
3.0 OVERVIEW OF PROJECT SETTING

This section provides an overview of the existing land use, environmental, and development setting associated with the MSC North Project and the future phase(s) of the MSC Program. More detailed descriptions of the existing setting in the project vicinity related to specific environmental issues are provided in Chapter 4, *Environmental Impact Analysis*, of this EIR. In addition to providing an overview of the existing physical setting at and around the Project site, this chapter describes other projects proposed in the nearby area that may, in conjunction with the MSC North Project and future phase(s) of the MSC Program, result in cumulative impacts. The identification of those other projects focuses, in particular, on other development proposed at LAX and explains the relationship between the MSC North Project and future phase(s) of the MSC Program and each other project in order to provide the basis for the evaluation of cumulative impacts. Additionally, the subject discussion addresses how the projects proposed at LAX, including the MSC North Project and future phase(s) of the MSC Program, relate to the LAX Master Plan.

3.1 Land Use Setting

3.1.1 MSC North Project

As indicated in Chapters 1 and 2, and depicted in Figure 2-2, the MSC North Project site is located in the western portion of the airfield within the Air Operations Area (AOA) west of the Tom Bradley International Terminal (TBIT). The subject area is, and has long been, actively used for airport operations and is completely occupied and surrounded by airport facilities. Current land uses of the site include aircraft maintenance hangars, aircraft aprons, and aircraft parking areas. According to the 2004 LAX Specific Plan, the zoning for the MSC North Project site is within the LAX – A Zone: Airport Airside Sub-Area.¹

Surrounding land uses include the following:

- Taxiways and runways to the north (North Airfield);
- Taxiways and terminals to the east;
- The American Airlines High Bay Hangar, taxiways, and runways to the south (South Airfield); and
- Taxiways, U.S. Coast Guard facilities, support facilities, and airfield-related uses to the west.

The closest land uses in the Project vicinity that are not airport-related include the following:

- The City of Los Angeles communities of Westchester and Playa del Rey north of LAX;
- A mix of commercial, hotel, office, and residential uses east of LAX in the City of Inglewood and unincorporated Los Angeles County;

¹ Los Angeles World Airports, Los Angeles International Airport Specific Plan, September 29, 2004.

3.0 Overview of Project Setting

- Residential, commercial, office, and institutional uses to the south of LAX in the City of El Segundo and the unincorporated LA County community of Del Aire; and
- Dockweiler State Beach, Santa Monica Bay, and the Los Angeles/El Segundo Dunes El Segundo Blue Butterfly Habitat Restoration Area to the west.

3.1.2 MSC Program

The concourse and apron extensions to be included as part of a future phase(s) of the MSC Program would be constructed to the south as a continuation of the MSC North Project in the AOA west of TBIT. Additionally, the proposed Central Terminal Processor (CTP) would be generally located east of TBIT in the CTA. Current uses of the CTP site include parking garages and terminal roadway connectors. Uses immediately surrounding the CTP site include World Way and passenger terminals (north, west, and south) and parking garages and the Central Utility Plant to the east. The zoning for the MSC Program site is within both the LAX-A Zone for the concourse and apron extension, and the LAX – L Zone: Airport Landside Sub-Area for the CTP.

Current uses of the MSC concourse site, as well as surrounding land uses, are described in the previous section, Section 3.1.1.

3.2 Environmental Setting

The following provides an overview of the physical environmental setting at the Project site as it existed at the time the NOP was published (February 8, 2013), noting the environmental issues most relevant to the Project site. Additional information regarding the environmental setting is provided in the discussion of each resource area in Chapter 4.

- Aesthetics – The MSC North Project site is located within the midfield area of the airport and is characterized by a variety of airport-related facilities and uses. The subject area is not considered to be a scenic resource and is not near any designated scenic corridors.
- Air Quality – The existing air quality setting at the Project site is subject to air quality pollutants from aircraft arrivals and departures, aircraft movements on taxiways, aircraft maintenance and aircraft engine run-ups, as well as from ground support equipment (GSE) operations and maintenance, and vehicle traffic on and off the airfield.
- Cultural Resources – The findings of the historical resources surveys of LAWA-owned property and adjacent areas conducted as part of the LAX Master Plan EIR, the Specific Plan Amendment Study EIR, and for this EIR indicated that four buildings within the overall boundary of LAX are considered potentially significant historical/architectural resources: (1) Hangar One (listed on the National Register of Historic Places [National Register]) on the southeastern portion of LAX near the northwest corner of Aviation Boulevard and Imperial Highway; (2) the Theme Building and Setting (eligible for listing on the National Register) in the center of the LAX terminals; (3) the WWII Munitions Storage Bunker (eligible for listing on the National Register) near the western boundary of LAX; and (4) the Intermediate Terminal Complex (eligible for listing on the California Register of Historical Resources [California Register]) on the south side of Century Boulevard between Sepulveda Boulevard and Airport Boulevard. None of these

3.0 Overview of Project Setting

buildings are located within the boundaries of the Project site or in the immediate vicinity of the MSC. Future phase(s) of the MSC Program would include the construction of the CTP located approximately 800 feet west of the Theme Building; however, the proposed CTP would be similar in scale and size to the existing facilities in this area and would not affect this historical resource. No known archaeological sites are located within the boundaries of the Project site or in the immediate vicinity.

