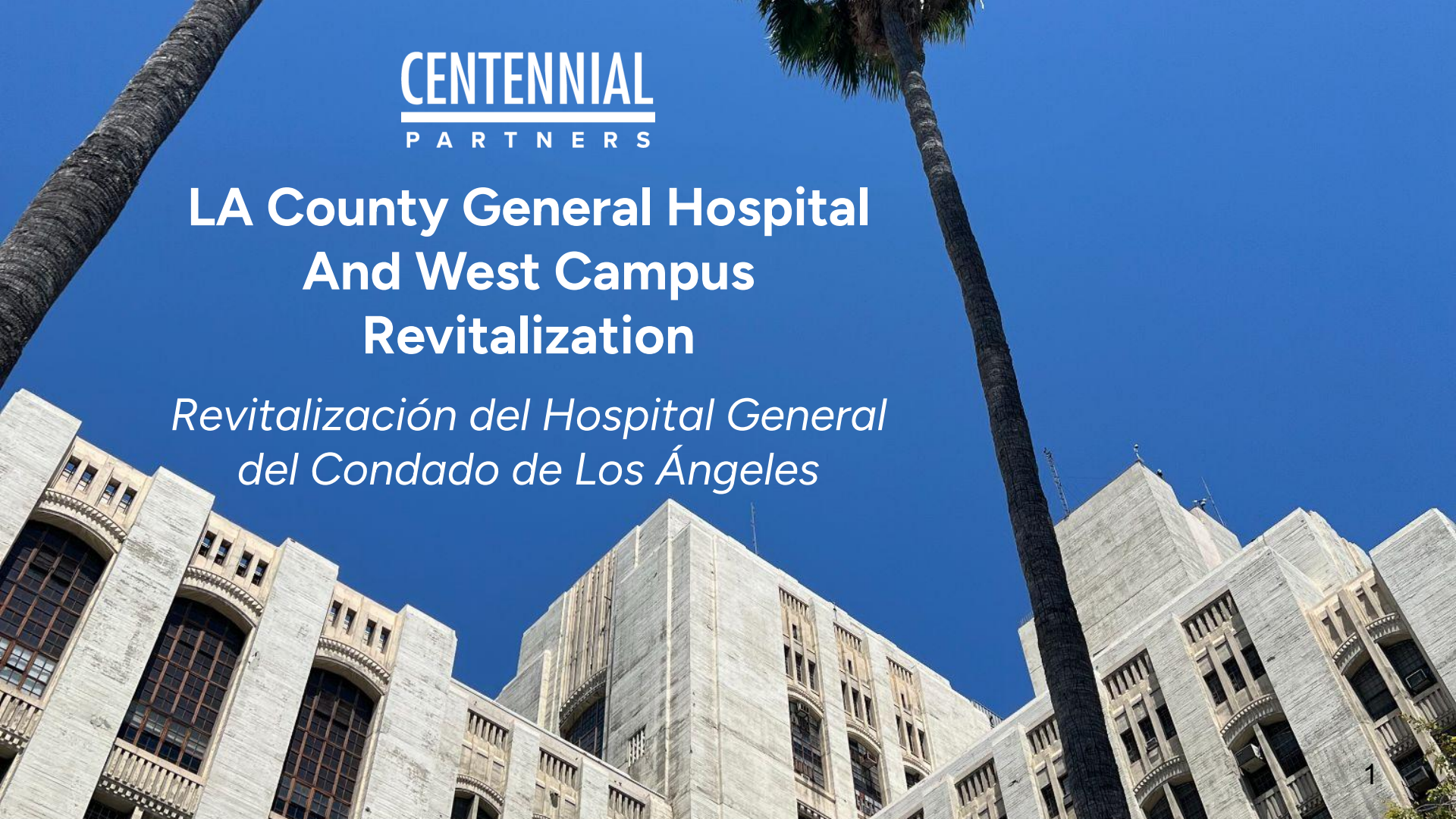




LA County General Hospital And West Campus Revitalization

*Revitalización del Hospital General
del Condado de Los Ángeles*





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Los Angeles County Supervisor

HILDA L. SOLIS

First District • Chair Pro Tem



**Chief
Executive
Office.**

department
of **economic
opportunity**

COUNTY OF LOS ANGELES



CENTENNIAL
PARTNERS

CENTENNIAL

PARTNERS

is...es...



