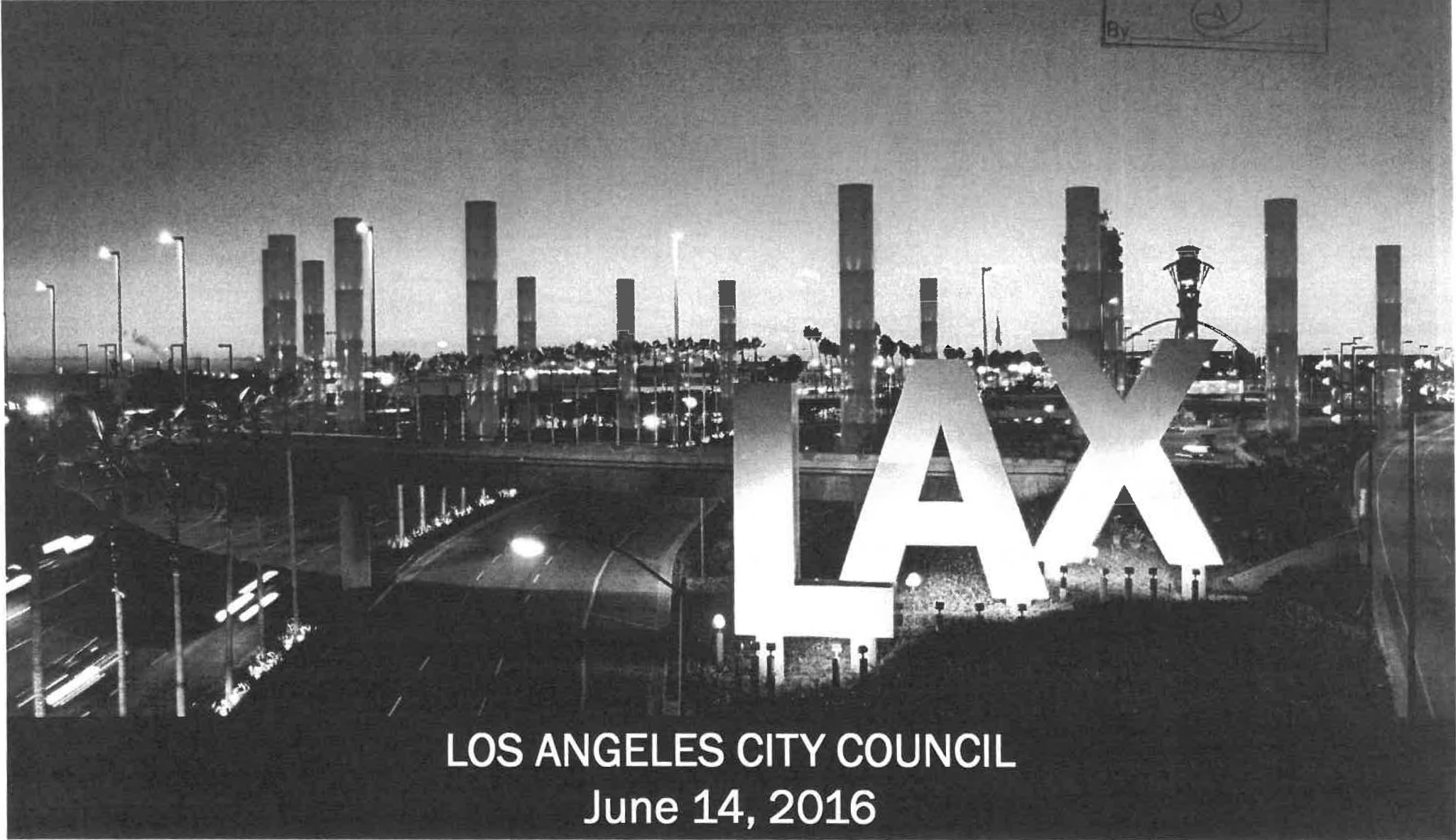


#13-0285-53

#17 3

LAX NORTHSIDE PLAN UPDATE



LOS ANGELES CITY COUNCIL
June 14, 2016



340 acres adjacent to LAX

1970's & 80's: Mostly assembled in the 70's & 80's and acquired w/ FAA grants

1984: Originally planned for 4.5 million square feet

Uses: Commercial, light industrial, airport support

2004: Incorporated into LAX Specific Plan, Approved as part of LAX Master Plan EIR

Proposed Update: Would permit up to 2.32 million square feet of development

OBJECTIVES

1. Develop a plan to help LAWA become a **world-class airport and first class-neighbor**
2. Introduce new land uses that are **compatible with LAX** and create a buffer for the community
 - **Support needs of the community and airport**, while including clear development restrictions and planning parameters to control future development
 - **Satisfy FAA mandate** to return the land to economically beneficial use consistent with compatibility and revenue diversion requirements
3. Reflect **community stakeholder interests**
 - Incorporated extensive feedback from Westchester, Playa Del Rey community
4. Transform under-utilized site to become vibrant center of employment, education and recreation
5. Promote the latest **best-practices in urban design and sustainability**
6. Update outdated regulations that are over 25 years old

LAX NORTHSIDE PLAN UPDATES

1980s Plan



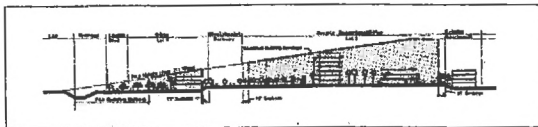
Site Plan



Vehicular Circulation & Pedestrian Access



Typical View



Section E: Between Loyola and Leomin Boulevards

Typical Section

LAX Northside Plan Update



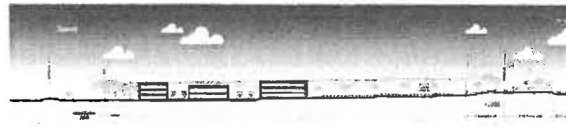
Site Plan



Vehicular Circulation & Pedestrian Access



Typical View



Typical Section

Concentrates development near Westchester Parkway and away from residences with a 100 foot buffer.

Enables up to approximately 118 acres of open space with up to approximately 49 acres of net new open space, not previously allowed under the 1980's plan