- Greenhouse Gases – The primary greenhouse gas emission sources at LAX are emissions of carbon dioxide (CO₂) from combustion of fuels associated with aircraft operations, area traffic, and ongoing construction activities, as well as from building and lighting operations.
- Hydrology/Water Quality – The Project site is impervious and provides a negligible amount of recharge to the regional groundwater basin. Existing surface water pollutants typically include total suspended solids, oil and grease, soap residues, fertilizers, herbicides and pesticides, metals, and fuel hydrocarbons associated with airfield activities and aircraft maintenance.
- Noise – The Project site is located at the center of an active airfield in an area generally removed from the communities near the Airport. The existing noise setting is dominated by aircraft arrivals and departures, aircraft movements, aircraft maintenance and aircraft engine run-ups, GSE operations and maintenance, vehicle traffic on and off the airfield, and periodic construction and demolition activities.
- Transportation/Traffic – The existing traffic setting at the Project site is characterized on the airside by vehicles permitted within the Air Operations Area (AOA) and on the landside by vehicles on World Way South within the CTA and World Way West to the west of the Project site. Operations of vehicles on the AOA is strictly regulated and only drivers that have satisfactorily completed specialized training and have the appropriate clearances from LAWA are allowed to operate vehicles on the airfield. Traffic within the CTA is characterized primarily by a mix of private vehicles, buses, shuttles, taxis, limousines, and LAWA vehicles. Traffic levels and operating conditions vary throughout the day and week, ranging from good to poor. Traffic on World Way West primarily consists of airline employees, Airport employees, tenants, deliveries, and support services.
- Public Services – Four Los Angeles Fire Department (LAFD) fire stations (80, 51, 5, and 95) are located on Airport property and have direct responsibility for fire protection and emergency services within the Airport boundaries. With the exception of Fire Station 80, which only responds to incidents at LAX, Fire Stations 5 and 95 serve portions of the neighboring communities as well as LAX, and Fire Station 51 serves Dockweiler State Beach in addition to a majority of LAX. Los Angeles World Airports Police Division (LAWAPD) is supplemented by Los Angeles Police Department resources at LAX. In addition, a number of federal law enforcement and safety agencies have law enforcement responsibilities at LAX. The Transportation Security Administration (TSA) administers an extensive passenger and cargo security program; U.S. Customs and Border Protection maintains an armed presence at the Federal Inspection Services areas in each of the five terminals that accommodate international service to screen international passengers for immigration, customs, agricultural protection, and counterterrorism purposes. Further, the United States Federal Bureau of Investigation,

3.0 Overview of Project Setting

Customs and Border Protection, Drug Enforcement Administration, and U.S. Coast Guard, all have law enforcement responsibilities and personnel at LAX.

3.3 Development Setting/Related Projects

This section identifies past, present, and reasonably foreseeable related projects, including LAX development projects (LAX Master Plan projects and other LAX projects with independent utility) and non-LAX development projects, that could, in conjunction with the MSC North Project and future phase(s) of the MSC Program, result in cumulative impacts to the environment.

Table 3-1 below lists on-going and future projects at LAX within the immediate area of the MSC North Project and future phase(s) of the MSC Program.

- **LAX Master Plan Development Projects:** the LAX Master Plan Final EIR addresses the overall effects of the approved LAX Master Plan, essentially providing a cumulative impact analysis of all the improvements that comprise the LAX Master Plan, while also identifying the more notable impacts that are attributable to specific components, where appropriate. The LAX Master Plan provides a comprehensive plan for a number of improvement projects planned to be implemented over many years throughout the Airport.
- **LAX Development Projects Independent of the Master Plan:** it is anticipated that a number of other, stand-alone construction activities at LAX that were not part of the LAX Master Plan would likely be underway concurrent with the construction of the MSC North Project and future phase(s) of the MSC Program, including both LAWA and tenant projects.
- **LAX Specific Plan Amendment Study:** In accordance with the LAX Master Plan Stipulated Settlement and Section 7.H. of the LAX Specific Plan, LAWA completed the LAX Specific Plan Amendment Study (SPAS) to identify and evaluate alternatives to certain improvements delineated in the LAX Master Plan. Those proposed Master Plan improvements, generally referred to as the "Yellow-Light Projects," included the Ground Transportation Center (GTC), the Automated People Mover (APM) between the GTC and the CTA, reconfiguration of Terminals 1, 2, and 3, reconfiguration of the north runway complex, and on-airport road improvements associated with the GTC. Nine alternatives comprised of various combinations of airfield, terminal, and ground access improvements were addressed within the SPAS Final EIR, and a Staff-Recommended Alternative (Combination of SPAS Alternatives 1 and 9) was approved by the LA City Council in April 2013. While the SPAS has been completed and a programmatic EIR has been approved by the Los Angeles City Council, elements of SPAS are under litigation. LAWA is continuing planning efforts associated with the ground transportation elements of SPAS and determining which projects to advance to project-level environmental review in the near future. Additionally, the Staff-Recommended alternative must still undergo review and approval by FAA in order to be implemented. As such, for related projects included in this EIR, the existing LAX Master Alternative D, which is SPAS Alternative 3, is assumed.
- **Non-LAX Planned Development:** a list of other development projects in the City of Los Angeles and neighboring communities within the vicinity of the study area is included in Table 3-1. The list was prepared to document and describe major known local area development projects that may contribute traffic to the MSC study area.

3.0 Overview of Project Setting

Table 3-1

LAX Development Projects Not Related to the MSC Project Elements

Project	Construction		Description
	Start Date	End Date	
Airfield-Related Improvements			
Runway 7L-25R Safety Area Improvements - South Airfield	Feb-14	Feb-15	Improvements at west end of Runway 7L/25R including runway and connecting taxiway extensions to meet FAA Runway Safety Area (RSA) requirements. Rehabilitation of deteriorating pavement at east end of runway and Taxiway B.
Runway Safety Area Improvements - North Airfield	Jun-14	Jun-19	Improvements to Runways 6L-24R and 6R-24L to meet FAA RSA requirements, and rehabilitate runway pavement.
Terminal-Related Improvements			
LAX Bradley West Project Remaining Work	Nov-13	Dec-17	Completion of replacing existing concourses and aprons at the Tom Bradley International Terminal (TBIT) with new concourses and gates at Bradley West. Remaining work includes demolition of existing TBIT concourses and installation of east gates/aprons along Bradley West concourses. Also includes Taxiway T project and construction of secure/sterile passenger and baggage connection between the TBIT core and Terminal 4 (T-4). Although construction of similar connection between TBIT core and T-3 is also part of the overall Bradley West Project, it is broken out separately below, as its construction would not begin until well after the other Bradley West improvements are completed.
Terminal 3 (T-3) Connector	Jul-19	Jan-22	See LAX Bradley West Project Remaining Work above.
North Terminal Improvements	Aug-13	Aug-17	Major interior improvements and building system upgrades within the North Terminal complex, particularly Terminal 1 (Southwest).
South Terminal Improvements	Nov-11	Feb-18	Major interior improvements and building system upgrades within the South Terminal complex, particularly Terminal 5 (Delta Airlines) and Terminals 6-8 (United).
Infrastructure/Security/Miscellaneous Improvements			
Central Utility Plant Replacement Project (CUP - RP) Remaining Work	Sep-13	Dec-14	Completion of Replacement CUP and related underground piping network within CTA.
Miscellaneous Projects and Improvements	Jan-14	Jul-20	This includes a wide variety of smaller miscellaneous projects and improvements mostly related to repair/replacement of, and upgrades to, existing facilities at LAX, including, but not limited to, runway repair/rehabilitation, elevators/escalators replacement, CTA second level roadway repairs, terminal taxilanes and aprons rehabilitation, passenger boarding bridge replacements, terminals electrical, plumbing, and facilities upgrades, miscellaneous demolition, and more.