We believe in: Creemos en:

Honesty We are direct and transparent

Honestidad Somos directos y transparentes

Integrity We deliver on what we promise

Integridad Cumplimos lo que prometemos

Pride We honor cultural heritage and diversity

Orgullo Honramos el patrimonio cultural y la diversidad

Passion We elevate community vision and mission

Pasión Elevamos la visión y misión de la comunidad

Empowerment We build what the community needs

Empoderamiento Construimos lo que la comunidad necesita

Social Justice We foster economic opportunity

Justicia Social Fomentamos las oportunidades económicas

Education We engage in mutual learning

Educación Participamos en el aprendizaje mutuo

Quality We deliver best-in-class developments

Calidad Ofrecemos los mejores desarrollos de su clase

BRINGING A COMMUNITY
ANCHOR BACK TO LIFE

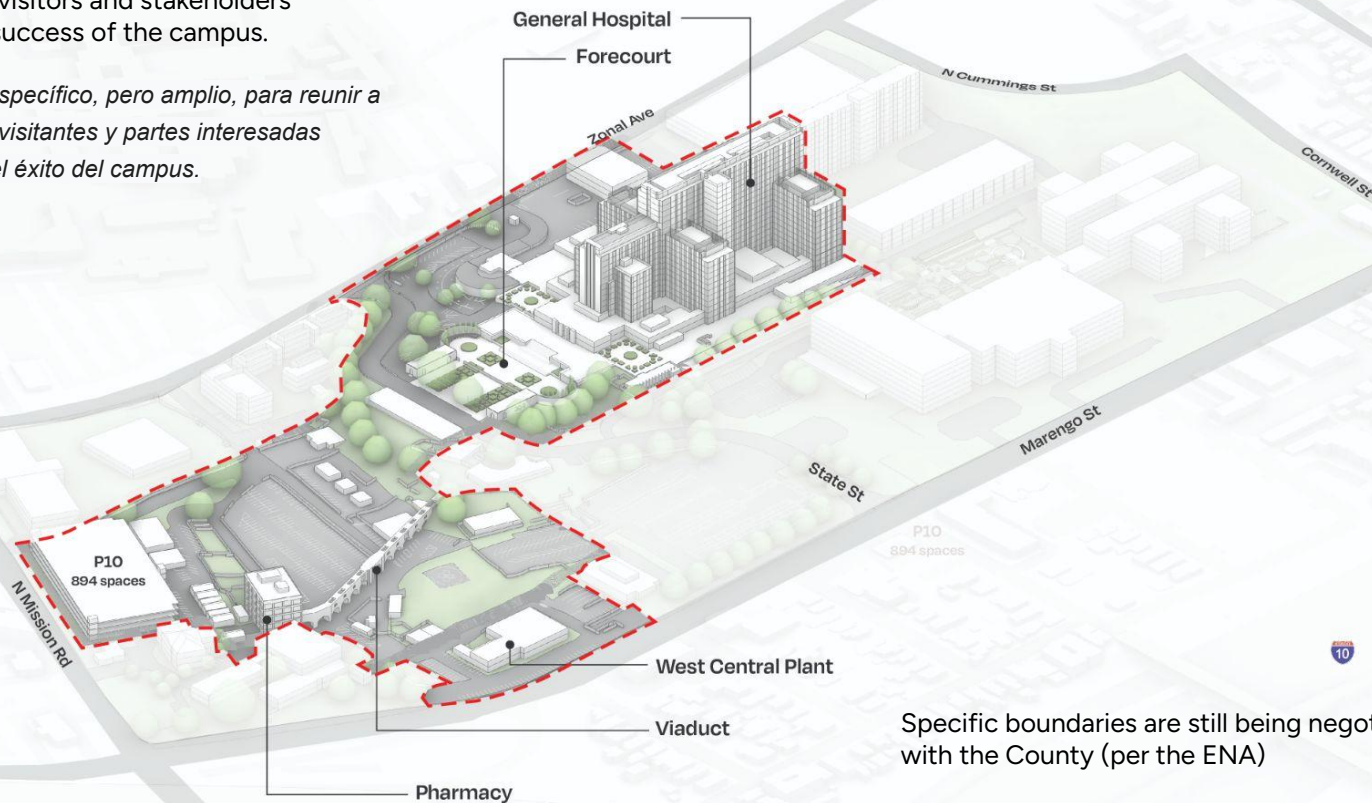
*Devolviendo vida a un
ancla comunitaria*



Centennial Partners Scope Boundary *Límite de alcance de Centennial Partners*

Our scope is specific, yet expansive to pull together multiple residents, visitors and stakeholders committed to the success of the campus.

