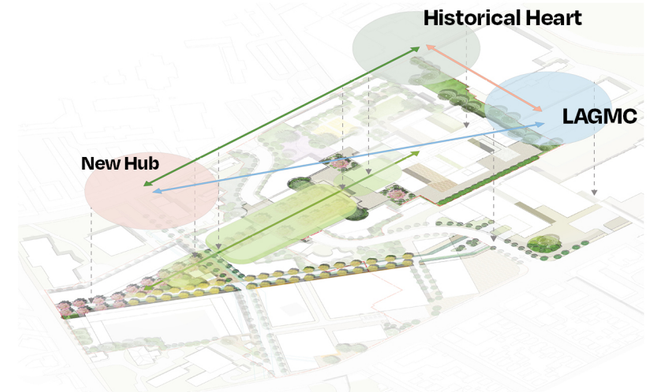

## Belonging

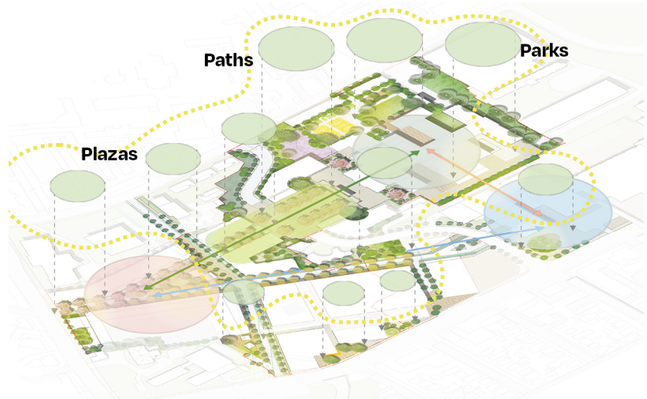
Seeding public spaces – parks, plazas, and community services of varying scale and experience – throughout the site provides a sense of belonging and identity to the Healthy Village.




Additionally, strengthening connections between street frontages and internal destinations is crucial, especially given the site's limited exterior presence. By increasing foot traffic, activating community spaces, and driving economic activity, the campus can expand its network of amenities and public spaces, creating a vibrant, accessible environment that catalyzes a positive feedback loop for sustained success.





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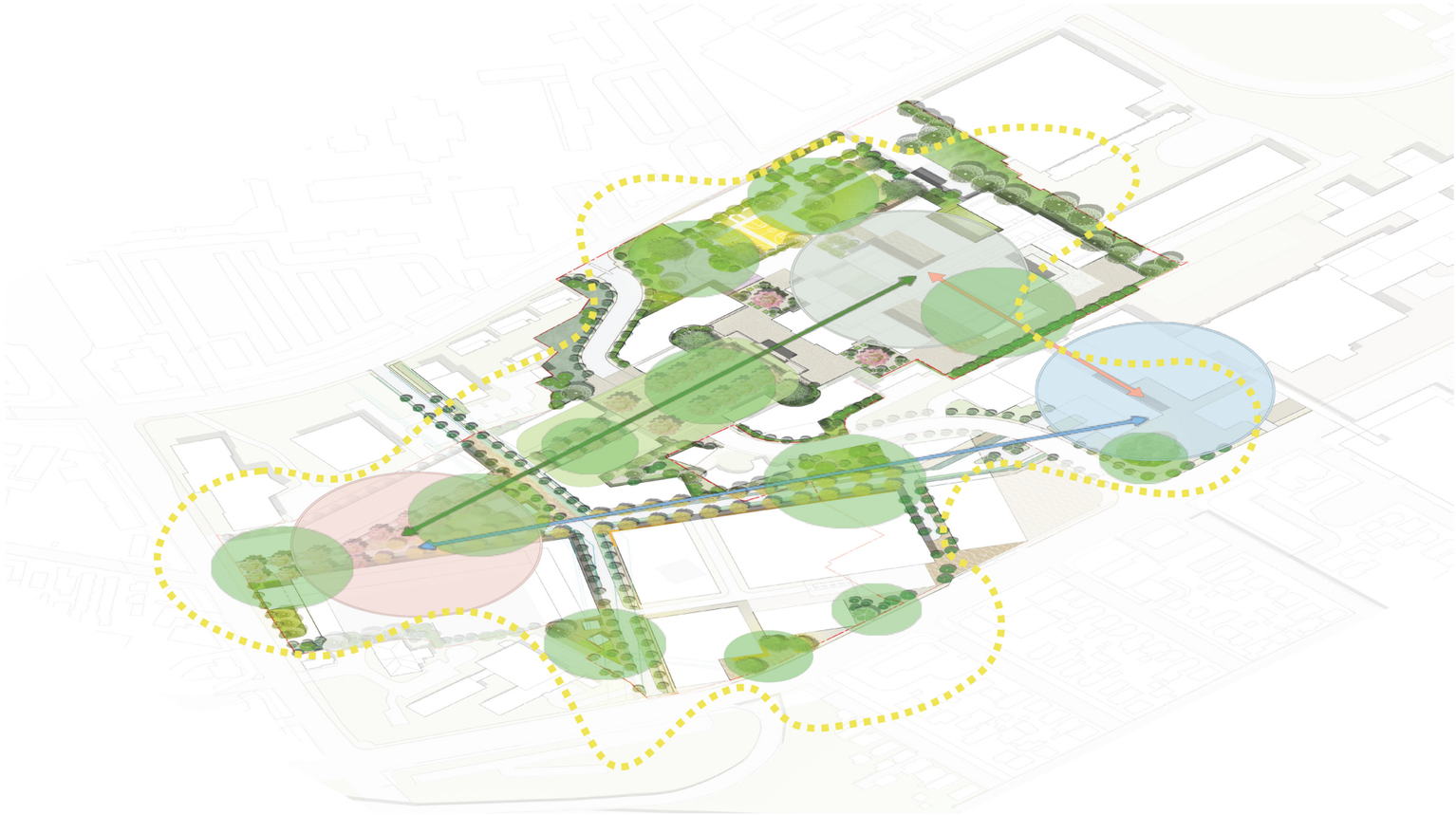
# 4.5 Flexible Framework



**Guiding Frameworks**

For this Master Plan to remain successful and adaptable to evolving community needs and shifting market conditions over time, its core elements, particularly the site organization, are structured around a flexible framework that can accommodate a range of development outcomes while maintaining a cohesive and enduring Healthy Village.

These guiding frameworks,  are essential to the layout, cohesion, and experience of the site. They define the essential structure of the Healthy Village while allowing for multiple paths of realization, ensuring the concept remains resilient and relevant as the site evolves.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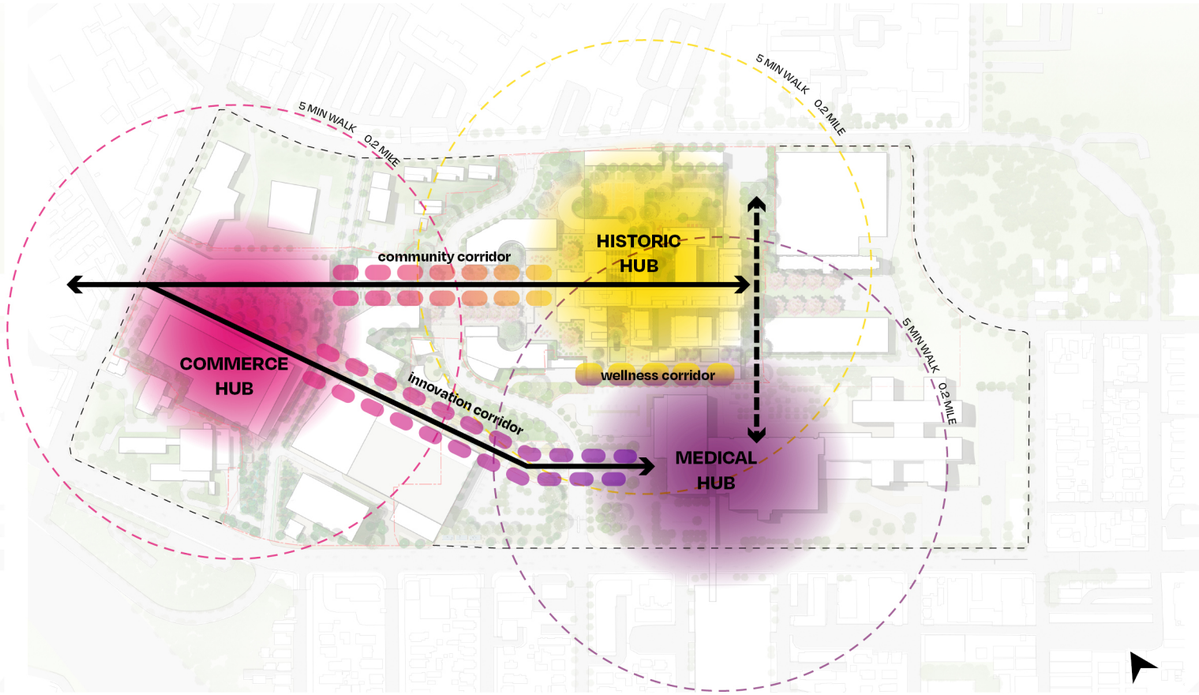


## Framework Principle 1 - Five Minute Hubs

The framework is anchored by three primary arrival points, each forming a hub centered around a major use: the LA General Medical Center, the Historic General Hospital, and a new West Campus Hub. Each hub is supported by a district parking garage designed to intercept vehicles early, reducing congestion and promoting a pedestrian-oriented environment. Each hub should provide access to an ecosystem of Healthy Village amenities and services within a five-minute walking radius.

## Framework Principle 2 - Hubs and Corridors

While the campus is unified with a cohesive mixed-use program throughout, within each hub's five-minute 'catchment' there is a distinct focus which informs its character, programmatic activation, and destination identity.

- The Medical Services Hub, centered on LAGMC and serving patients, visitors, doctors, nurses, and staff.
- The Historic Hub, centered on the adaptive reuse of the Historic General Hospital and its residential community.
- The Commerce Hub, anchored by the new West Campus Hub with mixed-use, residential, and employment opportunities.

Together, these hubs form the three points of a campus-wide triangle, each balancing and amplifying the activity, programming, and vitality of the others. Linking them are three primary corridors, the Wellness Corridor, the Community Corridor, and the Innovation Corridor, each lined with active ground-floor uses that connect and energize the public realm between the hubs.


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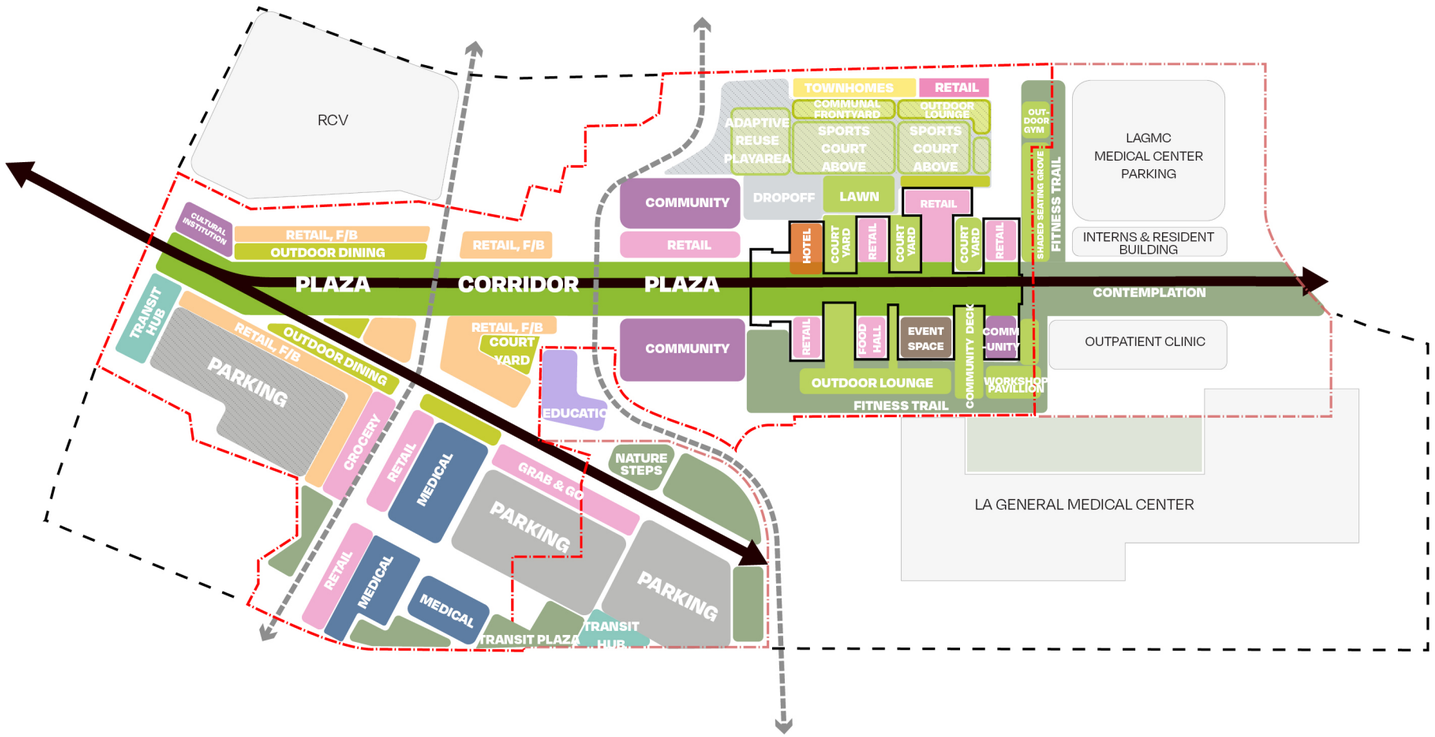


**Legend**

- Retail
- Medical
- Transit Hub
- Community
- Retail
- Townhomes
- Education

## Framework Principle 3 - Activating Program

Housing, commerce, and community-serving programs are distributed throughout the campus, creating an integrated environment, while each hub is anchored around a distinct theme.

Each hub and corridor is seeded with programs that reflect community priorities, serve distinct user groups, and layer complementary “Healthy Village” components. These programs are designed to activate the site at multiple scales, from small, daily rituals to major civic gatherings, and to evolve over time as needs change.

In the Medical Services Hub, clinical and restorative functions are complemented by wellness amenities, green courtyards, and respite spaces for staff and visitors. The Historic Hub combines housing, cultural venues, and public gathering spaces within adaptive reuse of the historic hospital, fostering a lively, mixed use community anchored in heritage. The Commerce Hub integrates employment, education, and entrepreneurship with new housing and retail, creating a hub of innovation and economic vitality.

The connecting corridors further enrich this mix by introducing programs that blur the boundaries between hubs, public art, fitness loops, gardens, flexible event spaces, and pop-up retail, ensuring that the campus remains active and inclusive throughout the day and across the seasons. Together, these layers of program transform the framework into a living environment, one that continually adapts, learns, and grows with its community.


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# 4.6 Common Ground

**The Ground Belongs to the People**

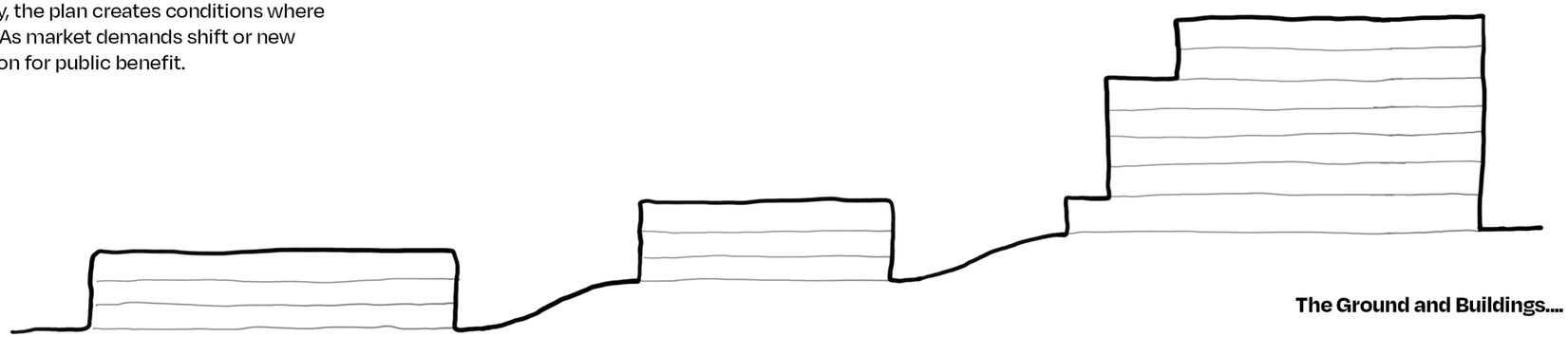
At the heart of the Healthy Village vision is the idea that the ground plane belongs to the public. It is the physical and symbolic layer that guarantees the community's enduring presence and influence, even as the site evolves through different phases of development, ownership, and investment. By reserving this shared foundation for civic life, the Master Plan safeguards a measure of collective ownership, ensuring that the community always has a foothold and a voice in shaping its own future.

Common Ground is not limited to parks and plazas; it extends into the thresholds of buildings themselves. Every ground-floor frontage is conceived as an active edge that connects interior and exterior life, architecture that participates in public experience rather than withdrawing from it. Tall, flexible ground-floor heights and transparent façades make room for community-serving programs of many scales, from small shops and clinics to resource centers, cafés, and multipurpose halls. Cross-connections through buildings at key gateways and beacon sites invite movement and visibility, turning the first floors of private projects into shared civic space.

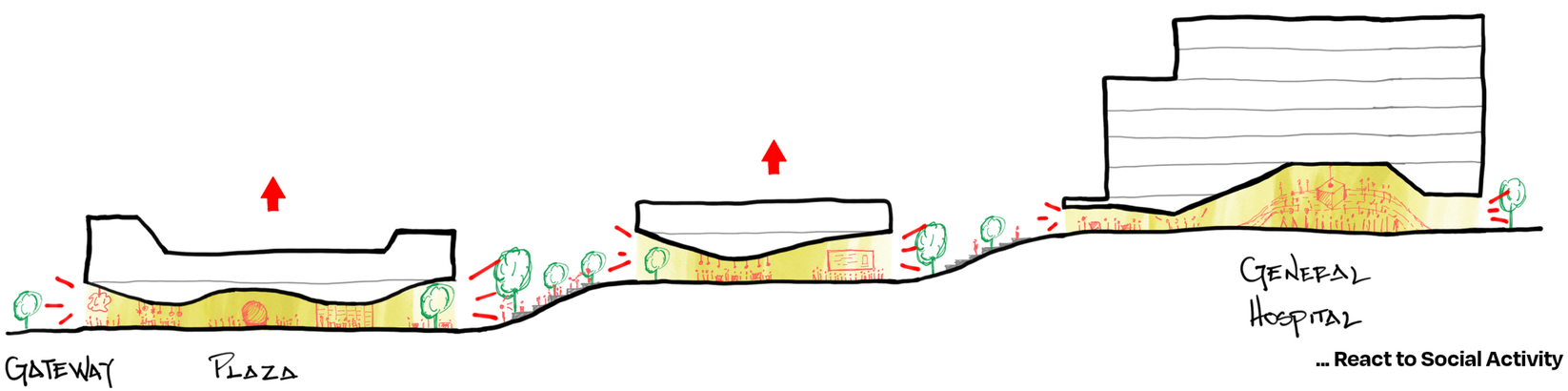
These physical strategies are paired with a framework of stewardship. By embedding community uses at the ground level and designing for permeability and adaptability, the plan creates conditions where social infrastructure can evolve alongside physical development. As market demands shift or new partners arrive, the common ground endures as a stable foundation for public benefit.

The concept also functions as a guide for programming and activation. It shapes how events, cultural learning, and shared celebrations occupy the campus throughout the year, markets in plazas, performances spilling from lobbies, and workshops hosted in community halls. These activities reinforce trust, familiarity, and participation, transforming open space into a platform for cultural continuity and growth.

Ultimately, Common Ground is both a spatial principle and a civic contract. It binds the site's many actors to a shared responsibility: to keep the campus open, porous, and public at its base. In doing so, it translates design intent into daily experience, a landscape and architecture that visibly support connection, belonging, and the community's right to define its own future.



**The Ground and Buildings....**




**... React to Social Activity**

# 4.7 Grounded Living Infrastructure

To truly support a vibrant public realm and a connected "common ground," the site's underlying infrastructure must do the heavy lifting. While substantial regrading will be required to enhance accessibility and connectivity, the campus's naturally dramatic topography offers extraordinary opportunities to embed sustainable systems as functional assets.

The Master Plan envisions an integrated network of living infrastructure where the land itself participates in hydrology and resource management. This hard-working landscape goes beyond aesthetics: it mitigates heat-island effects, captures and stores stormwater, buffers noise, and extends ecological corridors that connect habitats and support pollinators.

To unlock the site's full potential, the Master Plan proposes a comprehensive infrastructure renewal that delivers sustainable, integrated, and reliable utilities while allowing for phased expansion over time. This strategy ensures resilience, embraces cross-disciplinary innovation, and provides uninterrupted service as the Healthy Village grows and adapts.




**Aligning Grounded Living Infrastructure with UN's Sustainability Development Goals & LA County Goals.**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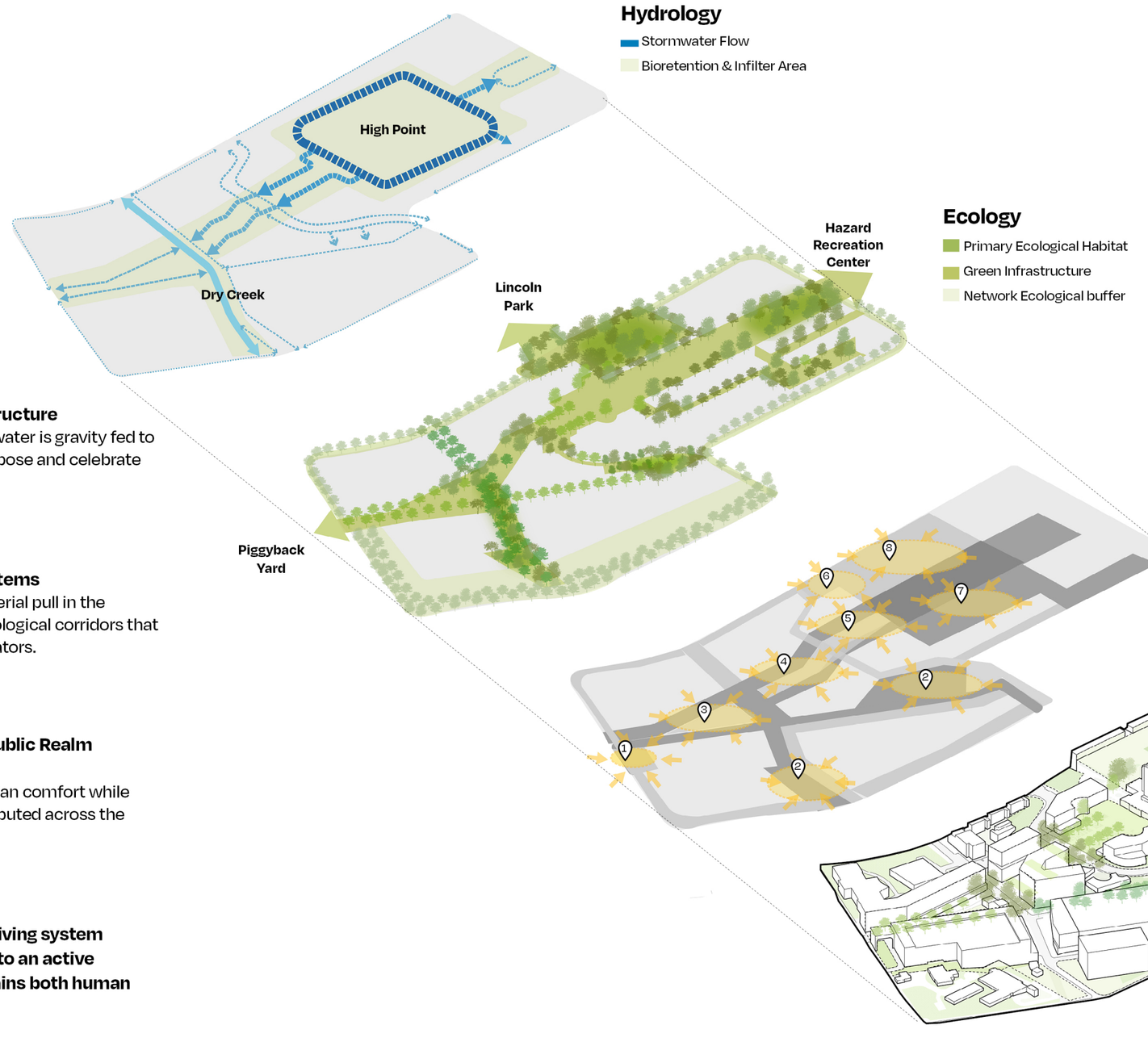
# 4.7 Grounded Living Infrastructure Landscape Framework




**Resilient Environments & Infrastructure**
Utilizing existing topography, stormwater is gravity fed to centralized collection points that expose and celebrate natural systems.

**Clean Air, Clean Water, Living Systems**
Native street trees and planting material pull in the adjacent open spaces to provide ecological corridors that connect habitats and support pollinators.

**Equitable, Climate-Responsive Public Realm Framework**
Gathering spaces that promote human comfort while reducing heat island effect are distributed across the campus for easy access.

**Together, these layers support a living system that transforms infrastructure into an active environmental partner that sustains both human and natural communities.**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Los Angeles County General Hospital Campus Master Plan

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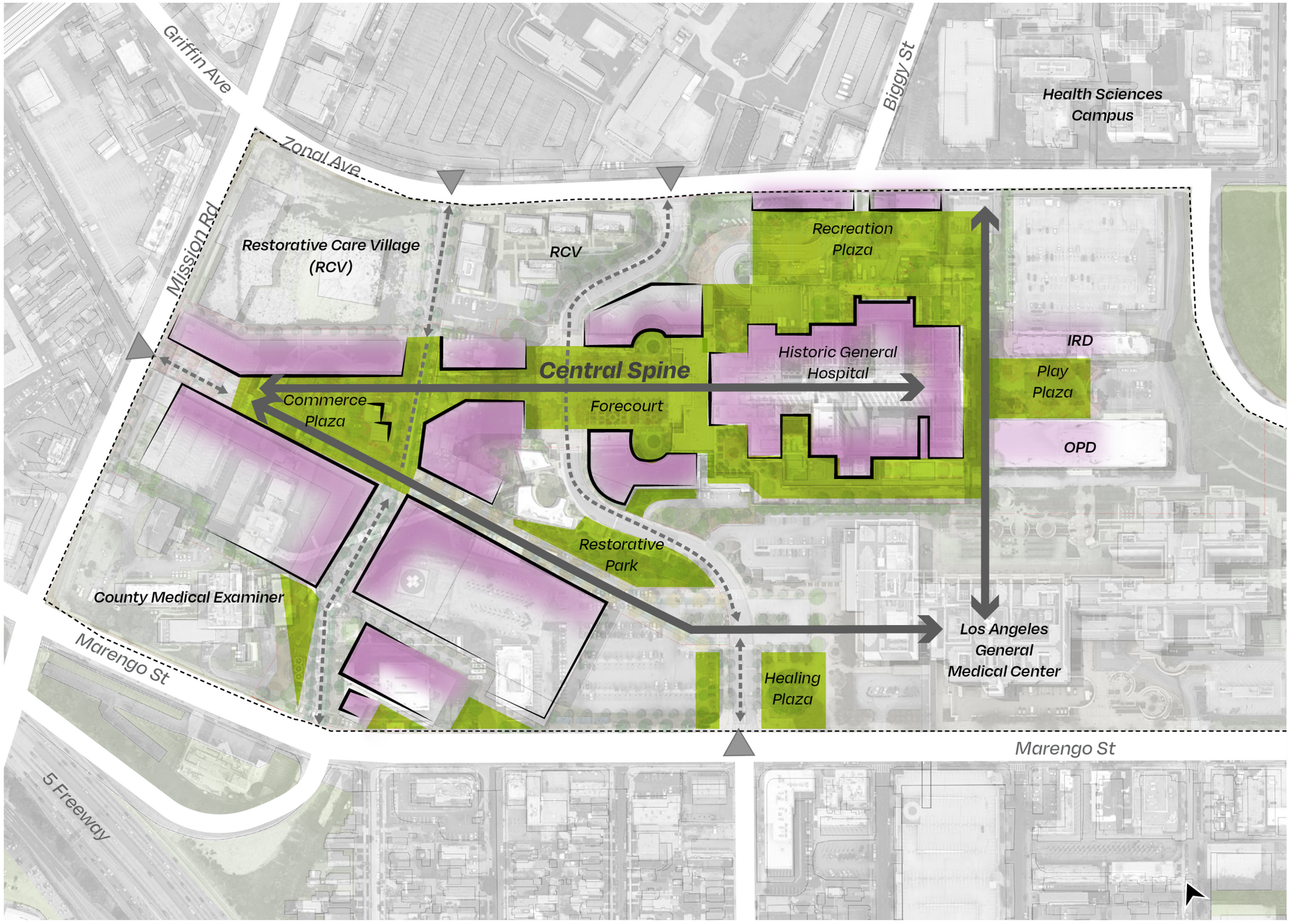
Final adoption will [illegible] compliance with all applicable [illegible] the California Environmental Quality Act (CEQA).

05

# Master Plan Design Concept

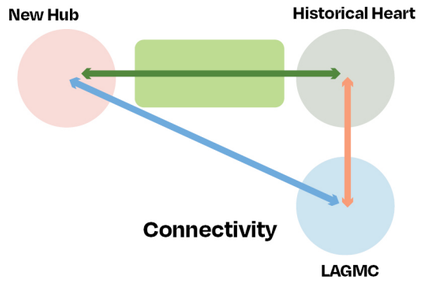

5.1. Site Diagram
5.2 Site Plan
5.3 Site Sections
5.4 Site Axonometric

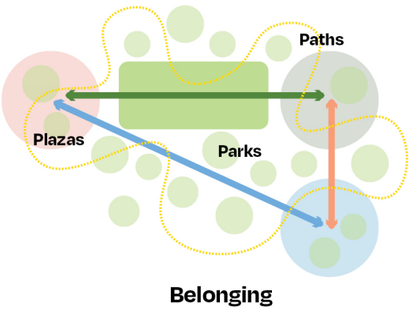
# 5.1 Site Diagram



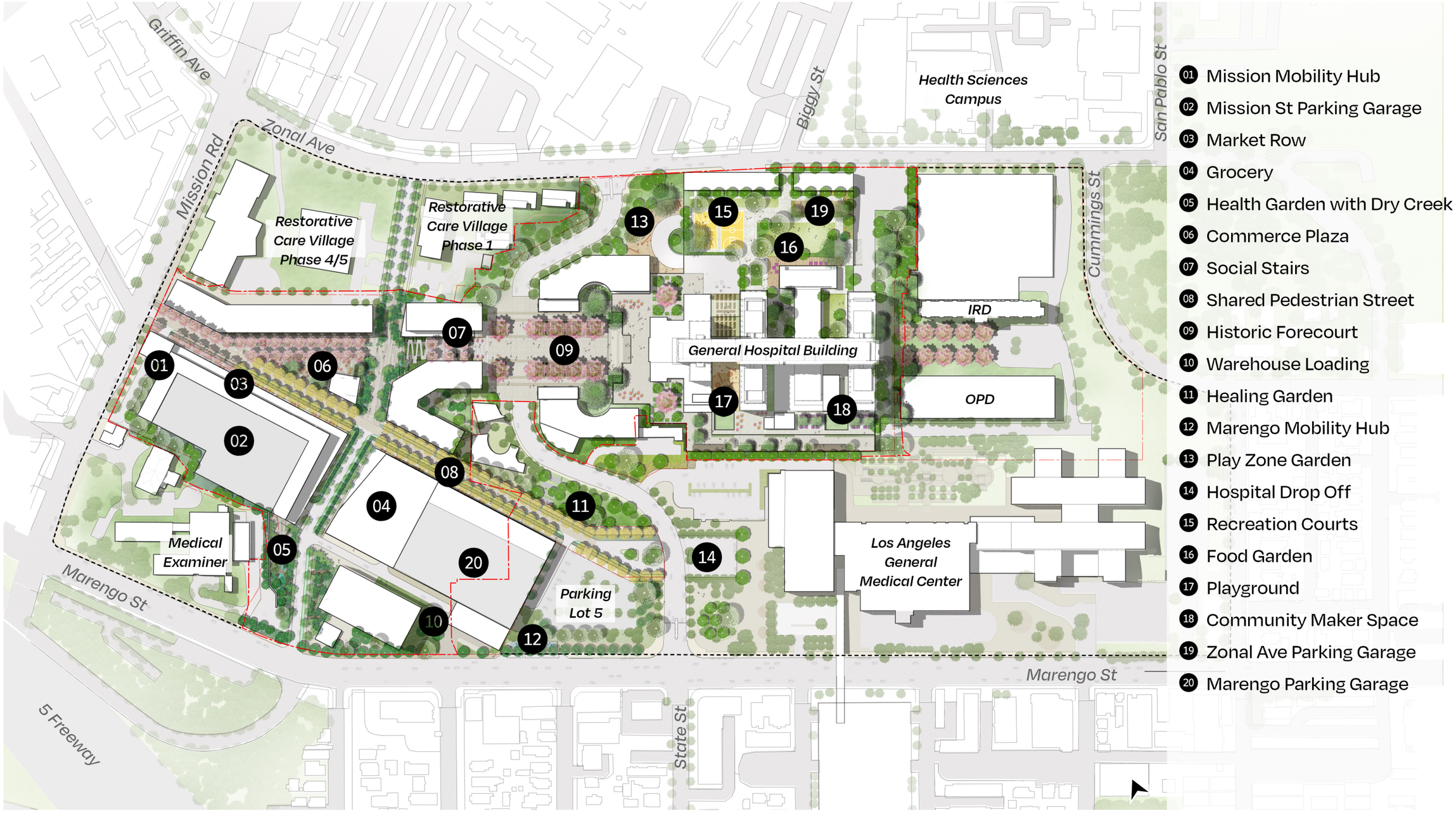

The site framework organizes gathering, connectivity, and belonging across the Healthy Village. The Central Spine forms the primary organizing axis, linking West Campus to the heart of the historic General Hospital with a direct and visible pedestrian accessway and shaping the campus's most active public spaces. Surrounding it, a series of community-oriented services and activity plazas create everyday destinations for residents, staff, and visitors. Together with the scattered and unique gathering spaces and larger civic plazas, the framework establishes a connected, people-first public realm that supports belonging, wellness, and daily life.



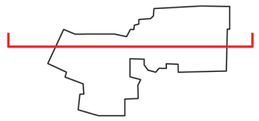



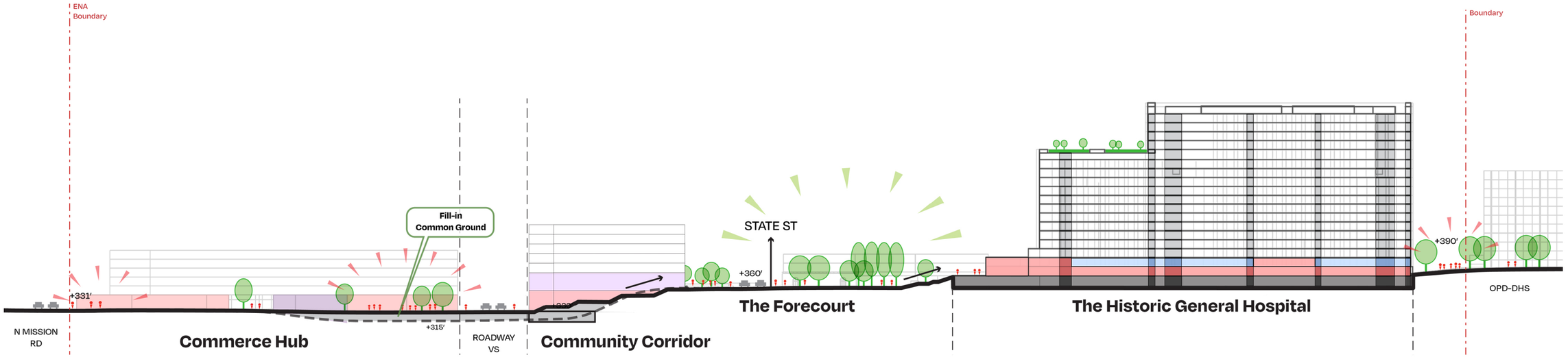



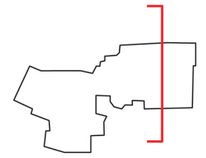
# 5.2 Illustrative Site Plan

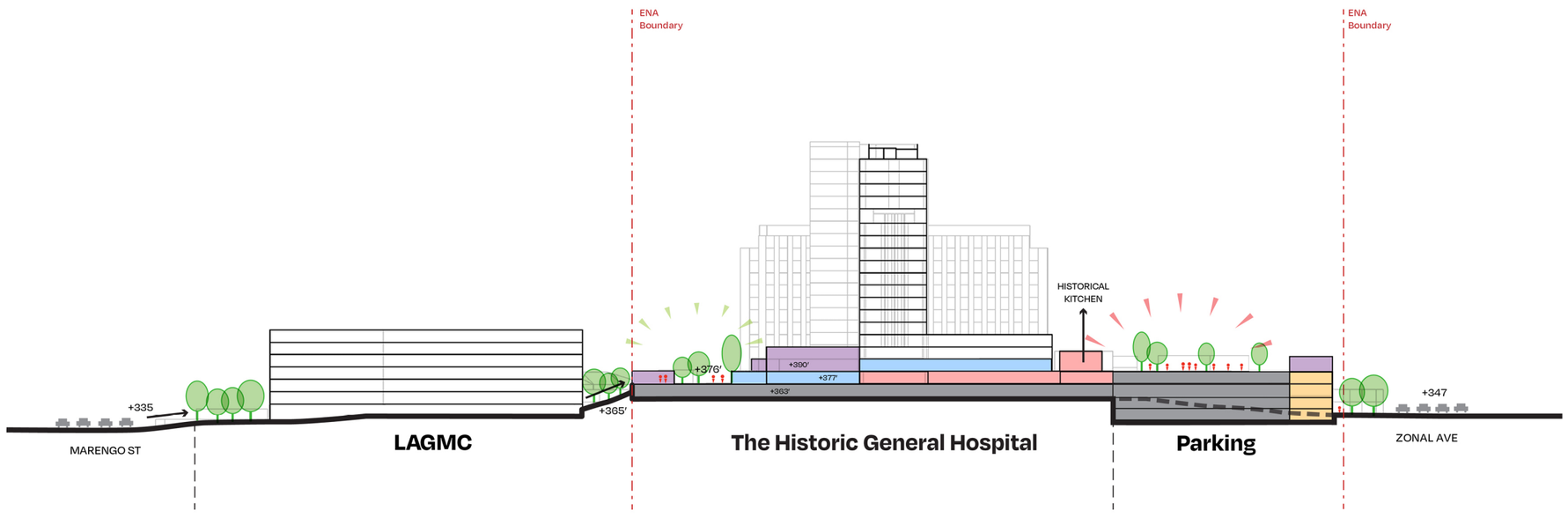


# 5.3 Site Sections








**Legend**

Existing Grade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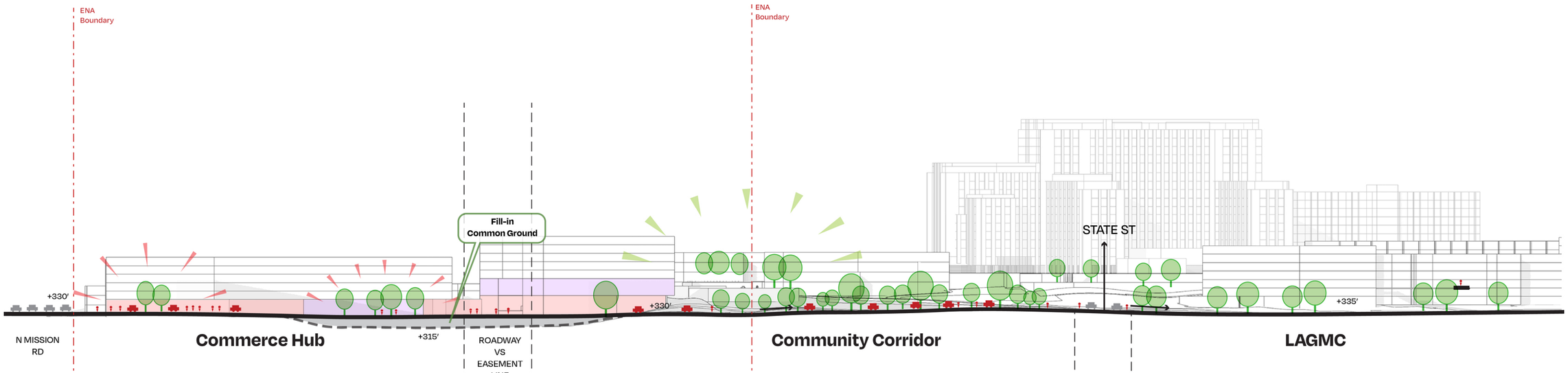
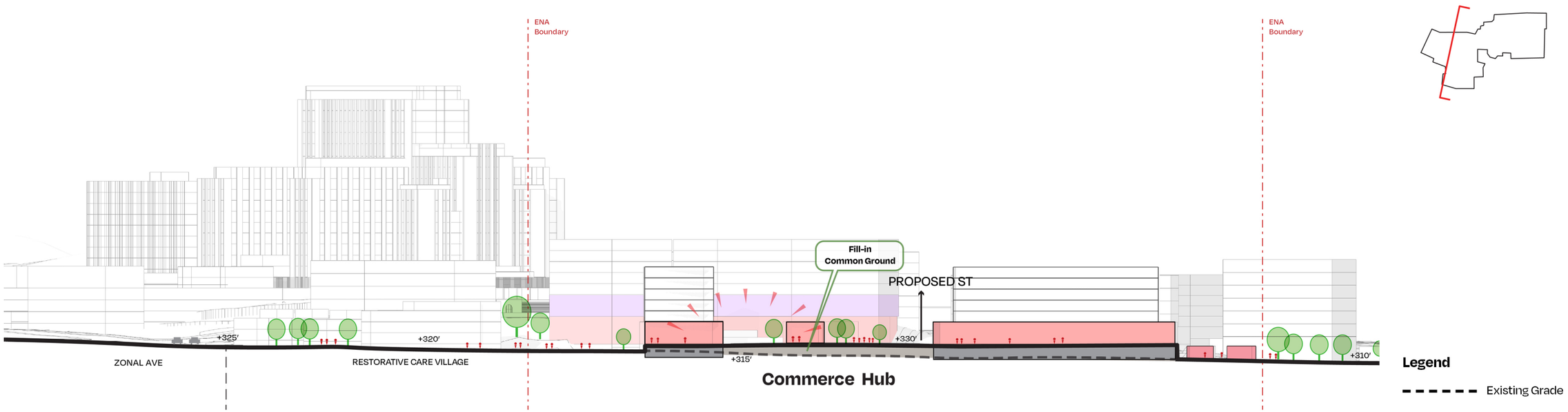
# 5.3 Site Sections





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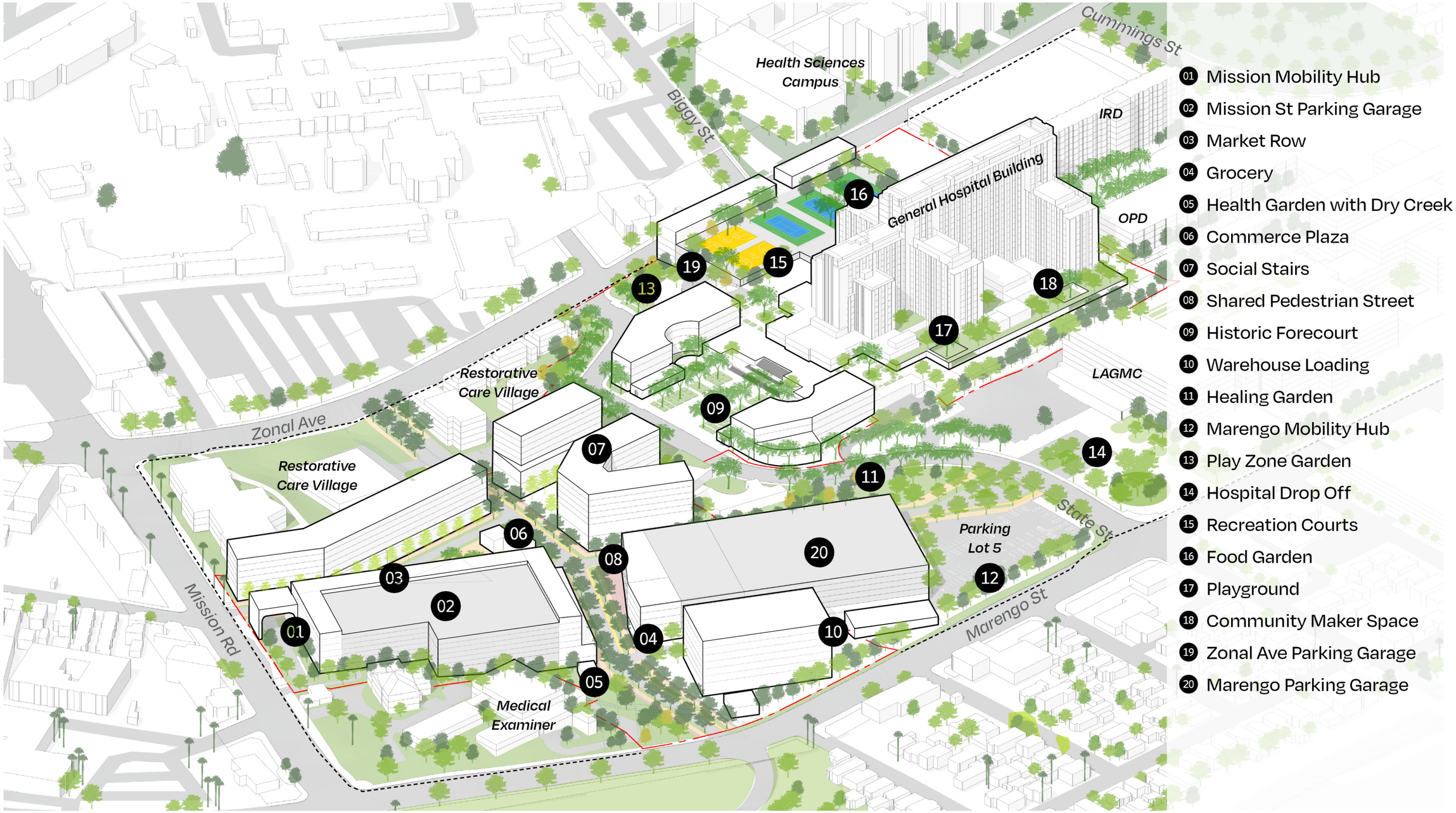
# 5.3 Site Axonometric Illustrative Diagram - Looking Northeast





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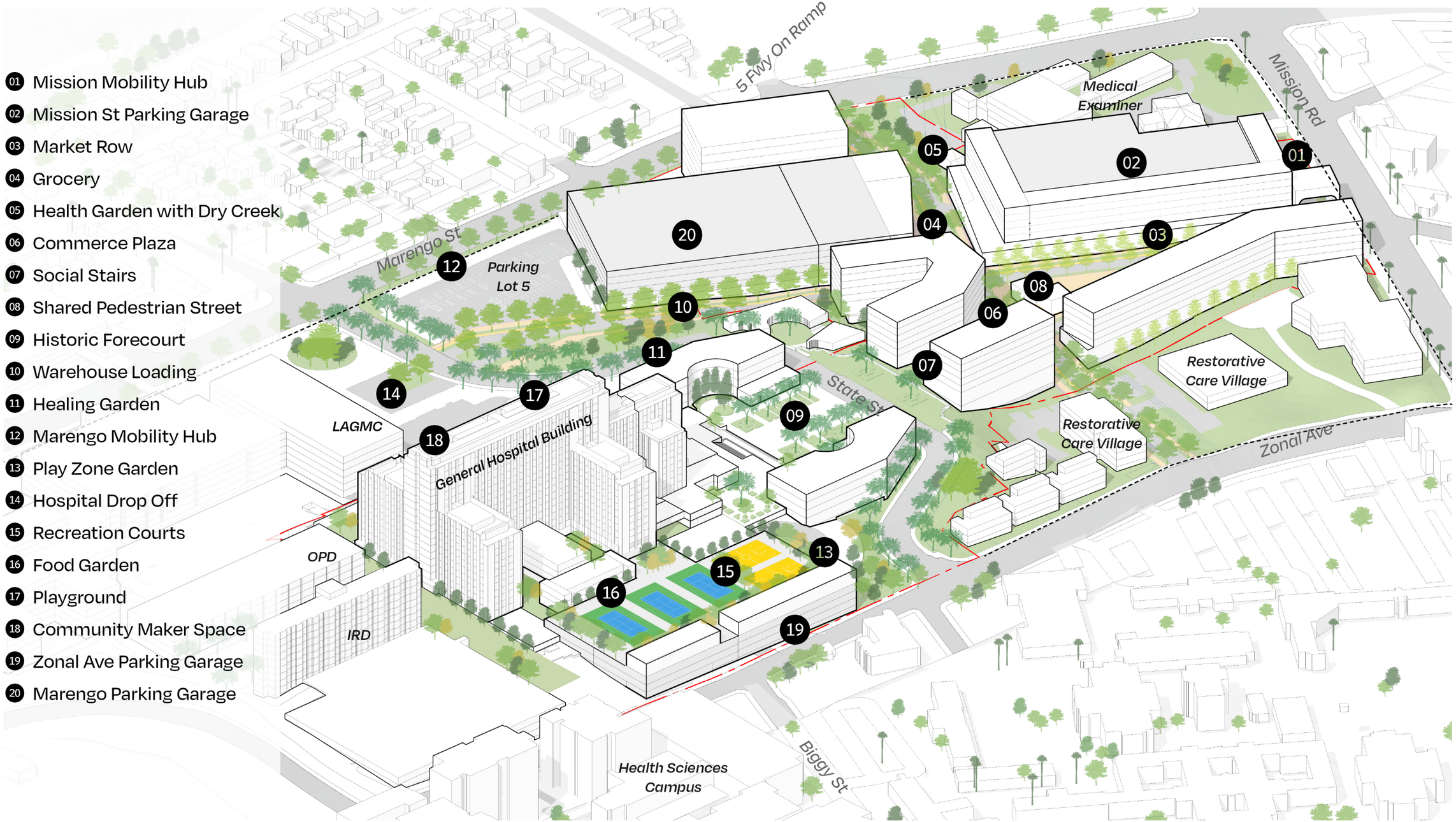
# 5.3 Site Axonometric Illustrative Diagram- Looking Southwest





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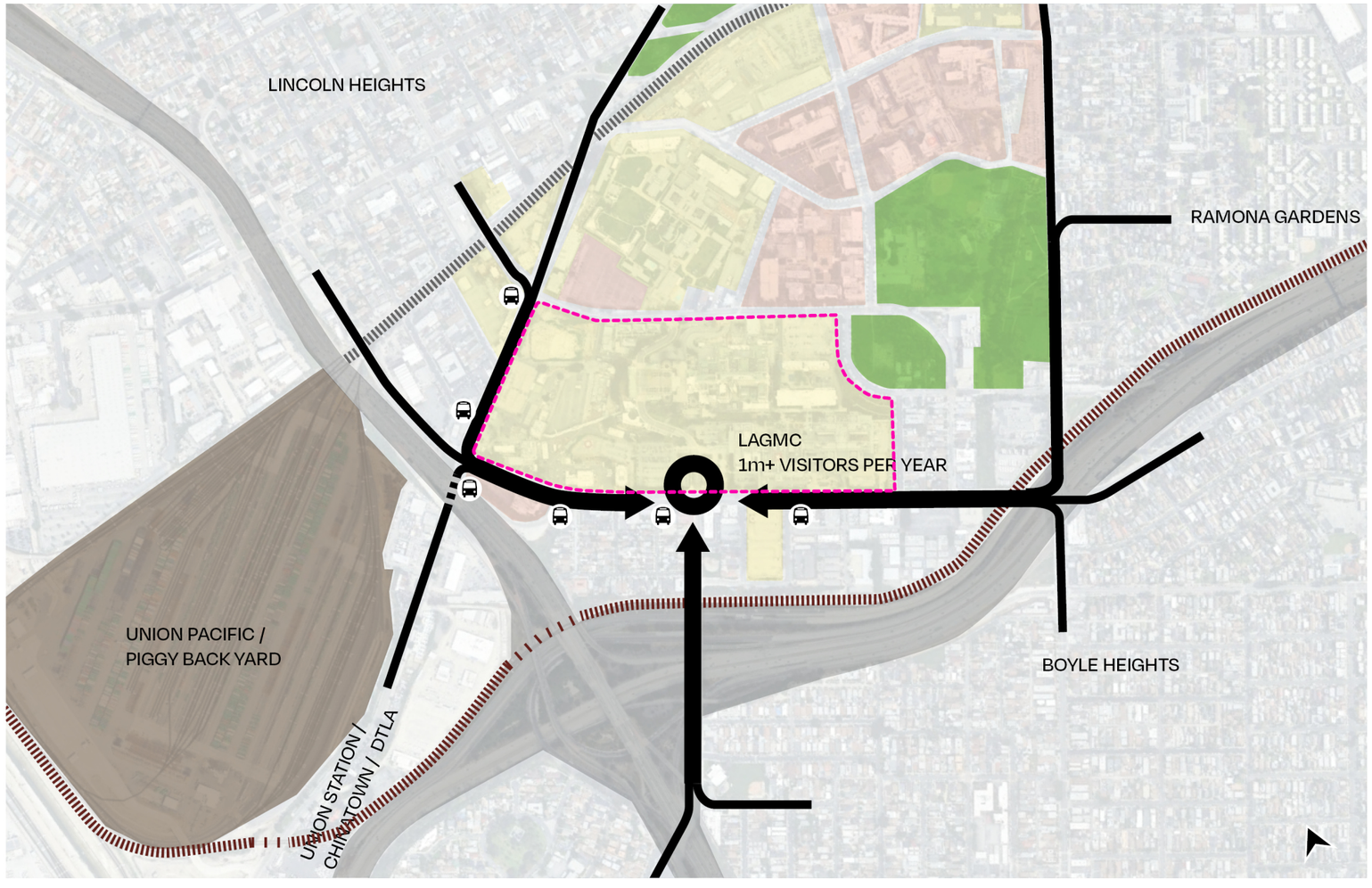
06

# Master Plan Elements


6.1 Circulation + Access
6.2 Public Space as Common Ground
6.3 Program - Flexible Development
6.4 Design Principles & Character
6.5 Open Space and Landscape Framework
6.6 Neighborhood Identity
6.7 Daily Experiences
6.8 Sustainability at LACGH
6.9 Site Grading and Utility Strategy

# 6.1 Circulation & Access

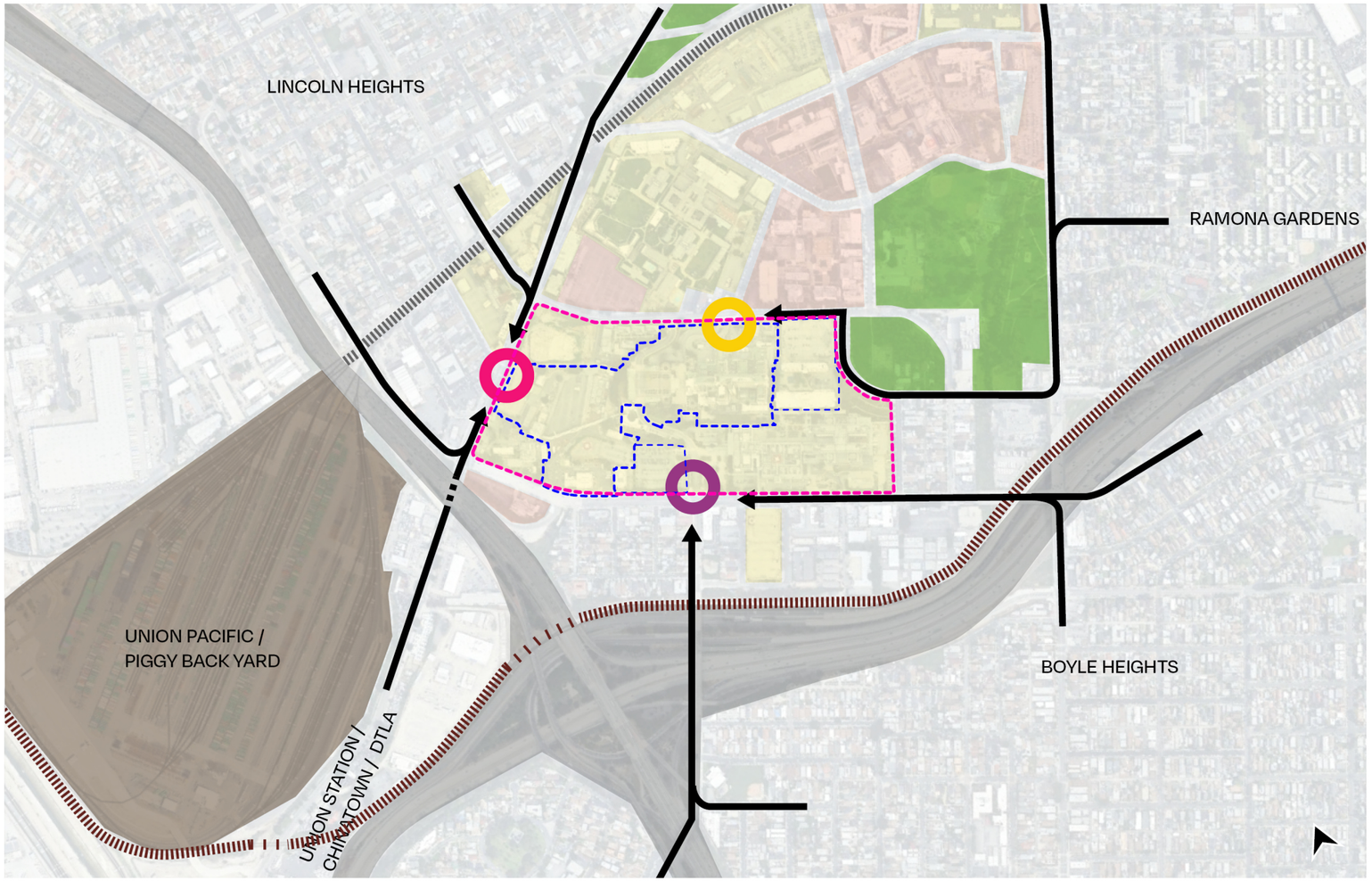



**Legend**

- Existing Main Entry

### Existing Site Access

Freeways, rail lines, and large landholdings significantly restrict local access to the campus, with only a few roads able to cross these barriers. Most visitors arrive through the primary LAGMC access point on Marengo, while remaining entries are limited to small driveways lacking crosswalks or signals. Parking is fragmented and insufficient, and public transit connections are dispersed rather than centralized.




**Legend**

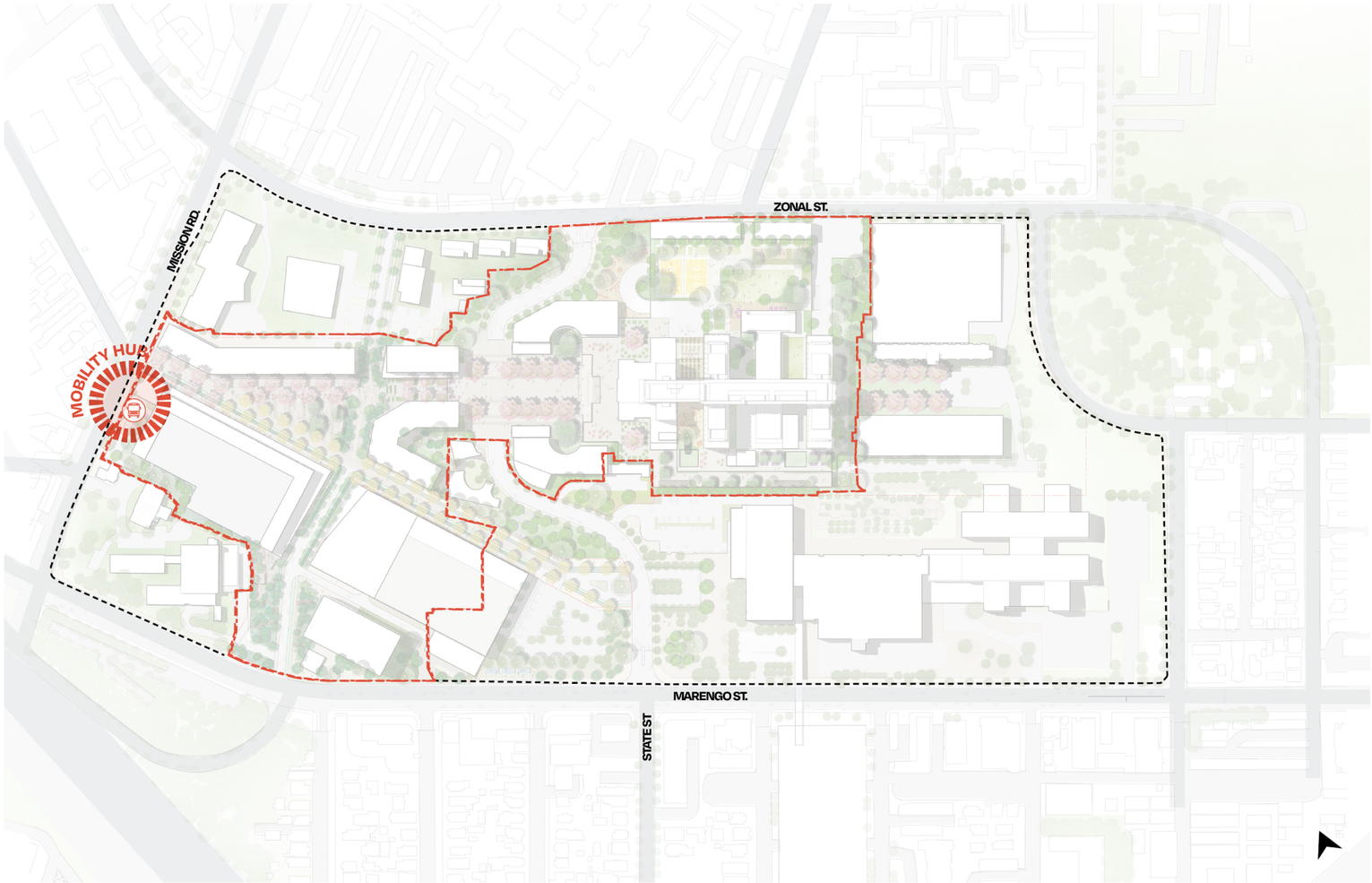
- Marengo St Entry
- Zonal Ave Entry
- Mission St Entry

## Arrival Strategy

The three major points of arrival in the Master Plan align with the existing regional road network, where local and regional traffic converge through limited crossings over the I-5 and I-10 freeways and the Union Pacific Freight Line. These access points define the entry thresholds into the site's three distinct hubs, effectively distributing traffic and reducing congestion across the campus.

These three points of access have been realigned to existing signalized intersections to reduce hazards and congestion from cueing and provide better pedestrian access to surrounding areas via existing crosswalks.

- Strengthen direct connections to major roads that cross infrastructure barriers.
- Establish three primary entry points to reduce congestion.
- Align entries with signalized intersections that include crosswalks.
- Provide parking at each entry point.
- Centralize public transit within 2 dedicated hubs aligned with entries.




## Transit Mobility Hubs

The Transit Mobility Hub at the Mission Street entry, centralizes public transit and shuttle access at clear and legible gateway to the campus. By consolidating bus stops and transit services at this location, the plan simplifies arrival, improves wayfinding. This strategy strengthens access for patients, staff, residents, and visitors while supporting a pedestrian focused environment throughout the Healthy Village.

The Transit Mobility Hub serves as a comprehensive multimodal gateway that integrates public transit with shared mobility services, including car share vehicles, bicycle parking and repair facilities, electric bus charging infrastructure, and an adjacent parking garage. Concentrating these services at the campus edge enables seamless transitions between modes, improves operational efficiency, and reduces reliance on single occupancy vehicles. The Transit Mobility Hub supports a more sustainable circulation system that enhances pedestrian comfort, reduces parking demand over time, and advances long term goals for accessibility, equity, and environmental performance.