3.0 Overview of Project Setting

Table 3-1

LAX Development Projects Not Related to the MSC Project Elements

Project	Construction Start Date End Date		Description
West Aircraft Maintenance Area Project	Jan-14	Dec-18	The proposed West Aircraft Maintenance Area project would allow for more efficient and effective maintenance of existing aircraft at the airport, including Aircraft Design Group (ADG) VI aircraft (Airbus A380s and Boeing 747-8s). The proposed Project would include aircraft parking and maintenance facilities, employee parking areas, and related storage, equipment and facilities. The proposed Project would be able to accommodate up to 8 ADG VI aircraft simultaneously or 18 ADG III aircraft (aircraft similar in size to and including Boeing 737's).
Land Development and Miscellaneous Improvements			
LAX Northside Area Development ¹	Jan-15	Dec-22	Development of LAX Northside area with a mix of employment, retail, restaurant, office, hotel, research and development, education, civic, airport support, recreation, and buffer uses that support the needs of surrounding communities and LAWA. The approved development plan provides entitlements for up to 4.5 million square feet of development, subject to a limitation on the total number of vehicle trips (a "trip cap"). Formulation of a new reduced land use development program for the subject area is currently in process, which will be followed by completion of environmental review studies. Schedule for development to be determined.
LAX Master Plan Alt. D/SPAS Development	Jun-15	Jun-25	In accordance with the LAX Master Plan Stipulated Settlement and Section 7.H. of the LAX Specific Plan, LAWA completed the LAX Specific Plan Amendment Study (SPAS) to identify and evaluate alternatives to certain improvements delineated in the LAX Master Plan. Those proposed Master Plan improvements, generally referred to as the "Yellow-Light Projects," include the Ground Transportation Center (GTC), the Automated People Mover (APM) between the GTC and the CTA, reconfiguration of Terminals 1, 2, and 3, reconfiguration of the north runway complex, and on-airport road improvements associated with the GTC. Nine alternatives comprised of various combinations of airfield, terminal, and ground access improvements were addressed within the SPAS Final EIR, and a Staff-Recommended Alternative (combination of SPAS Alternatives 1 and 9) was approved by the LA City Council in April 2013. That alternative must still undergo review and approval by FAA in order to be implemented. As such, for related projects included in this EIR, the existing LAX Master Alternative D, which is SPAS Alternative 3, is assumed.

Table 3-1

LAX Development Projects Not Related to the MSC Project Elements

Project	Construction Start Date End Date		Description
Other Related (non-LAWA) Projects			
Metro Crenshaw / LAX Transit Corridor and Station ²	Dec-15	Apr-19	The Los Angeles County Metropolitan Transportation Authority (Metro) recently approved the proposed Crenshaw/LAX Transit Corridor Project, which includes an 8.5-mile light-rail transit line that would connect the existing Metro Green Line and the Metro Expo Line at Crenshaw and Exposition Boulevards. A station is proposed in proximity to LAX, near the intersection of Century Boulevard and Aviation Boulevard.
Notes:			
N/A = Not Available;			
1 Assumes only that portion of the overall Metro Crenshaw/LAX Transit Corridor and Station project that occurs in the general vicinity of LAX. Estimated schedule based on information obtained from Crenshaw/LAX Transit Corridor Project FEIR and project website.			
2 Construction traffic estimates provided by Gibson Transportation Consulting, Inc.			
Source: Los Angeles World Airports, July 2013; Ricondo & Associates, August 2013.			

3. Overview of Project Setting

Cumulative impacts of the proposed Project and development projects within the vicinity of LAX will be discussed further within each chapter of the EIR. The Cumulative Impacts section of each chapter will provide an analysis of the impacts from the proposed Project and surrounding development projects as they pertain to each specific category of environmental resource.

Planned development projects in the City of Los Angeles and neighboring communities within the vicinity of the traffic study area are listed in **Table 3-2**. The list is based on consultation with representatives of various agencies including the LADOT, City of Culver City, City of El Segundo, City of Inglewood, and Los Angeles County.

3. Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
1	Arco AM/PM and Car Wash	5884 Washington Blvd.	Car wash and storage room totaling 1,200 square feet at an existing fueling station	CC				
2	Auto repair shop	11167 Washington Pl.	Construction of a new vehicle repair shop with 1,196 square feet of repair area with two service bays and 191 square feet of office	CC				Construction nearing completion per field visit on 05/06/13
3	Baldwin Site	12803 - 12823 W. Washington Blvd.	New 3-story commercial (office and retail) development totaling 37,308 square feet	CC				Empty lot per field visit of 05/06/13.
4	Brooke Kaufman	4227 Ince Blvd.	6 condo units on 3 lots	CC	35	3	3	
5	Condominiums	3846 Bentley Ave.	4 units	CC	23	2	2	Building permit
6	Condominiums	4058 Madison Ave.	4 units	CC	23	2	2	Building permit
7	Condominiums (Former Burger King site)	13340 Washington Blvd.	41 unit condominium development with 6 live/work condominium units in Culver City and 35 Units in LA	CC/ LA	240	18	21	Under construction per field visit of 05/06/13.
8	Czucker Site Mixed Use	8770 Washington Blvd.	New mixed use development w/ preliminary concept of up to (approx.) 115 residential units, 41,600 square feet retail; 1,400 square feet café; 53,500 square feet office. Proposed	CC	2,811	138	280	