Roughly 50% of the previously permitted development and associated traffic

Reduces heights from 120 feet to 45-60 feet

New open space and buffer area explicitly permitted

New jobs and economic development opportunities

LAX NORTHSIDE LAND USES

OPEN SPACE & RECREATION



GREEN BUFFER



OFFICE, RESEARCH & DEVELOPMENT



CIVIC/COMMUNITY



MIXED USE-COMMERCIAL



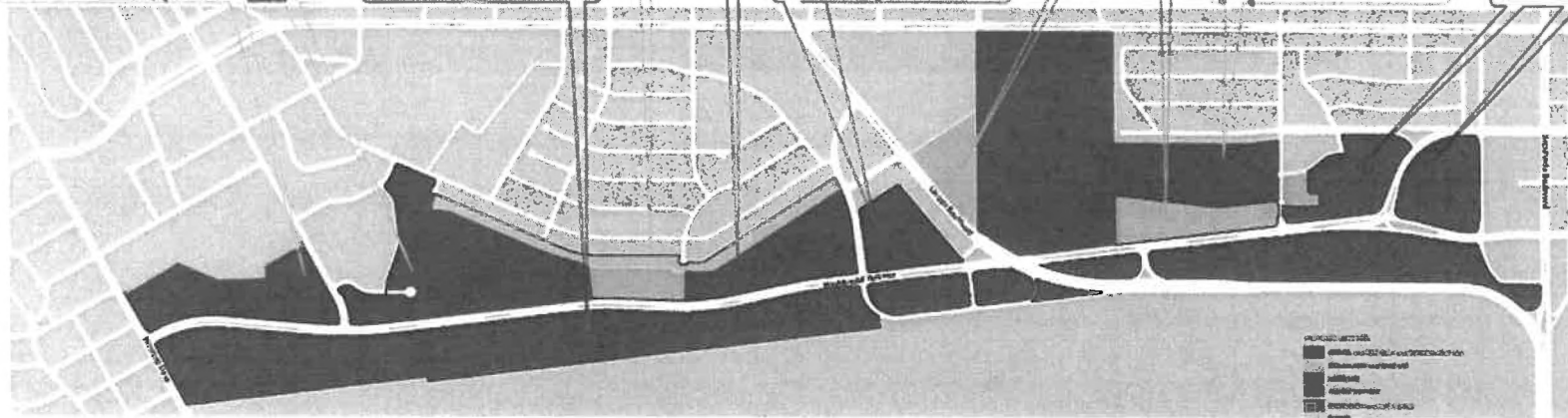
AIRPORT RESOURCES