**Legend**

Mobility Hub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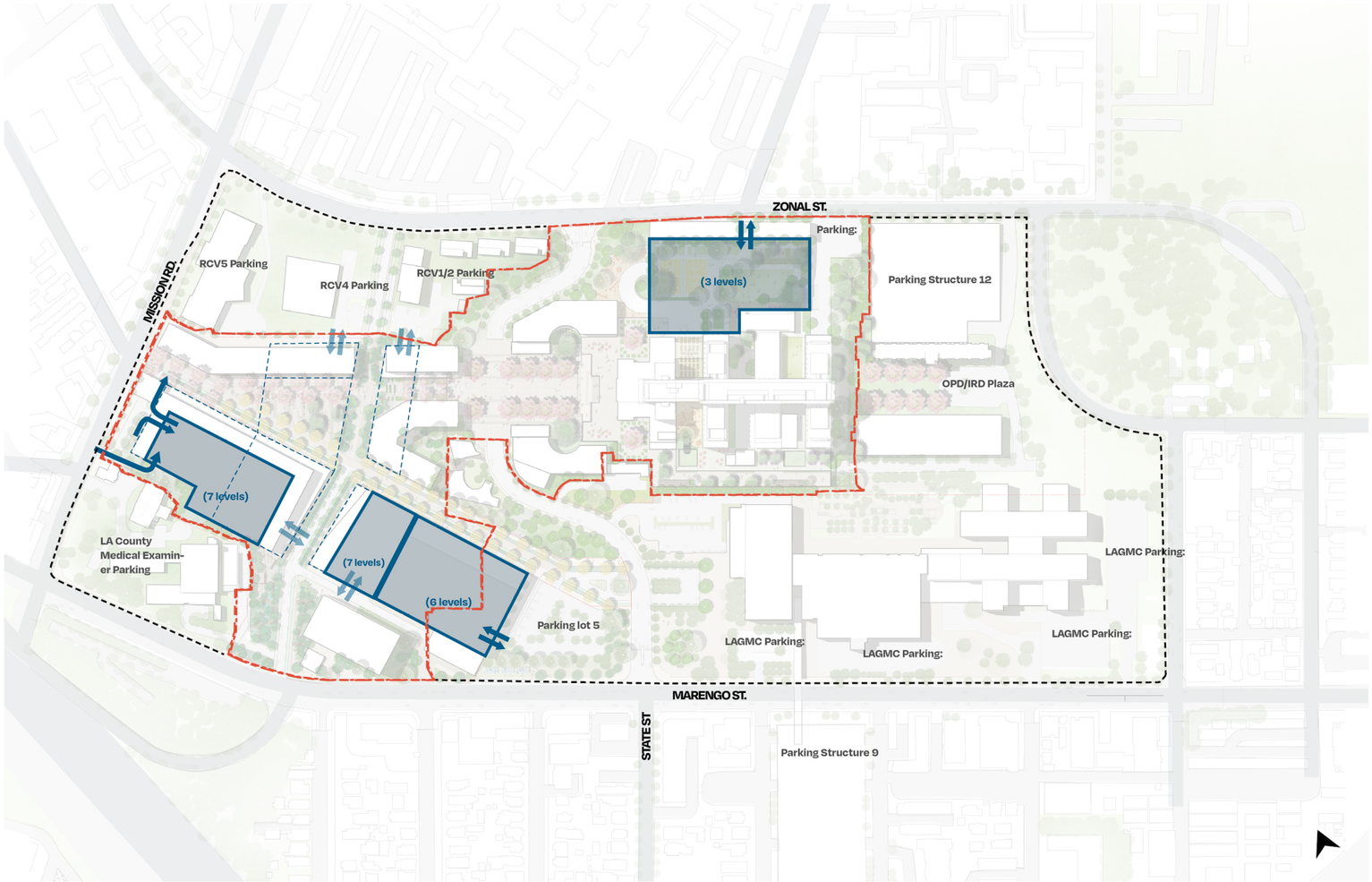


## District Parking Strategy

The Master Plan consolidates parking into centralized district structures located at primary campus entries, allowing users to park once and continue by foot, shuttle, or other active modes. This reduces internal traffic, minimizes congestion, and preserves a pedestrian-focused campus core.

There is an opportunity to further optimize parking through a centralized District Parking Management (DPM) system to prioritize shared use, reduce overall demand and congestion,and support affordability.

Grading studies also revealed an opportunity to align earthwork and accessibility improvements with limited, cost-effective below-grade parking. Through strategic cut-and-fill, particularly in the Commerce District, select buildings can incorporate a single level of below-grade parking without additional excavation, improving accessibility while maintaining cost efficiency.

Together, these strategies create a flexible, efficient parking system that supports current mobility needs while allowing for future adaptation.

**Legend**

- Above Grade Parking Structure
- Below Grade Parking


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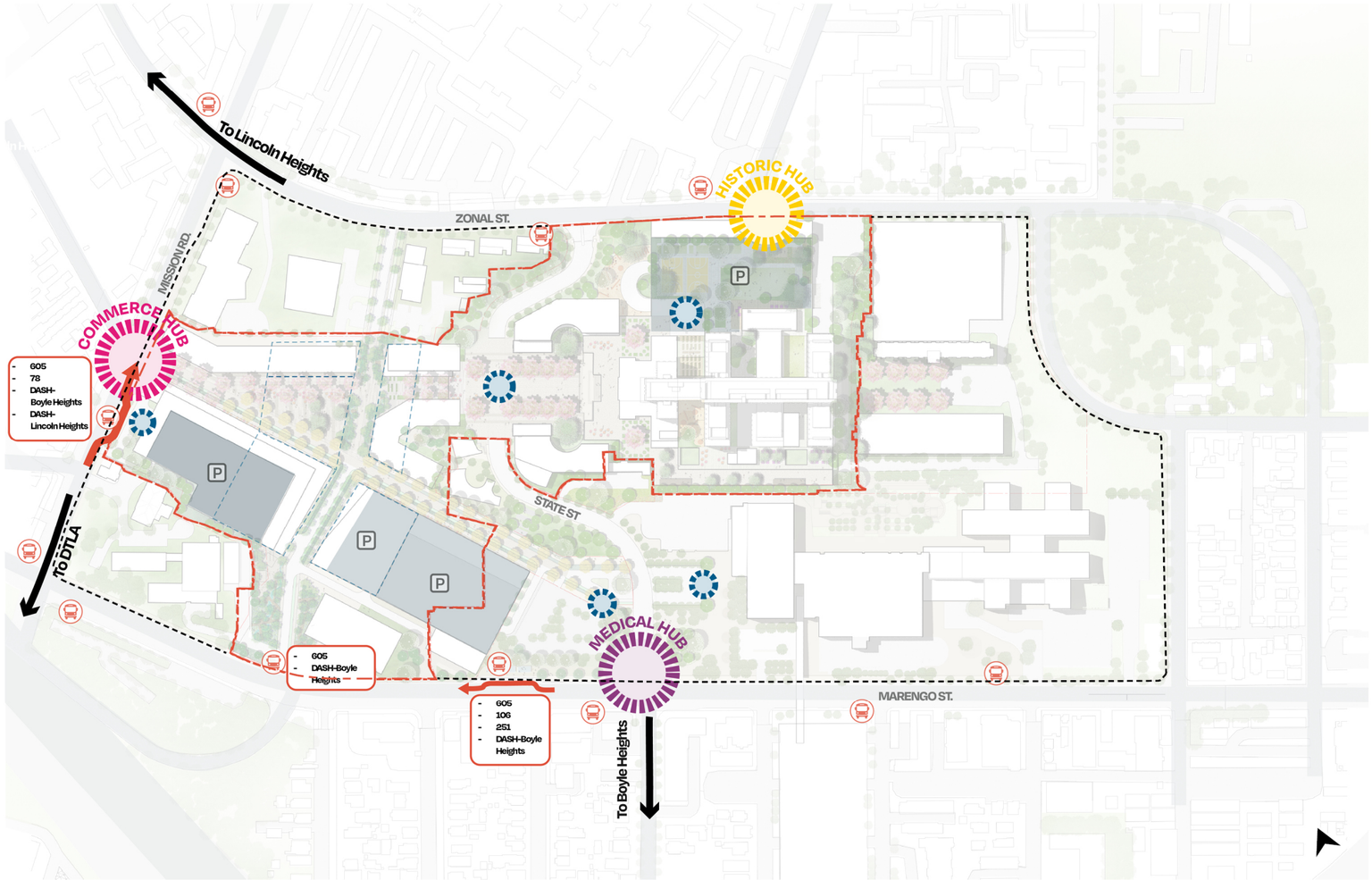


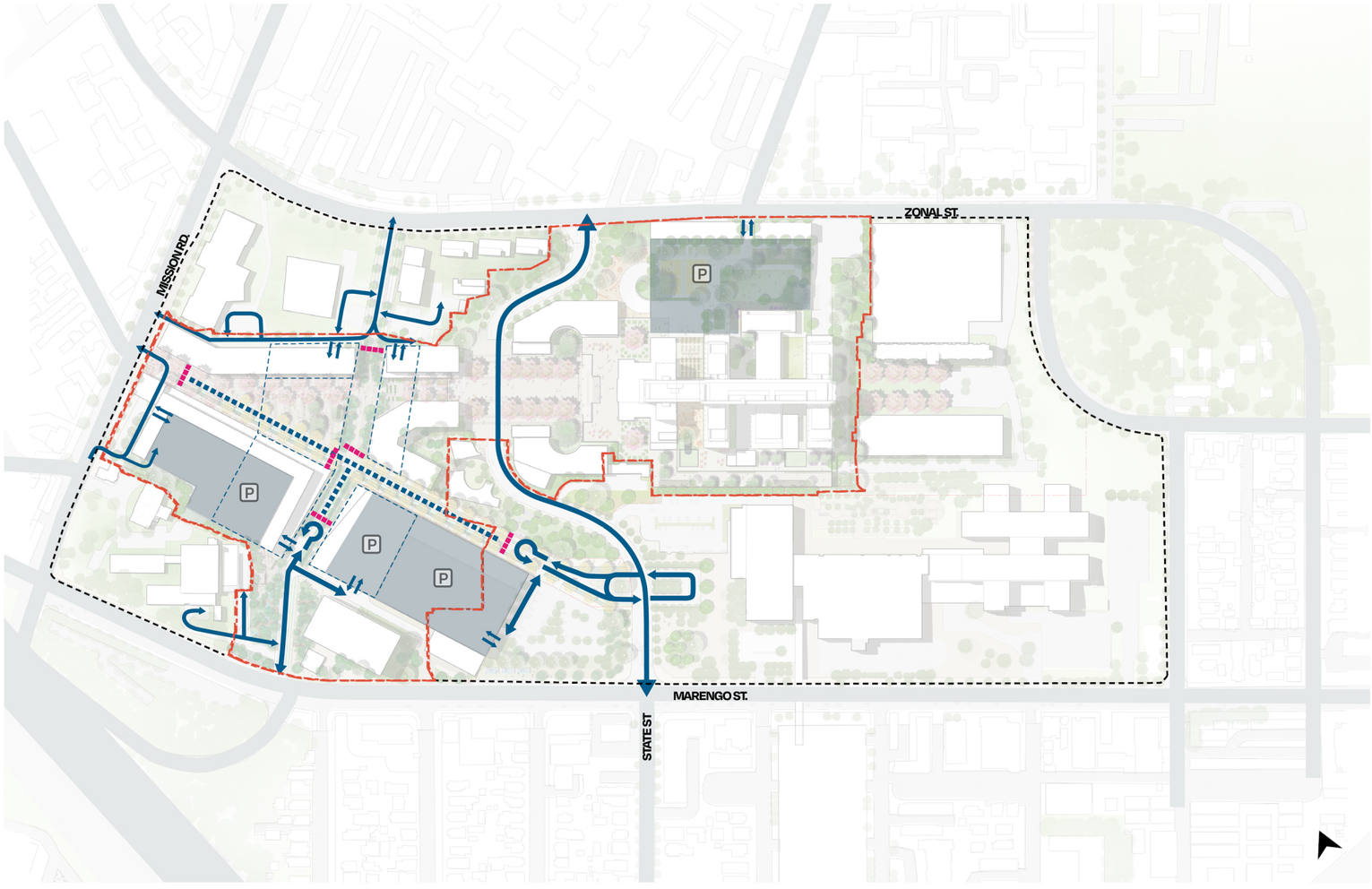

## Access

Parking structures at each primary entry intercept vehicles early, allowing visitors, staff, and residents to transition quickly to pedestrian circulation. This strategy reinforces a walkable, pedestrian-oriented environment and minimizes internal vehicular movement.

Additional car and shuttle drop-off points are provided at The Forecourt and LAGMC entrance, completing a multi-modal circulation network that supports accessibility, efficiency, and a healthy, pedestrian-first campus experience.

## Legend

- Rideshare Drop off
- Parking Garage
- Below Grade Parking
- Bus Stop
- Entry for General Hospital
- Entry for Central Campus/
- Entry for West Campus




## Legend

- Motorized bollards
- Pedestrian Protected Road
- Primary Road
- Parking Garage
- Below Grade Parking
- Garage Entry Point

## Vehicular Circulation

Vehicular circulation within the campus is intentionally limited and directed primarily toward designated drop-off areas, serving patients at LA General Medical Center, visitors to the Forecourt, and the three district parking garages. Motorized bollards restrict access to the main pedestrian plazas and corridors, preserving them as safe, walkable public spaces.

These controls also prevent through-traffic, ensuring that drivers arrive and park within the district they intend to visit rather than using the internal network as a shortcut. Once vehicles are parked, a comprehensive system of **campus shuttles, pedestrian pathways, and bicycle** routes provides convenient, barrier-free access to all parts of the site, reinforcing a calm, pedestrian-oriented environment at the heart of the Healthy Village.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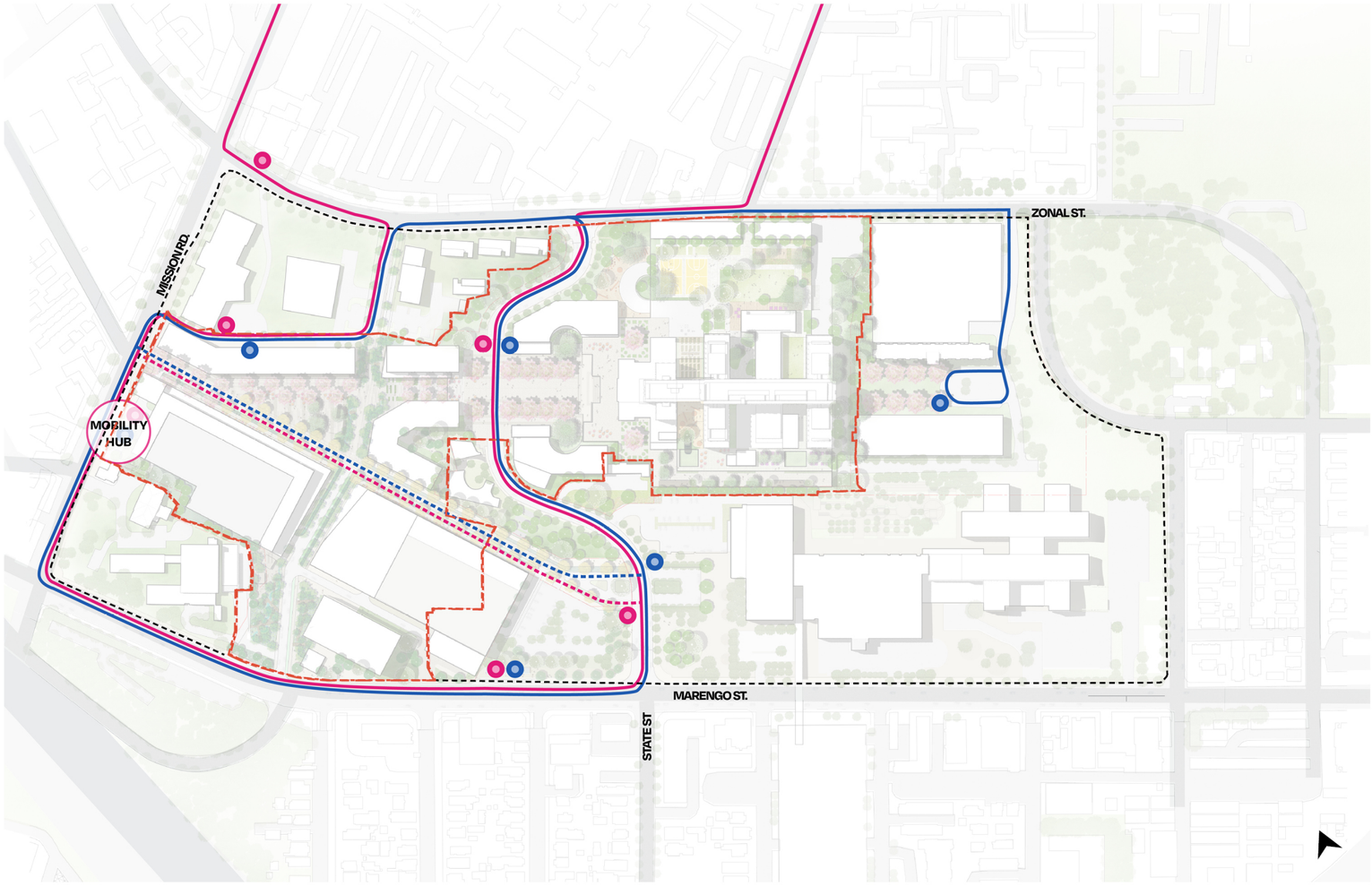


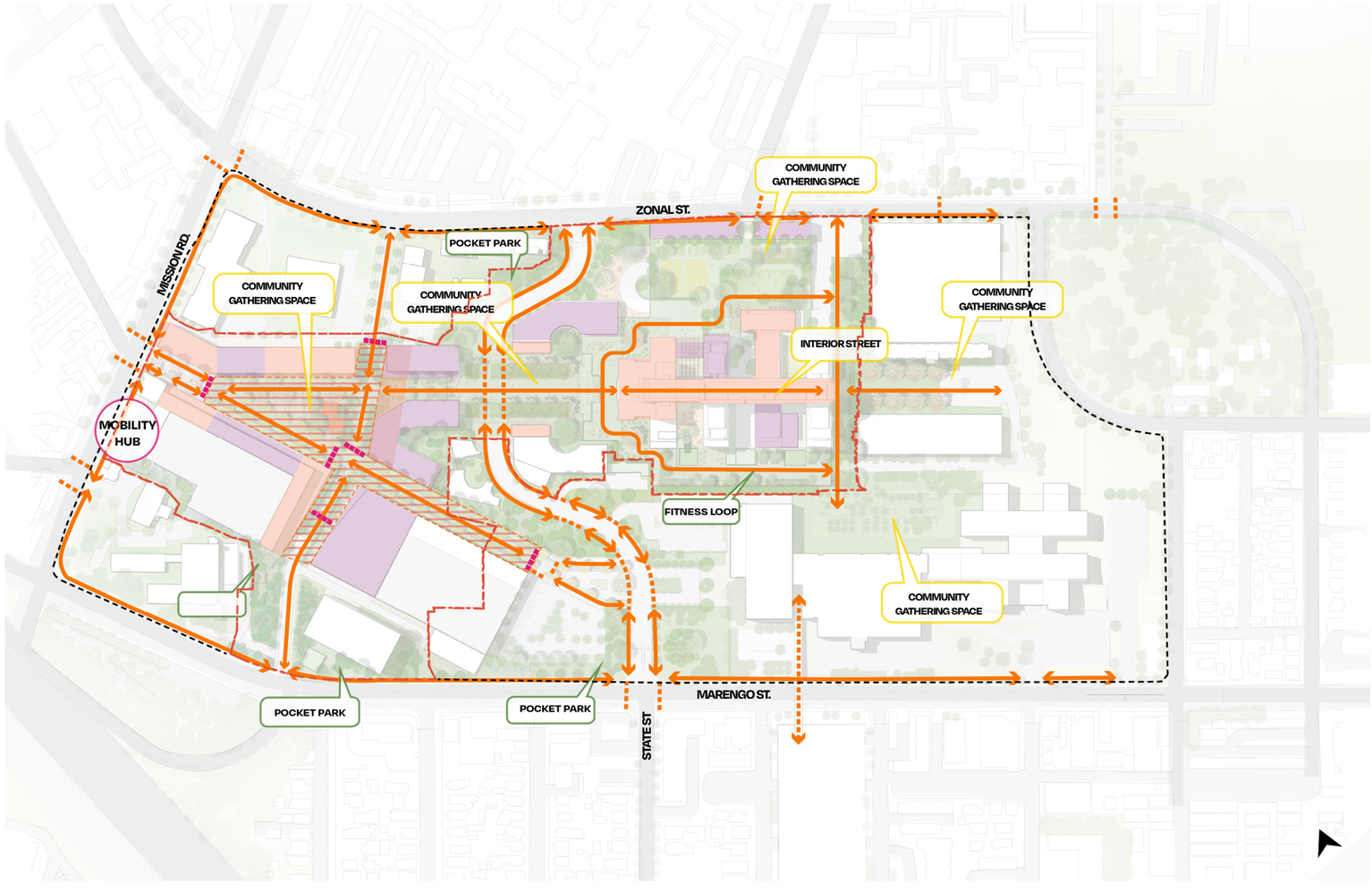

## Shuttle Circulation

Two existing campus shuttle routes currently serve the site, and the system is proposed to be modestly expanded to improve circulation throughout the superblock. Shuttle stops are strategically aligned with key drop-offs, gateways, and destinations, and the upgraded street network provides a more intuitive and efficient flow.

A central shuttle branch is planned along the Wellness Corridor, offering the only authorized vehicular access within the bollard-protected pedestrian zone. This route ensures convenient service for mobility-impaired visitors and strengthens the connection between the campus districts while maintaining the pedestrian-first character of the Healthy Village.

### Legend

- Shuttle Route1 Stop
- Shuttle Route2 Stop
- Shuttle Line




## Pedestrian Circulation

A continuous network of pedestrian-oriented streets and pathways forms the backbone of the campus experience. Entrances and pedestrian paths are aligned with existing pedestrian routes and crosswalks. Once visitors arrive, by foot, bicycle, bus, shuttle, or car, all destinations within the site are connected through safe, accessible, and walkable routes.

Motorized bollards protect key plazas and corridors from vehicular intrusion, preserving the heart of the campus as a pedestrian-priority zone. The ground plane itself is designed to encourage movement and comfort, with curbless streets, textured pavers, shade trees, lighting, seating, and landscape amenities that define a welcoming and intuitive public realm.

Together, these design elements establish a walkable environment that invites exploration, promotes health, and reinforces the Healthy Village's commitment to a people-first campus.

**Legend**

- Activated Program
- Community Program
- Open Space
- Primary Pedestrian Circulation
- Crosswalk
- Pedestrian Bollard Separated Area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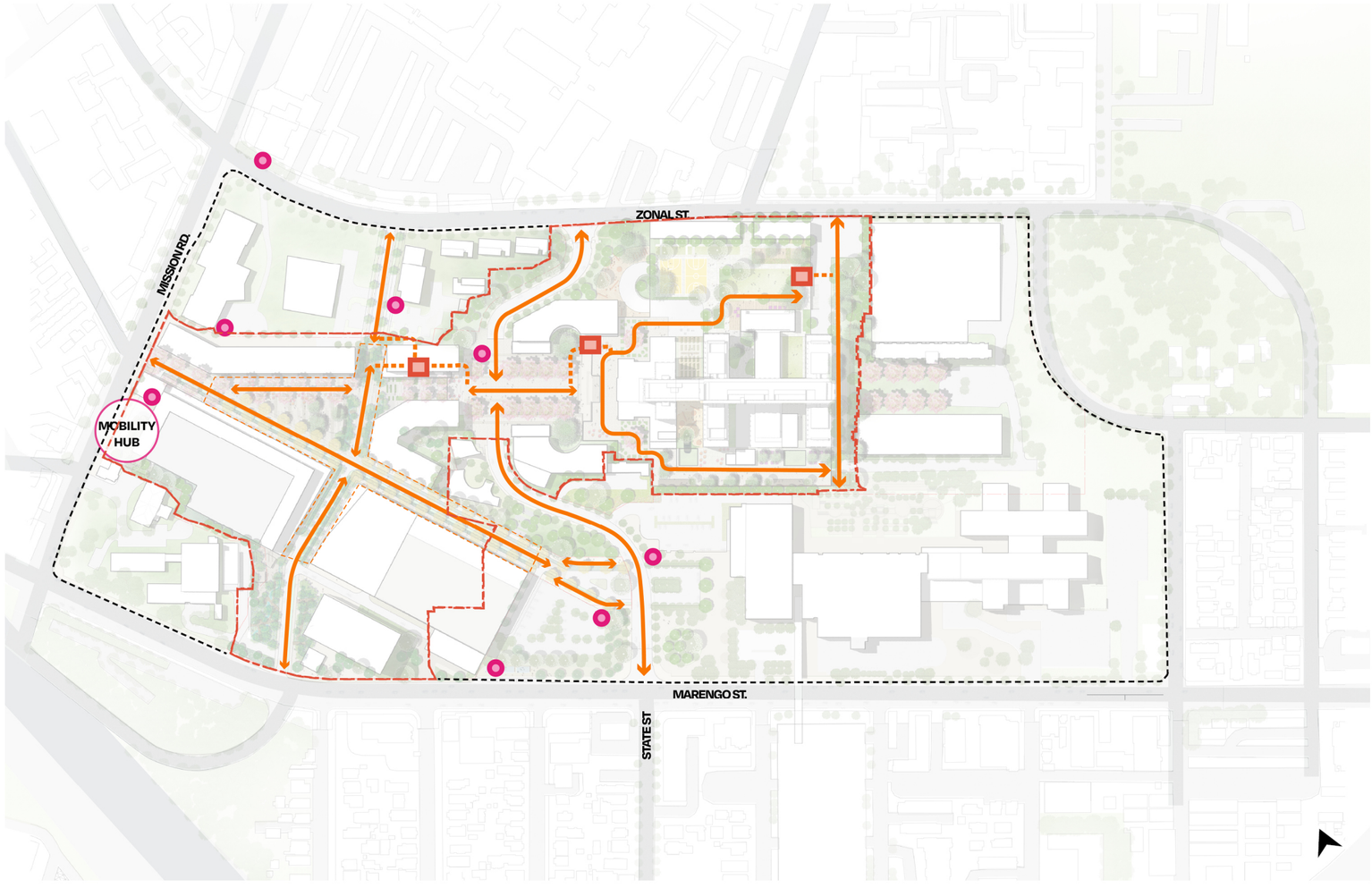


**Legend**

- ADA Friendly Route
- Shuttle Stop
- Public Elevator

## Accessible Pathways

Accessibility across the campus is addressed through multiple, coordinated strategies that provide choice, convenience, and ease of movement for all users. Site grading has been strategically reshaped using excavated fill to reduce slopes along primary streets to less than five percent, improving comfort and compliance throughout the pedestrian network.

A **campus shuttle loop** connects all hubs, ensuring that any destination can be reached within ten minutes. **Public elevators** may be placed at key grade transitions further enhance accessibility between levels and across the topography.

Comprehensive **ADA and CASp assessments** of historic buildings identify high-priority improvements to adapt existing structures for universal access, ensuring that equity and inclusion are embedded in both new and legacy areas of the site.


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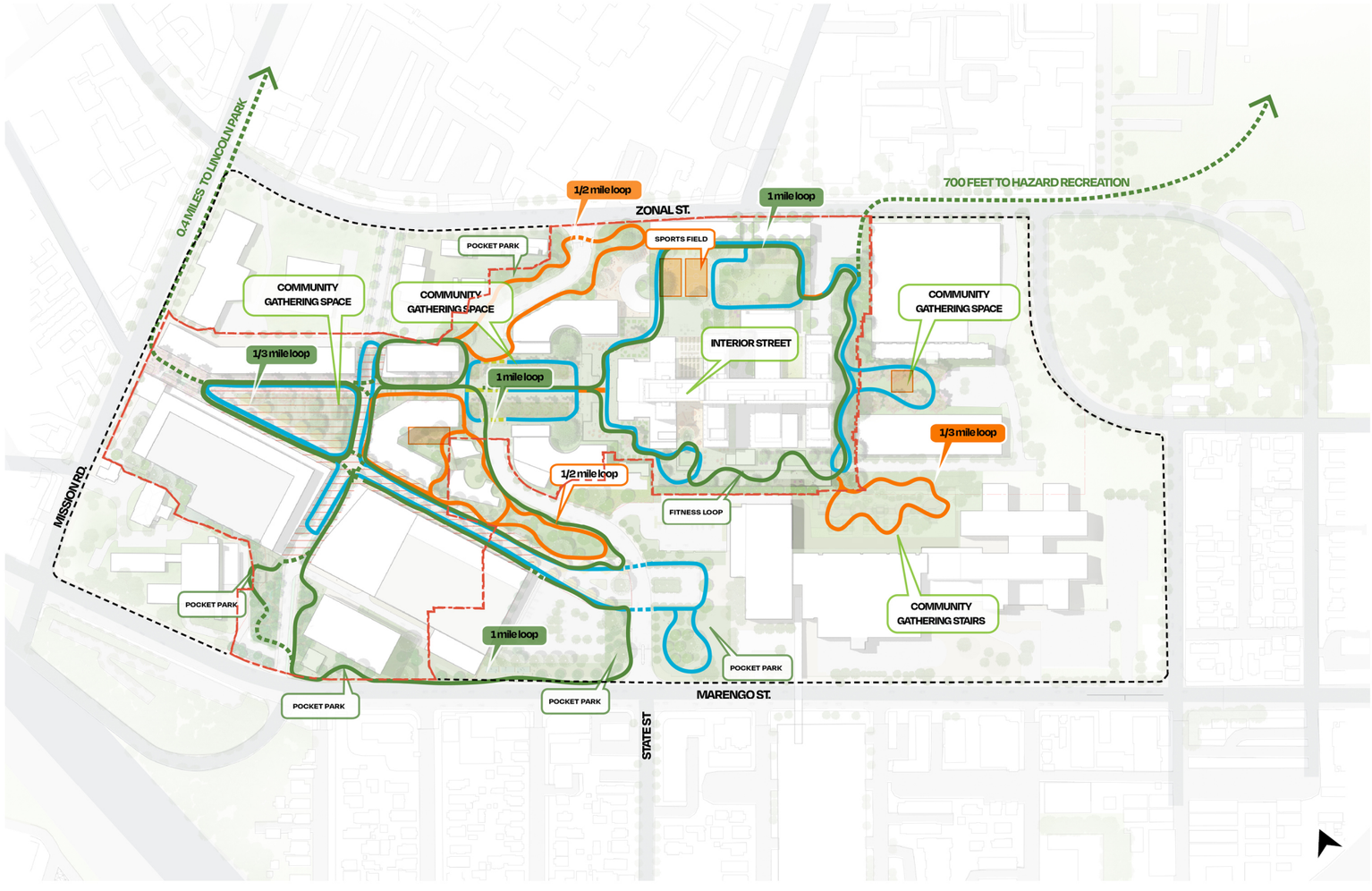


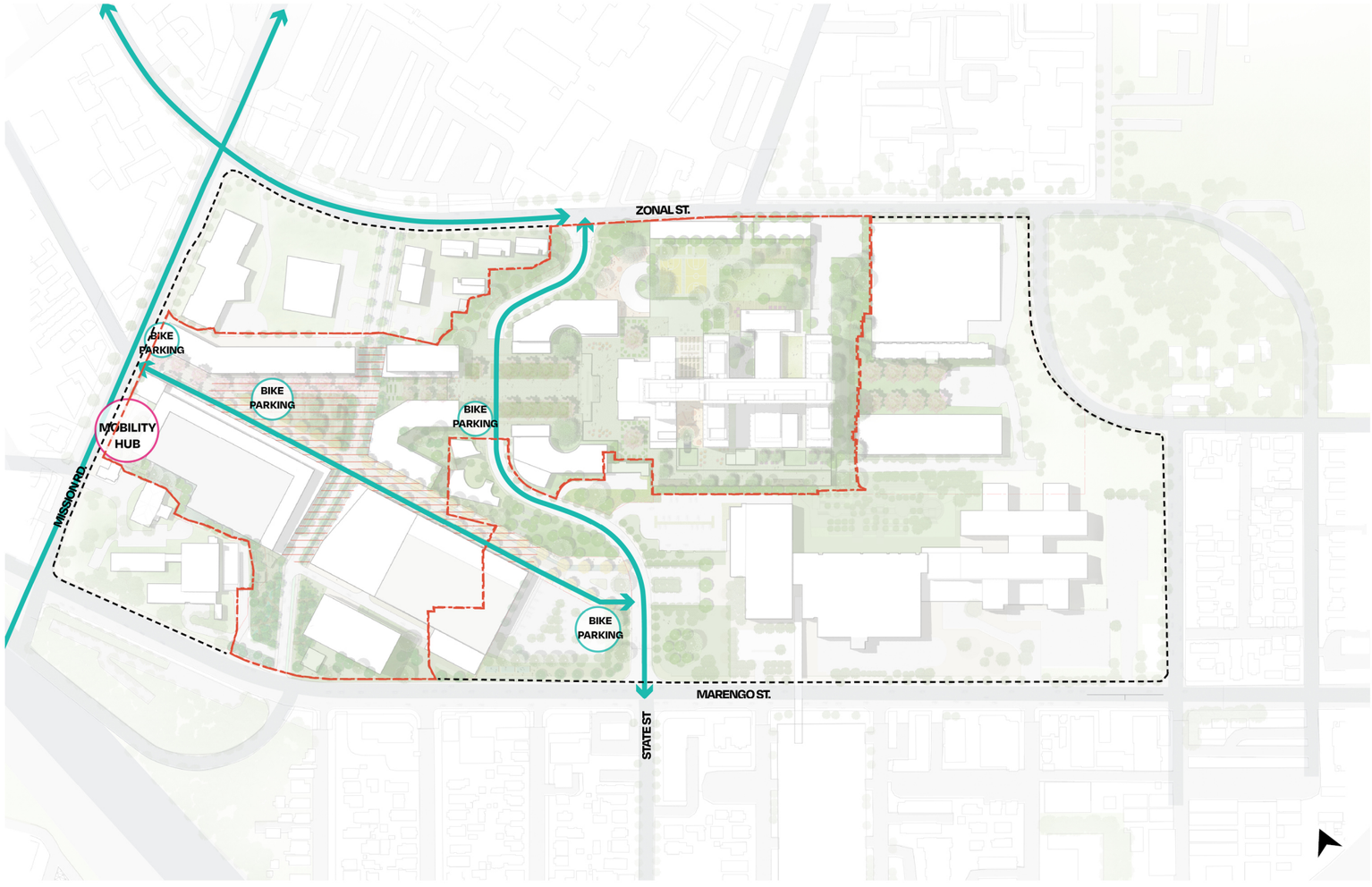

## Legend

- Open Space
- Intense Loop
- Medium Loop
- Easy Loop
- Crosswalk

## Fitness Loop

Whether you live, work, or are visiting the campus, a connected network of fitness pathways encourages movement and exercise Individually or in groups throughout the day. The site's dramatic topography creates opportunities for all levels of activity, from leisurely strolls to the playground or shaded bench for reading or conversation, to more vigorous climbs.

Along these routes, there are opportunities for exercise stations, pocket parks, and shaded rest areas offering options to increase intensity, stretch, or simply pause and recover. Together, they form a daily wellness loop that integrates fitness into the rhythm of campus life, allowing people of all ages and abilities to maintain and improve their health in a setting that inspires connection and vitality.




## Bike Path

Bicycle circulation on the campus builds upon the existing bikeway along Mission Road that connects into networks along the LA river and towards downtown, expanding active mobility options and improving safety and convenience for riders. Public bike parking stations are provided at each campus entry, offering access to city bikes and scooters. The primary Mobility Hub on Mission Street includes additional amenities such as a tool station, lockers, and repair facilities to support daily riders.

Within the campus, dedicated bicycle lanes along the Wellness Corridor and State Street provide safe, direct routes through the site, physically separated from vehicular traffic where possible. Each residential building also includes secure, resident-only bicycle parking, ensuring that cycling is a convenient and reliable mode of everyday transportation.

**Legend**

- Open Space
- Bike Path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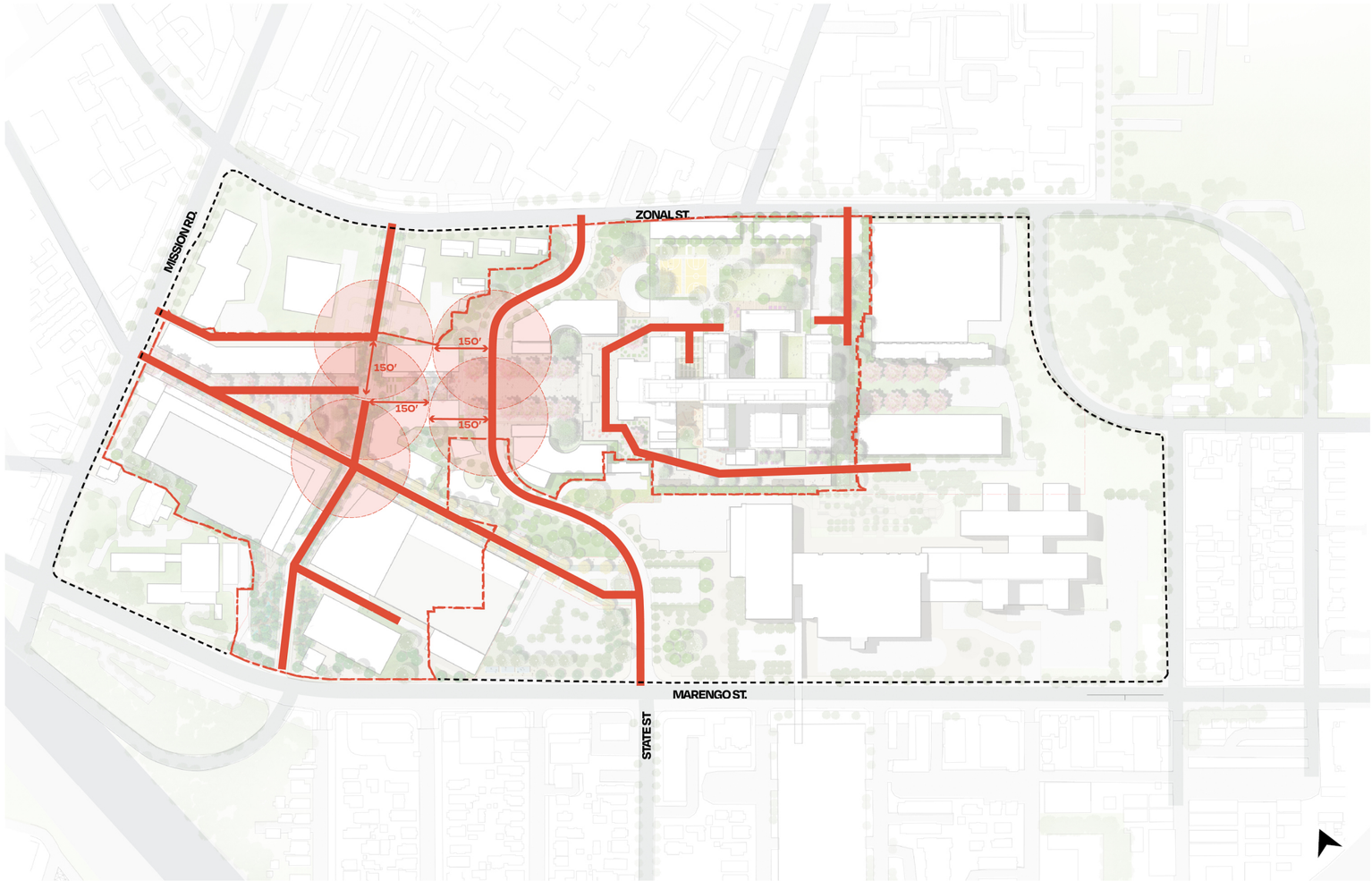


## Fire Access

The street network is designed to provide comprehensive fire and emergency access to all buildings on campus while preserving existing access lanes to facilities beyond the site boundary.

At the Historic General Hospital, the existing route is extended to circle the building on the west to access the north face over the new parking structure.

The motorized bollards provide access to internal streets of the campus ensuring life-safety requirements are fully met without compromising the pedestrian-oriented character of the campus.

**Legend**

- Firelane
- Firelane Radius


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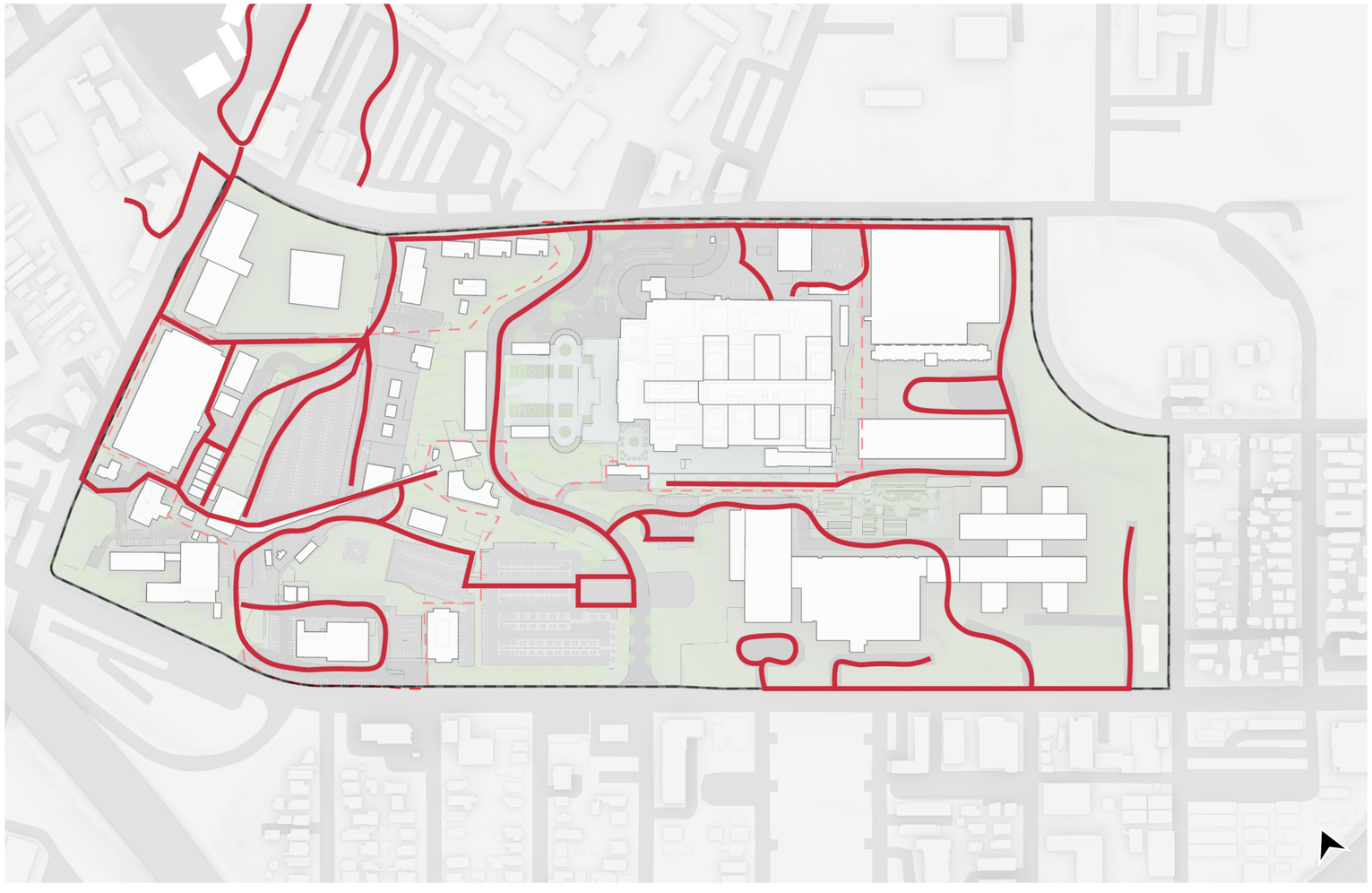

## DHS Tram Circulation

The County staff utilize a fleet of electric carts to transport supplies, construction and repair material, and tools throughout the campus. The County maintains a maintenance shop on West Campus. Currently a route from this maintenance building to the medical center and throughout the campus is needed to support operations as shown above. The Viaduct and tunnel are a part of this route.

As work on the Master Plan and development within the ENA boundary commences, these routes will need to be closely coordinated and adapted to support continued and uninterrupted operation of critical County uses.

**Legend**

- Firelane
- Firelane Radius


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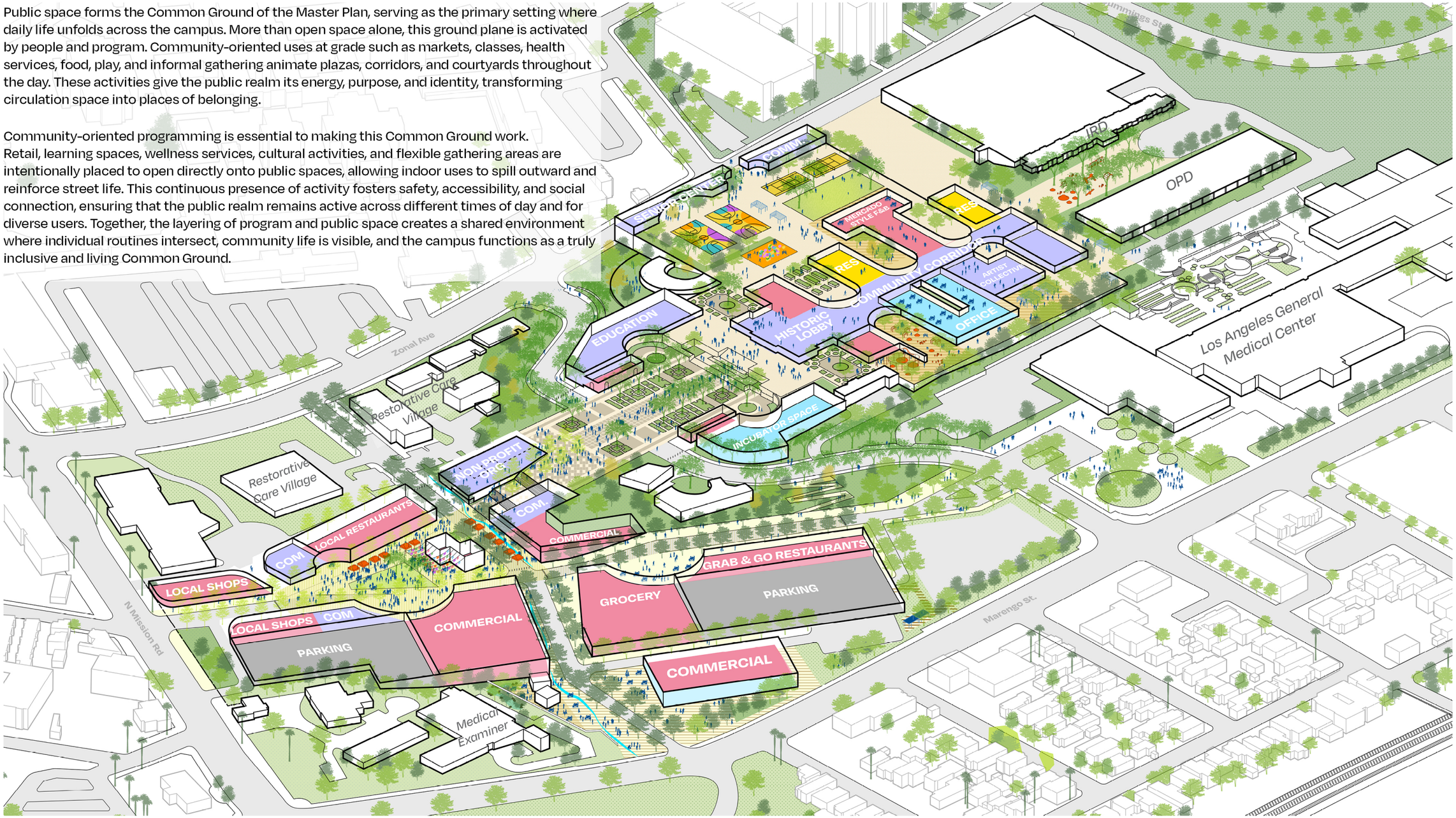
# 6.2 Public Space as Common Ground

Public space forms the Common Ground of the Master Plan, serving as the primary setting where daily life unfolds across the campus. More than open space alone, this ground plane is activated by people and program. Community-oriented uses at grade such as markets, classes, health services, food, play, and informal gathering animate plazas, corridors, and courtyards throughout the day. These activities give the public realm its energy, purpose, and identity, transforming circulation space into places of belonging.

Community-oriented programming is essential to making this Common Ground work. Retail, learning spaces, wellness services, cultural activities, and flexible gathering areas are intentionally placed to open directly onto public spaces, allowing indoor uses to spill outward and reinforce street life. This continuous presence of activity fosters safety, accessibility, and social connection, ensuring that the public realm remains active across different times of day and for diverse users. Together, the layering of program and public space creates a shared environment where individual routines intersect, community life is visible, and the campus functions as a truly inclusive and living Common Ground.




*Axonometric diagrams illustrate potential development massing and are conceptual only, final designs will be developed at a later stage.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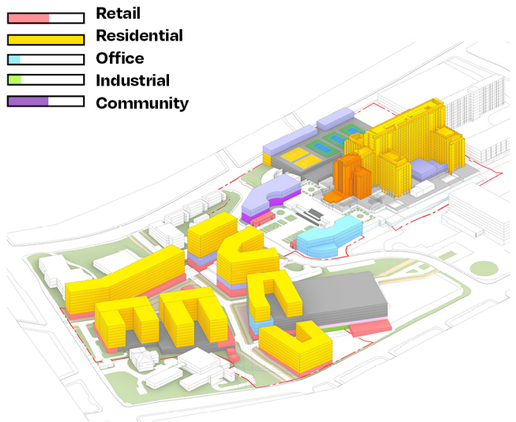
# 6.3 Program - Flexible Development



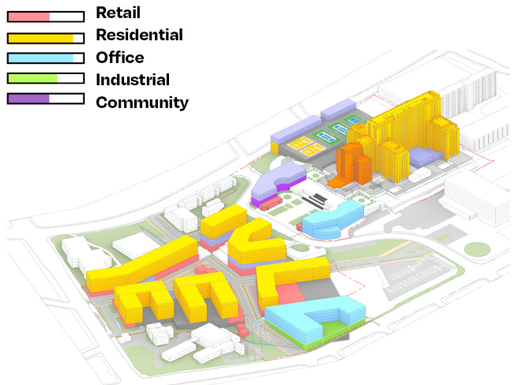

**Mixed Use Target Density Example**




**Mixed Use High Density Example - Housing Focus**




**Mixed Use High Density Example - Jobs Focus**




**Mixed Use High Density Example**

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### Flexible Development over Common Ground

With the public realm, open space network, and site organization established at the ground plane, the Master Plan intentionally allows the developable area above to remain flexible. This enables individual buildings to be designed, phased, and constructed over time without compromising the integrity of the overall plan. By preserving the core ground plane features of public use program, open space, and circulation corridors, the full campus program mix can evolve incrementally while preserving continuity, access, and community benefit across all phases of development.

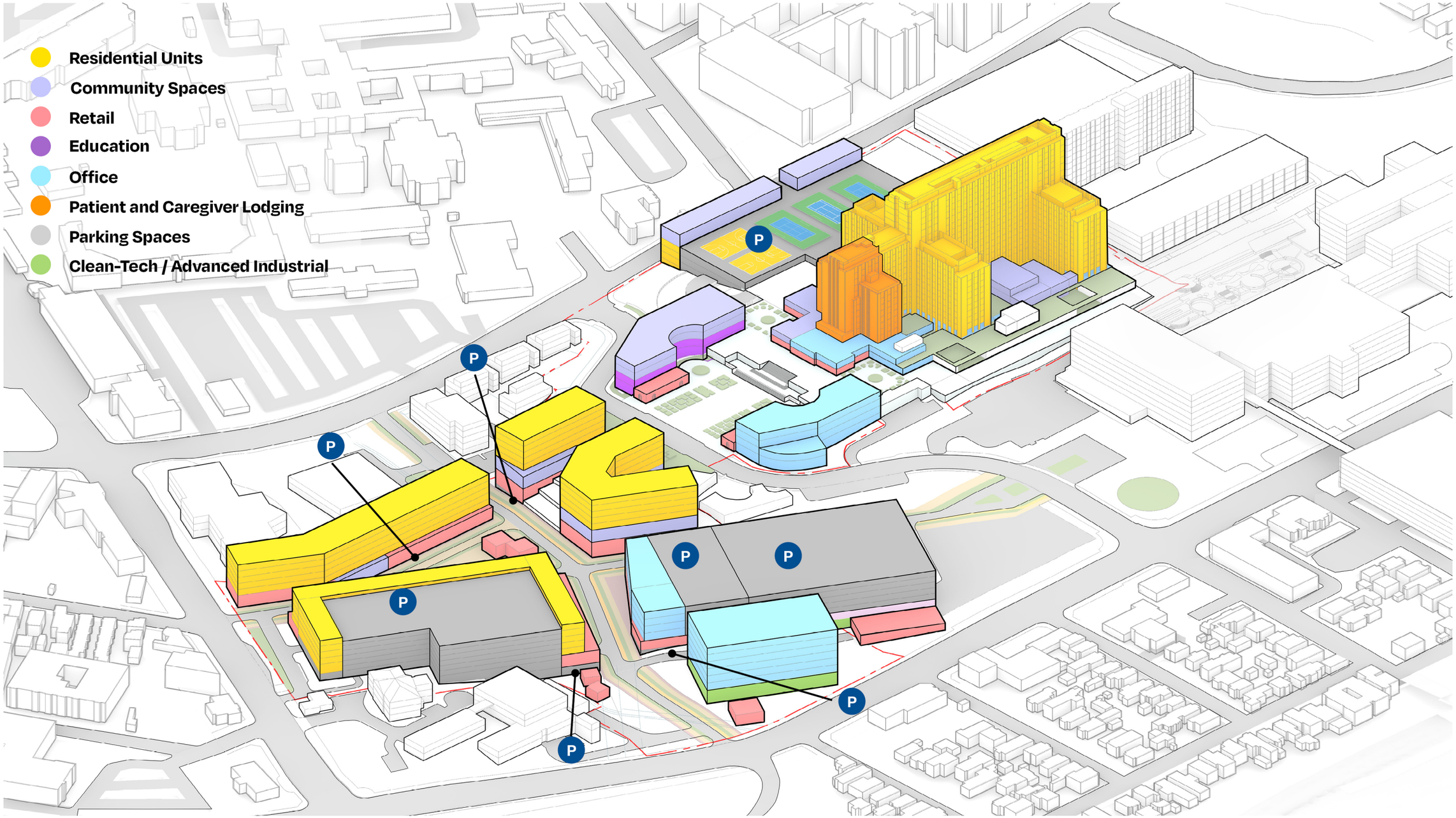
The Supplemental Environmental Impact Report (SEIR) evaluates the environmental impacts associated with the maximum buildout of development under the Master Plan through the planning horizon. The SEIR recommends mitigation measures that are intended to mitigate identified significant impacts associated with the assumed level of buildout under the Master Plan. The SEIR also recommends project-specific mitigation measures to mitigate project-level significant impacts.

By completing programmatic environmental review of the maximum buildout, future projects can proceed with streamlined entitlement processes and when necessary, subsequent environmental review. Such tiering under the California Environmental Quality Act (CEQA) eliminates the repetitive evaluation of the same environmental issues that were adequately addressed in the first-tier environmental impact report. Tiering of environmental documents streamline the environmental review process for future specific development projects, reducing uncertainty for future implementation. Implementation of the Master Plan is enabled through a companion regulatory framework for the phased development of the campus and early site investment.

| Use | Approximate Range (SF) | Units / Keys (Range) |
|---|---|---|
| Residential | ~1,200,000 – 2,300,000 SF | ~1,600 – 3,200 units |
| Retail / Commercial | ~240,000 – 320,000 SF | - |
| Patient and Caregiver Lodging | ~50,000– 80,000 SF | ~100– 200 keys |
| Community / Cultural Space | ~250,000 – 350,000 SF | - |
| Education | ~30,000 – 110,000 SF | - |
| Office | ~200,000 – 400,000 SF | - |
| Medical Office | ~500,000 – 735,300 SF | - |
| Hospital / Institutional | ~100,000 – 400,000 SF | - |
| Clean-Tech / Advanced Industrial | ~40,000 – 200,000 SF | - |
| Warehouse / Logistics | ~120,000 – 160,000 SF | - |
| Parking (Structured) | ~1,700,000 – 3,005,678 SF | - |

# 6.3 Program - Mixed Use Target Density Example

**Land Use Program**

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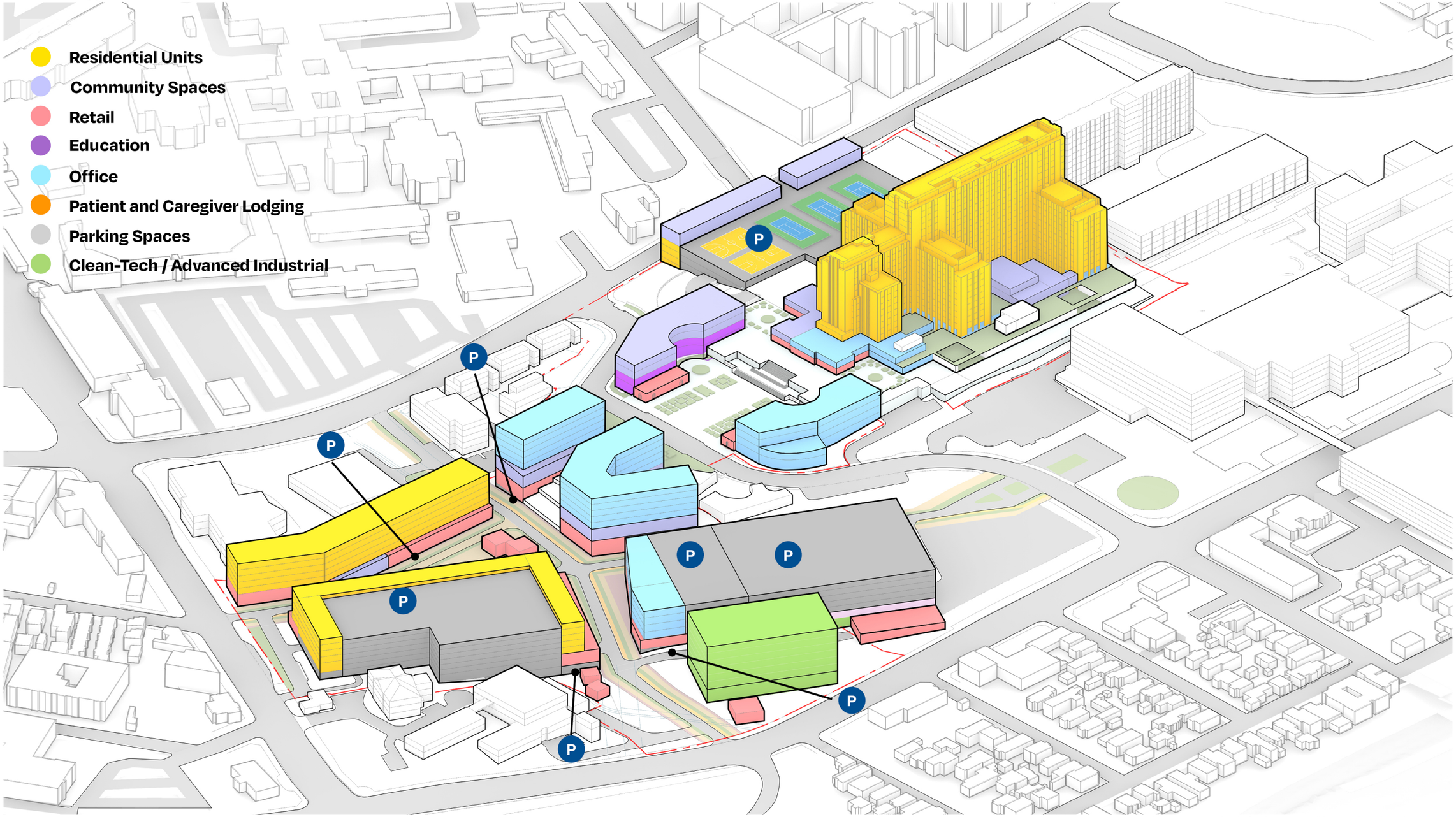
# 6.3 Program - Mixed Use Target Density Alternate Example

**Land Use Program**

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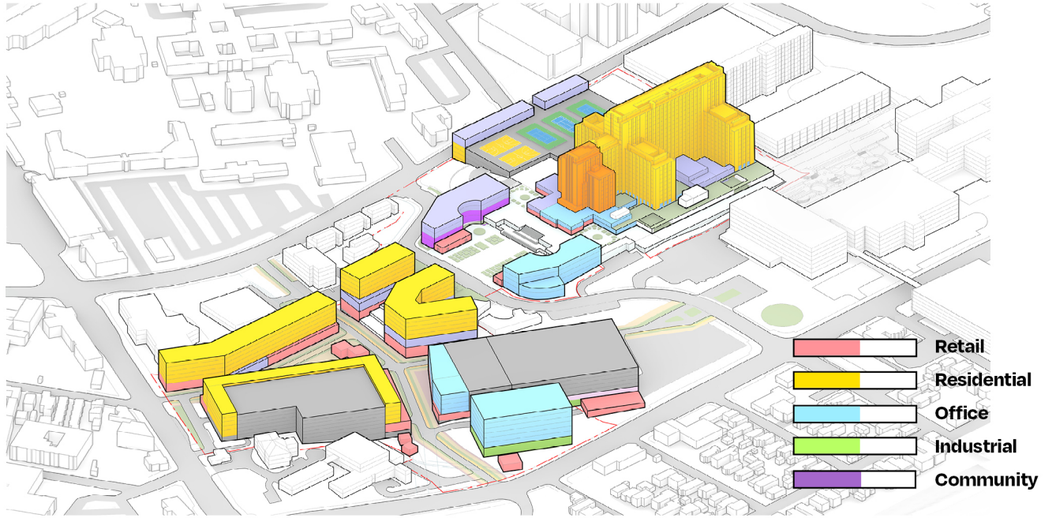


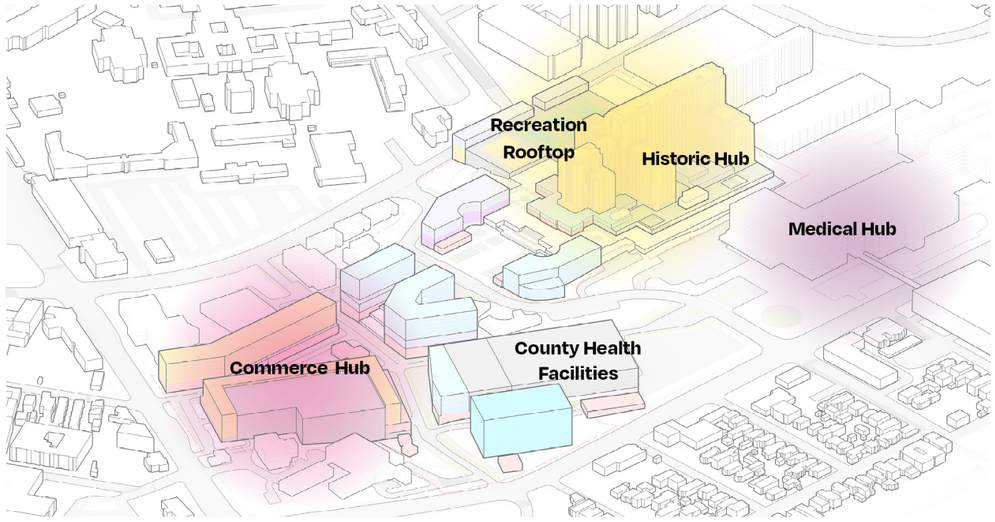


**Program Overview**
The program for the Healthy Village is shaped by community objectives and grounded in the mix of uses needed to support daily life on campus. Each component has been refined through the lens of the Dimensions of Health and the Ingredients of a Healthy Village, ensuring that every use contributes to physical, social, and economic wellbeing. Programs are curated across the site according to the unique identity and character of each hub, reinforcing both individual distinctiveness and campus-wide cohesion.

**Hub Anchors and Major Program Components**
Several larger program components serve as anchors for their respective hubs. A grocery store is envisioned as an anchor, located on the Commerce Hub plaza to activate the public realm and provide convenient access for patients, visitors, residents, and staff. Its placement offers both visibility and functionality, with efficient loading access from the service corridor.

**Health and Wellness Infrastructure**
The County health facilities can be positioned along the same service corridor to streamline distribution routes connecting to LAGMC, OPD/IRD, and other on- and off-site facilities. This location also preserves flexibility for future expansion of DHS and medical services, while allowing The Wellness Center to anchor the Innovation Corridor as the backbone of health and wellbeing on the campus.

**Recreation and Active Wellness**
Since recreation and active wellness are critical aspects of healthy living, the Master Plan envisions multiple areas for exercise, with the rooftops of new structures serving as ideal locations. A Recreation Center and sports facilities can take advantage of the rooftop of the new parking structure at the Historic General Hospital, creating an elevated community amenity that enriches daily life and promotes active wellness for residents and staff alike.

**Mixed-Use Ground Plane Strategy**
Throughout the Master Plan, in keeping with the Common Ground objective to reserve the ground plane for public uses, mixed use buildings provide high bay ground floor retail and community uses, with several levels of multifamily residential above.

**A Balanced and Adaptable Framework**
Together, these program elements establish a balanced and adaptable framework for the Healthy Village. Each use, whether civic, residential, or commercial strengthens its hub's identity while contributing to a shared ecosystem of wellness, opportunity, and connection. The program mix remains intentionally flexible, allowing the plan to evolve with the community while maintaining a cohesive vision for an inclusive, resilient, and thriving campus.