Nuestro alcance es específico, pero amplio, para reunir a múltiples residentes, visitantes y partes interesadas comprometidas con el éxito del campus.

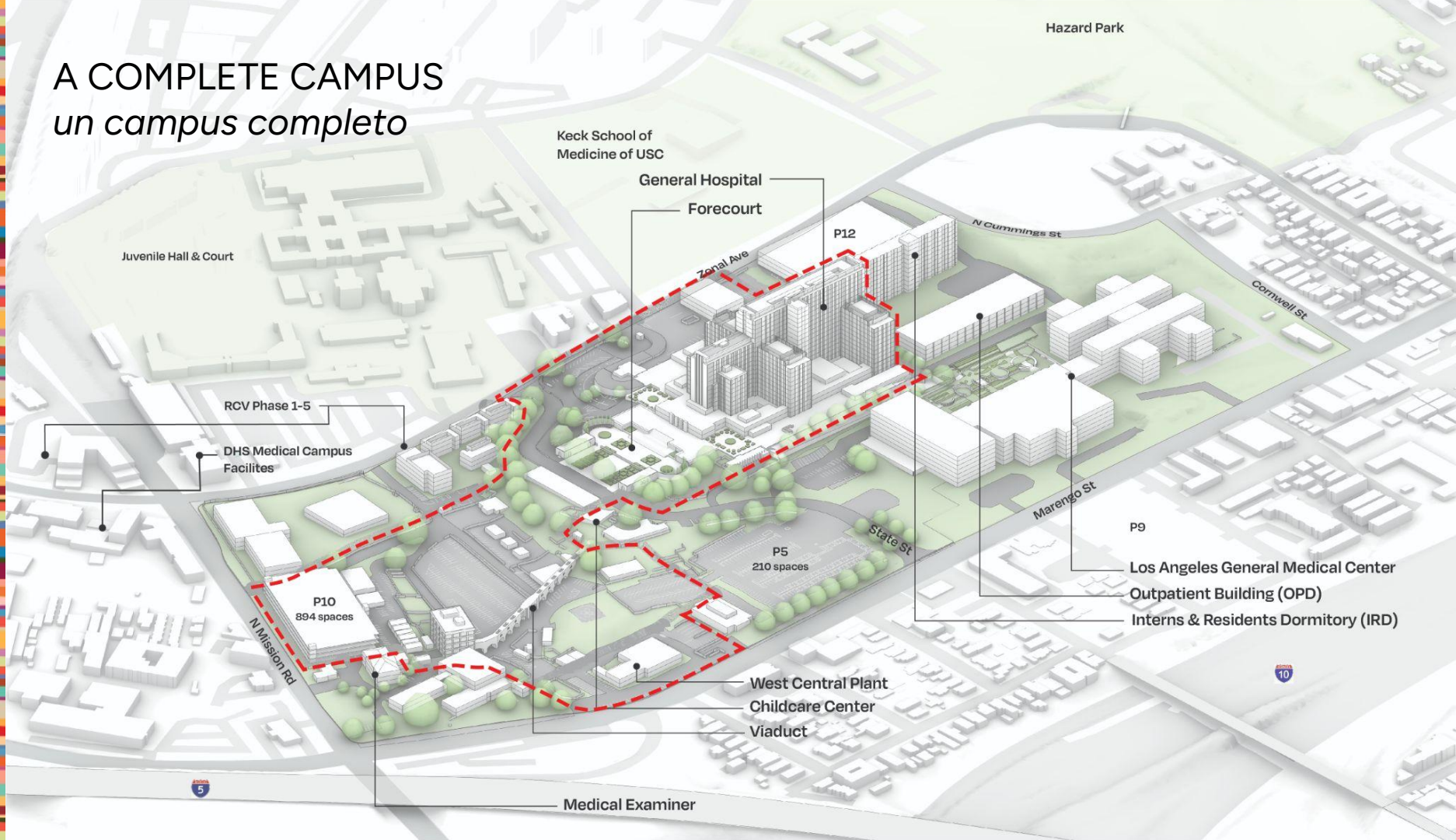


Specific boundaries are still being negotiated with the County (per the ENA)

Los límites específicos todavía se están negociando con el condado (según el ENA)

A COMPLETE CAMPUS

un campus completo



Hazard Park

Keck School of
Medicine of USC

General Hospital

Forecourt

P12

Juvenile Hall & Court

RCV Phase 1-5

DHS Medical Campus
Facilities

P10
894 spaces

P5
210 spaces

West Central Plant
Childcare Center
Viaduct

Medical Examiner

P9

Los Angeles General Medical Center
Outpatient Building (OPD)
Interns & Residents Dormitory (IRD)

WHY?