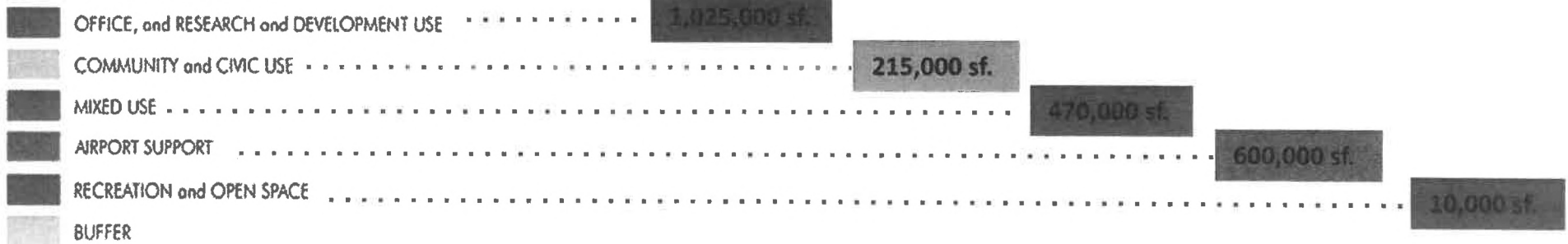
LEARNING CAMPUS



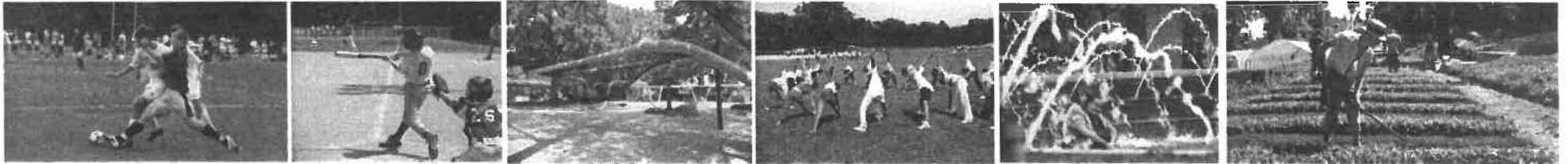
GOLFING



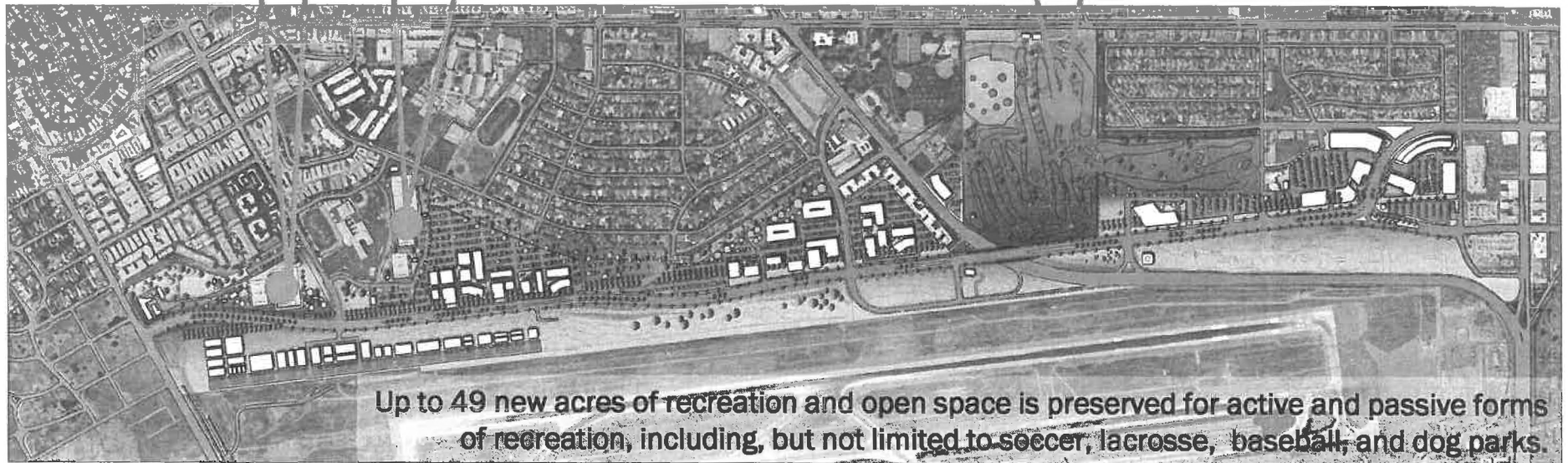
Proposed Land Uses



OPEN SPACE



AMMENITIES

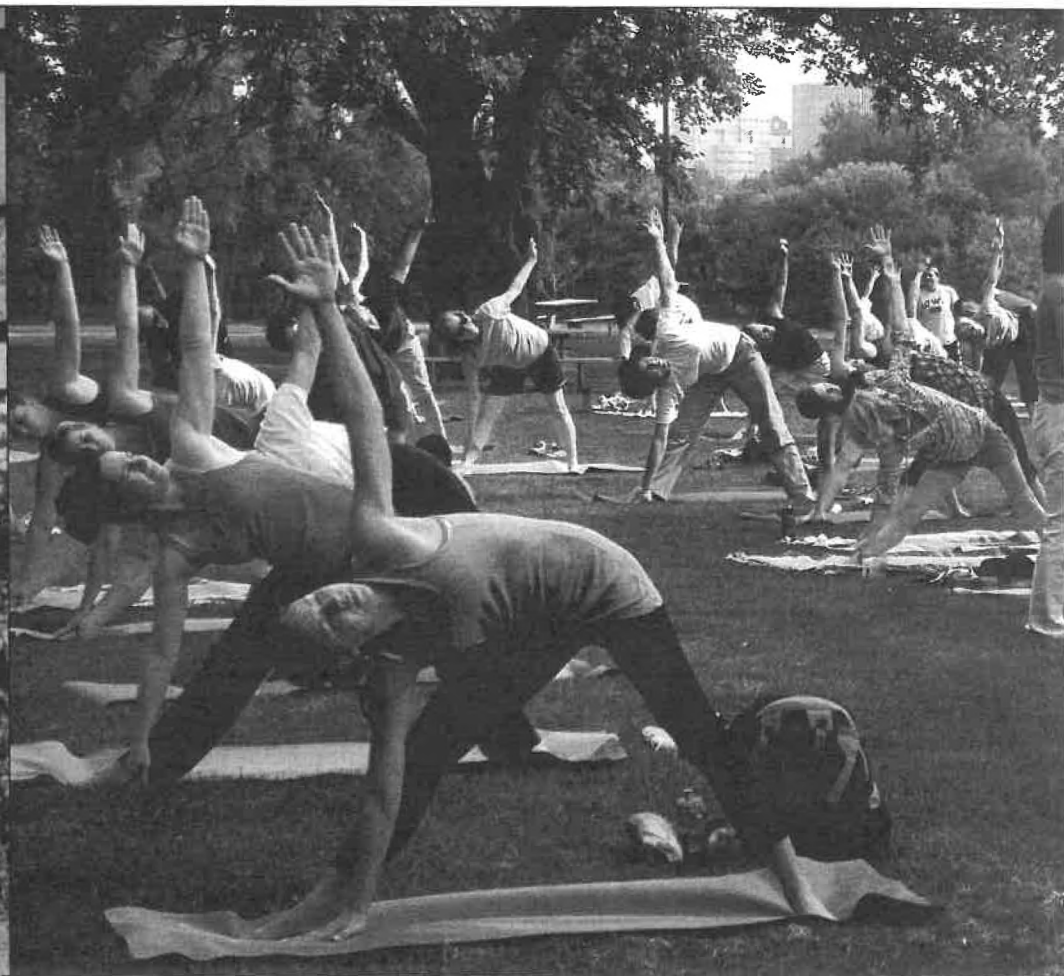
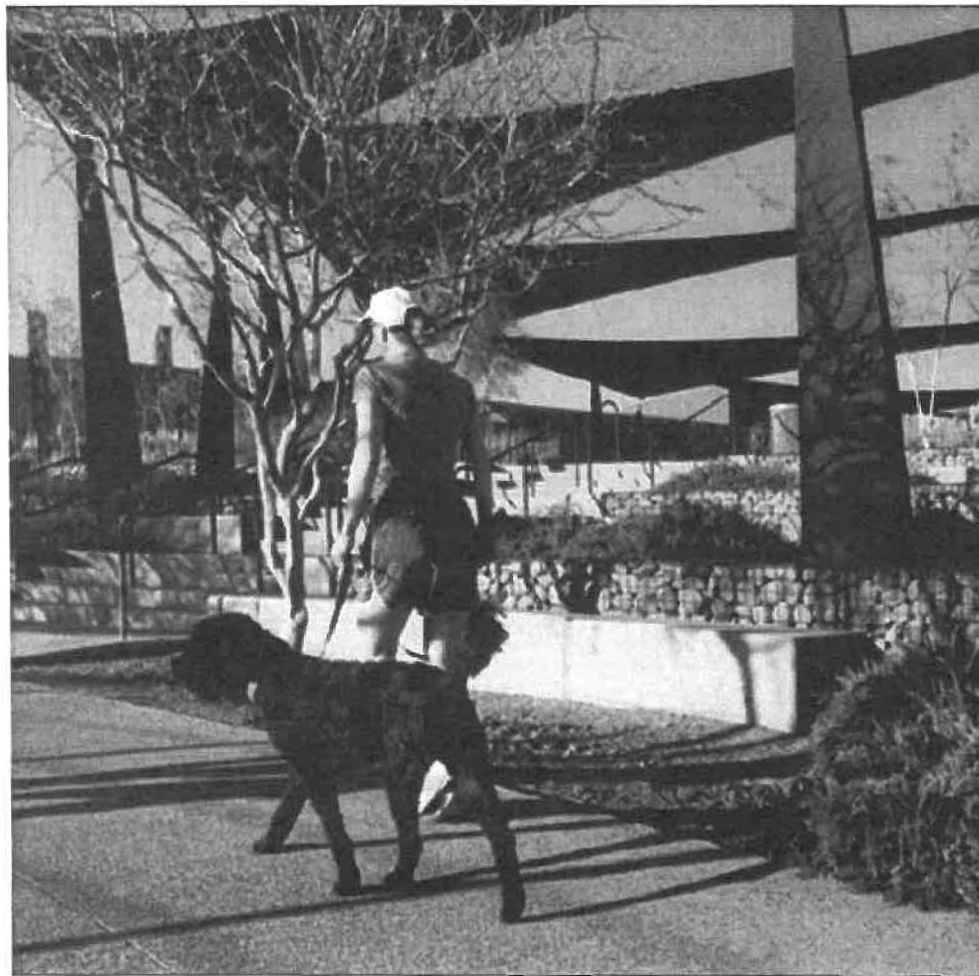


Up to 49 new acres of recreation and open space is preserved for active and passive forms of recreation, including, but not limited to soccer, lacrosse, baseball, and dog parks.

