

Los Angeles County General Hospital Campus Master Plan

COMMUNITY SUMMARY

June 2026

department
of economic
opportunity

COUNTY OF LOS ANGELES



Los Angeles County Supervisor

HILDA L. SOLIS

First District • Chair



Chief
Executive
Office.

PRIMESTOR

CENTENNIAL

PARTNERS



**“I like to walk and enjoy what
the streets have ... they are
the heart of public life.”**

Community workshop participant

**When communities are
genuinely listened to, the
vision that emerges is both
practical and profound.**

Welcome to the Future Grounds of the Nation's First Regenerative Care Destination



Dear Community,

Welcome to your Master Plan package!

This document exists because you never gave up hope for the Historic General Hospital and its land—because you saw not only what it has been through, but also what it can still become: a place where people and the environment can heal and grow stronger.

Together, we envisioned a model we call regenerative care—one that recognizes that health is shaped not only by access to medical care, but by the places we live, the opportunities we have, and the connections we share. It addresses the root causes of harm while creating the conditions for lasting well-being.

This work must begin by acknowledging what the hospital's surrounding neighborhoods have endured for generations: discriminatory housing policies, systematic disinvestment, community-dividing freeways, environmental burdens, and limited access to green space. Over time, these conditions can leave us carrying chronic stress, with too little space to rest, reflect, and do more than simply survive.

I am proud to say that after years of engagement and planning, this campus is being reimagined as an inclusive, mixed-use destination where healing is visible in everyday life—in wellness-centered services, nature-rich public spaces, attainable housing, local shops, sustainable infrastructure, and cultural gathering places. We are making space not only for recovery, but for life itself—for walking among trees, hearing birds, experiencing beauty, and reconnecting with one another in the simple experiences that sustain us.

We know the next chapter will require careful stewardship. Los Angeles County, Centennial Partners, community organizations, residents, and future partners will each play a critical role in carrying this vision forward. Our commitment to you is that our work will remain transparent, accountable, and focused on listening.

This project is an offering to all who came before us and an invitation to all who will come after to imagine what becomes possible when we build from love and responsibility. At a time when social systems are under strain and climate impacts are intensifying, this campus gives Los Angeles a chance to model a different way forward—one that honors history, embraces innovation, respects ancestry, and creates spaces that reflect the dignity and worth of every person.

This is our shared legacy—preserving our past to protect our future.

Thank you for being here.

Giovanna Araujo

Project Director, Centennial Partners (Primestor Development)



**This community has
relentlessly championed
this project: we are honored
to have learned from you.**





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VISION



TOOLS (DEVELOPER)



REALITY

You believed we could reclaim this land and restore it

This community held onto the belief that you deserved more—and kept fighting for something better.

You held on to that belief even when things felt stalled or too complex to fix. You looked at the Historic General Hospital and its land, and saw not only its historic and cultural value, but a vision for what it can still become. You showed up again and again for a process that demanded care, patience, and commitment. Our communities have been waiting for this for a very long time.

The **Great Stone Mother** Begins Her Healing Journey

This campus has been healing Angelenos for generations.

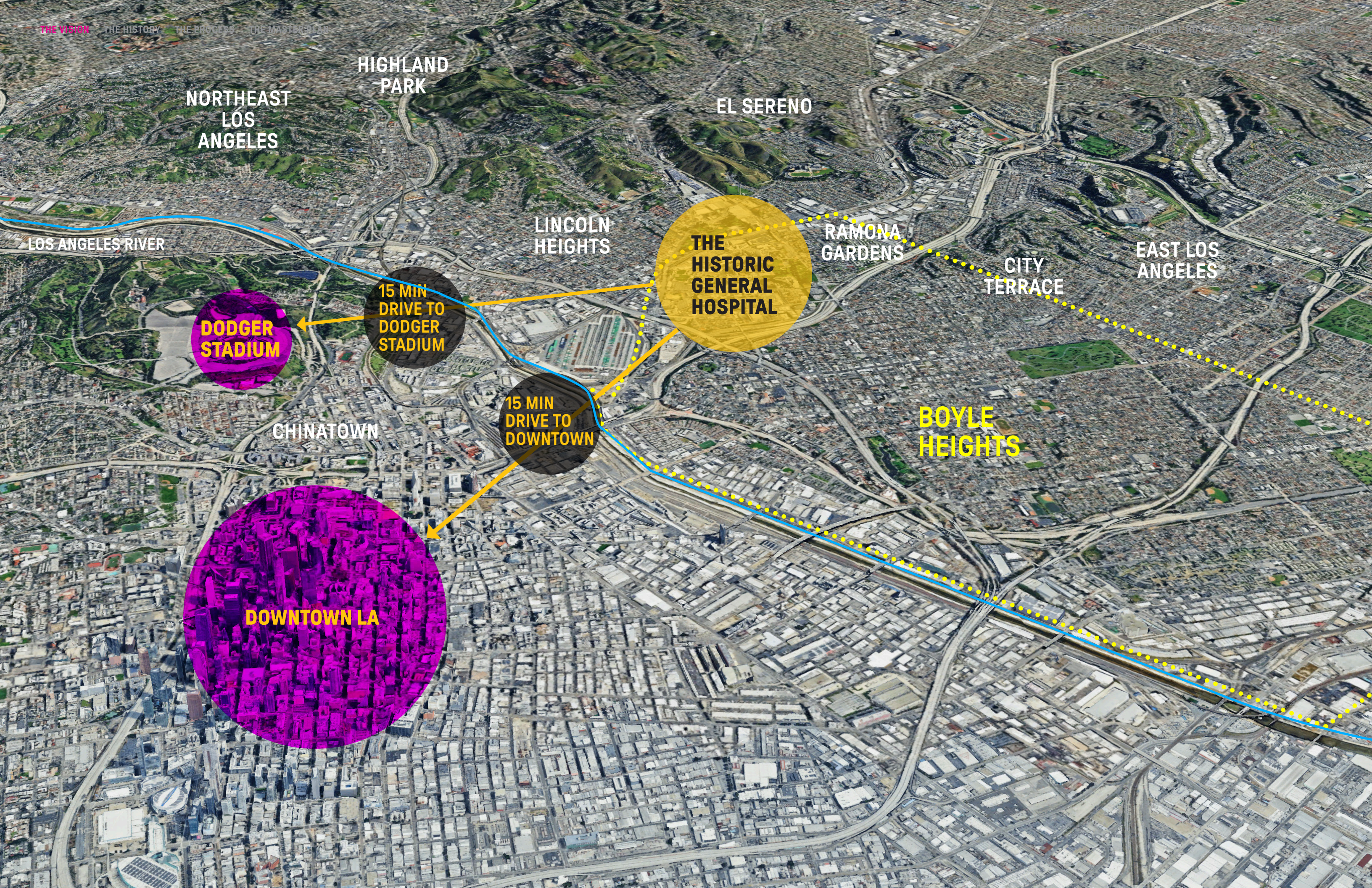
As the General Hospital—affectionately known as “The Great Stone Mother”—begins a healing journey of her own, we prepare her to care for us in ways that meet today’s needs and those of the future.

Healing is hard. It asks us to take things apart and rebuild them with intention.



But vision carries us forward—the trust that something more whole, more beautiful, awaits on the other side.





NORTHEAST
LOS
ANGELES

HIGHLAND
PARK

EL SERENO

LOS ANGELES RIVER

LINCOLN
HEIGHTS

THE
HISTORIC
GENERAL
HOSPITAL

RAMONA
GARDENS

CITY
TERRACE

EAST LOS
ANGELES

DODGER
STADIUM

15 MIN
DRIVE TO
DODGER
STADIUM

15 MIN
DRIVE TO
DOWNTOWN

CHINATOWN

BOYLE
HEIGHTS

DOWNTOWN LA

The Healthy Village Vision

We call this vision the Healthy Village—and it begins with two simple ideas:

What if?

We created a vibrant cultural destination for Los Angeles—full of food, art, and everyday life?

And, what if?

It was also a place that prevents crisis—and holds people when they need care?



These aren't competing ideas
—they're deeply connected.

A Precious Historic Landmark Becomes an Instrument of Repair



ZAYDEE SANCHEZ FOR CALMATTERS



LOS ANGELES PUBLIC LIBRARY



INSTAGRAM



CASA 101 THEATRE



KCET LOS ANGELES



DOMINICAN ABROAD

“The Healthy Village Master Plan has been designed to help break that cycle with conditions and environments that will enable health to take root and grow.”

The communities surrounding LA County General Hospital—Boyle Heights and the region—are among the most vital in Los Angeles. For generations, families have built lives, culture, and civic identity here. These neighborhoods gave rise to the 1968 East Los Angeles student walkouts. They sustained decades of labor and immigrant-rights organizing. And they have produced traditions of murals, music, and public life that have helped define the city.

Los Angeles has drawn deeply from these neighborhoods—their labor, culture, imagination, and resilience—and too rarely invested back at the level they deserve. Life expectancy in these neighborhoods runs shorter than the city average; residents face higher rates of food insecurity; and the neighborhoods rank among the most park-deficient in the county. These

gaps fall disproportionately on Latino residents—the same individuals and families who have long sustained the culture and economy of this city, and who today face renewed anxieties about belonging and safety as immigration enforcement and political rhetoric intensify.

Health disparities are rooted in this community’s social and economic conditions. Air quality, overcrowded housing, limited access to nutritious food, and chronic economic insecurity all influence whether people can live long and healthy lives, often well before medical care enters the picture. When the basic conditions for well-being are absent, health deteriorates. And when health deteriorates, work, school, caregiving, and daily life become more difficult and precarious.



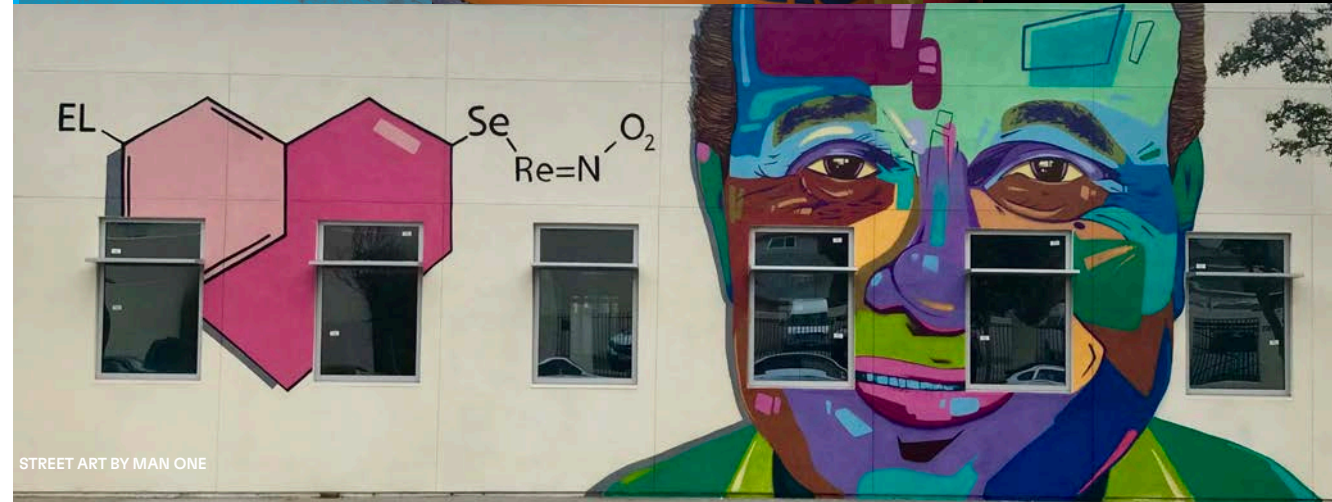
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ZAYDEE SANCHEZ FOR CALMATTERS



LOS ANGELES PUBLIC LIBRARY



STREET ART BY MAN ONE



ANGEL LIZARRAGA

It is in this context that the General Hospital stands as a promise: that the most vulnerable are to be treated with dignity. Etched into its lobby walls is a simple but powerful commitment: that no one would be denied care for lack of means.

LA County General Hospital is the obvious site for this work. For generations it served as a critical safety-net institution for families in Boyle Heights and the region, many of whom faced poverty, discrimination, and limited access to care elsewhere. It led with a promise engraved on its walls:

“In order that no citizen of the county shall be deprived of health or life for lack of care and service”.

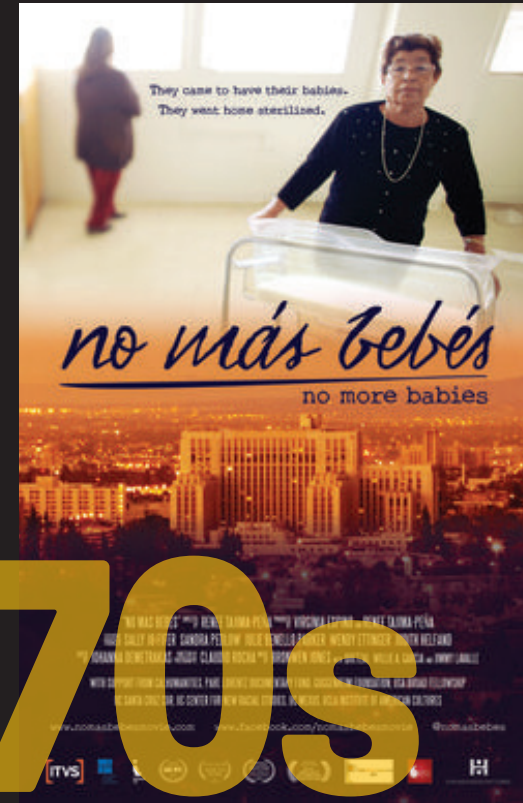
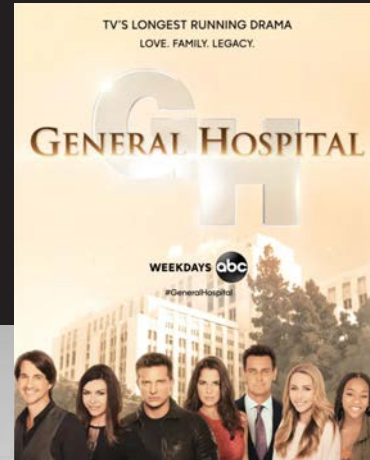
It delivered their children. It received them in crisis. This precious public asset has sat largely underused for decades, while the needs of the surrounding community have continued to grow. Today, it is poised to become a catalyst for a new generation of community investment—and, at last, an instrument of repair.