Porque?

Community Dialogue
Diálogo Comunitario

Define project key priorities that reflect community needs and aspirations

Definir las prioridades clave del proyecto que reflejen las necesidades y aspiraciones de la comunidad.

WHAT?

Que?

**Phase 1
Project Definition**
*Fase 1
Definición de Proyecto*

Identify site constraints and establish master planning requirements for a flexible, equitable vision that ensures continuity of operations and growth

Identificar las limitaciones del sitio y establecer requisitos de planificación maestra para una visión flexible y equitativa que garantice la continuidad de las operaciones y el crecimiento.

WHEN?

Quando?

**Phase 2
Master Planning**
*Fase 2
Planificación Maestra*

Recommend projects and determine their phasing and economic viability strategies
Recomendar proyectos y determinar sus estrategias de fases y viabilidad económica.

HOW?

Como?

**Phase 3
Project Entitling**
*Fase 3
Titulación del proyecto*

Finalize project legal agreements and secure necessary regulatory approvals
Finalizar los acuerdos legales del proyecto y obtener las aprobaciones regulatorias necesarias.

IMPLEMENTATION
Implementación

Continuous Community Dialogue
Diálogo Comunitario Continuo

MANY YEARS *Muchos Años*

2024

WE ARE HERE
Estamos Aquí

2025

2026

PREVIOUS ENGAGEMENT *Enlace Previo*



GENERAL HOSPITAL AND WEST CAMPUS FEASIBILITY STUDY

Section 4: Community Uses Expressed During the Community Engagement Process

- Affordable housing, including deeply and extremely low income, and for families
- After-school Science, Technology, Engineering, Art, Mathematics center
- Arts/Culture spaces
- Commemorative spaces
- Community services spaces
- Health and social support services space
- Library
- Locally based retail
- Neighborhood grocery store
- Open space/community garden
- Preschool/Daycare
- Public and accessible transportation and parking
- Senior center
- Subsidized to low cost extended stay hotel to support patient families receiving care at Medical Center

Note: List is in alphabetical order



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PREVIOUS ENGAGEMENT *Enlace Previo*



Centennial Partners participated in a series of Town Halls hosted by The Wellness Center from **January 30th until March 4th** which provided updates on the Los Angeles General Medical Center campus projects. A total of **7 meetings** were held throughout the Eastside area including Lincoln Heights, El Sereno, Boyle Heights, Chinatown, City Terrace and two at the LA General Medical Center.

Centennial participó en una serie de reuniones comunitarias organizadas por el Centro de Bienestar (Wellness Center) del 30 de enero al 4 de marzo, donde se brindaron actualizaciones sobre los proyectos del campus del Centro Médico General de Los Ángeles. Con siete reuniones en total en la zona este, incluyendo Lincoln Heights, El Sereno, Boyle Heights, Chinatown, City Terrace y dos en el Centro Médico General de Los Ángeles.