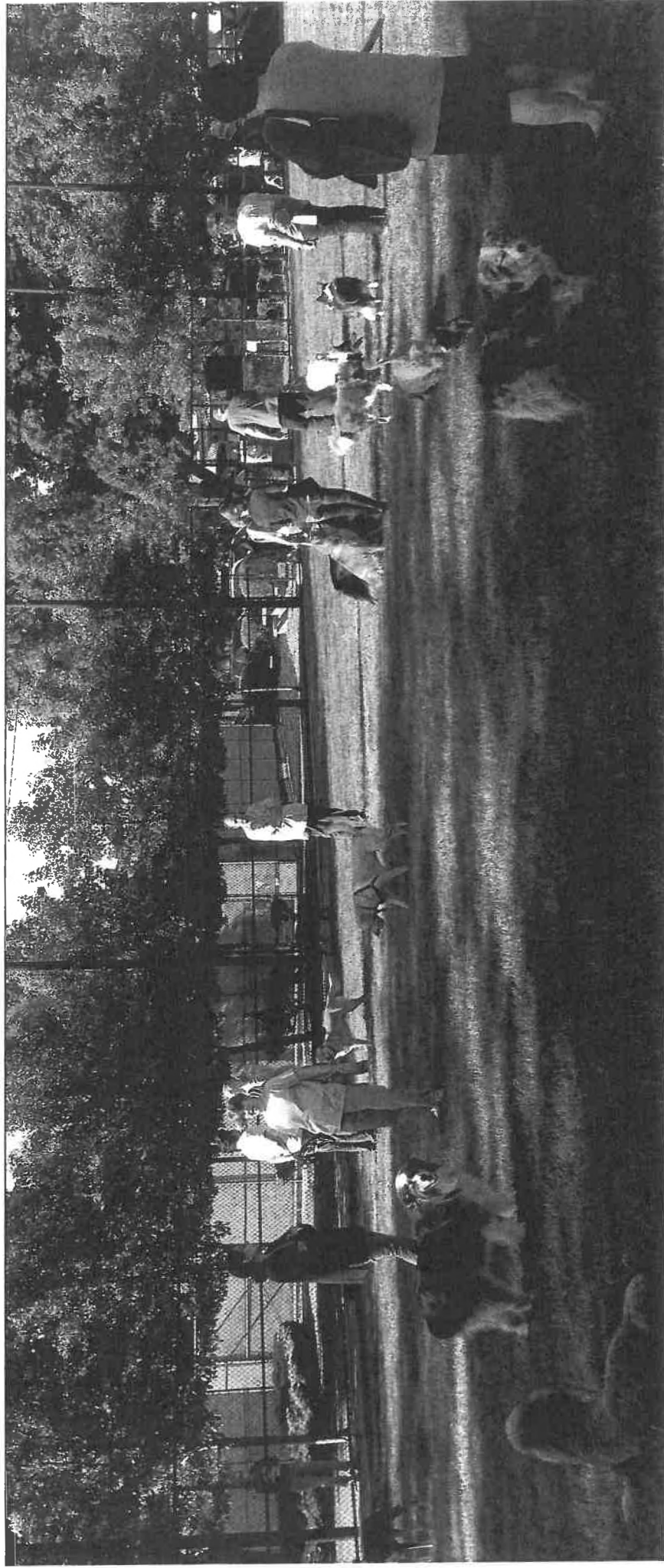
OPEN SPACE EXPERIENCE



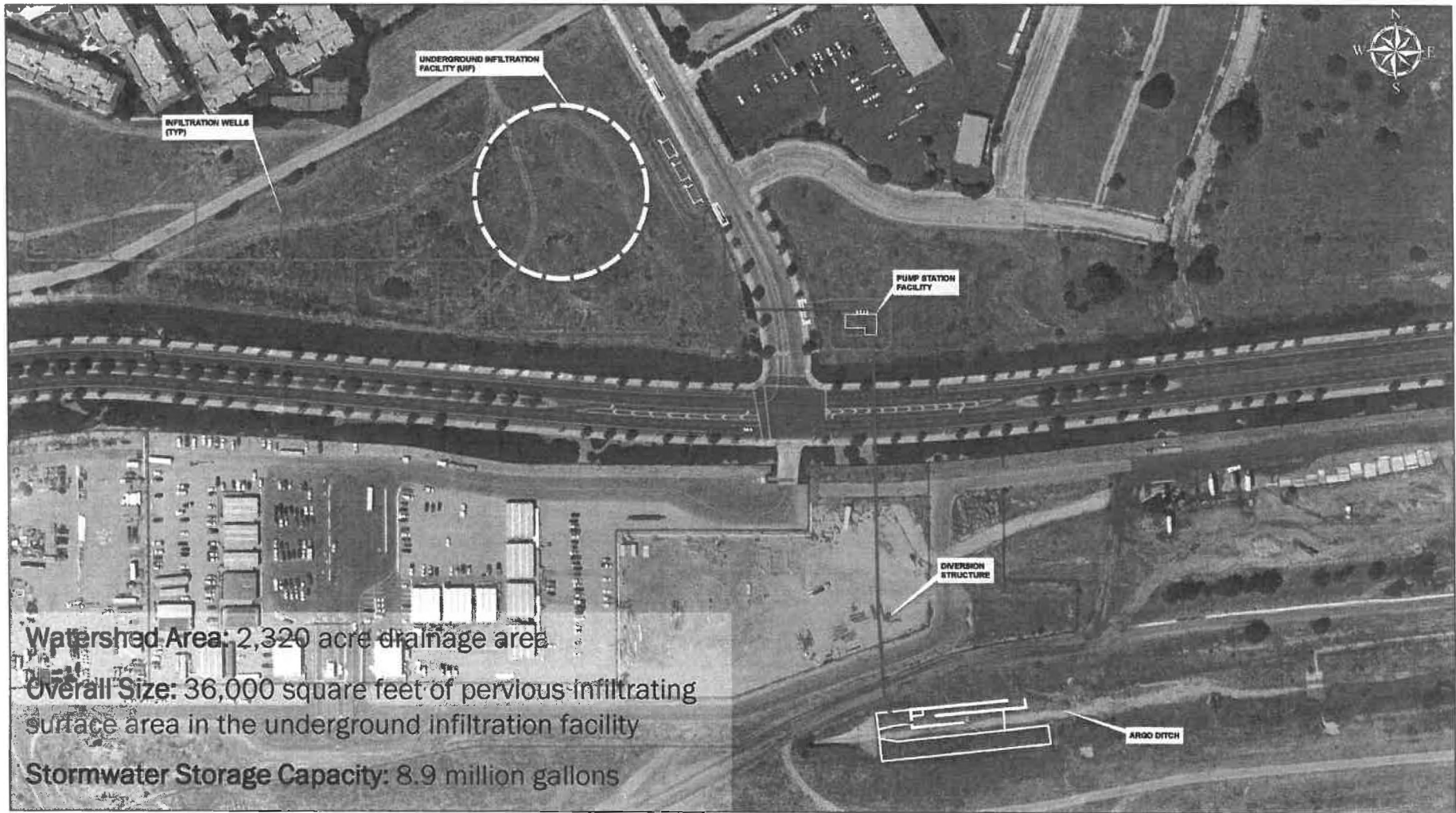
OPEN SPACE EXPERIENCE



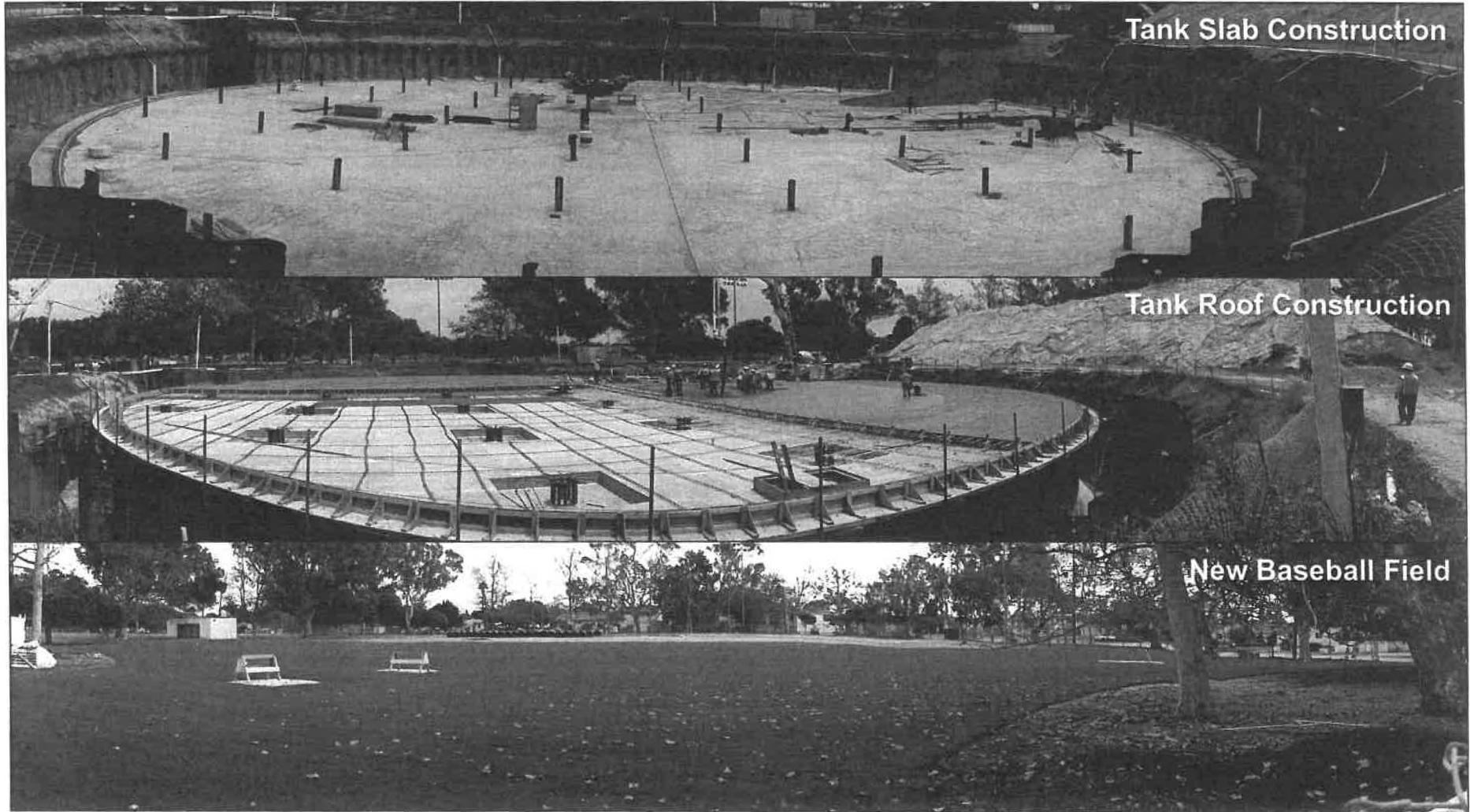
OPEN SPACE EXPERIENCE



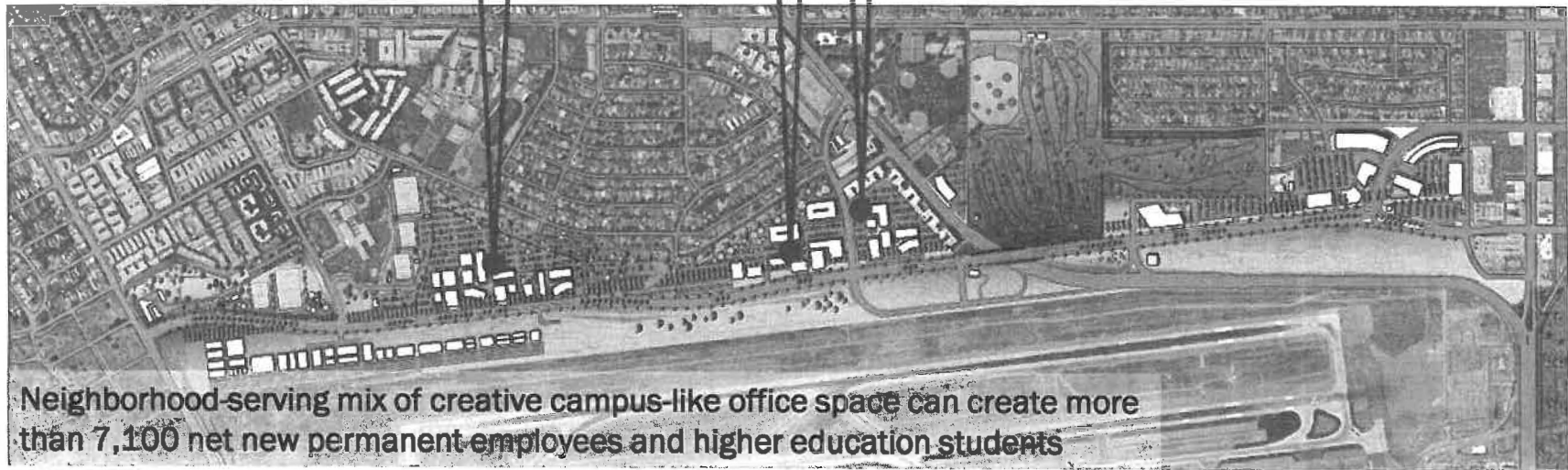
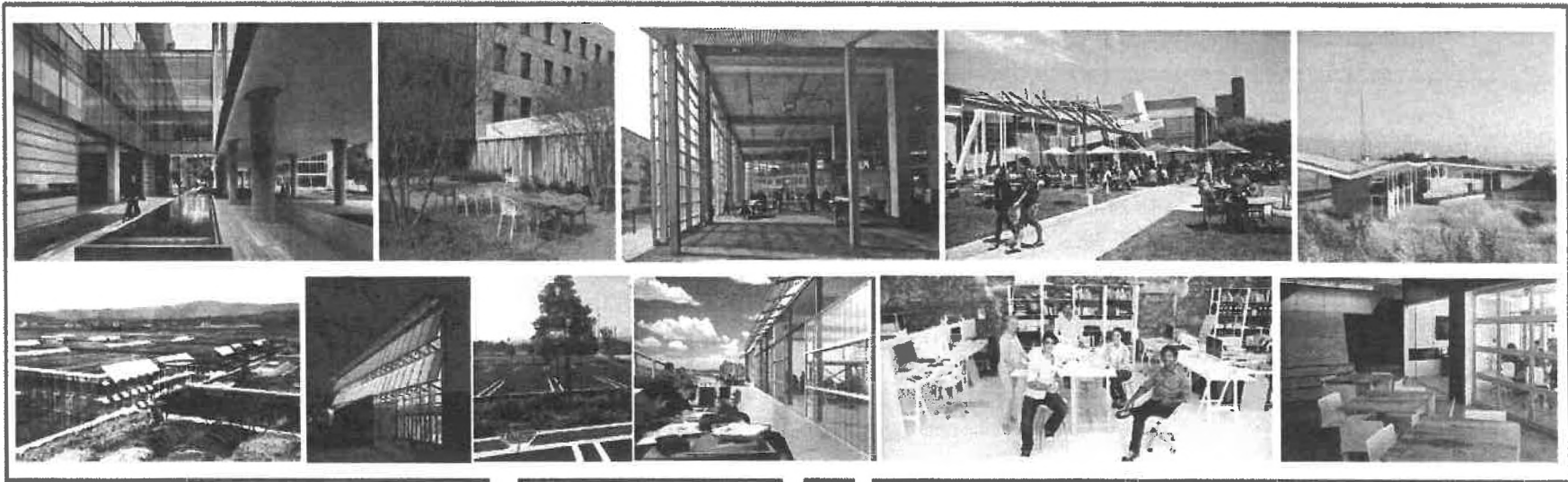
LAWA/BOS/BOE PARTNERSHIP: PROP O STORMWATER INFILTRATION PROJECT & OPEN SPACE OPPORTUNITY