It is fitting that as our understanding of health expands beyond medicine alone, a hospital building is being transformed to care for people in entirely new ways.



The Historic General Hospital Over Time

Like many institutions, its story carries both hope and hard truths.



These histories matter. They remind us that accountability must be part of any path forward.



General Hospital is nationally recognized for pioneering modern medical training and research.



But there were moments when harm was done, particularly to Latina women subjected to coerced sterilizations when giving birth at General Hospital, a practice later challenged by the landmark case *Madrigal v. Quilligan*.

After the 1994 Northridge earthquake, the building was taken out of service because it no longer met seismic standards for medical care.



Grounded in the social determinants of health

everything that
shapes our life
—housing, food,
nature, safety,
opportunity,
and connection.

The revisioning of the General Hospital and its 30-acre site into the Healthy Village is grounded in the social determinants of health: the understanding that health is generated through more than medical care, it is everything that shapes a person's life—

housing, food, nature, safety, opportunity, and connection. When those needs are met, we see real change—less violence, fewer people entering the justice system, and stronger communities. It is more effective and less costly.



Yolanda Duarte
Board Chair,
Alma Family Services
Founding Member, Health
Innovation Community
Partnership (HICP)

a cultural
destination

And yet, there's no precedent for this—projects where a historic landmark, a cultural destination, and housing come together within an active medical campus.

a historic
landmark

housing

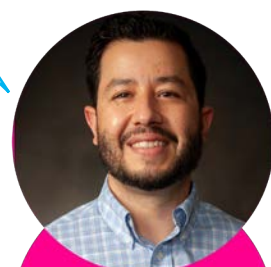
This Site Is Perfectly Positioned To Lead The Way!

For generations, this hill was where Angelenos came in moments of vulnerability. Now, it will actively produce health in everyday life.

Just steps away, Los Angeles General Medical Center, the county's number one trauma center, serves thousands of patients, families, and healthcare workers daily.

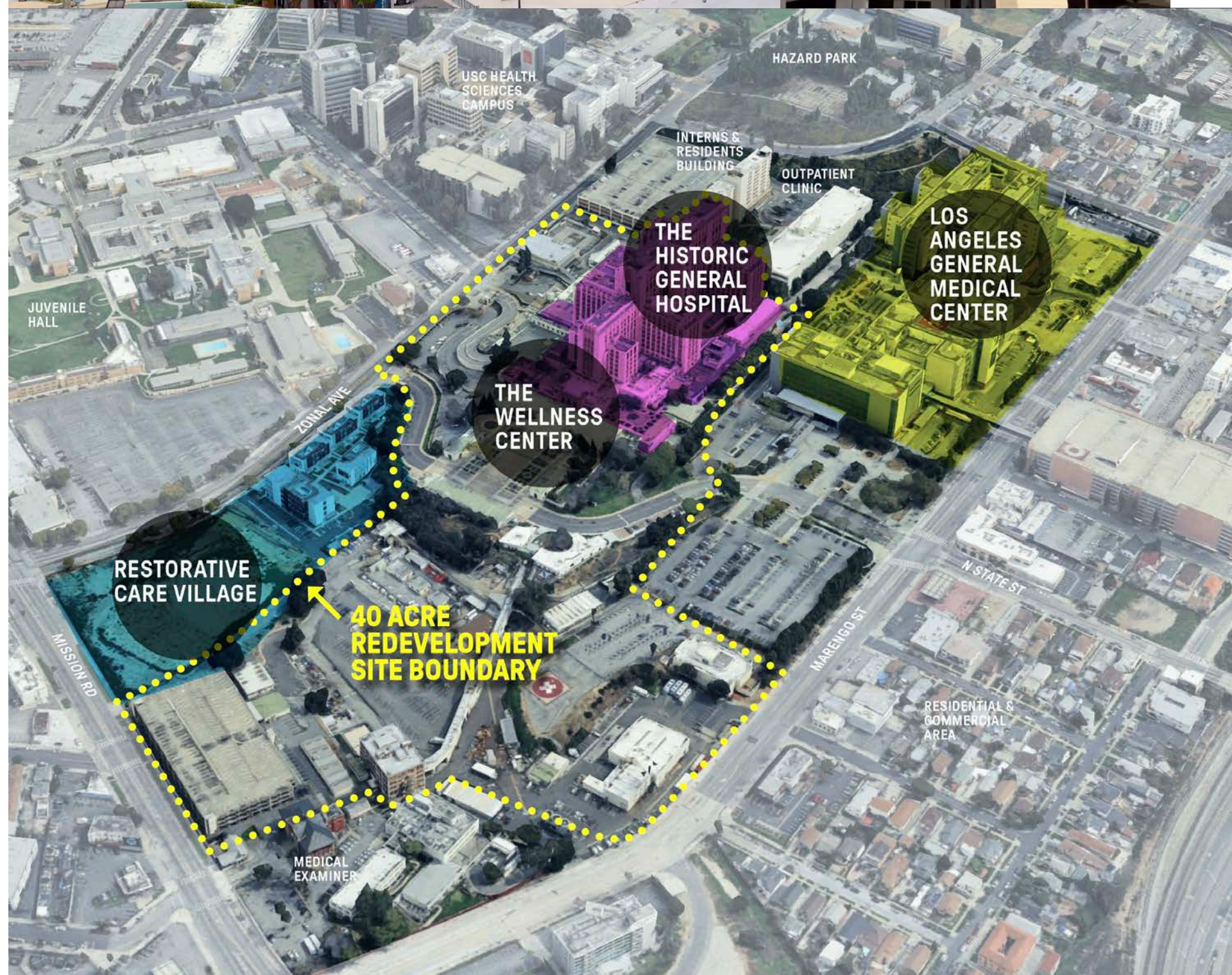
At the corner of the site, The Restorative Care Villages provides a full continuum of care. Recuperative care beds, supportive housing, and behavioral health.

At the heart of this ecosystem, the Wellness Center is already operating on-site as a one-stop hub for over 15 community-based organizations offering wraparound services—from mental health support to housing assistance. The Healthy Village will support them all.



Manuel Campa, MD
Primary Care Director
Los Angeles General
Medical Center

Below. Left to Right: The Los Angeles General Medical Center, The Restorative Care Villages, The Wellness Center.
Main picture: The Los Angeles County General Hospital 30-acre site



At the Hospital's centennial, a rare window of alignment has opened

Bringing together government leaders, private partners, and the community, all saying 'yes' to delivering on the mission of this redevelopment.

Work of this scale requires people in service of something greater. For this reason, the project is structured as a public-private partnership—when a government and a private company work together to fund, build, and operate a project that serves the public.



A Moment for Los Angeles to Lead

Windows like this—where political leadership, public funding, community trust, and private innovation align—do not stay open forever. The moment is here and we are ready.

Cities across the nation face converging crises—housing instability, widening health inequities, climate risk, and declining trust in public institutions. Meeting this moment requires bold, community-based solutions that improve health and strengthen local power.

At the hospital’s centennial, a rare civic and political window has opened for our city to reclaim this beloved landmark as a catalyst for lasting change.

The historic General Hospital campus spans over 30 acres just 15 minutes from downtown—an extraordinary amount of publicly owned land in the center of one of the most densely developed regions in the country. Sites of this size almost never become available in major global cities, and when they do, they are typically absorbed by stadiums or private mega-projects. Here, however, the land remains in public hands, anchored by one of Los Angeles’s most iconic historic buildings.

What makes this moment especially significant is the unusual alignment between government leaders, private partners, and the community, all saying ‘yes’ to delivering on the mission of this redevelopment.

Los Angeles County and Centennial Partners, through a public-private partnership, have the chance to accomplish what neither sector could do alone. Public agencies rarely have the capital, speed, or specialized expertise to execute projects of this complexity; private developers rarely control sites of this size with this degree of civic importance.

Because the County retains ownership—and can exercise its public land-use and development authorities—the project can advance infrastructure strategies that private development rarely achieves at scale, including climate-resilient systems, renewable energy microgrids, and district-scale sustainability investments. This structure makes it possible to direct investment toward communities long shaped by disinvestment rather than limiting the site’s future to luxury uses designed only to offset the costs of adaptive reuse.



COUNTY



COMMUNITY



DEVELOPER



Why Centennial Partners is Here

Centennial Partners, named in honor of the 100th anniversary of the founding of the Los Angeles County General Hospital, is a joint venture formed by Primestor Development and Bayspring Real Estate.

Primestor was founded on the conviction that disinvested communities deserve the same quality of place and investment as anywhere else. Bayspring brings deep expertise in complex institutional real estate. Together, our development team brings a strong record of delivering successful projects focused on quality, innovation, and community empowerment.

We lead the restoration and redevelopment of the Historic General Hospital and its campus with a profound sense of responsibility. This is an unusually complex project. It involves a historic building that is nearly 100 years old, a large and challenging site, and a broad set of public aspirations for what this campus can become. We approach that complexity with care, rigor, and respect for its deep historical, civic, and community significance.

It is important to underscore that this site remains publicly owned and will remain so. Our role is to work in partnership with Los Angeles County by bringing the development capacity, coordination, and resources necessary to advance the campus from long-standing deterioration toward meaningful reinvestment and renewal.

We are here, as Centennial Partners, but also as Latinos and champions from communities near and far—some born and raised in Boyle Heights, some born in General Hospital, some immigrants.

Our communities across the world face similar challenges. We were tired of waiting for someone else to do something, so we became developers.



Leandro Tyberg, President



Giovanna Araujo, Project Director



Eduardo Pech, Assistant Project Manager



Arturo Sneider, CEO



David Abasta, Director of Development



Brittany Arceneaux, Project Manager



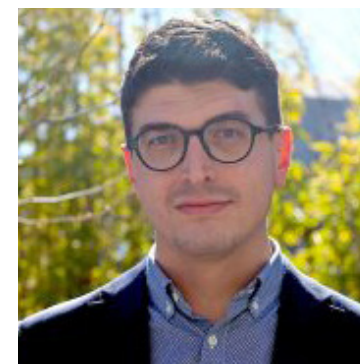
Shajira Hope, Marketing Director



Esperanza Torres, Senior Construction Manager



Claudia Cardenas, Outreach Director



Arman Massahi, Senior Design Manager



Matt Howell, Partner

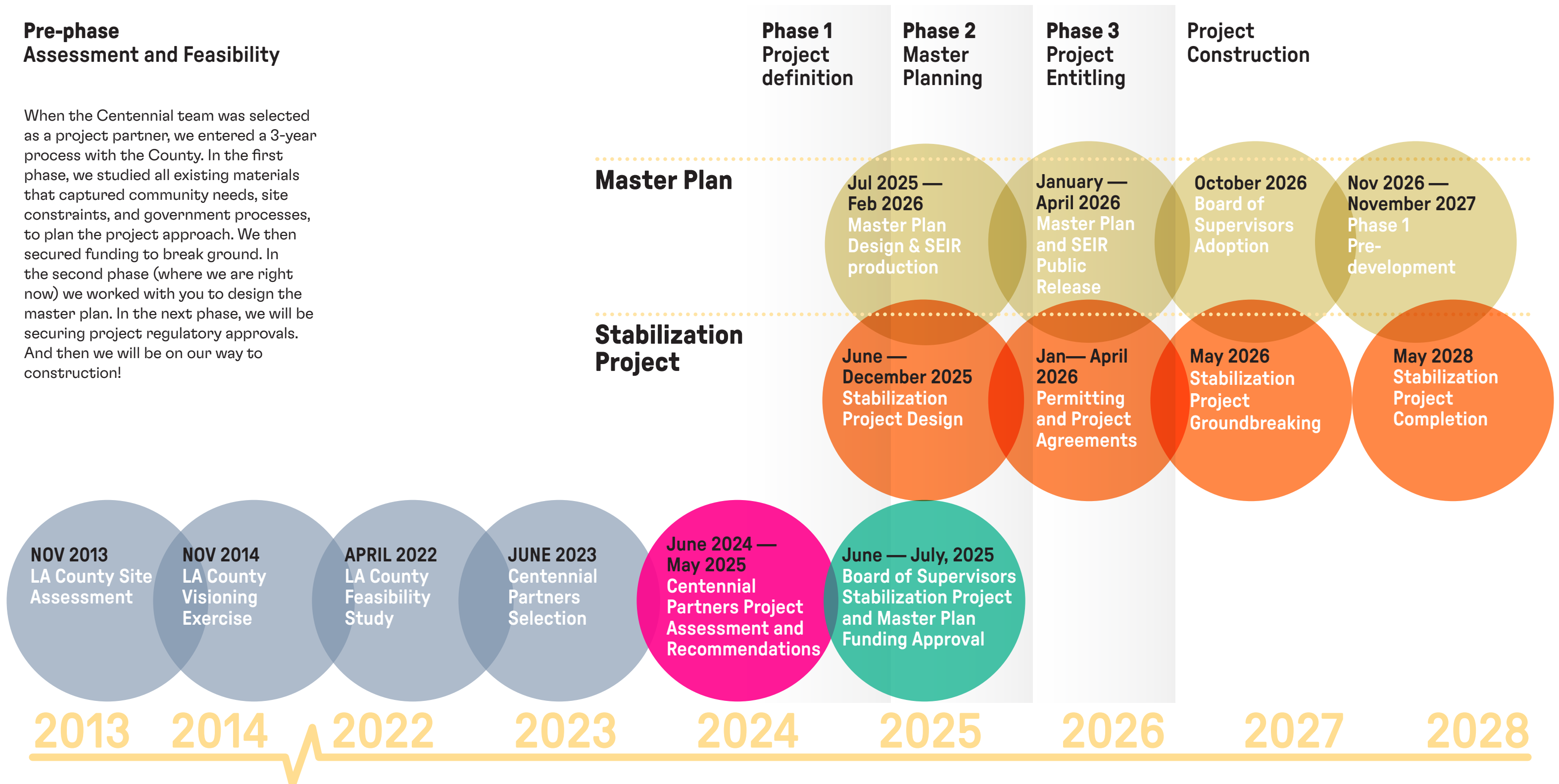


Nathalie Waelbroeck, Sustainability Manager

A 3-Year Process to Launch a 10-Year Redevelopment Journey

Pre-phase Assessment and Feasibility

When the Centennial team was selected as a project partner, we entered a 3-year process with the County. In the first phase, we studied all existing materials that captured community needs, site constraints, and government processes, to plan the project approach. We then secured funding to break ground. In the second phase (where we are right now) we worked with you to design the master plan. In the next phase, we will be securing project regulatory approvals. And then we will be on our way to construction!