5 COMMUNITY KEY PRIORITIES 5 Prioridades Clave de la Comunidad

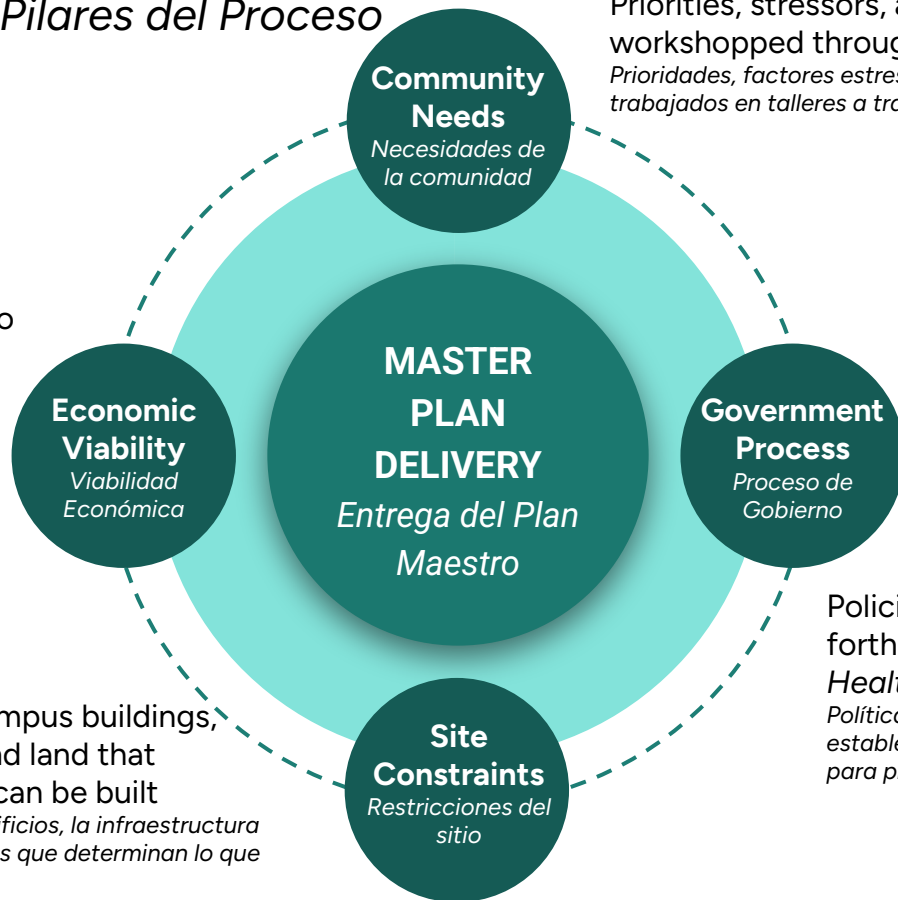


Campus Infrastructure <i>Infraestructura del Campus</i>	Community Spaces <i>Espacios Comunitarios</i>	Affordable Housing <i>Vivienda Asequible</i>	Economic Anchors <i>Anclas Económicas</i>	Supportive Services <i>Servicios de Apoyo</i>
Adaptively reuses General Hospital and upgrades essential site infrastructure including utilities, parking, and accessibility combining historic value with modern sustainable and resilient practices.	Integrates green spaces, educational, cultural, and commemorative zones, prioritizing walkability and safety, enhancing livability, and promoting social interaction to create vibrant environments.	Provides housing units, with minimum 25% designated as affordable for lower-income households, addressing critical housing needs for families, seniors, and the workforce.	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 campus amenities and wrap-around services to address social determinants of health and to provide support in accessing redevelopment opportunities.

PROCESS PILLARS *Pilares del Proceso*

Combination of funding sources and mechanisms to make projects possible
Combinación de fuentes y mecanismos de financiación para hacer posibles los proyectos

Conditions of campus buildings, infrastructure, and land that determine what can be built
Condiciones de los edificios, la infraestructura y el terreno del campus que determinan lo que se puede construir



Priorities, stressors, and aspirations identified and workshopped through continuous engagement
Prioridades, factores estresantes y aspiraciones identificados y trabajados en talleres a través de un compromiso continuo

Policies, regulations, and needs set forth by LA County to advance the *Healthy Village Vision*
Políticas, regulaciones y necesidades establecidas por el condado de Los Ángeles para promover la visión de Healthy Village

ENGAGEMENT PROCESS *Proceso de Participación*





PHASE 1 KEY FINDINGS

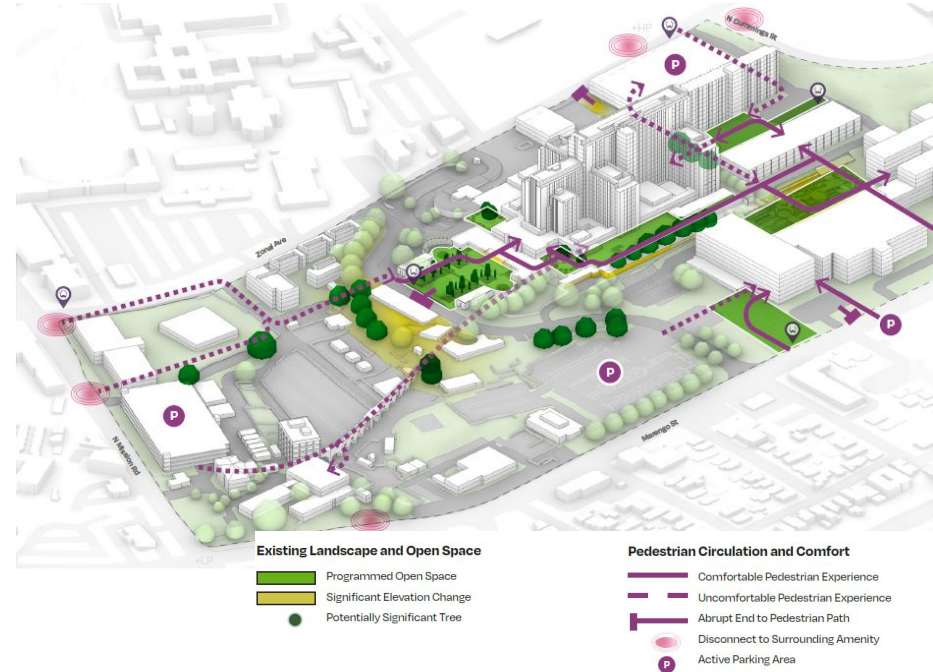
General Hospital is a non-traditional project. It first involves renovation to address the site-specific complexities and creativity to align with traditional financing methods.