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
			mixed use with 115-unit condominium, 18,500 square feet office, 16,000 square feet supermarket, 11,500 square feet pharmacy & 2,500 square feet retail. Existing vacant building. DOT case No. OUT08-002.					
9	Culver Studios Amend. No. 6	9336 Washington Blvd.	Phase I includes 25,093 square feet office, 13,634 square feet. support and 302 parking spaces. Phase II includes 63,500 square feet office and 8,741 square feet. support.	CC				
10	Distribution & Warehouse	3434 Wesley St.	10,500 square feet. office, warehouse and distribution	CC	137	16	86	
11	Dr. Brenord Dutt	5800 Uplander Way	Add 3 stories; 57,050 square feet to a 2-story office	CC				
12	FAYNSOD Family Trust	11501-11509 Washington Blvd.	Mixed Use: 3 Retail (2,359 square feet.), 1 Office (937 square feet.), & 2 Apts. (1,867 square feet)	CC	155	9	87	No activity per field visit 05/06/13.
13	Fresh Paint Mixed Use	9355 Culver Blvd.	Addition of second story office and third floor residential unit for a total of 5,708 square feet to an existing office/warehouse	CC				
14	Greg Reitz	8665 Hayden Pl.	63,679 square feet of office	CC				
15	Hampton Inn	3954 Sepulveda Blvd.	77-unit hotel	CC	629	43	45	Building permit

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
16	Irving Residential/ Office	4043 Irving Pl.	Four story; 26 residential units and 3 office units	CC				Building permit
17	Jewish Home for the Aging	3847 Delmas Terrace; 3820-42 Hughes; 9832 Venice Blvd.	184 congregate units; 48 residential care units; 14,000 square feet PACE program	CC/ LA				Pre-application stage. Estimated date of completion 2016.
18	Mixed Use Development (NMS Properties)	9901 Washington Blvd.	14,112 square feet. mixed use development with 131 dwelling units; 12,178 square feet. of retail and three levels of subterranean parking with 244 parking spaces. Proposed mixed-use with 131-unit apartment & 12,000 square feet retail. Existing 16,900 square feet retail removed. DOT case No. WLA08-026.	CC/ LA	8	26	35	Under construction per field visit on 05/06/13 (Spring 2014 opening).
19	Mixed Use	Washington Blvd., south side, between Tildes Ave. and Harter Ave.	Mixed use residential and retail	CC				Construction recently completed.
20	Mixed Use	12601 West Washington Blvd.	Three story mixed use development	CC				Culver City Public Parking lot per field visit on 05/06/13.
21	Mixed Use	12714-12718 Washington Blvd.	5-unit residential and 3,300 square feet retail	CC				Existing small businesses per field visit on 05/06/13.
22	Mixed Use	13365 Washington Blvd. (NE corner of Glencoe	4,183 square feet retail and 19 condominium units	CC	333	14	24	Construction completed but not fully occupied per field

Los Angeles International Airport

Midfield Satellite Concourse
Draft EIR
March 2014

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
		and Washington)						visit on 05/06/13.
23	Office Building	9919 Jefferson Blvd.	113,467 square feet, 3-story office building	CC				Construction fencing around vacant lot per field check of 5/19/13.
24	Office & Retail Bldg.	700-701 Corporate Pointe	240,612 square feet of office and 4,242 square feet of retail	CC	2,811	384	359	
25	Parcel B	9300 Culver Blvd.	74,600 square feet of office, 21,700 square feet of restaurant and 21,700 square feet of retail	CC	6,340	461	627	
26	Radisson Office Tower (aka Entrada Tower)	6161 Centinela Avenue	342,409 square feet office tower and parking structure	CC	3,442	502	462	
27	Restaurant Expansion	5854 Blackwelder St./ 3077 La Cienega Blvd.	Addition of 1,150 square feet to existing restaurant	CC				
28	School expansion; modification to CUP	12095-12101 Washington Blvd.	Conversion of a 20,090 square feet. office building into classrooms and administrative offices; addition of 2,000 square feet	CC				
29	7/11	Sepulveda Blvd. and Braddock Dr., Southeast corner	Former vacant gas station	CC				Under construction per field check of 5/18/13.
30	Triangle Site - Washington/National Transit Oriented Development	Northwest corner of Washington and National Blvds.	New transit oriented development to include light rail station and mixed use development (preliminary concept includes up to 290 dwelling units; 149	CC	19,874	1,235	2,071	Under construction, per field visit on 05/06/13.

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
			room hotel; 200,000 square feet office; 51,500 square feet retail and 20,000 square feet restaurant					
31	Turning Point School (K through 8)	8794 National Blvd.	Addition/remodel of net 9,000 square feet	CC		107	61	
32	Union 76	10638 Culver Blvd.	Gas station and convenience store with new car wash; 2,500 square feet	CC				Building permit
33	Warner Parking Structure	8511 Warner Dr.	51,520 square feet retail/restaurant; 784 parking spaces on 5 levels	CC				
34	11957 Washington Boulevard Office Project.	11957 Washington Blvd; NE corner of Washington St. & Marcesal Ave.	3 story mixed use project with 8,682 square feet commercial and 30 dwelling units	CC				Construction fence around empty lot, per field visit on 05/06/13.
35	Washington/Landmark Mixed Use Development	8810, 8840, 8850 Washington Blvd.	12,257 square feet of restaurant, 38,819 square feet of retail, and 28,708 square feet of office use	CC				
36	Washington Place Office Condos	12402 Washington Pl.	42,000 square feet 4-story office and retail building; 9,300 square feet of retail; 30,400 square feet of office	CC				Existing comic book shop per field visit on 05/06/13.

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
37	West Los Angeles Community College Master Plan	Overland Avenue at Freshman Dr.	Approx. 291,300 square feet of new building and renovation. Anticipate future student population of approx. 18,904 students and 1,248 employees by Fall 2022. Project includes second access road, parking structures, landscaping and development of athletic facilities	CC/ CO	10,034	669	664	Parking lot; math/science buildings and new roadway to Jefferson Boulevard are completed. No other changes per field visit on 05/06/13.
38	Aviation Station Project (Transit Oriented Development in Del Aire)	Site bounded by Aviation Boulevard, 117th Street, Judah Avenue and Metro Green Line Station	278 condominiums and townhomes, 112 apartment units, 29,500 square feet of commercial/retail and office space. Includes 797 parking spaces for residents, guests and commercial and office uses.	CO	1,114	171	83	County Board of Supervisors approved project in November 2011. Not yet under construction.
39	Boat Central (Parcels 52 and GG)	13501 Fiji Way	Dry-stack boat storage of 345 parking spaces; boat trailer storage of 24 parking spaces; mast-up sail boat storage of 30 parking spaces	CO	1,081	47	51	Existing boat yard. No construction per field visit of 05/09/13.
40	Del Rey Shores Apartments (Parcels 100 and 101)	4247-4275 Via Marina	544 apartments (202 existing units to be removed)	CO	800	120	111	Project under construction per field visit of 05/09/13
41	Diner (Parcel 33)	4211 Admiralty Way	351 Apartments; 24,500 square feet retail; 10,000 square feet restaurant (existing restaurant to be removed)	CO	1,145	184	22	"Killer Shrimp" restaurant operating on site per field per field visit of 05/09/13.