The Built Environment Should Help People Thrive



This moment has been made possible through extraordinary public commitment and investment. Under the leadership of First District Supervisor Hilda Solis, Los Angeles County secured \$120 million in state and federal funding to launch the Stabilization Project: structural and seismic upgrades to the historic hospital, demolition of obsolete structures, critical infrastructure upgrades, and large-scale, immediately needed

Stabilization Project Scope

- Tenant Improvement for The Wellness Center headquarters
- Clean up, Remediation & Seismic Retrofit of the General Hospital
- Demolition of Obsolete Buildings on the Campus
- Utility Reconfiguration & Soil Remediation of the Campus
- New Localized Heating & Cooling Systems to decommission the outdated Central Plant
- All while continuing operations of an active medical center and activating the site with community events

PRIVATE INVESTMENT

The large proportion of funding yet to be secured—estimated at over \$1 billion—includes construction of new buildings, General Hospital interior adaptive reuse, landscaping and open spaces, mobility infrastructure, and sustainability systems.

PUBLIC INVESTMENT

\$120 million covers Stabilization Project scope



Hundreds of letters of support and a packed Board of Supervisors hearing clearly demonstrated overwhelming support to approve the Stabilization Project and Master Plan. Leading to unanimous approval of both.

site improvements across the 30-acre campus. This public investment converts a complicated site into an investable one, removing the uncertainty that typically keeps private capital on the sidelines.

Momentum is now visible. Design for the stabilization scope is nearing completion, and groundbreaking is set for this summer—the first tangible step in the hospital’s rebirth. At the heart of this effort is a simple conviction: the built environment should help people thrive. In Los Angeles, this campus can stand as a compelling example of how historic

public assets can be renewed in ways that advance health, opportunity, and community life. In time, it can serve as a practical model for other cities facing similar pressures—one they can study, adapt, and carry forward in ways that fit their own communities.

A Comprehensive Community Engagement Toolkit

The overwhelming support for the Stabilization Project and the Master Plan reflects years of consistent community engagement. In collaboration with a broad network of community stakeholders, we deployed a toolkit to reach different audiences: pop-up outreach, participation in existing forums, small group meetings, advisory committees, townhalls, and community-at-large workshops. To build awareness and make decisions together.

Pop up Events Participation

Engage with campus staff and visitors through informational booths at campus events to share project updates, build connections, and become part of the campus community.

Group Meetings

Host small group conversations to hear ideas directly and explore specific topics and perspectives in a more meaningful way.

Existing Forum Presentations

Provide presentations at local meetings hosted by community partners to share ongoing monthly project updates and deepen community understanding of the Healthy Village vision and implementation process.

Townhalls

Provide presentations throughout Boyle Heights and the surrounding region at key milestones to keep the broader community informed and up to date on the project's progress.

Community Advisory Meetings

Meet bi-monthly with a dedicated Community Advisory Committee made up of local residents, nonprofits, educators, businesses, labor, faith leaders, and other community representatives to help ensure engagement remains inclusive and community-informed.

Community at Large Meetings

Host large interactive events to workshop project ideas, gather feedback, and help inform the design process.

24 102 26 35 16 3

COMMUNITY PARTNERS



AND MORE

A Clear Set of 5 Project Priorities Have Consistently Been Expressed



Campus Infrastructure

Adaptively reuses General Hospital and upgrades essential site infrastructure including utilities, parking, and accessibility combining historic value with modern sustainable and resilient practices.



Community Spaces

Integrates green spaces, educational, cultural, and commemorative zones, prioritizing walkability and safety, enhancing livability, and promoting social interaction to create vibrant environments.



Affordable Housing

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

Creates jobs across project construction and future operations and incorporates commercial spaces and innovation zones that support local businesses and workforce training.



Supportive Services

Advances the “Healthy Village” vision by integrating wrap-around services, to address social determinants of health, and provide technological support to navigate housing applications.

When this village succeeds, this project will become the **second largest adaptive reuse public-private partnership in the nation**, and Los Angeles will gain a replicable national model of integrated health urbanism and community-driven development.

We believe **Healthy Villages** can rise across the country.





S. MARTINO S.

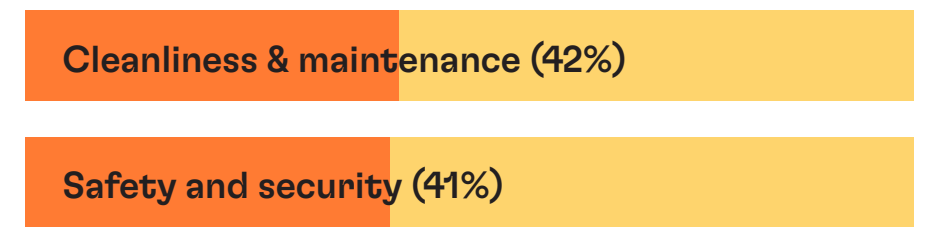
The Master Plan

What The Community Really Wants

For the master plan specifically, we conducted two community at-large meetings. We learned key factors that make people want to spend time on the site, and the most desired amenities.



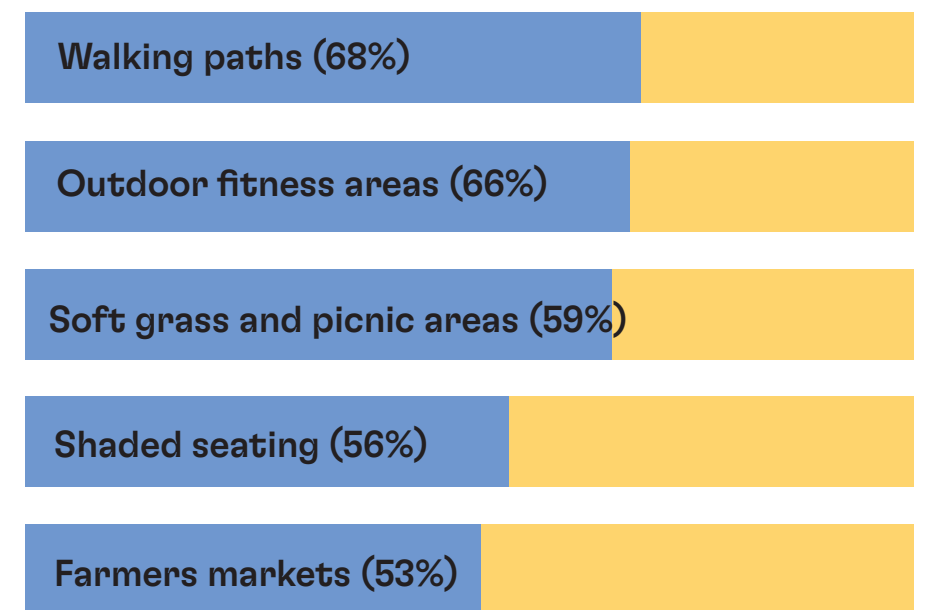
The most frequently identified factors affecting whether people use and return to a space



The most common ways participants move around the area, reinforcing the importance of safe and accessible pathways

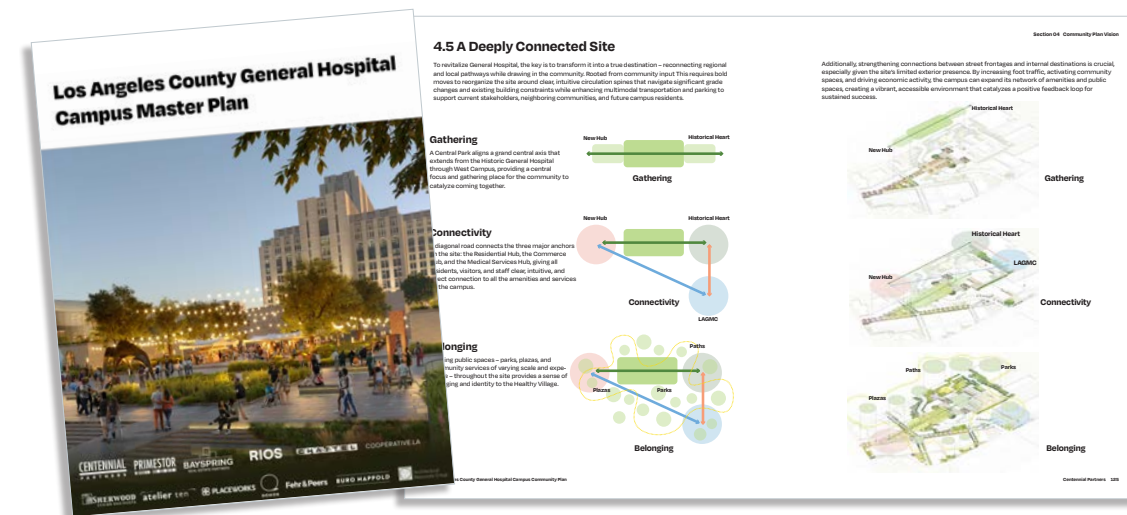



The most desired daily-use amenities



This is a Programmatic Master Plan

- Site Layout
- Program Needs
- Infrastructure Priorities



<p>The Programmatic Master Plan</p>  <p>An illustration of the vision</p>	<p>The Programmatic Subsequent Environmental Impact Report (SEIR)</p> <p>A plan to reduce environmental impact</p>	<p>Permitted Uses and Performance Standards</p> <p>Rules for what we can build</p>	<p>The Community Benefits Agreement (CBA)</p> <p>Benefits every project must provide</p>
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More Details Come Later, Phase by Phase

- Building Designs
- Development Plan
- Construction Documents

What you see in this Master Plan package is not a rigid blueprint—it is a framework for possibility.

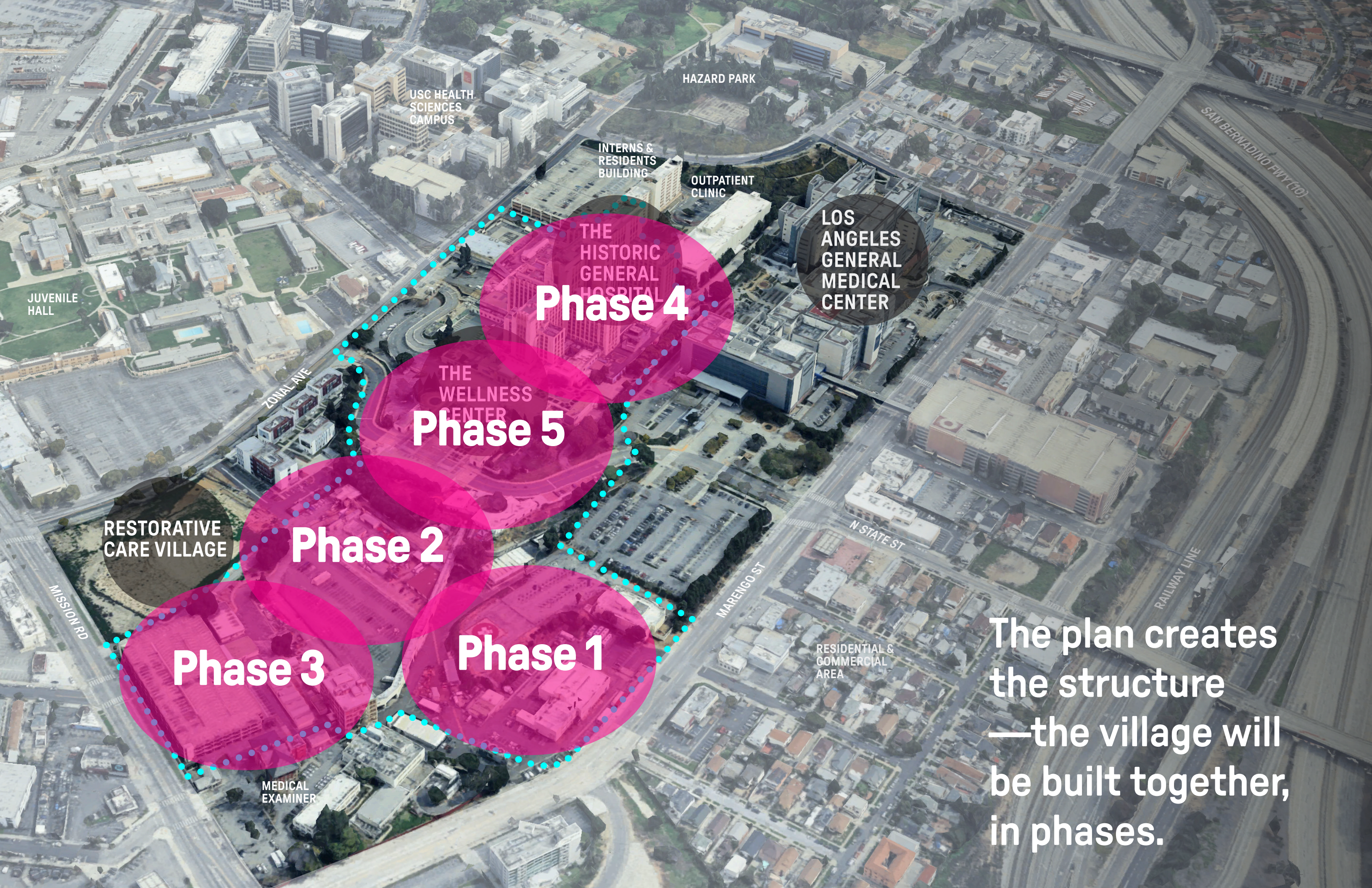
The drawings you see in the package illustrate one potential outcome among many that could unfold within this framework.