El Hospital General no es un proyecto tradicional. Primero implica una renovación para abordar las complejidades específicas del sitio y creatividad para adaptarse a los métodos de financiación tradicionales.



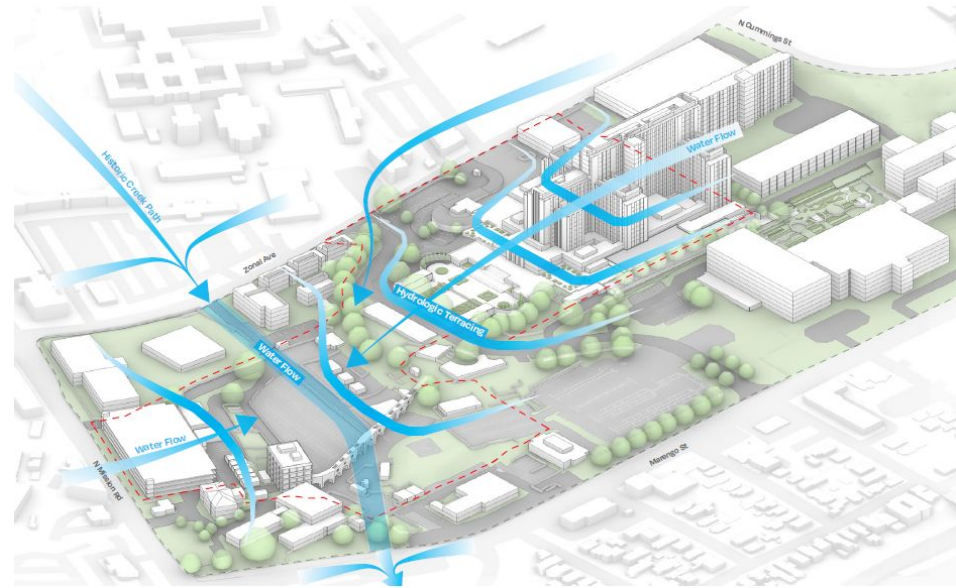
Overall Site Landscape and Open Space

- **Fragmented Green Spaces** – Open spaces are scattered and disconnected, serving limited uses due to inconsistent landscaping and amenities.
- **Limited Community Event Spaces and Activation** – Spaces like the General Hospital forecourt host occasional events (farmer's markets, movie screenings), but most are underutilized.
- **Vehicular Dominance** – Key areas prioritize drop-off zones, limiting pedestrian-friendly gathering spaces.