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
42	Fisherman's Village (Parcels 55, 56 & W)	13715 Fiji Way	26,570 square feet of specialty retail; 785-seat restaurant; 132-room hotel; 9 boat slips	CO	2,375	98	209	Project under construction per field visit of 05/09/13
43	Gateway Marina Del Rey (Parcel 95)	404-514 Washington Blvd.	16,350 square feet specialty retail center; 9,160 square feet high turn-over, sit-down restaurant with 240 seats; 7,890 square feet. of general office building, 6,100 square feet walk-in bank 72 Apartments; 337 Parking Spaces (removal of 7,500 square feet drive-up bank)	CO	199	-36	128	Existing restaurant, bank and furniture showroom. Per field visit on 05/06/13: vacant businesses, likely prior to demolition.
44	Government Office Building	Panay Way and Via Marina	26,000 square feet	CO	286	40	57	Project well under construction/well under way per field visit on 05/09/13.
45	Lennox Charter High School	11044 and 11111 Freeman Ave.	560 students	CO	862	207	70	
46	Legacy Partners Neptune Marina Apartments (Parcels 10R, FF & 9U)	Marquesas Way and Via Marina	526 apartments (removal of 136 apartments); 114-unit senior living facility; 3,500 square feet of retail; 1.46-acre public wetland park on Via Marina; 4,349 wet slips and 817 dry slips for boats.	CO	3,104	253	228	Approved by Los Angeles County Board of Supervisors on 3/20/12. Project under construction per field visit on 05/09/13.

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
47	Lincoln Boulevard Mixed Use Project	4363 Lincoln Blvd.	158 high-rise residential condominium units; 3,178 square feet of specialty retail; parking structure with 409 parking spaces. Beverly Hills Rent-a car facility (48,000 square feet) to be removed.	CO	386	47	71	Existing building. No construction per field visit of 05/09/13
48	Lincoln Boulevard Mixed Use Project	4363 Lincoln Blvd.	158 high-rise residential condominium units; 3,178 square feet of specialty retail; parking structure with 409 parking spaces. Beverly Hills Rent-a car facility (48,000 square feet) to be removed.	CO	1,062	73	127	Existing building.
49	Marina City Club Towers Marina del Rey	4333 Admiralty Way	600 units	CO	3,516	264	196	No construction per field visit of 05/09/13
50	Marina del Rey Apartment Community (Parcels 12 & 15)	Panay Way and Via Marina	940 apartments; 82 units senior apartments; 4,000 square feet retail; 6,000 square feet commercial	CO	1,785	171	152	Project under construction per field visit of 05/09/13
51	Marina del Rey Residential Project (Parcels 12, 15 and FF)	Panay Way and Via Marina	1201 residential units on 2 parcels on the west side of Marina Del Rey	CO				Project under construction per field visit of 05/09/13
52	Marina Expressway Homes	Marina Expressway Eastbound & Mindanao Way	28 Single family condominiums	CO				Parking lot and/or marina boat yard per field visit of 05/09/13
53	Marriott Residence Inn (Parcel IR)	Admiralty Way and Via Marina	149-room hotel. Existing Marriott hotel on NE corner	CO	1,201	82	52	Under construction per field visit on 05/09/13.. Marriott Hotel renovation and/or expansion.

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
54	Pacific Ave Townhomes & Retail	6719 Pacific Ave.	35 condos + 2,000 square feet retail + 2,000 square feet other	CO	548	40	56	
55	Residential	3184 Via Dolce	5 or 6 buildings	CO				Project appears to be completed per field check on 05/09/13
56	Sea Glass Town Homes	6719 Pacific Ave.	36 condominiums	CO				
57	Villa Venetia Residential (Parcel 64)	13900-13910 Fiji Way	478 mid-rise apartments (removal of 224 existing apartments); 34 boat slips; 5,000 square feet restaurant	CO	1,106	93	88	Construction on site, per field visit on 05/09/13
58	Aquatics Center	TBD		ES				Draft EIR stage; various sites being considered
59	Central Reliability Center, Central Tool Room	324 W. El Segundo Blvd.	102,000 square feet (existing 126,000 square feet similar)	ES				Application submitted - pending review per 10/12 list.
60	Condominiums	347 Concord St.	3 units	ES	20	3	3	No construction per field visit of 05/08/13
61	Condominiums	425 & 429 Indiana St.	8 units	ES	54	8	8	Construction completed per field visit of 05/08/13
62	Condominiums	1700 Mariposa Ave.	11 units	ES	74	11	11	Under construction per field visit of 05/08/13
63	Condominiums	301, 303, 305 Palm Ave.	7-unit residential condominium, 14,313 square feet (existing 9 apt. units)	ES				Approved by Planning Commission, Commissioned on 2/12/09, pending plan check approval - per 10/12 list

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
64	Condominiums	412 Richmond St.	4 units	ES	27	4	4	No construction per field visit of 05/08/13
65	Data Center	445 North Douglas St.	109,137 square feet	ES	1,202	169	163	Existing Douglas Tech Center building per field visit of 05/08/13
66	Data Center	444 North Nash St.	33,899 square feet	ES	373	53	51	Existing T5 Data Center building.
67	El Segundo Business Park	222 Kansas Street (at Grand Ave.)	business park; high-turnover restaurant	ES	516	43	40	Under construction per field visit of 05/08/13
68	El Segundo Corporate Campus	700-800 N Nash St.	1,740,000 square feet office; 75,000 square feet retail; 7,000 square feet child care; 7,000 square feet medical office; 19,000 square feet health club; 75,000 square feet restaurant; 100-room hotel; 25,000 square feet, light industrial; 75,000 square feet research and development; 65,000 square feet technology/telecommunications.	ES	21,366	2,267	2,795	Per field visit on 05/08/13 - New Hyatt Place Hotel, 750 N. Nash Street.
69	Hotel	101 Continental Blvd.	167 rooms	ES	1,364	80	92	Existing Northrup Grumman building, per field visit on 05/08/13
70	Hotel	1960 East Grand Ave.	150 rooms	ES	1,226	84	50	Existing office building, per field visit on 05/08/13.