This is called a Programmatic Master Plan—intentionally designed to be flexible so the site can grow and evolve over time. It establishes the street grid, circulation networks, and relationships between housing, services, local commerce, and open space—but it does not prescribe the exact form of every building.

By planning at this level, we can secure approvals more quickly and move into implementation sooner—advancing in months rather than years. Instead of

locking in every detail upfront, that design work continues over time, allowing each phase to respond to real needs as they emerge.

The programmatic Master Plan is one document within a suite of project documents that are adopted by the Board of Supervisors, and that will be released publicly separately over the course of the coming months, including strategies to reduce environmental impact, rules for what we can build, and community benefits we have to provide.



USC HEALTH SCIENCES CAMPUS

HAZARD PARK

INTERNS & RESIDENTS BUILDING

OUTPATIENT CLINIC

LOS ANGELES GENERAL MEDICAL CENTER

THE HISTORIC GENERAL HOSPITAL
Phase 4

THE WELLNESS CENTER
Phase 5

Phase 2

Phase 3

Phase 1

RESTORATIVE CARE VILLAGE

MEDICAL EXAMINER

RESIDENTIAL & COMMERCIAL AREA

The plan creates the structure —the village will be built together, in phases.

JUVENILE HALL

ZONAL AVE

MISSION RD

MARENGO ST

N STATE ST

RAILWAY LINE

SAN BERNARDINO FWY (10)

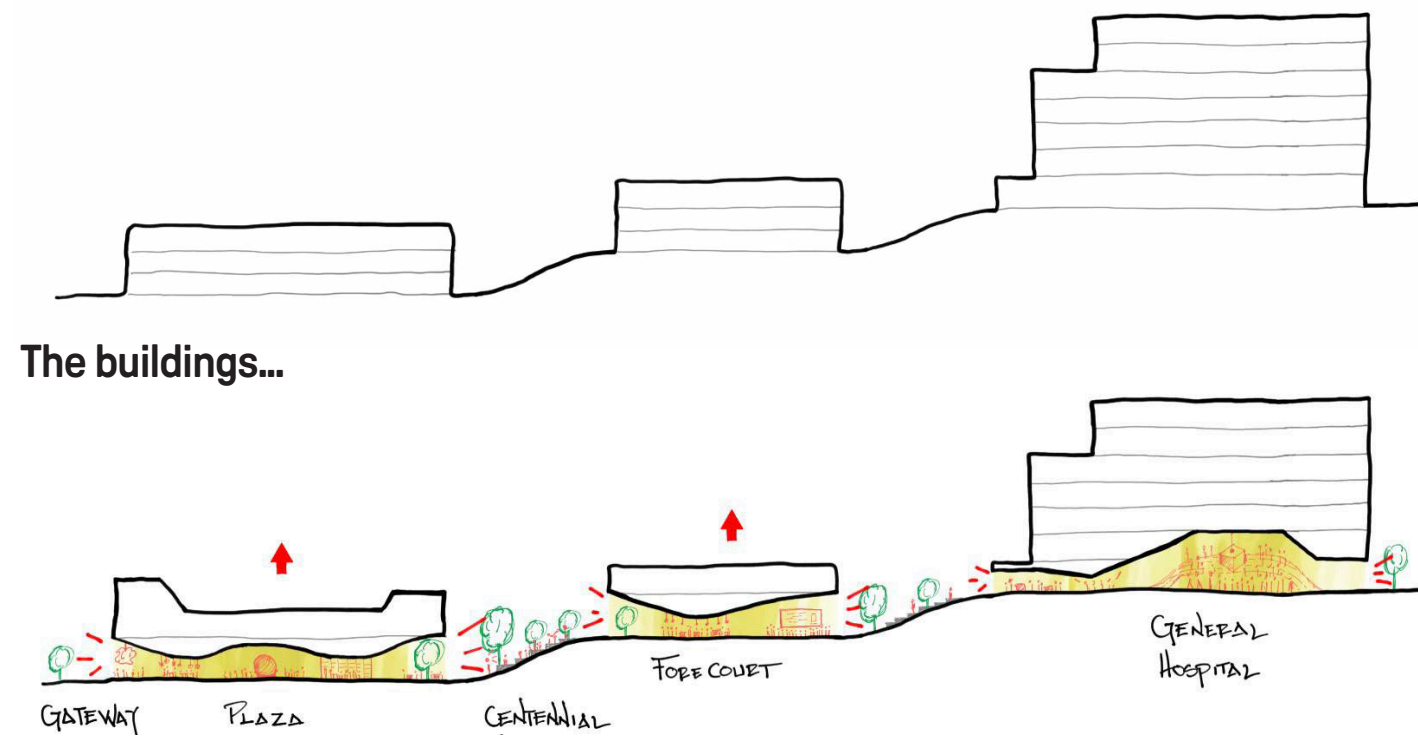
We're on Common Ground

So how do we design a place that is both a cultural destination—and a generator of health?

This is achieved through what we call “Common Ground”. On the ground level, you’ll find local shops, alongside nonprofits and spaces for community services, stitched together by restorative landscapes.

The General Hospital ground floor, for example, is being reimagined as an interior street.

Here—and throughout the site—storefronts are right sized so families that may be running home-based businesses can afford them, capturing the creative and entrepreneurial spirit of our communities to offer an authentic experience.



The buildings...

...Grounded by local shops, wellness services, and nature

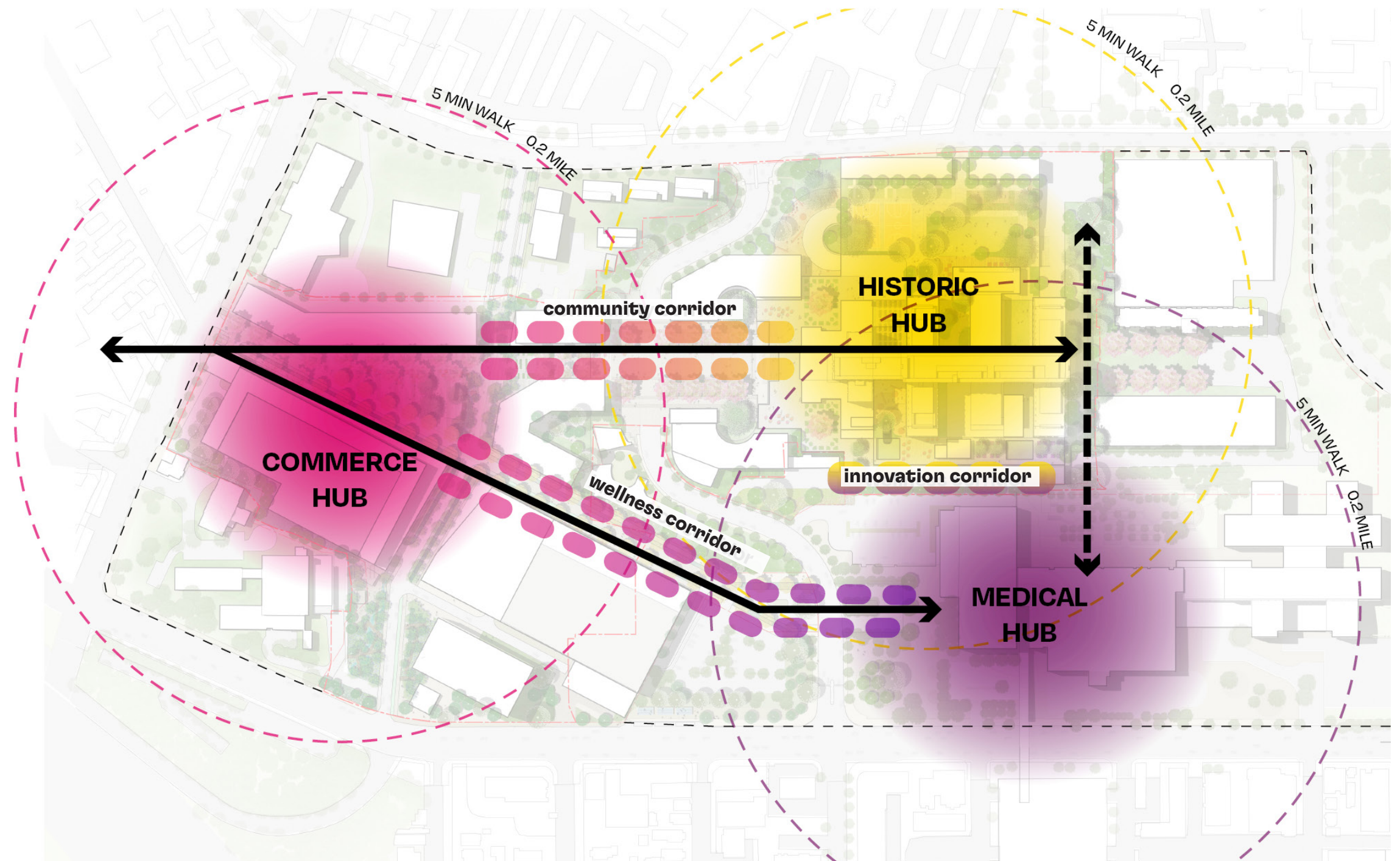


A Site for Gathering, Connectivity, and Belonging

At the heart of the site is a central park—a shared gathering space that connects the historic General Hospital to the new development and naturally draws people together.

The site is organized around three distinct hubs—healthcare at the Medical Center, the new hub, and the historical heart—General Hospital. They're all connected, so it's easy to move between them—you can find your way without needing a map.

These hubs are connected by a network of meandering paths, lined with parks, plazas, and courtyards that stitch the campus together—each with its own character.



A Highly Accessible Place

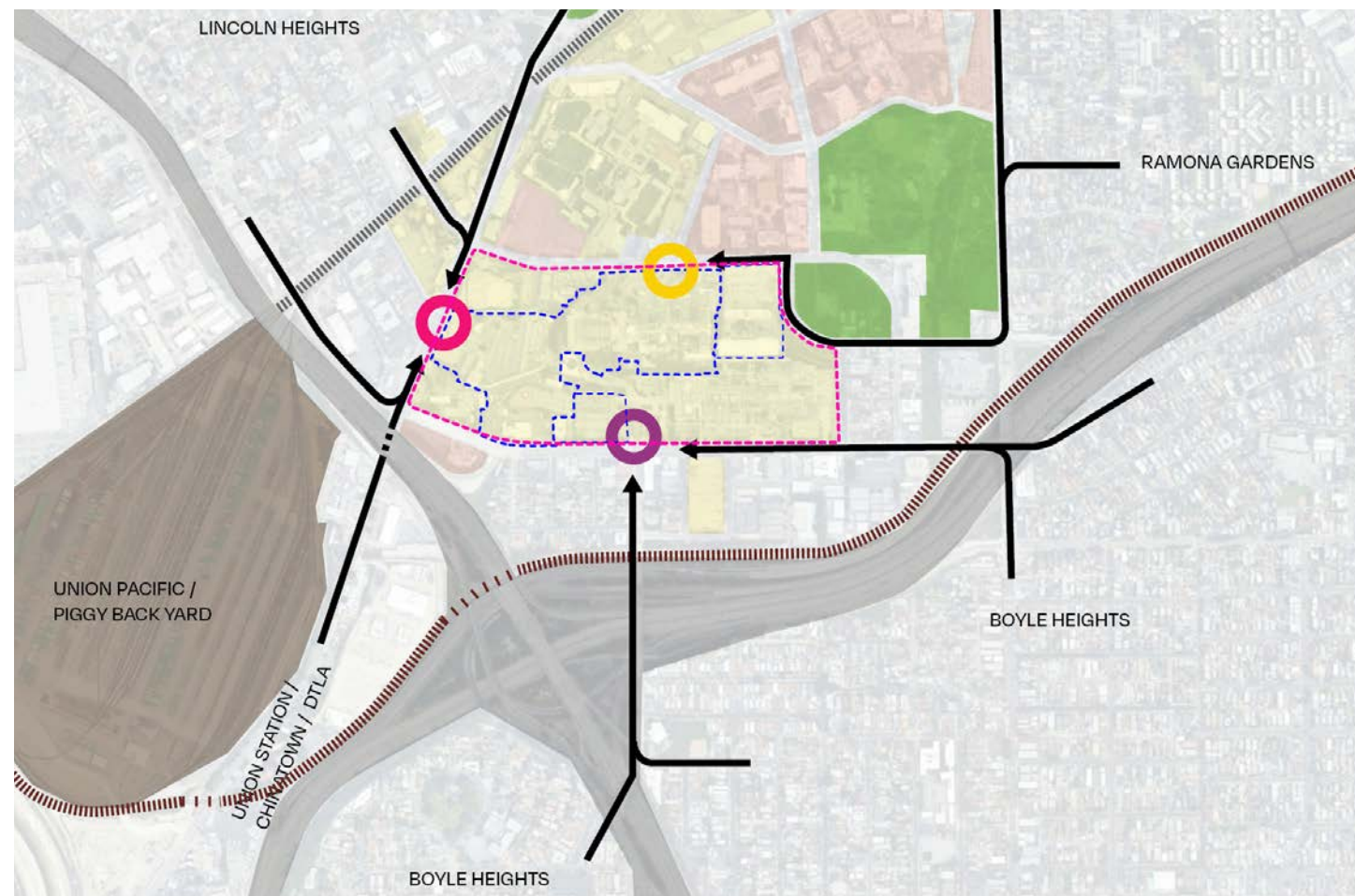
Everything on the site is within a short 5 to 15 minutes walk, and these connections become intentional corridors—the community corridor, and the wellness corridor.

New arrival gateways make the site highly interconnected and open to the surrounding communities.