Overall Site Ecological Attributes

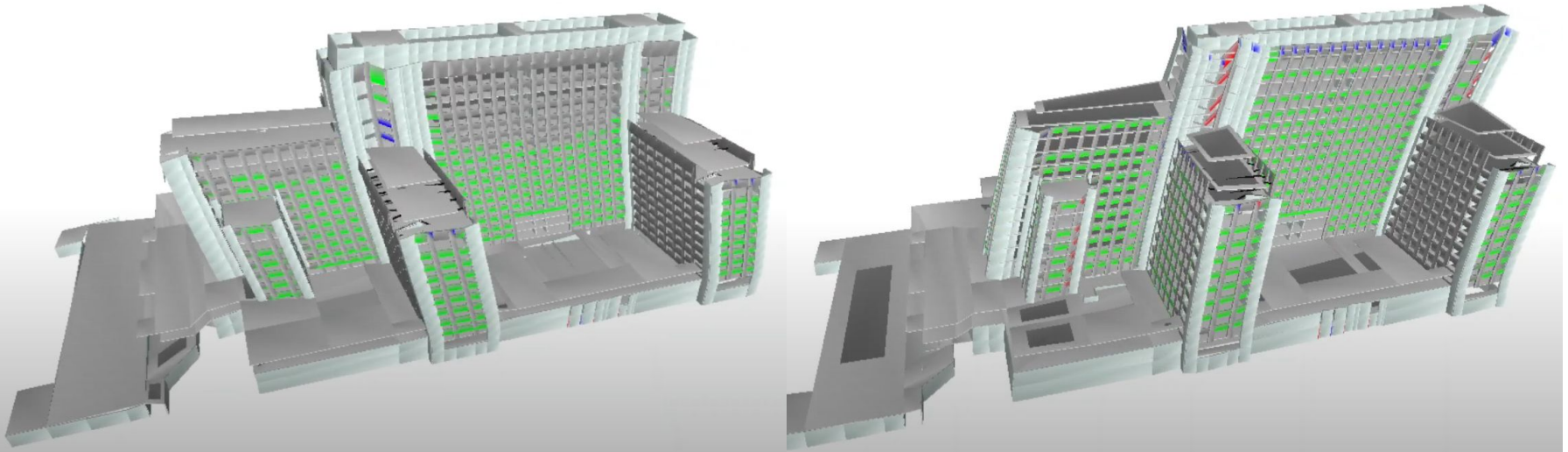
- **Stormwater Constraints** – A former seasonal creek has been replaced with underground stormwater infrastructure, impacting site hydrology.
- **Soil Contamination** – soil contamination from refrigerants and methane requires remediation.
- **Urban Heat Island Effects** – Limited tree canopy and excessive impervious surfaces contribute to heat stress, highlighting the need for native landscaping and cooling strategies.



General Hospital

TECHNICAL FINDINGS

Seismic Risk: Classified as a Risk Category III structure, future long term re-use for housing/mixed-use requires a comprehensive seismic enhancement.

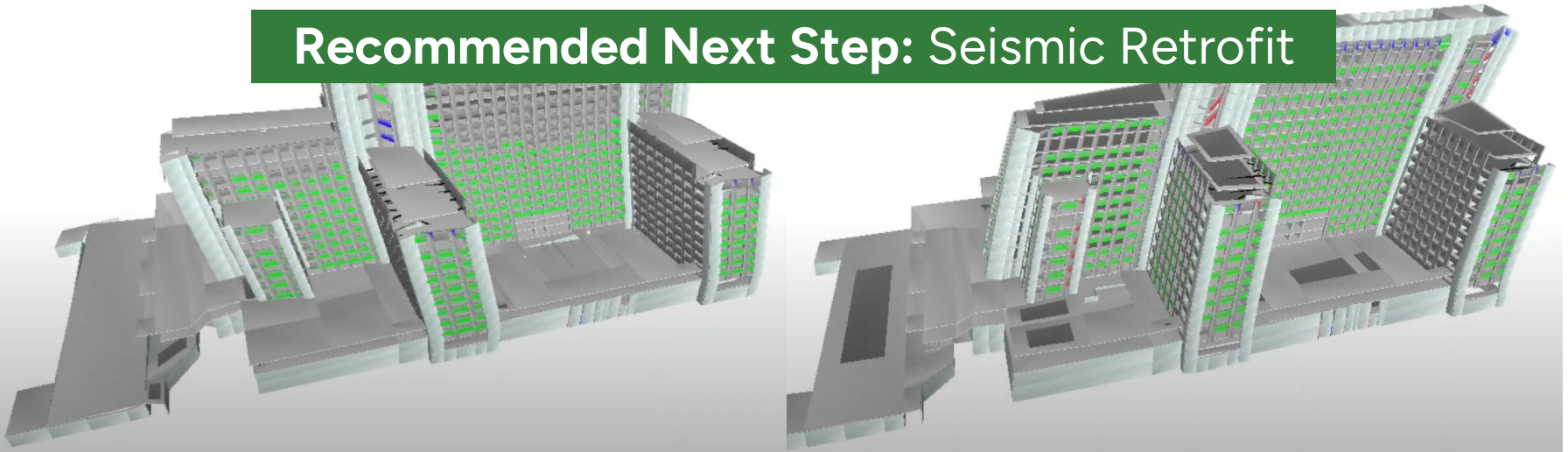


General Hospital

TECHNICAL FINDINGS

Seismic Risk: Classified as a Risk Category III structure, future long term re-use for housing/mixed-use requires a comprehensive seismic enhancement.