# 6.4 Design Principles and Character




*This graphic illustrates the project site within its broader geographic context in Los Angeles.

**Common Ground: Healing Community, Ecology, and Site**

The core design concept of the Healthy Village is rooted in reconnection. The plan seeks to reweave the surrounding communities into the campus and its natural landscape, transforming a historically inward facing institutional site into a shared, thriving place of health, opportunity, and belonging. The cornerstone of this approach is a deliberate commitment to dedicate the ground plane entirely to the public realm. This common ground becomes the primary setting for daily life, where people come to heal, grow, learn, gather, work, and thrive together.

The ground plane is conceived as both a physical and cultural commons. It is a place where the community can honor its past, share its present, and collectively shape its future. By prioritizing public space at the base of every hub and building, the plan ensures that civic life remains visible, accessible, and protected over time. This approach responds directly to a century of gradual disconnection caused by freeways, incremental development, and institutional boundaries, reestablishing the campus as a connective center rather than a barrier.

Through this framework, surrounding neighborhoods are actively welcomed into the site, bringing their cultural identities, values, and goals with them. The continuous public ground plane blurs the boundaries between public and private and between indoor and outdoor space, while ensuring that all uses at grade are community facing. Programs and services that have long been absent or difficult to access are intentionally placed at these shared edges, allowing the campus to serve as a place of repair and renewal. In this way, the ground plane becomes the physical expression of healing, not only for individuals, but for the broader community that converges at this historic intersection.


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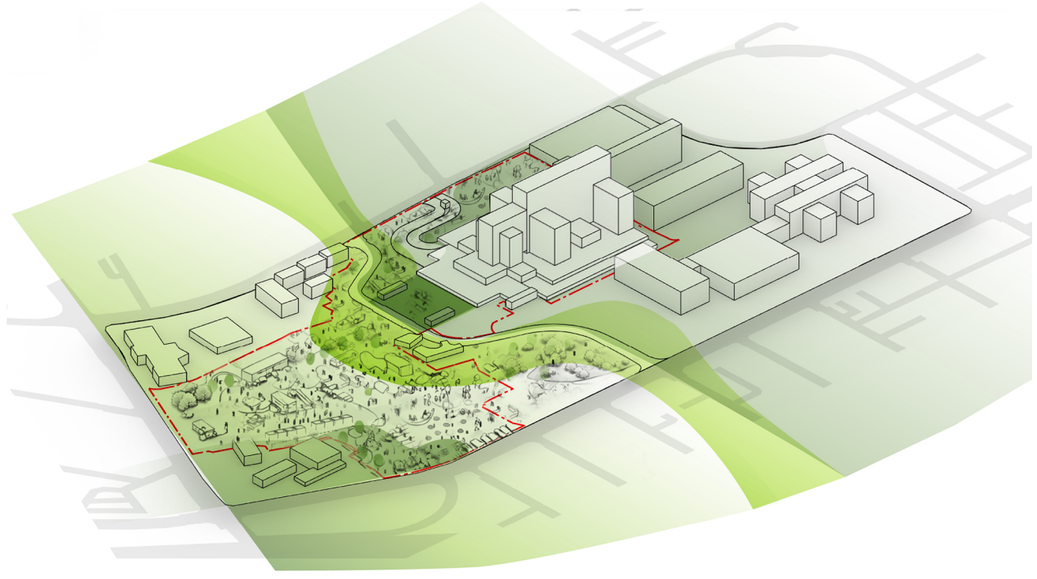
# Design Principles and Character - Context





## Urban Fabric and Surrounding Ecology

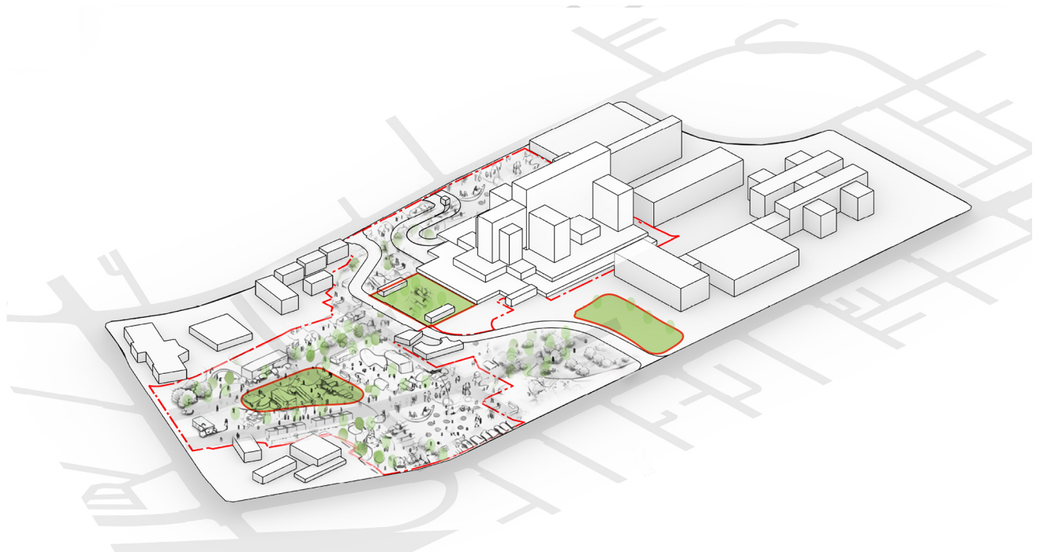


## Ground Plane Belongs to the Community

The entire ground plane is dedicated to community use, creating a continuous public realm of open spaces, gardens, pedestrian paths, plazas, and event areas. Community oriented programs such as retail, job training, childcare, senior centers, fitness facilities, restaurants, business incubators, and libraries are placed at grade to support daily life, access, and belonging.

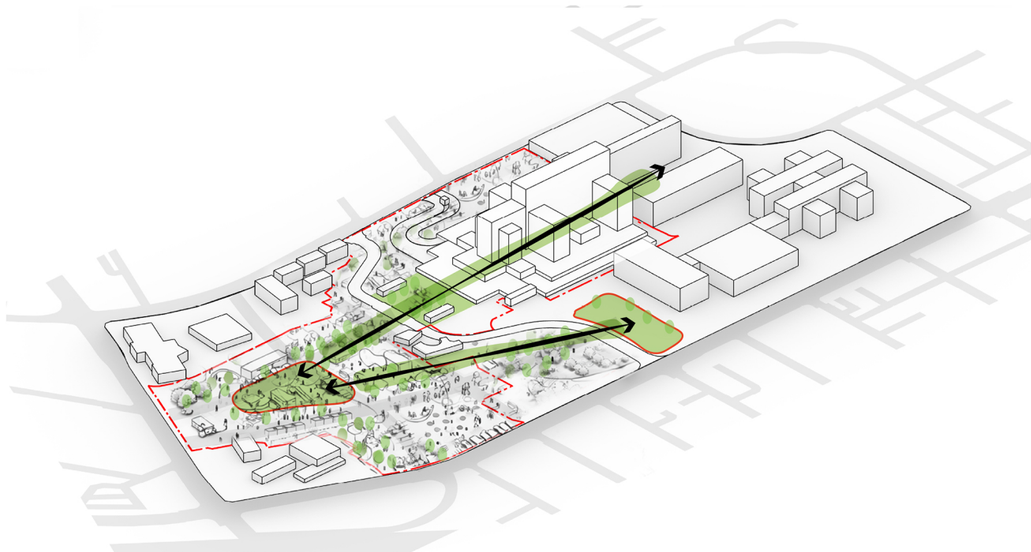
# Design Principles and Character - Site Organization





## Open Space Gathering Hubs

Central plazas anchor each hub, focusing community gathering, activity, and identity within the Common Ground.



## Connect

Pedestrian corridors connect the hubs, forming clear, direct routes that organize movement and community activity across the campus.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# Design Principles and Character - Flexible Development



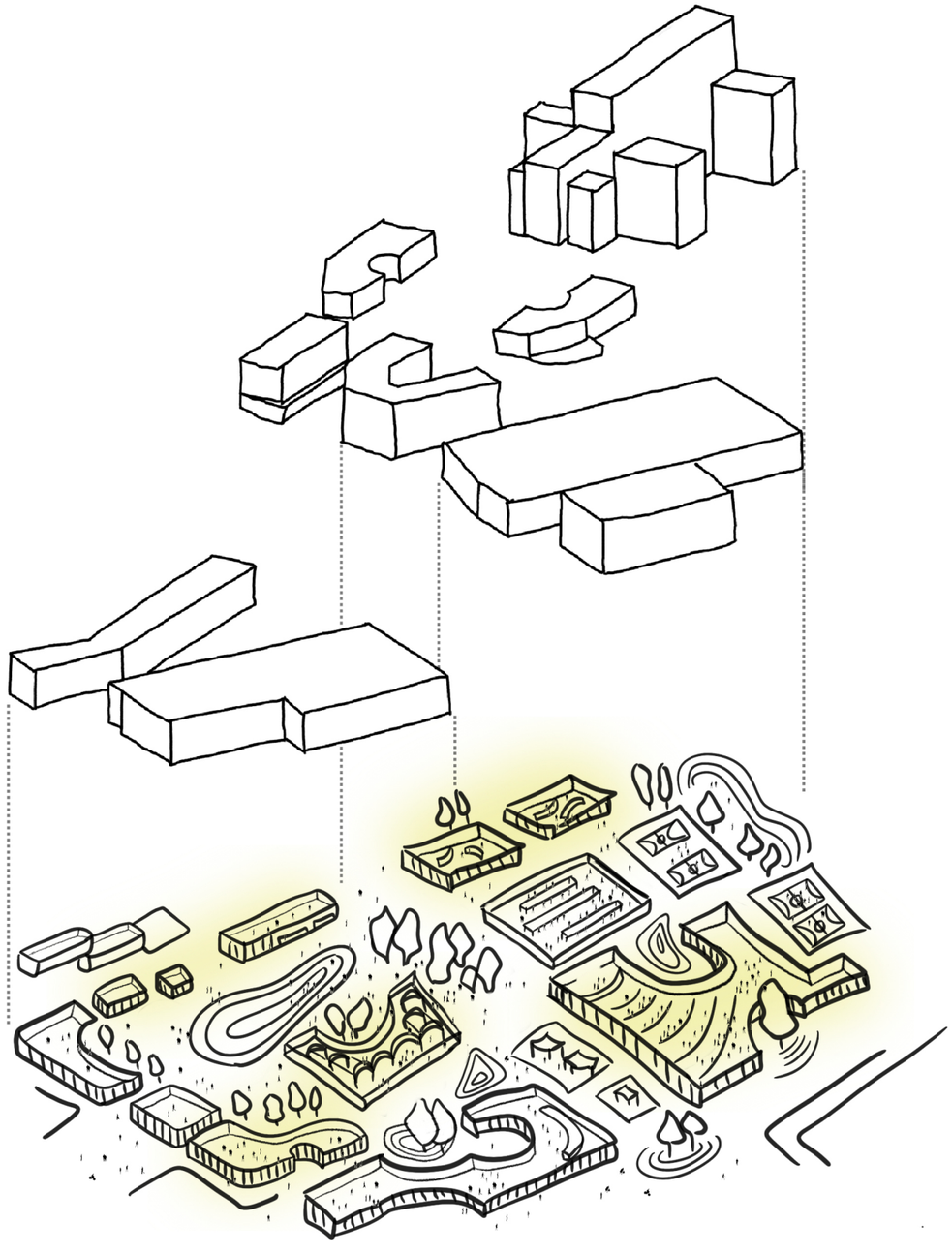
## Soften Edges

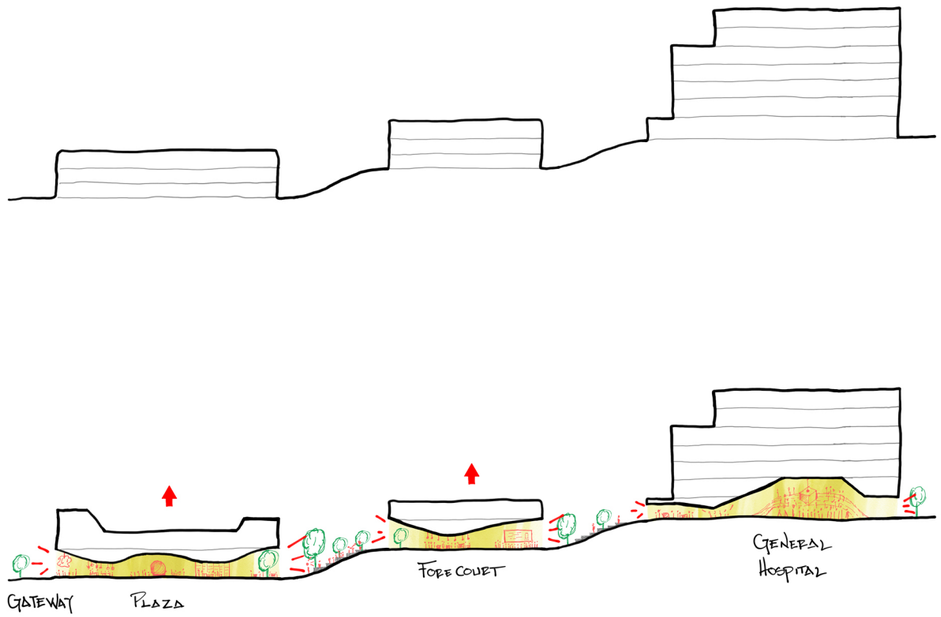
Open spaces extend seamlessly beneath, between, and beyond buildings, blurring edges at connections with streets and entries to create a continuous and inviting public realm.

## Flexible Program

Above the continuous public realm, development is designed to remain flexible. Flexible Development is therefore not only a design strategy, but also a framework for long-term stewardship. It reflects an understanding that community needs, market forces, and public priorities will continue to evolve. By designing both the physical plan and the development process for adaptability, the Master Plan supports ongoing participation, responsiveness, and shared decision-making as the Healthy Village is realized over time.

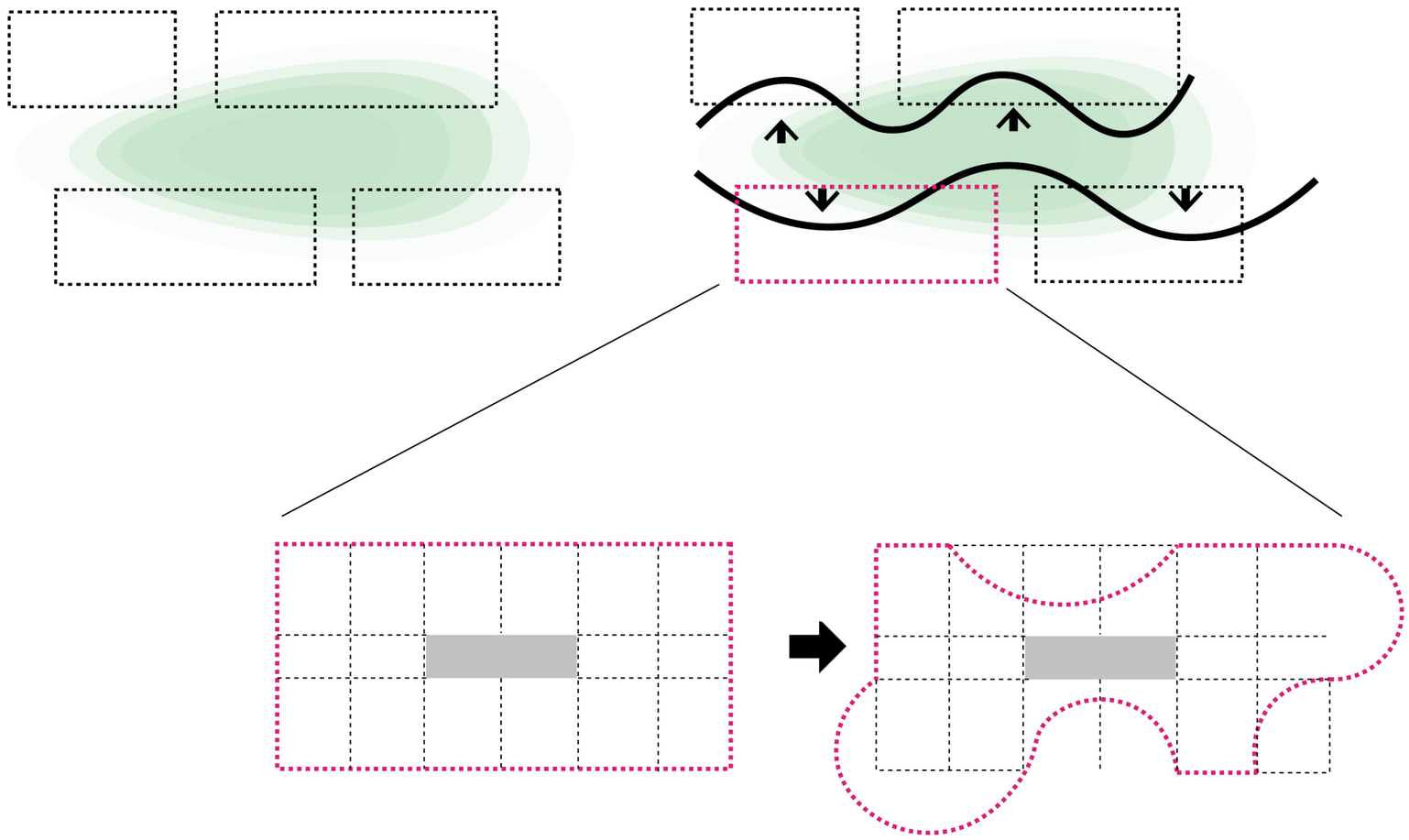
# Massing and Form






With the ground plane dedicated to the public realm, the organization of open space and podium elements establishes a cohesive and continuous Common Ground that functions independently from the development above. This separation allows the public realm to remain intact and accessible across phases of development, even as individual buildings are delivered over time. Podium massing is designed to shape and support a rich network of public spaces, from intimate courtyards and gardens to large plazas and civic gathering areas, while maintaining flexibility in the form and use of upper-level development.At grade, architecture and massing respond directly to the intensity and diversity of public activity. Tall ground-floor stories of 20 feet or more create generous, adaptable spaces for community-oriented programs and allow interior uses to open seamlessly to the public realm. At key outdoor plazas and gathering spaces, building massing should step back to allow light and air to reach the ground plane and to bring the scale of the public realm down to a more human, comfortable proportion. Local pathways are intentionally woven through and between buildings, blending indoor and outdoor space and enabling private uses to spill out into plazas, terraces, and walkways. Landscape, shade structures, and planted areas are integrated throughout the podium to enhance comfort and microclimate, reinforcing the Common Ground as an inviting place for daily life and community connection.

# Massing and Form




Podium design plays a critical role in extending the public realm through and under buildings, allowing plazas and open spaces to flow seamlessly into architectural form. Public plazas are intentionally designed without hard or fixed edges, blurring the boundary between open space and the buildings that frame it. This approach creates a flexible transition zone where the public realm is supported by architecture, continuing beneath buildings above with generous overhangs, arcades, and ground-floor openings that invite movement, gathering, and pause.

These flexible zones support a wide range of community-oriented uses that can adapt over time. Portions of the podium may open to create shaded outdoor rooms beneath buildings for seating, landscape, accessible retail displays, or outdoor dining, while other areas can extend activity outward into the plaza through storefronts, balconies, and spill-out spaces. Entries, pathways, and garden lounges are interwoven within these zones, creating an immersive public experience where buildings feel porous and inviting. By allowing public life to move fluidly under and through architecture, the podium becomes an active participant in the Common Ground, reinforcing a continuous, shaded, and accessible public realm across the site.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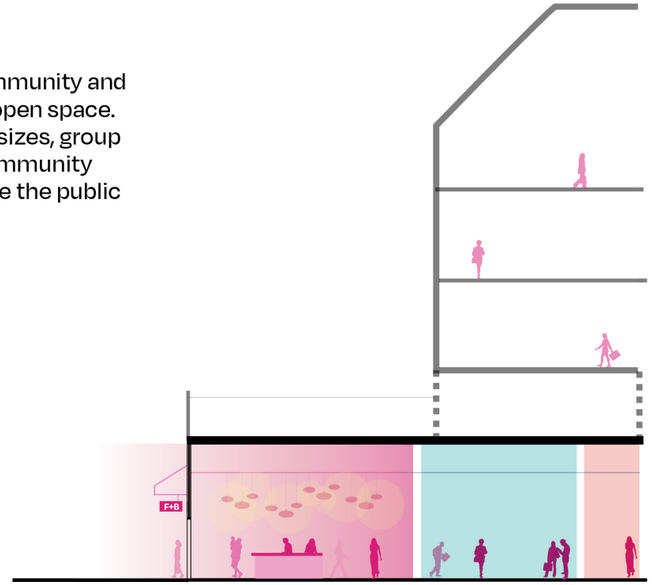
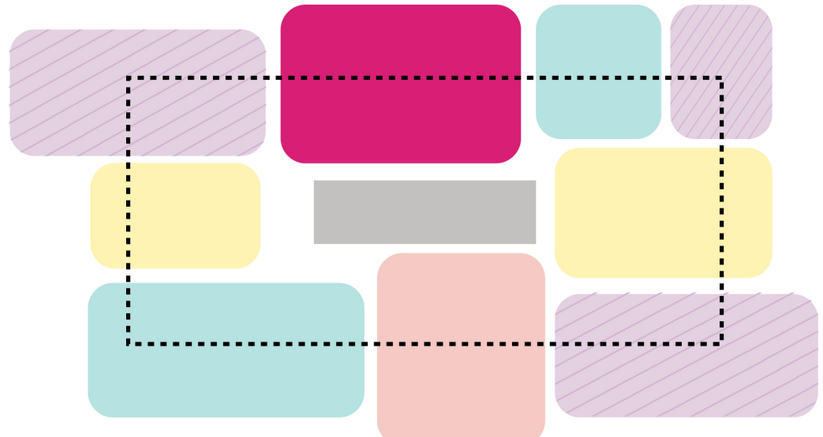
# Massing and Form

### Flex Zone: Podium Extension

The flex zone creates a dynamic edge where indoor community and commercial programs can extend into adjacent public open space. This flexibility supports outdoor dining, expanded class sizes, group exercise on pleasant days, pop-up health clinics, and community markets or fairs, allowing programs to adapt and activate the public realm as needs change.

- Local entrepreneurs
- craftspeople
- community services
- clinics
- wellness center partners
- training and education
- daycare
- restaurant incubators
- pop-up shops



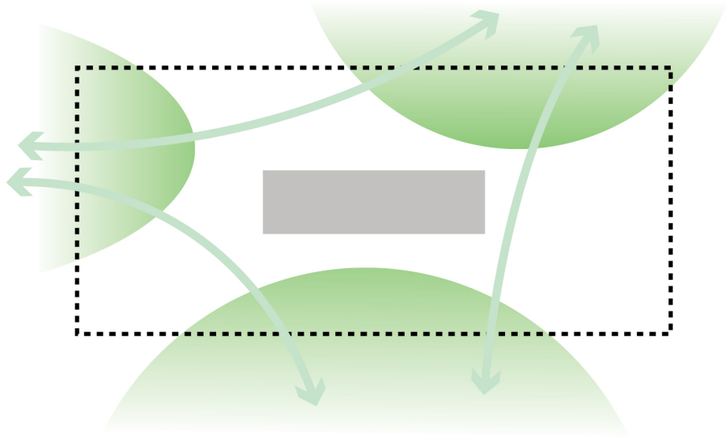



### Flex Zone: Landscape and Open Space Continuing Through the Building

The flex zone also allows landscape and open space to move through and under buildings, bringing shade, planting, and seating beneath the podium. By extending outdoor space into the building fabric, this approach strengthens campus connections, improves comfort and microclimate, and reinforces a continuous and immersive public realm.

- outdoor dining
- seating and gathering nooks
- shade
- outdoor displays
- performances
- art
- classes that spill onto the plaza



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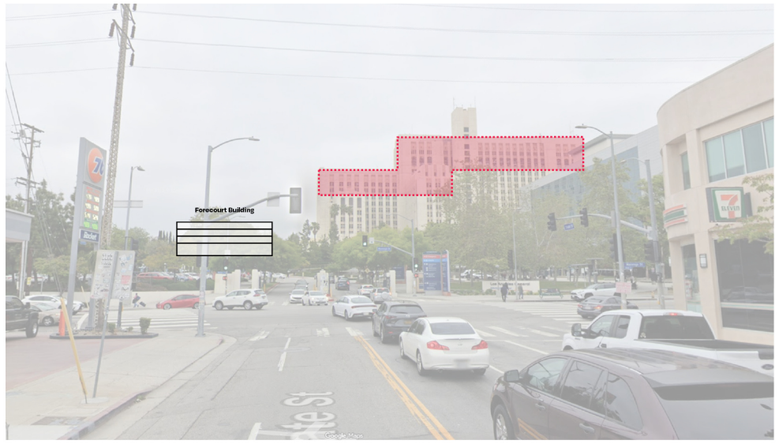
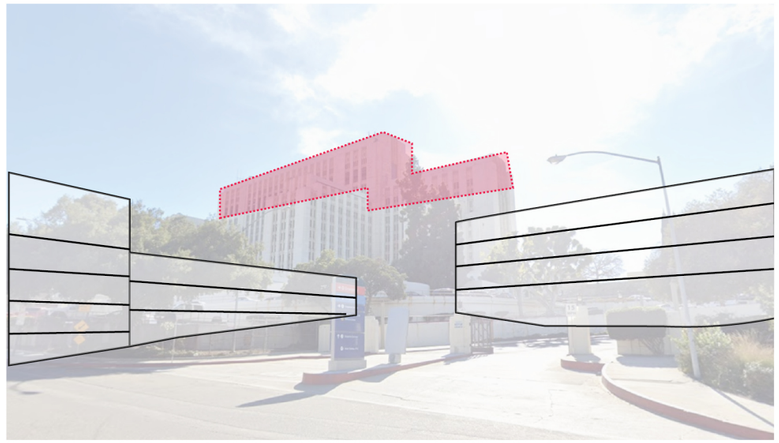
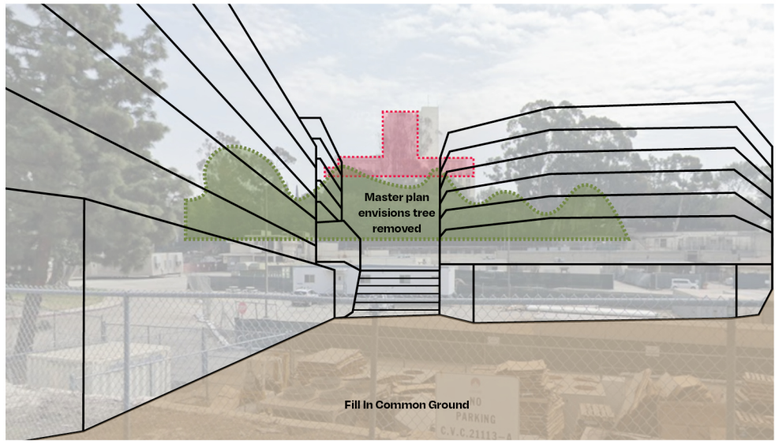
# Opportunities to Frame the General Hospital



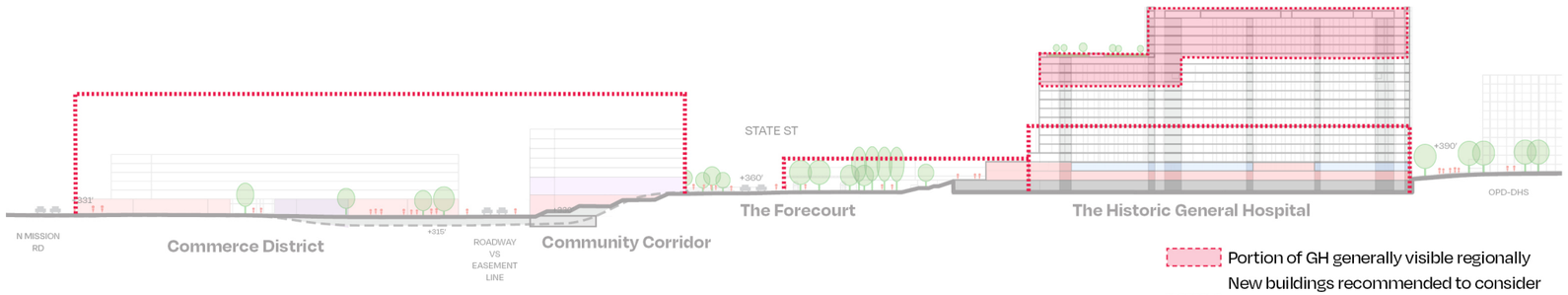

View From State St



View From Zonal Ave




View From Commerce Plaza




The General Hospital is visible across the region due to its location on a prominent elevation, allowing for substantial vertical development on the West Campus while preserving regional views.

The Historic General Hospital is a defining civic landmark whose identity is shaped by its sweeping Art Deco façade and strong vertical massing that is prominently situated on an elevated plateau. To support this architectural heirarchy and sense of history throughout the site, the Master Plan preserves and elevates key views by framing the General Hospital with a calibrated composition of new development and open public spaces and circulation to continue to emphasize the building's scale, prominence, and architectural character. From a regional perspective, views that reveal at least the upper portion of the building maintain legibility of the General hospital as a historic icon within the broader city and landscape.

The Master Plan frames several views. The Marengo Boulevard entry at State Street establishes the primary procession into the campus and frames the approach to the Forecourt, reinforcing the General Hospital's stature and civic presence. The view from Mission Street aligns with the monumental historic axis and central spine, offering a clear reading of the building's symmetry and role as the heart of the campus. From the Zonal Avenue entry, views of the stepped façade help convey the scale and layered composition of the structure as it rises above the surrounding terrain.

Together, these framed views help anchor orientation, memory, and identity across the Master Plan. New building height and massing should remain responsive to the historic structure, particularly in close proximity.

New development near the Forecourt should remain limited to approximately four to five stories to preserve human scale and avoid competing with the historic façade. On West Campus, where the grade level is significantly below the plateau the General Hospital is situated on, there is room for significant vertical development without impeding regional views. By framing views through massing, setbacks, alignments, and placement, the Master Plan allows for thoughtful growth that honors the General Hospital's enduring civic and cultural significance.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# General Hospital Historical Background and Context



View of the General Hospital campus looking north, 1924 (Courtesy of Los Angeles Public Library)



View of the General Hospital campus looking northeast, 1926 (Courtesy of Los Angeles Public Library)



Aerial photograph of the General Hospital campus, 1927 (Courtesy of University of California, Santa Barbara Frame Finder)



Aerial view of the General Hospital campus during the construction of the Acute Unit Building looking southeast, circa 1930 (Courtesy of USC Digital Library)



The General Hospital campus after the completion of the Acute Unit Building looking southeast, 1932 (Courtesy of Los Angeles Public Library)



Aerial photograph of the General Hospital campus, 1956 (Courtesy of University of California, Santa Barbara Frame Finder)



The General Hospital campus looking east, 1957 (Courtesy of Los Angeles Public Library)



Aerial photograph of the General Hospital campus, 1962 (Courtesy of University of California, Santa Barbara Frame Finder)



View of the General Hospital campus looking northeast, circa 1965 (Courtesy of LAC+USC)

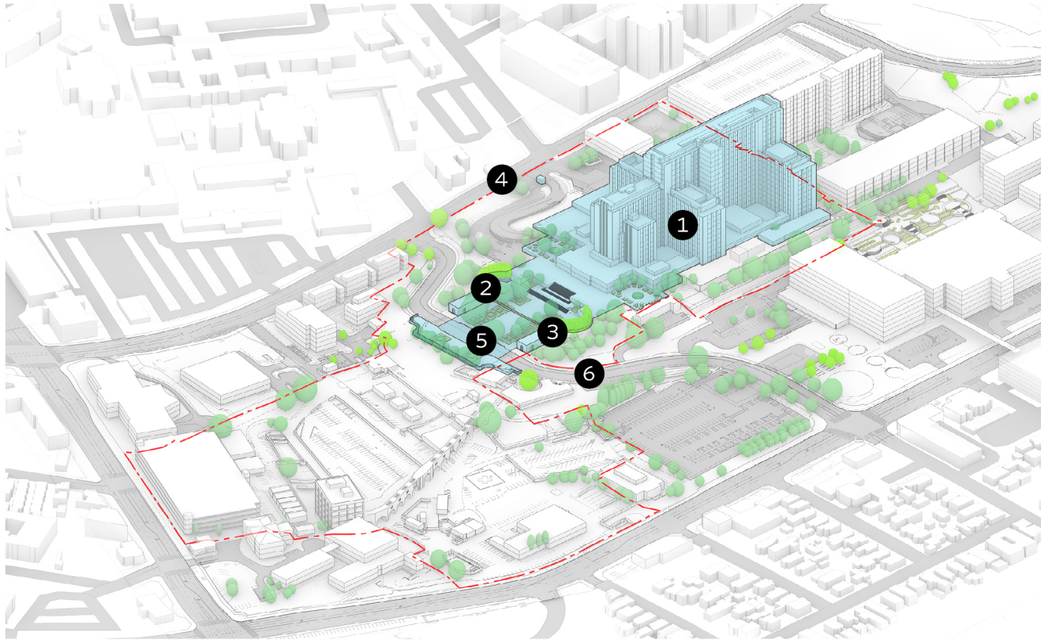
**History of the Site**

Southern California's climate and landscape played an important role in the area's growth in the late 19th and early 20th centuries. It was a popular winter destination for eastern and mid-western residents, who traveled to enjoy the mild winters and sunny weather. The region's increased popularity as a balmy winter retreat coincided with new discoveries in health and medicine. Los Angeles in particular became a destination for migrants seeking better health. A number of haphazardly planned medical facilities opened in the following decades, as well as more organized establishments of varying sizes. By the early 20th century, Los Angeles' reputation as a haven for health seekers was integral to its identity, growth, and development. Hospitals came to be seen as an integral part of improving cities and their residents. This represented a significant shift in the public's perception of hospitals. Hospitals evolved from charitable institutions to modern facilities with the latest technology. As Los Angeles grew in the decades after World War II, its hospital system expanded to keep up with patient demand.

**History of General Hospital Architecture**

The modern American hospital emerged in the mid-19th century and was shaped by rapid advances in medical science, sanitation standards, and urban growth. Before this period, American hospitals were often charitable almshouses and sanitariums intended for care of the poor and dying, rather than for patient recovery. Florence Nightingale's writings popularized new understandings of germ theory and hygiene that transformed late 19th century hospital design into a technical and architectural solution that emphasized cross-ventilation and access to natural light. Pavilion-style hospitals were characterized by low-scale detached or semi-detached wards arranged with linear or radial layouts and connected by corridors or breezeways. Buildings often had large operable windows and multiple entrances to promote airflow and minimize contagion. The evolution of hospital planning and construction in the early 20th century reflected both broader trends and regional necessity. Early 20th century hospital buildings evolved into multi-story steel- or concrete-framed buildings, typically six to seven stories in height, with separate floors dedicated to each medical ward. Hospital projects of the 1920s and 1930s reflected a new era of vertical architectural experimentation. The Los Angeles General Hospital's Acute Unit, completed in 1933, epitomized this shift with its monumental reinforced-concrete and steel structure, centralized core, and vertical circulation systems designed to minimize the spread of disease.

# Legacy Buildings & Adaptive Reuse



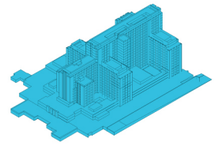

**Legend**

Historic General Hospital

## Historic Conditions

At the time of this writing, the Historic General Hospital building is under consideration for listing on the National Register of Historic Places. This designation would help recognize and preserve the building's historic significance. As the campus evolves, the General Hospital and other recognized historic resources are intended to be preserved and respectfully integrated with adjacent new development.

**1. General Hospital, 1933 [101]**







**2. Patient's Building, 1933 [102]**







**3. Visitor's Building Administrative Offices, 1933 [103]**







**4. Control House, 1933 [136]**







**5. Forecourt**





**6. State Street**







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# Adaptive Reuse - Historic Site Interpretation

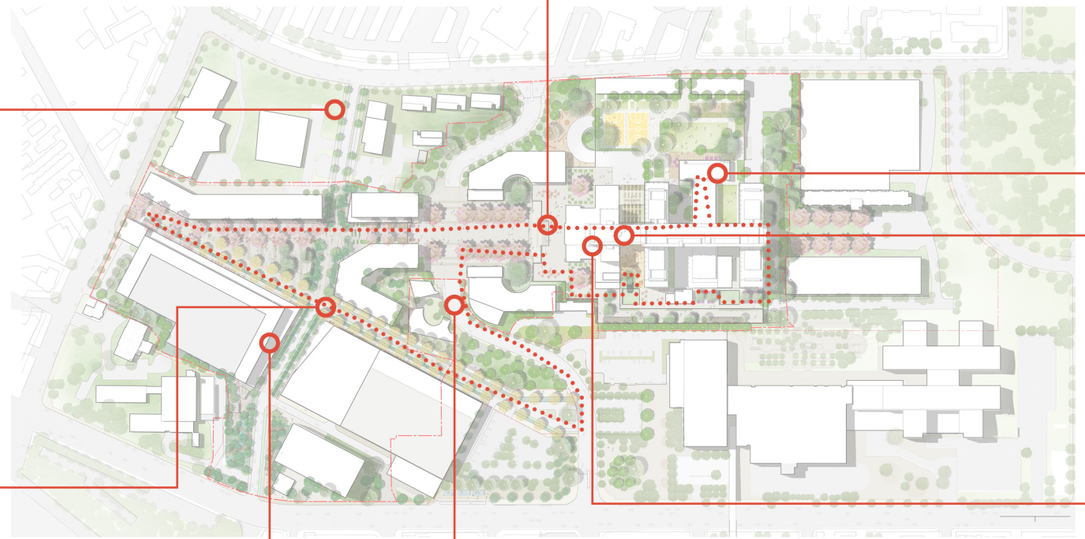
The site holds a rich and layered history, embedded with memories that continue to resonate within the community. This proposal highlights key features across the landscape, from the original hospital and operating theater to the kitchen, viaducts, and historic creek, framing them within an interpretive experience. Through a mapped tour supported by signage and exhibits, these elements are reintroduced and connected, allowing visitors to engage with the site's past in a meaningful way. By identifying and revisiting these spaces, the design opens opportunities to reinterpret original features, such as Dry Creek, while anchoring new interventions in the site's enduring narrative.


Main Entrance


General Hospital Hallway


Historical Kitchen


Historical Creek



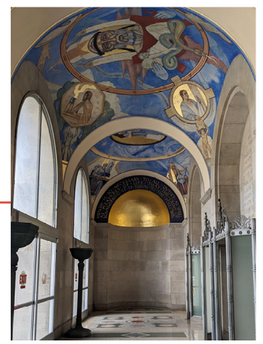

Historical Operating Theater


Viaduct


Viaduct


Original West Campus Site

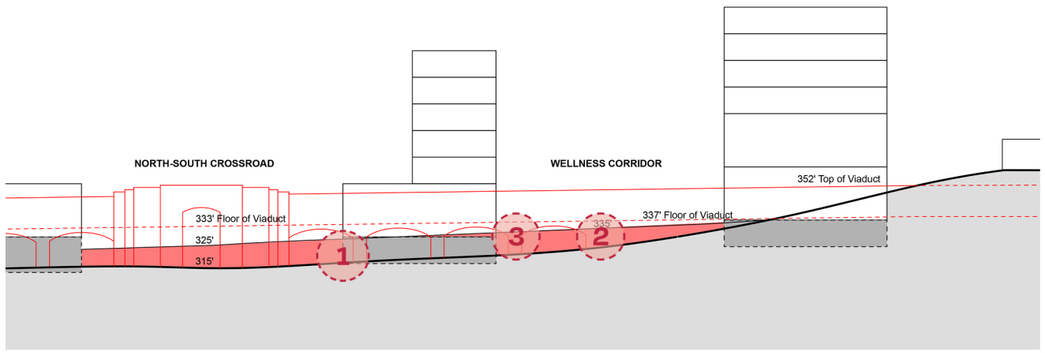

State Street




Lobby

# Reinterpretation of Original Site Features

## Sectional Drawings of the current Viaduct with the proposed Master Plan




1/32" = 1'- 0"

Regrade Topography - Fill

### OPTION1: Partial Preservation + New Program

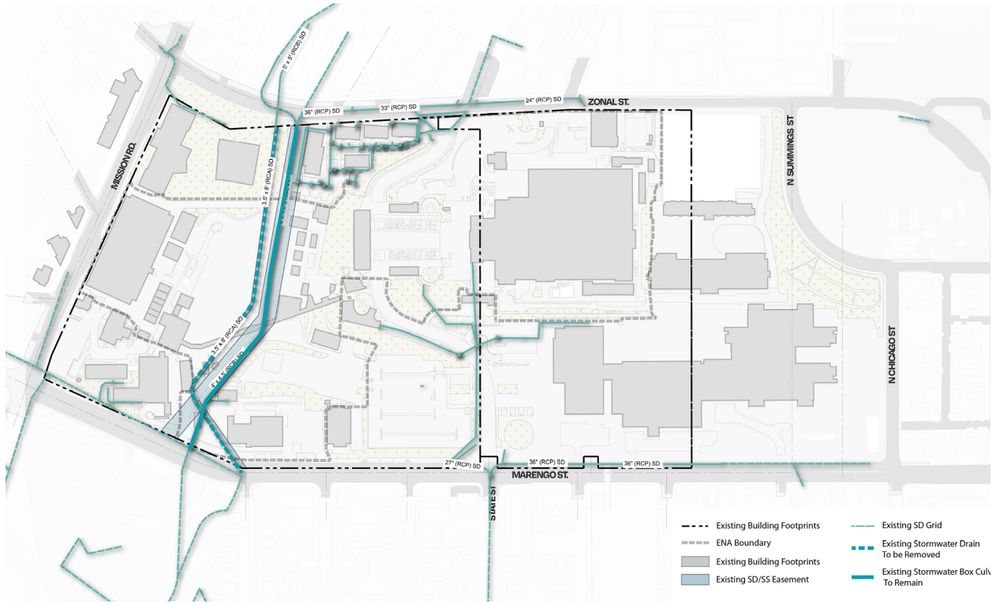


### OPTION2: Preserve Original Footprint Through Paving




### OPTION3: Embedded Viaduct -- Void within New Architecture






## Dry Creek

More than 100 years ago, the original creek was undergrounded and controlled by the County stormwater system, which roughly follows its original path.

A reinterpreted Dry Creek is treated as a landscape corridor and community main street, with restaurant terraces carefully nested along the creek edge and framed by shade trees. Active ground-floor uses and local retail engage the street while respecting the creek's historic alignment, reinforcing a pedestrian-scaled environment that celebrates both place and activity.



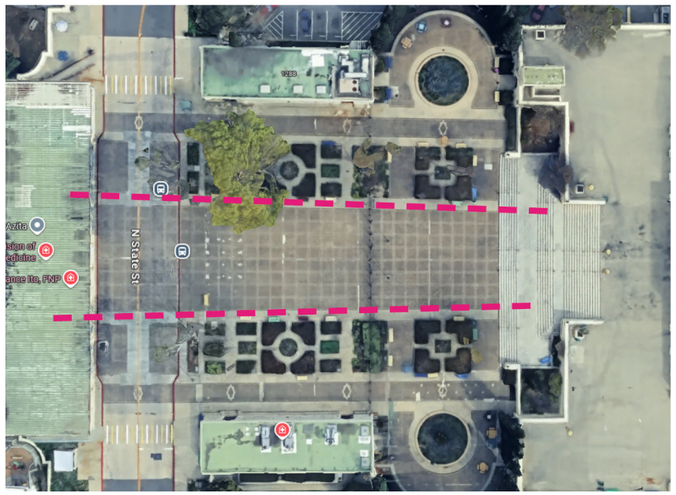


# Materiality

Beyond reinterpreting significant original site features, the campus should express both its historic legacy and its shared cultural memory while establishing a cohesive new sense of place. Achieving this will require sensitive consideration of materiality, especially within the public spaces and Common Ground.





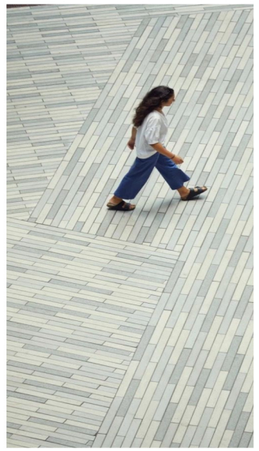


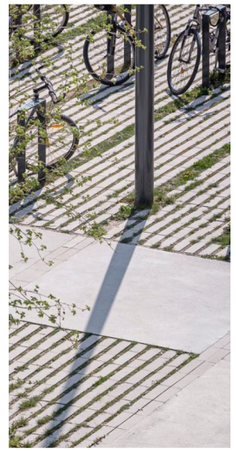

**Forecourt Paving Pattern**

The historic forecourt paving pattern employs a unique "forced perspective" by slightly converging pavement lines as they near the General Hospital. This enhances the perception of the main building's mass and civic presence when viewed in perspective. The scale and geometry of the pattern visually anchor the building at the ground plane and may be extended to other public areas to reinforce material continuity across the site.

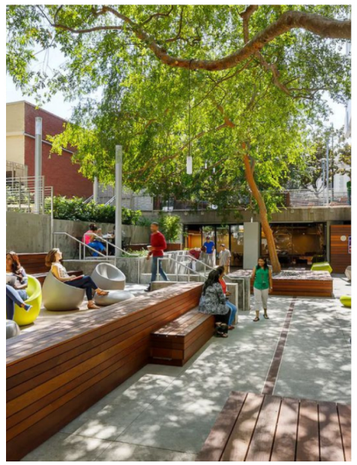
**Paving Continuity**

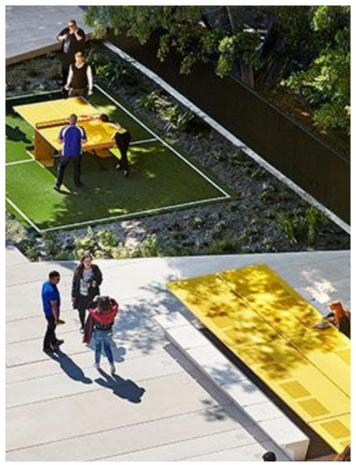
The forecourt is expressed as a **formal, monumental**, and civic space, while the community plaza on the west campus adopts a **freer, more casual character** designed to support flexible programming and comfortable everyday use. Pedestrian and vehicular paving are clearly differentiated through material, texture, and pattern to establish hierarchy and legibility. Public spaces are designed as protected pedestrian areas, prioritizing accessibility, shared use, and seamless transitions. Across the broader campus, the material language of the forecourt is drawn through and reinterpreted, adapted to contemporary uses and varied spatial conditions, creating a cohesive yet flexible public realm.











**Street Furniture**

Street furniture, public realm materials, and landscape elements are coordinated across all public areas to establish a cohesive and recognizable identity for the "Healthy Village". This integrated approach reinforces continuity between spaces while allowing for variation in character and use, supporting a legible, welcoming, and well-functioning public realm.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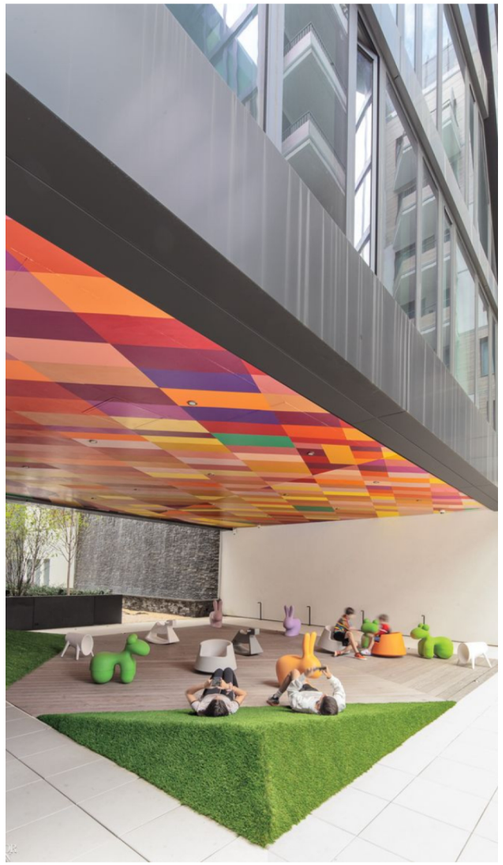
# Materiality







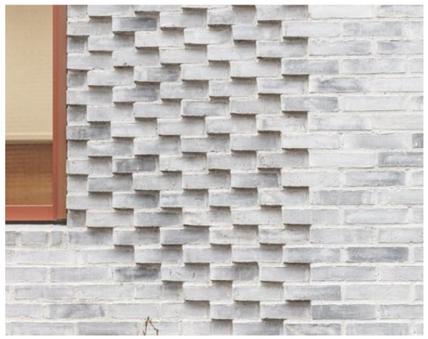


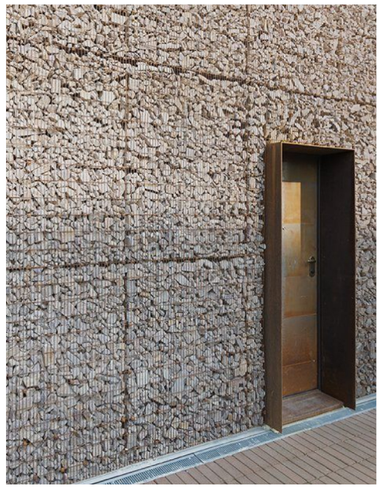
**Public Realm Extension Through the Podium**

The ground plane texture and material motifs are extended vertically through the podium to reinforce the continuity of the public realm across the entire ground level. Ground-floor public and community-facing uses are characterized by a high degree of transparency, ensuring that public-oriented functions remain legible, visible, and inviting, and that the public realm is clearly expressed through both materiality and spatial engagement.







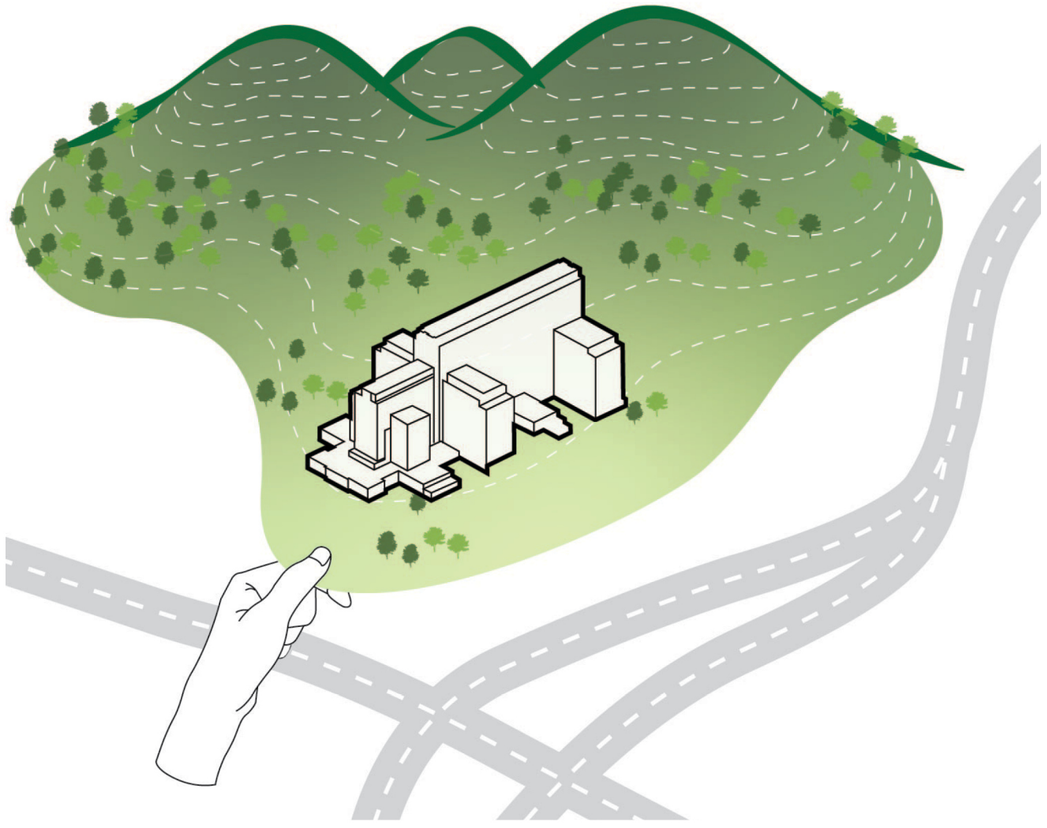
**Architecture**

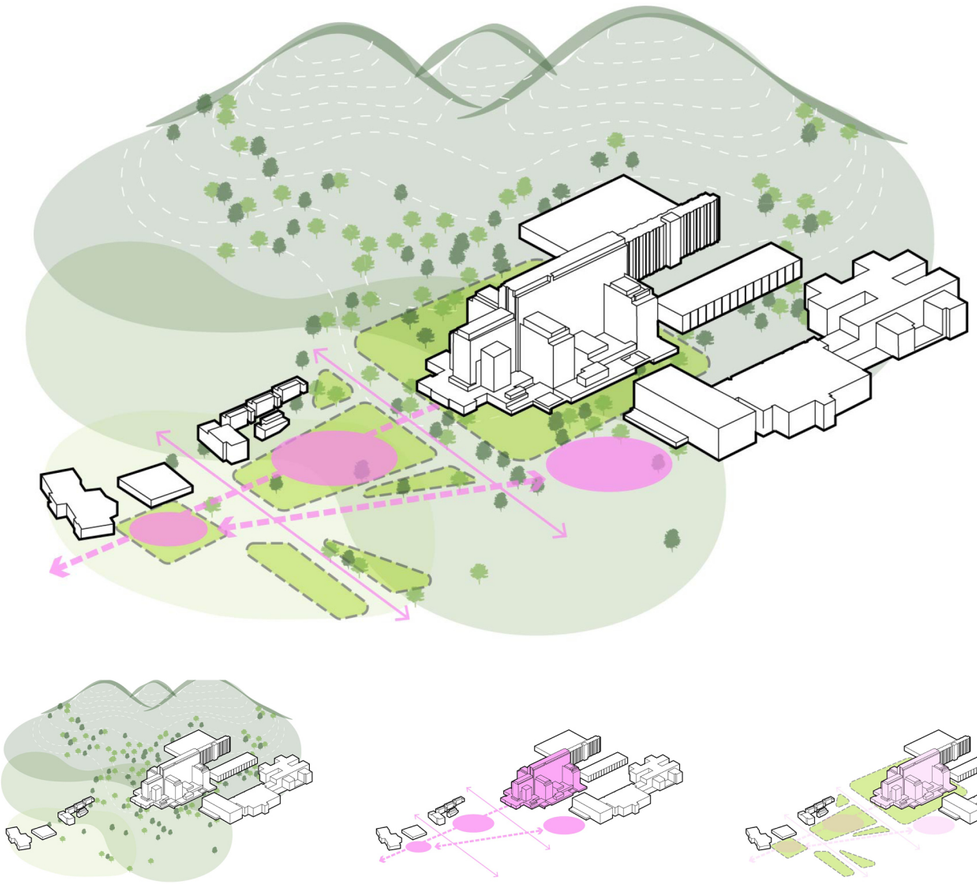
**Respect Historic Context:**
Architectural detailing responds to the scale, material weight, and durability of the historic campus without direct replication of historic styles, employing high-quality, durable materials intended to endure for another century and beyond.

**Recycle:**
Demolition materials are salvaged and recycled where feasible, with concrete and aggregate reused to support sustainability and material continuity.

**New Build in Contrast to Historic:**
New construction is clearly expressed as contemporary in form and detail, maintaining a legible contrast between new and historic structures while reinforcing overall campus cohesion.

# 6.5 Open Space and Landscape Framework






## Pulling Los Angeles In

A Healthy Village promotes personal and community wellness through strong connection to nature and surrounding neighborhoods. Currently, the majority of landscape and open space within the campus is an assortment of varyingly activated but disconnected spaces. The disconnection extends outside the project boundary, isolating the campus from its neighbors. As part of the catalytic vision, the proposed landscape framework relies on reconnecting with the surrounding natural and cultural context to create a physical, emotional and psychological connection within the superblock, to the directly adjacent neighborhoods and to the greater Los Angeles area. Leveraging natural and urban open spaces to better connect destinations within the site and beyond the site boundaries to surrounding open spaces and neighborhood hubs, the landscape framework transforms the old hospital site into a healthy village for Angelenos to thrive.

Through pulling in the foothills of Lincoln Heights and Mount Washington into the campus, natural habitat is reintroduced onto site's existing topographically challenging conditions. In reconnecting to the larger regional ecology through restitching fragmented landscapes, these new natural open spaces allow for new opportunities for gathering and connection beyond the main axial connections. As urban and natural spaces intermix, open space becomes fertile common ground for various experiences that serve the community ecologically and socially. Through re-naturalizing, re-connecting and re-activating the campus, the open space and landscape framework builds on existing context to better serve the residents, workers and visitors of the campus and will hopefully spread beyond to reach adjacent neighborhoods and open spaces.

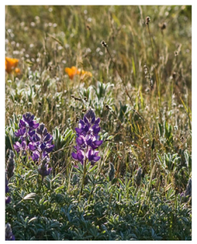


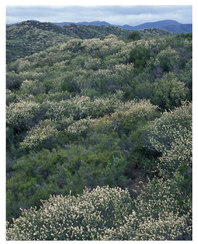

## Re-Naturalize: Engaging with Natural Systems

While the campus' existing hilled condition either acts as a barrier between spaces or are considered leftover spaces, the sloped zones provide opportunities to reintroduce naturalized buffer zones that function as ecologically and socially regenerative zones while celebrating and making more accessible the natural habitats of Los Angeles region. Mimicking the larger regional ecotones of sheltered Oak Woodlands on uplands, Chaparral Hillsides on main slopes from the General Hospital building and Riparian Grasslands and Groves along the historic creek, these spaces become green lungs for the community that filter air, create habitat and provide local residents tangible connection to natural spaces previously inaccessible.

**Legend**

- Oak Woodland
- Chapparral Hillsides
- Riparian Grassland





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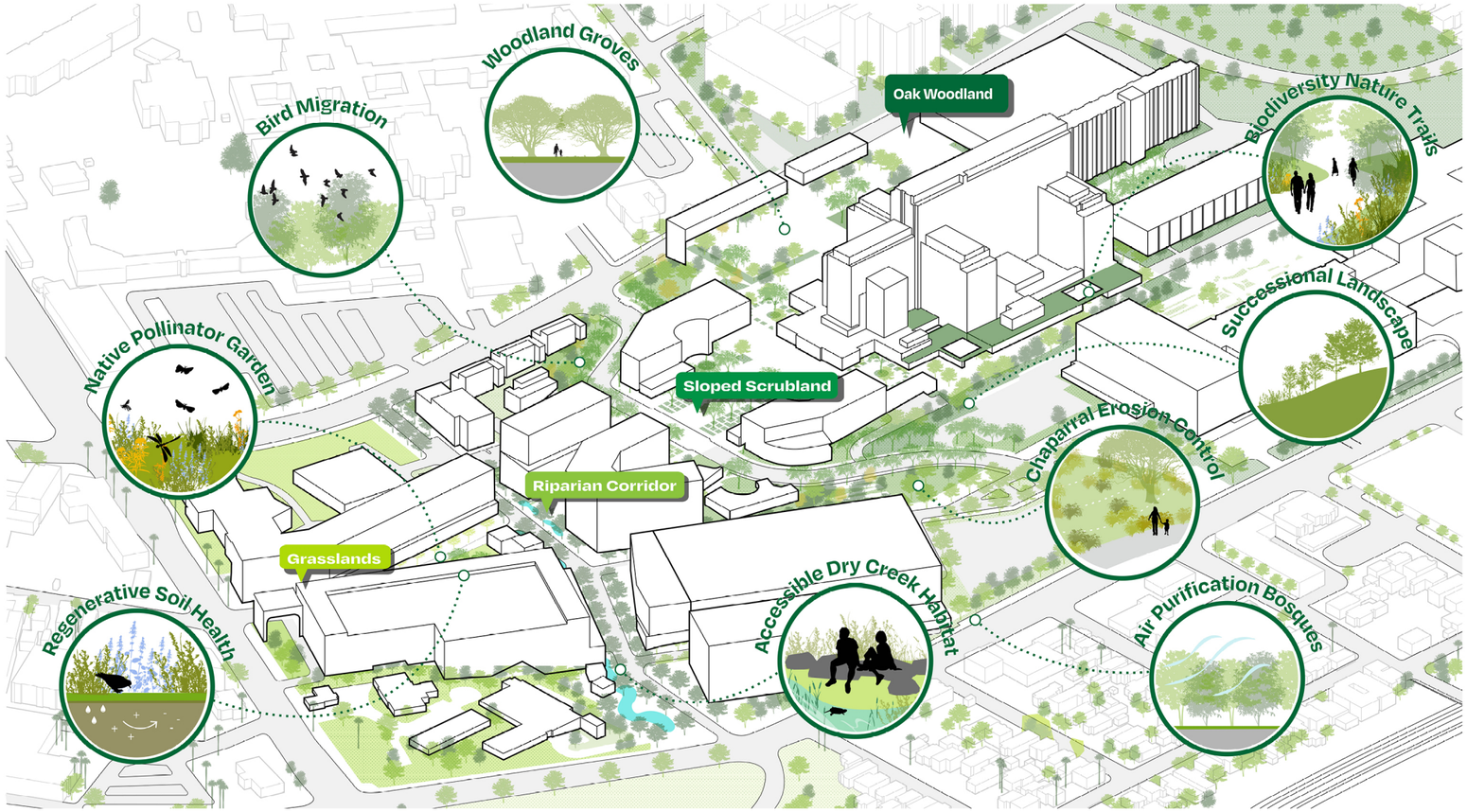
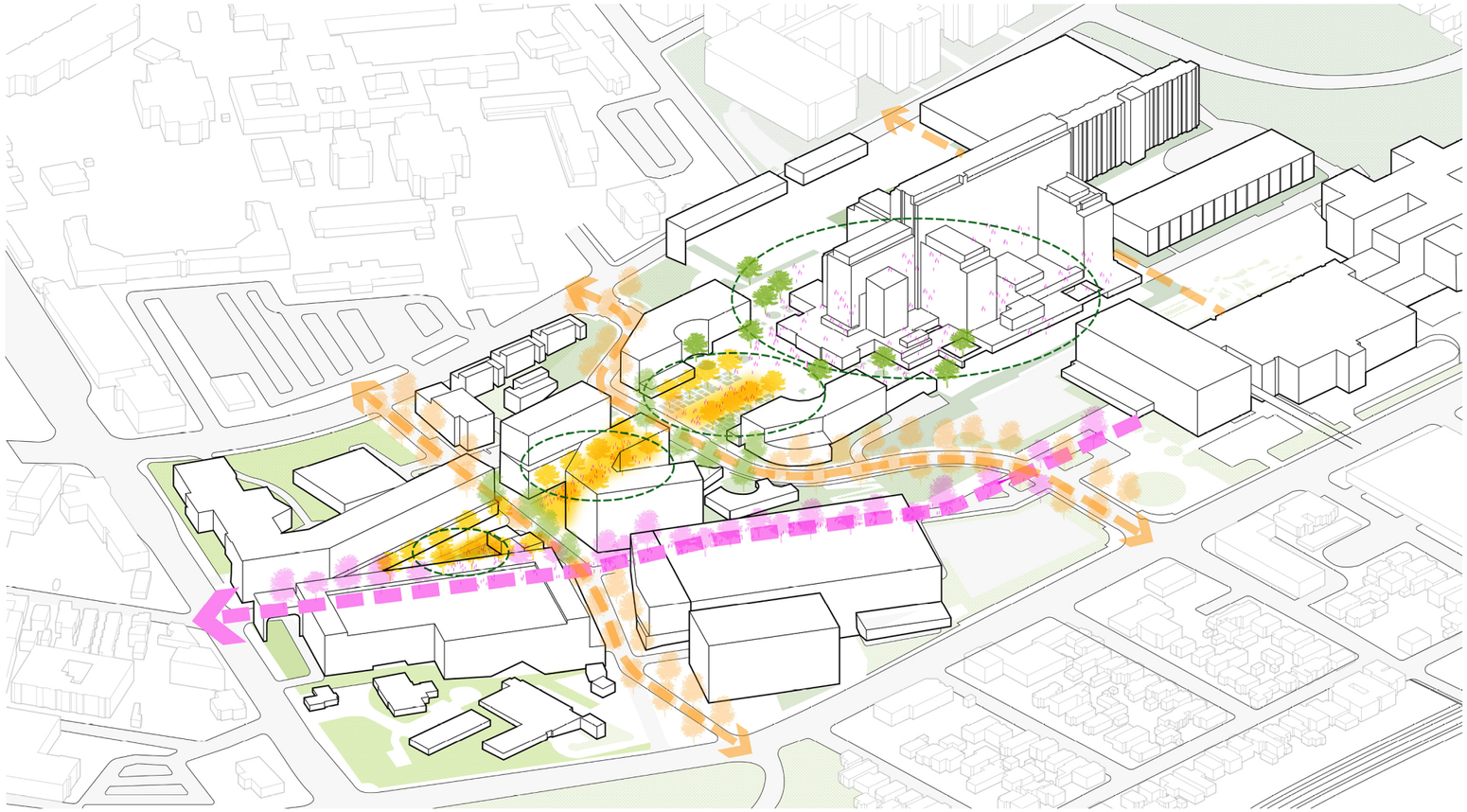



## Re-Naturalize: Engaging with Natural Systems

Through revegetating underutilized sloped space as opportunities to reintroduce more naturalized spaces, the re-wilding of the campus also supports social wellbeing by providing more direct connection to natural spaces while upholding sustainability measures that benefit urban lifestyles. The Master Plan's integrated network of living infrastructural systems related to stormwater collection, urban heat island cooling and ecological corridors are celebrated to reveal how the campus itself works as a regenerative, integrated and community space that blends naturalized moments with the vibrant urban spirit of East LA.