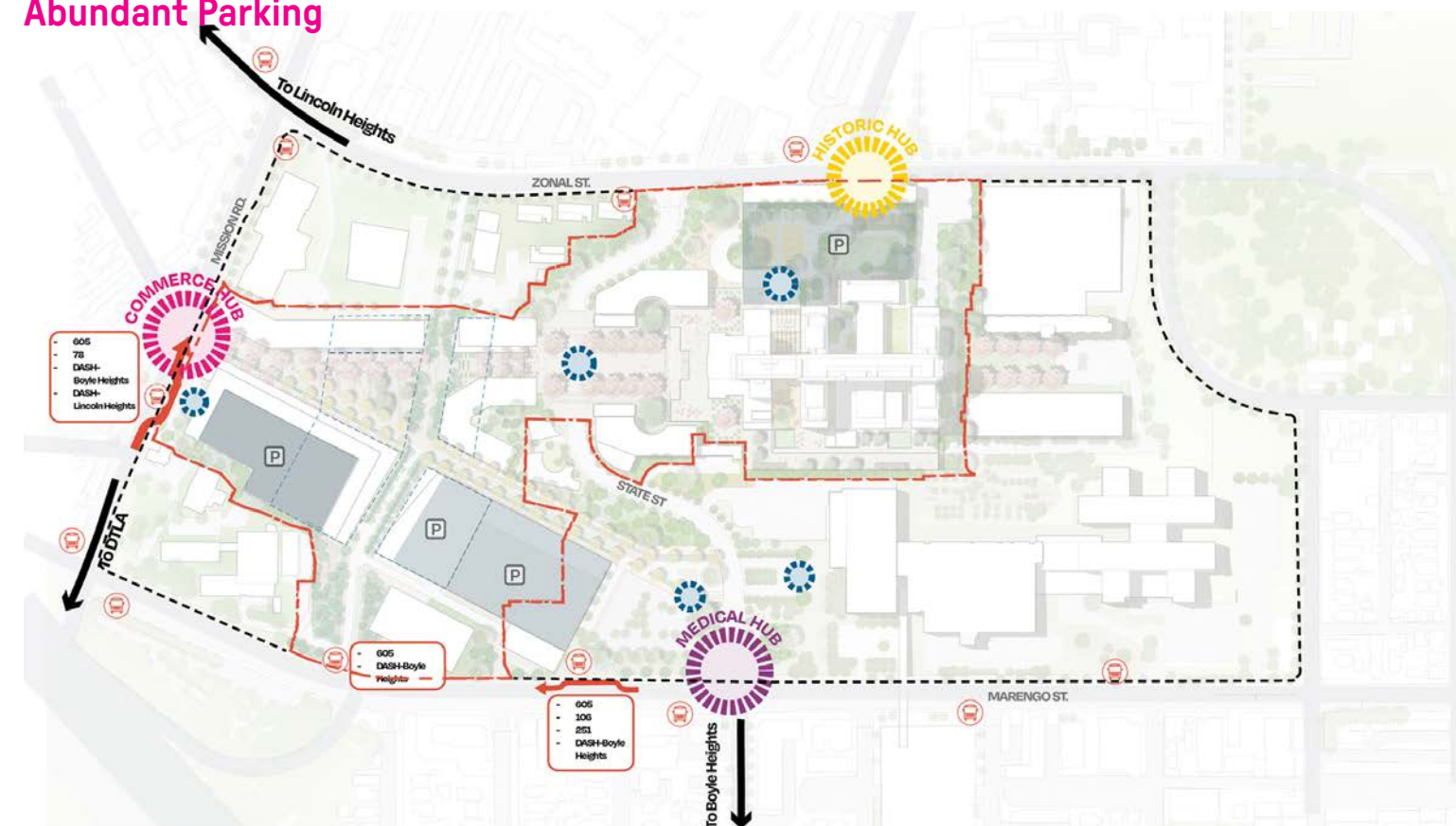
The three hubs are accessed through key entry points along Mission Road, Zonal Avenue, and Marengo Avenue—where

you'll arrive at mobility hubs with parking, bus stops, and ride-share drop-offs at the perimeter.

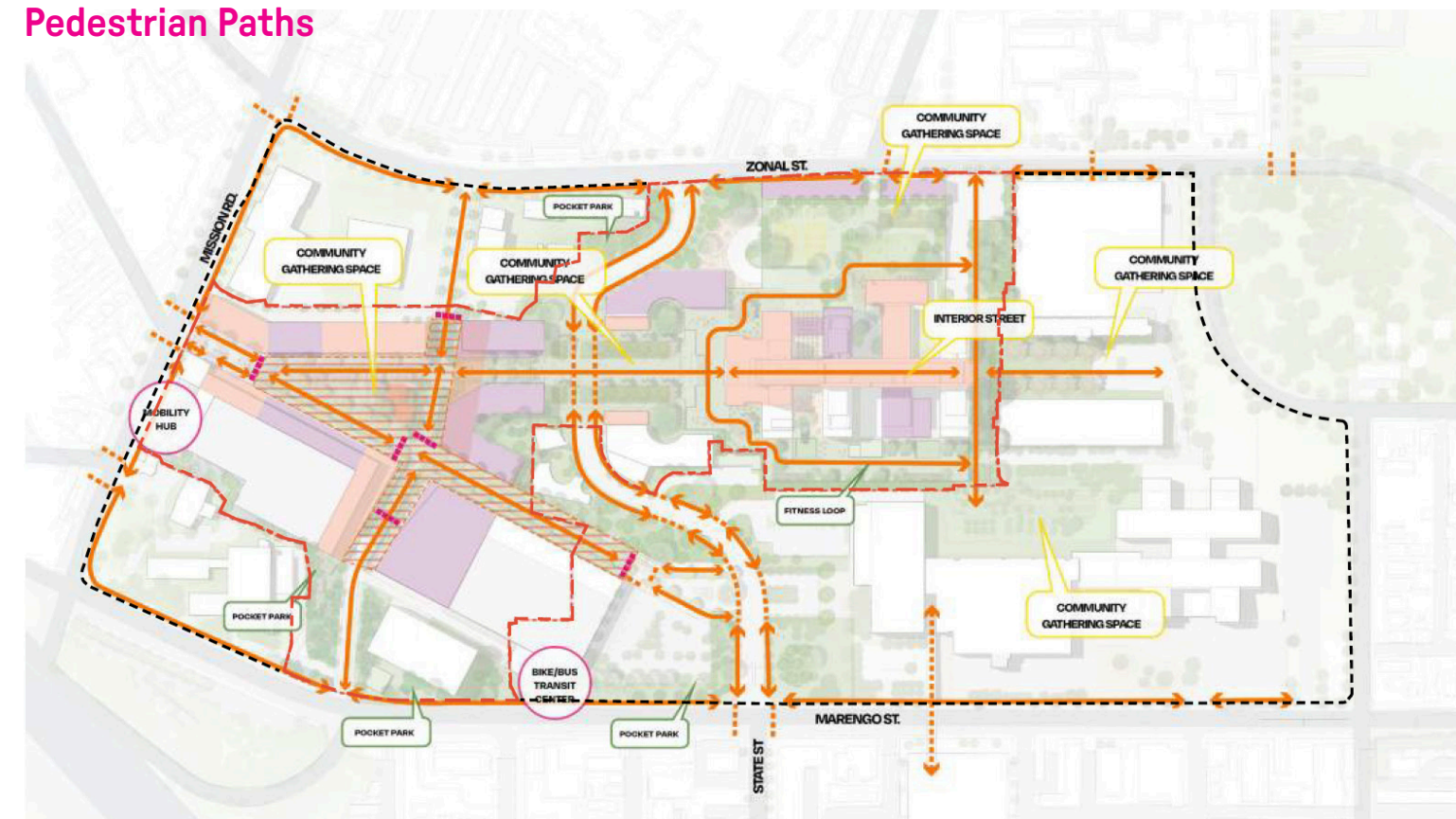
Once you arrive, the site opens into a network of walkable and ADA-compliant paths designed entirely around the pedestrian and bike experience, creating a fully vehicle-free environment.