LAWA/BOS/BOE PARTNERSHIP: PROP O STORMWATER INFILTRATION PROJECT & OPEN SPACE OPPORTUNITY



OFFICE, RESEARCH AND DEVELOPMENT

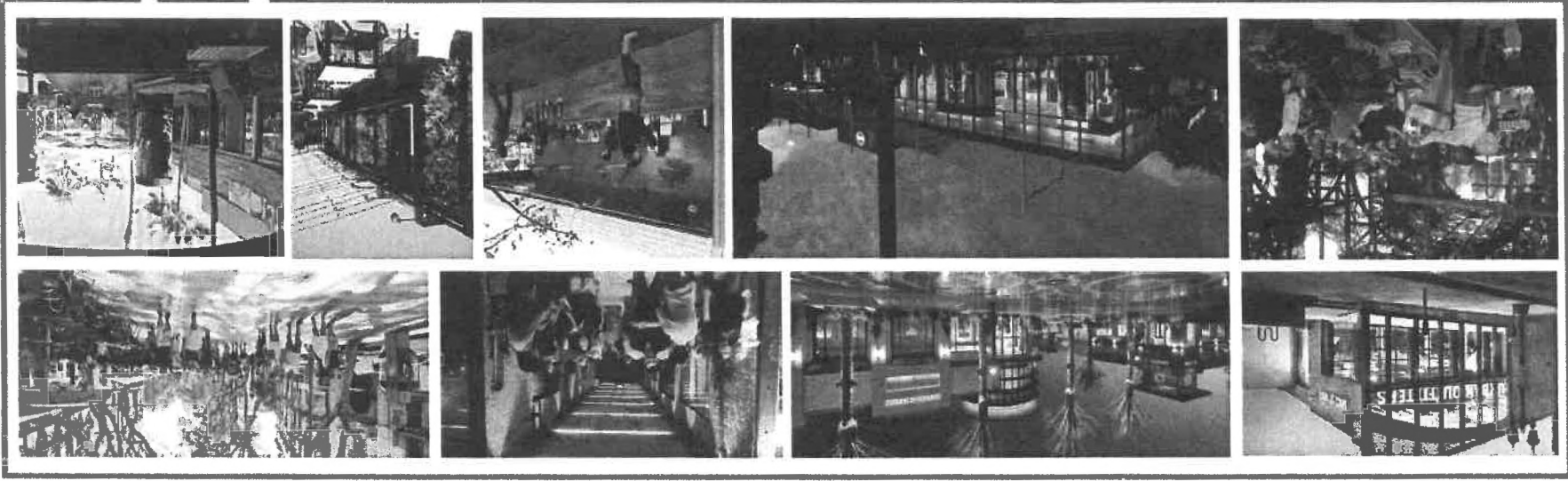


Neighborhood-serving mix of creative campus-like office space can create more than 7,100 net new permanent employees and higher education students