## Re-Connect: Gathering and Identity

As one of the underlying principles of the Master Plan, the central spine and diagonal road link the three major anchors of the site to provide clear access and wayfinding. To further reinforce these connections while also providing character, street trees and other vegetation help visually connect these connections while providing shade, areas for small and larger gathering spaces.

Wilded areas are the base condition of site, respectful of natural succession and evolution of wilderness over time, site as a component of larger regional ecology and restitching fragmented landscapes - common ground as inter-species.

**Legend**

- Gathering Spaces
- Main Street Connection
- Secondary Street Connection
- Gathering Space Trees
- Main Street Trees
- Secondary Street Trees
- Threshold Trees



Potential Street Trees:
Quercus agrifolia, Platanus racemosa, Quercus englemanii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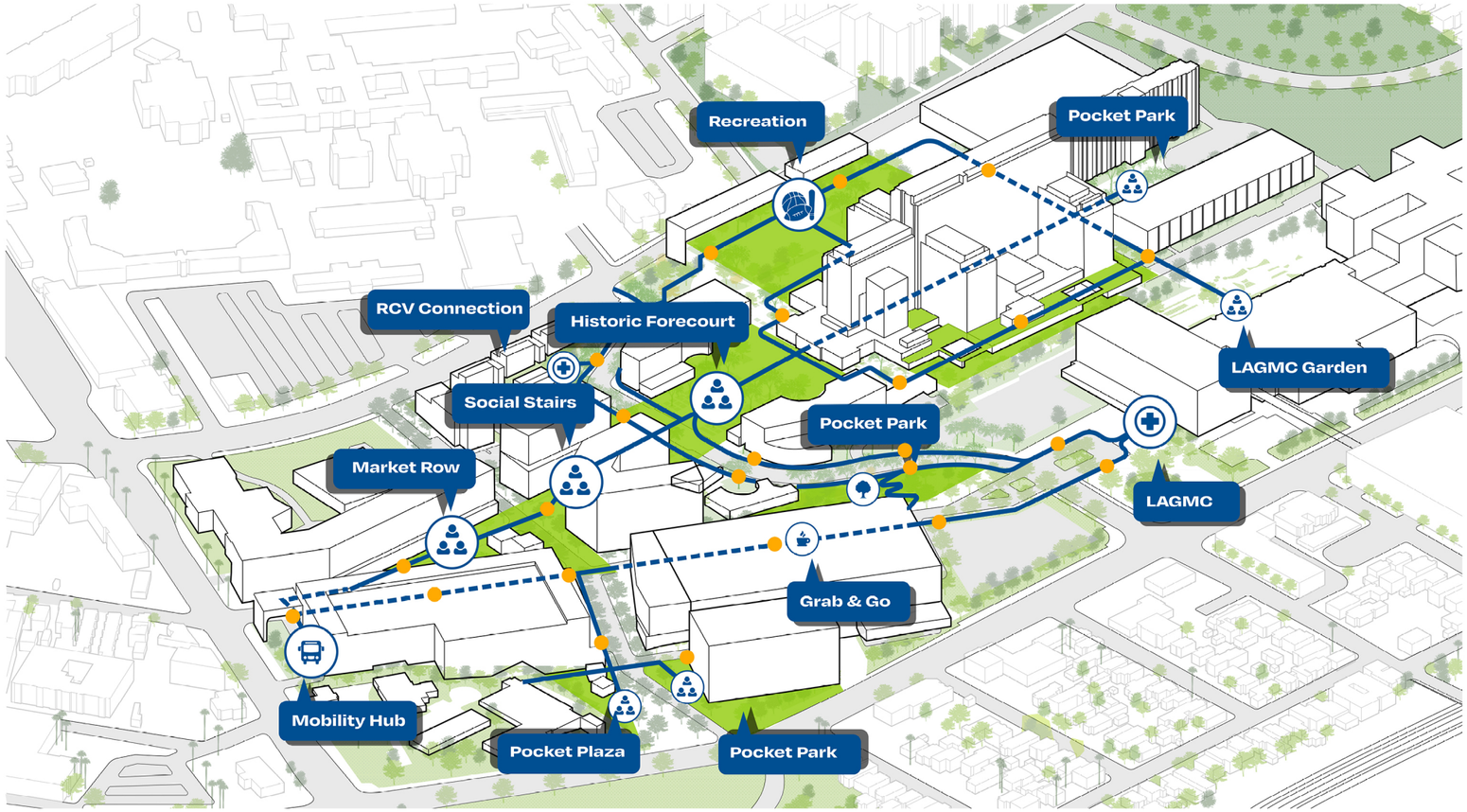
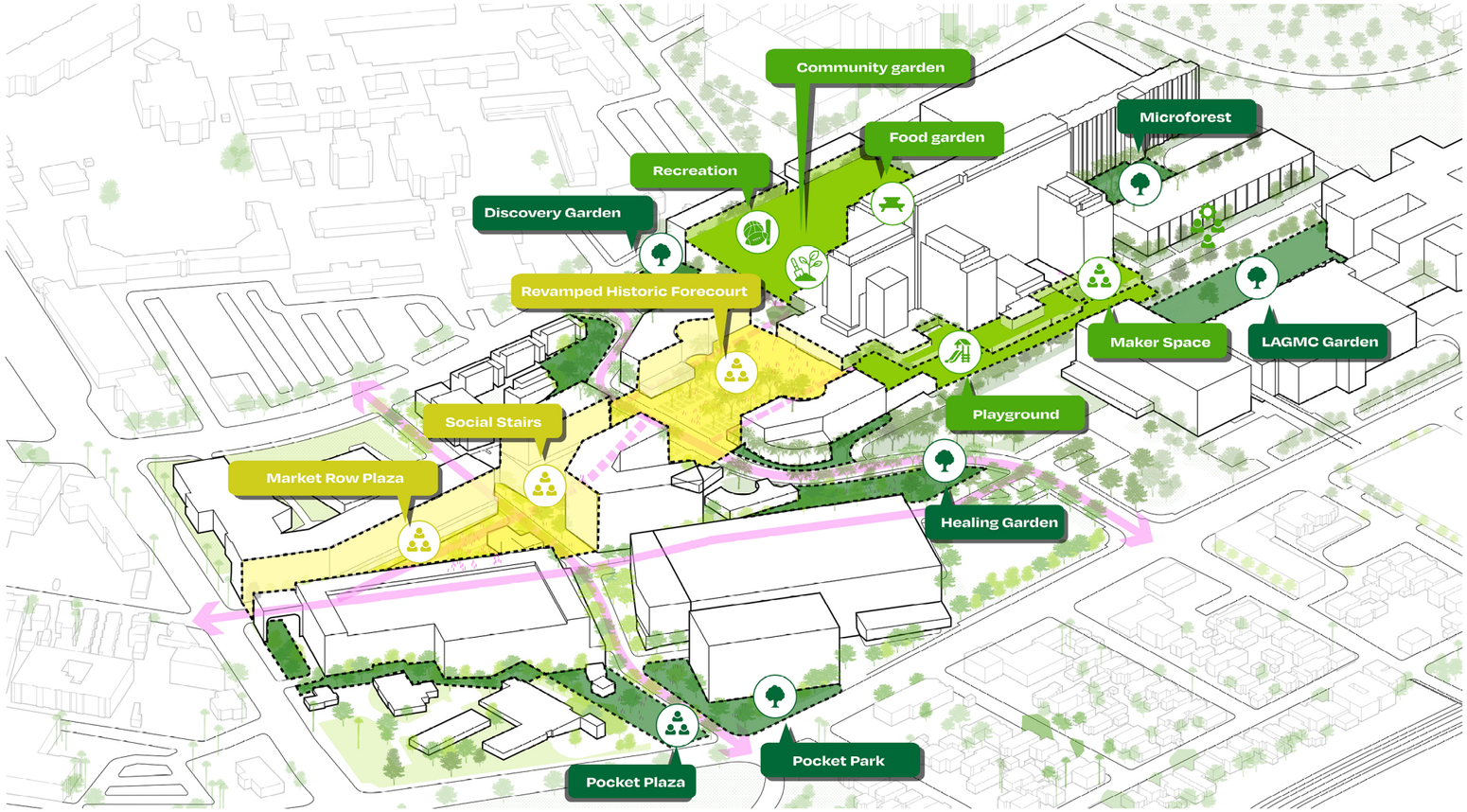



## Re-Connect: Gathering and Identity

As program and main connection paths are overlaid onto the natural ecotones, various expressions of engagement and experiences arise within the various campus open spaces. Both introverted and extroverted open spaces emerge for the benefit of people, flora and fauna alike. Connections between open spaces are calibrated to provide optimum human comfort within Los Angeles' climate or all types of users. For example, areas with seating and shade will be provided at intervals of 300' or less.

**Legend**

- Shaded Seating Every 300'
- Main Pedestrian Circulation




**Legend**

- Urban Gathering Open Space
- Neighborhood Park
- Rewilded Open Space

## Re-Activate: Open Spaces with Unique Character

Open space and the adjacent programming areas much be considered as inter-connected elements that depend on each other for the successful reactivation of the campus. Urban open space typologies align with the naturalized ecotones previously highlighted to focus where areas of extroverted community gathering versus more intimate, personal rejuvenation moments could occur.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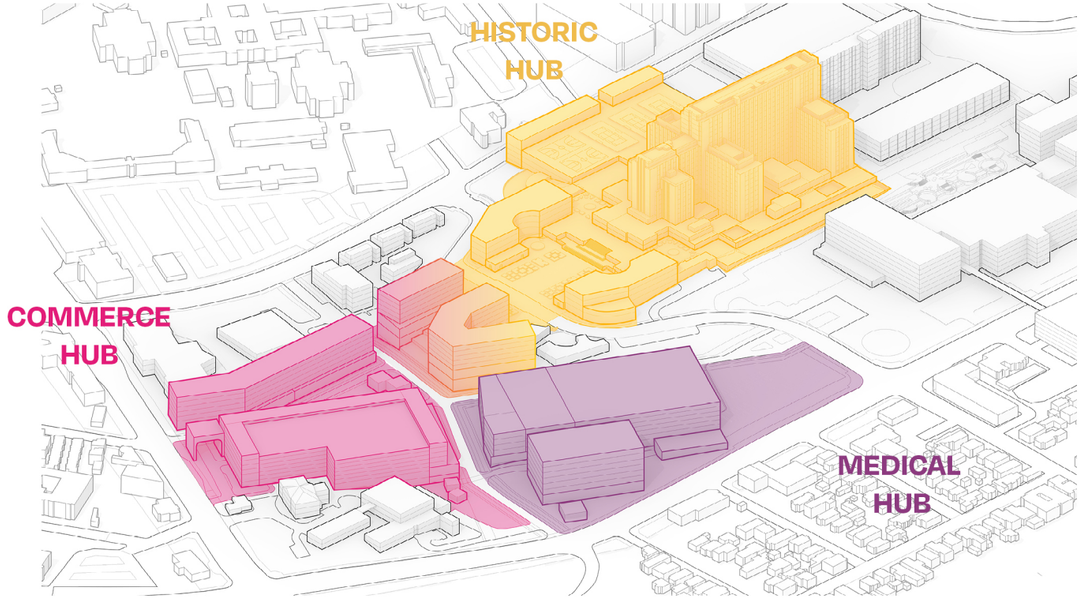
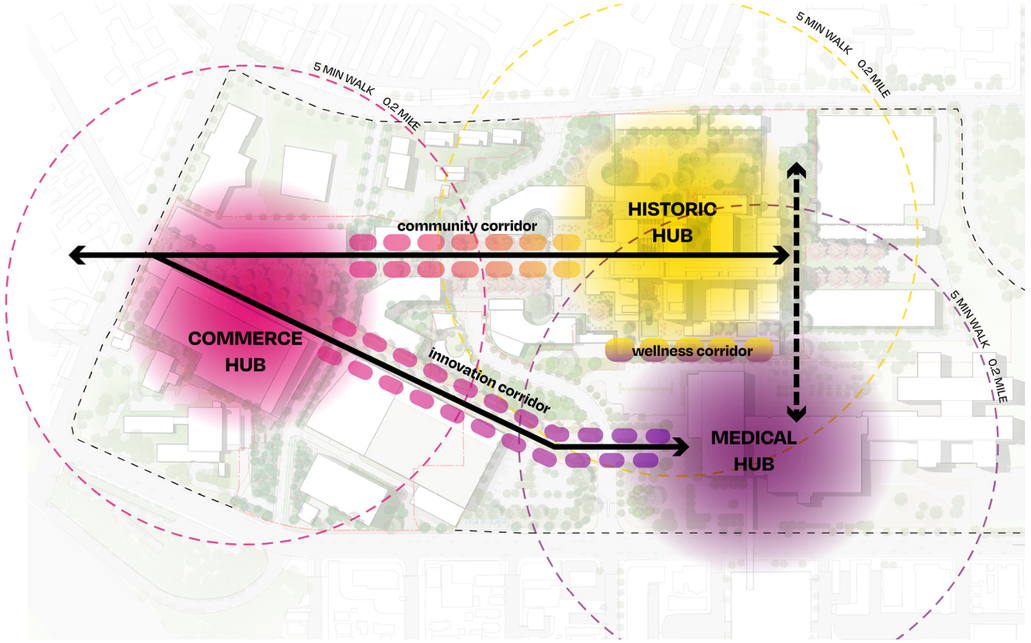
# 6.6 Neighborhood Identity




The Master Plan organizes the campus around a clear and flexible framework of **three primary hubs** connected by **three pedestrian-oriented corridors**, establishing a legible structure for a mixed-use Healthy Village. This organization responds to the site's size, topography, and access constraints by concentrating activity at key points of entry and linking them through intuitive, walkable connections. Each hub anchors a distinct mix of uses that reflect its role on campus, while the corridors ensure continuity, access, and shared public life across the site.

On the following pages is a more detailed exploration of how the hubs and corridors contribute to the immediate and site-wide identity through spatial qualities of public spaces and streets, program themes, and experiences.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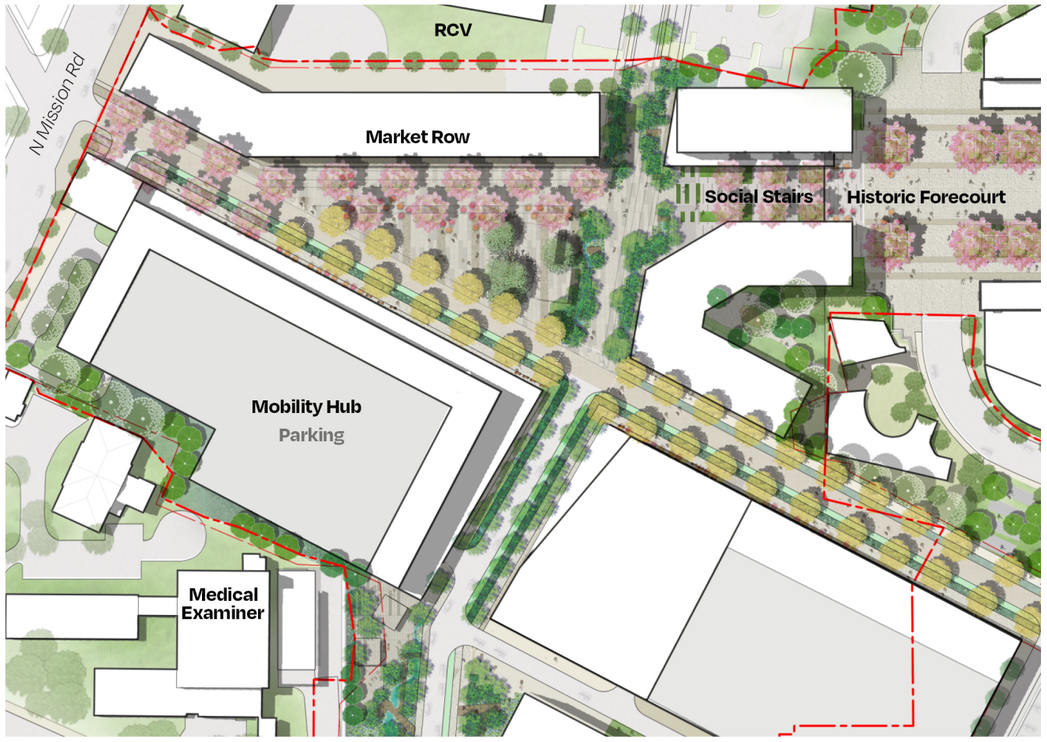
# Commerce Hub












The **Commerce Hub**, located on the West Campus, serves as a vibrant, community-facing center of economic activity, cultural celebration, and daily life. Anchored by a central plaza designed to host markets, events, and informal gathering, the hub prioritizes visibility, accessibility, and activation at the ground plane. Surrounding mixed uses include community-oriented retail, small businesses, incubator spaces, and cultural uses that support local entrepreneurship and creative expression.

The Commerce Hub is activated by programs that support daily needs, entrepreneurship, and community life. Community-oriented retail could take the form of a **local market hall** showcasing neighborhood vendors, crafts, and food entrepreneurs, alongside small storefronts designed for flexible tenancy and local ownership. **A restaurant row** or café cluster could be nestled along dining terraces that overlook the reimagined dry creek or community plaza, creating an active edge for gathering and events.

Economic opportunity spaces might include **small business incubators**, shared maker spaces, or co-working studios supporting local entrepreneurs. The central plaza could host **farmers markets, night markets, cultural festivals, and pop-up retail**, while a full-service **grocery store** anchors the hub as a reliable daily destination. Residential buildings above with a range of unit types and layouts designed to support diverse household types bring consistent foot traffic and help sustain activity throughout the day and evening.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# Commerce Hub Perspective




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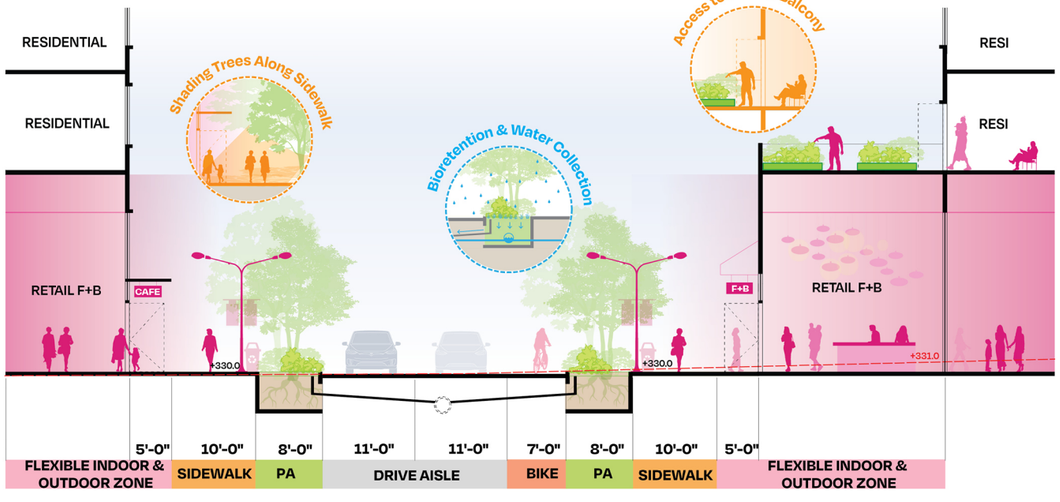
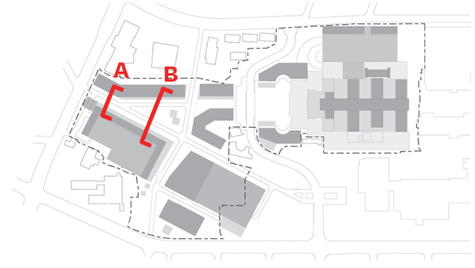
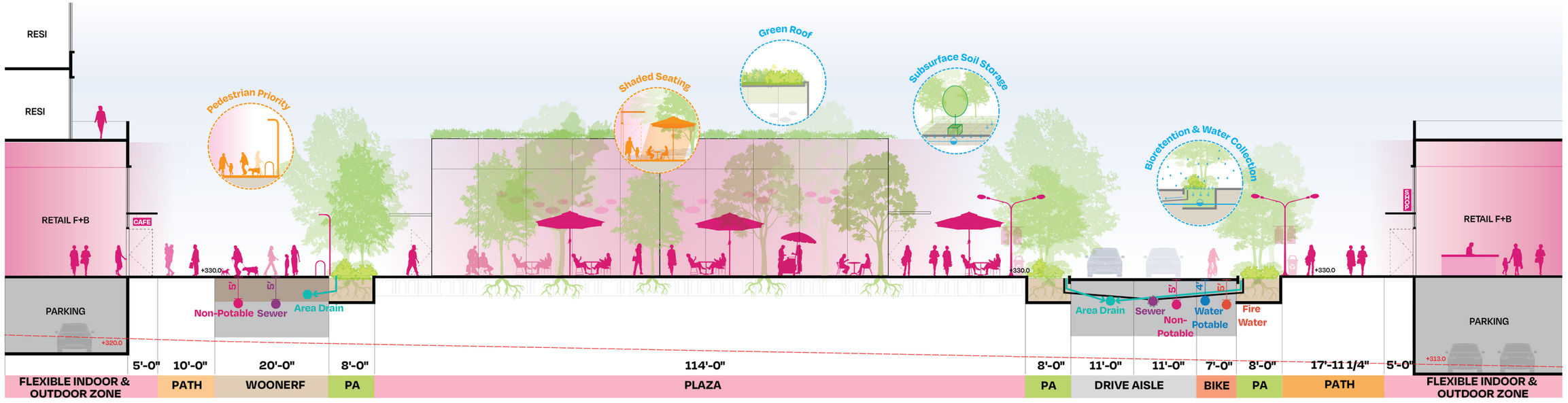
# Commerce Hub Street Sections



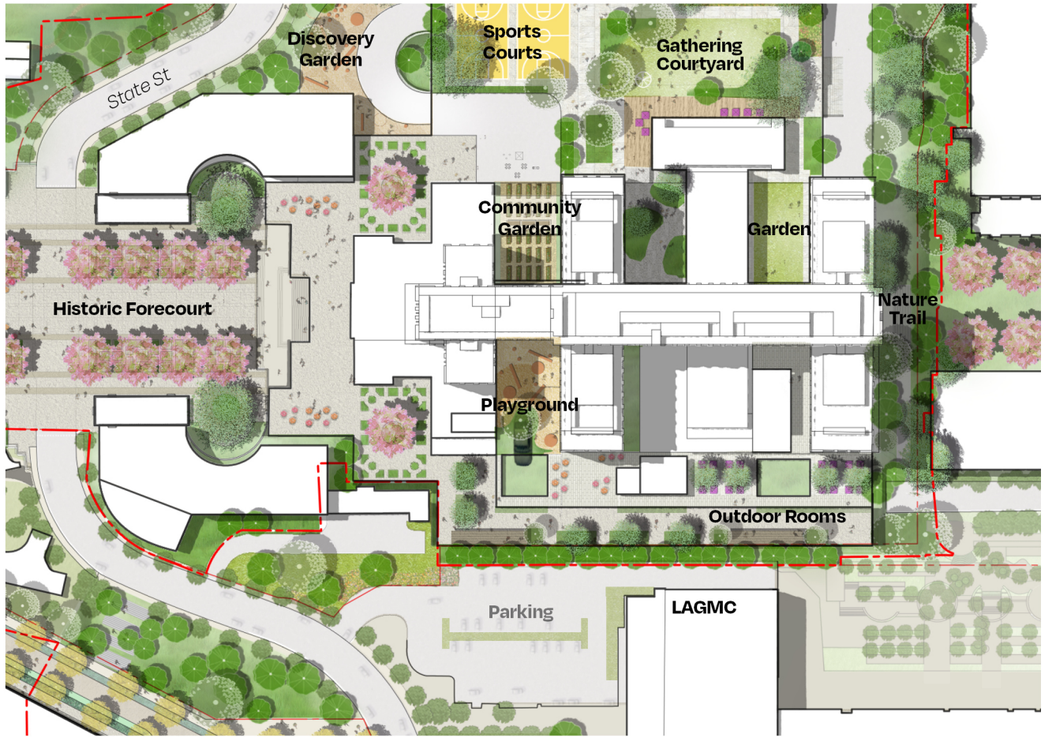

**A. Street Section at Commerce Hub - Near West Entry**




**B. Street Section at Commerce Hub - Plaza**

# Historic Hub












The **Historic Hub** is centered on the Forecourt and the adaptive reuse of the Historic General Hospital, forming the civic and cultural heart of the Master Plan. The landmark building is reimagined as multi-family residential community, complemented by ground-floor retail and community-serving uses that activate the Forecourt as a shared public space. The upper levels of the historic hospital floorplate is reconfigured to support a range of family types through unit mixes that provide a range of layouts including 3+ bedroom layouts, shared amenity spaces, flexible configurations with knock-out doors for expansion, and shared living infrastructure. Recreation facilities, open space, and food-oriented programs such as a kitchen and restaurant incubator or mercado food hall support daily life and community gathering.

The Historic Hub offers a rich mix of civic, cultural, and community-serving programs embedded within the adaptive reuse of the Historic General Hospital. Ground-floor spaces could include a **food hall or kitchen incubator** celebrating local cuisines, a café opening directly onto the Forecourt, and small neighborhood-serving shops. Community rooms and meeting spaces may support everything from neighborhood councils and workshops to conferences and public lectures.

Educational and intergenerational programs could include **childcare and early learning centers**, after-school programs, trade and workforce training classrooms, senior activity spaces, and lifelong learning studios. Cultural uses such as a **museum, art gallery, or historic interpretive center** anchor the Forecourt as a civic destination, while recreation facilities and open space support daily use by residents and visitors alike. These programs transform the historic building into a living, accessible community asset.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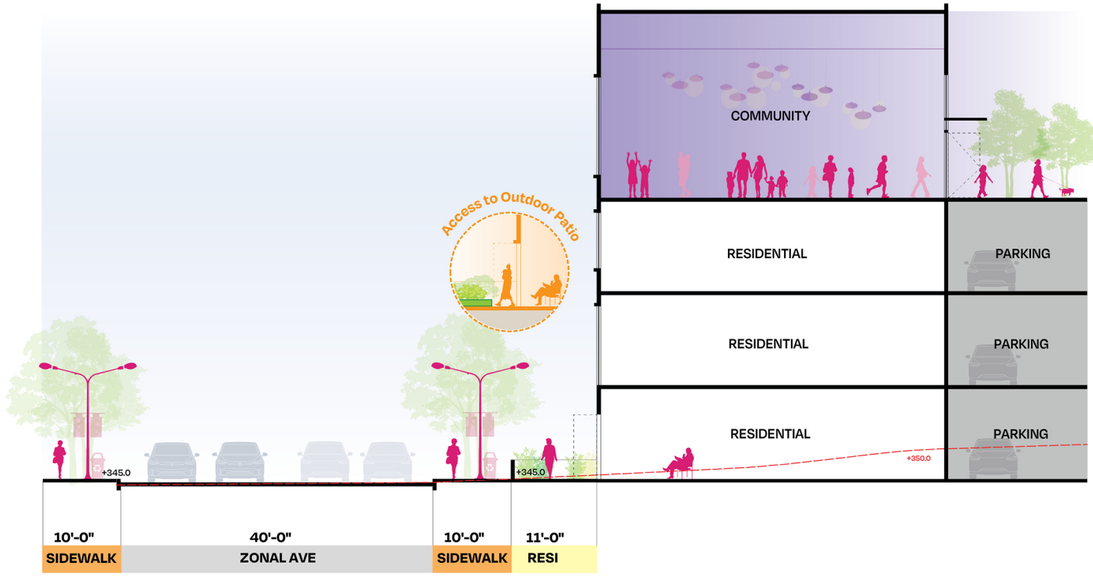
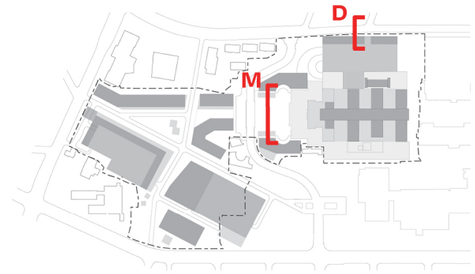
# Historic Hub Perspective

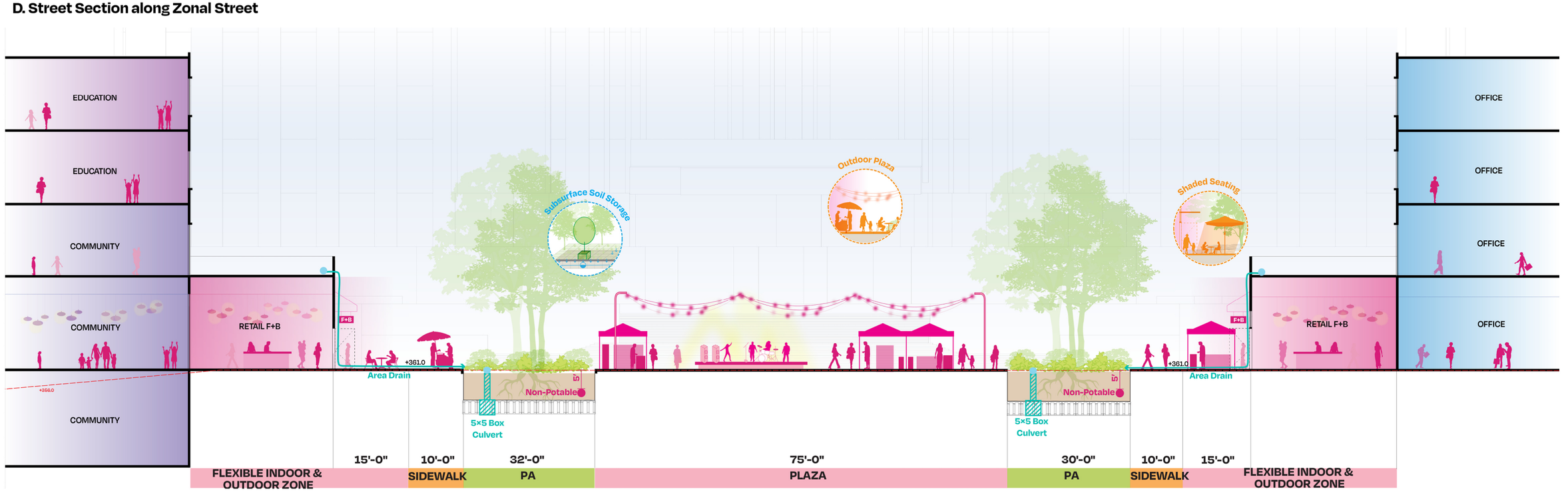


# Historic Hub Street Sections




**D. Street Section along Zonal Street**




**M. Street Section at Historic Forecourt**

# Medical Hub












The **Medical Hub**, centered on LA General Medical Center, builds upon the campus's historic role as a center for care while expanding access to community-oriented health services. In addition to medical services and clinics, the hub integrates continuity-of-care programs such as The Wellness Center, which connects patients and County residents to preventative care and services that address social determinants of health. Supporting amenities serve patients, visitors, doctors, nurses, and staff throughout the day.

Education and workforce development are also central to the Medical Hub's identity. Partnerships with charter schools, vocational training programs, nursing education, and satellite programs affiliated with local colleges and universities create pathways into healthcare and wellness careers. These programs strengthen the local talent pipeline while reinforcing the campus as a place of learning, opportunity, and long-term community investment.

At the Medical Hub, community-oriented programs extend care into everyday life. Ground-floor retail and service spaces could include a **healthy grab-and-go café**, pharmacy-adjacent wellness retail, or a small medical supply and mobility shop serving patients and caregivers. **A community health resource center** might offer navigation services, group education rooms, and flexible spaces for wellness classes or support groups.

Outdoor spaces could be activated by **healing gardens**, shaded walking loops, and quiet courtyards for respite and reflection. Educational uses may include **nursing and allied health training classrooms**, simulation labs, or shared teaching spaces operated in partnership with local colleges, universities, or healthcare institutions. Together, these programs create a seamless continuum between treatment, education, prevention, and daily wellness.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# Medical Hub Perspective




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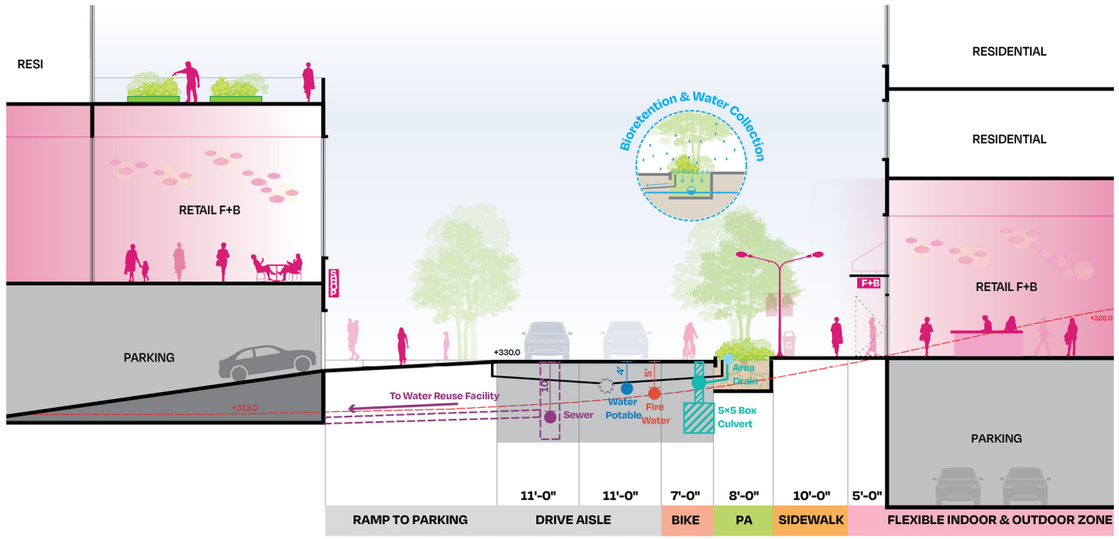
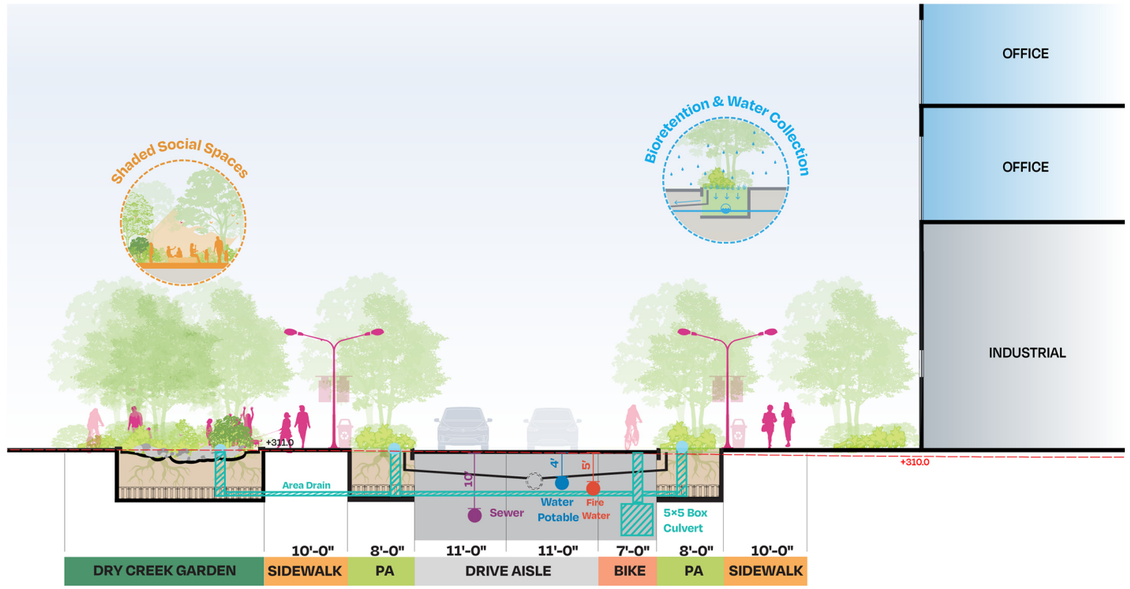
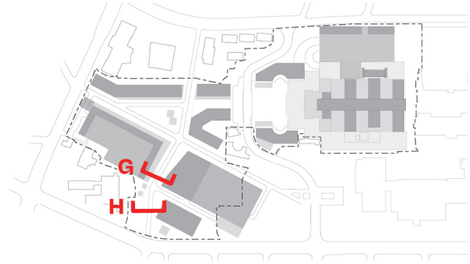
# Medical Hub Street Sections



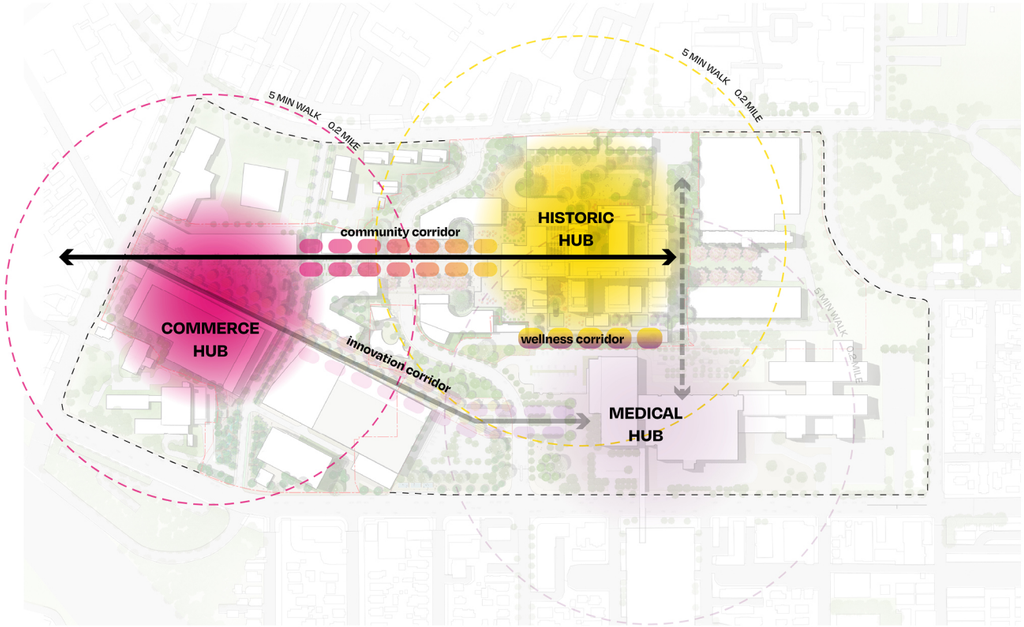

## G. Street Section Between Commercial Hub & Medical Hub

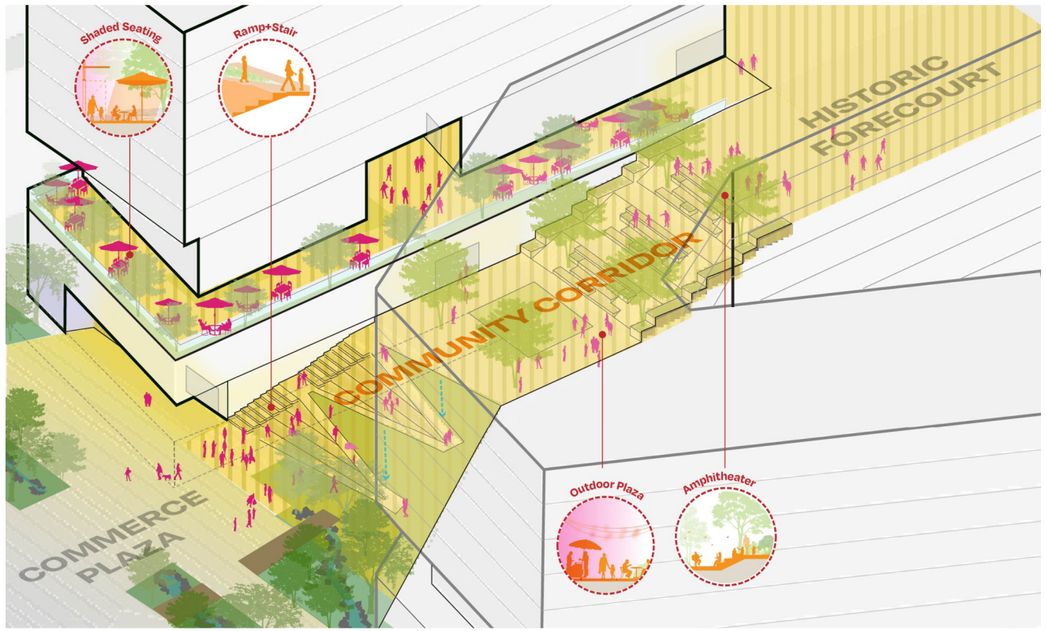


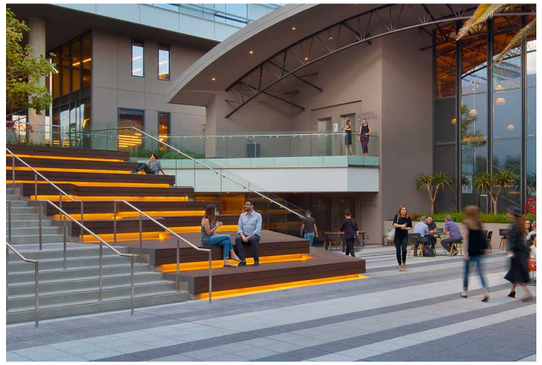

## H. Street Section Between LAC Medical Examiner & Medical Hub



# Community Corridor



Social Stairs




Playground




Community Retail




Food Stalls

The Community Corridor forms the central civic spine of the Master Plan, linking the Commerce Hub and the Historic Hub through a sequence of open spaces designed for gathering, celebration, and everyday social life. As the most prominent public space on campus, the corridor supports a wide range of community activities, from markets and festivals to informal daily use. Its scale and visibility establish it as a shared destination that brings together residents, visitors, and surrounding neighborhoods, reinforcing the campus as an open and welcoming place.

A defining feature of the Community Corridor is the **social stair**, which transforms a significant grade change into a legible, accessible, and highly active public space. The terraced steps provide a clear and intuitive connection between elevations while offering flexible platforms for community use throughout the day. At times, the stair functions as an amphitheater for performances, public speeches, and movie nights. At other moments, it becomes casual seating for lunch and conversation, a place for children to gather, or a challenging stair climb for exercise. By combining accessibility, movement, and programming, the social stair serves as both connective infrastructure and a dynamic public room that adapts to the rhythms of community life.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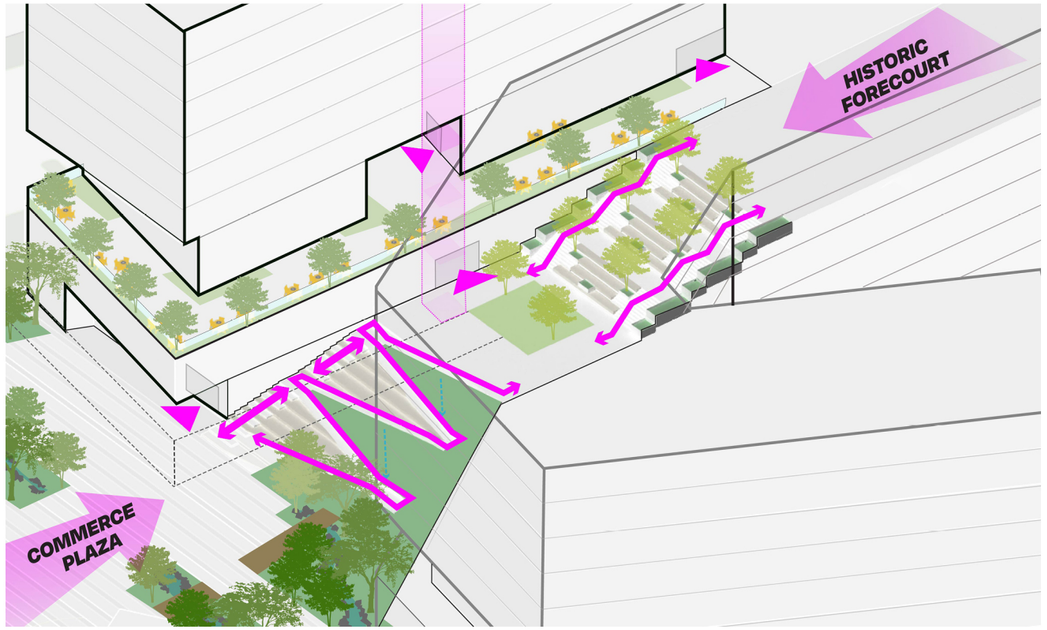
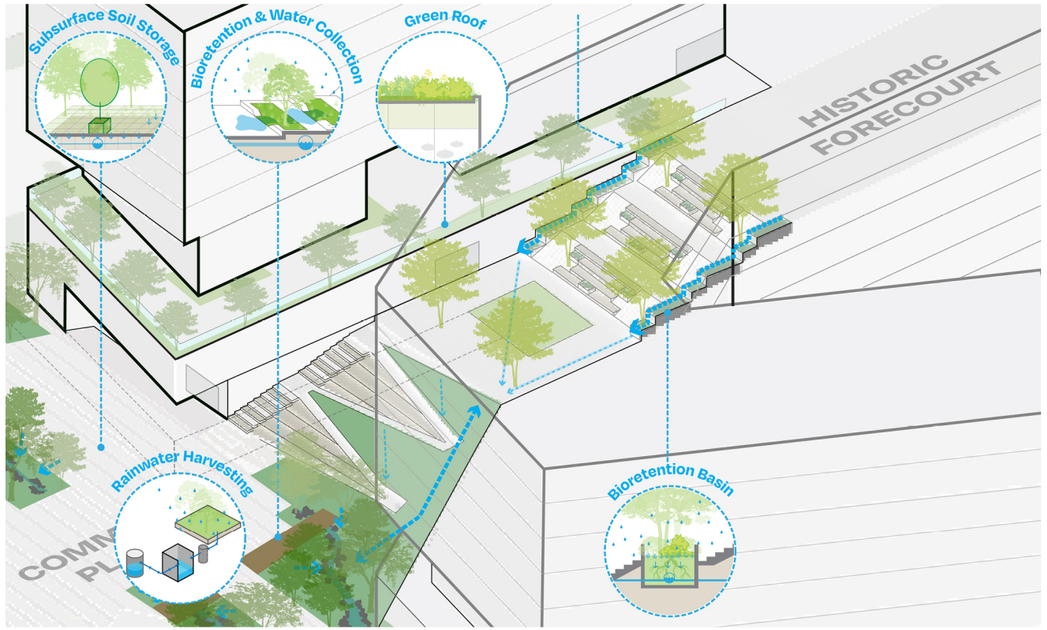
# Community Corridor






Community Gardens



Corner Grocery

The social stair is designed first and foremost as an inclusive and legible connection across the campus's dramatic grade change. An integrated public elevator provides direct, intuitive access between key datums, including district parking, the community plaza, retail mezzanine levels, and the Forecourt. This vertical connection ensures that all users can move efficiently and independently across elevations, reducing travel distance and making the campus accessible for people of all ages and abilities. The elevator is highly visible and centrally located, reinforcing accessibility as a primary design feature.

Complementing the elevator, **a stair and ramp combination** weaves accessibility directly into the public realm. Gently sloped ramps are integrated alongside terraced steps, activating multiple levels of gathering space. These terraces support a variety of programmed and informal uses, including seating, gardens, shaded lounge areas, and overlooks, allowing accessible routes to pass through and animate the heart of the corridor. By embedding accessible movement within places of activity, the social stair reinforces inclusion while encouraging interaction, rest, and choice in how people move through the space.

The landscape of the social stair also functions as a critical component of the site's living infrastructure. Terraced planting beds and sub-surface soil systems are designed to store and infiltrate stormwater, supporting bioretention and on-site water collection during rain events. Rainwater harvesting systems feed planted areas and reduce runoff, while layered soils improve water quality and support healthy vegetation. Shade canopies, trees, and planted terraces mitigate heat island effects, creating a cooler and more comfortable microclimate throughout the stair. Together, these strategies transform the social stair into a hard-working landscape that manages water, improves comfort, and demonstrates sustainability as an everyday, visible part of community life.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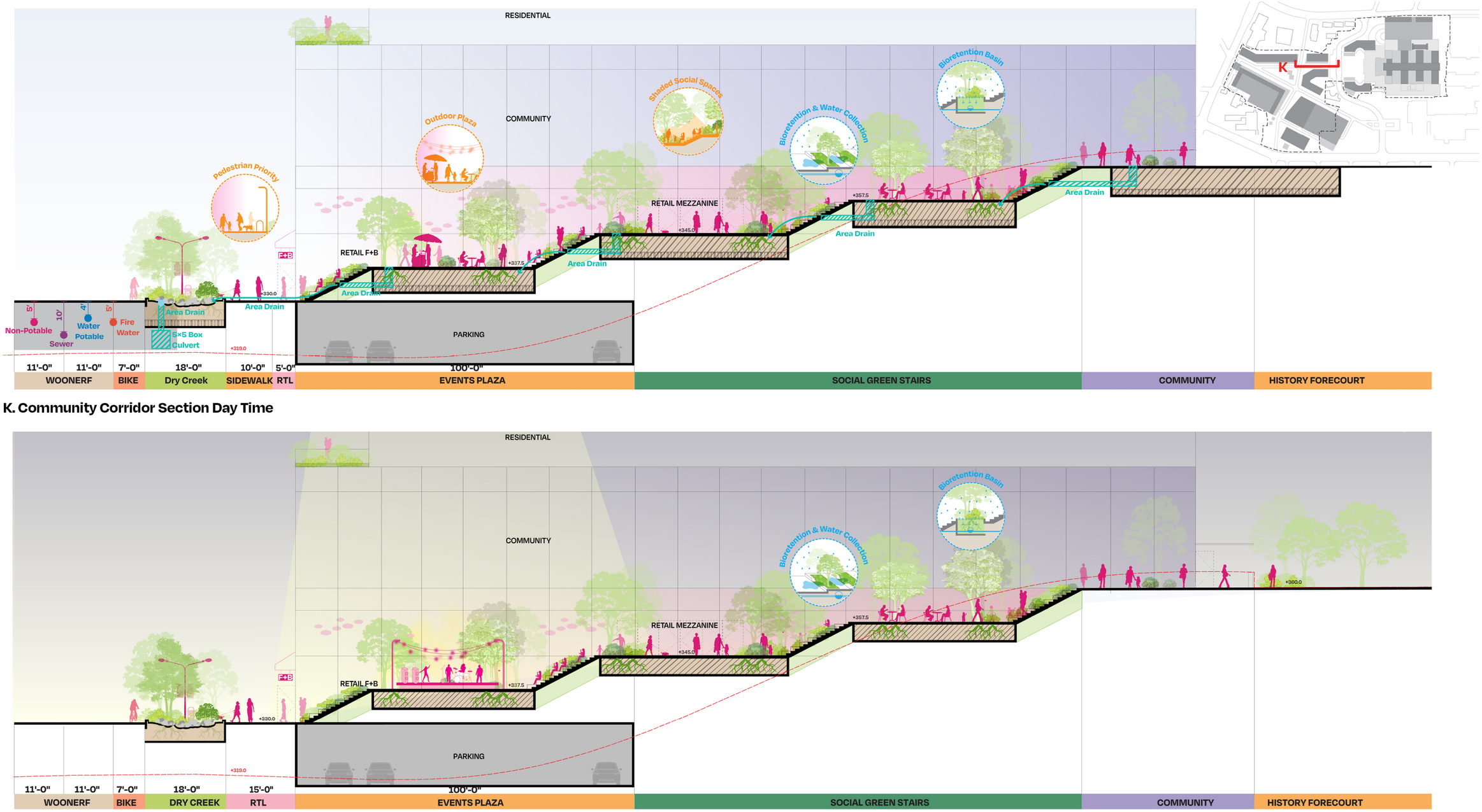
# Community Corridor Street Sections




## K. Community Corridor Section Day Time




## K. Community Corridor Section Night Time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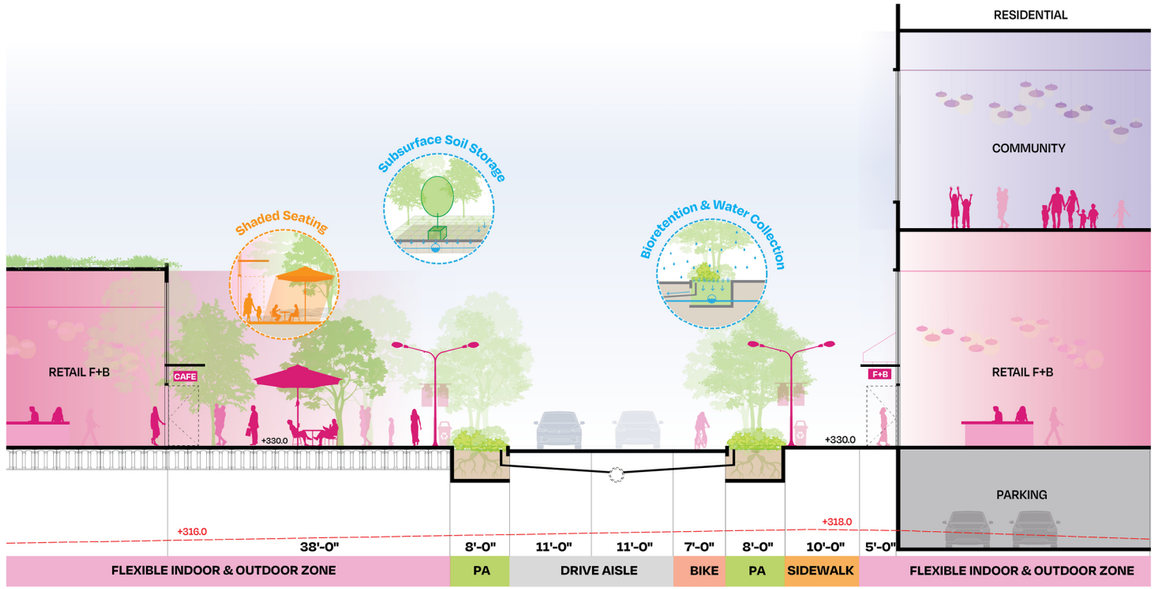
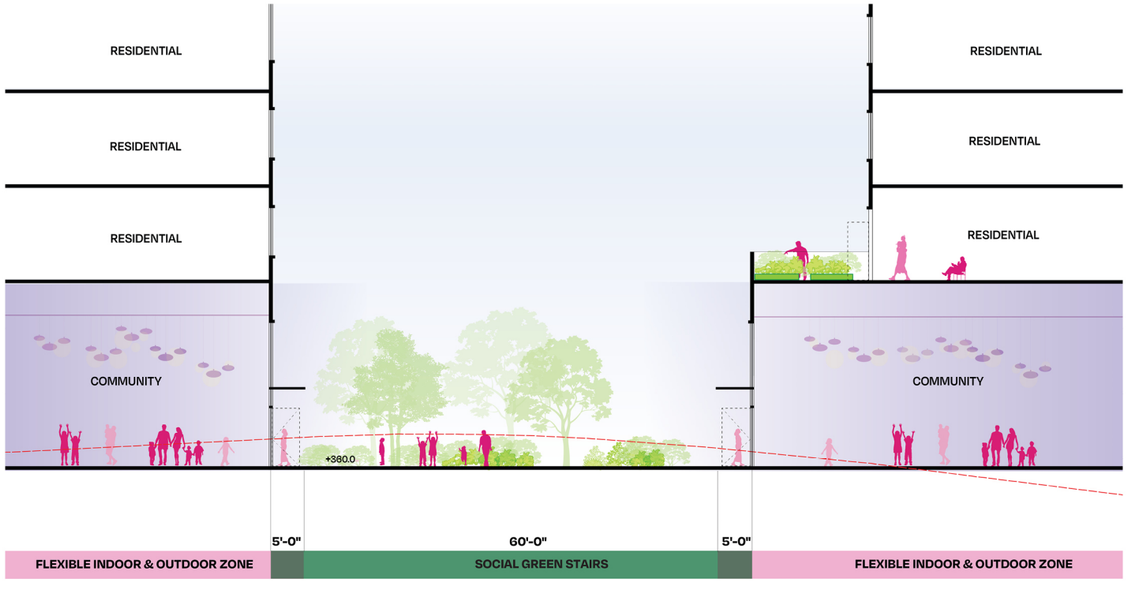
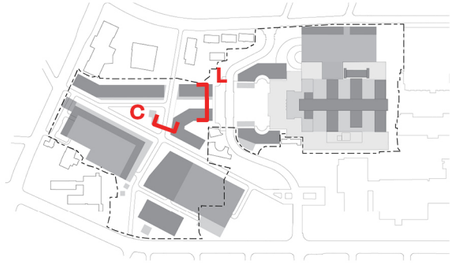
# Community Corridor Street Sections



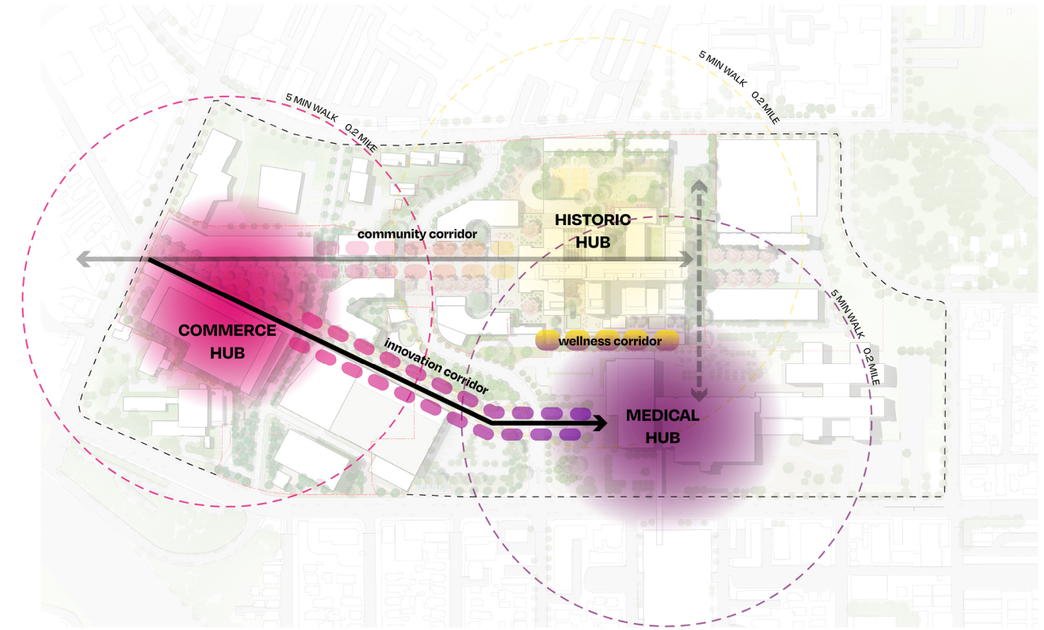

## C. Street Section Between Commercial Hub & Community Corridor

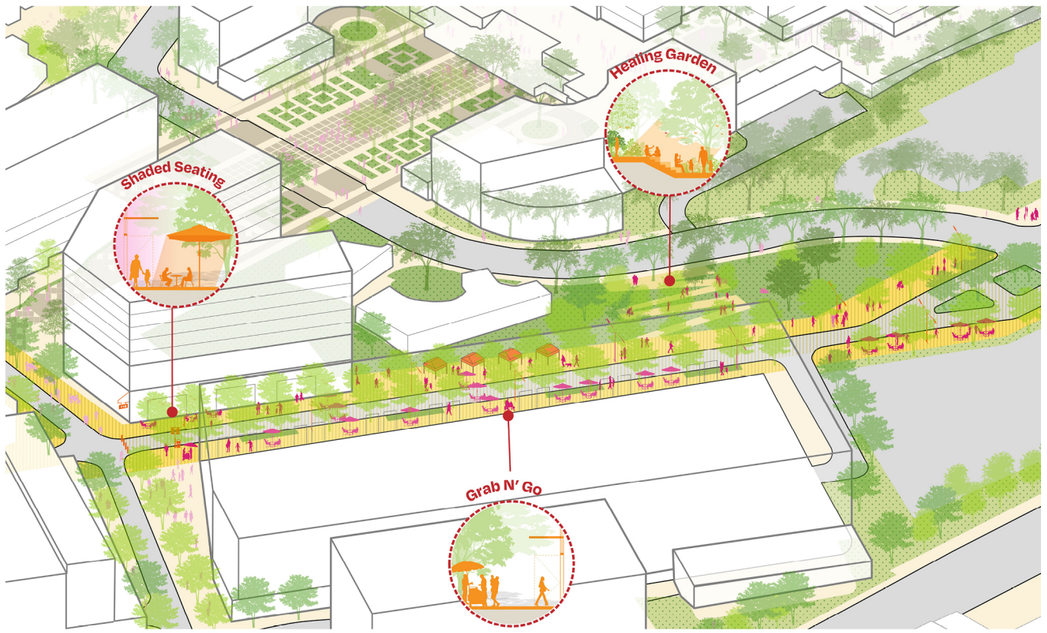



## H. Street Section Between at the Community Corridor



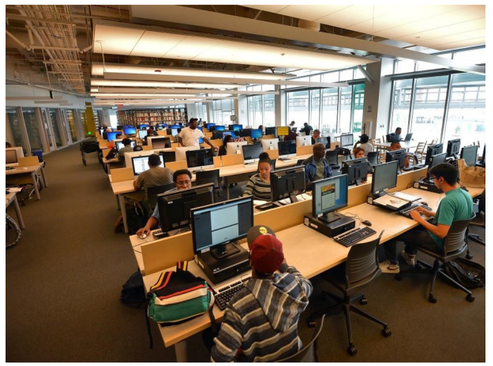
# Innovation Corridor






Job Training



Job Training



Outdoor Collaboration Place



Innovation Hall

The **Innovation Corridor** connects the Medical Hub and the Commerce Hub, focusing on health-related innovation, research, training, and entrepreneurship. Lined with flexible spaces for incubators, educational programs, and supportive services, the corridor supports collaboration between institutions, community organizations, and emerging enterprises. This corridor reinforces the campus as a place where care, learning, and innovation intersect to create new opportunities for community advancement.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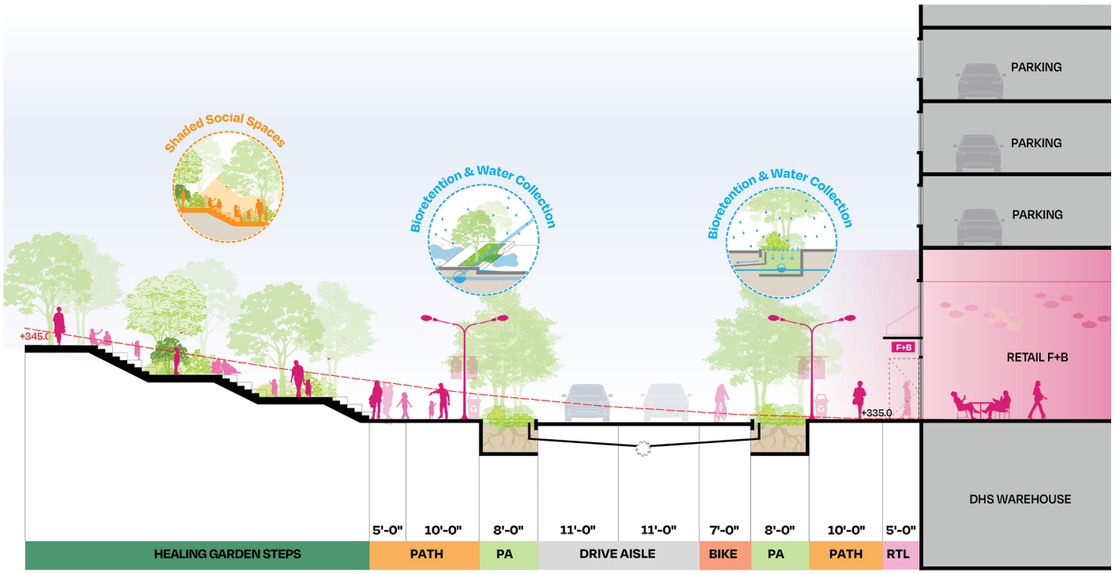
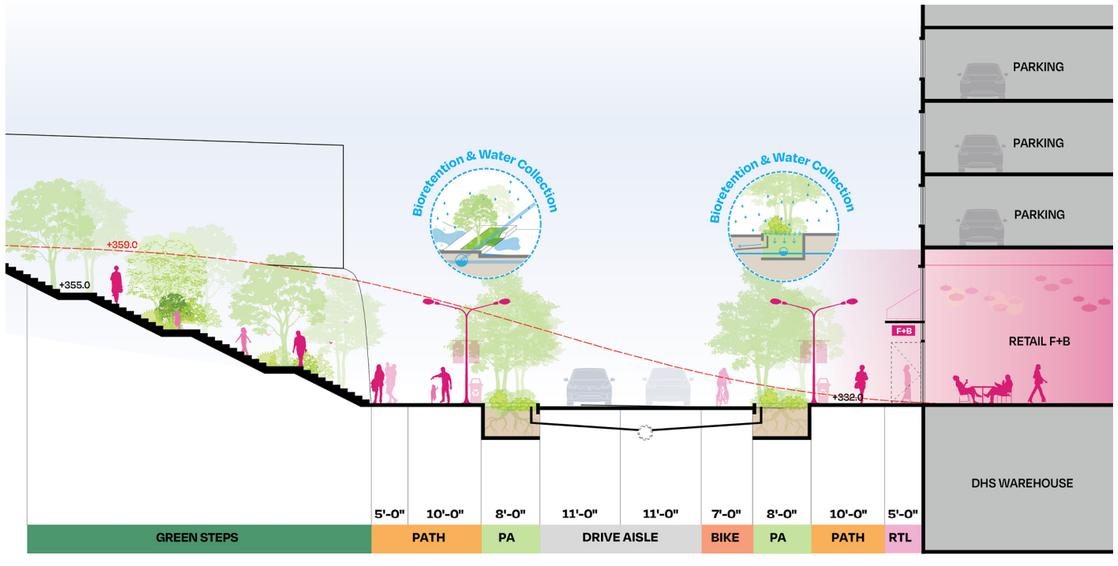
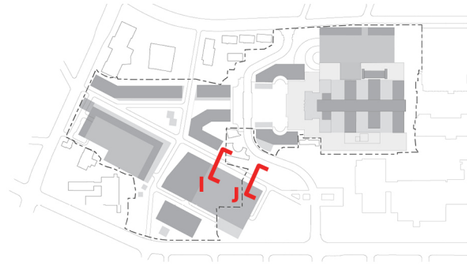
# Innovation Corridor Street Sections




## J. The Innovation Corridor Section




## I. The Innovation Corridor Section



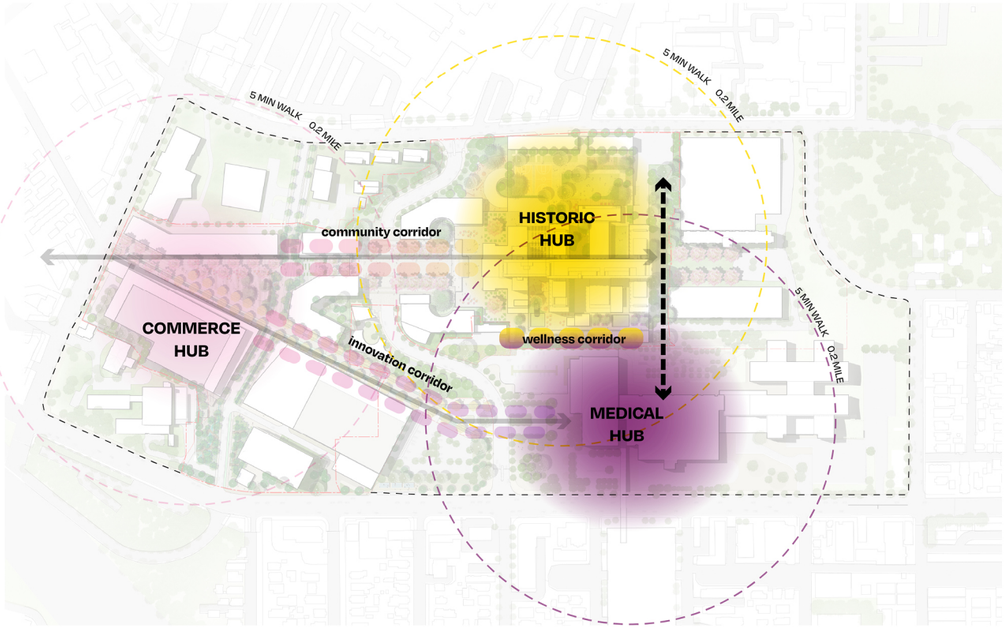



Job Training



Maker Space

# Wellness Corridor



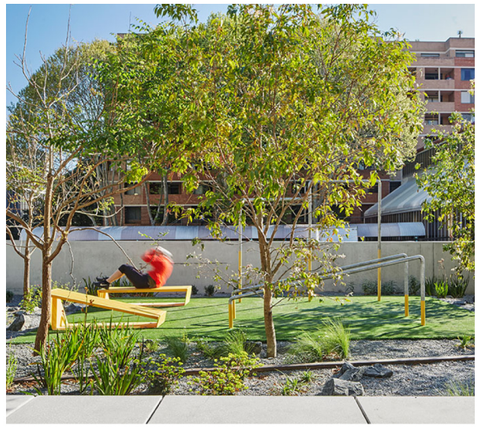

The Wellness Corridor is a pedestrian-oriented connection linking the Medical Hub and the Historic Hub. Designed to support movement, prevention, and recovery, the corridor integrates active living routes, shaded seating, and wellness-oriented programming. It provides a direct, accessible route between care, services, and daily amenities, reinforcing health as a natural part of everyday life.