Abundant Parking

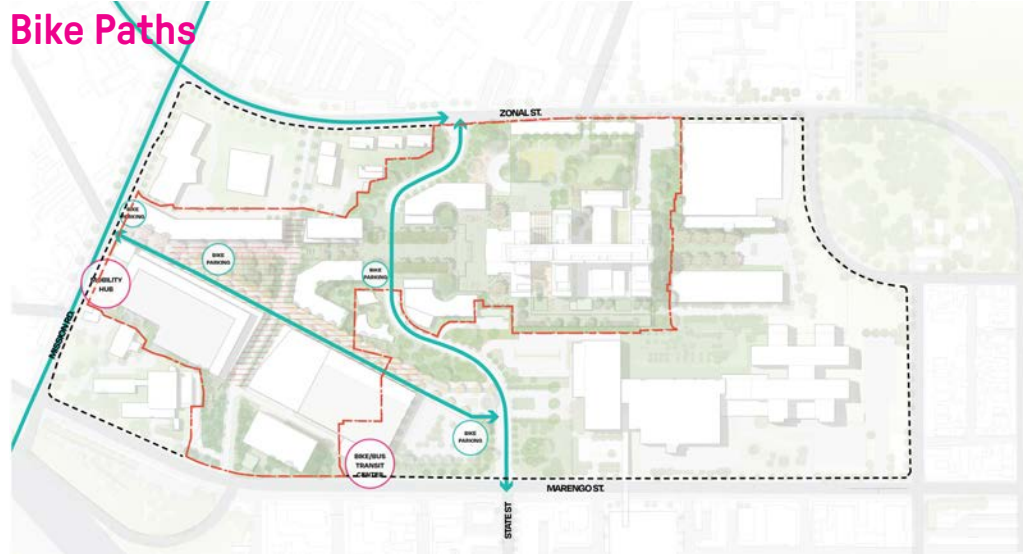


Pedestrian Paths

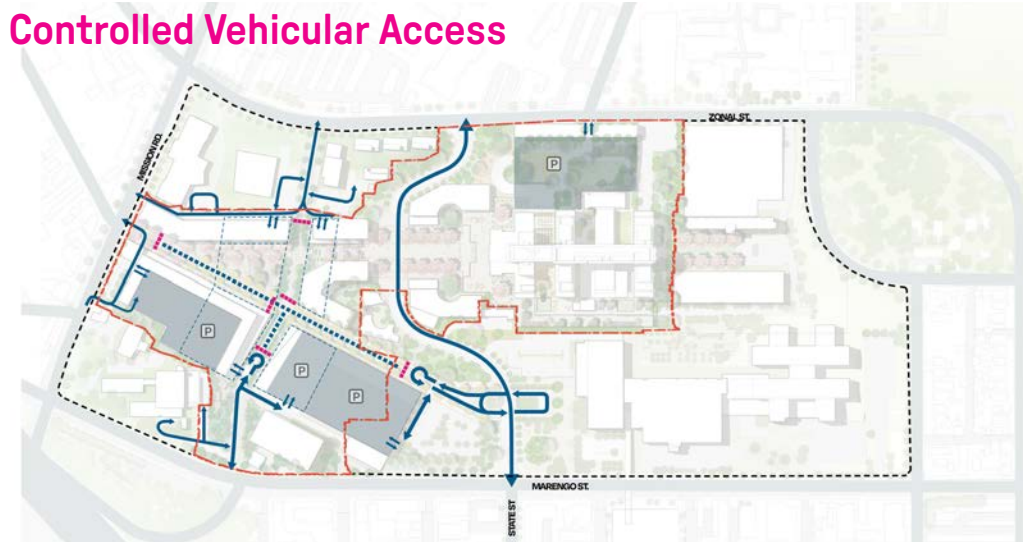


A Vibrant Destination

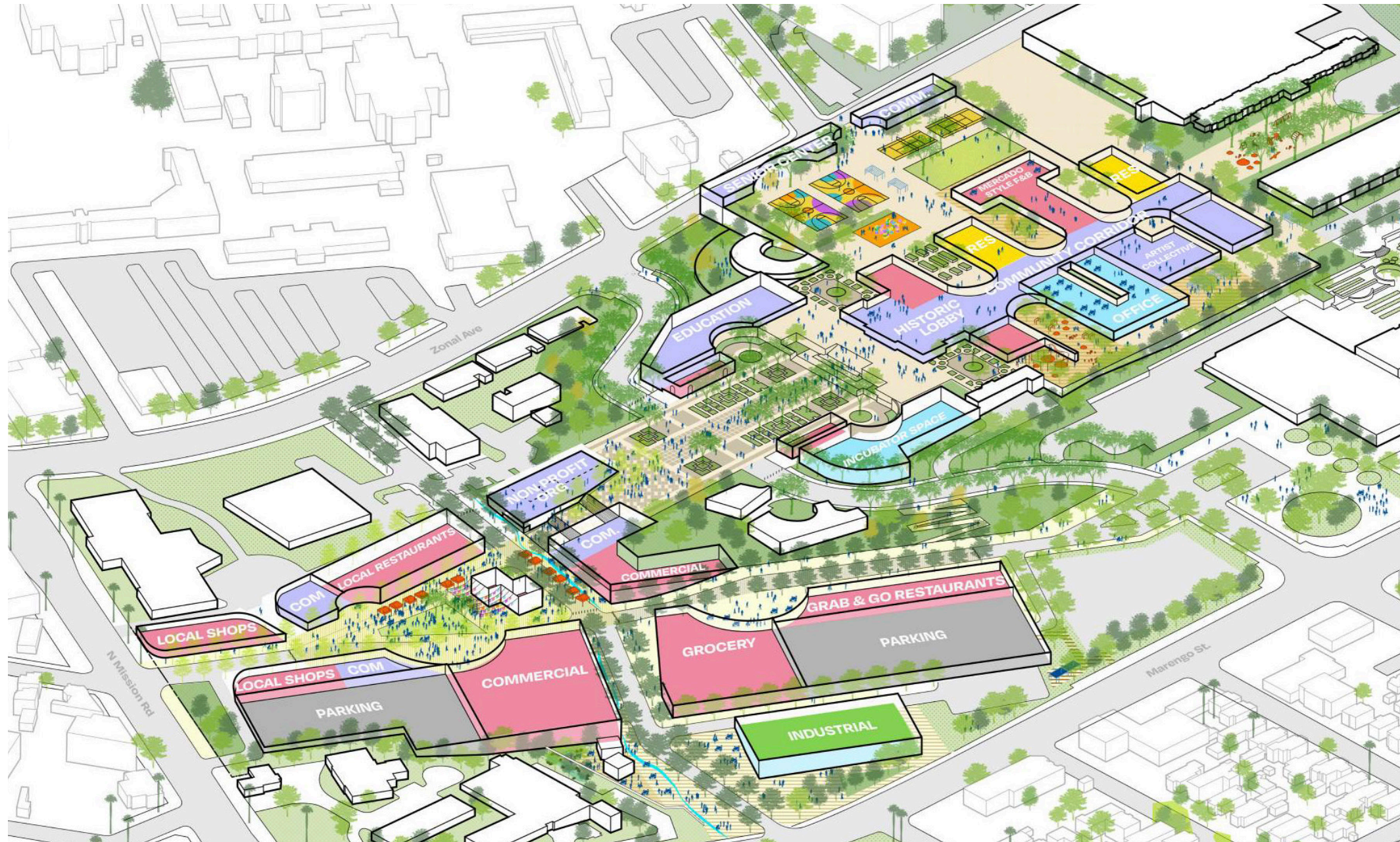
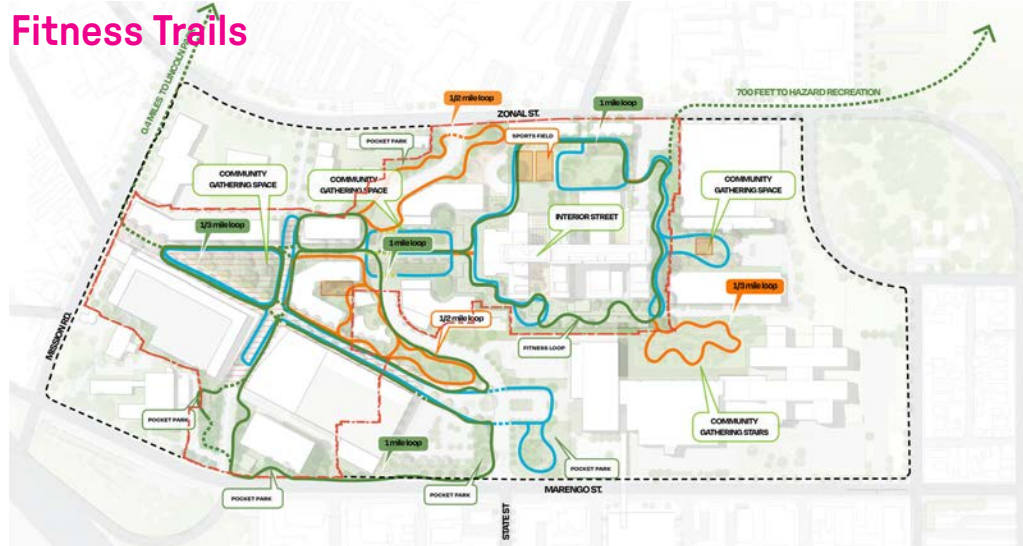
Bike Paths



Controlled Vehicular Access



Fitness Trails



Vehicle access is controlled by bollards. Streets are sized to accommodate emergency and occasional access, but are otherwise limited to keep the campus pedestrian-focused.

Internal mobility is supported by shuttles and other flexible transit options that make it easy to move around the site.

This enables fitness trails and coherent bike paths.

The result is a vibrant site where different rhythms of daily life intersect and flow. You can drop your child off at day care, walk to get coffee, pick up groceries, attend an appointment.

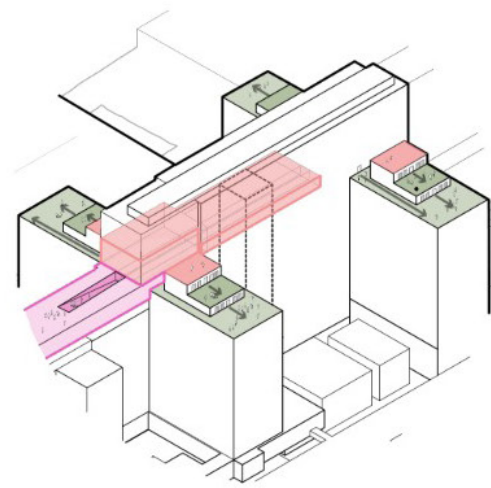
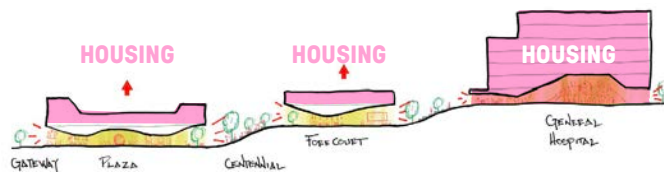
It becomes the center of gravity for the surrounding neighborhoods. At its heart, the plan functions as a new kind of “mini downtown”—a place that is active throughout the day and night, where errands, social life, and essential services naturally overlap.

The General Hospital Will be Reborn as a Mixed-Use Residential Tower

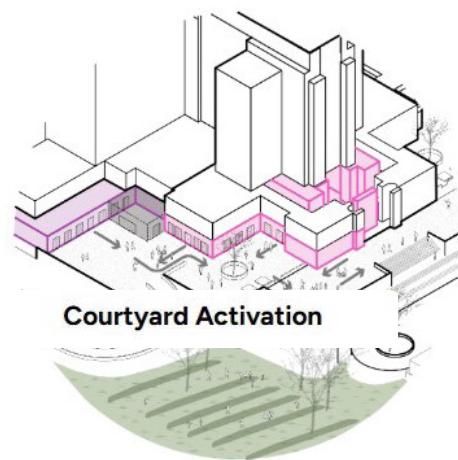
The Historic General Hospital will be reborn as a mixed-use residential tower.

The General Hospital Adaptive Reuse is being designed to preserve historic features and to blend indoor and outdoor through carved in amenities.

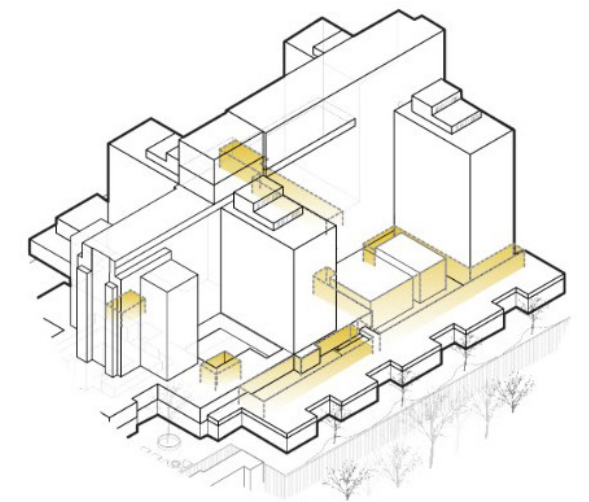
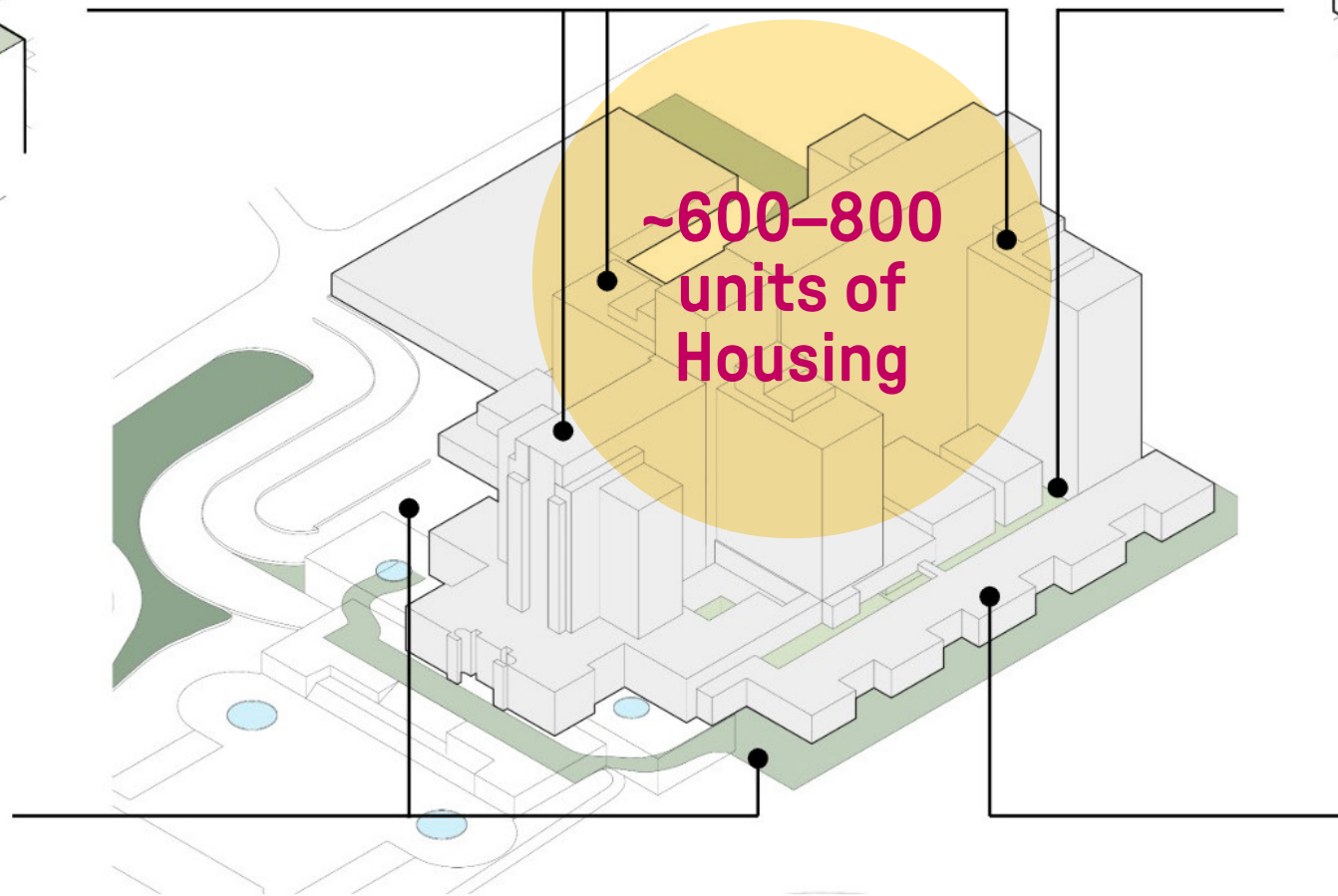
Part of this effort includes pursuing official historic designation for the General Hospital through the National Registry of Historic Places and the Office of Historic Preservation.



Rooftop Activation



Courtyard Activation



Podium Activations Through Carving



Community Corridor Activation

That is what makes this village restorative: each part strengthens the others. Housing creates stability. Stability makes it easier to pursue work, learning, and health. Welcoming public space reduces stress and isolation. Small businesses and community services create opportunity close to home. Trees, shade, and healing landscapes support mental and physical wellbeing. **Culture, memory, and beauty remind people that a neighborhood is not just a place to survive, but a place to belong.**



A Full Spectrum of Housing

Affordable Housing

**Market rate
(local market)
Housing**

Veterans Housing

Student Housing

Senior Housing

Hospitality Housing

Workforce Housing

Housing here will be delivered as a full spectrum—the housing crisis cannot be solved by any one solution alone.

Affordable housing programs—which rely on government subsidies and vouchers to support construction and operations—are essential and play a critical role. But on their own, these funding sources are not always reliable, and they do not fully address the broader conditions that make housing unaffordable in the first place.

A site of this scale creates an opportunity to address the issue more systemically.

What’s needed is a broader approach: housing that is not only affordable, but attainable. That means creating a range of housing options for various walks of life. It also means creating pathways to long-term stability and investment through opportunities like home ownership.

Just as importantly, it’s about how we build. More efficient and innovative construction methods can help reduce costs, accelerate delivery, and expand access to housing at scale, while creating opportunities for the local workforce to participate in the process.

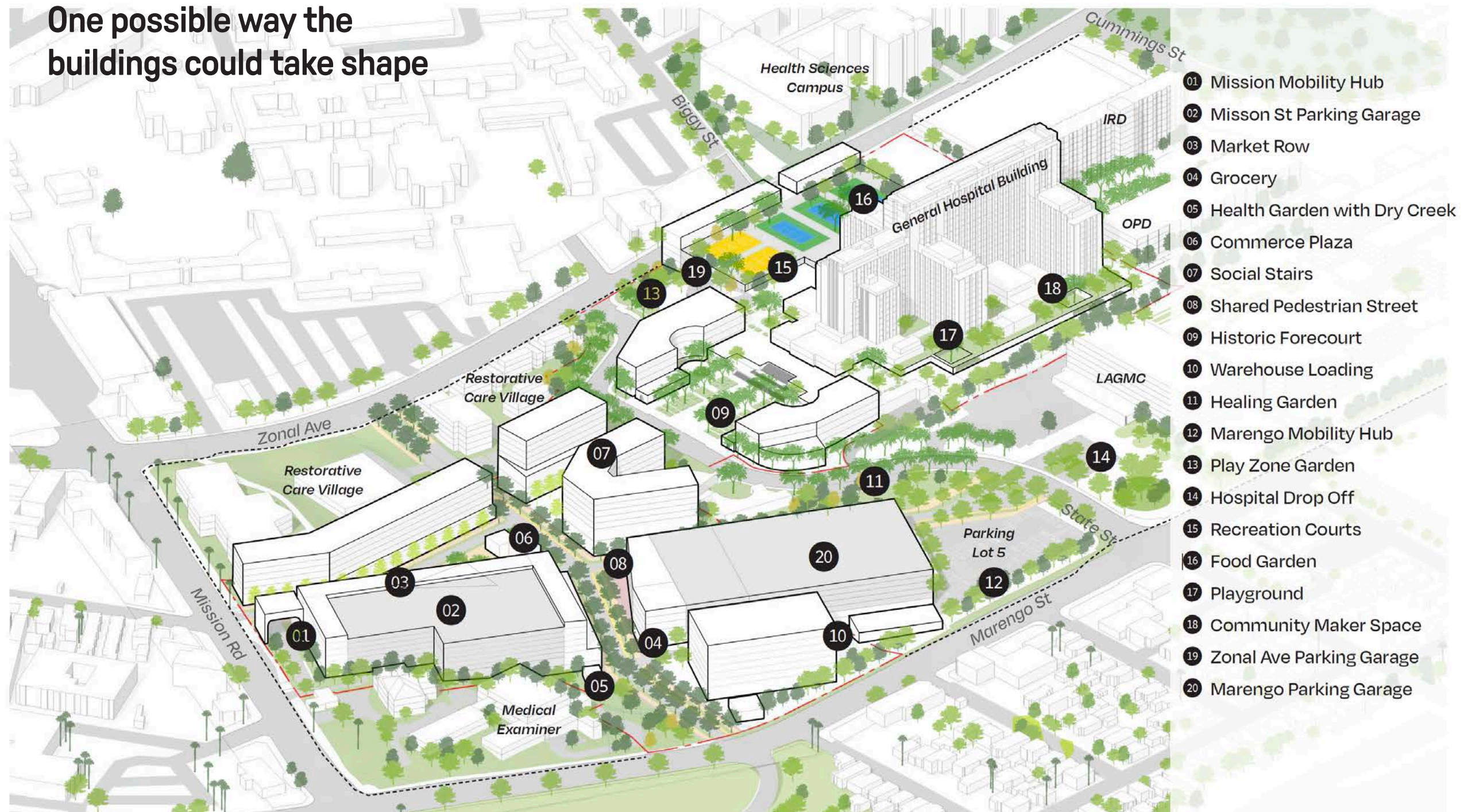
The goal is to create a diverse, mixed income community—a place where people are not separated by income, and where they can remain rooted in their community as their lives and circumstances evolve.