OFFICE, RESEARCH AND DEVELOPMENT EXPERIENCE

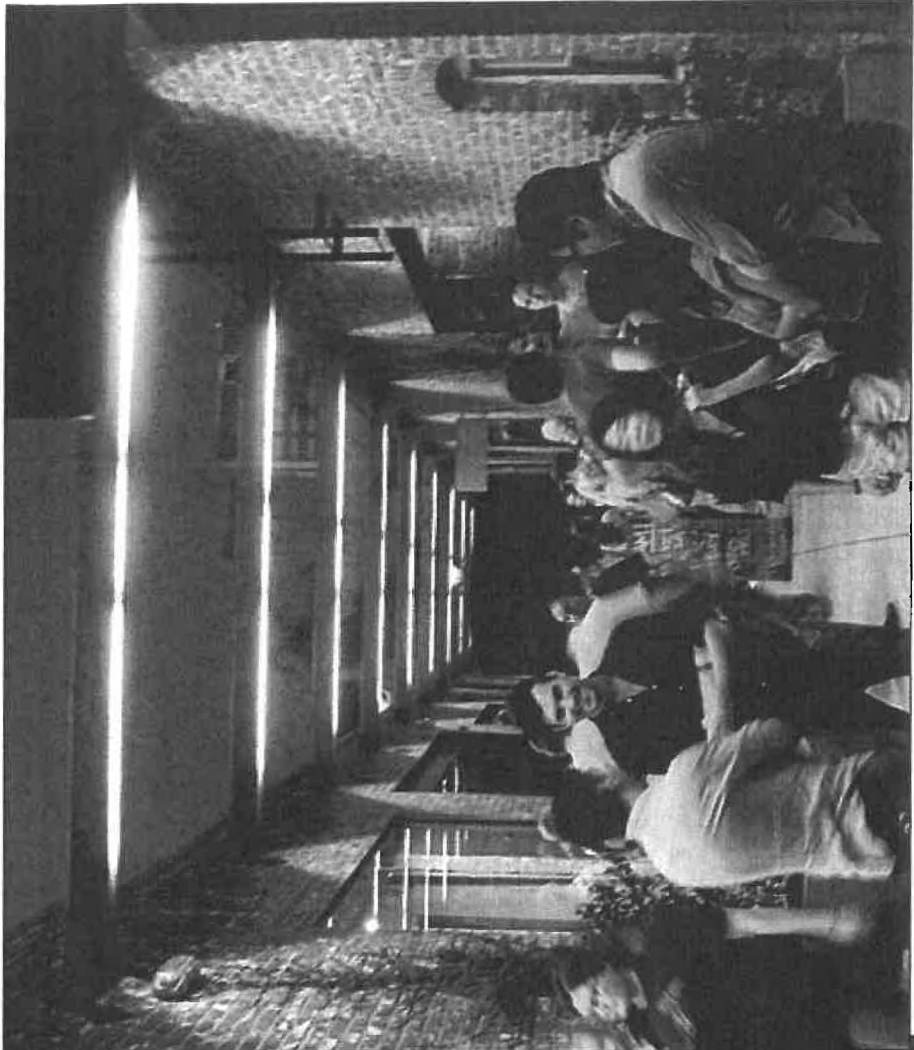
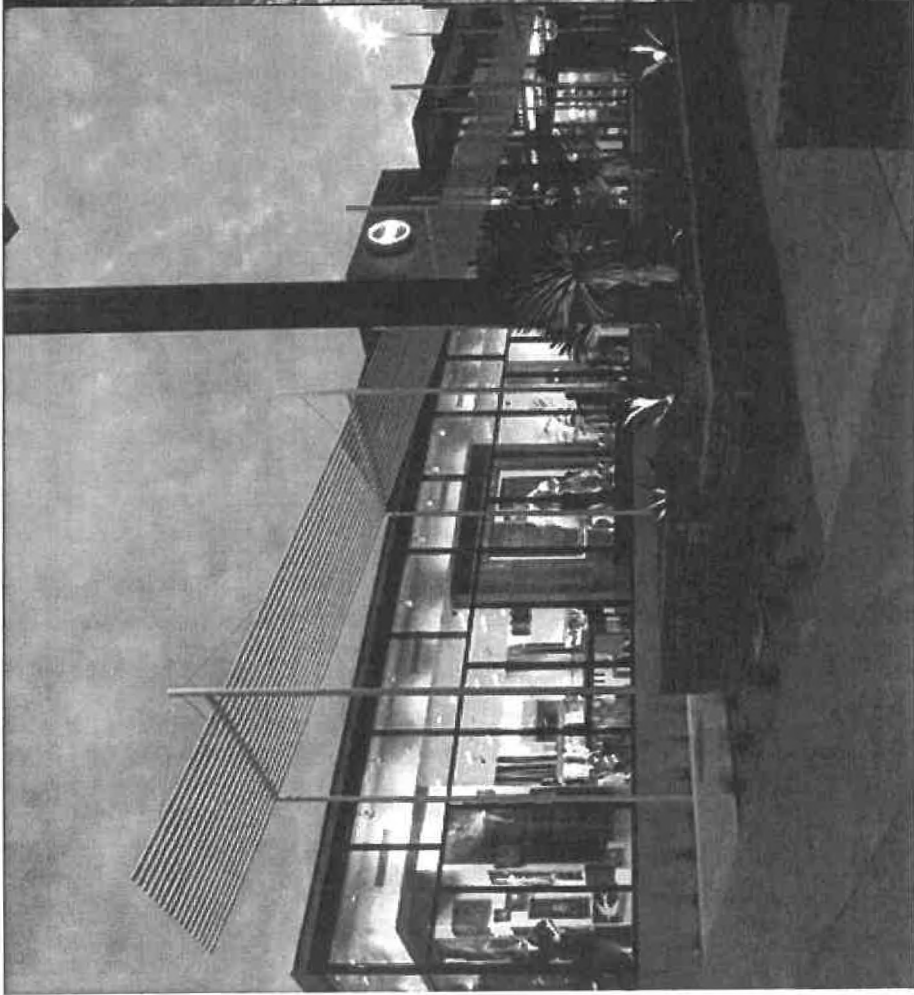