Fitness Amenities



Outdoor Pavilion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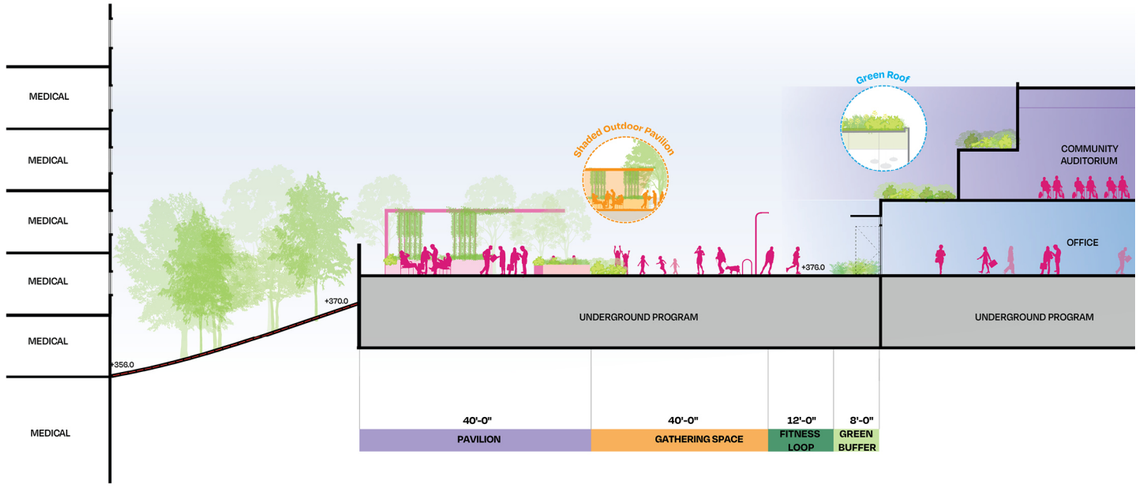
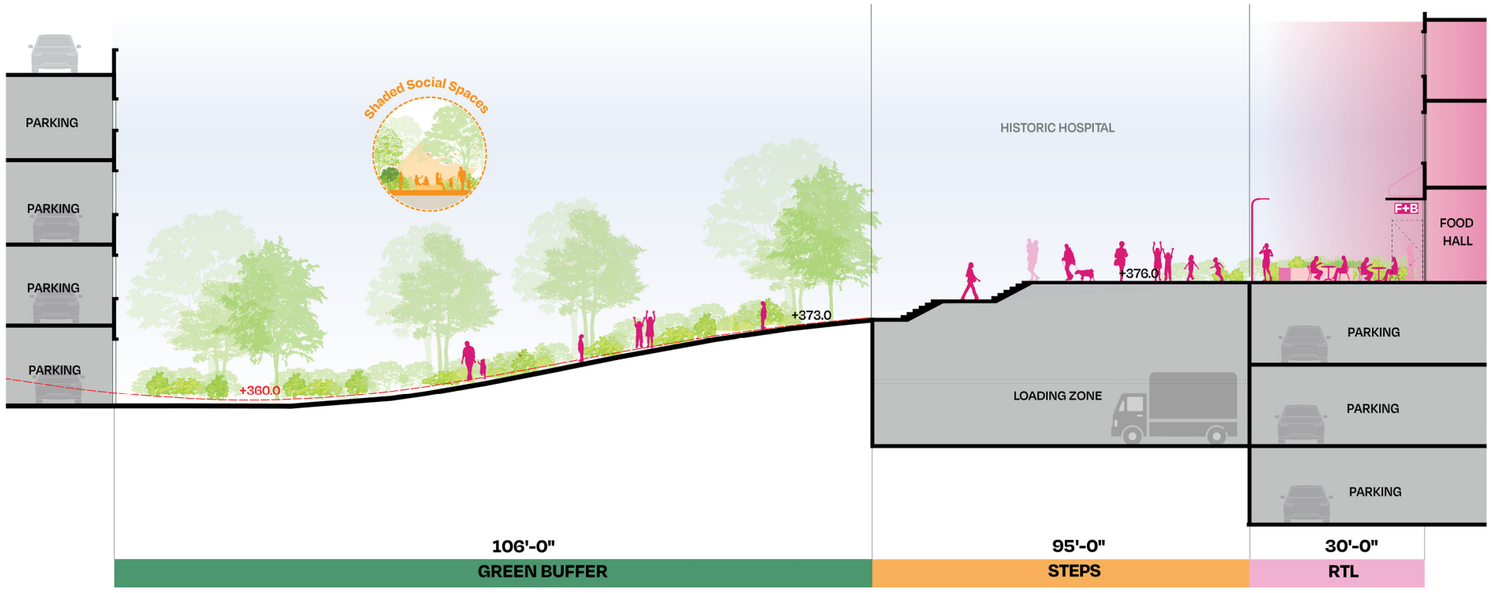
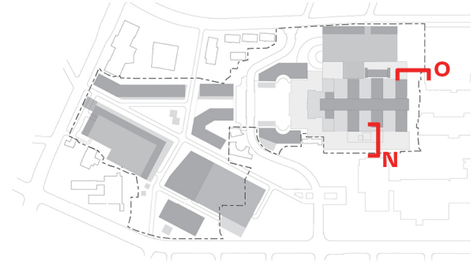
# Innovation Corridor Street Sections




**N. The Innovation Corridor Section**




**O. Street Section Between General Hospital & IRD/OPD**



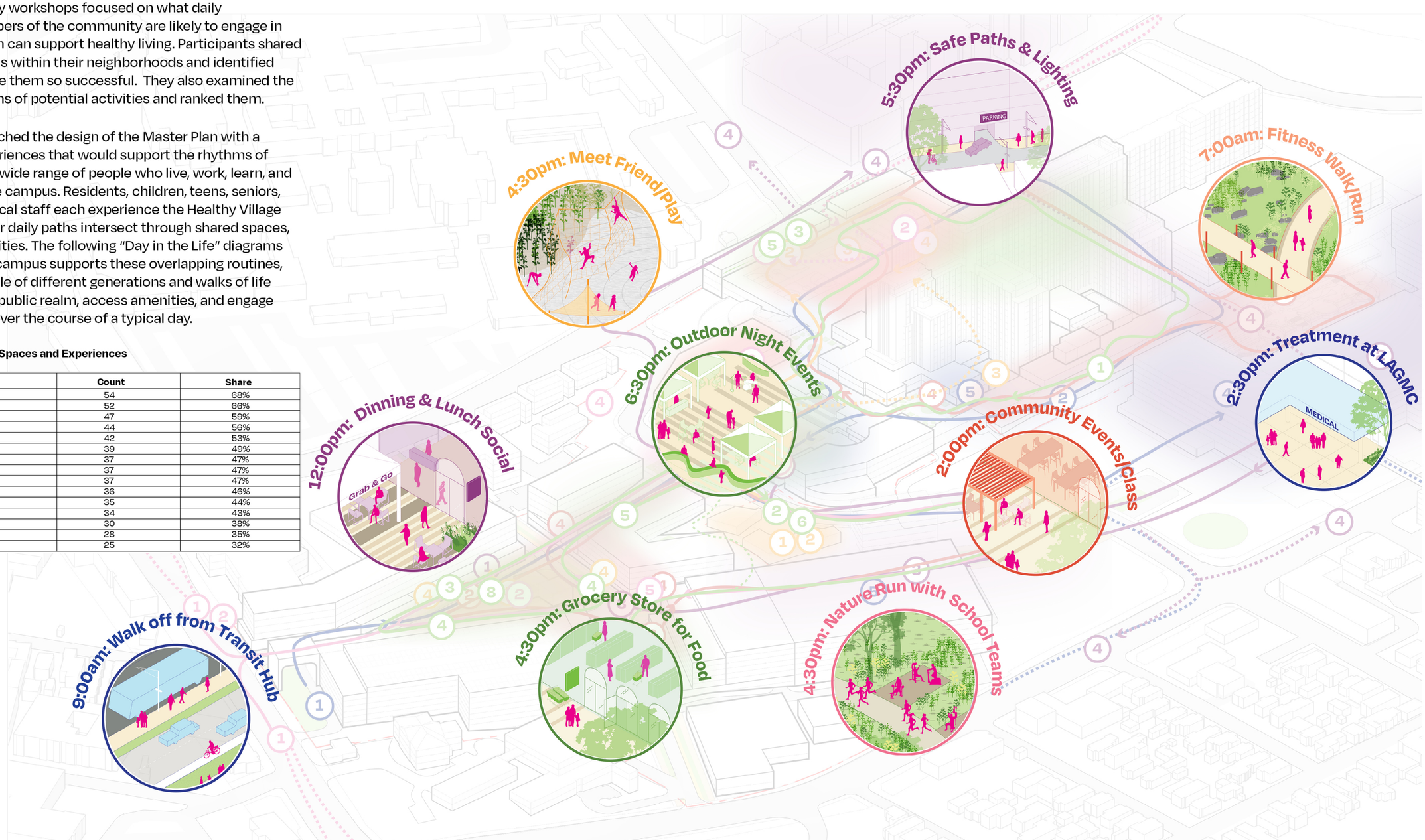
# 6.7 Daily Experiences

Several community workshops focused on what daily experiences members of the community are likely to engage in and how the design can support healthy living. Participants shared their favorite places within their neighborhoods and identified what aspects made them so successful. They also examined the site through the lens of potential activities and ranked them.

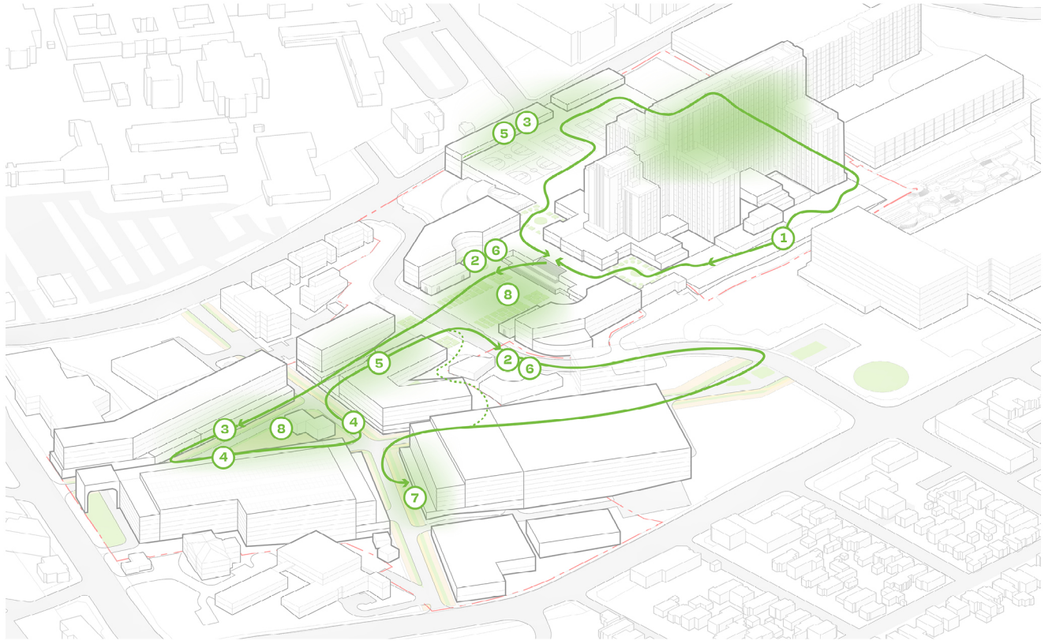
This feedback enriched the design of the Master Plan with a specificity of experiences that would support the rhythms of every day life for a wide range of people who live, work, learn, and receive care on the campus. Residents, children, teens, seniors, patients, and medical staff each experience the Healthy Village differently, yet their daily paths intersect through shared spaces, services, and activities. The following "Day in the Life" diagrams illustrate how the campus supports these overlapping routines, showing how people of different generations and walks of life move through the public realm, access amenities, and engage with one another over the course of a typical day.

**Community Identified Spaces and Experiences**

| Response | Count | Share |
|---|---|---|
| Walking path | 54 | 68% |
| Outdoor gym | 52 | 66% |
| Soft grass picnic areas | 47 | 59% |
| Shaded areas with seating | 44 | 56% |
| Farmers market | 42 | 53% |
| Outdoor movie theater | 39 | 49% |
| Murals by local artists | 37 | 47% |
| Music garden | 37 | 47% |
| Native plants | 37 | 47% |
| Food vendors | 36 | 46% |
| Vegetable garden | 35 | 44% |
| Butterfly garden | 34 | 43% |
| Adult swing set | 30 | 38% |
| Dog park | 28 | 35% |
| Bike paths | 25 | 32% |



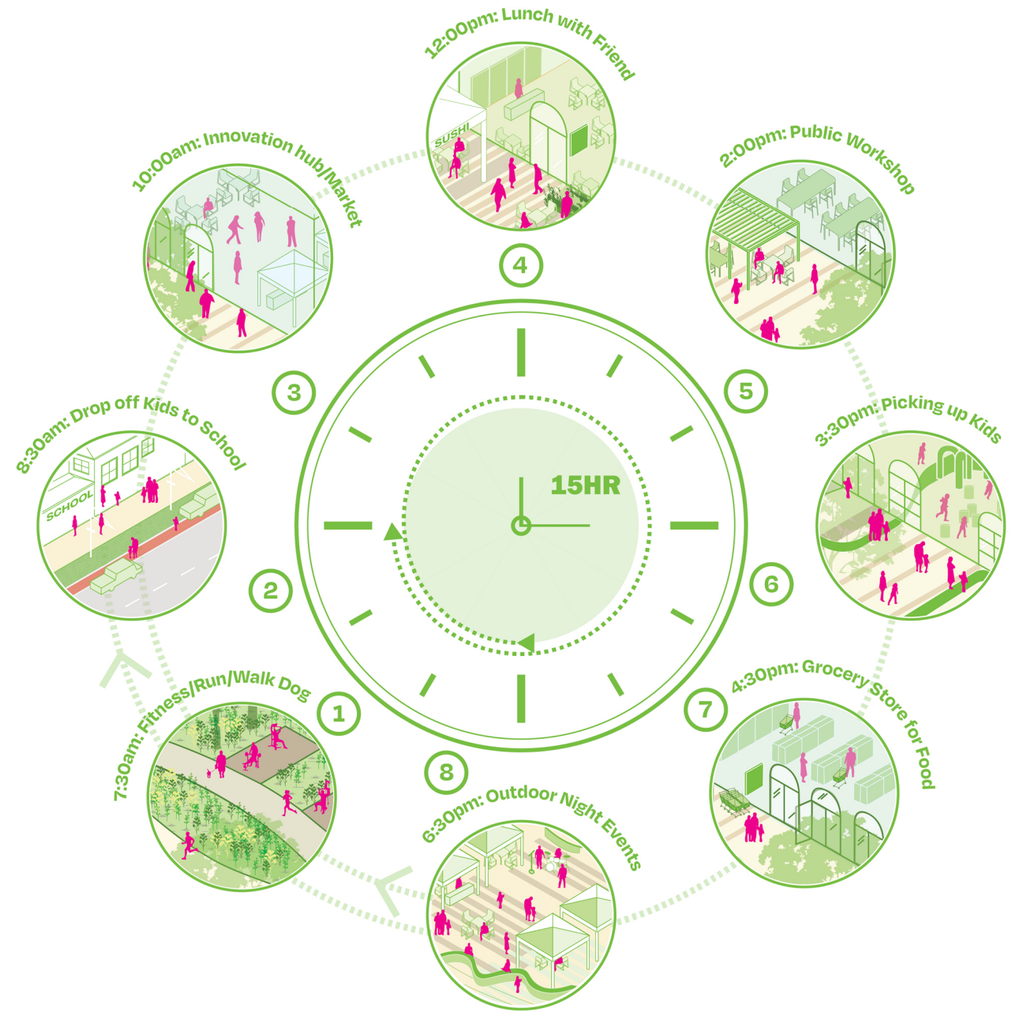
# 6.7 Day in the Life - Residents







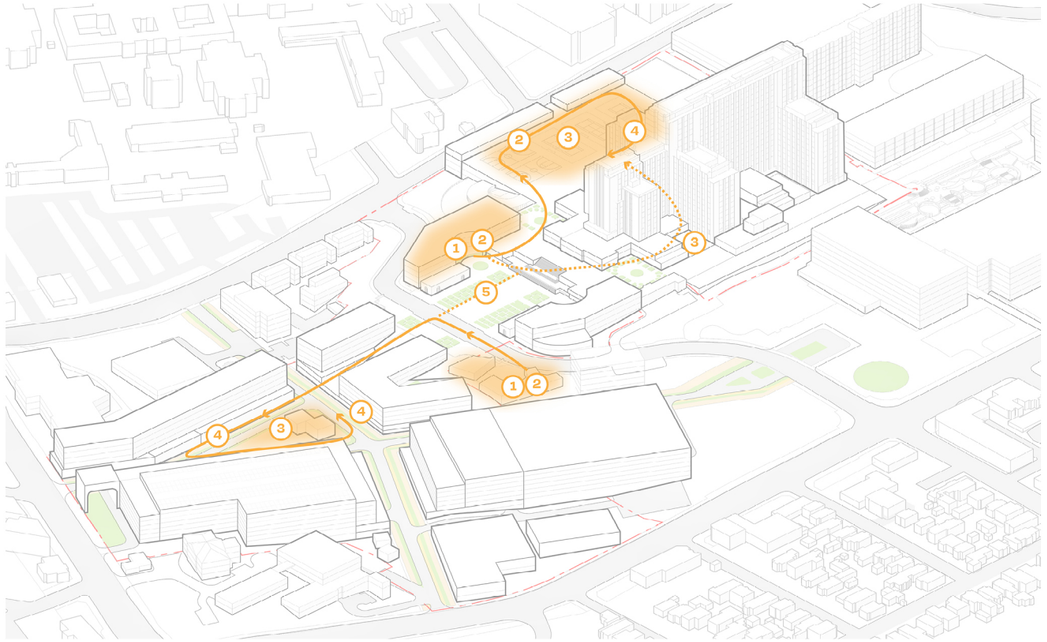





## Residents

The future residents of the project site will have various amenities within walking distance. Daily activities like work, school drop-off, shopping, socializing and exercise can all happen within the site. Through activation, density and well-designed lighting to promote safety and visibility, the pedestrian experience would encourage residents to spend much of their day out and about within the campus.

# 6.7 Day in the Life - Children









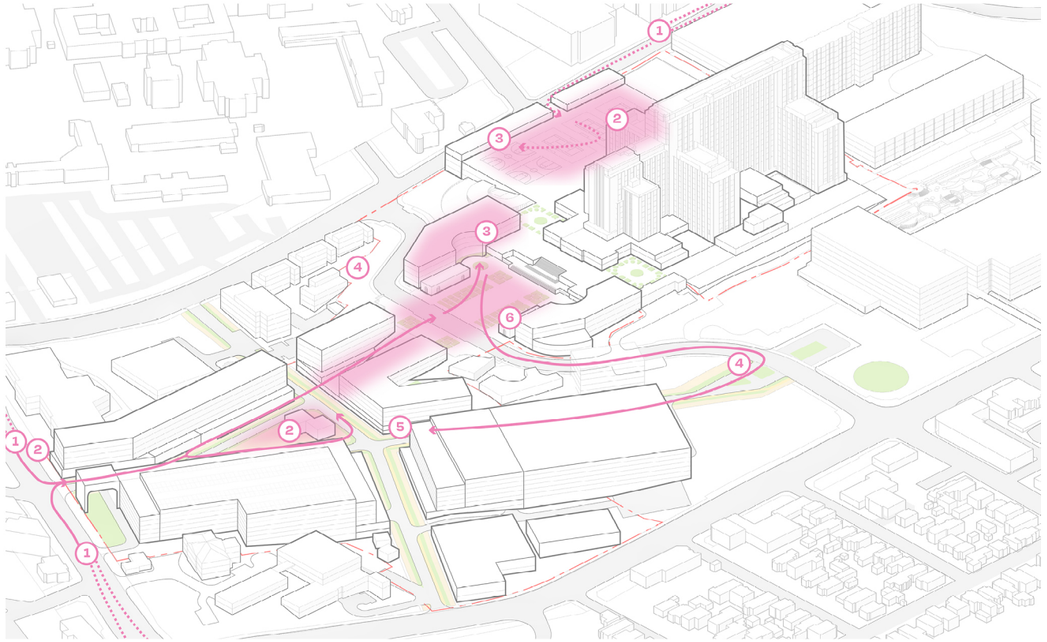




**Children**

Beyond school hours, children residing within and around the project site will congregate at the various community spaces within the campus. The cluster of educational intuitions, after-school programs, play spaces, and safe open spaces will promote daily engagement and routine that supports healthy childhood development.

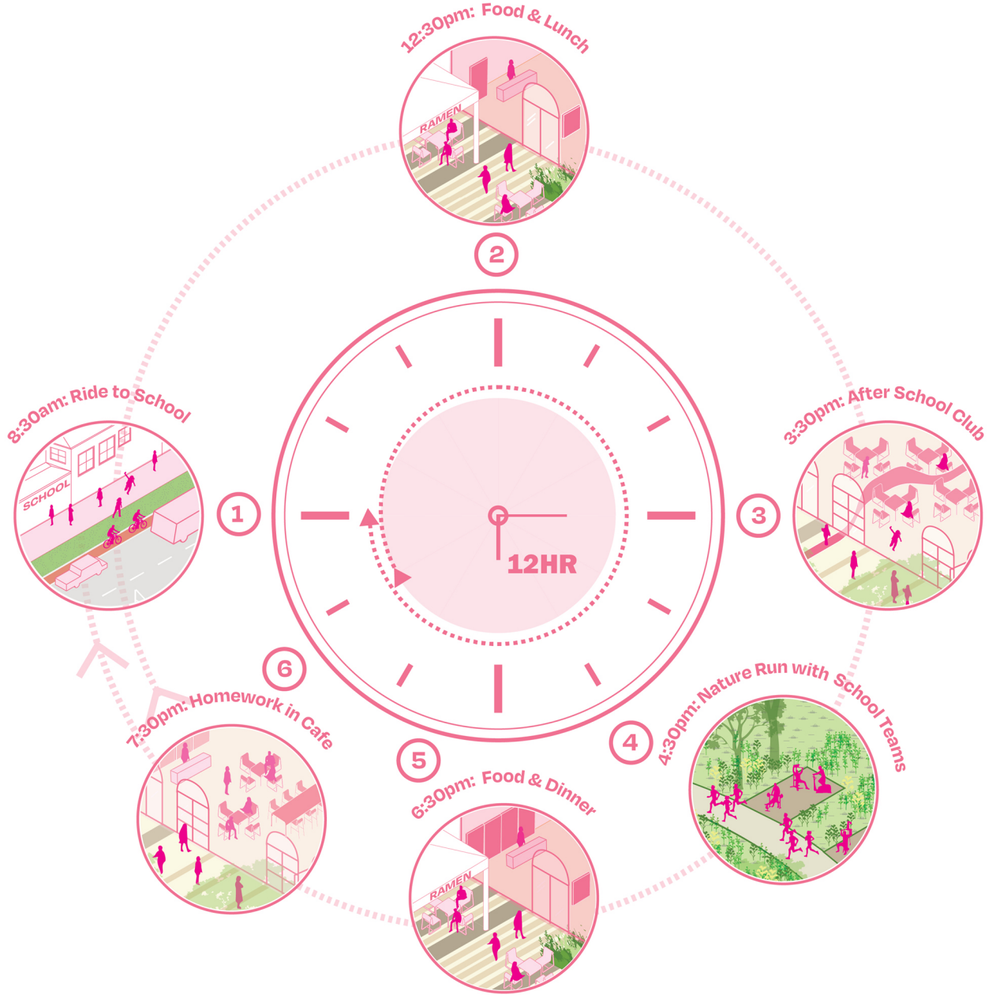
# 6.7 Day in the Life - Teenagers












## Teenagers

Key to creating Common Ground is the creation of physical third spaces for the community, particularly for teenagers. Old enough to need independence but not old enough to fully experience it, teenagers can interact within the project site through navigating the safe, accessible and inclusive spaces for teens to inhabit and explore. Particularly with the prevalence of social media, having physical spaces for teenagers to experience autonomy and separation are key to healthy development and community connection as they mature into adulthood.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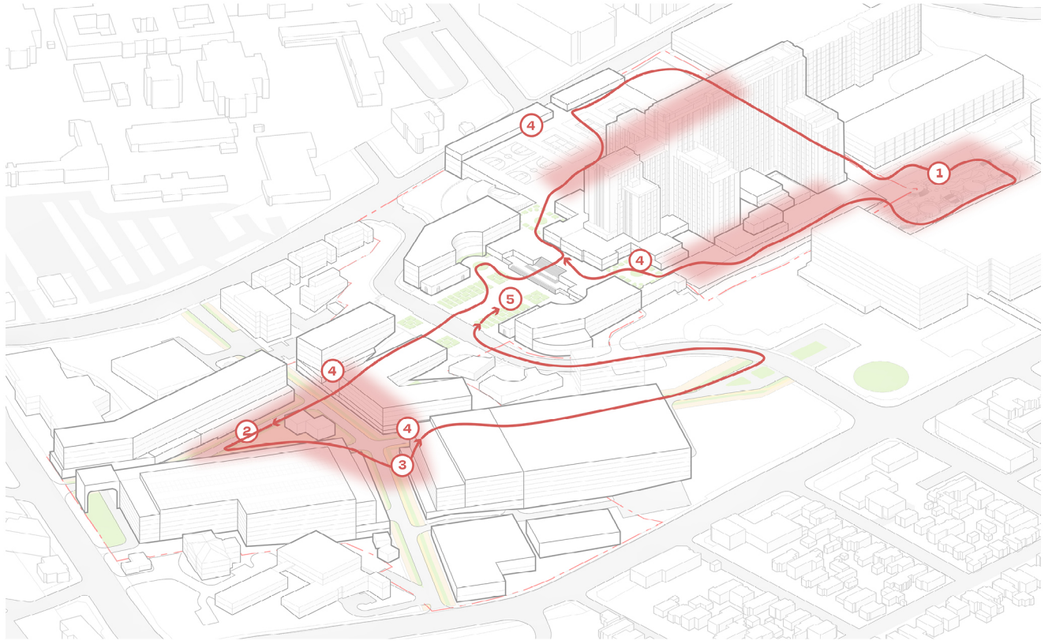
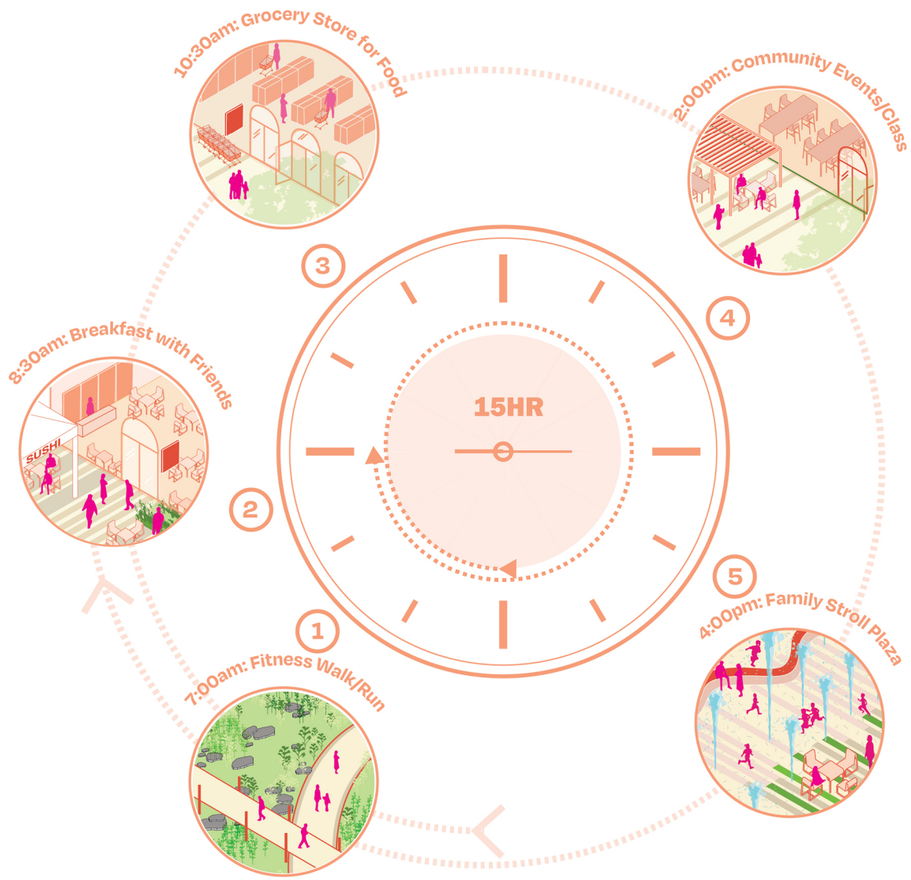
# 6.7 Day in the Life -Seniors










## Seniors

With global demographic patterns highlighting the rise in the number of seniors, it is imperative to provide an enhanced quality of life that promotes healthier lifestyles for the older generation. The campus' inclusive design fosters connection and ready access to care and long-term services that are integrated to support physical and mental wellness, social interaction and continued personal growth even at later parts of people's lives. Safe, accessible and comfortable outdoor spaces supplement consolidated community amenities to provide seniors with space to regularly independently venture alone or come together through active and regular routines like walks around the campus or resting on a bench under a large, shaded tree with friends.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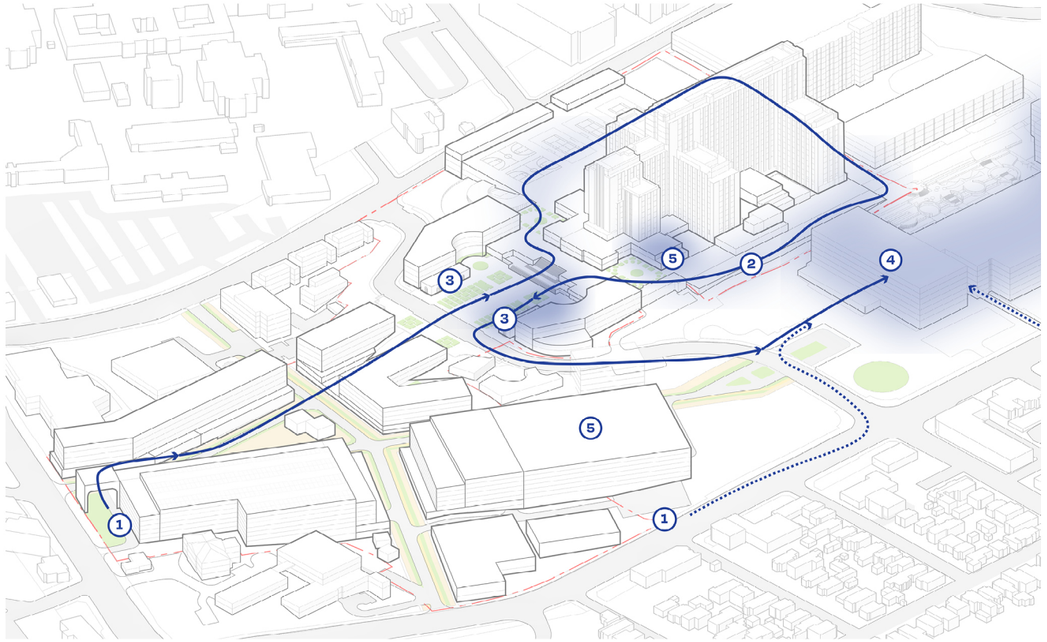
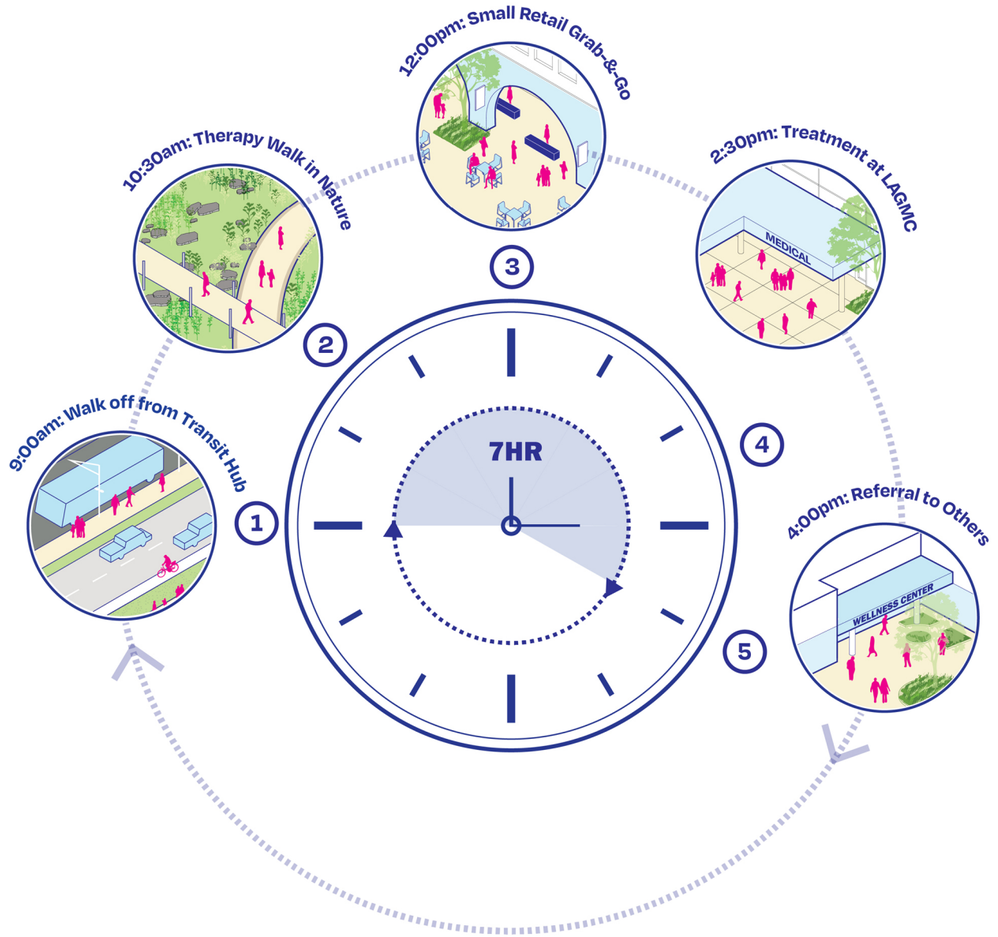
# 6.7 Day in the Life - Patients










## Patients

Patients either visiting the site to receive treatment or recovering within the various health institutions have traditionally been isolated within specific buildings. The future of patient recovery and preventative measures relies on a more integrated community-approach that encourages healing through connection to nature, community support and regular social interaction.

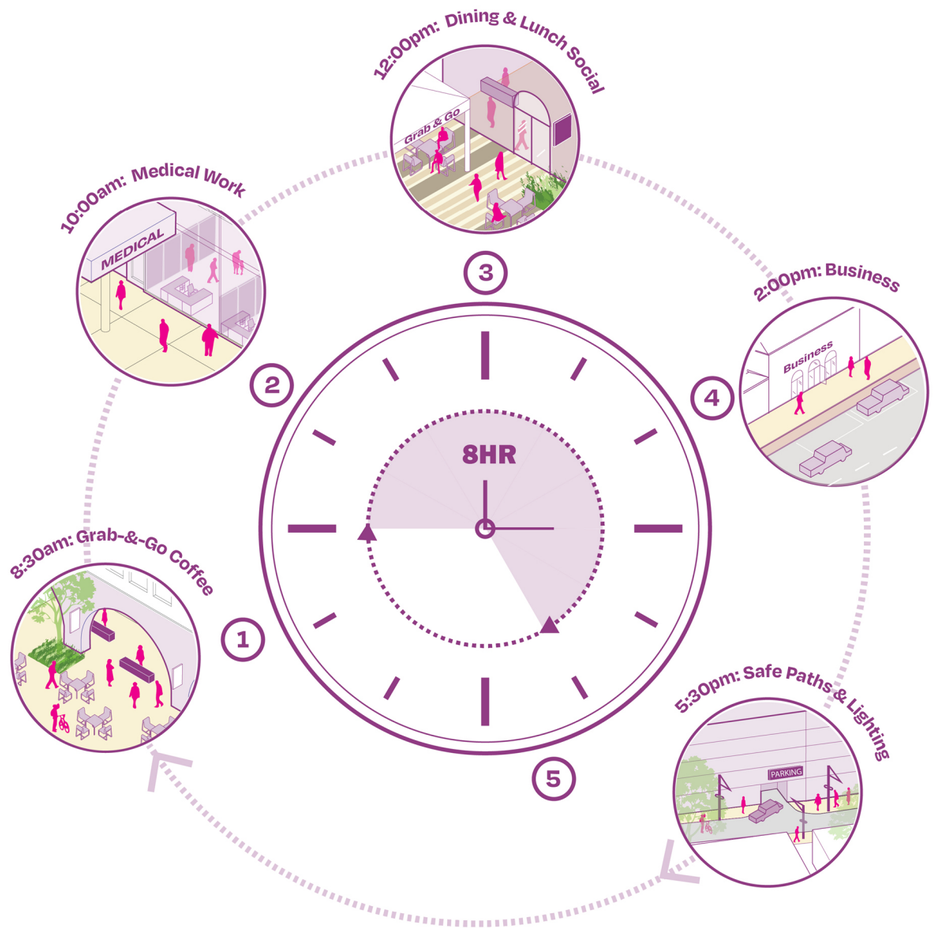
# 6.7 Day in the Life - Staff












## Staff

Currently, hospital staff have limited time and options for necessary food and work breaks through their long and often intense work shifts. The clustering of fast, walkable, and healthy dining and amenity options allows more choice and flexibility for staff. Rather than ordering food to be delivered to site, staff can physically step away to eat, getting some exercise while physically allowing a metal separation from the stress of their days.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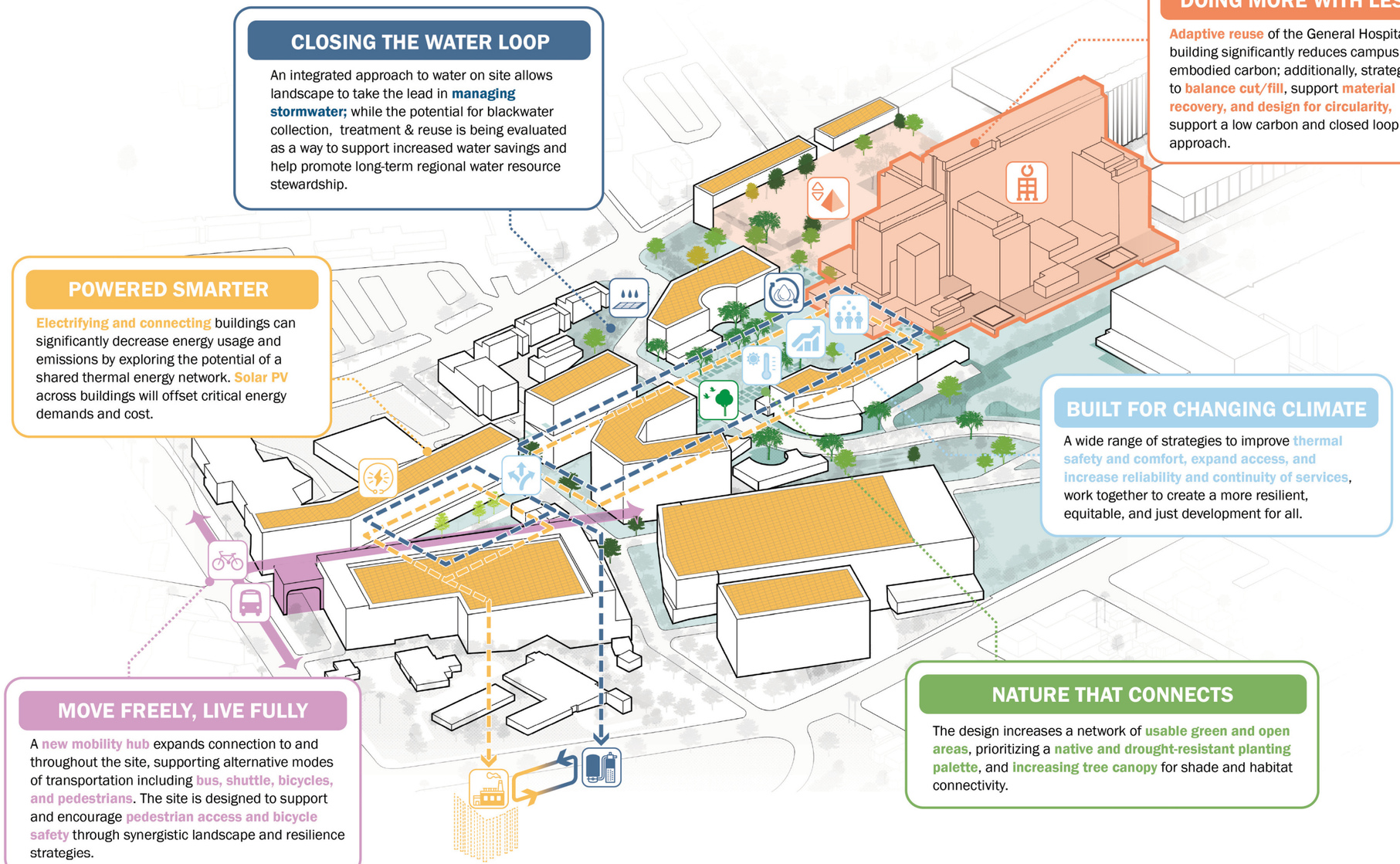
# 6.8 Sustainability at LACGH



## CLOSING THE WATER LOOP

An integrated approach to water on site allows landscape to take the lead in **managing stormwater;** while the potential for blackwater collection, treatment & reuse is being evaluated as a way to support increased water savings and help promote long-term regional water resource stewardship.

## DOING MORE WITH LESS

**Adaptive reuse** of the General Hospital building significantly reduces campus embodied carbon; additionally, strategies to **balance cut/fill**, support **material recovery, and design for circularity,** support a low carbon and closed loop approach.

## POWERED SMARTER

**Electrifying and connecting** buildings can significantly decrease energy usage and emissions by exploring the potential of a shared thermal energy network. **Solar PV** across buildings will offset critical energy demands and cost.

## BUILT FOR CHANGING CLIMATE

A wide range of strategies to improve **thermal safety and comfort, expand access, and increase reliability and continuity of services**, work together to create a more resilient, equitable, and just development for all.

## MOVE FREELY, LIVE FULLY

A **new mobility hub** expands connection to and throughout the site, supporting alternative modes of transportation including **bus, shuttle, bicycles, and pedestrians**. The site is designed to support and encourage **pedestrian access and bicycle safety** through synergistic landscape and resilience strategies.

## NATURE THAT CONNECTS

The design increases a network of **usable green and open areas**, prioritizing a **native and drought-resistant planting palette**, and **increasing tree canopy** for shade and habitat connectivity.

**Contributing to a future LA built for resilience, equity, and well-being, the new Los Angeles County General Hospital campus will feature Nature that Connects, enabling users to Move Freely and Live Fully in a space Built for a Changing Climate, Powered Smarter, and Designed to Close the Water Loop, all while Doing More with Less.**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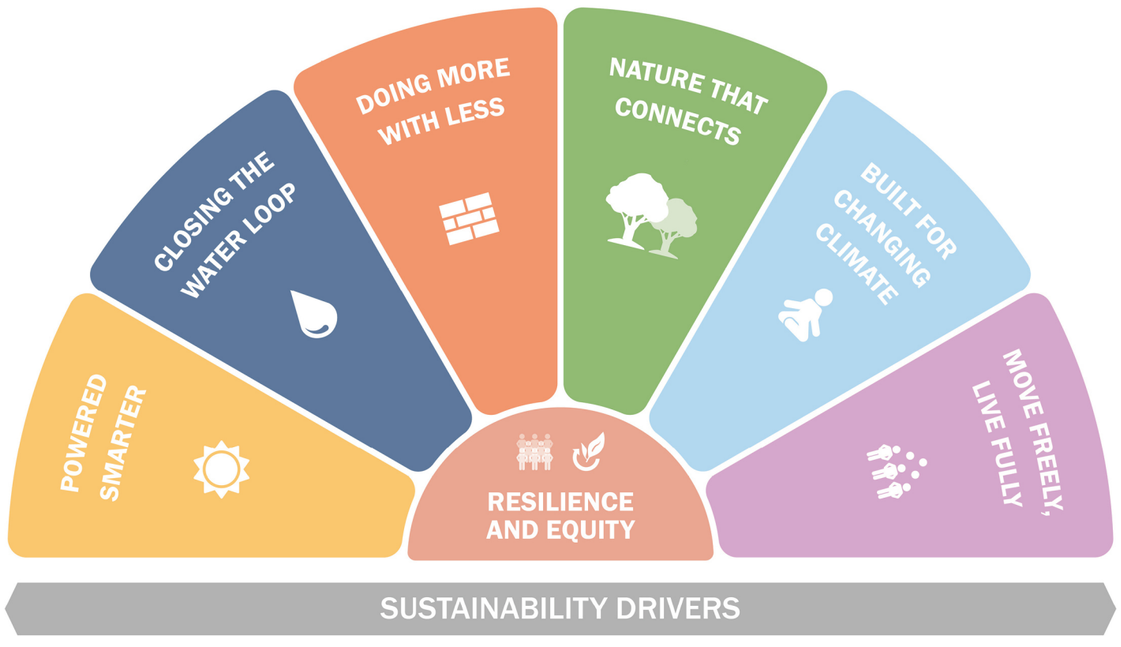
# Sustainable and Regenerative Design Approach




## Introduction

Sustainability, health, and well-being are central to the vision for LA County General Hospital. The project team has identified key drivers that shape the Master Plan, ensuring these principles are fully integrated into the campus design. Using a comprehensive framework approach, the team established sustainable, resilient, and equitable guidelines that inform the design strategies outlined in this section.

## Horizontal and Vertical Framework

Horizontal infrastructure planning for the site is currently underway, and this sustainability framework establishes guidelines and recommended strategies to inform future vertical development. The Master Plan team focuses on designing horizontal infrastructure that support future vertical development passive design strategies and optimized building massing, while strategically identifying keystone buildings to accommodate strategies such as district energy systems, battery storage, and community resilience centers. This approach pinpoints buildings that are critical to the sustainability vision across the

## Sustainability Drivers

These six sustainability drivers are used to categorize intended sustainability outcomes for the Master Plan. These categories will allow the design and team to formulate goals and track key strategies in an organized framework.

## Equitable and Resilient Outcomes

While six categories are used to organize sustainability goals and strategies, all aspects of the Master Plan's sustainability approach center around resilient and equitable outcomes. Therefore, resilience and equity are placed at the heart of the graphic and the team's approach.

The following pages elaborate on each of the six sustainability drivers, as well as the resilient and equitable outcomes associated with each category.

# Powered Smarter: Toward a Zero Energy Hub

### Project Intent

Leverage infrastructural connection between the campus's diversity of uses to reduce energy use and costs for hub users.

### Resilient & Equitable Outcome

High performance design centers affordability, while on-site renewables enable security in the face of power outages and other hazard events.




**The LACGH campus has the potential to demonstrate significant reductions in energy use, energy cost, and operational carbon emissions.**

To achieve a path toward zero energy use, a range of strategies is being actively explored. At the campus scale, **streamlined utility infrastructure** and keystone building placement can help optimize energy performance and support future development. Connections between program areas, such as shared **thermal energy networks, distributed energy resources, and centralized energy hubs**, may improve load management and increase the effective use of on-site renewable generation. **Electrification** of building systems is also being considered to support renewable energy integration and reduce operational carbon as the grid continues to decarbonize. These campus-level strategies are informing building placement, orientation, and passive design approaches to strengthen long-term performance. Future work will explore guidelines for high-performance vertical development to support sustainable growth across the campus. All strategies are being evaluated with careful consideration of long-term affordability, operational complexity, and future market conditions to guide responsible decision-making.

#### ELECTRIFICATION

Electrification is being evaluated as an approach that aligns the campus with Los Angeles' decarbonization goals. Electrification also improves indoor air quality in residential spaces by reducing reliance on gas appliances, which reduces the need for on-site gas infrastructure. High-efficiency electric building systems can integrate with on-site renewable energy, battery storage, and microgrids, supporting reduced energy demand and resilient backup power.

#### CENTRALIZATION AND THERMAL ENERGY NETWORKS

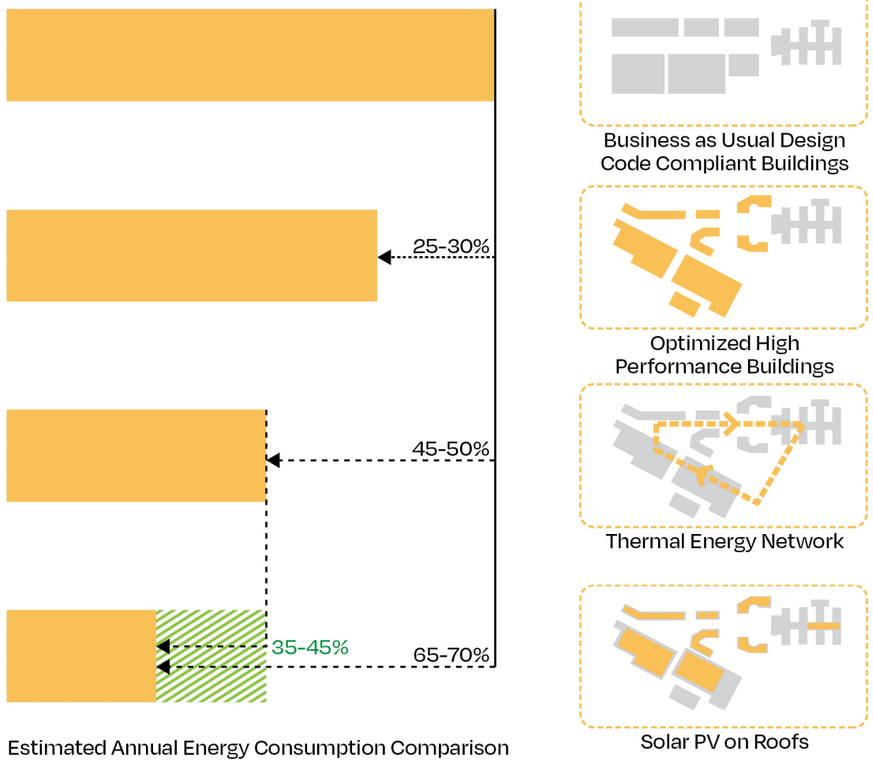
Given the diversity of program types, a thermal energy network is being explored as a potential approach to allow buildings to share and offset heating and cooling loads. This strategy may help reduce overall energy demand while supporting energy efficiency, resilience, and load-sharing capabilities. It could also contribute to lower operational costs, reduced emissions, and improved resource efficiency, and is identified as an important strategy under evaluation for the campus vision.

#### MICROGRID AND ON-SITE RENEWABLES

The Master Plan identifies rooftops and parking canopies as potential opportunities for on-site renewable energy generation, while prioritizing other site areas for open space and infrastructure. A campus-wide microgrid, integrated with battery energy storage systems, smart controls, and on-site renewables, is being explored as a framework to support efficient use of distributed energy resources during normal operations and to enhance resilience during outages.

This integrated approach is intended to reduce greenhouse gas emissions, and enhances operational resilience, while allowing flexibility for future expansion and refinement by subsequent design teams.

*The following page outlines potential strategies that will be explored to meet the Master Plan's targeted goals, and provides guidance for implementation of these strategies in design and beyond.*




Estimated Annual Energy Consumption Comparison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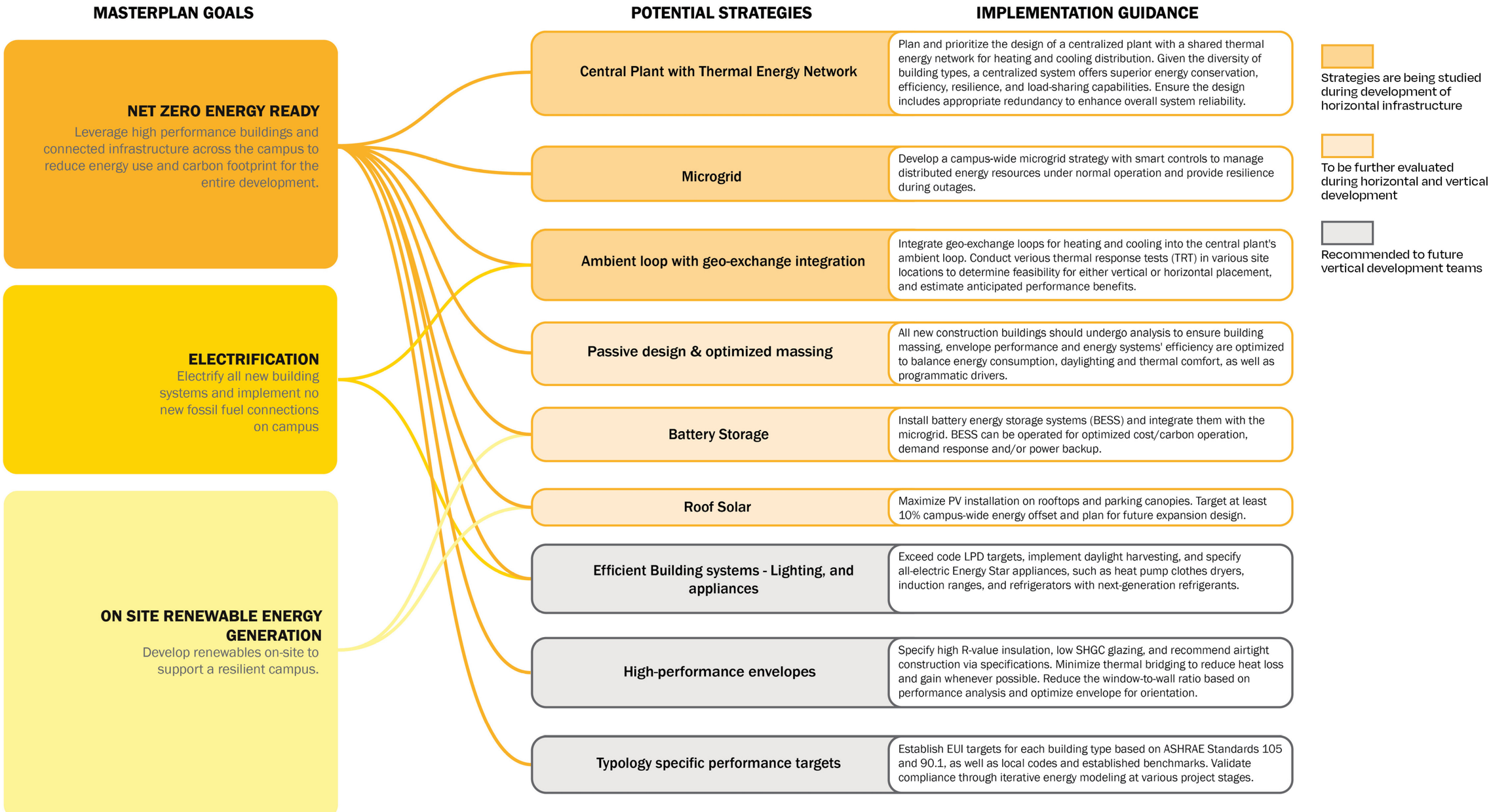
# Powered Smarter:
# Toward a Zero Energy Hub





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# Closing the Water Loop: Toward Zero Water Waste

### Project Intent

Utilize the site's natural grade to collect and treat blackwater, eliminating non-potable water demands and responsibly stewarding regional water supply.

### Resilient & Equitable Outcome

Investing in infrastructure for water collection and reuse protects occupants from the cost escalation and risks that come from drought and water scarcity.




**An integrated approach to water at the LACGH campus allows buildings and the site to together work toward reducing water waste.**

By prioritizing water conservation through **efficient fixtures, drought-tolerant plantings, and high-performance landscape design**, overall water demand can be significantly reduced. **Site-integrated stormwater** management is intended to lessen the need for buildings to manage precipitation while enhancing landscape amenities for users. These strategies also inform a potential **blackwater collection** approach that relies on simplified infrastructure to offset non-potable demands across building programs and can further supports campus energy goals and streamlines utilities.

This holistic approach to water strategies not only helps **mitigate potential challenges associated with water stewardship**, but also **reduce regional stresses** on water resources, amplifying the benefits of these strategies for both LACGH users and the surrounding community. Future work will focus on establishing guidelines for reduced water consumption to promote sustainable campus growth. All strategies are assessed with consideration for long-term costs, operational feasibility, and shifting market conditions, supporting informed and responsible decision-making.

#### INTEGRATED STORMWATER MANAGEMENT

Site landscape is designed for integrated stormwater management to minimize reliance on greywater infrastructure. Low-impact development strategies, including bioswales, permeable paving, and rain gardens, capture and treat runoff on-site, promote groundwater recharge, and support a resilient, ecologically responsive campus.

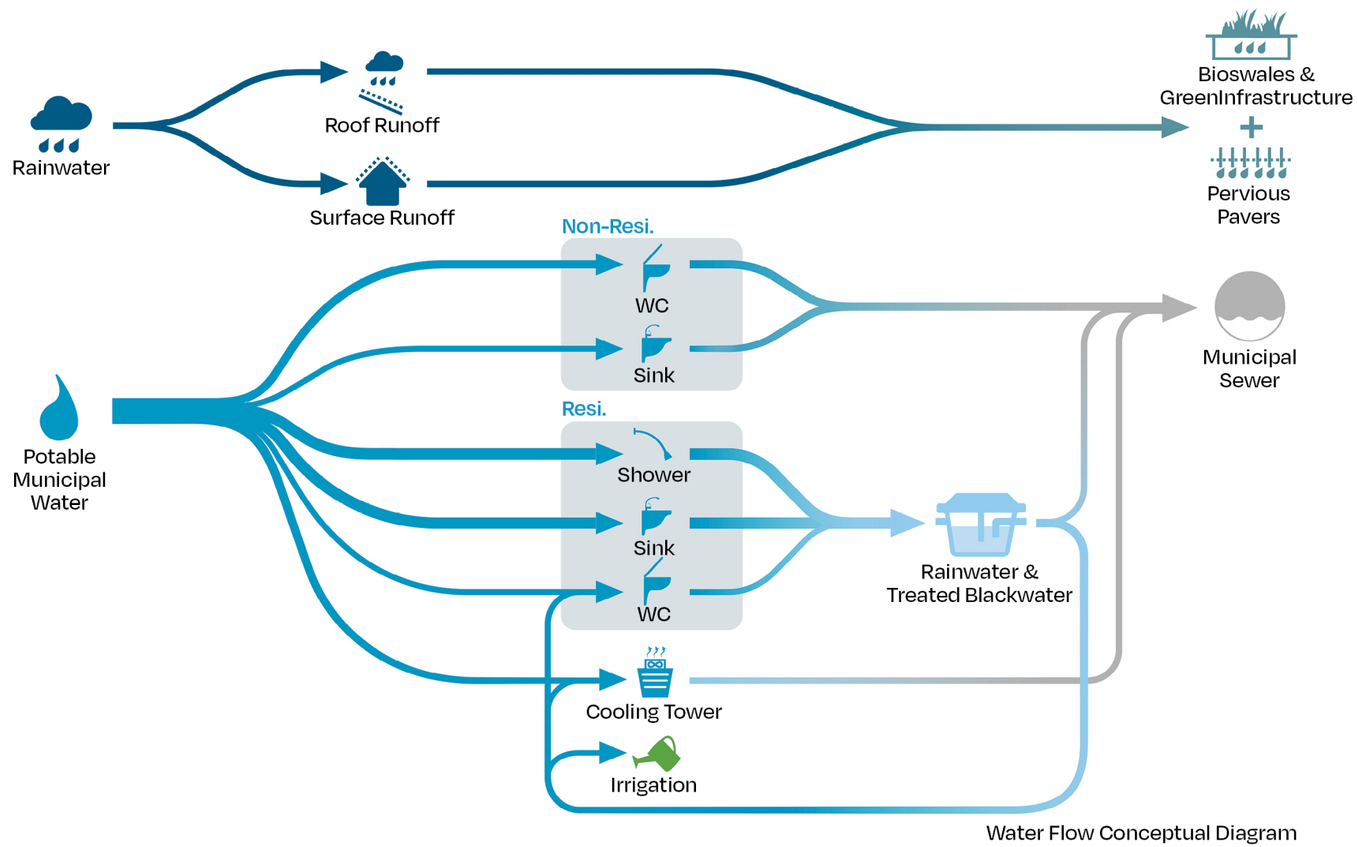
#### WATER EFFICIENCY

Landscape systems can be designed for high water efficiency to minimize potable water demand. Drip irrigation and smart controllers with soil moisture sensors can optimize outdoor watering, supporting sustainable water management. WaterSense-certified fixtures are also recommended to reduce indoor water use of buildings.