Recommended Next Step: Seismic Retrofit



General Hospital

TECHNICAL FINDINGS

Hazardous Materials: Asbestos and lead were found in drywall, flooring, insulation, and roofing.



General Hospital

TECHNICAL FINDINGS

Hazardous Materials: Asbestos and lead were found in drywall, flooring, insulation, and roofing.



General Hospital

TECHNICAL FINDINGS

Deteriorated Circulatory Infrastructure: Given seismic retrofitting and code updates, salvaging deteriorated wiring, ducts, pipes is more costly than full replacement.



General Hospital

TECHNICAL FINDINGS

Deteriorated Circulatory Infrastructure: Given seismic retrofitting and code updates, salvaging deteriorated wiring, ducts, pipes is more costly than full replacement.



Recommended Next Step: Historic-Feature
Preserving Interior Clean Out

West Campus

TECHNICAL FINDINGS

Aging Infrastructure: Site-wide utilities originate from the West Central Plant, but the plant is operating with significant capacity loss and unsafe conditions.



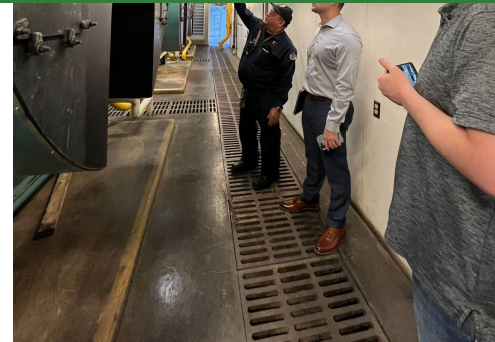
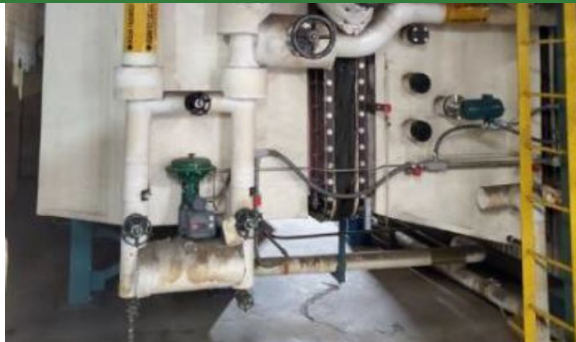
West Campus

TECHNICAL FINDINGS

Aging Infrastructure: Site-wide utilities originate from the West Central Plant, but the plant is operating with significant capacity loss and unsafe conditions.



Recommended Next Step: Site Infrastructure
and Utility Improvements



West Campus

TECHNICAL FINDINGS

Aging Building Inventory: The site contains 22 buildings, most in need of extensive structural repairs.



West Campus

TECHNICAL FINDINGS

Aging Building Inventory: The site contains 22 buildings, most in need of extensive structural repairs.



Recommended Next Step: Selective Demolition of Compromised Buildings



West Campus

TECHNICAL FINDINGS

Hazardous Materials: Possible soil contamination from historical medical and industrial use.



West Campus

TECHNICAL FINDINGS

Hazardous Materials: Possible soil contamination from historical medical and industrial use.



Recommended Next Step: Hazardous Materials Remediation



What are ways we can achieve project success?

¿Cuáles son las formas en que podemos lograr el éxito del proyecto?



Community Advocacy & Support. Alignment with the community and political representatives on the priorities and needs. Leverage public-private partnerships and resources.

Defensa y apoyo comunitario. Alineación con la comunidad y los representantes políticos en cuanto a las prioridades y necesidades. Aprovechamiento de las alianzas público-privadas y los recursos.

CONTINUED DIALOGUE:
NEXT STEPS AND SURVEY

*Continuando el Diálogo:
Pasos Siguientes y Encuesta*

**Let's expand the
conversation!**
Visit our survey:
*¡Amplíemos la
conversación! Visita
nuestra encuesta:*



1. **After hearing the technical findings, what do you believe should be the top priority for addressing safety and future use of the site?**
2. **What thoughts, concerns, or suggestions do you have about the proposed steps?**



CENTENNIAL

PARTNERS

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Thank you
Gracias
谢谢