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
71	In-n-Out Burget Restaurant with Drive Through	600-630 Sepulveda Blvd.	In-N-Out Burger, (existing Sizzler Restaurant)	ES				Application submitted - 10/12 list.
72	Mixed Use	900, 950 and 960 Sepulveda Blvd.; 901-915 Shelby St.	Warehouse, 67,474 square feet of general office; 11,471 square feet of manufacturing	ES	787	113	109	Existing Boeing facility, per field visit on 05/08/13.
73	LA Air Force Base (Area A)	2400 - 2460 East El Segundo Blvd.	625 condominiums	ES	3,631	275	325	ThreeFifty at South Bay - Condos, per field visit on 05/08/13.
74	LA Air Force Base (Area B)	2350 East El Segundo Blvd.	150,000 square feet of general office replacing 120,000 of existing general office	ES	331	47	45	Building has been demolished on the Aerospace compound, per field visit on 07/08/11 and 05/08/13.
75	Lifeguard Station	105 Vista Del Mar	1,400 square feet	ES				Under construction - per 10/12 list.
76	Light Industrial, Office Retail, warehouse	2100 E. El Segundo Blvd.	Raytheon SAS Main Campus site - 2,089,090 square feet existing building area, 2,142,457 square feet proposed for a total of 4,231,547 square feet built out by 2022	ES				Application submitted -per 10/12 list.
77	Northrup-Grumman	SE corner of Mariposa Ave. and Douglas St.	190,000 square feet industrial uses	ES	1,324	175	186	Surface parking lot. No construction per field visit 05/08/13.
78	Office and Warehouse	130 Arena St.	388 square feet office and 3,019 square feet warehouse (existing vacant/parking?)	ES				Under construction - 10/12 list.

Los Angeles International Airport

Midfield Satellite Concourse
Draft EIR
March 2014

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
79	Office/Operations Center @ Chevron refinery site	116 W. El Segundo Blvd.	38,000 square feet (new construction?)	ES				Under construction - per 10/12 list.
80	Office	1700 East Imperial Ave.	194,119 SF (existing 168,811 square feet Office)	ES				Application submitted - pending review per 10/12 list.
81	Office	888 N Sepulveda Blvd.	120,000 square feet	ES		217	214	Existing dirt surface parking lot adjacent to 898 Sepulveda Boulevard per field visit 05/08/13.
82	Office	2355 Utah	Convert existing office (12,671 square feet)/industrial (29,877 square feet) to all Office and add 1,887 square feet	ES				Under construction per 10/12 list.
83	Office	2383 Utah	Convert existing office (51,209 square feet)/industrial (101,297 square feet) to all Office and add 6,850 square feet	ES				Under construction per 10/12 list.
84	Parking Structure	1955 E. Grand Ave.	810 space parking structure (existing surface lot, west of #145 - Mattel R&D Office)	ES				Application submitted per 10/12 list.
85	Plaza El Segundo Phase 2A	NE Corner of Sepulveda Blvd. and Rosecrans Ave.	Commercial - 92,000 square feet Shopping Center, office use (existing vacant)	ES				Empty lot per field visit of 05/08/13.
86	Power Plant	301 Vista Del Mar	Redevelopment of power plant units 1 and 2 (re-construction of existing).	ES				Approved by CEC - Under Construction - per 10/12 list
87	R&D and office	455 Continental Blvd.	300,000 SF R&D & Office (existing vacant - Mattel "logo" site).	ES				Application submitted per 10/12 list.
88	Senior Housing / Assisted Living Facility	540 E. Imperial Ave.	304 Senior housing/assisted living facility OR 58 single and multi-family	ES				Application approved, pending plan check submittal

Los Angeles International Airport

Midfield Satellite Concourse
Draft EIR
March 2014

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
			residential units					- per 10/12 list
89	Xerox Phase IV	1951-1961 El Segundo Blvd.	255,242 square feet office; 350-room hotel	ES		629	614	
90	Condominiums / Office	13806 Hawthorne Blvd.	171 units and 32,500 square feet of office space	HA	80	213		
91	LA Air Force Base – Area B	NW corner of El Segundo Blvd. and Aviation Blvd.	63,000 square feet warehouse; 560,000 square feet office park; 93,750 square feet base exchange; 43,125 square feet. health club; 34,463 square feet medical office	HA	7,499	815	711	Appears to be completed.
92	Prestige Villas	4500 West 116th St.	116 condominium units	HA	1,110	87	117	
93	Retail Center	SW corner of Inglewood Ave. and Imperial Highway	50,000 square foot retail	HA	2,147	50	187	
94	Single Family Homes	14000 Yukon Ave.	6 units	HA	36	3	3	
95	Condominiums	501 East 99th St.	12 units	IN	72	6	6	
96	Condominiums	940 North Cedar St.	14 units	IN	84	7	7	
97	Condominiums	448 North Edgewood St.	6 units	IN	36	3	3	
98	Condominium	417- 420 N. Market St.	12 units	IN	72	6	6	
99	Condominiums	450 N. Market St.	12 units	IN	72	6	6	

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
100	Condominiums	912 S. Myrtle Ave.	7 units	IN	42	4	4	
101	Condominiums	927 South Osage Ave.	7 units	IN	42	4	4	
102	Condominium	222 W. Spruce Ave.	10 units	IN	60	5	5	
103	Hollywood Park Mixed-Use Development	1050 South Prairie Ave.	2,995 dwelling units; 300-room hotel; 620,000 square feet retail; 75,000 square feet office/commercial; 10,000 square feet of civic use; 300-room hotel with 20,000 square feet of meeting space. Pavilion/casino would be maintained on the project site.	IN	17,222	1,604	-39	Draft EIR released fall 2008. No construction.
104	Mixed retail/restaurant	Florence Ave. and La Brea Ave., SE corner	49,800 square feet	IN				
105	Mixed retail/restaurant	Southwest corner of Century/Prairie (Haagen)	97,490 square feet	IN				
106	Residential	704 N. Market St.	6 units	IN				
107	Senior Center and Housing	111 N. Locust St.	95,188 square feet	IN				
108	Shopping Center	433 North Centinela Ave.	7,384 square feet	IN				
109	Shopping Center	10922 South Prairie Ave.	8,416 square feet	IN				