#### BLACKWATER COLLECTION AND REUSE

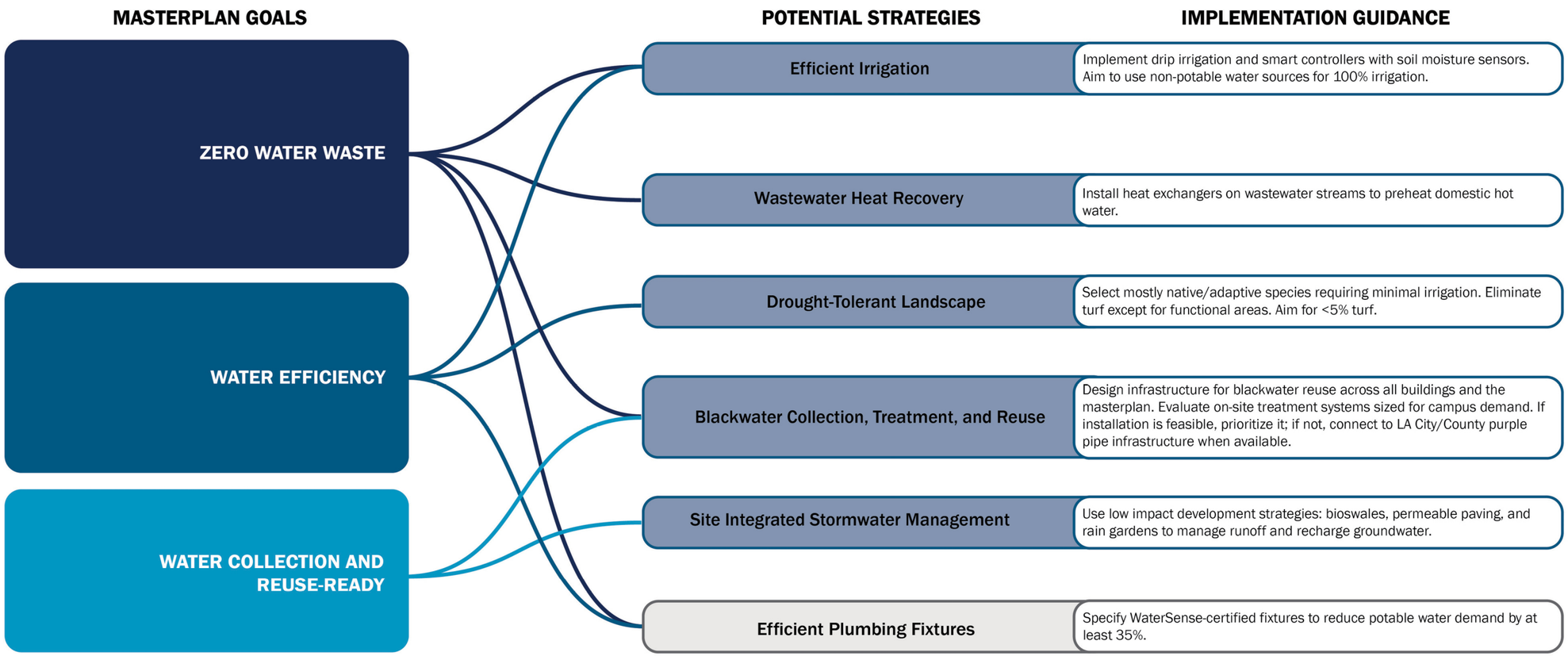
Blackwater collection and reuse is particularly appropriate for this campus, given the mix of residential and non-residential buildings that provide a consistent source of wastewater for treatment and reuse. The site's terrain allows for gravity-assisted collection, helping to reduce energy demand, and its location outside the LA City greywater system allows on-site infrastructure to be tailored specifically to campus users. This approach is being actively explored to support water conservation and lessen reliance on municipal potable water.

*The following page outlines the strategies required to meet the Master Plan's targeted goals, and provides guidance for implementation of these strategies in design and beyond.*




Water Flow Conceptual Diagram

# Closing the Water Loop: Toward Zero Water Waste





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# Doing More with Less:
# Circularity and Low Embodied Carbon Design

### Project Intent

Adaptive reuse of the general hospital building sets the stage for the site to become for a hub of material circularity innovation.

### Resilient & Equitable Outcome

The local economy is supported through regional sourcing of materials and jobs, while reducing emissions helps break the cycle of marginalized communities bearing the brunt of the climate crisis, paving the way for a better future




**Adaptive reuse of the General Hospital positions the LACGH campus to be a leader in responsible and circular design, construction, and operations.**

Converting the existing hospital building to affordable housing is a key strategy that supports **emission reductions and preserves the site's history**, while the campus also explores additional opportunities for sustainable development. Site and infrastructure planning seeks to **balance cut and fill** where feasible, helping to reduce the costs and emissions associated with moving soils and materials. Construction and operational waste can be managed with programs aimed at **diverting materials from landfills.** Through these intentional decisions, the campus is intended to foster a more equitable and sustainable future for residents and the wider community. All strategies are being evaluated with careful consideration of long-term affordability, operational complexity, and future market conditions to guide responsible decision-making.

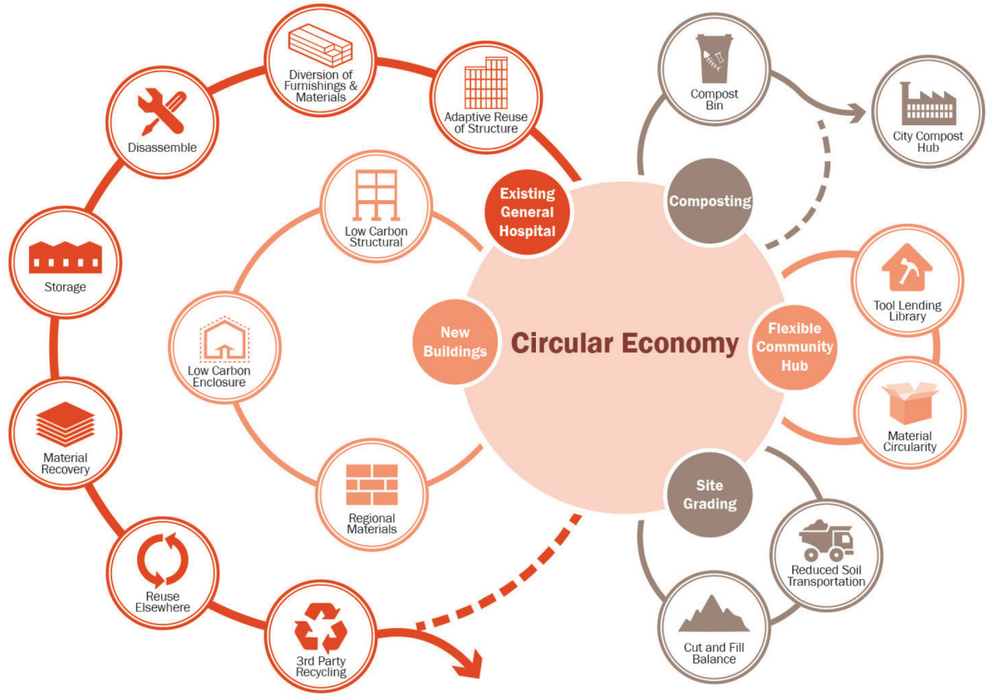
#### ADAPTIVE REUSE

The Master Plan prioritizes adaptive reuse of the existing general hospital building to conserve embodied carbon. Structural elements and historic features are retained, while selective demolition is planned to minimize waste. This approach demonstrates sustainable material use and sets a precedent for the rest of the campus.

#### CUT AND FILL BALANCE

Optimize cut and fill balance to minimize the need to transport soils on or off-site. This approach significantly lowers construction transportation emissions and supports a more sustainable earthwork strategy for the campus.

*The following page outlines the strategies required to meet the Master Plan's targeted goals, and provides guidance for implementation of these strategies in design and beyond.*




Circular Economy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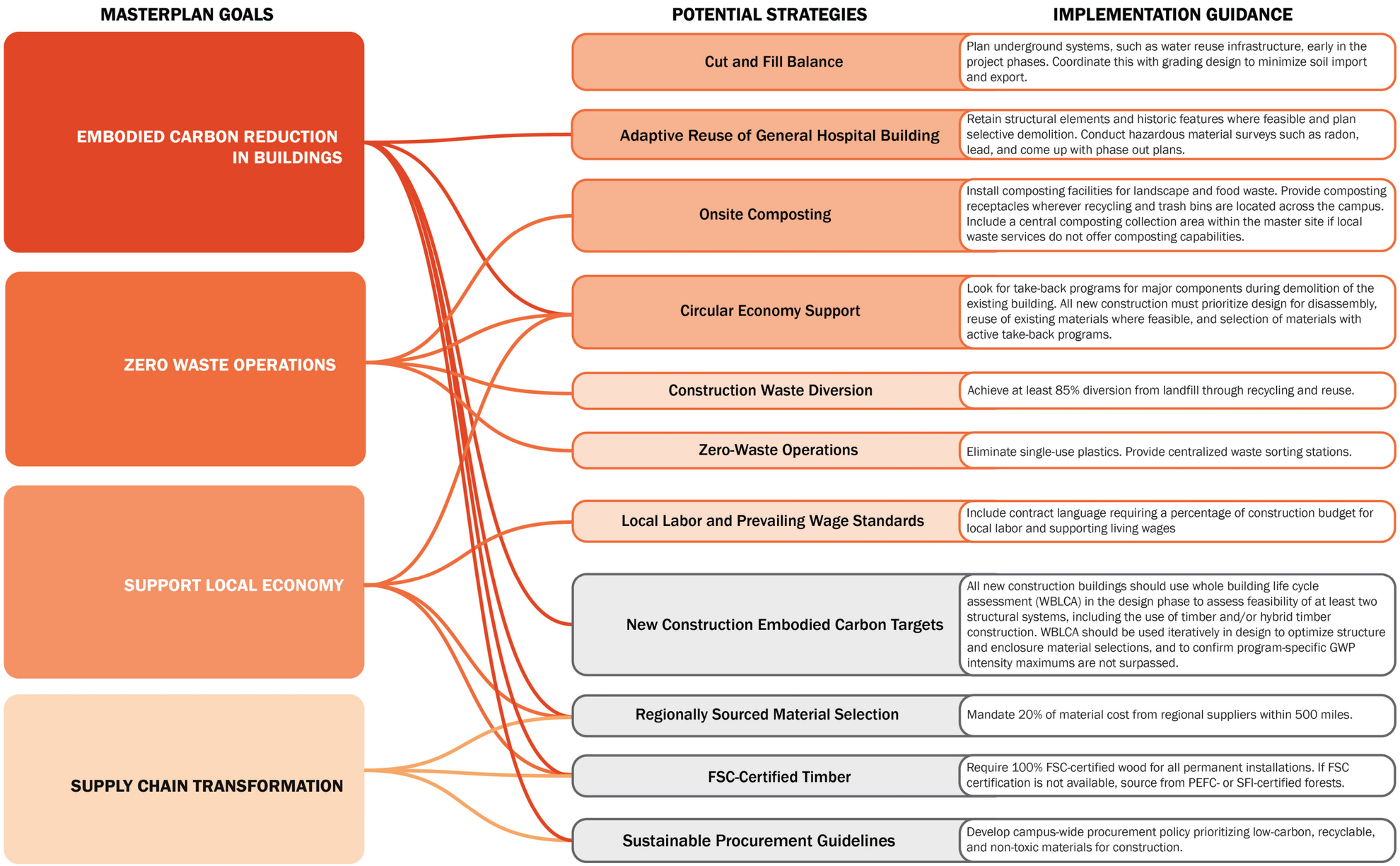
# Doing More with Less:
# Circularity and Low Embodied Carbon Design



# Nature that Connects:
# Greater Green Space and Habitat Connectivity

### Project Intent

Increased access to green space within the campus supports positive health and wellness outcomes, while also strengthening linkages to regional green networks.

### Resilient & Equitable Outcome

A biophilic design approach across the site supports equitable access to nature and outdoor amenities and encourages physical activity and rewilding.




**Revitalizing the landscape at the LACGH campus supports both ecosystem regeneration as well as a biophilic environment for its users.**

The campus landscape approach creates thriving open and green spaces. **Increased green and vegetated areas** are designed sustainably with **native and adaptive plantings** and increase **tree canopy cover** and **carbon sequestration.** This approach is expanded to intentionally create **habitat corridors and connectivity** with other major vegetative resources in the region. **Dark Sky-compliant lighting** design further supports habitat integrity. The site is also designed to promote access to **outdoor, open, and comfortable spaces**, promoting physical activity and wellness in a variety of ways. **Biophilic design** and **wellness amenities** integrated into the landscape support a healthful approach to the outdoors. Future work will focus on establishing guidelines for high-performance vertical development to promote green space and habitat connection. All strategies are assessed with consideration for long-term costs, operational feasibility, and shifting market conditions, supporting informed and responsible decision-making.

#### GREEN SPACE

The Master Plan significantly increases vegetated areas, including both accessible open spaces and non-accessible vegetated zones. Green spaces are designed to maximize access to nature, supporting wellness and mental health, and are made equitable through ADA-compliant pathways and seating. The plan incorporates places of respite, restorative gardens, and quiet corners throughout the campus, providing opportunities for relaxation and well-being.

#### BIODIVERSITY AND VEGETATION

The landscape design emphasizes biodiversity and encourages re-wilding through the use of native and adaptive plant species, promoting drought-resistant plantings, ecosystem regeneration, and habitat integrity. This approach can strengthen ecological function, reduces irrigation demand, and contributes to a resilient, nature-rich campus environment.

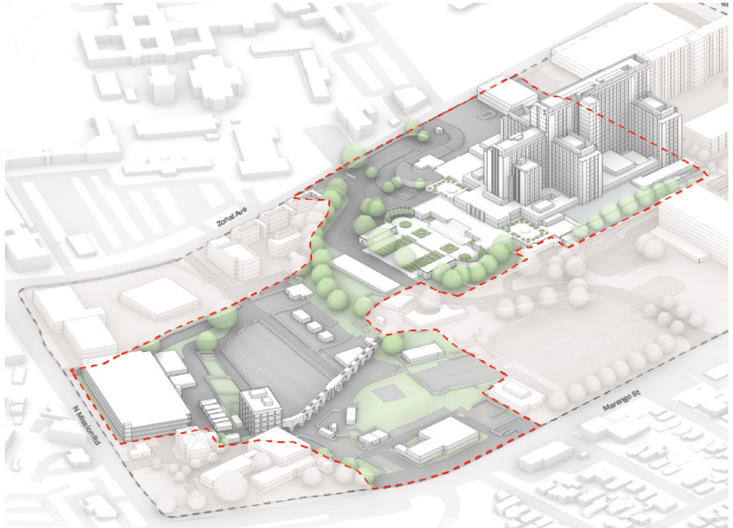
#### HABITAT CONNECTIVITY

The site's proximity to surrounding green and vegetated areas enhances habitat connectivity. Landscape design creates corridors that support both human access to nature and safe movement for wildlife. Dark sky-compliant lighting further protects nocturnal species, ensuring that pathways and open spaces contribute to ecological connectivity and a biodiverse campus.

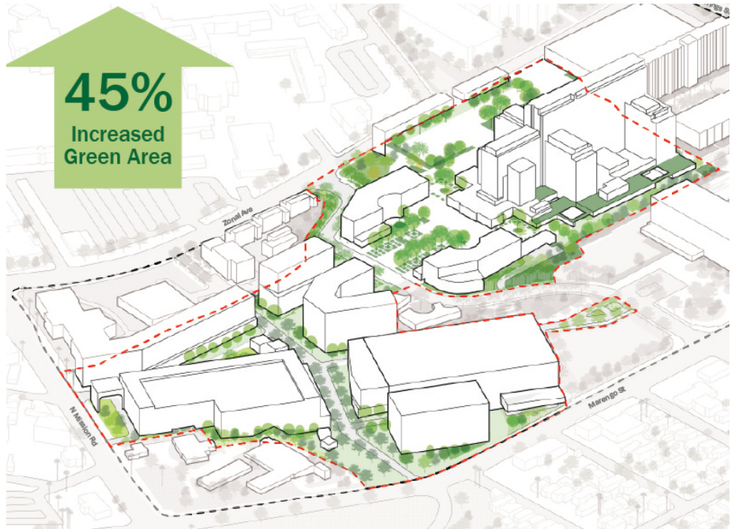
#### BIOPHILIC DESIGN

Biophilic design is the integration of natural elements and processes into the built environment to foster human connection with nature. The design enhances biophilia by providing access to nature, supporting ecological health, and creating restorative, resilient environments.

*The following page outlines the strategies required to meet the Master Plan's targeted goals, and provides guidance for implementation of these strategies in design and beyond.*

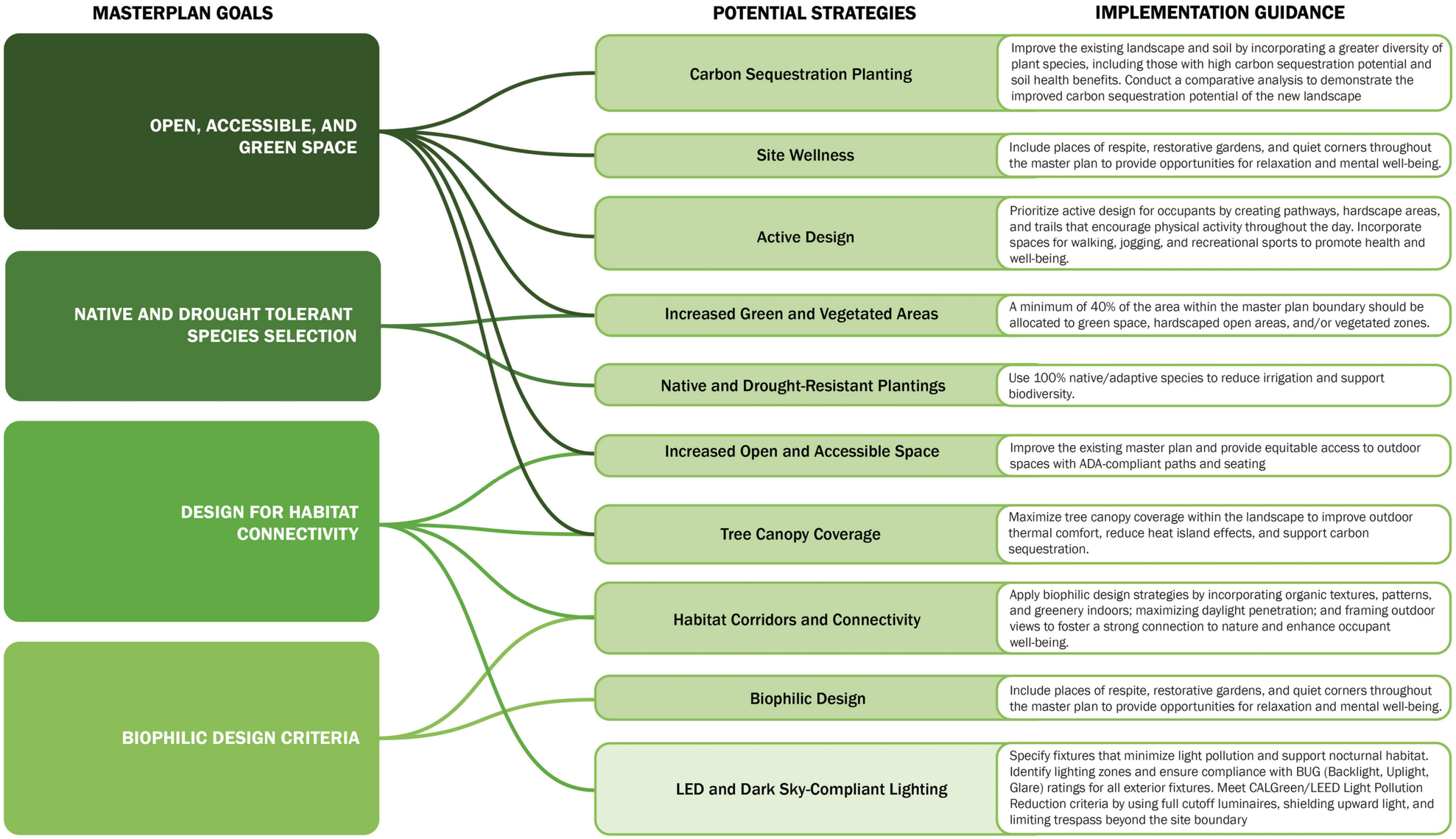



Existing Green Area




Designed Green Area

# Nature that Connects:
# Greater Green Space and Habitat Connectivity





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# Built for Changing Climate: Preparing for Future Stresses

### Project Intent

Design for thermal safety in response to rising temperatures throughout the site and buildings to create more livable, usable spaces for decades to come.

### Resilient & Equitable Outcome

Thermally comfortable outdoor microclimates, paired with buildings designed to support passive survivability protect vulnerable site users and increase safety during hazard events.




**A resilient design approach extends across buildings and landscape to create a safe campus that supports continuity and livability.**

The LACGH campus holistically aims to integrate design strategies that support its users in a climate that continues to change. While increasing temperatures can impact comfort and ability to be outdoors, measures such as **expanded tree canopy, shading, high-reflectance hardscapes**, and thoughtfully planned **access to amenities** are being explored to support walkability and safety for users of all ages. Buildings can be designed for **passive survivability** so residents are safe to withstand hazard events in the comfort of their homes. **Battery-supported backup power and water treatment infrastructure** are being considered to enhance reliable energy and water supply. A **community resilience hub** creates a central place for resource and information distribution, strengthening the community bonds that underpin a truly resilient neighborhood. Future phases will further define guidelines for high-performance vertical development that support sustainable campus growth, with all strategies reviewed through the lens of long-term affordability, operational complexity, and evolving market conditions to guide responsible decision-making.

OUTDOOR THERMAL COMFORT

The design integrates multiple outdoor thermal comfort strategies to support safe use of the campus. Shaded bus shelters and rest areas, shaded pathways, and high-reflectance hardscape materials can be strategically implemented to reduce heat gain and thermal stress. These measures are expected to improve pedestrian comfort, support active mobility, mitigate heat island effects, and contribute to healthier outdoor environments across the site.

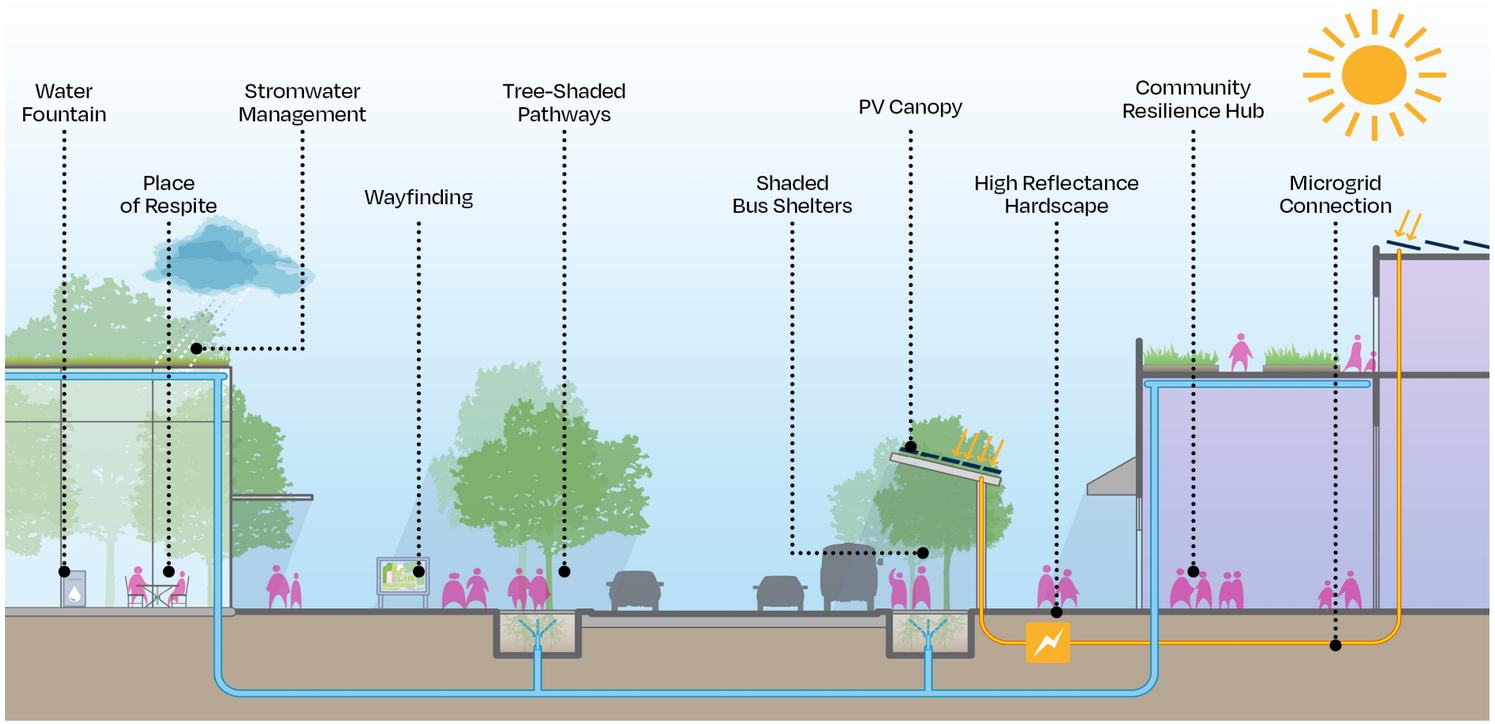
PASSIVE SURVIVABILITY

Passive survivability is intented to help buildings remain safe and habitable during power outages or hazard events without active systems. Residential buildings are planned with amenity accessibility, resilient energy and water infrastructure, and backup systems to maintain operational continuity. Together with outdoor thermal comfort strategies, these approaches contribute to a holistic approach to thermal safety and campus resilience.

COMMUNITY RESILIENCE INFRASTRUCTURE

Community resilience infrastructure combines social and physical strategies to strengthen community ability to respond to hazards. A central community resilience hub can potentially provide a reliable source of power and water during emergencies, serve as a known location for resource and information distribution, and offer flexible space for gatherings. By supporting both emergency preparedness and social interaction, these hubs enhance the overall resilience and connectivity of the community.

The following page outlines the strategies required to meet the Master Plan's targeted goals, and provides guidance for implementation of these strategies in design and beyond.




Built for Changing Climate Strategies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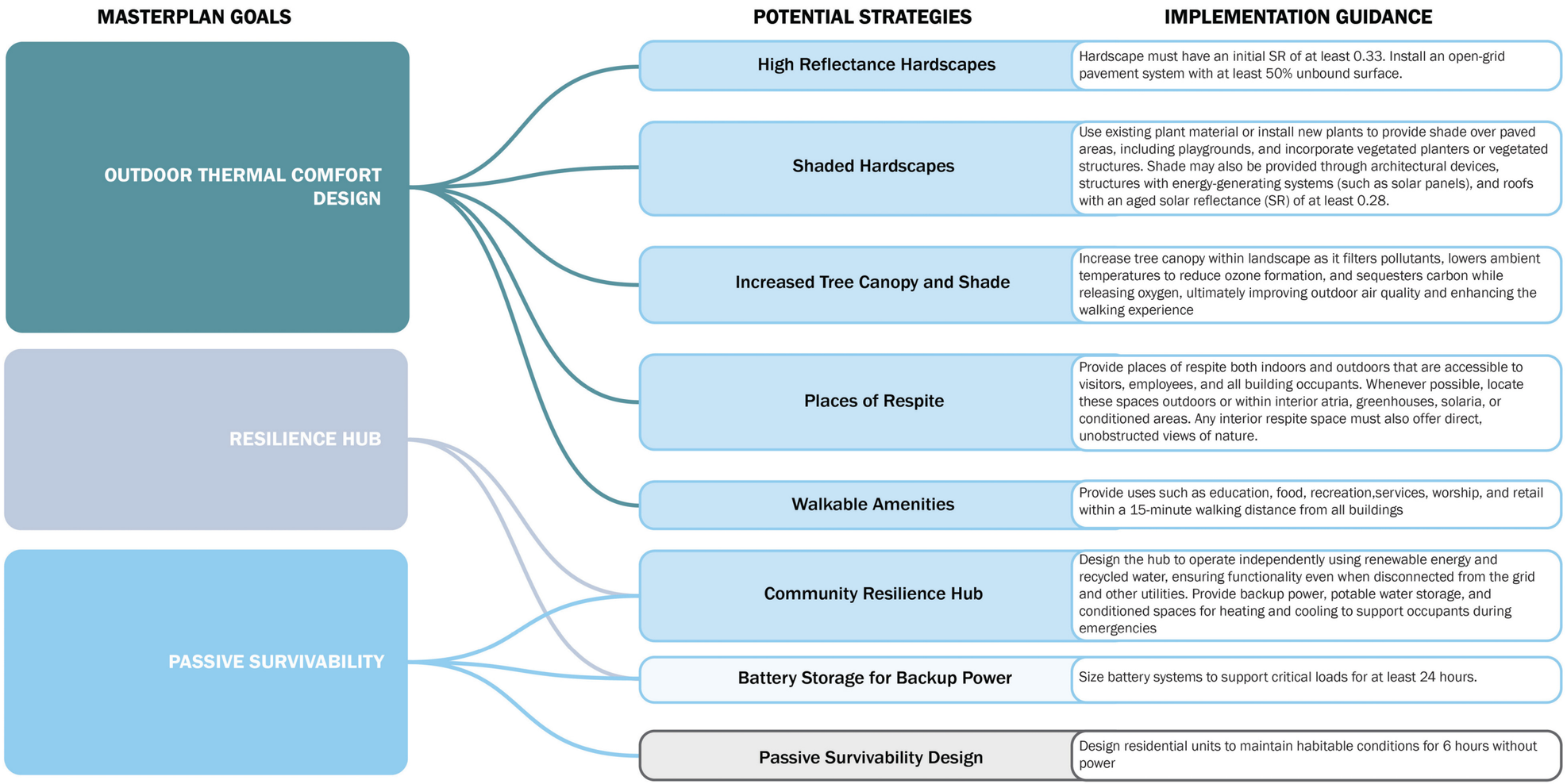
# Built for Changing Climate: Preparing for Future Stresses





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# Move Freely, Live Fully:
# Expanded Multi-Modal Connectivity & Access

### Project Intent

Creating a mobility hub at the campus expands necessary access to the region, while also providing key amenities on-site to support a thriving local community.

### Resilient & Equitable Outcome

Improving and expanding access to community services and the larger region, while reducing reliance on single occupancy vehicles, bridges socioeconomic gaps and promotes equitable success.




**The LACGH campus expands access to vital resources both on-site and to the greater region, changing how we move and live.**

The creation of a **mobility hub** at the campus is being explored to expands users' ability to travel in ways that improve health and wellness, reduce cost, and enhance quality of life. Bicycle use is being considered for site safety and connectivity, with elements such as **bicycle storage, bike share, and repair stations** anticipated to be incorporated through future development. **Local, regional, and rapid transit** options converge at the campus to bridge gaps across Los Angeles; these alternative transit options are supported by **accessible wayfinding** and **thermally comfortable transit connections.** The campus is also intended to encourage increased **density and diversity of amenities** to reduce the need for travel to access necessary resources. When vehicles are required, increased **electric vehicle parking and charging** supports lower emission car activity, supporting campus energy goals and reducing harmful local air pollutants. These mobility strategies aim to guide long-term performance, while future work will further explore guidelines for high-performance vertical development that support sustainable growth.

### BICYCLE INFRASTRUCTURE + WALKABILITY

The Master Plan prioritizes bicycle infrastructure and walkability as primary mobility systems. Cluster amenities support a 15-minute city concept. A connected bicycle network with safe lanes, secure storage, bike-share and repair facilities is integrated with shaded, well-connected pedestrian routes, clear wayfinding, access to water, and a compact distribution of daily amenities. This strategy reduces vehicle dependence and associated emissions, optimizes land use and parking demand, and supports user health and campus resilience.

### MOBILITY HUB

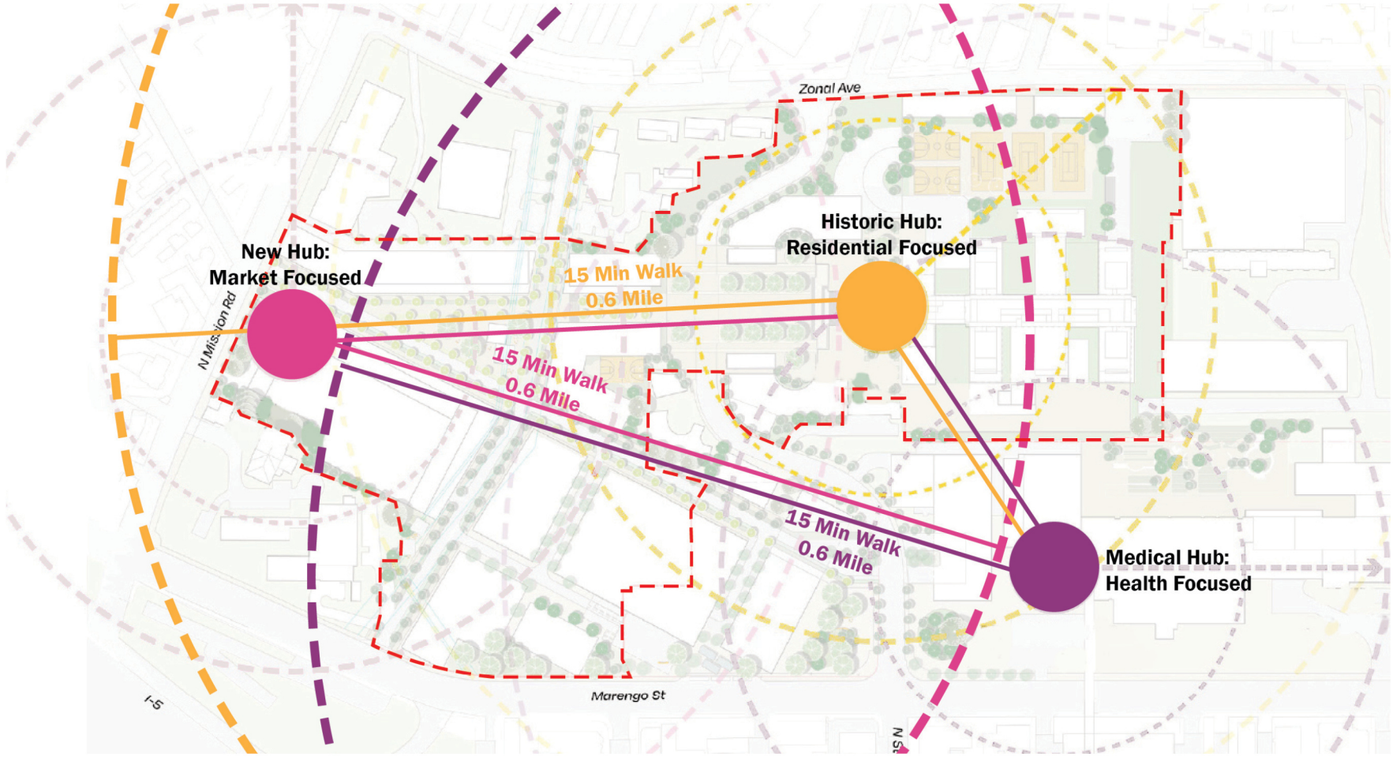
The Master Plan incorporates a centralized mobility hub as a key connector between the site and the broader city. This strategy provides connection points for multiple kinds of transit and transportation methods, reduces reliance on single-occupant vehicles, and is essential to achieving a low-carbon, efficient, and integrated transportation framework for the development.

### ELECTRIC VEHICLES

The Master Plan considers electric vehicles through EV-ready and EV-charging parking infrastructure distributed across the campus.

This approach supports the transition away from fossil-fuel vehicles, reduces transportation-related emissions and local air pollution, and aligns parking design with long-term decarbonization and sustainability goals.

*The following page outlines the strategies required to meet the Master Plan's targeted goals, and provides guidance for implementation of these strategies in design and beyond.*




Cluster amenities to support a 15-minute city concept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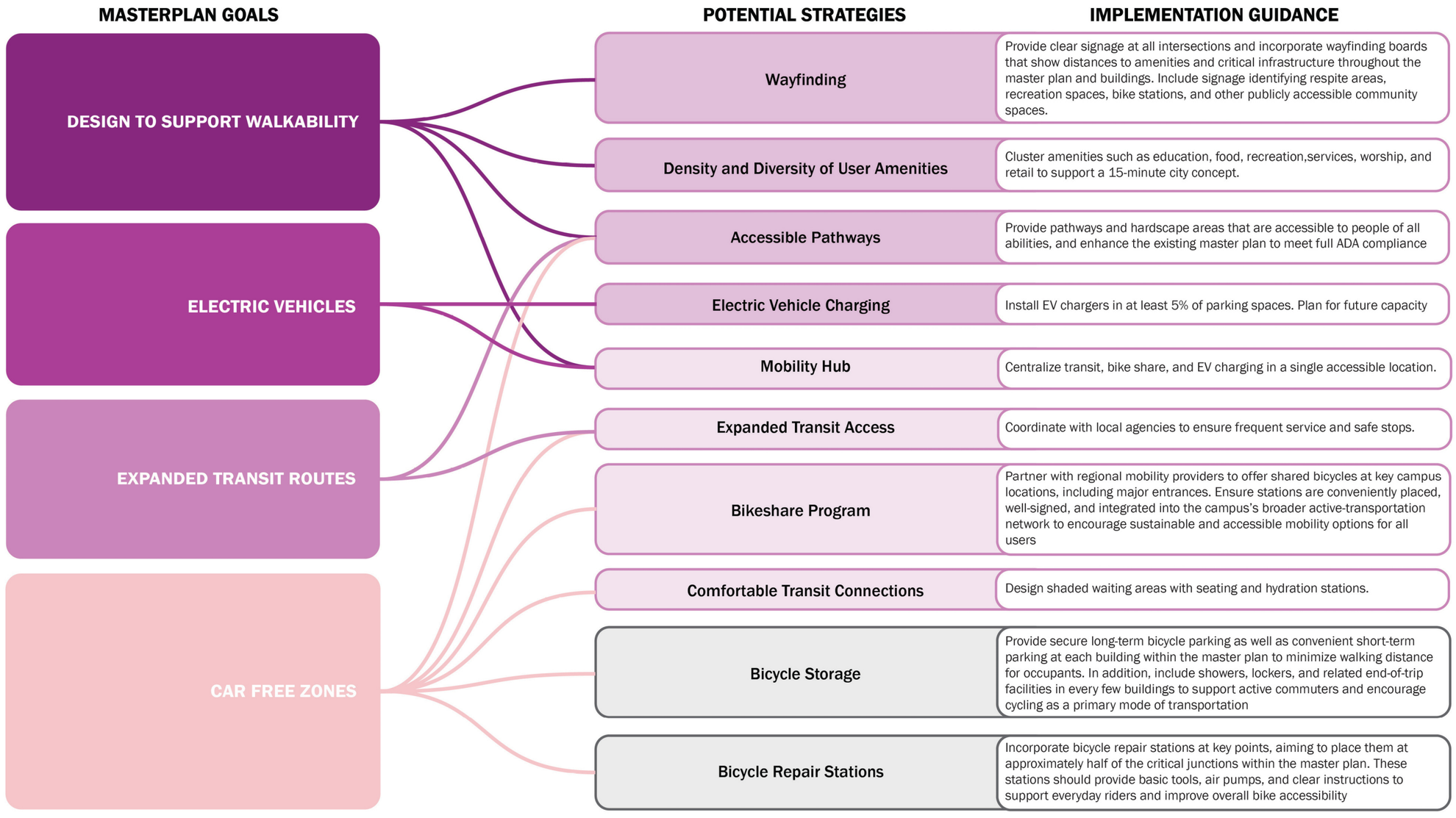
# Move Freely, Live Fully:
# Expanded Multi-Modal Connectivity & Access





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# 6.9 Site Grading and Utility Strategy

**Executive Summary**

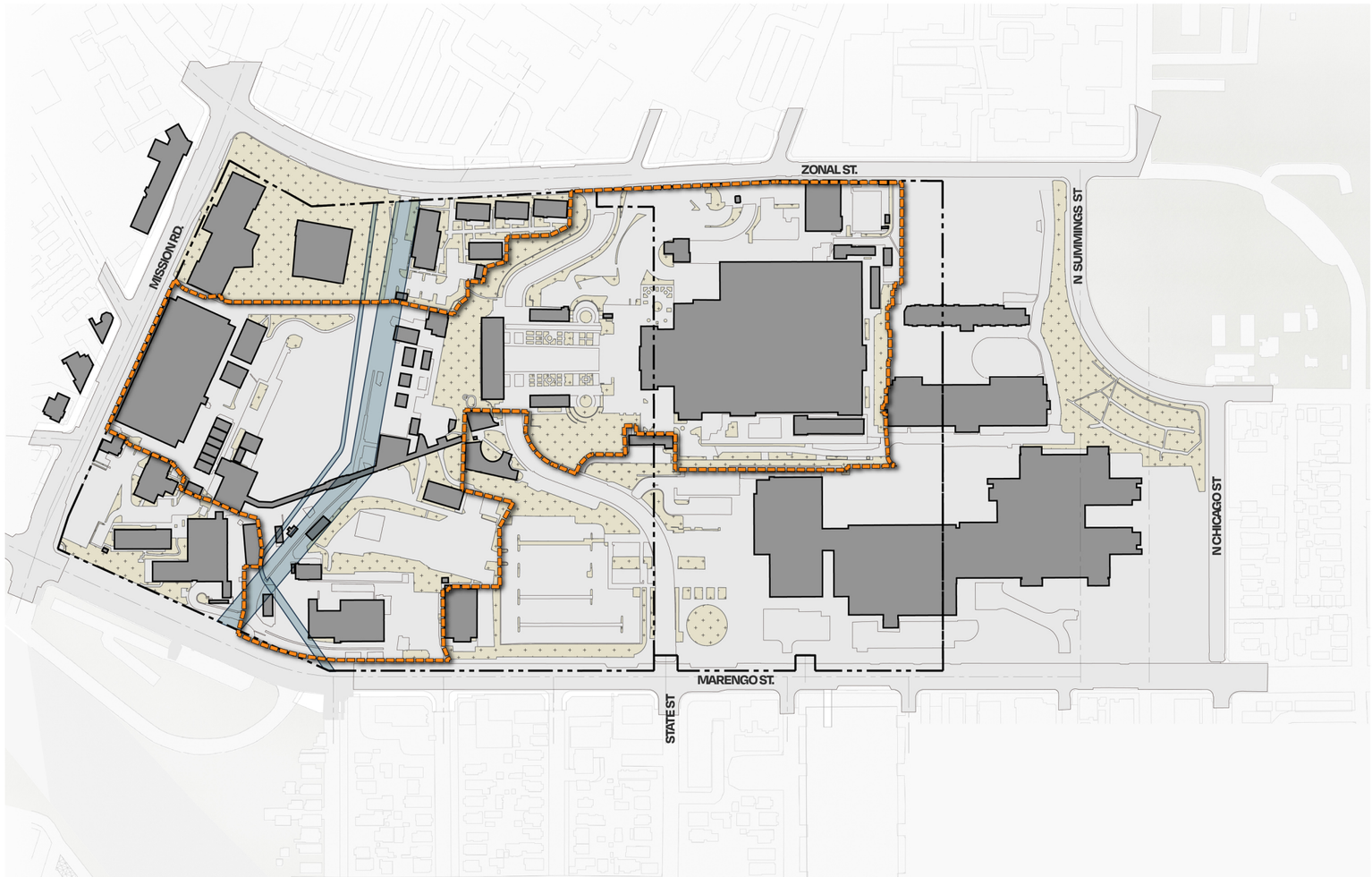
The overall Master Plan for the project site has been developed with a resilient, sustainable infrastructure backbone that enables long-term development while responding directly to the site's elevation change, existing conditions and surrounding uses. The plan establishes a clear alignment of streets, utilities, and open-space systems that work together to ensure safe, efficient, and inclusive pedestrian and emergency vehicle access across the site. Grading, roadway alignments, and utility corridors are strategically coordinated to minimize cut and fill where feasible, protect existing landform character, and create logical development pads while maintaining flexibility for future phases.

Universal access and mobility are central to the infrastructure approach. A comprehensive ADA circulation network is integrated into the overall grading strategy, using a combination of gently sloped primary routes, terraced landings, and vertical transitions where appropriate. Vehicular circulation is designed to balance everyday use with life-safety needs, ensuring that emergency vehicles can reach all areas of the site without compromising pedestrian comfort or open-space quality.

Sustainability goals are embedded within the project's core infrastructure systems rather than treated as add-ons, with water strategies framed as aspirational targets that will be refined through ongoing study and analysis. The project presents a meaningful opportunity to reduce potable water demand by exploring how non-potable needs, such as irrigation, cooling, and toilet flushing, could be met through alternative water sources. In response to increasing pressure on the state's water resources and anticipated rises in water and sewer costs, a range of conservation and reuse approaches will be evaluated to understand their feasibility, benefits, and long-term operational implications. The plan is exploring pathways toward net-zero water outcomes through an integrated approach that prioritizes flexibility and adaptability rather than reliance on any single system.

Stormwater management is being considered as both a water quality and flood resilience asset, with green infrastructure strategies studied for integration into streetscapes and open space systems to slow, treat, and potentially reuse runoff while reducing impacts to downstream conveyance systems. The scale of the site allows utility and circulation networks to evolve incrementally with each phase, supporting continued evaluation and refinement of infrastructure strategies as development progresses and sustainability objectives are further defined.

# Existing Conditions

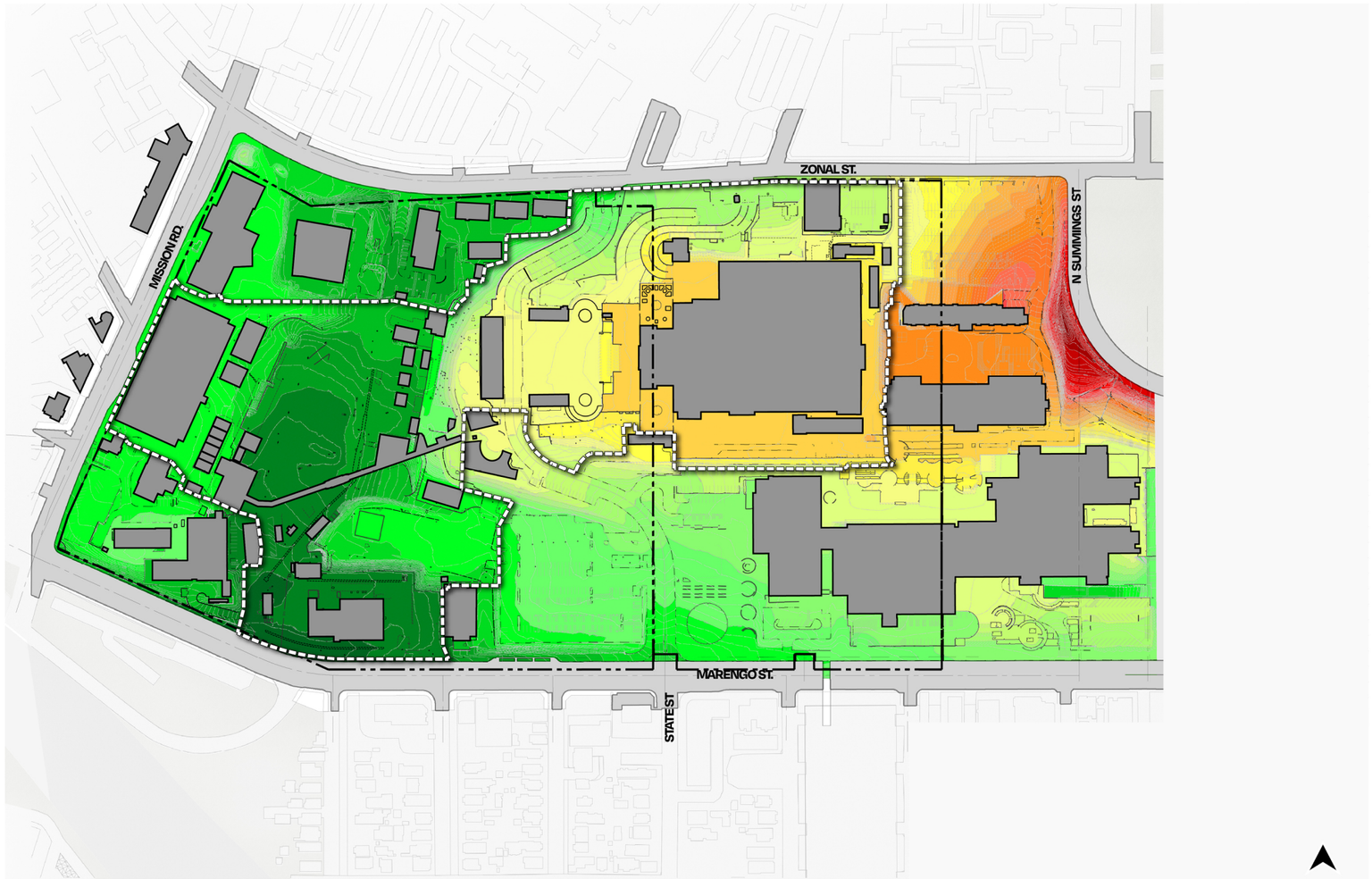



The Los Angeles County General Hospital site sits within hilly terrain adjacent to the valley of the Los Angeles River corridor, just north and east of downtown. The elevation changes across the site are significant with several different tiers that generally rise to the north and east and fall to the south and west. The tiers range in elevation change from 20 to 60 feet. Roadway access lanes wrap along these contours and parking and building pads are situated within many of the tiers. Uniquely, the site's elevation change allows for natural view corridors to downtown and the San Gabriel Mountains but also constrains the site as it relates to vehicular and pedestrian circulation. Today the site consists of the historic general hospital building situated at the high point with an historic forecourt flanked by vehicular and pedestrian access routes to the adjacent streets located north and south. The lower levels of the site consist of parking decks, surface parking lots and a collection of smaller buildings that are linked to the historic hospital use. In addition, in the valley of the site (located at the toe of the slope which leads down from the historic forecourt) a 12″ diameter sanitary sewer, a 48″ x 96″ reinforced concrete arch culvert and a 48″ x 54″ reinforced box culvert bisect the site and extend from Zonal Avenue through the site to Marengo Street. Due to the material and depth of this infrastructure, the fill within this zone is limited and building construction within the easement is restricted.

**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Landscape Zone
- Hardscape
- Existing SD/SS Easement

# Existing Topography




In addition to these on-site conditions, the surrounding context to the north and west introduces similar topographic, infrastructural, and connectivity considerations that will influence how the site evolves. Adjacent neighborhoods and developments are situated along comparable slopes and elevation transitions, requiring careful alignment of access points to ensure logical and efficient connections for both vehicles and pedestrians. These off-site relationships will play a key role in determining how circulation networks tie into the existing street grid, particularly where grade changes may limit direct connections or necessitate switchbacks, ramps, or other design interventions. Likewise, existing utility systems serving these areas must be considered in tandem with on-site infrastructure, as capacity, invert elevations, and connection points may either constrain or inform feasible extension strategies. Together, these factors reinforce the need for a coordinated approach that responds to the broader terrain and built environment, ensuring that access, grading, and infrastructure improvements are integrated seamlessly with both the site and its surrounding context.

**Legend**

- Property line
- ENA Boundary
- Existing Building

**Elevation Analysis**

| Number | Minimum Elevation | Maximum Elevation | Color |
|---|---|---|---|
| 1 | 300 | 305 | |
| 2 | 305 | 310 | |
| 3 | 310 | 315 | |
| 4 | 315 | 320 | |
| 5 | 320 | 325 | |
| 6 | 325 | 330 | |
| 7 | 330 | 335 | |
| 8 | 335 | 340 | |

**Elevation Analysis**

| Number | Minimum Elevation | Maximum Elevation | Color |
|---|---|---|---|
| 9 | 340 | 345 | |
| 10 | 345 | 350 | |
| 11 | 350 | 355 | |
| 12 | 355 | 360 | |
| 13 | 360 | 365 | |
| 14 | 365 | 370 | |
| 15 | 370 | 375 | |
| 16 | 375 | 380 | |

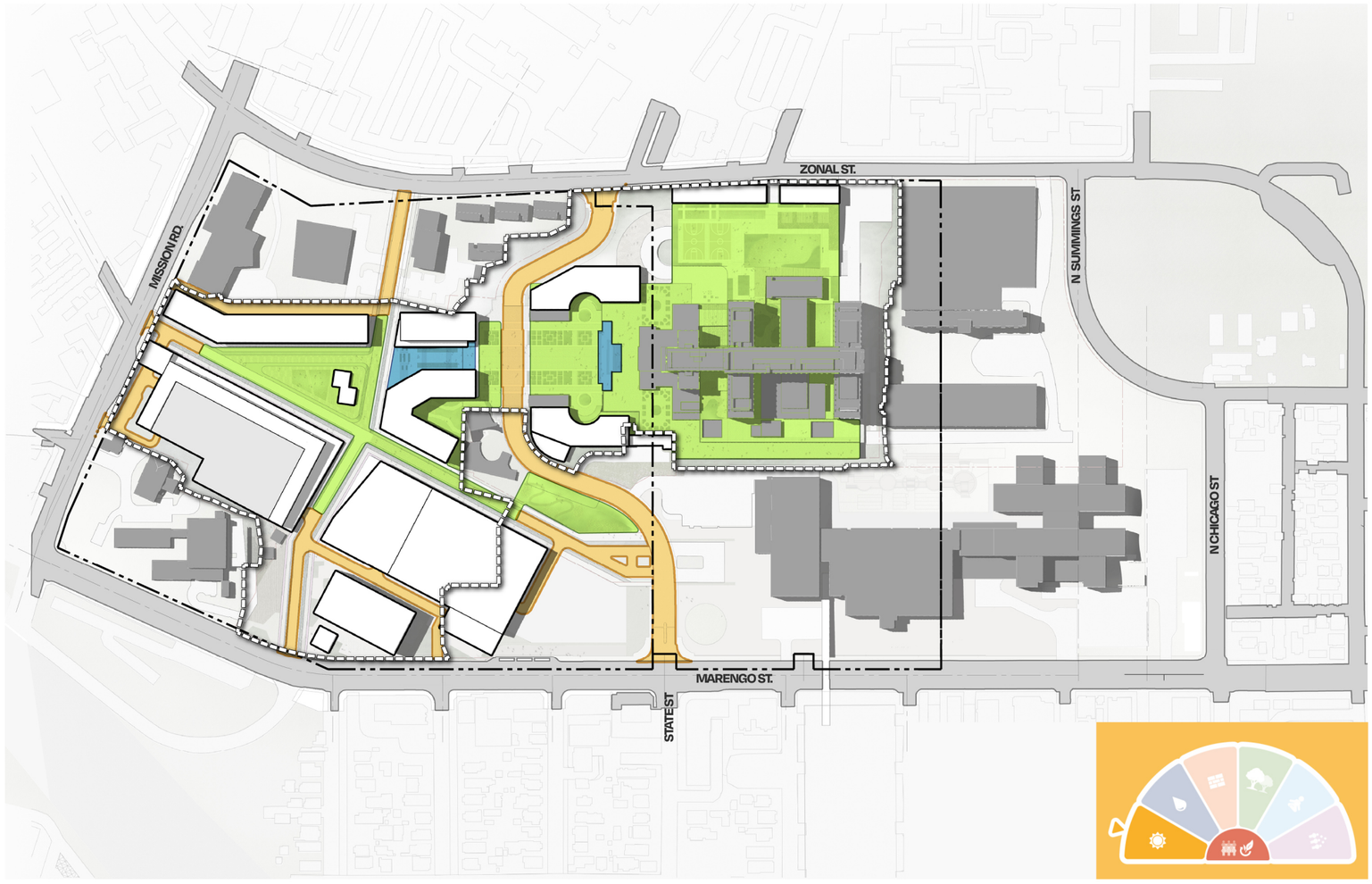
**Elevation Analysis**

| Number | Minimum Elevation | Maximum Elevation | Color |
|---|---|---|---|
| 17 | 380 | 385 | |
| 18 | 385 | 390 | |
| 19 | 390 | 395 | |
| 20 | 395 | 400 | |
| 21 | 400 | 405 | |
| 22 | 405 | 410 | |
| 23 | 410 | 415 | |
| 24 | 415 | 420 | |

**Elevation Analysis**

| Number | Minimum Elevation | Maximum Elevation | Color |
|---|---|---|---|
| 25 | 420 | 425 | |
| 26 | 425 | 430 | |
| 27 | 430 | 435 | |
| 28 | 435 | 440 | |
| 29 | 440 | 445 | |
| 30 | 445 | 450 | |

# Development Framework




**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints
- Proposed Roadways
- Proposed Landscape/Plaza
- Proposed Stairs

The dominant design elements of the site are the street extensions, building massing, stairs and the landscape, which is closely linked to structured plazas and stairs. On this site the system of landscape is highly focused on performance for stormwater management, air quality, shade and human comfort.

The proposed street extensions provide both vehicular and pedestrian access along the site edges, transitioning toward limited vehicular circulation and a more plaza-oriented pedestrian environment that connects visitors to at-grade building programs and services. The circulation framework is designed to maintain required maintenance and emergency vehicle access while prioritizing walkability through tree-lined streets, integrated landscape elements, and naturalized stormwater features that promote health and environmental performance. To address the grade change between the upper and lower plazas, a combination of new stairs and fully ADA-compliant accessible routes will be introduced, including gently sloped walkways, building integrated elevators and landings that meet accessibility standards. These tiered transitions create usable pedestrian spill-out zones along building edges and incorporate landscape areas that function as stormwater quality features while extending tree canopy coverage between the primary open space plazas.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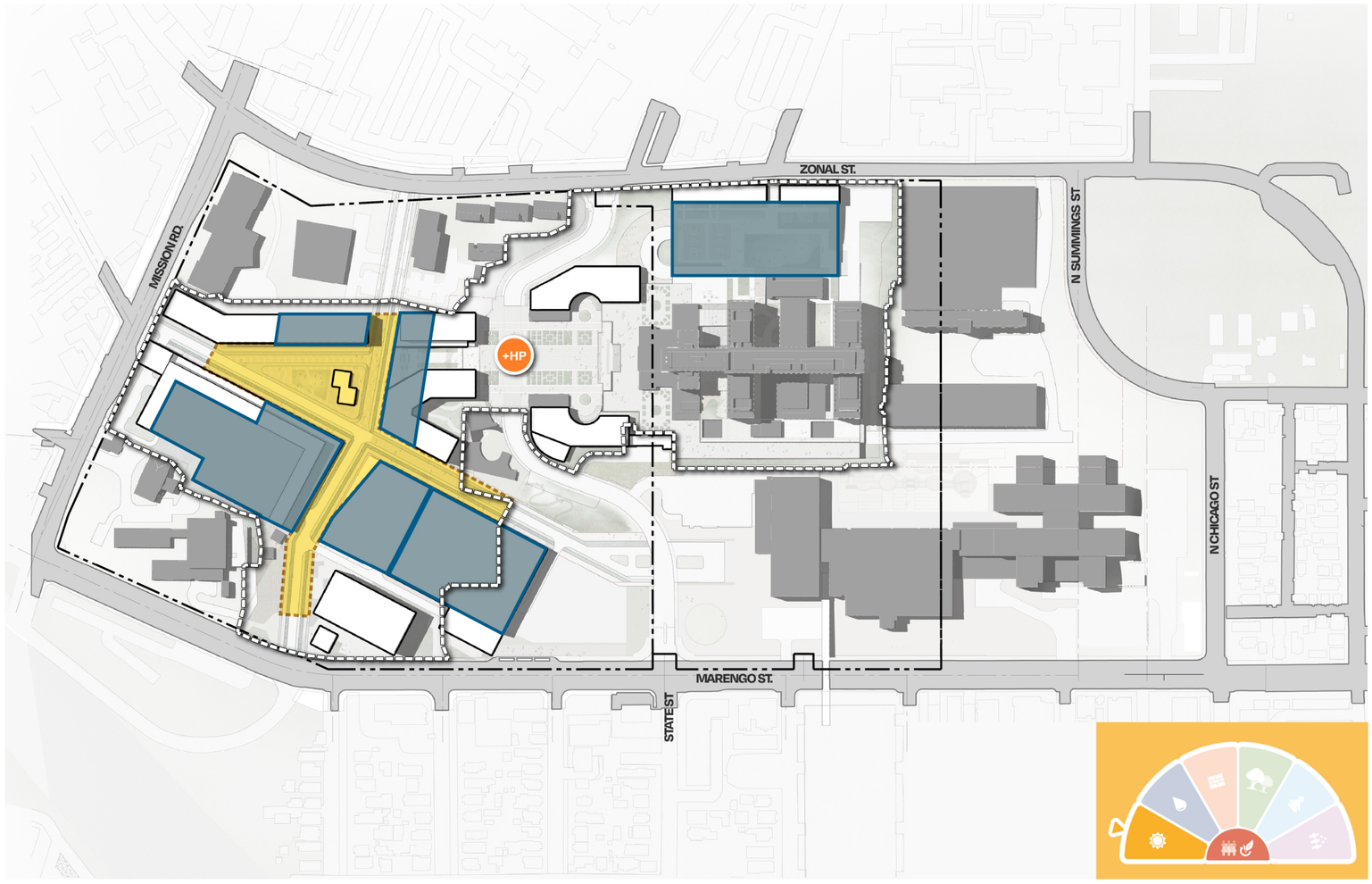
# Illustrative Grading Strategy




The grading strategy for the proposed Master Plan development is designed to closely balance the tiered grades of the existing site, accommodate the needs of the building program and provide ADA access throughout.

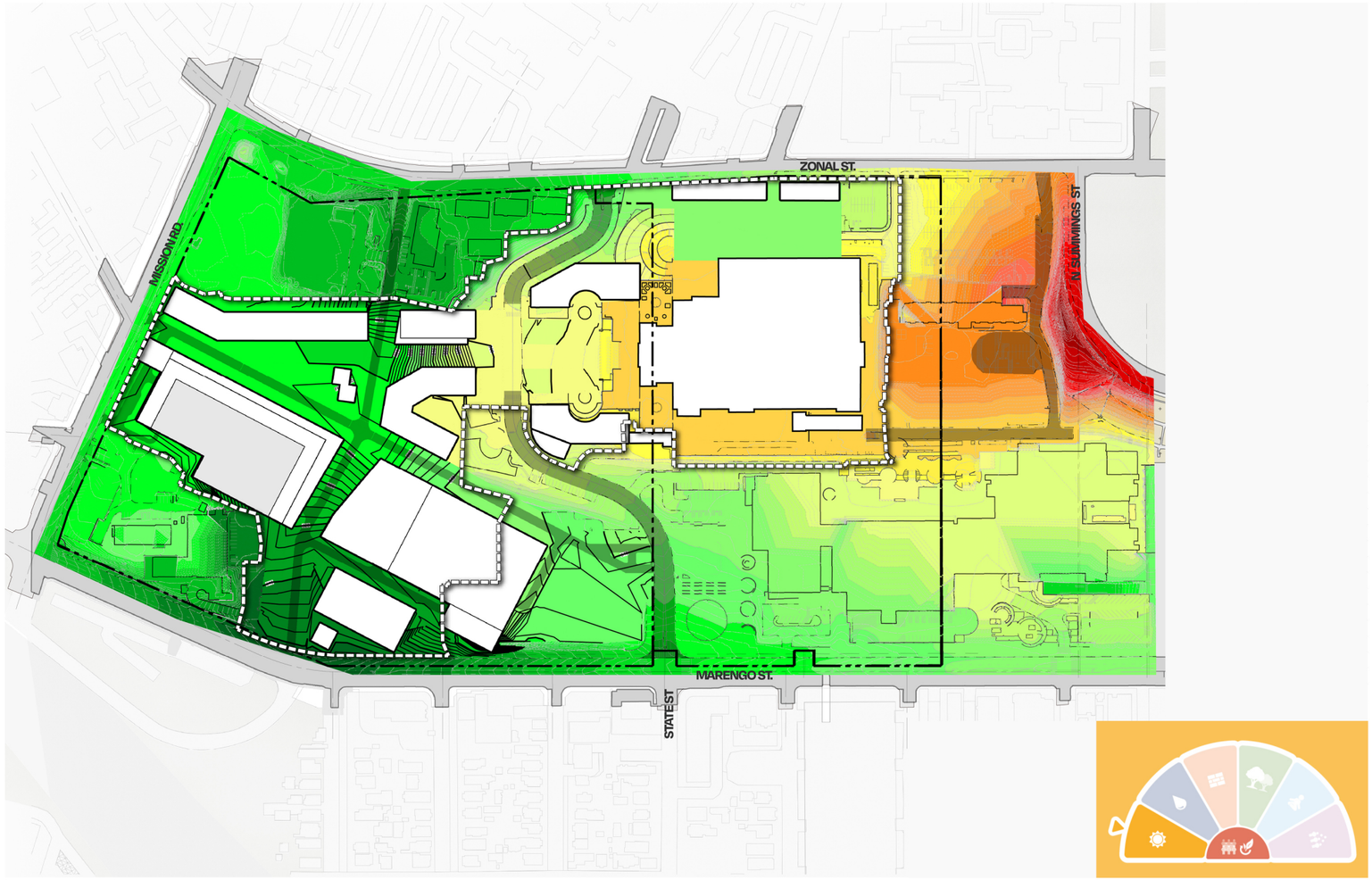
As a way to balance the elevation difference between the middle of the site and the high point, and to allow for a smooth transition from Mission Street to the central plaza, it will be necessary to strategically introduce fill within the existing valley. This fill will help moderate grade changes, reduce the need for retaining structures, and create a more universally accessible circulation pathway that ties the street edge to the primary public spaces. In addition, the plaza-fronting buildings can align their first-floor elevations with the plaza grade, enabling an active and continuous ground-level experience. Below-grade parking can be tucked beneath these structures, with garage access provided from the lower-elevation circulation streets so that all vehicular movements remain separate from the pedestrian-focused plaza.