RETAIL MIXED USE

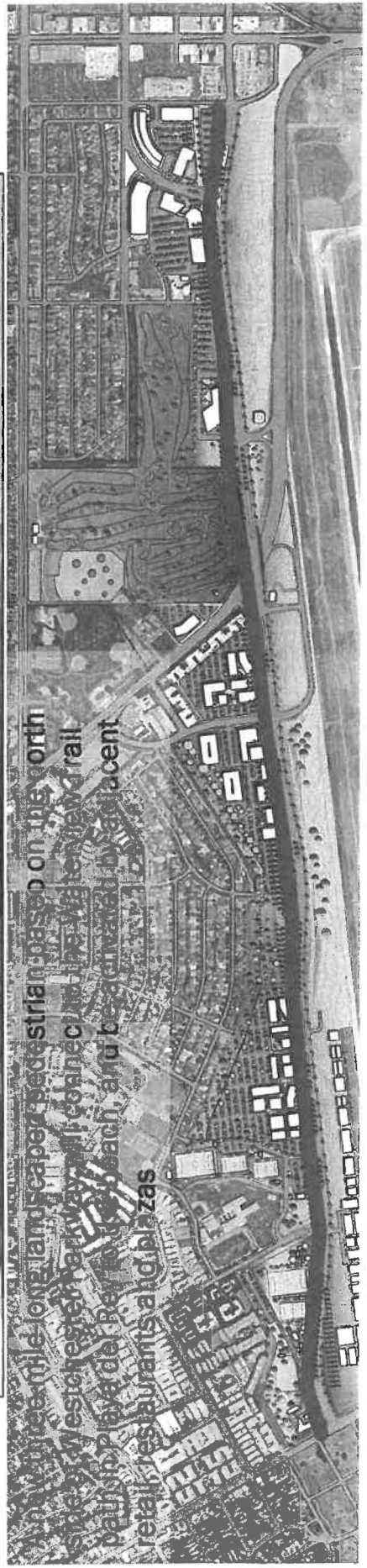
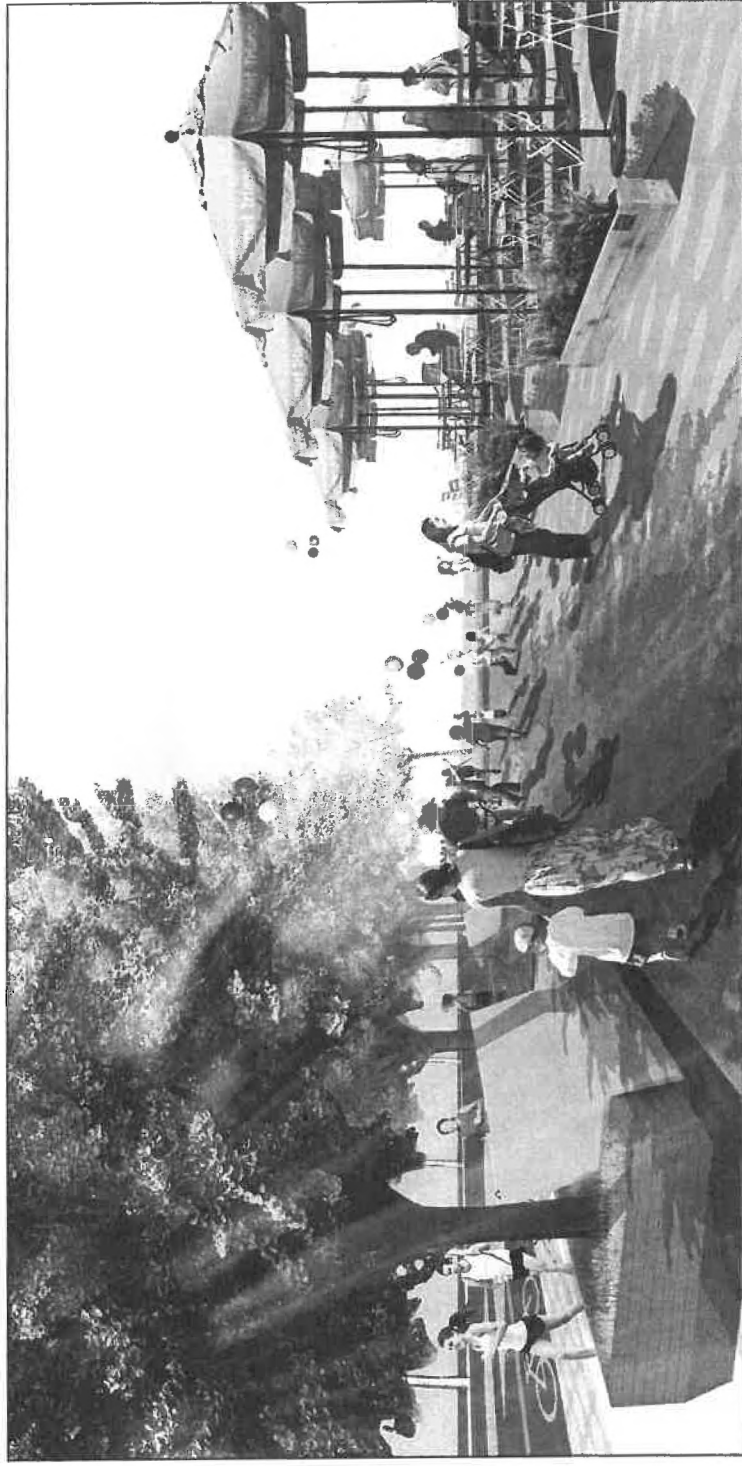


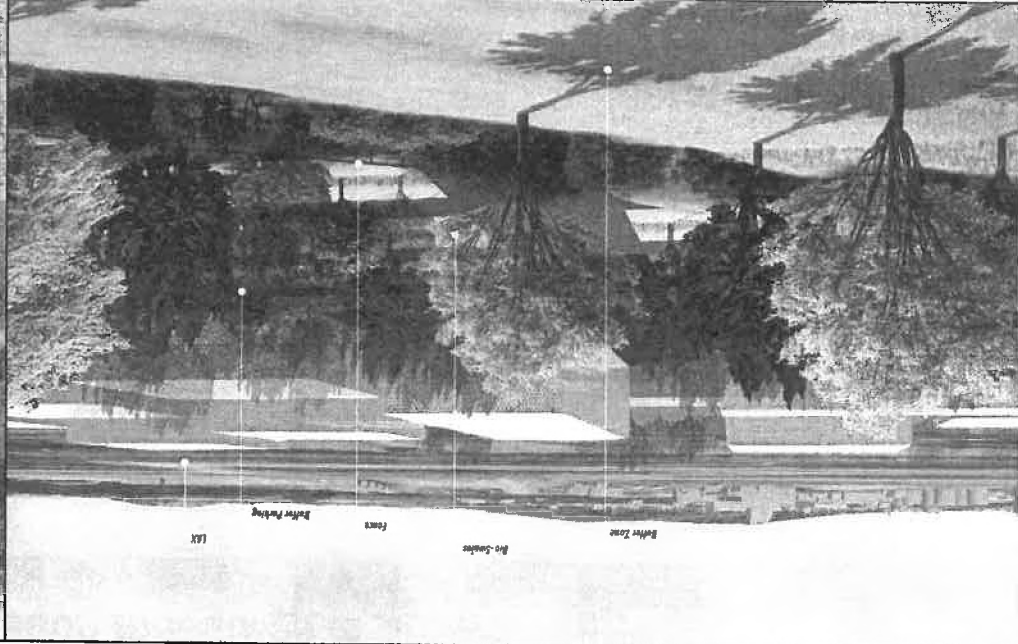
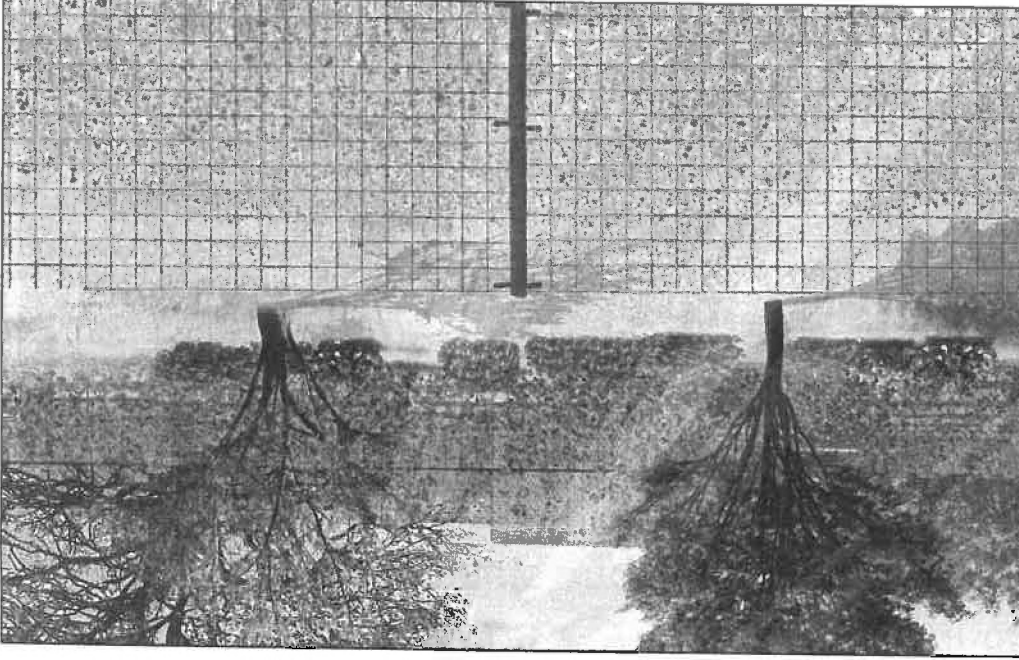
Neighborhood-focused retail and restaurants will complement and enhance revitalization efforts in the Westchester Business District, benefiting the existing business community and attracting more business to the area.

