

Imagine...

A New LAX Northside

The Background

Imagine the LAX Northside, the property located between Westchester, Playa del Rey and the airport, with a new sense of place, new community amenities and enhanced employment opportunities. The LAX Northside Plan Update will guide future development in the LAX Northside area to make this vision a reality. Los Angeles World Airports (LAWA) has sought input from neighbors, business leaders, and other stakeholders, including the Federal Aviation Administration (FAA), to create a Plan that works for the airport and meets the needs of neighbors and the region.

The LAX Northside Plan Update includes the proposed LAX Northside Design Guidelines and Standards that reflect new land uses, community input and current best-practices in design and sustainability, as well as clear zoning restrictions and development standards. The LAX Northside Plan Update will set the framework for future utilization of the LAX Northside.

The Existing Plan

The 340 acres of land were originally acquired by LAX more than 30 years ago to create a buffer between the airport and adjacent residential communities. Planning for the use of the Northside property began in the 1980s. The original plan that was adopted at that time permits more than 4.5 million square feet of commercial development. It allows tall buildings, minimal open space, and limited buffer zones. Today, our approach reflects community needs, is half as dense, reduces heights and will accommodate open space and community-serving uses.



Why now?

Outdated Plan

The land was originally acquired by LAX more than 30 years ago to create a buffer comprised of commercial development between the airport and adjacent residential communities. Planning for the reuse of the LAX Northside began in the 1980s and in 1984, over 4.5 million square feet of commercial development was approved. Development is currently governed by the LAX Plan and Specific Plan, which incorporates the 1980s development scheme. It includes tall buildings, minimal open space, limited landscape buffer zones, and outdated design and environmental standards. Today, the approach for the proposed Plan Update reflects community interests, and represents the participation of numerous stakeholders.

Federal Regulations

The FAA provided grants to fund the acquisition of most of the LAX Northside properties. These grants include regulations that mandate how the land can be used and require that LAWA achieve fair market value for each parcel sold or leased for development. As a result, the LAX Northside cannot be maintained in its current condition.



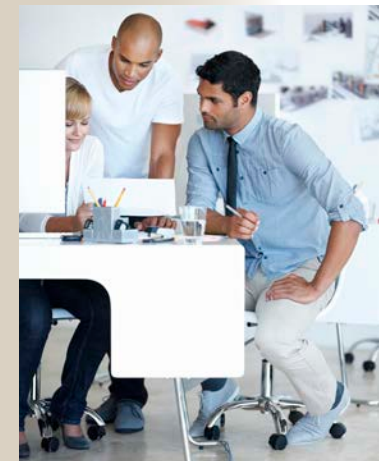


Opportunity for creative campus

The Opportunity

The LAX Northside Plan Update is an opportunity to transform approximately 340 acres of under-utilized land to better serve the Westchester and Playa del Rey communities, the people of Los Angeles, and LAX. The LAX Northside Plan Update would complement community efforts to revitalize and support local businesses, create more jobs, meet the needs of the airport and of local groups, and address the existing demand for open space for local communities.

LAWA and the community have collaborated on the Plan to make the Northside property into a vibrant and sustainable center of employment, higher education, recreation, shopping, dining, and airport support. Working together, LAWA and the community have identified ways to sensitively accommodate a range of beneficial uses to serve the needs of Westchester, Playa del Rey and LAX.





The Plan

The proposed LAX Northside Plan Update enables:

- New first-class office uses in a campus-like setting to create more jobs and new patrons for local businesses
- New research and development facilities and higher educational institutions
- New restaurants and retail space to increase shopping and dining options
- New open space, including parks, recreation facilities, walking and jogging paths, and secure areas for dogs
- New transit connections and reserves space for these future transportation facilities
- New civic and community facilities to support local non-profit activities
- New appropriately sited airport support resources
- New rigorous environmental sustainability standards in design, construction, operation, and landscaping



The Benefits

The LAX Northside Plan Update incorporates community feedback and includes a number of public benefits and amenities not contemplated in the adopted 1980s plan. Most notably, total density has been cut by nearly 50 percent.

