

LAX NORTHSIDE OPEN SPACE FAQ

The land known as the LAX Northside Plan area was originally acquired by Los Angeles World Airports (LAWA) more than 30 years ago with noise compatibility grants from the Federal Aviation Administration (FAA). The Northside property is approximately 340 acres located between the north airfield of LAX and the communities of Westchester and Playa del Rey. It stretches generally from Sepulveda Boulevard and Sepulveda Westway on the east to Pershing Drive on the west.

1. WHAT LAX NORTHSIDE PROPERTIES ARE UNDER PROCUREMENT FOR DEVELOPMENT RIGHT NOW?

LAWA released the Request for Qualifications (RFQ) to develop a portion of the Northside Area at Los Angeles International Airport (LAX) in 2018. After years of planning and community engagement, this procurement represents the next step in a multi-year effort to qualify, select and provide for development of commercial space on this valuable land.

The Northside RFQ project area consists of approximately 88 acres located between the north airfield of LAX and the communities of Westchester and Playa del Rey. It stretches generally from Loyola Boulevard to the east to Pershing Drive on the west, and Westchester Parkway on the south. For development purposes, the land is broken into two sections: Area 1 (outlined in red), which includes the acreage west of Falmouth Avenue, and Area 2 (outlined in green), east of Falmouth Avenue.

Area 2 is entitled to accommodate up to 775,000 square feet of commercial development (see map below). The LAX Northside project also provides an opportunity to provide open space, recreation and civic uses to the local community.

A more formal Request for Proposals (RFP) is anticipated to occur in Spring 2019. That process will identify the chosen Developer.



2. WHAT ARE THE POTENTIAL USES FOR AREA 2?

The approved uses for Area 2 include low-rise office, research and development, higher education and other uses permitted by the LAX Specific Plan. A landscaped zone has been dedicated to providing a buffer between any commercial development and the existing residential community to the north.

3. WHAT IS THE ARGO DRAIN SUB-BASIN STORM WATER PROJECT THAT IS CURRENTLY UNDER CONSTRUCTION?

Los Angeles Public Works and Bureau of Engineering are constructing the Argo Drain Sub-Basin Storm Water Infiltration Facility on behalf of LA Sanitation (LASAN). In 2014, LAWA and LASAN entered into a Memorandum of Understanding to develop the Argo

Drain Facility to address stormwater run-off and improve water quality in the Santa Monica Bay and at nearby beaches. The facility will serve the Westchester Community and LAWA.

Once completed, the project site will be operated and maintained by LASAN. For project inquiries, please contact the Department of Public Works at 213-978-0317.

4. WHAT ARE THE OPPORTUNITIES FOR OPEN SPACE AND RECREATIONAL USE IN AREAS 1 and 2?

There are three distinct spaces within LAX Northside Plan Areas 1 and 2 that are opportunities for open space.



- Area 1 North and Area 2 (highlighted in blue): These two areas will be under the responsibility of the identified Developer through the RFP process. The Developer will be responsible for the design, construction, maintenance, and fair market value of these areas once the entire LAX Northside development is completed.
- LASAN Area 1 (highlighted in yellow): LASAN will construct and deliver the Argo Sub-Drain Project to enable open space, recreational areas on the surface. The Developer will contribute \$4.2 million to be used for the development of the active recreational uses on the surface of the Argo Drain Facility, and LASAN will be responsible for the development of these uses on this area.

5. WILL THE ANIMAL QUARANTINE FACILITY REMAIN IN ITS CURRENT LOCATION?

Yes, an animal quarantine facility will remain in the same location, providing the same services with the same development envelopes. LAWA anticipates releasing a new procurement for an animal quarantine facility in an effort to update its leasing arrangements for this land use and service.

6. HOW WILL PEDESTRIAN AMENITIES BE ADDRESSED IN THE LAX NORTHSIDE PLAN?

A new three-mile-long landscaped 22-foot pedestrian paseo on the north side of Westchester Parkway will be built to connect all of the LAX Northside Areas.

7. HOW WILL THE COMMUNITY BE INVOLVED IN SHAPING THE OPEN SPACE PLAN?

Community participation is a critical element of the LAX Northside Plan. Over the years, LAWA held more than 50 community engagement meetings through the environmental quality engagement process, which is memorialized in the [Environmental Impact Report](#) along with the LAX Design Guidelines.

Los Angeles World Airports, LASAN, and Council District 11 are currently engaging local stakeholders to develop community consensus on the vision for the open space and recreational facilities that will be developed on the surface of the future Argo Drain Sub-Basin Facility and on the Northside Development. The goal is to hear the community and bring together different voices to fully understand neighborhood priorities for potential future uses. For more information on the LAX Northside Plan, please visit the [LAX Northside](#) webpage.