To build a diverse and economically resilient community

An Early Glimpse at How the Site Could Look

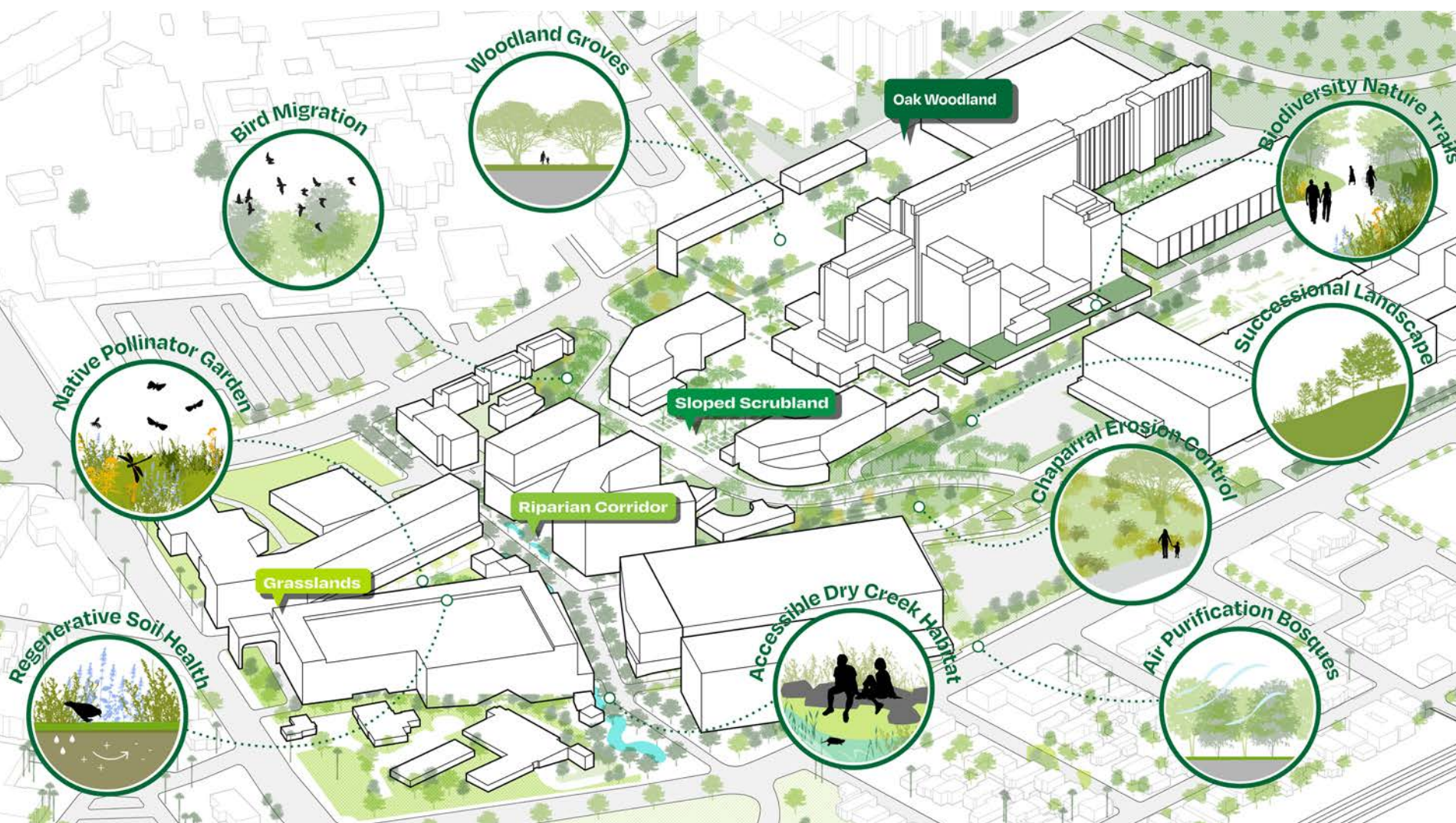
This is an illustration of one possible way the buildings could take shape—final designs will be defined later. But what’s important here is the programs—which came directly from your input: grocery stores, cultural spaces, libraries, community centers, urban farming, art installations, rooftop restaurants, mobility hubs. The list will continue to grow.

One possible way the buildings could take shape



- 01 Mission Mobility Hub
- 02 Mission St Parking Garage
- 03 Market Row
- 04 Grocery
- 05 Health Garden with Dry Creek
- 06 Commerce Plaza
- 07 Social Stairs
- 08 Shared Pedestrian Street
- 09 Historic Forecourt
- 10 Warehouse Loading
- 11 Healing Garden
- 12 Marengo Mobility Hub
- 13 Play Zone Garden
- 14 Hospital Drop Off
- 15 Recreation Courts
- 16 Food Garden
- 17 Playground
- 18 Community Maker Space
- 19 Zonal Ave Parking Garage
- 20 Marengo Parking Garage

A Connected, Sustainable Place



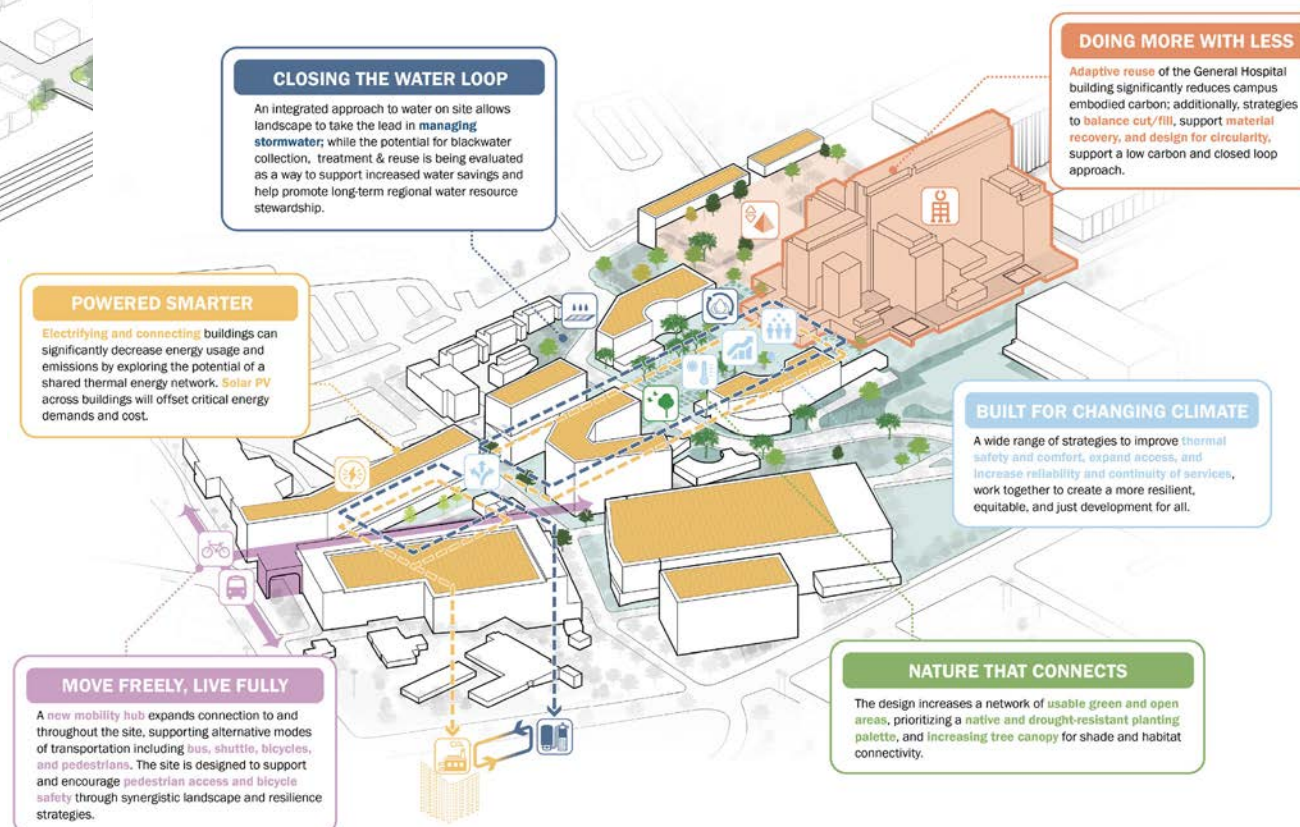
The landscape helps regenerate the land and bring back native plant and animal life by restoring lost habitats.

Following the principles of Biophilic Design, nature integrates with the built environment to improve health outcomes. Access to greenery, natural light, and fresh air lower cortisol levels, reduce anxiety and depression, improve cognitive function, and even support faster physical recovery.

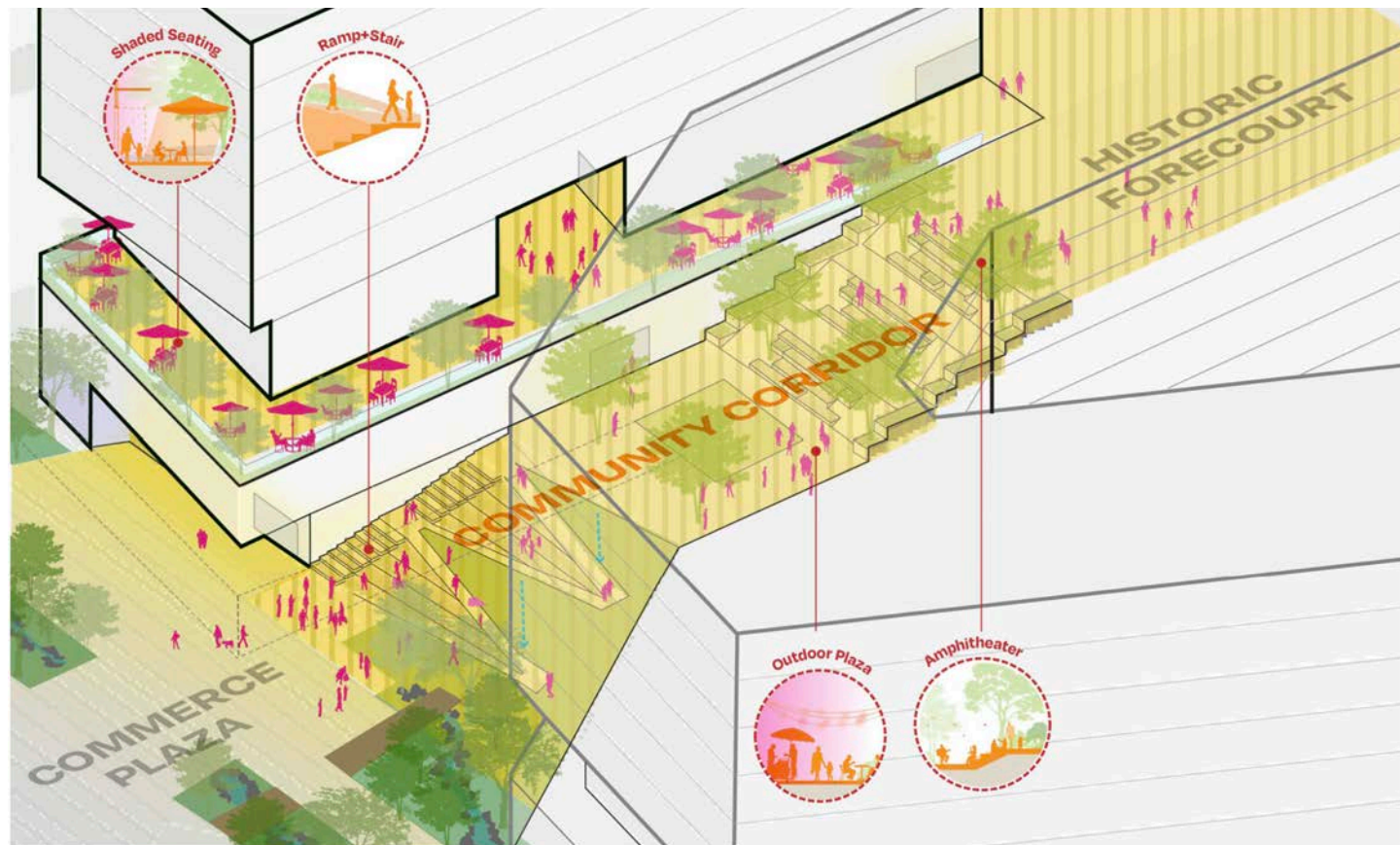
Tree canopy and planting reduce heat, filter air, and buffer noise, creating a more comfortable and regulated environment.