Lastly, the circulation patterns and associated grading have been designed to reduce vehicular and pedestrian conflicts where feasible and allow for a network of streets and pathways that provide ADA access throughout the lower and upper levels of the site.

**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints
- Site High Point
- Below Grade Parking Structure
- Fill Extents in Valley

# Illustrative Grading




Lastly, the circulation patterns and associated grading have been designed to reduce vehicular and pedestrian conflicts where feasible and allow for a network of streets and pathways that provide ADA access throughout the lower and upper levels of the site.

**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints

| Elevation Analysis | | | |
|---|---|---|---|
| Number | Minimum Elevation | Maximum Elevation | Color |
| 1 | 300 | 305 | |
| 2 | 305 | 310 | |
| 3 | 310 | 315 | |
| 4 | 315 | 320 | |
| 5 | 320 | 325 | |
| 6 | 325 | 330 | |
| 7 | 330 | 335 | |
| 8 | 335 | 340 | |

| Elevation Analysis | | | |
|---|---|---|---|
| Number | Minimum Elevation | Maximum Elevation | Color |
| 9 | 340 | 345 | |
| 10 | 345 | 350 | |
| 11 | 350 | 355 | |
| 12 | 355 | 360 | |
| 13 | 360 | 365 | |
| 14 | 365 | 370 | |

# Existing Sanitary Sewer Network

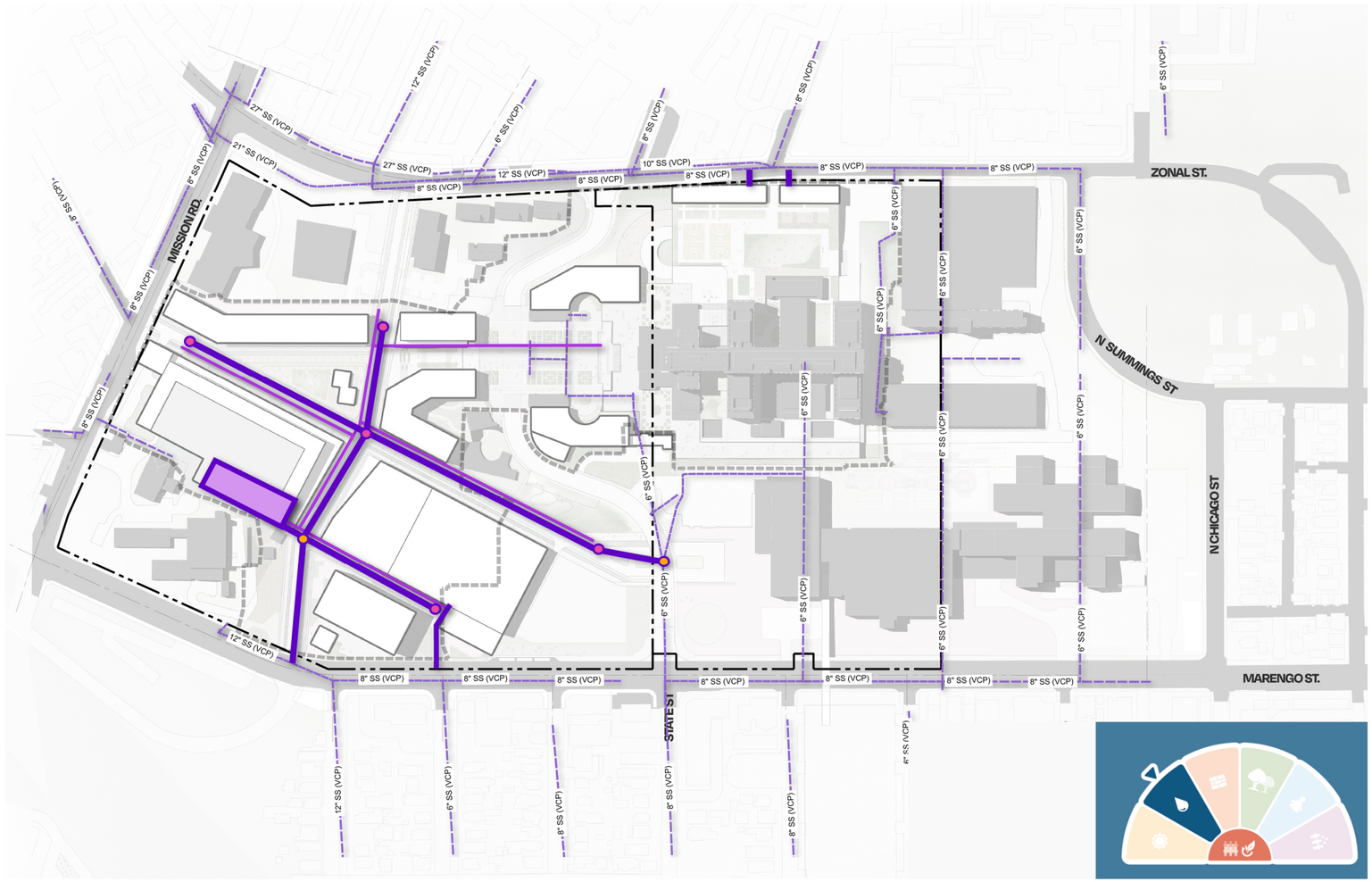



The existing sanitary sewer collection and conveyance system is designed to convey sewer flows by gravity from buildings to sewer mains located within the surrounding street network. The surrounding site consists of multiple sewer mains ranging in size from 8″ to 27″ diameter within Zonal Avenue, 8″ diameter sewer service mains within Mission Street and 8″ to 12″ diameter sewer service mains within Marengo Street. The existing 12″ diameter sewer main located on the project site, within the valley and bisecting the site, has been determined to no longer be servicing the area and will be removed during the stabilization phase of the project.

**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Existing SD/SS Easement
- Existing Sanitary Grid To Remain
- Existing Sanitary Line To be Removed
- Existing Manholes

# Illustrative Sanitary Sewer and Non-Potable Network



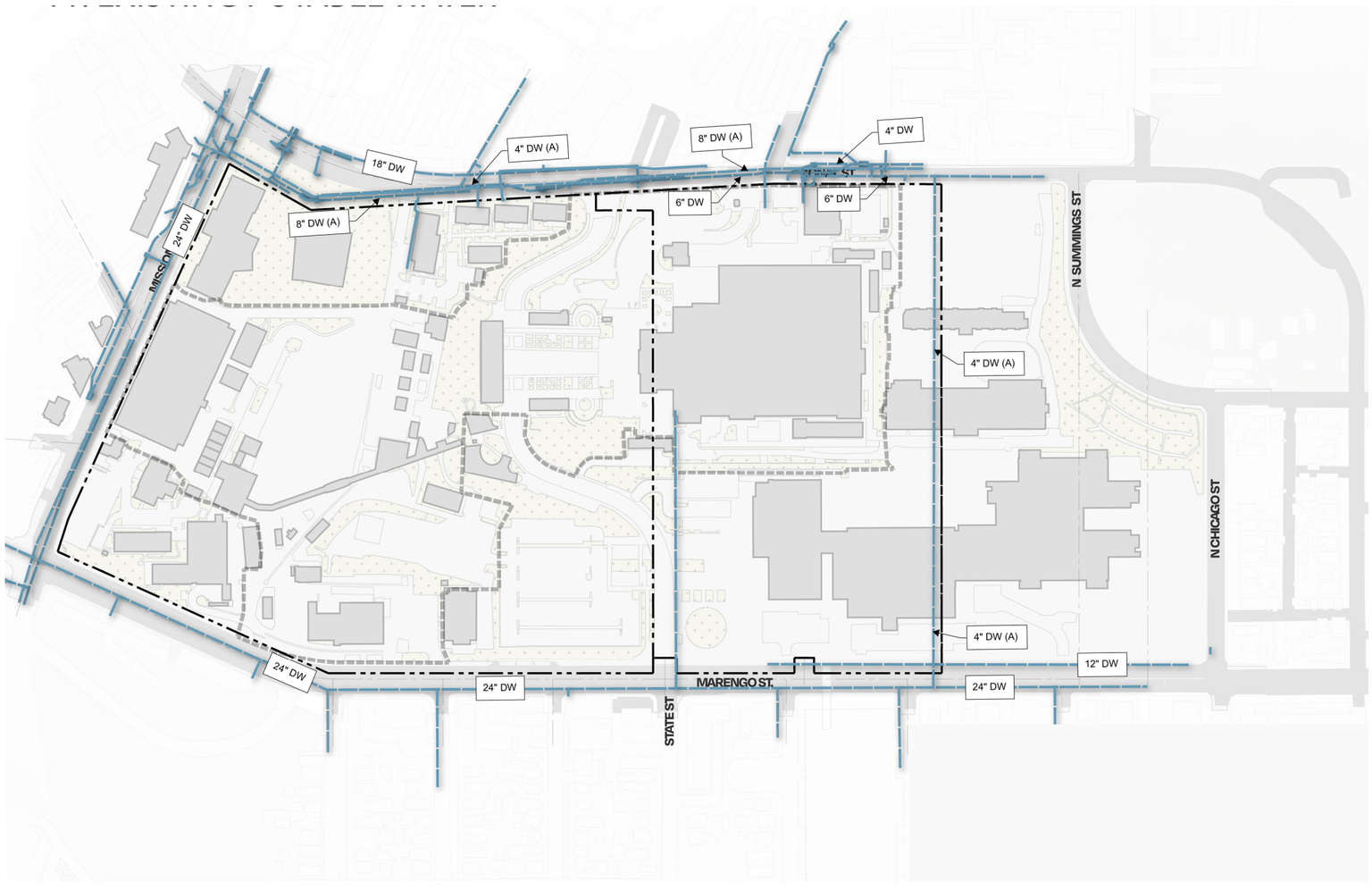

To support coordination of sanitary sewer collection and phased development, the proposed sewer network is designed to maximize gravity wastewater conveyance as new phases are advanced. The system includes sewer mains ranging from 8″ to 18″ in diameter, generally aligned beneath planned streets and plaza spaces. The layout and sizing of these on-site mains are intended to accommodate future connections and provide flexibility to serve evolving program needs over time.

A diversion manhole is proposed at the lower end of the sewer trunk lines to provide operational flexibility in managing flows as infrastructure strategies are further evaluated. Overall, the sewer network is planned to integrate with the broader street and plaza framework, allowing infrastructure to be implemented incrementally and adapted as development progresses and long-term utility approaches are refined.

**Legend**

- Property Line
- Existing Building Footprints
- Proposed Building Footprints
- Existing Manholes
- Proposed Manholes
- Proposed Diversion Manholes
- Existing Sanitary Grid
- Proposed Sanitary Sewer Main
- Non-Potable Water Distribution Network
- Water Reuse Facility
- ENA Boundary

# Existing Potable Water Network




Under existing conditions the project site and associated buildings are primarily served by domestic water service mains that extend from the adjacent streets of Zonal, Mission and Marengo and into the site. Here they branch out to service buildings and fire hydrants throughout the site. During the stabilization phase, much of the potable water service network located on-site will be demolished and removed, aside from specific areas where buildings and fire hydrants are to remain. The surrounding site consists of a 8″ - 18″ diameter service main within Zonal Avenue, a 24″ diameter service main within Mission Street and a 24″ diameter service main within Marengo Street.

## Legend

- Property Line
- Existing Building Footprints
- Proposed Building Footprints
- Existing Potable Water Grid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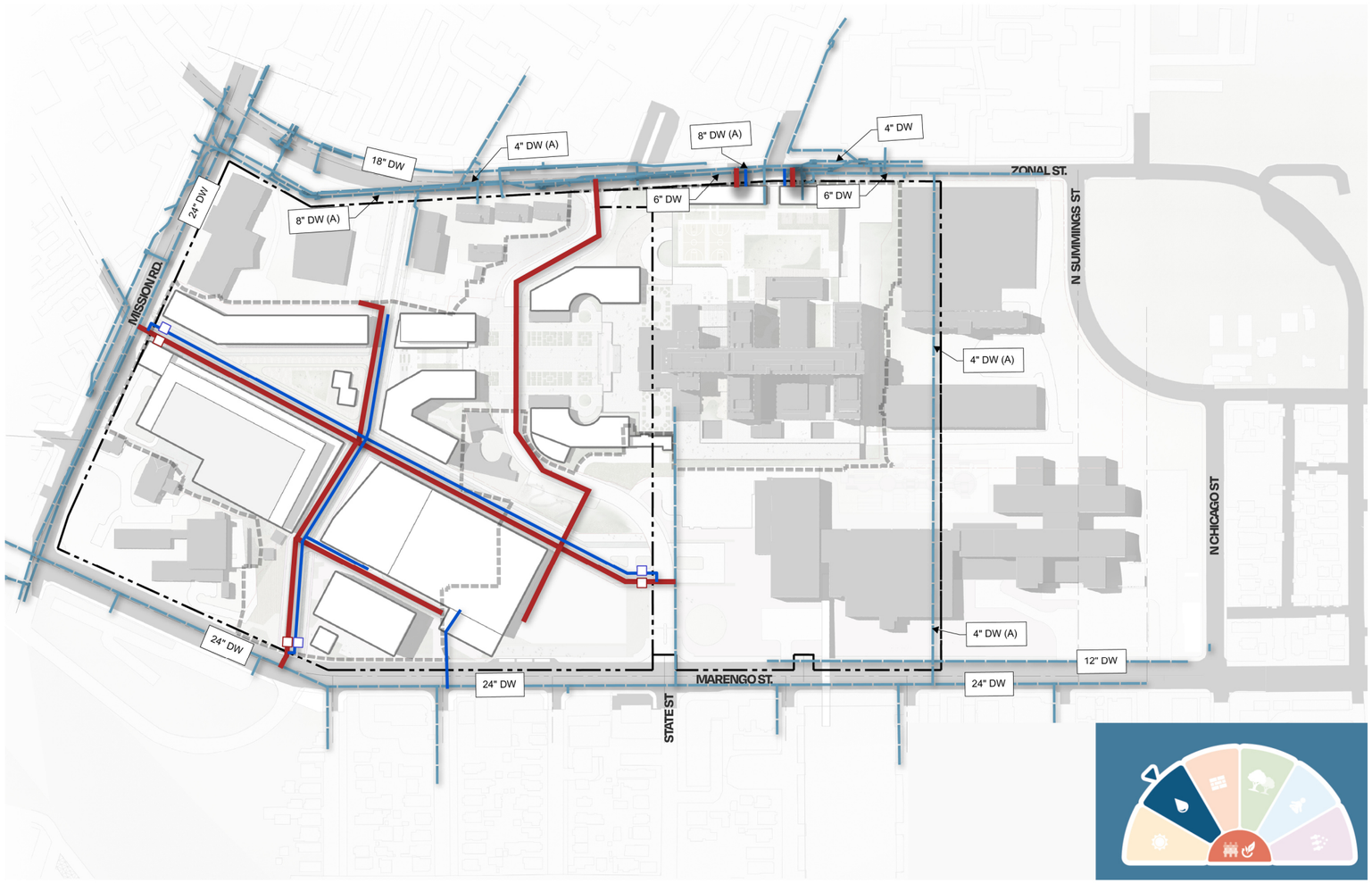
# Illustrative Potable and Fire Water Network

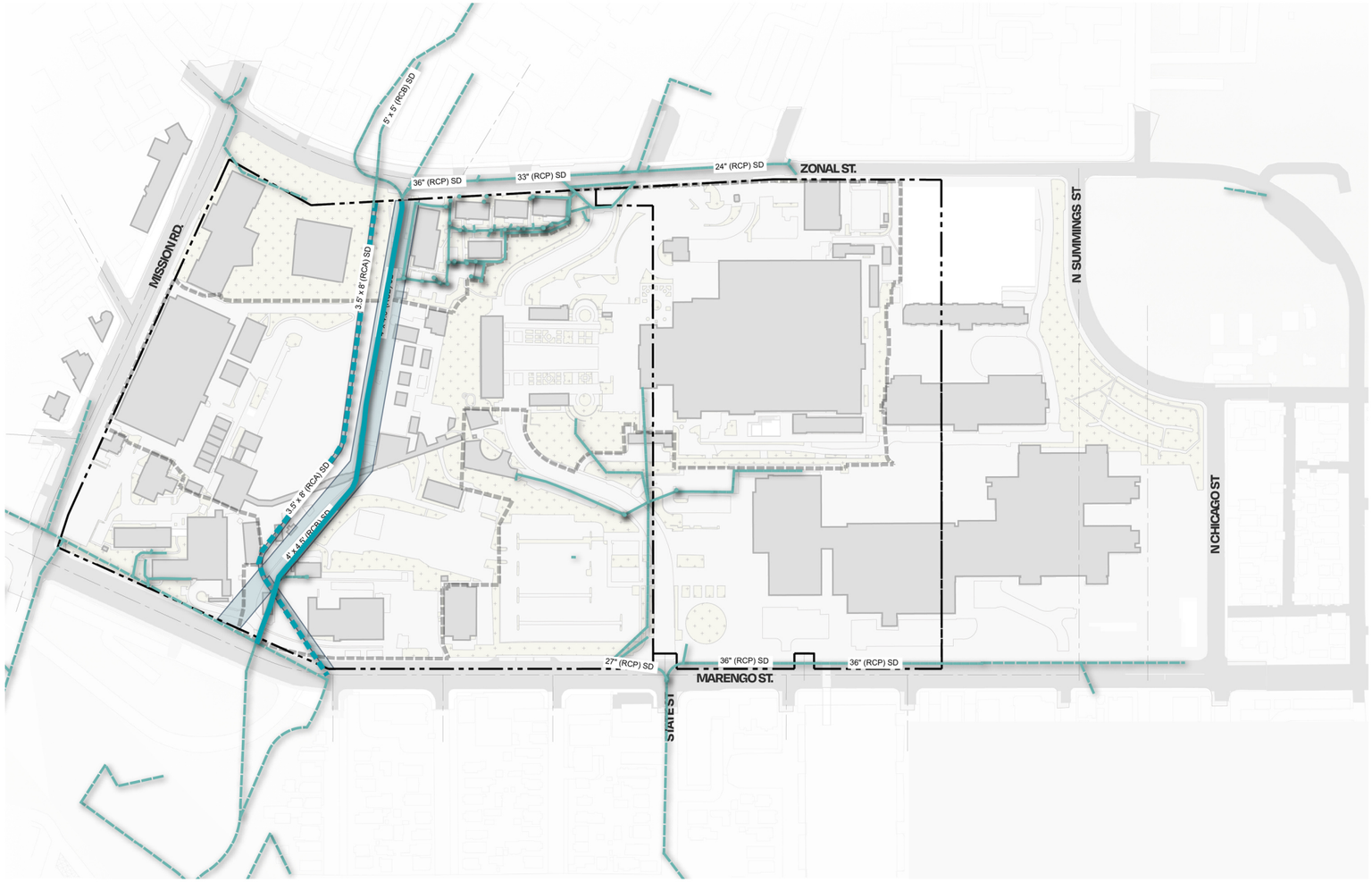



The new water service network designed for the Master Planned development will consist of 10" diameter fire water main connections which will extend from Marengo and Mission Street onto the site. At each connection point backflow prevention will be provided and a 6" diameter potable water connection, with associated backflow prevention, will tee off of the fire water main. From here, fire and potable water service will extend into the site following the routes of the circulation for ease of future connection, maintenance and installation. The potable and fire water distribution network will be phased and sized to align with future development programming assumptions. It is assumed that this new system of distribution will coincide with proposed roadway circulation patterns to create ease of future connections and connected loops to help improve long term infrastructure resilience.

## Legend

- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints
- Existing Potable Water Grid
- Proposed Potable Water Main
- Fire Water Distribution Network
- Backflow Preventer

# Existing Stormwater Collection System




**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Existing SD/SS Easement
- Existing SD Grid
- Existing Stormwater Drain To be Removed
- Existing Stormwater Box Culvert To Remain

The project area is located within a fully urbanized portion of the City of Los Angeles and is characterized by dense commercial, hospital, university and multi-family development, roadway networks, and extensive paved surfaces. Impervious cover accounts for approximately 70–80% of the total site area, with limited vegetated or pervious open space. The small remaining landscaped areas consist of compacted urban soils with minimal infiltration potential. Additionally, on-site stormwater infiltration is not recommended due to subsurface conditions across the project site. The presence of deep uncertified fill, low-permeability native silts and clays, relatively impervious bedrock, and expansive soils would likely result in perched water conditions. As a result, infiltration is not considered a feasible or appropriate stormwater management strategy for this site.

Existing drainage patterns are controlled primarily by curb-and-gutter systems and parking lot grades which direct sheet flow runoff into the municipal storm drain network. Overland flow paths are short, and runoff typically drains quickly into existing catch basins located along interior streets and parking zones. Due to the high degree of imperviousness and the inability for infiltration due to existing soil characteristics, stormwater quality and quantity are not currently managed.

In addition to the on-site collection and conveyance system, there are two existing conveyance culverts that run along the lower portion of the site. One is a 48″ high by 96″ wide arch reinforced concrete culvert and the other is a 60″ by 60″ reinforced concrete box culvert. The arch culvert is currently abandoned and will be removed during the stabilization phase of the project.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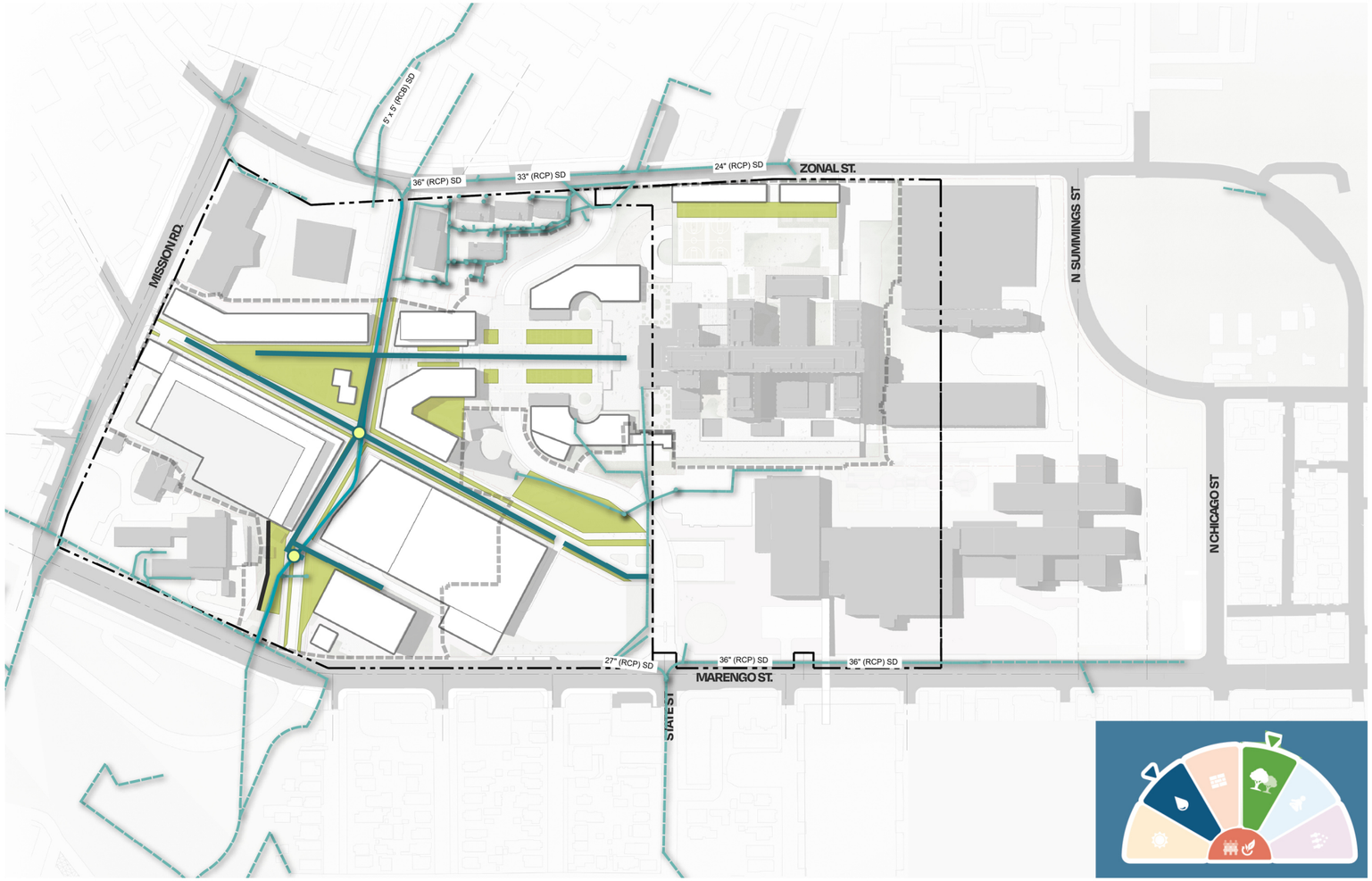
# Illustrative Stormwater Management Approach




**Legend**

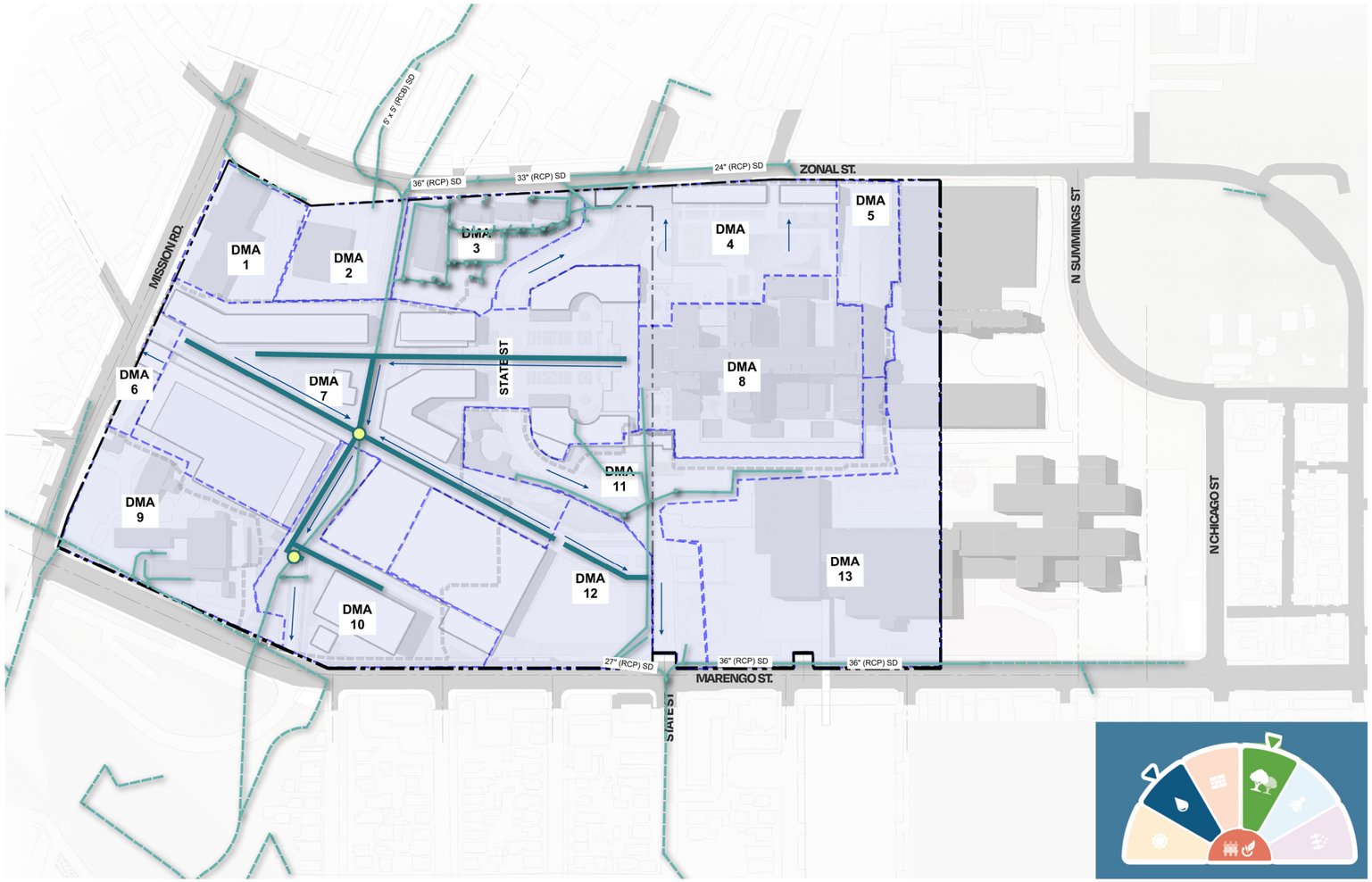
- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints
- Proposed Green Infrastructure
- Existing SD Grid
- Existing Stormwater Box Culvert
- Proposed Stormwater Pipes
- Box Culvert Connection

The stormwater management system for the proposed master-planned development is designed to support the project's broader goals of improving water quality, integrating landscape systems as functional capture and conveyance networks, and reinforcing the site's historic hydrologic patterns. Because infiltration is not feasible across the site, the system is organized to retain or treat the Stormwater Quality Design Volume (SWQDv) through a suite of Low-Impact Development (LID) best management practices (BMPs). These include capture-and-reuse strategies using modular cell systems, biofiltration through bioretention soils and underdrains, and, where necessary, below-grade storage cisterns. Reflecting the site's historic water movement and ecology, the overall approach to stormwater capture, treatment, and conveyance is aligned with the path of the former creek that once flowed through the central valley.

The lower plaza streetscape incorporates a dry creek bed segment that provides additional storage and conveyance capacity while also highlighting the site's history by creating an analog of the historic creek alignment. At the upper forecourt, the re-imagined design preserves key historic patterns while the adjacent landscape zones are developed as high-performing green infrastructure areas. Together, these elements improve water quality, increase tree canopy, and support a more functional and resilient plaza environment. The central stair network connects the upper forecourt and lower plaza, supporting circulation while also serving as an ecological and stormwater spine. The planted zones are interwoven into the central stair design as a series of cascading planters that allows stormwater runoff to flow downhill in a performative manner that also slows, filters and manages runoff before it reaches the lower plaza.

The stormwater "kit of parts" is organized to seamlessly integrate BMPs into the streetscape, plazas, building edges, and stair systems. Landscape zones will be designed to capture and treat runoff, while larger storm events will be safely conveyed to the municipal drainage system downstream. This network of high-performing landscape systems will improve water quality, reduce irrigation demand, and increase tree canopy and plant diversity throughout the development.

# Illustrative Watershed Drainage Areas

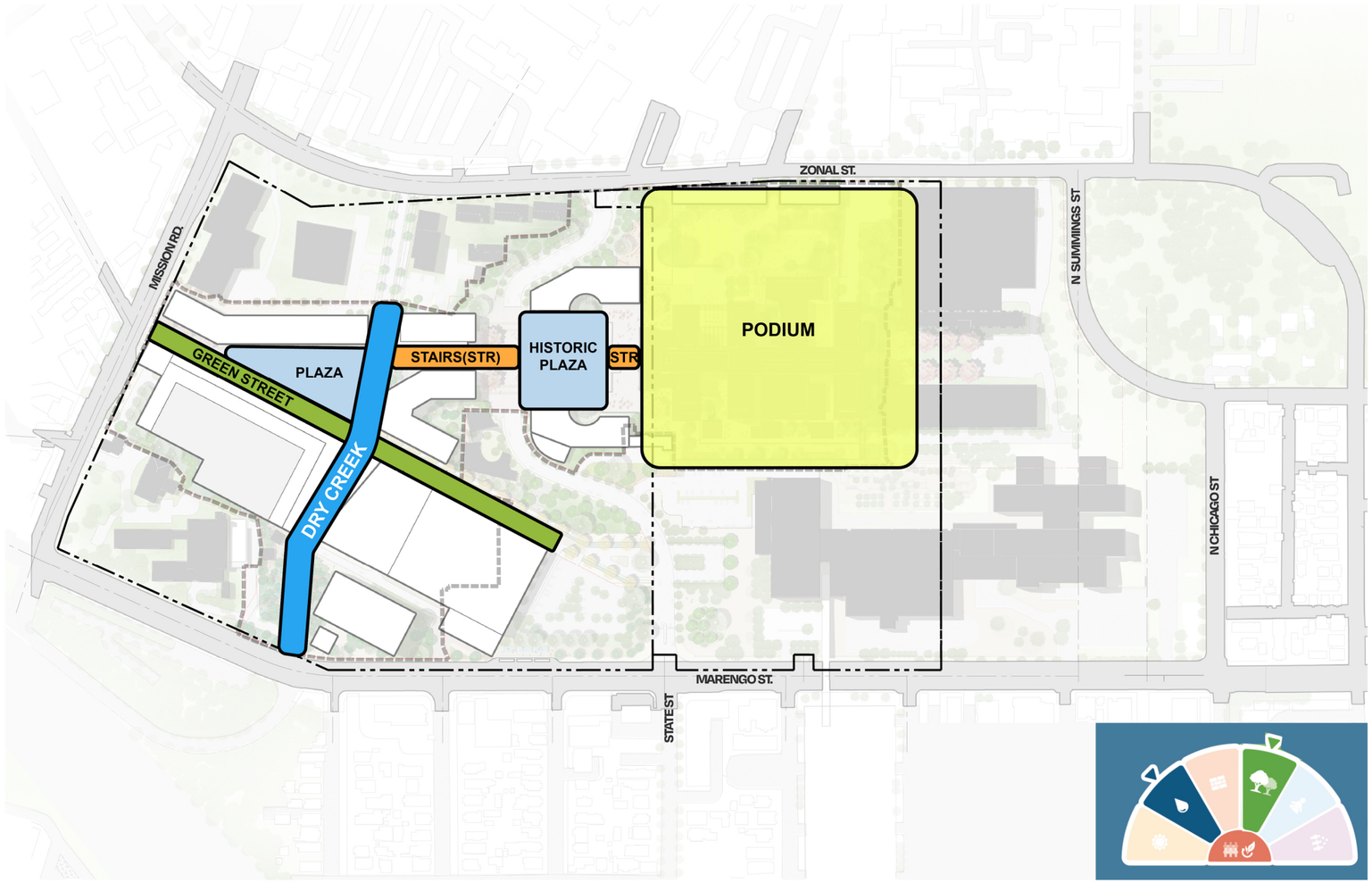



The proposed watershed drainage areas are broken up in a similar pattern to the existing conditions, as a way to mimic flows to the greatest extent possible and also to align capture, treatment and conveyance with the future phasing and grading of the project. The watershed breakdown as depicted highlights where runoff from larger areas of the site are intended to flow in the future condition. Drainage Area 7 which is the central drainage area, is the spine of the development and is the link for how circulation, stormwater, utilities and ecology transition through the site. In this watershed, landscapes within streetscapes, stairs and plaza spaces will be highly utilized to manage stormwater and improve water quality. Since this spine interconnects two large plaza areas it should be designed to perform as one large area, such that conveyance and treatment at the high elevation is factored into the sizing and conveyance considerations for the lower plaza.

**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints
- Proposed Watersheds
- Existing SD Grid
- Existing Stormwater Box Culvert
- Proposed Stormwater Pipes
- Box Culvert Connection

# Stormwater Strategy Zones

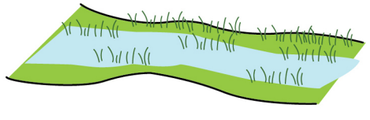



As a way to enhance the user experience, connect the design to historic patterns on the site and integrate health and wellness, the project's landscape and stormwater management framework knits together the open space podium, historic forecourt, lower plaza, green streets and stairs by integrating high performing landscapes and green infrastructure elements at each transition. By doing so the landscape systems are supported by on-site stormwater runoff, irrigation demands are reduced, systems of ecology are restored and water quality is improved. A series of stormwater BMPs and green infrastructure elements have been identified as integral to help meet the water quality volume requirement and reduce the overall potable water demand for the project via capture and reuse.

**Legend**

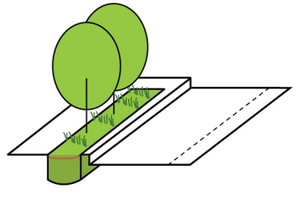
- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints

# Green Infrastructure Toolkit



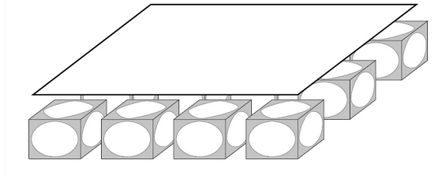
### Bioswale

Vegetated open channels that are designed to capture and convey stormwater runoff downstream, while also filtering stormwater through engineered soils for treatment.



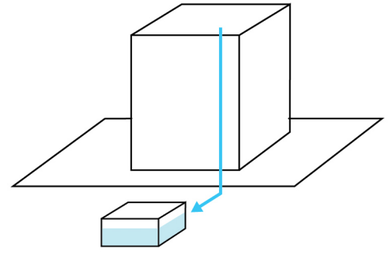
### Bioretention

Shallow stormwater basins or landscaped areas that utilize vegetation and engineered soils to capture and treat stormwater runoff through filtration. May be designed with perforated pipes that convey runoff downstream from bioretention.



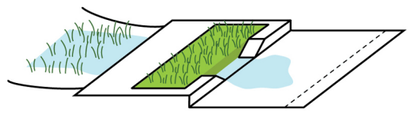
### Below Grade Detention

Utilizing the sub-grade below programmable spaces to capture and detain stormwater runoff. Captured runoff can be utilized for non-potable demands.



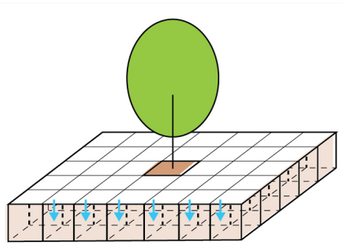
### Building Integrated

Underutilized spaces within buildings that can provide opportunities for stormwater storage solutions. Example spaces include basements and parking garages that have awkward dimensions that are not suitable for typical uses.



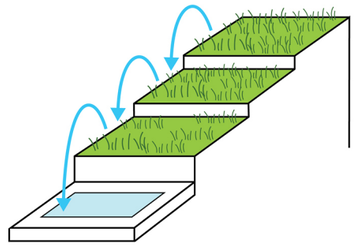
### Curb Cuts

A depression or gap in a roadside curb that is intentionally placed next to stormwater management infrastructure to allow for an opening where road stormwater can convey towards for capture, conveyance, and treatment.



### Soil Cells + Suspended

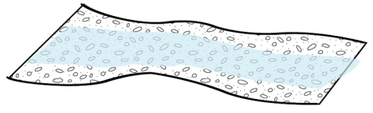
Sub-grade soil cells beneath paved surfaces provide expanded soil volumes that allow for appropriate root growth to promote tree health and improved stormwater quality.



### Tiered Planters

A series of cascading LID planters that progressively treat runoff and showcase stormwater performance to the design of outdoor space.

The tiered planters can range in size, and be as small as 2-3 feet wide and deep. The geometry and dimensions of the tiered planters is flexible and can integrate with the circulation patterns of the core stairway and ADA ramps.



### Dry Creek Bed

Creek analog that remains dry for the majority of the year and is activated by larger stormwater events. Planted with native drought-tolerant plants that can also withstand brief periods of inundation.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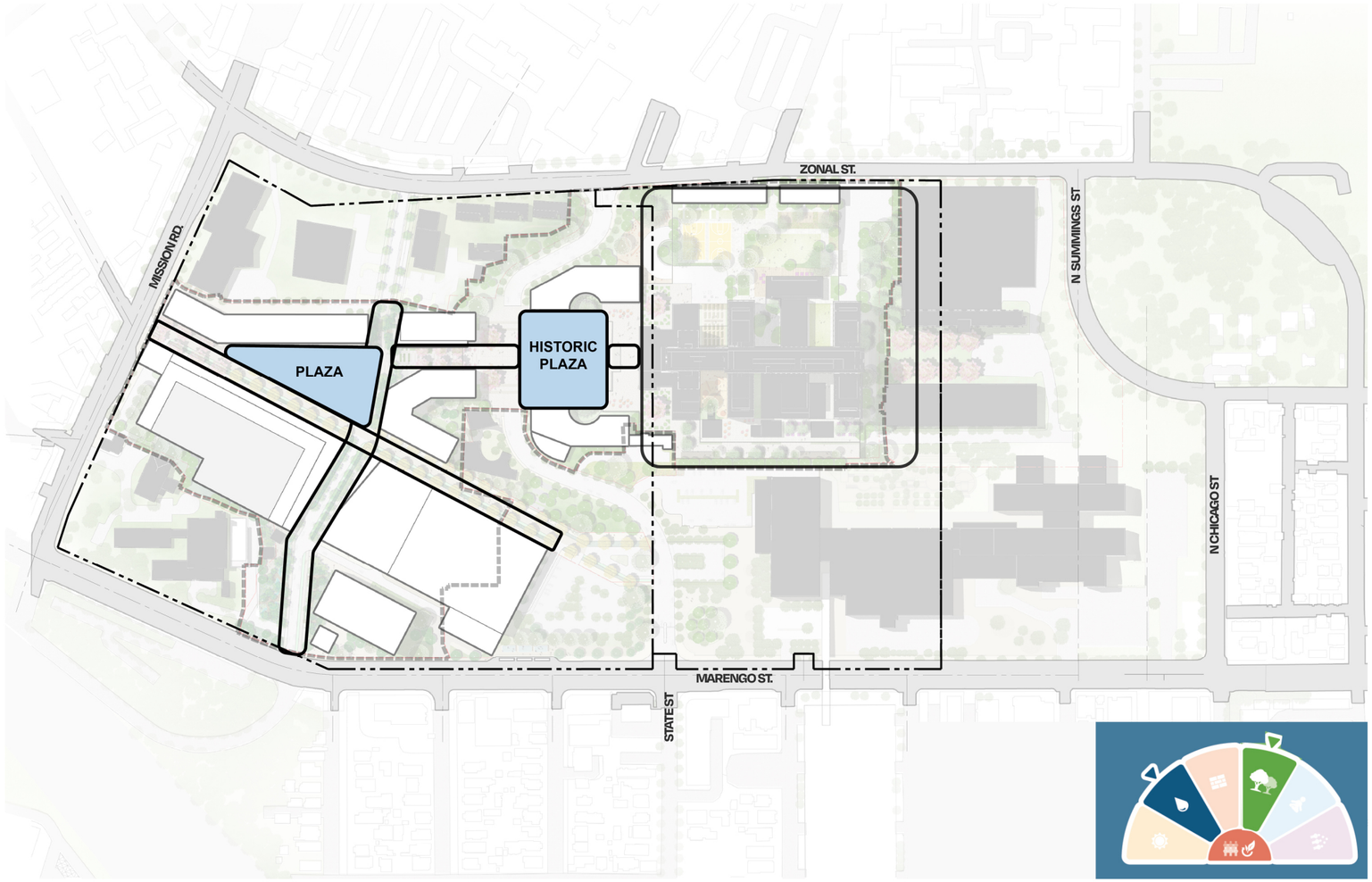
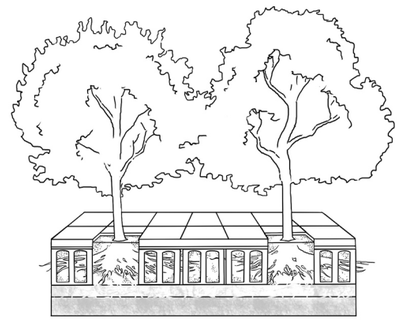
# Stormwater Strategy Zones - Plaza




**Legend**

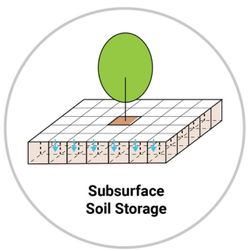
- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints

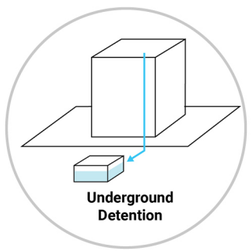
Plaza space is intended to support commercial program and celebrate historic design, while also providing embedded stormwater performance above and below the surface. Stormwater infrastructure will utilize materials and patterns (e.g., pavers) that match the historic design to better integrate into the existing landscape and celebrate the legacy of the place.

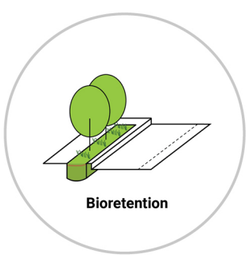


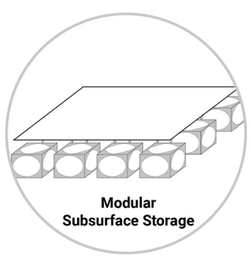
**SUBSURFACE SOIL STORAGE**

**STORMWATER TOOLKIT**





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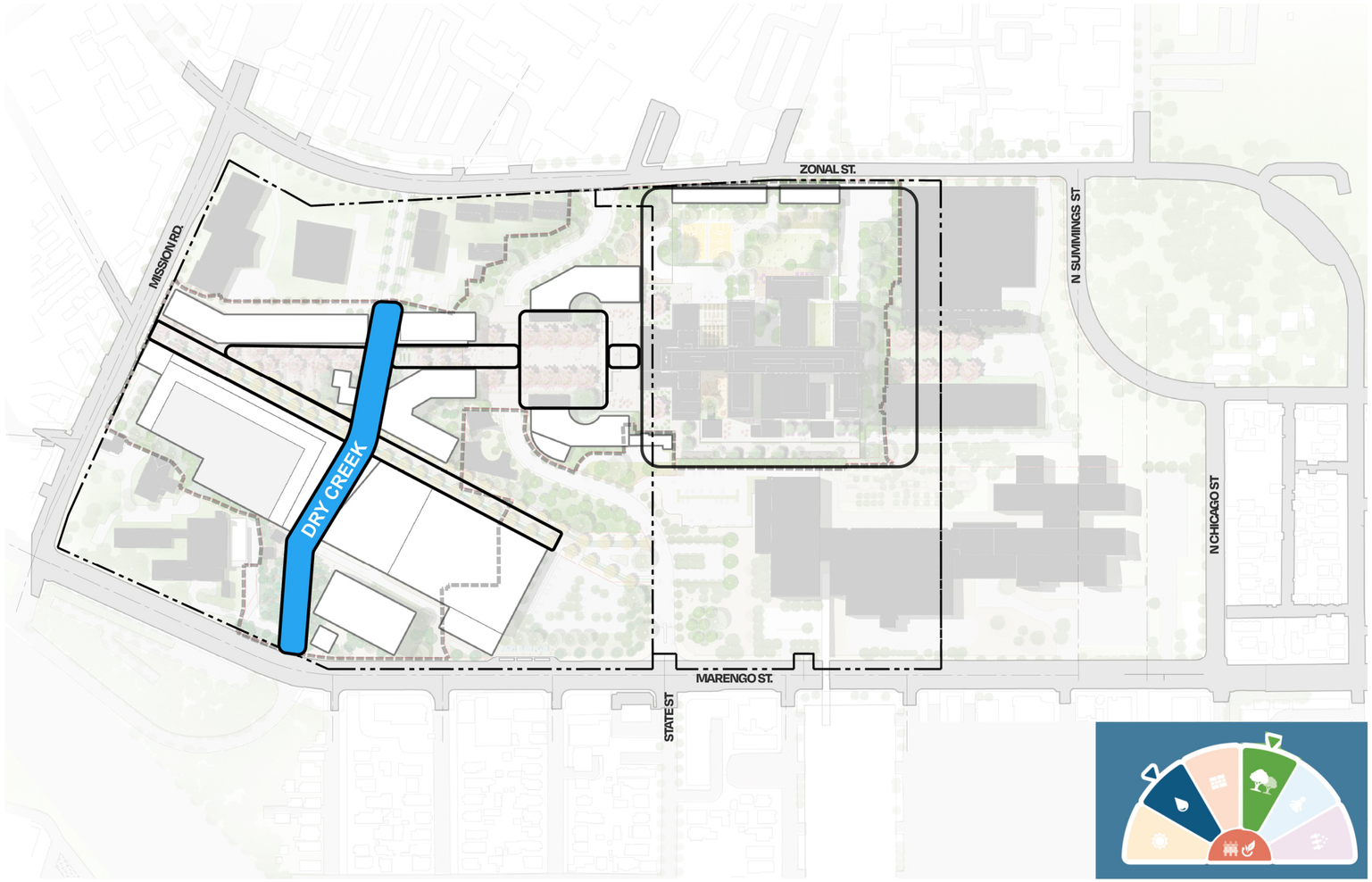
# Stormwater Strategy Zones - Dry Creek

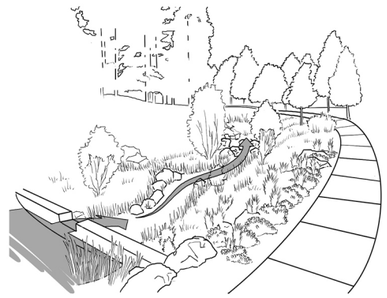



**Legend**

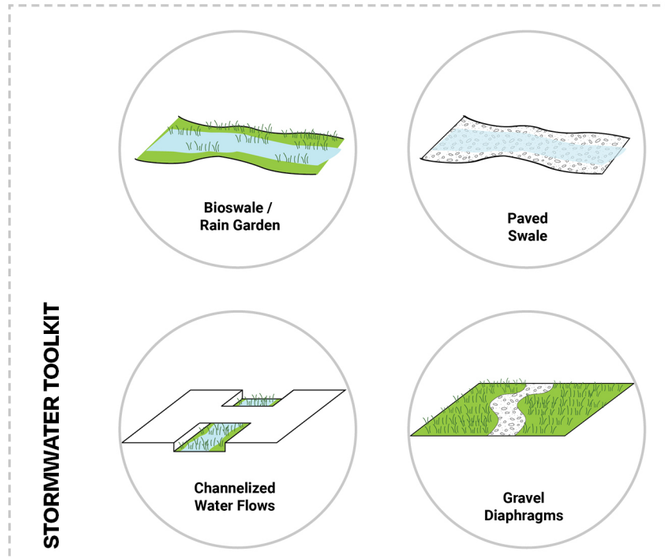
- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints

The dry creek alignment coincides with a box culvert that will remain in place. Not practical to daylight the creek since it flows 15 feet below grade, but above ground swales can capture surface runoff and celebrate the alignment of the creek, before slowly releasing detained waters to the box culvert.

- The minimum width of a bioswale is approximately 7 feet



**CHANNELIZED SWALE AND CHECK DAMS**





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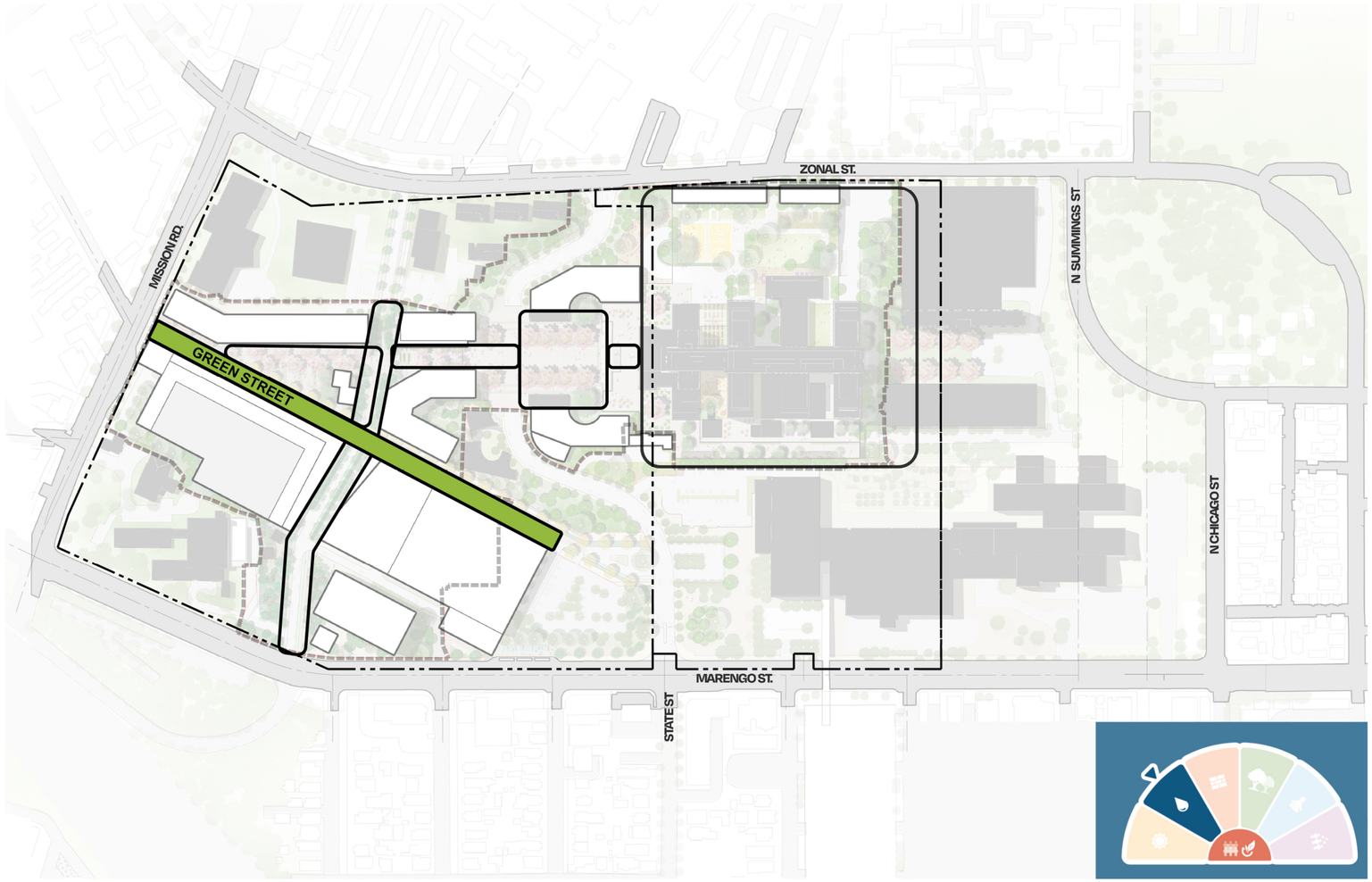
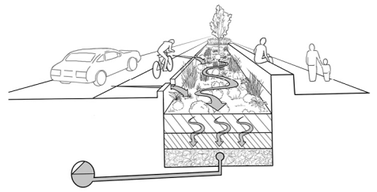
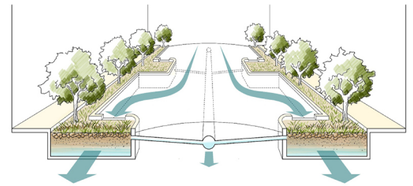
# Stormwater Strategy Zones - Green Street




Since this particular street alignment is envisioned to be a pedestrian zone, with EVA access via removal of bollards, this allows for more aspirational stormwater strategies to be integrated. The goal is to allow for flexibility in the design of the street such that pedestrian movements are prioritized and landscape spaces are high performing by providing water quality measures that capture and treat the 85th percentile storm event.



**CURB CUTS AND BIOSWALE**



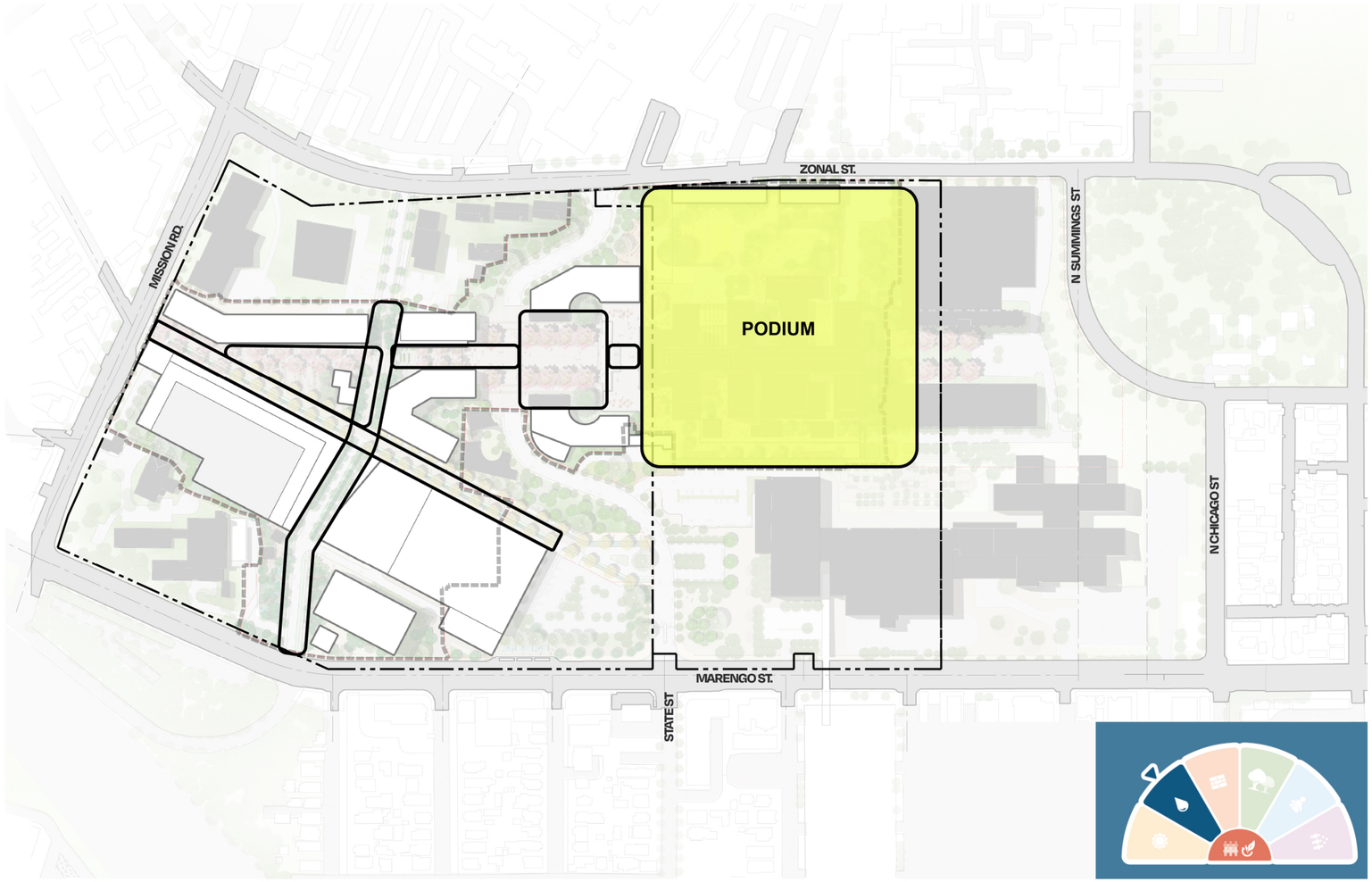
**CURB CUTS AND FLOW THROUGH PLANTERS**




**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints

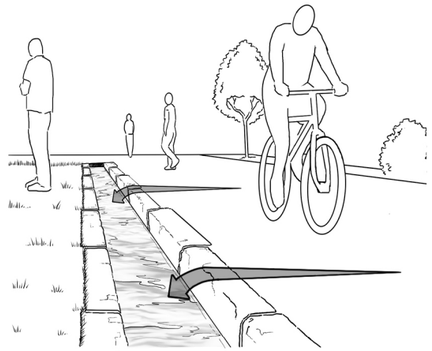
# Stormwater Strategy Zones - Podium



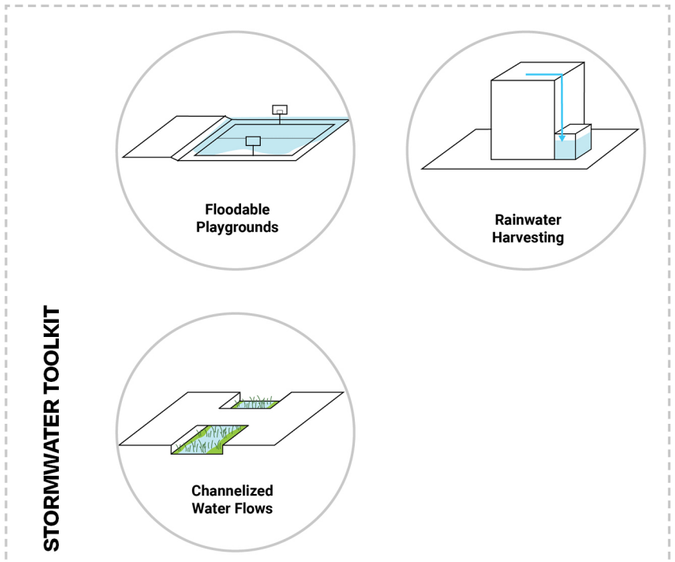

**Legend**

- Property Line
- ENA Boundary
- Existing Building Footprints
- Proposed Building Footprints

Integrating stormwater LID strategies onto podium is challenging due to lack of native soils, limited load-bearing capacity, and often thin architectural profile. Surface-based strategies that capture or convey runoff are most appropriate.



**STORMWATER RUNNEL**





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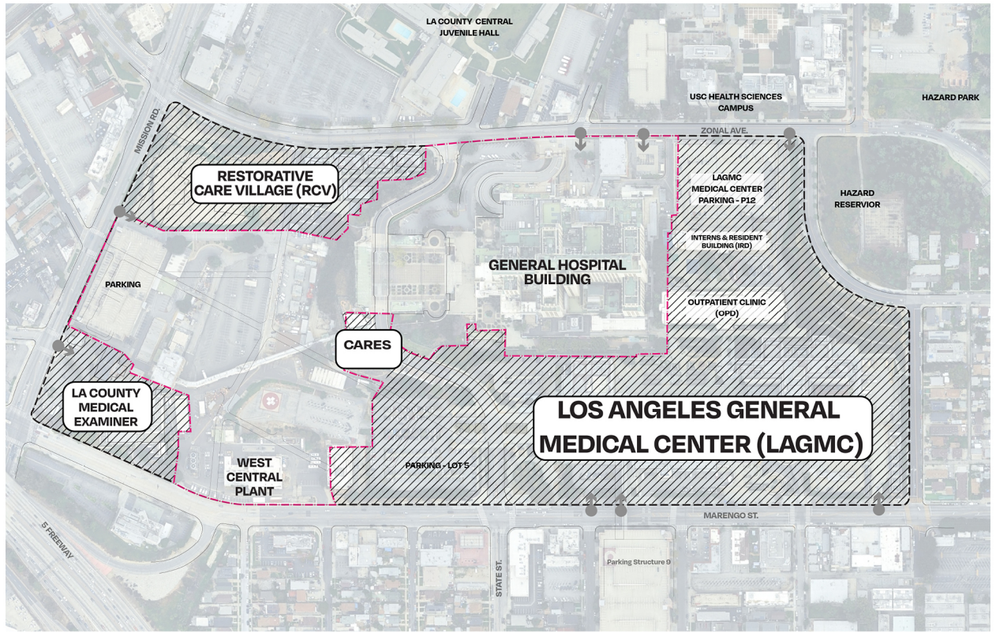
07

# Appendix

7.1 Glossary & Terms
7.2 Use and Development Standards
7.3 Bibliography

# 7.1 Glossary & Terms




## Glossary

**Areas of Consideration** – The two site areas that currently contain Parking Lot 5 and contain the OPD & IRD and Parking Structure 12

**Big Blue** – Los Angeles County DHS storage facility on Eastlake Avenue

**Child Care Center** – LA CARES day care providing services for families of patients of LAGMC qualifying LAGMC employees' children

**Master Plan Boundary** – The ENA Boundary plus Areas of Consideration

**ENA Boundary** – The portion of the superblock dedicated for future development by Centennial Partners

**ENA** – Refers to an agreement between Centennial Partners and the County of Los Angeles regarding the future development of the site according to the areas within the ENA Boundary

**The Forecourt** – The formal historic plaza leading from State Street to the entrance to the Historic General Hospital

**Historic General Hospital** – the 19 story historic art deco building that used to hold the hospital medical services before being replaced by LAGMC

***Curved Ramp*** – an access ramp and curved retaining wall that served the ambulance access to the Historic General Hospital

***Forecourt Buildings*** – two small historic buildings flanking the Forecourt

**IRD** – A building to the east of the Historic General Hospital housing DHS clinics

**Los Angeles County General Hospital Campus Master Plan** (Master Plan) – The Master Plan of the site inscribed by the ENA Boundary and Areas of Consideration

**Los Angeles County Central Juvenile Hall** (Central Juvenile Hall) – A county owned facility to the north of the superblock that no longer houses incarcerated youth, but provides other interim services

**Los Angeles County Medical Examiner** – The buildings at the corner of Mission and Marengo that house the County Department of Medical Examiner and Coroner

**Los Angeles General Medical Center** (LAGMC) – The Los Angeles County teaching hospital and one of the busiest ER and outpatient hospitals in the country

**LAGMC Foundation, Inc.** – The nonprofit organization supporting LAGMC and the Wellness Center

**LAGMC Supplemental Chiller** – A chiller plant adjacent to the Historic General Hospital that serves LAGMC

**OPD** – A building to the east of the Historic General Hospital housing DHS clinics

**The Pharmacy** – A building formerly used as a Pharmacy on West Campus now housing DHS Facilities Management

**Regulatory Framework** - A regulatory document that establishes a process by which to evaluate future proposed developments for conformance with the Master Plan

**Restorative Care Village** (RCV) – A series of phased buildings providing comprehensive and wraparound support for individuals experience substance abuse, mental health, and homelessness issues, located on the corner of Mission and Zonal on the north corner of the superblock

**Superblock** – The entire block bordered by Marengo St., N. Mission Rd., Zonal Ave., N. Cummings St., and N. Chicago St. owned by Los Angeles County

**USC Health Sciences Campus** – USC Campus to the north of the site with graduate medical programs. Professors, students, residents, and doctors serve at LAGMC

**Viaduct / Tunnel** – An existing services bridge and tunnel connecting the West Campus to the basement level of the Historic General Hospital

**The Wellness Center** – A partnership between the LA General Medical Center Foundation and a network of nonprofit organizations, advances community health by connecting County residents and LAGMC patients to medical care, social services, and wellness resources that address the social determinants of health.