The LAX Northside Plan Update:

- Creates a new three-mile-long landscaped pedestrian paseo on the north side of Westchester Parkway connecting to the beach path and activated by adjacent retail, restaurants and plazas
- Expressly prohibits unwanted uses such as big box retail and auto dealerships
- Limits building heights to preserve views and creates setbacks that preserve compatibility with adjacent neighborhoods
- Incorporates a variety of potential community uses, ranging from recreation areas and civic facilities to open space and secure areas for dogs
- Mandates current best-practices in urban design and sustainability by requiring compliance with CalGreen Tier One design
- Creates a fenced and secured 100-foot-wide landscaped buffer on the northern edge of the property near 91st Street, abutting existing homes, and a 20-foot-wide fenced and secured landscaped buffer on the northern edge of the property from Pershing Drive to Falmouth Avenue
- Responds to current market realities and stakeholder interests
- Stimulates economic development by creating approximately 7,600 jobs
- Reinforces the Northside as a buffer comprised of compatible land uses between LAX and residential neighborhoods

Opportunities for Development

The LAX Northside is divided into three main Districts, each composed of distinct areas:

- Center District: 470,000 square feet of mixed use (no residential)
- Campus District: 1,065,000 square feet of office, research and development as well as 175,000 square feet of community and civic uses
- Airport Support District: 600,000 square feet of airport support

In order to provide flexibility for development to respond to future market demands, density is allowed to be transferred between areas within each district, as long as the maximum is not exceeded and there is compliance with development restrictions

The plan will allow LAWA to attract the most compatible uses to the property, and to ensure that all development will be done to appropriate scale, with sensitivity to neighbors, and with consideration of community needs.

Urban Design Guidelines

Included as part of the LAX Northside Plan Update, the LAX Northside Design Guidelines and Standards establish the regulatory standards for compatible design and land uses. The LAX Northside Design Guidelines and Standards represent state-of-the-art urban planning and sustainability standards for every project on the property. The guidelines include height and setback restrictions, design requirements, conservation methods, landscape parameters, and address such things as building materials, lighting and street furniture. They are a comprehensive guide to creating a cohesive and compatible result even though individual projects will have different timeframes for implementation.

OPEN SPACE & RECREATION



GREEN BUFFER



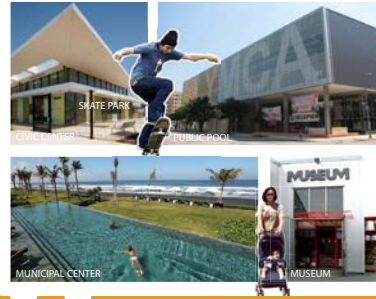
AIRPORT RESOURCES



OFFICE, RESEARCH & DEVELOPMENT



CIVIC/COMMUNITY



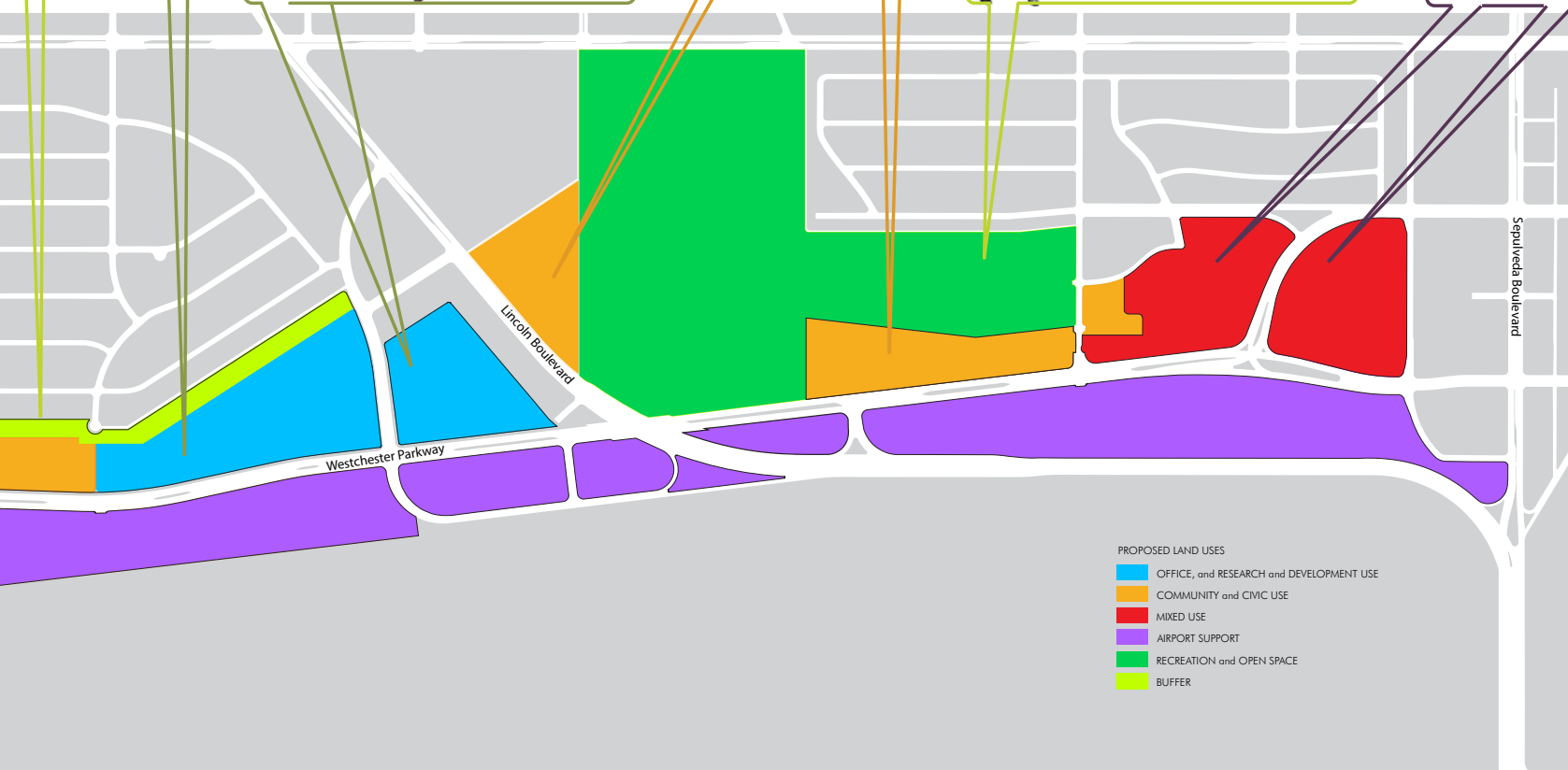
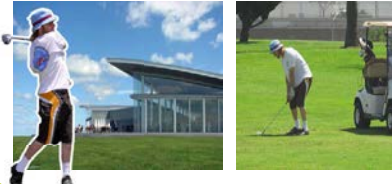
MIXED USE-COMMERCIAL