This creates an iconic environment that honors the Great Stone Mother.

The Master Plan integrates a range of sustainable technologies—from electrification to renewable energy to stormwater capture, drought-tolerant planting, and smart building systems.

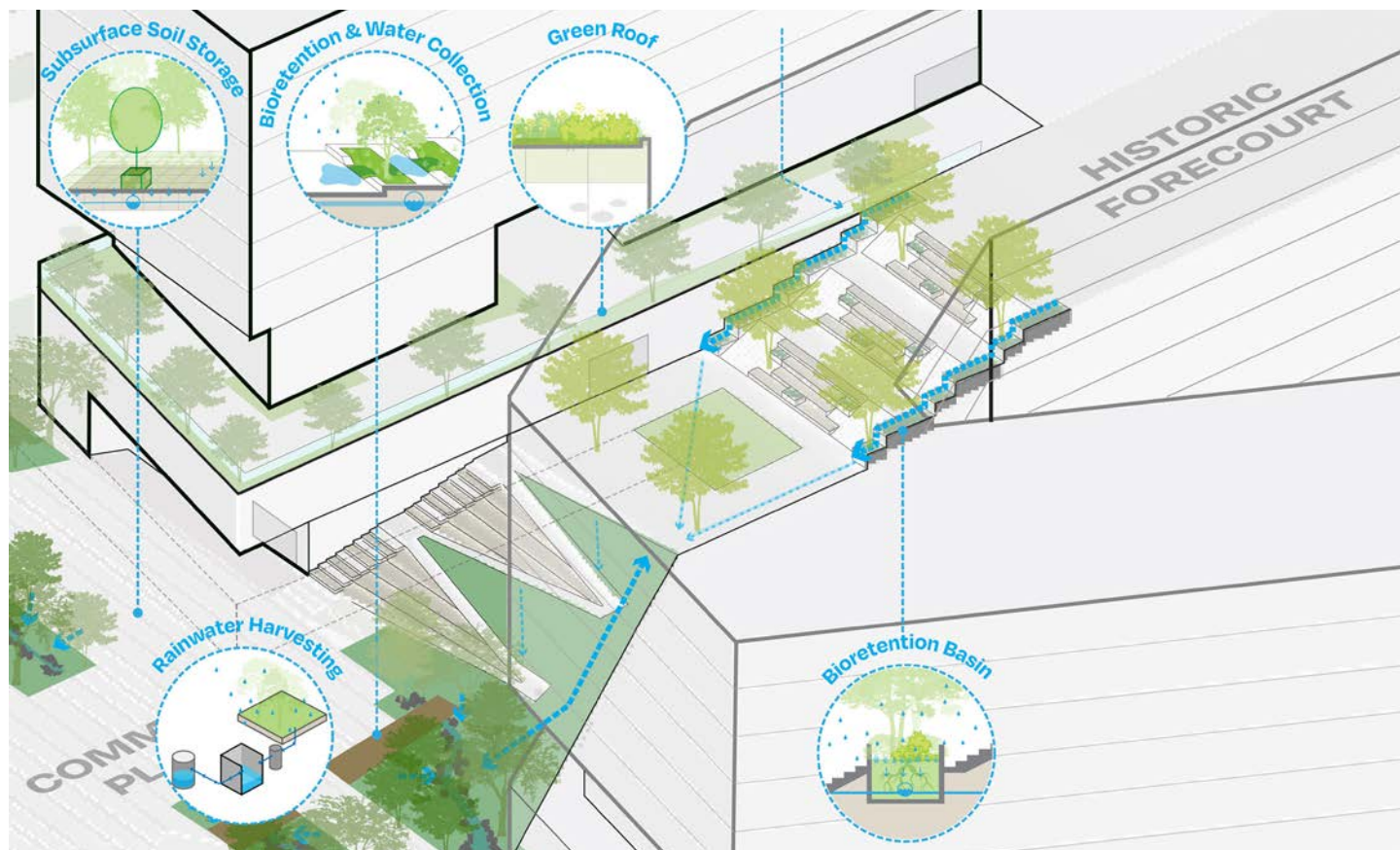


The Community Corridor

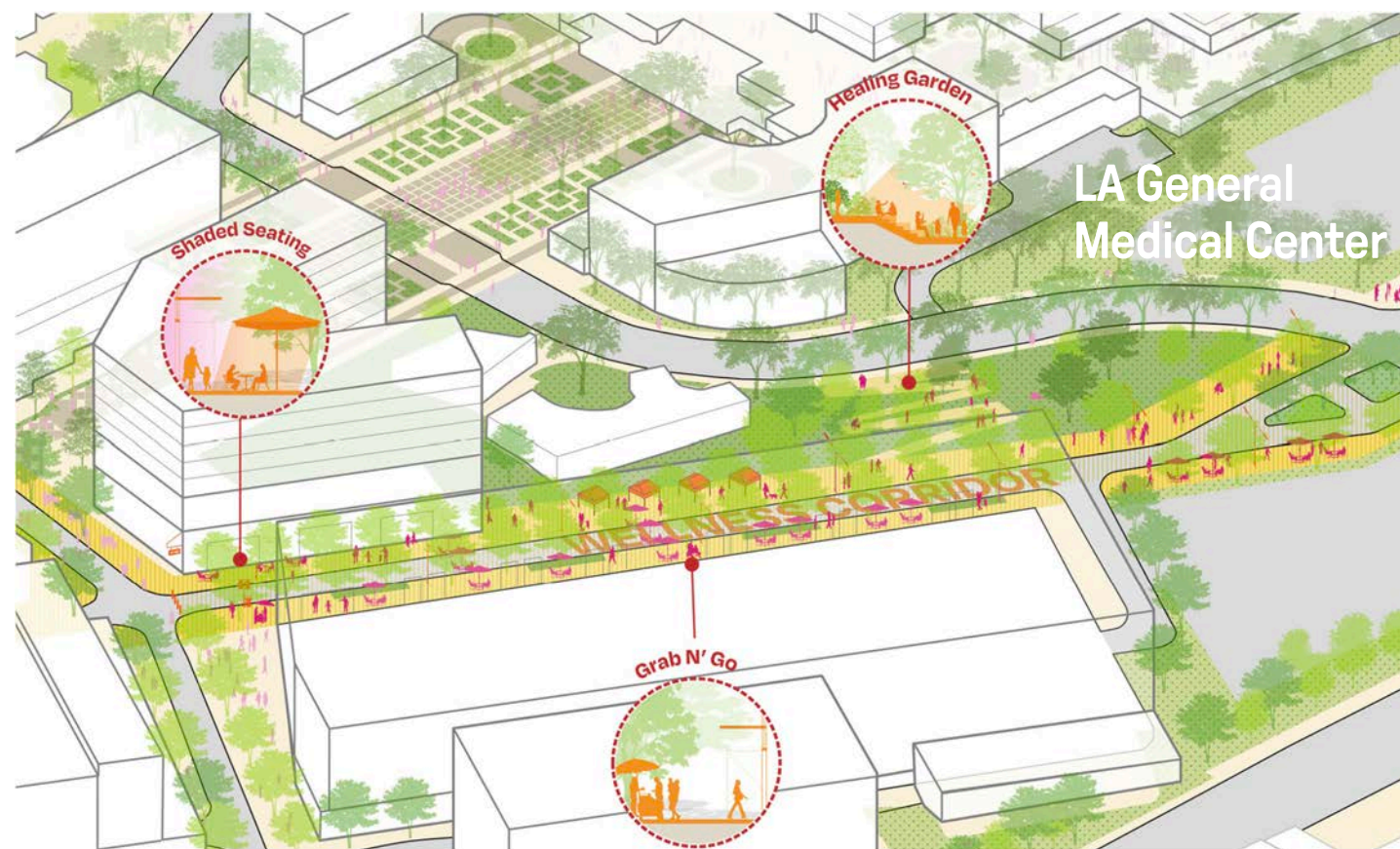


The Community Corridor comes to life with spaces to pause, gather, and experience events—while seamlessly connecting the General Hospital to the new hub across the site’s elevation changes.

The slope is used as an asset, helping manage water through circulation and retention strategies, including green roofs and rainwater harvesting.



The Wellness Corridor

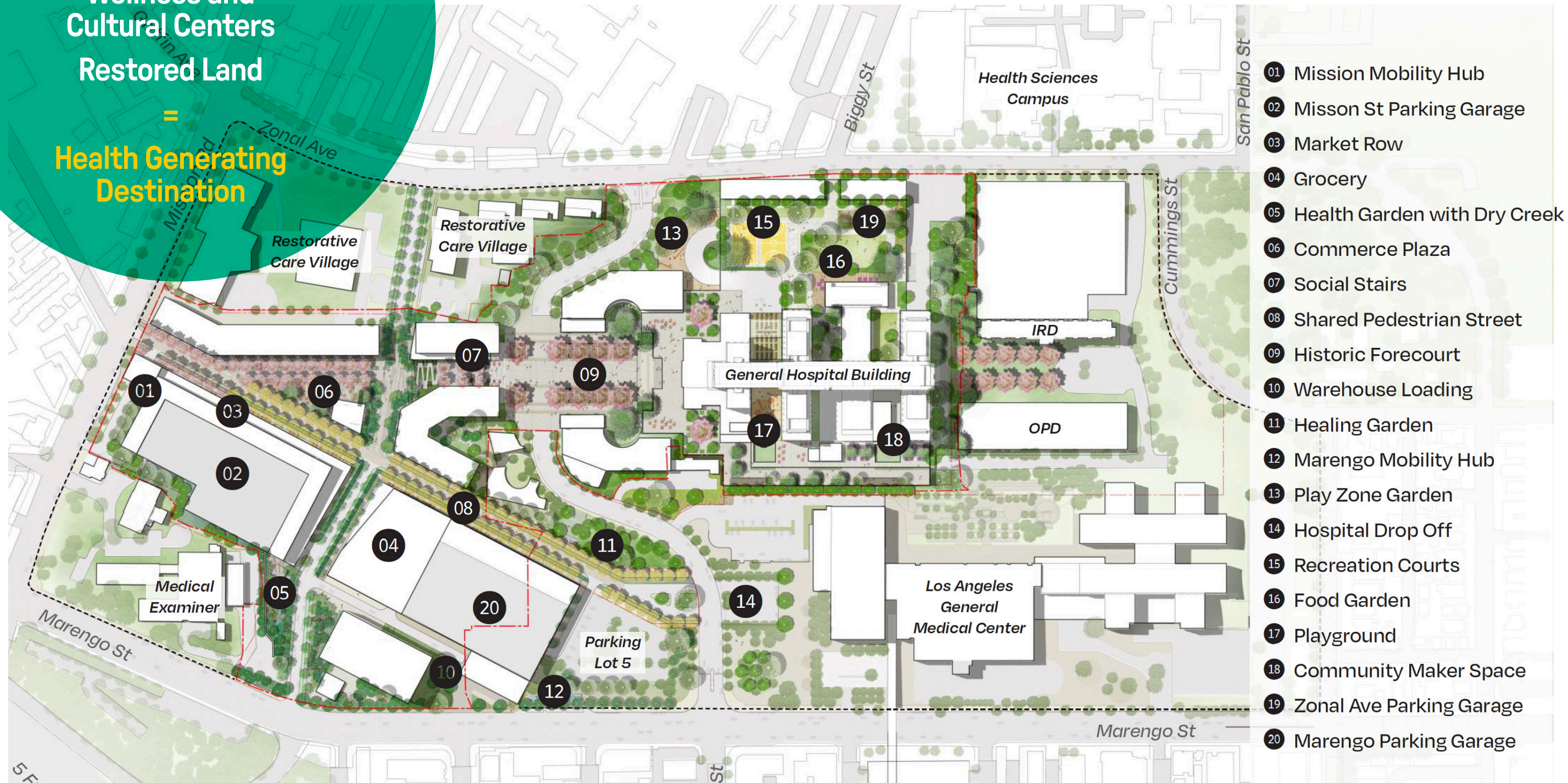


The Wellness Corridor is designed specifically with the LA General Medical Center staff in mind, in response to what you've shared you are missing—a place to step away, recharge, and take a real break. With shaded seating and convenient restaurants.

When a space is made with care, we feel it. Space for children to play. Somewhere for elders to sit. To share a meal with neighbors. It is in these everyday moments of connection that the character of a community is made.



Right-Sized Retail
 Car-Free
 Attainable Housing
 Wellness and Cultural Centers
 Restored Land
 =
 Health Generating Destination



- 01 Mission Mobility Hub
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**We are all Friends
of the
Historic
General Hospital** 

Select Press

Los Angeles Times

[A bit of a morbid story': Salvaging the bicycles patients left behind at L.A. County General](#)

NBC Los Angeles

[LA County to reimagine historic General Hospital site as community-centered hub](#)

Urbanize Los Angeles

[L.A. County releases master plan for General Hospital redevelopment](#)
[The adaptive reuse of the Art Deco hospital is the project's centerpiece](#)

Los Angeles Times

[A vision of "healthy village" for General Hospital has everything but funding](#)

Los Angeles Business Journal

[From Hospital to Homes The Master Plan for the revival of Los Angeles County General Hospital into a residential community has been revealed.](#)

Boyle Heights Beat

[The future of LA County General Hospital is taking shape. Here's what we know so far.](#)

LAist

[The future of LA County General Hospital is taking shape. Here's what we know so far](#)

Media



Community Summary Video

[English Version](#)

[Spanish Version](#)

RIOS



OMGIVNING



PLACEWORKS



Architectural Resources Group



Fehr & Peers



BURO HAPPOLD



STRUCTURAL FOCUS



CITADEL EHS
assess • resolve • strengthen





Los Angeles County Supervisor

HILDA L. SOLIS

First District • Chair

**department
of economic
opportunity**

COUNTY OF LOS ANGELES



**Chief
Executive
Office.**

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