**West Campus** – The portion of the Superblock to the west of N. State St

**West Central Plant** – The current central plant providing steam and chilled water to various buildings on campus

## Abbreviations

**CEO** – Chief Executive Office, County of Los Angeles

**Central Juvenile Hall** – Los Angeles County Central Juvenile Hall

**Master Plan** - Los Angeles County General Hospital Campus Master Plan

**DHS** – Department of Health Services, County of Los Angeles

**DEO** – Department of Economic Opportunity, County of Los Angeles

**DMH** - Department of Mental Health, County of Los Angeles

**DPW** – Department of Public Works, County of Los Angeles

**EIR** – Environmental Impact Report

**ENA** - Exclusive Negotiation Agreement

**FM** – Facilities Management, DHS, County of Los Angeles

**IRD** – Interns and Residents Dormitory Building

**LAGMC** – Los Angeles General Medical Center

**OPD** – Out Patient Department Building

**RCV** – Restorative Care Village

**USC** – University of Southern California

**WCP** – West Central Plant

# 7.2 Use and Development Standards

## 1 Introduction

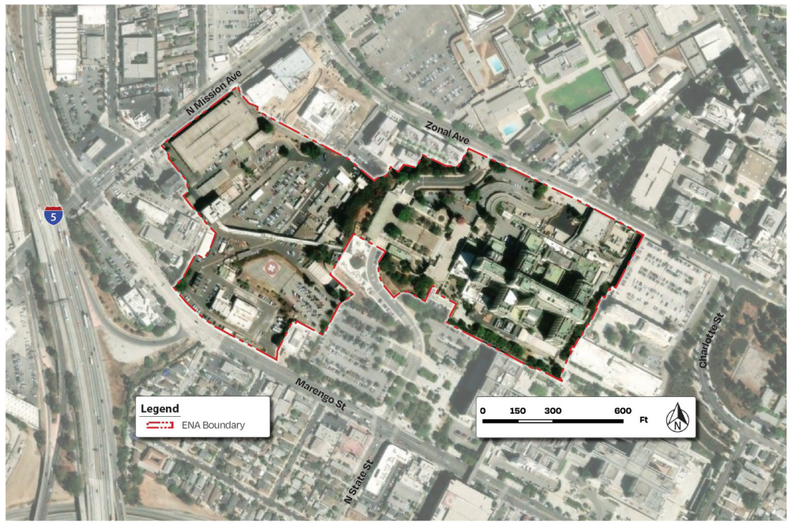
This Master Plan is supported by the following allowable uses, development standards, and performance standards, which will be the basis for future development review.

Although the Master Plan Area is in the City of Los Angeles, it consists of County-owned property. The County will review future development proposals in accordance with its "sovereign immunity," which is based on Government Code Sections 53090 through 53095 and allows the County to review development proposals on County-owned land instead of the relevant incorporated city. Although County Code Title 22 (Planning and Zoning) does not apply to a development proposal in an incorporated city, the County used Title 22's requirements for guidance when creating this document, and it includes references to certain Title 22 Chapters and Sections.

### 1.1 Applicable Area

These allowable uses, development standards, and performance standards apply to the area covered by the boundary outlined in red in Exhibit 1: Applicable Area, which is defined as that portion of the General Hospital Campus dedicated for future development within the Exclusive Negotiating Agreement (ENA). Areas within the boundary include portions of the superblock between Zonal Avenue, Mission Road, and Marengo Street. The boundary also includes the historic general hospital building, as well as areas immediately to the north and west of this structure. West of N State Street, which bifurcates the Master Plan Area, the boundary excludes the Restorative Care Village, County Medical Examiner Site, and Lot 5, as shown on Exhibit 1: Applicable Area.

**Exhibit 1: Applicable Area**




*Applicable Area subject to refinement.*

## 2 Permitted Uses

The following uses are intended to guide future development within the Applicable Area. Individual development proposals will be reviewed for consistency with these standards. This document permits a mix of residential, commercial, and limited light industrial uses. This framework supports a range of housing types and densities, alongside commercial, office, and service-oriented uses that serve residents, employees, and visitors. Table 1 (Use Table) lists the permitted uses within the Applicable Area. If a use is not listed in Table 1, it is not permitted.

### 2.1 Use Standards

| Abbreviation | Permit or Review Requirement |
|---|---|
| P | Permitted |
| ACR | Permitted subject to Additional County Review (ACR), which is defined in Section 5. |

A mixed use development with residential and commercial components can include several uses listed in Table 1. If any use in the mixed-use development is permitted subject to ACR, the entire development is permitted subject to ACR.

**Table 1 Use Table**

| Uses | Within Applicable Area Boundary | Additional Regulations |
|---|---|---|
| **Agricultural and Resource-Based Uses** | | |
| Community gardens | P | Accessory storage structures for materials and equipment shall be completely enclosed and shall be located at least six feet from any habitable structure. The sale of products on-site at a community garden is prohibited. |
| **Cultural, Educational, and Institutional Uses** | | |
| Auditoriums and event spaces | P | |
| Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities | P | |
| Libraries | ACR | |
| Museums | P | |
| Schools, business and professional, including art, cooking, dance, drama, martial arts, music, and professional education | P | |
| Schools, grades K-12, accredited by the State of California, including charter schools and excluding trade or commercial schools | ACR | |
| **Lodging** | | |

# 7.2 Use and Development Standards

| | | |
|---|---|---|
| Patient and Caregiver Lodging | P | |
| **Recreational Uses** | | |
| Health Clubs | P | |
| Gymnasium | P | |
| Open space, playgrounds, and recreational areas, including accessory facilities | P | |
| Recreation clubs, commercial | P | Excludes gun clubs<br>Section 22.140.480 |
| Riding and hiking trails, excluding trails for motor vehicles | P | |
| Sauna and steam baths | P | |
| Swimming pools | P | |
| **Residential Uses** | | |
| Adult residential facilities | P | |
| Foster family homes | P | |
| Group homes for children | P / ACR | 6 or fewer persons – P<br>7 or more persons - ACR |
| Joint live and work units | P | |
| Residential dwelling units (Single-family residences and multi-family housing) | P | Chapter 22.120 (Density Bonus) |
| Residential substance use recovery facilities | P / ACR | 6 or fewer persons – P<br>7 or more persons - ACR |
| Rooming and boarding houses | P | |
| Small family homes for children | P | |
| **Retail and Service Uses** | | |
| Banks, savings and loans, credit unions, and finance companies | P | Excludes alternative financial services, as defined in Section 22.14.010 – A |
| Barber and beauty shops | P | |
| Bars and cocktail lounges | ACR | Section 22.140.030 |
| Bicycle rentals | P | |
| Day care | P / ACR | P – children<br>ACR - adults |
| Domestic Violence Shelter | P | Section 22.140.180 |
| Dry cleaning drop-off and pick-up services | P | Excludes on-site processing |
| Emergency Shelter | P | Section 22.140.180 |
| Family child care homes, large and small in an approved residential use | P | |
| Farmers' markets | P | |
| Hospitals | ACR | |
| General retail, including grocery stores / supermarkets, foodstuffs, beverages, secondhand, and specialty goods. | P | Gun dealers prohibited. Cannabis sales prohibited. |
| | | Alcohol sales subject to ACR and provisions of Section 22.140.030 |
| Medical and dental offices, including accessory laboratories | ACR | |
| Movie theatres | P | |
| Offices, business or professional | P | |
| Pet grooming services, excluding overnight boarding | P | |
| Photocopying and duplicating services | P | |
| Photography studios | P | |
| Printers and publishers | P | |
| Repair shops, including electricity, plumbing, locksmiths, tailoring, and shoe repair, etc. | P | |
| Restaurants and other eating establishments, including outdoor dining | P | Alcohol sales subject to ACR and provisions of Section 22.140.030 |
| Tourist information centers | P | |
| Veterinary clinics, small animals, excluding overnight boarding | ACR | |
| **Clean Tech and Advanced Industrial** | | |
| Battery Energy Storage Systems (BESS), front-of-the-meter, utility scale facilities serving multiple buildings that connect directly to the distribution/transmission grid | ACR | Serving multiple buildings within the Applicable Area only |
| Data centers | ACR | County uses only |
| Kitchens and commercial kitchens, including commissary kitchens and shared kitchen complexes | P | |
| Laboratories, research and testing | P | Requires a 200-foot buffer from residential uses |
| Light manufacturing, artistic and artisanal goods | P | |
| Light manufacturing, alcoholic beverages | ACR | Requires a 200-foot buffer from residential uses |
| Light manufacturing, cosmetic & pharmaceutical | ACR | Requires a 200-foot buffer from residential uses |
| Light manufacturing, food and drink | ACR | Requires a 200-foot buffer from residential uses |
| Light manufacturing, garment and accessory | P | Requires a 200-foot buffer from residential uses |
| Light manufacturing, general | ACR | Requires a 200-foot buffer from residential uses |
| Light manufacturing, textile | ACR | Requires a 200-foot buffer from residential uses |
| **Storage** | | |
| Warehousing, County | P | |
| Wholesale | ACR | |
| **Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses** | | |
| Fire and police stations | ACR | |

# 7.2 Use and Development Standards

| | | |
|---|---|---|
| Parking lots and parking garages | P | |
| Post offices | P | |
| Public or private utility service centers | ACR | |
| Stations, bus, and taxi | ACR | |
| Wireless facilities | ACR | Section 22.140.760 |

**Table 2 Accessory Use Table**

Uses identified in Table 2 Accessory Use Table are allowed only where a primary use identified in Table 1 is established.

| Uses | Within Applicable Area Boundary | Additional Regulations |
|---|---|---|
| Battery Energy Storage Systems (BESS), behind-the-meter | P | |
| Data servers and data processing | P | |
| Incidental Storage | P | Floor area limited to 49% of floor area of the primary use |
| Warehousing, Accessory | P | Floor area limited to 49% of floor area of the primary use |

## 3 PERFORMANCE STANDARDS

### 3.1 GENERAL

**General.** Projects are subject to the performance standards that apply to projects in the MXD Zone of the County Code (Section 22.26.030) unless there is a performance standard in this document addressing the same matter. In case of conflict, the performance standard found in this document shall prevail.

**Residential.** A minimum of 600 housing units shall be provided across the Project Site, including at least 25 percent of the total units covenanted as Affordable Housing. The Project shall comply with the requirements of the Surplus Land Act. Affordable housing units may be provided either (a) integrated within a building that also contains market-rate or workforce units, or (b) within a stand-alone building consisting entirely of affordable units.

**Hours of Operation.** The hours of operation for commercial uses shall be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily, unless modified with ACR.

**Loading.** Loading, unloading, and all maintenance activities shall be conducted between 6:00 a.m. and no later than 8:00 p.m., and in such fashion to prevent annoyance to adjacent residents and tenants.

- Medical uses are exempt from this requirement.

**Operating Activities Prohibited.** The following operating activities shall be prohibited in commercial uses located within mixed-use developments:

- Storage or shipping of flammable liquids or hazardous materials beyond quantities generally associated with a residential use; and
- Welding, machining, or open flame work.

**Graffiti.** To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties:

- All structures, walls, and fences open to public view shall remain free of graffiti; in the event of such graffiti occurring, the property owner, tenant, or their agent shall remove or cover said graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.

## 4 DEVELOPMENT STANDARDS

The following development standards apply to new construction and additions within the applicable area as defined in Section 1.1 and do not apply to the alteration, rehabilitation, or adaptive reuse of the General Hospital Building. Projects are subject to the development standards that apply to projects in the MXD Zone of the County Code (Section 22.26.030) unless there is a development standard in this document addressing the same matter. In case of conflict, the development standard found in this document shall prevail.

### 4.1 Intensity

The total Floor Area Ratio (FAR) for all new construction within the Applicable Area, as illustrated in Exhibit 1, shall not exceed 4.0. Residential density shall only be limited by permitted floor area.

When calculating FAR, gross floor area shall be the total building area including residential, measured from the exterior of the building walls, of all floors of a building expressed in square feet. Gross floor area shall exclude:

- Parking structures, garages, carports, or other areas designated for parking and loading, or vehicular access to parking and loading spaces, because these structures shall be counted separately.
- Exterior balconies, decks, porches, courts, and stairs.
- Buildings or structures for housing building operating equipment or machinery.
- Cellars.
- Attics, if not a habitable room as defined by Title 26 (Building Code) of the County Code.

### 4.2 Height

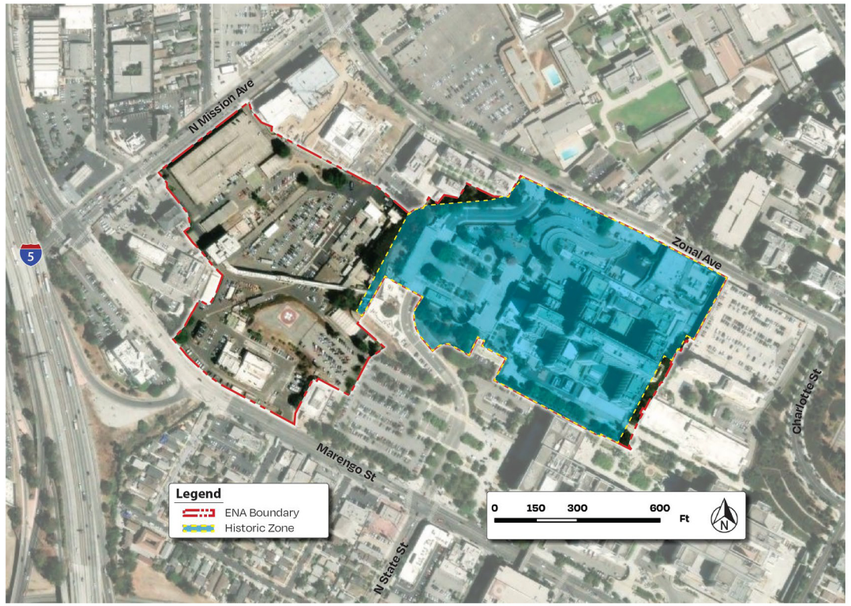
Height for new buildings shall be regulated based on both the building's height relative to the General Hospital building and key views to the General Hospital building from onsite locations and surrounding roadways.

# 7.2 Use and Development Standards

No structure or projections outside of the Historic Zone illustrated in Exhibit 2 shall exceed the highest elevation point of the roof structure or parapet wall of the historic General Hospital building.

Structures within the Historic Zone illustrated in Exhibit 2 shall be subject to additional review in accordance with section 4.13. General Hospital Acute Unit Historic District.

**Exhibit 2: Historic Boundary**




## 4.3 Viewsheds

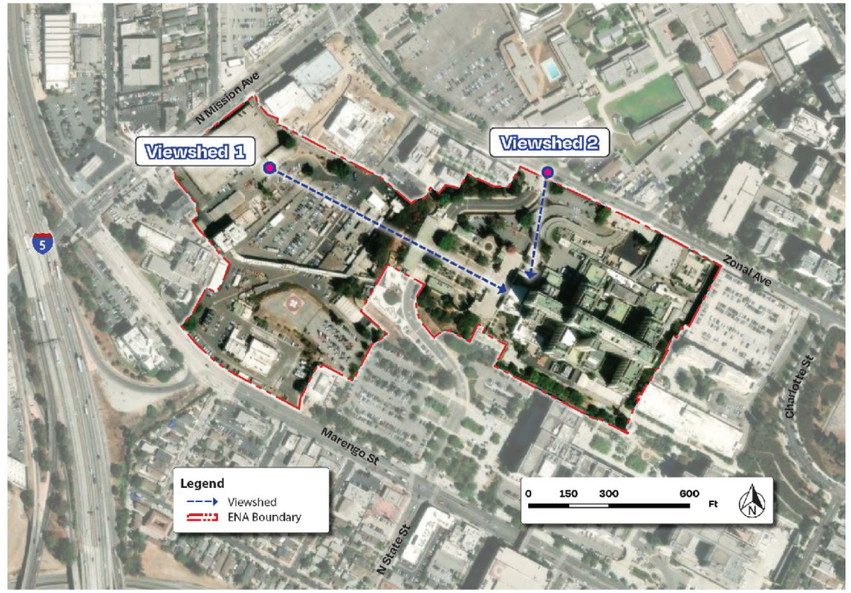
**Intent.** Campus development shall be designed to protect and enhance public views of the General Hospital Building to the maximum extent feasible.

**Protected View Corridors.** The two view corridors identified in this Section shall be protected view corridors of the General Hospital Building. No new building, structure, or portion thereof shall intrude into a protected view corridor, defined as a continuous vertical plane, running from each designated viewpoint to the General Hospital Building façade, as shown in Exhibit 3, Key Viewsheds. In the event of a conflict between this written description and Exhibit 3, the written description shall control.

View Corridor 1. A protected view corridor of uniform 20-foot horizontal width shall be maintained from the General Hospital Building primary entrance to the terminus point located 900 feet along the central corridor, as shown in Exhibit 3.

View Corridor 2. A protected view corridor of uniform 10-foot horizontal width shall be maintained from the intersection of Zonal Avenue and State Street to the General Hospital Building, preserving unobstructed views of the building's uppermost four stories, as shown in Exhibit 3.

**Exhibit 3: Key Viewshed**




## 4.4 Setbacks

Minimum building setbacks from public right-of-way – 0 feet

Minimum building setbacks internal drives and private streets – 0 feet

Building-to-building setbacks – per California Building Code

## 4.5 Stepbacks

Stepbacks on upper floors are not required for any new building.

## 4.6 Active Ground Floor

**Transparency.** At least 50 percent of any building's ground floor facade that is oriented towards the Central and Wellness Corridors shall be composed of active commercial uses with windows without reflective coating or dark tinting. Lightly tinted glazing less than 15% is acceptable.

## 4.7 Open & Recreational Space

**General**. A minimum of 10% of building footprint area shall be provided for private or common recreational space. At least 20% of any outdoor lot amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy spread at maturity shall be considered as being shaded.

Off-street parking and loading areas, driveways, and other vehicular access areas, service areas, and perimeter landscaping shall not count as usable recreational space.

# 7.2 Use and Development Standards

**Common Recreational Space**. Where a rooftop is used for common recreational space, the rooftop shall incorporate landscaping, decorative paving and materials, and recreational amenities. Mechanical equipment storage areas on roof tops shall not be counted towards recreational space.

### 4.8 Landscaping

A minimum of 10% of the project area shall be landscaped with drought-tolerant lawn, shrubbery, flowers, or trees, which shall be continuously maintained in good condition. Incidental walkways may be developed in the landscaped area. Landscaping may be a part of the building, such as internal atriums and ground-floor planters.

### 4.9 Circulation, Parking & Loading

**Circulation Plan**

The redevelopment of the project area shall provide three primary arrival points: LA General Hospital, Central Campus, and West Campus.

**Parking**

Minimum provision of parking is not required for any use on the site and the provision of parking is not limited by maximums. If provided, parking lots and parking spaces shall meet the standards of Section 22.112.080, Parking Design.

Parking structure treatment. All faces of a parking structure, which are visible from a roadway, shall receive design treatment. The design may be unique in style and character, incorporating the color of use, screening, art, green walls, or supergraphics.

**Loading**

Loading areas shall be located away from primary pedestrian ingress and egress areas by at least 20 feet. Wherever feasible, loading areas shall be located at the rear of the building.

*Under refinement based on technical studies. Existing county standards as follows:*

| Gross Floor Area (square feet) | Number of Spaces |
|---|---|
| Office | |
| 5,000—36,000 | 1 Type A |
| 36,000 + | 2 Type A |
| Commercial | |
| 5,000—24,000 | 1 Type A |
| 24,000—60,000 | 2 Type A |
| 60,001 + | 3 Type A |
| Industrial | |
| 0—18,000 | 1 Type B |
| 18,001—36,000 | 2 Type C |
| 36,001—90,000 | 3 Type C |
| 90,001—150,000 | 4 Type C |
| 150,001 + | 5 Type C |

| Type of Loading Space Required | Minimum Length (feet) | Minimum Width (feet) | Required Vertical Clearance (feet) | Length of Maneuvering Space (feet) |
|---|---|---|---|---|
| Type A | 24 | 12 | None | 36 |
| Type B | 30 | 12 | None | 45 |
| Type C | 40 | 12 | 14 | 60 |

### 4.10 STORMWATER

Projects must adhere to the County's Low Impact Development Standards (Chapter 12.84 of the County Code) or seek alternative approval under the protocols of the LACGH LID Master Plan upon adoption.

### 4.11 SCREENING

Trash enclosures for refuse and recycling bins shall be:

- Located within parking structures, at the rear or side of buildings, or between buildings, and shall not be between a building and a street or highway;
- Located not farther than 150 feet from the building;
- Not placed in any public right-of-way;
- Screened by solid masonry walls between five and six feet in height, if located outside.
- Feature an opaque, self-latching metal gate.
- Covered by a trellis, roof, or shade structure.

### 4.12 SECURITY

Chain-link, barbed, and concertina wire fences are prohibited.

Security bars and accordion folding grilles installed on the exterior of a storefront are prohibited.

Building security grilles may be placed within the interior of the building if the grilles are concealed so that they are not visible from the exterior of the building when not in use during business hours.

# 7.2 Use and Development Standards

### 4.13 General Hospital Acute Unit Historic District

The General Hospital Campus includes significant historic resources, most notably the Los Angeles General Hospital – Acute Unit Building and the Acute Unit Historic District. The following requirements are established to ensure the preservation, rehabilitation, and appropriate treatment of these resources.

All work within the Los Angeles General Hospital – Acute Unit Historic District and the treatment of all its contributing buildings, structures, and site features, as well as the rehabilitation of the Acute Unit Building and the treatment of all its exterior and interior character-defining features and materials, shall be overseen by a Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards. The Historic Architect shall review all drawings and specifications at major milestones (50% and 100% Schematic Design, Design Development, and Construction Documents) to conform with the Rehabilitation Standards and National Park Service guidance. New construction within the Acute Unit Historic District shall adhere to Rehabilitation Standards No. 9 and 10 and the guidance related to new construction.

Prior to commencement of any construction activities associated with the Los Angeles General Hospital – Acute Unit Building's exterior or interior character-defining features, or the Acute Unit Historic District's contributing features (Patient's and Visitor's buildings, retaining walls, gateways, State Street, forecourt, tunnel), a Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards shall be retained to monitor all disassembly, construction and rehabilitation activities, to ensure appropriate treatment of exterior and interior character-defining features, materials, and spaces during the construction project.

Prior to undergoing any demolition activities at the Los Angeles General Hospital – Acute Unit Building and any other contributing features within the Acute Unit Historic District (Patient's and Visitor's buildings, retaining walls, gateways, State Street, forecourt, tunnel), that would result in the removal of interior or exterior character-defining features (or portions thereof), Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) Level II photographic documentation shall be prepared by a qualified professional meeting the Secretary of the Interior's Professional Qualifications Standards. HABS/HAER Level II drawings and historical narrative may follow after construction commences. To ensure public access, the Applicant shall submit documentation to the following archives/organizations: Library of Congress, HABS/HAER/HALS Collection; Los Angeles Conservancy; County of Los Angeles Library; and other entities/repositories to be identified by the Historic Architect.

- Drawings: Existing historic drawings of the historical resource shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured existing conditions drawings of the building's floorplans and exterior elevations should be prepared.
- Photographs: Photo-documentation shall be prepared to HABS/HAER standards for archival photography. HABS/HAER standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4"x5", must be hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of twelve photographs must be taken. Photographs must be identified and labeled using HABS/HAER standards.
- Historical Narrative: An architectural historian meeting the Secretary of the Interior's Professional Qualifications Standards shall compile historical background information relevant to the historical resource and prepare a narrative.

### 4.14 West Campus Site Documentation

Prior to demolition of the Pharmacy Building and Viaduct, Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) Level II photographic documentation shall be prepared by a qualified professional meeting the Secretary of the Interior's Professional Qualifications Standards and a qualified structural engineer with at least five years of demonstrated, related experience. HABS/HAER Level II drawings and historical narrative may follow after demolition. To ensure public access, the Applicant shall submit documentation to the following archives/organizations: Library of Congress, HABS/HAER/HALS Collection; Los Angeles Conservancy; County of Los Angeles Library; and other entities/repositories to be identified by the Historic Architect.

- Drawings: Existing historic drawings of the historical resource shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured existing conditions drawings of the building's floorplans and exterior elevations should be prepared.
- Photographs: Photo-documentation shall be prepared to HABS/HAER standards for archival photography. HABS/HAER standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4"x5", must be hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of twelve photographs must be taken. Photographs must be identified and labeled using HABS/HAER standards.
- Historical Narrative: An architectural historian meeting the Secretary of the Interior's Professional Qualifications Standards shall compile historical background information relevant to the historical resource and prepare a narrative.

An Interpretation Plan shall be prepared and implemented for the "Support Services Site" that originally comprised the west half of the Los Angeles General Hospital main campus and that was largely demolished and redeveloped following the 1994 Northridge earthquake. Interpretation may include online (i.e. in the form of a StoryMap) or on-site display(s) of historic photographs, historic maps, or other historic materials accompanied by a narrative of the history and development of the General Hospital. A team of qualified professionals with at least five years of demonstrated, related experience shall prepare a preliminary Interpretation Plan which shall be presented at a public workshop at which members of the community and interested constituent groups will have the opportunity to provide feedback that will be considered in the development of the plan.

# 7.2 Use and Development Standards

## 5 Definitions

- Accessory use. A use customarily incidental to, related, or clearly subordinate to a principal use established on the same lot that does not alter said principal use nor serve property other than the site on which the principal use is located.
- Active commercial use. A use that activates the ground floor of a structure, with transparent features such as doors and windows that interface with the adjacent streetscape and the interior of the building. Examples include retail, restaurants, office space, and outdoor dining.
- Additional County Review (ACR). A discretionary process in which the County decides to allow a use with conditions or deny a use.
- Adult day care center. As defined by section 1502(a)(2) of the California Health and Safety Code, a licensed facility that provides non-medical care and supervision for adult clients on less than a 24-hour basis. This term includes "adult day program" and "respite care."
- Adult residential facility. Any facility that provides 24-hours-a-day nonmedical care and supervision to adults, as defined and licensed under the regulations of the State of California.
- Bar or cocktail lounge. Any premises where alcoholic beverages are sold for on-site consumption and is not accessory to a restaurant. This term includes tavern.
- Battery Energy Storage System (BESS). Electrochemical devices that charge or collect energy from the grid or a generation facility, store that energy, and then discharge that energy at a later time to provide electricity or other grid services.
- Boarding house. As defined in Section 7.50.010 of Title 7 (Business Licenses) of the County Code, a lodging house or other facility maintained, advertised or held out to the public as a place where sleeping or rooming accommodations are available, with or without meals. This term includes "rooming house" and "fraternity and sorority houses."
- Building. A structure that has a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, belongings, or property.
- Building frontage. The exterior building wall of a ground floor business establishment on the side of the building that fronts or is oriented towards a public street, highway, or parkway. "Building frontage" shall be measured continuously along the building wall for the entire length of the business establishment, including any portion not parallel to the remainder of the wall.
- Cellar. The portion of a building between floor and ceiling which is wholly or partly below grade but so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.
- Central Corridor. The main axis of the General Hospital Campus, containing one of two key viewsheds, as depicted in Figure 4.
- Community garden. A garden for multiple users established on a single or multiple plots of land for the cultivation of fruits, vegetables, plants, flowers, and/or herbs for the collective benefit of its users.
- Condition. A development standard or performance standard determined to be necessary to allow a use subject to ACR.
- City. The City of Los Angeles.
- County Code. The Los Angeles County Code.
- County. The County of Los Angeles.
- Data Center. A building, structure, or portion thereof used principally for the housing, operation, and maintenance of computer servers, data storage equipment, networking equipment, and associated electrical, mechanical, cooling, and security infrastructure for the electronic processing, storage, transmission, or retrieval of data. A Data Center is a principal use and is typically characterized by high-capacity electrical service, dedicated cooling systems, backup power generation, restricted public access, and low employment density. This use does not include Data Server and Data Processing as defined herein.
- Data Server and Data Processing. The operation of computer servers, data storage equipment, and related information technology infrastructure for the electronic processing, storage, transmission, or retrieval of data, where such use is incidental and subordinate to a principal use in the same building on the same site and only serves the operations, tenants, or occupants of that building.
- Day care. A facility licensed by the California Department of Social Services that provides non-medical care and supervision of adults or children for periods of less than 24 hours.
- Density. The number of dwelling units per unit of land area.
- Domestic violence shelter. Housing that offers temporary accommodations and services to survivors of domestic violence, as defined in section 18291(c) of the California Welfare and Institutions Code.
- Dwelling unit. One or more habitable rooms in a building, or portion thereof, designed or intended to be used or used for occupancy by one family for living and sleeping quarters and containing only one kitchen.
- Emergency shelter. Housing that offers temporary accommodations and services to people experiencing homelessness, as defined in section 50801(e) of the California Health and Safety Code. As used herein, "temporary accommodations" means that persons may reside at the shelter for a period not to exceed six months.
- Façade. A building's exterior face that expresses the character of the building and serves as the primary form of protection against external weather elements.
- Family child care home, large. A home that regularly provides non-medical care, protection, and supervision for nine to 14 children in the provider's own home, for periods of less than 24 hours per day as defined and licensed under the regulations of the State of California.
- Family child care home, small. A home that regularly provides non-medical care, protection, and supervision for eight or fewer children in the provider's own home for periods of less than 24 hours per day, as defined and licensed under the regulations of the State of California.
- Farmers' market. A California certified farmers' market, as defined in Section 113742 of the California Health and Safety Code, where producers sell farm products or value-added farm products directly to consumers.
- Floor Area Ratio. Floor area ratio shall be the numerical value obtained through dividing the above ground gross floor area of a building or buildings located on a lot by the total applicable area illustrated in Exhibit 1. Floor area ratio is expressed as a decimal number and shall be rounded to the tenths place.

# 7.2 Use and Development Standards

- Foster family home. A residential facility providing 24-hour care for six or fewer foster children which is the residence of the foster parents, including their family, in whose care the foster children have been placed, as defined and licensed under the regulations of the County.
- Gross Floor Area. Gross floor area shall be the total gross area of all floors of a building expressed in square feet.
- Group home for children. A facility that provides 24-hours-a-day, non-medical care and supervision to children in a structured environment, with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State of California. For the purpose of this term, a licensee means the adult, firm, partnership, association, corporation, county, city, or other public agency having the authority and responsibility for the operation of a licensed community care facility.
- Historic resource. A district, structure, site, place, object, tree, landscape, or natural land feature significant in American archeology, architecture, culture, engineering, or history, that is either designated or eligible for designation as an historic landmark, natural landmark, historic district, or comparable designation under federal, State, or County law or regulation.
- Historic Zone. The area depicted in Figure 3, where additional historic review of new construction will be required.
- Incidental Storage. The storage of goods, materials, equipment, or personal property that is subordinate to a permitted primary use within the same building, where storage does not constitute the primary function of the space.
- Joint live and work unit. A dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the principal use. At least one resident of the living space shall be responsible for the commercial activity performed in the work space. The terms "living space" shall mean the area for the residential use, and "work space" shall mean the area for the commercial use.
- Kitchen. A room or space used, intended, or designed for cooking or the preparation of food, or that contains a bar sink or gas, electrical, or water outlets used, intended, or designed for cooking facilities.
- Lot. A contiguous quantity of land, owned by or recorded as the property of the same claimant or person, or in the possession of the same claimant or person pursuant to a recorded lease with a term of not less than 20 years, including legally defined real property or a parcel of land established by a recorded map. "Lot" and "parcel of land" may be used synonymously.
- Manufacturing, Light. Any light industrial use involving the making or processing of materials or components into new products.
- Manufacturing, Light: Alcoholic Beverage. Any manufacturing, light use where beer, wine, or other alcoholic beverages are fermented, distilled, and/or processed for distribution and sale on a wholesale basis
- Manufacturing, Light: Artistic & Artisanal. A small-scale manufacturing, light use where skilled craftspersons are integral to the creation of each product, materials, substances, or components, and may include, but are not limited to the use of hand tools or light mechanical equipment such as commercial mixers, sewing machines, wax melters, bottle sealers, paste filling machines, and button press machines. Manufacturing, light: artistic & artisanal uses are equal to or less than 5,000 square feet in area.
- Manufacturing, Light: Cosmetic & Pharmaceutical. Any manufacturing, light use where cosmetics, soaps, or pharmaceutical drugs are produced. This use includes, but is not limited to, manufacturing of makeup products, deodorants, shampoos, hair dyes, perfumes, skin moisturizers, medications, or supplements.
- Manufacturing, Light: Food & Drink. Any manufacturing, light use where food or drink products are processed or manufactured. The food and beverage products manufactured in these facilities are typically sold to wholesalers or retailers for distribution to consumers. This use includes, but is not limited to, the processing and packaging of the following: sodas & juices, coffee & tea, ice, dairy products, fruit, nut, & vegetable products, grain & oilseeds, baked or fried goods, sugar and confectionery products, animal food, and tobacco products. This use includes food & drink products composed of previously rendered animal products. This use does not include meat processing, the rendering of animal products, or animal slaughtering, for such uses. This use does not include breweries, distilleries, and wineries.
- Manufacturing, Light: Garment & Accessory. Any manufacturing, light use involving the cutting, stitching or assembly of materials to produce finished clothing, footwear, and accessories. Specific activities include, but are not limited to, sewing of finished textiles, printing or stenciling of designs on garments, assembly of accessories or footwear, or the knitting of finished garments.
- Manufacturing, Light: General. The manufacturing of finished goods intended to be sold as consumer goods to the general public, including devices and instruments used in a workplace. This use includes, but is not limited to, the manufacturing and assembly of the following: medical equipment and supplies; semiconductors and electronic instruments; signs and printed material; musical instruments; jewelry; toys; furniture; crates; boxes; and barrels.
- Manufacturing, Light: Textile. Any manufacturing, light use involving mechanized production of fibers and fabrics used to create materials for the production of garments and accessories. Specific activities include, but are not limited to, textile spinning, weaving, dying, printing, or finishing.
- Mixed use development. A development that combines residential and commercial uses, unless otherwise specified.
- Multi-family housing. This term includes "supportive housing" and "transitional housing."
    - Multi-family residential building. A building containing three or more dwelling units.
    - Townhouse. A single-family dwelling unit sharing a common wall with other single-family dwelling units on one or two sides and capable of being placed on a separate lot. This term includes "row house."
    - Two-family residence. A building containing two dwelling units, other than a single-family residence with an attached accessory dwelling unit. This term includes "duplex."
- Office. General, professional, or medical office building developments.
- Outdoor dining. A restaurant or other eating establishment, including food take-out, where food or beverage are served on private property, and where there is not a roof and walls on all sides.
- Parking areas, buildings, facilities, or lots. Any readily accessible area within structures or surface parking areas, exclusive of aisles, driveways, ramps, and columns, maintained exclusively for the parking of vehicles, not including areas for the parking or storage of commercial vehicles with registered net weights in excess of 5,600 pounds, unladen.

# 7.2 Use and Development Standards

- Patient and Caregiver Lodging. A lodging establishment containing six or more guest rooms or suites and offering temporary overnight accommodations for guests with a maximum rental period of 30 days. Access to all guest rooms is from one or more interior walkways.
- Project. Any activity which requires approval by the County resulting in the issuance of a building permit for public, residential, commercial, office, recreational, medical, industrial, and storage uses, as listed in Table 1, Use Table.
- Recreation club, commercial. A commercial enterprise that offers the use of outdoor recreational facilities to the public.
- Recreational space, common. Open space associated with multiple residential units, such as pool areas, clubhouses, and courtyards.
- Recreational space, private. Open space associated with a single residential unit, such as a patio, balcony, or roof deck.
- Residential substance use recovery facility. An "alcoholism and drug abuse recovery or treatment facility," as defined by section 11834.02 of the California Health and Safety Code, and licensed and regulated by the California Department of Health Care Services. This term does not include "sober living facilities."
- Shared kitchen complex. As defined in County Code Section 8.04.425 (Shared Kitchen Complex) and subject to all applicable provisions in County Code Chapter 11.09 (Shared Kitchen Complex). For the purposes of this document, food prepared or handled in a shared kitchen complex shall be for off-site sale and consumption only. A shared kitchen complex is not an eating establishment.
- Single-family residence. A building that contains one dwelling unit, a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 (1974 Mobilehome Act) on a permanent foundation system approved by the Director of Public Works, or a manufactured home constructed on or after June 15, 1976. This term includes "supportive housing" and "transitional housing."
- Small family home for children. As defined in Section 1502(a)(6) of the California Health and Safety Code, any state-licensed facility within a licensee's residence providing 24-hour-a-day care for six or fewer children with developmental, or physical disabilities, or mental disorders, who require special care and supervision as a result of such disabilities.
- Supportive housing. Housing that is occupied by the target population (as defined in Section 22.14.200), with no limit on length of stay, and with on-site or off-site supportive services (as defined in this Section, below) that assist its residents in retaining housing, improving their health status, and maximizing their ability to live and, when possible, work.
- Transitional housing. Housing that offers temporary accommodations and services to people experiencing homelessness until placement in permanent housing. Transitional housing is not limited to housing funded by the United States Department of Housing and Urban Development. Transitional housing may be a dwelling unit or units, or may have a room or rooms that accommodate more than one person with shared bathroom(s), kitchen, and dining area.
- Use. This term means and includes construction, establishment, maintenance, alteration, moving onto, enlargement, and occupation. Wherever this document prohibits the use of any premises for any purpose, such premises and any building, structure, or improvement on such premises shall not be used, occupied, altered, or improved for such purpose. No building, structure, or improvement on such premises where prohibited shall be erected, constructed, established, maintained, allowed to remain, altered, moved onto, or enlarged which is designed, arranged, or intended to be occupied, or used for such purpose.
- Warehousing, Accessory. The storage or warehousing of goods that is subordinate to a permitted primary use within the same building, where warehousing does not constitute the primary function of the space.
- Warehousing, County. A building that utilizes the floor area for storage or warehousing of goods required by the County.
- West Campus. The portion of the General Hospital Campus west of State Street.

# 7.3 Bibliography - Wellness (Exercise, Nutrition, Access to Healthy Food)

**1. Diabetes Prevention Program (DPP)**
Diabetes Prevention Program Knowler WC et al., New England Journal of Medicine, 2002.
Randomized controlled trial of >3,200 high-risk adults

- Lifestyle intervention (diet, weight loss, 150 min/week exercise
- 58% reduction in type 2 diabetes incidence

One of the most influential prevention trials ever conducted, demonstrating that lifestyle change can dramatically reduce diabetes risk.

https://www.nejm.org/doi/full/10.1056/NEJMoa012512

**2. DASH Diet Trial**
Dietary Approaches to Stop Hypertension Trial Appel LJ et al., New England Journal of Medicine, 1997.

- Diet rich in fruits, vegetables, and low-fat dairy
- Significant reductions in systolic and diastolic blood pressure
- Effects comparable to some medications

Landmark proof that diet alone can substantially reduce hypertension.

https://www.nejm.org/doi/full/10.1056/NEJM199704173361601

**3. Nurses' Health Study**
Nurses' Health Study Harvard T.H. Chan School of Public Health, launched 1976.

- One of the largest long-term cohort studies in medicine - 120,000 participants followed for decades
- Demonstrated strong associations between diet, physical activity, and risk of cardiovascular disease, diabetes, and cancer

Foundational evidence linking lifestyle behaviors to chronic disease outcomes at population scale

https://nurseshealthstudy.org/

**4. Harvard Alumni Health Study**
Harvard Alumni Health Study Paffenbarger RS et al., New England Journal of Medicine, 1986.

- Long-term cohort of Harvard alumni
- Demonstrated that higher physical activity levels were associated with substantially lower all-cause mortality

One of the first major studies proving the longevity benefits of physical activity.

https://www.nejm.org/doi/full/10.1056/NEJM198603063141003

**5. Mediterranean Diet Trial (PREDIMED)**
PREDIMED Trial Estruch R et al., New England Journal of Medicine, 2013.

- Randomized trial in Spain
- Mediterranean diet supplemented with olive oil or nuts
- ~30% reduction in major cardiovascular events

https://www.nejm.org/doi/full/10.1056/NEJMoa1200303

**6. Global Physical Activity Mortality Study**
Lancet Physical Activity Series Lee IM et al., The Lancet, 2012.

- Global analysis of physical inactivity
- Estimated that inactivity accounts for ~9% of premature mortality worldwide

Quantified physical inactivity as a major global public health risk comparable to smoking.

https://www.thelancet.com/journals/lancet/article/PIIS0140-6736(12)61031-9/abstract

# 7.3 Bibliography - Economic Opportunity (Income Stability, Employment, Financial

**1. Income and Life Expectancy in the United States**
The Association Between Income and Life Expectancy in the United States Chetty R. et al., JAMA, 2016.

- Large national analysis of tax and mortality data covering ~1.4 billion person-years Examined the relationship between income and life expectancy across U.S. counties Found life expectancy differs by 10–15 years between the highest and lowest income groups

One of the most influential modern studies demonstrating the strong gradient between income and longevity in the United States, highlighting economic conditions as a major driver of health outcomes.

https://jamanetwork.com/journals/jama/fullarticle/2513561

**2. Social Determinants of Health and Life Expectancy**
Social Determinants of Health and Life Expectancy in US Adults Wang Q. et al., JAMA Network Open, 2023.

- Large population-based cohort study examining multiple social determinants Evaluated factors including employment, income, housing stability, and education Found that individuals with multiple adverse social determinants experienced over 10 years shorter life expectancy

Provides strong evidence that economic and social conditions combine to shape long-term health and mortality risk.

https://pmc.ncbi.nlm.nih.gov/articles/PMC12781748/

**3. Poverty and Health Outcomes Literature Review**
Poverty Literature Summary – Social Determinants of Health U.S. Department of Health and Human Services, Healthy People 2030.

- Comprehensive synthesis of public health and epidemiological research Examines relationships between poverty, employment status, and health outcomes Finds strong associations between poverty and higher rates of chronic disease, mental illness, and premature mortality

Federal public health framework demonstrating that economic stability is a foundational determinant of population health.

https://odphp.health.gov/healthypeople/priority-areas/social-determinants-health/literature-summaries/poverty

**4. Income Inequality and Mortality Gradients**
Income Inequality and Socioeconomic Gradients in Mortality Wilkinson R. & Pickett K., American Journal of Public Health, 2008.

- Analysis of mortality patterns across socioeconomic groups Demonstrated a clear social gradient in health outcomes tied to income and economic inequality
- Lower socioeconomic groups consistently experience higher mortality and poorer health indicators

A widely cited study showing that income distribution and economic inequality influence population health outcomes.

https://pmc.ncbi.nlm.nih.gov/articles/PMC2376999/

**5. World Health Organization Social Determinants Framework**
Social Determinants of Health
World Health Organization.

- Global synthesis of research examining how economic and social conditions influence health outcomes
- Highlights pathways including employment conditions, income security, housing stability, and access to services
- Shows consistent global evidence that lower socioeconomic status is associated with higher disease risk and shorter life expectancy

Forms the foundation of modern public health approaches recognizing economic opportunity as a central determinant of health.

https://www.who.int/health-topics/social-determinants-of-health

# 7.3 Bibliography - Community (Social Connection, Public Space, Civic Life)

**1. Neighborhood Design and Social Capital**
Social Capital and the Built Environment: The Importance of Walkable Neighborhoods Leyden K., American Journal of Public Health, 2003.

Study examining how neighborhood walkability affects social interaction and civic engagement.

- Residents of walkable neighborhoods reported significantly higher levels of social capital
- Walkable areas were associated with greater neighborly trust, participation in community activities, and social interaction
- Automobile-oriented environments were linked to lower levels of social engagement

This landmark study demonstrates that street design and walkability can meaningfully influence social connection and community cohesion.

https://ajph.aphapublications.org/doi/10.2105/AJPH.93.9.1546

**2. Third Places and Community Life**
The Great Good Place Oldenburg R., 1989.
Foundational sociological research examining the role of informal gathering spaces in community life.

- Identifies cafés, parks, plazas, and community venues as "third places" that foster social interaction outside home and work
- Shows that accessible informal gathering spaces support social networks and civic engagement
- Demonstrates that communities with strong third places exhibit greater social cohesion and well-being

This influential work established the concept that shared public spaces are essential infrastructure for social connection.

**3. Social Infrastructure and Community Resilience**
Palaces for the People: How Social Infrastructure Can Help Fight Inequality, Polarization, and the Decline of Civic Life Klinenberg E., 2018.

Research examining how civic spaces shape social connection and community resilience.

- Identifies libraries, parks, community centers, and playgrounds as "social infrastructure" that supports everyday interaction
- Shows that neighborhoods with stronger social infrastructure experience greater social cohesion and resilience
- Demonstrates how public gathering spaces reduce isolation and strengthen community networks

This widely cited work reframes public space as essential infrastructure for social and public health.

**4. Neighborhood Design, Walkability, and Social Interaction**
Sense of Community and Its Relationship with Walking and Neighborhood Design Wood L., Frank L., Giles-Corti B., Social Science & Medicine, 2010.
Study exploring links between urban design, walkability, and neighborhood social networks.

- Residents of walkable neighborhoods reported more frequent interactions with neighbors
- Walkability was associated with stronger neighborhood ties and social cohesion
- Increased walking environments were linked to greater community participation and healthier behaviors

Provides strong evidence that urban form and street design influence social connection and community health outcomes.

https://www.sciencedirect.com/science/article/abs/pii/S0277953610000924

# 7.3 Bibliography - Learning (Education, Lifelong Learning, Job Training)


**1. Education and Life Expectancy**
The Association Between Education and Life Expectancy in the United States Meara E., Richards S., Cutler D., Health Affairs, 2008.

Large national study examining the relationship between educational attainment and mortality.

- Analyzed national mortality and education data across multiple decades
- Found that individuals with higher levels of education live substantially longer than those with lower educational attainment
- Documented a widening life expectancy gap between more and less educated Americans

One of the most influential studies demonstrating that education is a major determinant of longevity and population health.

https://www.healthaffairs.org/doi/10.1377/hlthaff.27.2.350

**2. Education and Adult Health Outcomes**
Why Education Matters to Health: Exploring the Causes Cutler D., Lleras-Muney A., National Bureau of Economic Research, 2006.

Comprehensive analysis examining the pathways linking education and health.

- Shows that higher educational attainment is associated with lower rates of chronic disease and mortality
- Identifies mechanisms including higher income, improved health literacy, and healthier behaviors
- Demonstrates that education influences health through multiple economic and behavioral pathways

A widely cited economic and public health analysis explaining why education strongly predicts health outcomes.

https://www.nber.org/papers/w12352

**3. Education and Population Health**
Education: It Matters More to Health Than Ever Before Zimmerman E., Woolf S., Haley A., Health Affairs, 2015.

Policy-focused review examining education as a determinant of health.

- Demonstrates strong associations between educational attainment and lower rates of chronic disease
- Links higher education levels with greater life expectancy and improved overall health
- Identifies education as one of the most powerful predictors of long-term health outcomes

This widely cited article frames education as a central driver of population health and health equity.

https://nam.edu/wp-content/uploads/2015/06/BPH-UnderstandingTheRelationship1.pdf

**4. Education and Cognitive Health in Aging**
Education and Dementia Risk: A Systematic Review and Meta-analysis Livingston G. et al., The Lancet Commission on Dementia Prevention, 2020.

Global analysis of dementia risk factors across the life course.

- Identifies low educational attainment as one of the largest modifiable risk factors for dementia
- Estimates that improving education could significantly reduce dementia risk globally
- Shows that education contributes to cognitive reserve that protects brain health later in life

This landmark global report demonstrates that education plays a critical role in lifelong cognitive health. https://www.thelancet.com/commissions/dementia2020

**5. Early Childhood Education and Long-Term Health**
Lifetime Effects: The HighScope Perry Preschool Study Through Age 40 Schweinhart L. et al., HighScope Educational Research Foundation, 2005.

Longitudinal study examining long-term impacts of early childhood education. Global analysis of dementia risk factors across the life course.

- Followed participants from early childhood into adulthood
- Found that early education participants had higher educational attainment, employment, and income
- Associated with better long-term health and reduced social and economic risk factors

One of the most influential longitudinal studies showing that early education produces lasting improvements in social, economic, and health outcomes.

https://highscope.org/wp-content/uploads/2024/07/perry-preschool-summary-40.pdf

# 7.3 Bibliography - Ecology (Tree Canopy, Green Space, Environmental Quality)

**1. Tree Canopy and Health Perception**
Neighborhood Greenspace and Health in a Large Urban Center Kardan O. et al., Scientific Reports (Nature), 2015.

Large urban study examining the relationship between street trees and health outcomes in Toronto.

- Analyzed over 30,000 residents and detailed street-tree inventory data
- Found that 10 additional trees per city block improved health perception equivalent to a $10,000 increase in income
- The same increase was also associated with health improvements equivalent to being about seven years younger

This landmark study provides one of the clearest demonstrations that urban tree canopy is strongly associated with measurable health benefits.

https://www.nature.com/articles/srep11610

**2. Green Space and Mortality**
Exposure to Greenness and Mortality in a Nationwide Prospective Cohort Study James P. et al., Environmental Health Perspectives, 2016.

Large prospective cohort study examining long-term health impacts of residential green space.

- Followed over 100,000 women across the United States
- Found that higher exposure to residential green space was associated with significantly lower all-cause mortality
- Identified pathways including reduced air pollution exposure, improved mental health, and increased physical activity

This widely cited study demonstrates that access to green environments is associated with longer life expectancy. https://pubmed.ncbi.nlm.nih.gov/27074702/

**3. Urban Green Space and Health Outcomes**
Green Space Exposure and Health: A Systematic Review Twohig-Bennett C., Jones A., Environmental Research, 2018.

Comprehensive systematic review examining health effects of green space exposure.

- Reviewed over 140 studies from multiple countries
- Found that green space exposure was associated with lower risk of cardiovascular disease, type 2 diabetes, and premature mortality
- Also linked to improved mental health and reduced stress levels

This major evidence synthesis confirms that access to green space is consistently associated with improved population health outcomes.

https://pmc.ncbi.nlm.nih.gov/articles/PMC8582763/

**4. Trees and Mental Health**
Residential Green Space and Mental Health Alcock I. et al., Environmental Science & Technology, 2014.

Longitudinal study examining the mental health benefits of living near green space.

- Followed residents who moved to neighborhoods with different levels of green space
- Found that individuals moving to greener areas experienced sustained improvements in mental health
- Mental health benefits persisted for at least three years after relocation

Provides strong evidence that urban greenery has measurable and lasting mental health benefits.

https://pubs.acs.org/doi/10.1021/es403688w

**5. Green Space, Stress, and Physiological Health**
Nature Experience Reduces Rumination and Subgenual Prefrontal Cortex Activation Bratman G. et al., Proceedings of the National Academy of Sciences (PNAS), 2015.

Experimental study examining physiological responses to natural environments.

- Participants who walked in natural environments showed reduced neural activity linked to stress and depression
- Demonstrated measurable psychological and neurological benefits of exposure to nature
- Provides biological evidence for the stress-reducing effects of green environments

This study provides experimental evidence that exposure to nature directly improves mental and physiological health.

https://www.pnas.org/doi/10.1073/pnas.1510459112

# 7.3 Bibliography - RIOS

Family (Children & Parents) with Social Community Connection
Children & Nature

https://research.childrenandnature.org/research/access-to-nature-can-promote-the-mental-well-being-of-children/
https://research.childrenandnature.org/

Role of Playground for Child
https://pmc.ncbi.nlm.nih.gov/articles/PMC11232259/

Family Time & Parents' Wellbeing
https://www.ucl.ac.uk/news/2021/sep/family-time-increases-parents-wellbeing-especially-couple-time

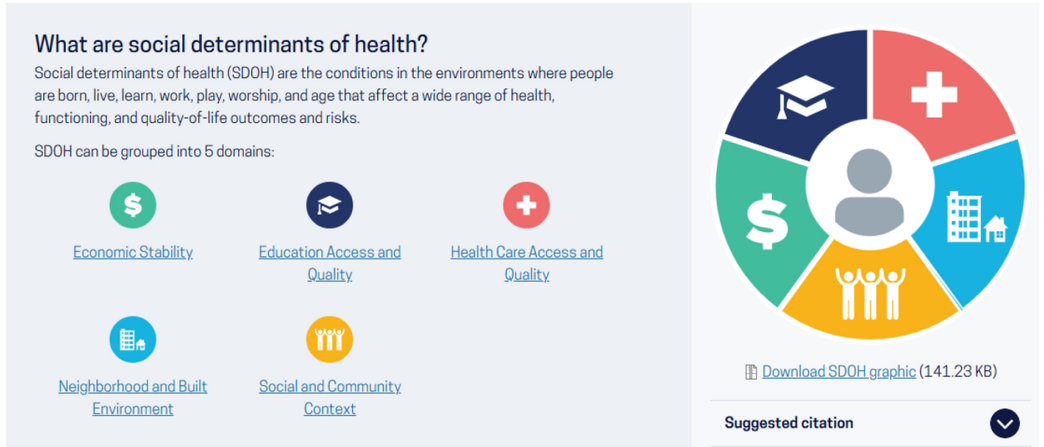
Effect of the Time Parents Spend with Children
https://pmc.ncbi.nlm.nih.gov/articles/PMC10106685/

Sense of Community Belonging and Self-rated Health
https://pmc.ncbi.nlm.nih.gov/articles/PMC10106685/

Connection Between Art, Healing, and Public Health
https://pmc.ncbi.nlm.nih.gov/articles/PMC2804629/

Social Determinants of Health
https://odphp.health.gov/healthypeople/priority-areas/social-determinants-health

https://odphp.health.gov/healthypeople/priority-areas/social-determinants-health/literature-summaries

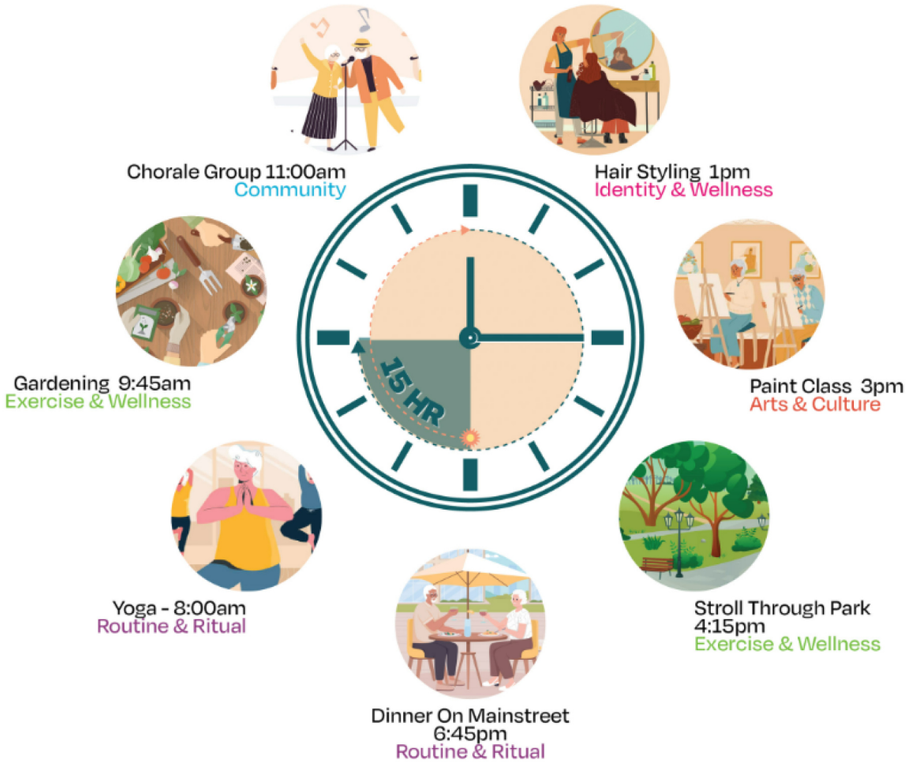



**Family (Children&Parents) with Social Community Connection**

Recent studies highlight how everyday interactions between family, community, and the natural environment shape mental and physical wellbeing. Access to outdoor space has been linked to children's cognitive growth and stress recovery (Children & Nature Network), while time spent together in shared green or cultural settings strengthens family bonds and improves parental happiness (UCL Wellbeing Study ). The role of public playgrounds and neighborhood gathering spaces extends beyond recreation, they nurture empathy, collaboration, and belonging among residents.

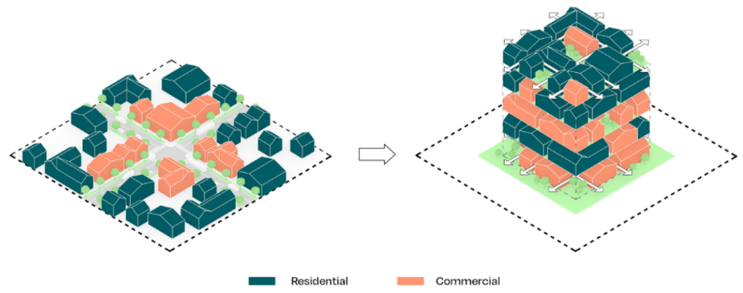
At a broader level, social and spatial determinants of health (ODPHP) reveal that well-designed community environments are key drivers of equity and wellness. Artistic expression, public art, and healing spaces contribute to emotional resilience (NIH Art & Health), demonstrating that a connected public realm, where families, children, and nature meet, can profoundly elevate both individual wellbeing and collective urban vitality.

# 7.3 Senior Living Research - RIOS




Daily rituals and 15-hour active schedules improve cognitive health and wellbeing.




Applying mixed-use programs and urban design to vertical communities strengthens social connections, walkability, and cognitive health for aging in place.

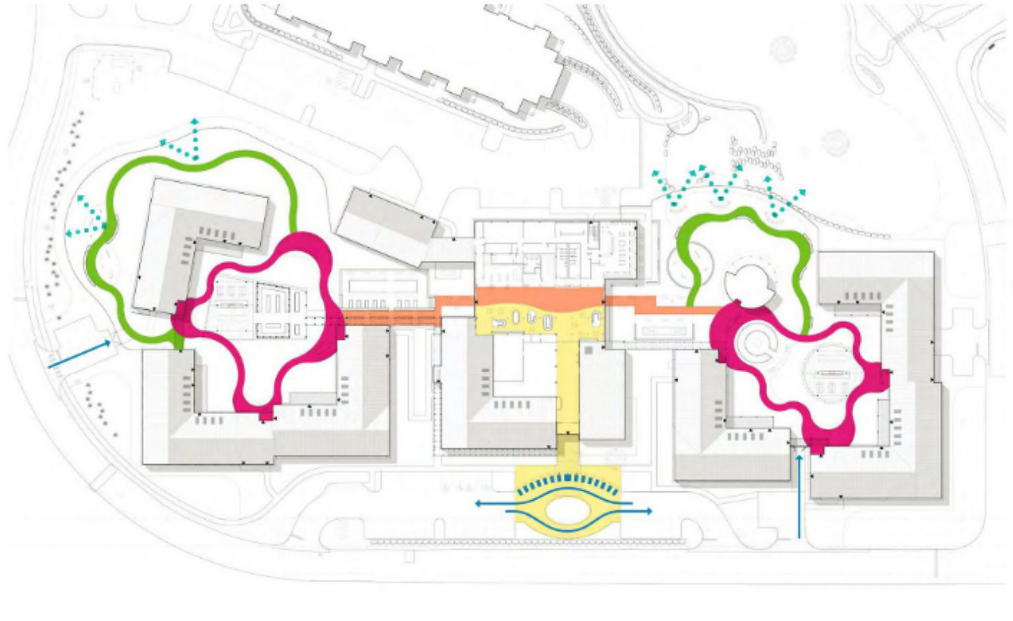
### Longevity Ecology for Future Senior Living

RIOS' concept of "longevity ecology" draws on the qualities of great cities, walkability, mobility, proximity to services, and a sense of belonging, while grounding design in evidence-based research. A 2023 report by South African scientists Elizabeth Jane Earl and Debbie Marais emphasized how older adults feel better when they can support others, linking engagement to autonomy and self-agency. Similarly, a JAMA Psychiatry study found that daily routines and rituals improve cognitive health, noting that older adults with 15 hours of daily activity enjoyed better emotional wellbeing, even if the activities were low intensity. Together, these findings underscore how rituals, intergenerational interactions, and active routines promote both physical and cognitive resilience.

### Connecting to Nature for Cognitive Wellness

Guiding our efforts is the 3+30+300 rule, a tree-based metric developed by urban forestry expert Cecil Konijnendijk in 2021. The rule presents three guidelines for increasing the health and climate resilience of our cities. It suggests that people should be able to see three mature trees from their home or office, that neighborhoods have a 30% urban tree canopy, and that public green spaces should be within 300 meters.

# 7.3 Senior Living Research - RIOS





### Applying mixed-use programs

This philosophy is embodied in real projects such as Echo Street West, an 18-acre mixed-use district in Atlanta. Here, RIOS reintroduces nature to a former industrial site, linking the Atlanta Beltline with neighborhoods through multi-modal trails and greenways. Nearly 300 multi-family residential units, combined with office spaces, retail, dining, artist workshops, and event spaces, form a flexible ecosystem of daily rituals. Landscaped plazas, "urban porches," event lawns, and a woodland park create inclusive, intergenerational hubs for mobility, connection, and cultural exchange.

The Dunbar's number guides our proposal for an Austin-based Student Housing Competition, a prototypical precedent for our senior living concepts. The challenge of the 331-unit project was how to generate a close-knit community within a 317,000 square-foot (29,450-square-meter) scheme. Our vertical concept rethinks traditional campus housing by creating a series of smaller stacked neighborhoods. We alternated the layout every four or five floors, and we were able to create outdoor sky terraces where smaller cohorts of residents could find amenities and have a shared experience. The lessons of student housing apply to senior living architecture: by creating smaller villages within the larger ecosystem we can strengthen the community and, by extension, overall wellbeing.

### Plan support mobility and wayfinding

From plant to park, nature is important at all scales of senior living and cognitive design. With our design for the interiors and landscape of Willow Valley Senior Housing, a residential project in Pennsylvania that exemplifies RIOS' Main Street model. We maximized the connection to nature by organizing the living units around lushly landscaped courtyards, creating restorative views from the inside. By integrating the landscape and plants into the overall architecture and interior design, we were able to use plants and clear, bright material expression as part of a wayfinding system that helps seniors safely navigate through buildings.

The Marlin and Doris Thomas Memory Center at Willow Valley Communities exemplifies how a longevity ecosystem amplifies the benefits of linking people and the built environment to the natural world. As demographic shifts accelerate, RIOS' longevity ecosystem redefines senior living by moving beyond outdated, isolated models to create inclusive, intergenerational, and nature-connected environments that foster dignity, autonomy, and joy. Grounded in research on aging, wellness, and mental acuity, this approach integrates health and vitality at every scale, from master Plan to detail, through walkable communities, daily rituals, and shared spaces that promote connection and purpose.