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
110	Ambrose Hotel	901 Abbot Kinney Blvd.	Hotel, Retail and Restaurant Mixed Use	LA	723	30	54	
111	Animo High School	841 California Ave.	Expansion of 420-student Charter School	LA	1,470	332	176	TDM to reduce traffic by 60% (TSA 6/15/05)
112	Apartments	4090 S. Del Rey Ave.	New 51-unit residential apartment building over 3-level parking garage.	LA	339	26	36	
113	Apartments	4100 S. Del Rey Ave.	77-unit apartments	LA	512	39	54	
114	Apartments	4140 S. Glencoe Ave.	New 4-story, 69-unit apartment project over 2-level, 132 space garage	LA	459	35	48	
115	Apartments	10001 Venice Blvd.	115 unit apartment building	LA	762	59	56	
116	Apartments	3425 S. Motor Ave.	Mixed Use: 115 Apartments & 975	LA	651	45	47	
117	Car Wash	9204 Airport Blvd.	15,380 square feet of car rental facility to be removed. Proposed car wash. DOT case No. CTC08-013	LA	536	21	74	
118	Carousel School	7899 S. La Tijera Blvd.	Addition/Expansion of school serving an additional 20 students	LA	50	16	4	
119	Charter School	5741 S. Crenshaw Blvd.	238 student Middle School, 412 student High School	LA	1,090	301	194	

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
120	Chevron Gas Station	6101 W. Manchester Ave.	1,000 square feet gas station with a drive through Starbucks; 2,000 square feet 24-hour convenience store. Proposed gas station with 4-fueling positions, 2,000 square feet 24-hr convenience store & 1,000 square feet fast food restaurant w/drive-thru. Existing gas station with 6-fueling positions, 500 square feet 24-hr convenience store & 3-stall auto repair to be removed. DOT case No. CTC08-007 & CTC08-036.	LA	658	133	36	
121	Commercial Mixed Use	10612 W. National Blvd.	2,500 square feet Restaurant & 3,500 square feet Retail	LA	475	34	66	
122	Condominiums	12301 W. Pico Blvd.	95 Dwelling Units (Hyde Park) Condominiums	LA	367	28	29	
123	Decron Development	8601 Lincoln Blvd.	Residential Mixed Use at SWC of Lincoln Blvd. and Manchester Blvd.	LA	899	2	105	
124	DWP Maintenance Yard	3233 Thatcher Ave.	Improvement/expansion of the existing LADPW maintenance yard plus addition of 30 new employees to site. DOT case No. CTC09-031.	LA		30	30	Built-out year estimated at 2017.
125	Fresh & Easy Market	5301 S. Crenshaw Blvd.	13,969 square feet Supermarket	LA	856	30	88	
126	Fresh & Easy Express Market	3240 S. Washington Blvd.	4,290 square feet Fresh & Easy Express Neighborhood Market	LA	658	61	69	

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
127	Grosvenor Court	5550 Grosvenor Blvd.	215 condo units	LA	1,260	95	112	Buildout year 2013
128	Loyola Marymount University	1 LMU Dr.	LMU Master Plan to increase enrollment cap to 7,800-student. DOT case No. CTC08-044.	LA	2,540	176	223	Buildout year 2030 (DEIR of Jan. 2010)
129	Loyola Marymount University	1 LMU Dr.	LMU Master Plan to increase enrollment cap to 7,800-student. DOT case No. CTC08-044.	LA	0	147	257	Buildout year 2030 (DEIR of Jan. 2010)
130	Le Lycee Francais	10309 W. National Blvd.	Private High School	LA	946	280	108	
131	Lincoln Center Project	1400 Lincoln Blvd.	Mixed Use	LA	0	196	460	
132	Lincoln Place Apartments	1054 S. Frederick St.	90 New Apartments	LA	665	50	65	
133	Marina del Rey LCP Amendment	1 Marina Expressway	MDR-LCP Amendment	LA	0	0	2,501	
134	McDonald's w/Drive Through	5908 W. Manchester Ave.	3,814 square feet McDonald's	LA	946	94	60	
135	Mixed Use	138 Culver Blvd.	New Scope of Work: 72-unit apartment and 16,000 square feet retail & restaurant space. Existing vacant single family home to be removed. DOT case no. CTC08-058.	LA	1,204	76	145	Buildout year 2015
136	Mixed Use (Playa Legado)	220 Culver Blvd.	63-unit apartment & 6,000 square feet retail space. Existing 4,000 square feet restaurant to be removed. DOT case No. CTC08-059.	LA	180	-6	60	

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
137	Mixed Use	7407 S. La Tijera Blvd.	New 140 Dwelling Unit Apartment & 2,600 square feet Retail over 241 spaces, 3-level parking garage.	LA	799	65	83	
138	Mixed Use	4004 S. Lincoln Blvd.	98 unit condos & 6020 square feet retail. CTC 05-070	LA	1,550	108	101	
139	Mixed Use	3417 S. Motor Ave.	85 Apartments and 2,000 square feet Retail	LA	690	40	80	
140	Mixed Use Development	5101 S. Overhill Dr.	Le Biarritz Residential/Office (2004-CEN-0964)	LA	763	65	78	
141	Mixed Use Development	6819 Pacific Ave.	29-unit apartment, 3,000 square feet restaurant & 1,000 square feet retail space. Existing vacant lot. DOT case No. CTC08-060.	LA	620	51	62	
142	Mixed Use	3115 S. Sepulveda Blvd.	28,000 square feet Specialty Retail Center & 138 Dwelling Unit condominiums	LA	772	73	111	
143	Mixed Use	100 E Sunset Ave.	Mixed Use Project	LA	2,752	146	254	
144	Mixed Use	580 Venice Blvd.	Proposed 5-unit residential plus 5,724 square feet retail space. DOT case number CTC09-070.	LA	287	9	33	
145	Mixed Use	10601 Washington Blvd.	Proposed mixed-use with 132-unit apartment, 26ksf office & 18ksf retail. Existing 11.1ksf Sony Studios production office to be removed. DOT case No. WLA08-042.	LA	2,050	150	252	