LEARNING CAMPUS



GOLFING





Sustainability

LAWA is committed environmental leadership by adopting rigorous environmental sustainability standards in design, construction, operation and landscaping. Beginning with construction, LAWA is committed to proactive and “green” construction rules that apply to all LAX projects, including compliance with CalGreen Tier One standards. These practices provide a leading model for other public agencies.

For building operation and maintenance, the LAX Northside Design Guidelines and Standards mandate the highest and best sustainability standards available. For example, individual projects must have drought tolerant and native landscaping that also complies with FAA restrictions, they must incorporate energy conservation, water recycling, sustainable design and traffic management programs that reduce vehicle trips and emissions.

Where Are We Now?

The LAX Northside Plan Update requires extensive review by the public and by several government agencies. LAWA began the planning process in 2011 with a comprehensive outreach program. Meetings with neighbors, local businesses, and other stakeholders yielded a great deal of information on the appropriate uses, densities, and buffers to make the Northside property a community asset, while supporting airport needs and FAA constraints. Based on this collaborative community process, LAWA created the Plan Update and began the environmental review. The Draft Environmental Impact Report was released for public comment in May, 2014.

The Final EIR will respond to additional community input after which the Board of Airport Commissioners and the Los Angeles City Council will review and approve the plan. Public involvement and comment is sought at every stage of the process.

The LAX Northside Plan Update must comply with a number of regulations and conditions:

- LAX Master Plan and Specific Plan – City of Los Angeles planning regulations govern permissible development at LAX.
- Federal Aviation Administration – the FAA places limits on types of development, on specific uses, on landscaping, and imposes rules requiring fair market value for any future use.
- County of Los Angeles – The County requires compatible land uses on properties adjacent to airports.
- Environmental laws – the Plan must and will comply with all applicable California Environmental Quality Act and National Environmental Policy Act regulations.
- Market Conditions – Many uses for the Northside property have been proposed over the years. Today's marketplace is very different from even a few years ago. The final Plan must reflect the demands of current and future economic conditions.





LAX NORTHSIDE

Get Involved

LAWA is actively engaged in working with neighbors, businesses, and other stakeholders on the LAX Northside Plan Update. We want to create a plan that:

- Balances airport and neighborhood needs
- Meets rigorous environmental sustainability standards in design, construction, operation and landscaping
- Is sensitive to managing vehicle traffic through smart engineering and trip reduction
- Achieves fair market value while ensuring the best use of the property
- Complies with all of the applicable zoning, land use, and air traffic regulations
- Will serve as a catalyst for other neighborhood improvements and services

Let us know what you think about the LAX Northside Plan Update.

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