RETAIL MIXED USE EXPERIENCE



WESTCHESTER PARKWAY PEDESTRIAN PASEO





URBAN DESIGN - LANDSCAPE BUFFER

SUSTAINABILITY - REQUIREMENTS

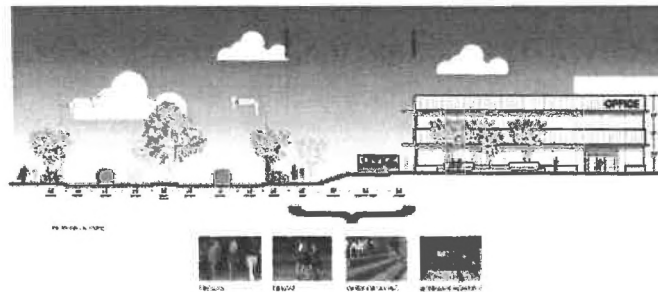
231 Unique Project Design Features and mitigation measures to pro-actively avoid environmental impacts and respond to concerns

CLEAN CONSTRUCTION



Tier 4 Construction Equipment

PUBLIC HEALTH



New paseo for jogging, walking

EFFICIENT BUILDINGS



Green roofs



Energy-efficient lighting

WATER CONSERVATION



Drought-Tolerant Landscaping



Reduce potable water use by 30%

LOW-IMPACT DEVELOPMENT



Bioswales



Permeable Pavers

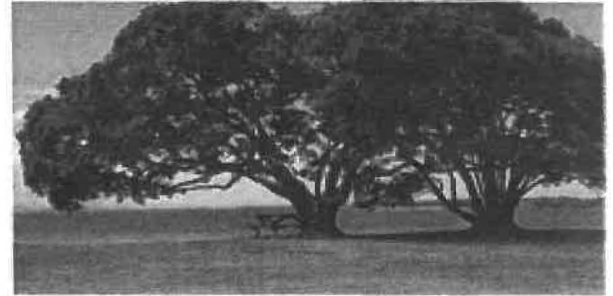
SUSTAINABILITY - PLANT PALLETTE



Urban Tree Line - *Aleppo Pine*



Westchester Parkway Median - *Marina Strawberry Tree*



Westchester Right-of-Way - *New Zealand Christmas Tree*



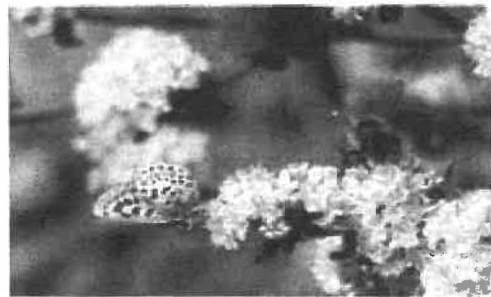
Parking Lot Bioswales - *Jaumea*



Parking Lot Bioswales - *Arroyo Willow*



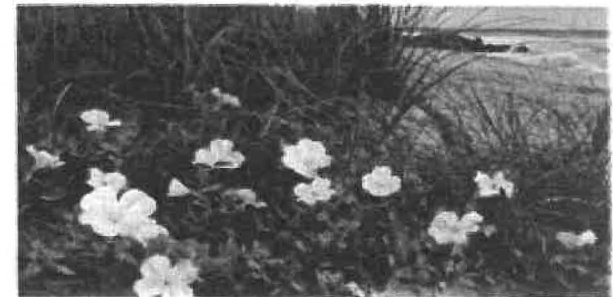
Parking Lot Bioswales - *Western Redbud*



Buffer & Open Space - *Coast Buckwheat*



Buffer & Open Space - *California Poppy*



Buffer & Open Space - *Beach Evening Primrose*

APPROVAL PROCESS

1. City of Los Angeles Approval Process:

- ✓ Notice of Preparation/Initial Study for the EIR – April 4, 2012
- ✓ Board of Airport Commissioners Certification and Adoption of FEIR – March 12, 2015
- ✓ Public Hearing by the Department of City Planning (Advisory Agency and Hearing Officer) – March 26, 2015
- ✓ City Planning Commission Hearing – June 25, 2015
- ✓ City Council Planning and Land Use Management (PLUM) Committee – September 22, 2015
- ✓ Board of Airport Commissioners recommended approval of final ordinance and adoption of addendum to Final EIR – March 17, 2016
- ✓ City Council PLUM Committee – May 24, 2016

2. Los Angeles County Airport Land Use Commission – September 16, 2015

3. FAA NEPA Approval Process - Environmental Assessments will be initiated as individual projects become identified per FAA

4. Los Angeles City Council Action – June 14, 2016

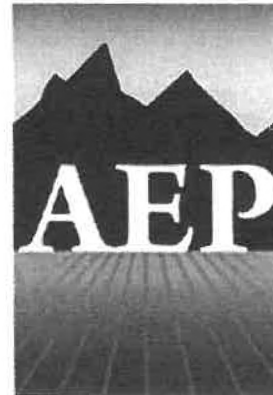
COMMUNITY-DRIVEN PROCESS:

Over 50 community meetings held in the past 6 years: these efforts resulted in an engaging opportunity with overwhelming community support for the LAX Northside project



THANK YOU

COMMUNITY SUPPORT



American Planning Association
California Chapter
Los Angeles

CONCLUSION

Staff recommends that the City Council:

1. FIND based on its independent judgment, after consideration of the entire administrative record, including the Environmental Impact Report (EIR) for the LAX Northside Plan Update certified on March 12, 2015, by the Board of Airport Commissioner Resolution No. 25654 and the Addendum to the Certified EIR for the LAX Northside Plan Update Project dated March 2016 (Addendum) that the Ordinance amending the LAX Specific Plan (LAX Northside Sub-Area), was environmentally assessed in the EIR and that pursuant to California Environmental Quality Act Guidelines Section 15162 and Public Resources Code Section 21166 no subsequent or supplemental EIR is required for approval of that Ordinance and FIND the Addendum was appropriate because only minor technical changes or additions to the EIR were warranted.
2. ADOPT the FINDINGS of the Board of Airport Commissioners, approved by the City Attorney, as the Findings of the City Council.
3. ADOPT the accompanying Resolution No. 25922, from the Board of Airport Commissioners, which adopts the Addendum to the previously certified Final EIR and the Ordinance to amend the LAX Specific Plan for the LAX Northside Plan Update Project.
4. PRESENT and ADOPT the accompanying Ordinance dated April 13, 2016, establishing the LAX Specific Plan for the LAX Northside Plan Update Project.

Next Steps

- LAWA to develop overall implementation strategy working with Mayor's office and Council District 11
- NEPA will be initiated once specific projects are ready for FAA review

THANK YOU