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
146	Mixed Use	11955 W. Washington Blvd.	41,000 square feet office & 9,500 square feet retail. Existing vacant building to be removed. DOT case No. OUT08-005.	LA	872	77	87	
147	Mixed Use Hotel, Retail & Restaurant Uses	1027 S. Abbot Kinney Blvd.	New 92-Guest Room Hotel, 3,000 square feet Retail & 2,072 square feet Restaurant Use.	LA	705	27	43	
148	Office Building	5901 Center Dr. (at Howard Hughes Pkwy)	249,020 square feet, five-story office building	LA	2,742	386	371	
149	Office Building	309-315 E. Culver Blvd.	8,000 square feet 3-story office building with first floor parking garage. CTC 10-018	LA			22	
150	Office Building	10100 Culver Blvd.	Proposed 50,000 square feet office building. DOT case No. WLA07-092.	LA		75	96	
151	Office Building	3105 La Cienega Blvd.	133,000 square feet media-related office. Existing 109,000 square feet manufacturing to be removed. DOT case No. WLA08-050.	LA		49	39	
152	Pacific Charter School	2941 W. 70th St.	Expansion of charter school with 355 high school and 400 junior high school students	LA		371		
153	Pioneer Bakery Building	512 E. Rose Ave.	50 Dwelling Unit condos, 6,290 square feet Retail, 4,985 square feet Restaurant	LA	1,134	52	88	
154	Playa Manchester	7280 W. Manchester Blvd.	260 Dwelling Unit condominiums (project expansion)	LA	-156	-32	36	

Los Angeles International Airport

Midfield Satellite Concourse
Draft EIR
March 2014

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
155	Private School	5401 Beethoven St.	452 students (32 student addition) CTC 10-032	LA	775	294	66	Specific Plan Covenant submitted 5/26/11
156	Private School	5400 S. Beethoven St.	260 Student Private Elementary School (K-8)	LA	606	180	122	
157	Private Charter School	Middle 5456 W. McConnell Ave.	Private Animo Westside Middle School (500 students)	LA	980	414	145	
158	Radisson Hotel	6225 W. Century Blvd.	340 room hotel; 2,544-space parking structure with 1,733 spaces for airport parking. Proposed 340-room hotel & 1,726-stall airport parking facility with shuttle bus service. Existing 282-stall airport parking facility to be replaced. Trip generation = Daily +4,110, AM +336, PM +346. Built-out year 2012. DOT case no. CTC08-066.	LA	4,110	336	346	
159	Radisson Hotel	6225 W. Century Blvd.	340 room hotel; 2,544-space parking structure with 1,733 spaces for airport parking. Proposed 340-room hotel & 1,726-stall airport parking facility with shuttle bus service. Existing 282-stall airport parking facility to be replaced. Trip generation = Daily +4,110, AM +336, PM +346. Built-out	LA	3,188	246	255	

3.0 Overview of Project Setting

**Table 3-2
LAX Area Background Development Projects**

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
			year 2012. DOT case no. CTC08-066.					
160	Restaurant	1020 W. Venice Blvd.	Proposed 3,895 square feet House of Pies Sit-Down Restaurant	LA	396	33	33	
161	Retail	585 Venice Blvd.	10,400 square feet specialty retail/storage space to replace 10,400 square feet of existing warehouse/manufacturing space. DOT Case No. CTC08-033.	LA			33	
162	South LA Redevelopment	5400 S. Crenshaw Blvd.	60,000 square foot of retail	LA	1,349	22	122	
163	South LA Redevelopment	1636 W. Manchester Ave.	68,250 square feet of offices	LA	751	106	102	
164	South LA redevelopment 5B	3900 W. Martin Luther King Jr. Blvd.	50,000 square feet of office, 200 condos, 3,600 student college	LA	4,008	473	446	
165	South LA Redevelopment	5975 S. Western Ave.	225,000 square feet of industrial development	LA	355	47	49	
166	St. Joseph Center	204 Hampton Dr.	Community Center	LA	339	20	26	
167	Tenant Improvement within existing Shopping Center	245 S. Main St.	Various	LA	0	0	78	
168	Trader Joe's WLA	10850 W. National Blvd.	Expansion & Tenant Improvement	LA	756	29	84	

3.0 Overview of Project Setting

Table 3-2

LAX Area Background Development Projects

No.	Project Name	Address	Description	City	Net Daily Trips	Net AM Trips	Net PM Trips	Comments
169	United Oil 78	9815 W. National Blvd.	TI of E gas station w/convenience market to add 6 fueling positions.	LA	977	61	105	
170	View Park Prep Middle School/High School	5701 S. Crenshaw Blvd.	Charter School for 400 students	LA		164		
171	Village at Playa Vista (Playa Vista Phase II)	Jefferson Blvd between McConnell Dr. and Centinela Ave.	2,600 residential units; 175,000 square feet office; 150,000 square feet retail; 40,000 square feet community serving	LA	24,220	1,626	2,302	Grading and utility work per field check 5/18/13.
172	Villa Marina Project	13488 W. Maxella Ave.	Mixed Use development (244 dwelling units and 9,000 square feet Retail)	LA	2,155	126	237	
173	Windward School Enrollment Increase	11350 W. Palms Blvd.	75 Student increase to 550 students, maximum	LA	186	70	13	
174	Manhattan Village Shopping Center Enhancement - Component I (Stages 1 and 2)	East side of Sepulveda Blvd., south of Rosecrans Ave.	Addition of 52,000 square feet of GLA, with 14,000 square feet developed in Stage 1 and 38,000 square feet developed in Stage 2	MB	757	14	76	According to FEIR, could be completed as early as 2014.

Source: Los Angeles World Airports, August 2013

CC = Culver City; CO = County of Los Angeles; ES = El Segundo; HA = Hawthorne; IN = Inglewood; LA = City of Los Angeles; MB = Manhattan Beach