



LAX Northside Areas 1 and 2 Open Space Conceptual Plan and Community Outreach Report

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Executive Summary

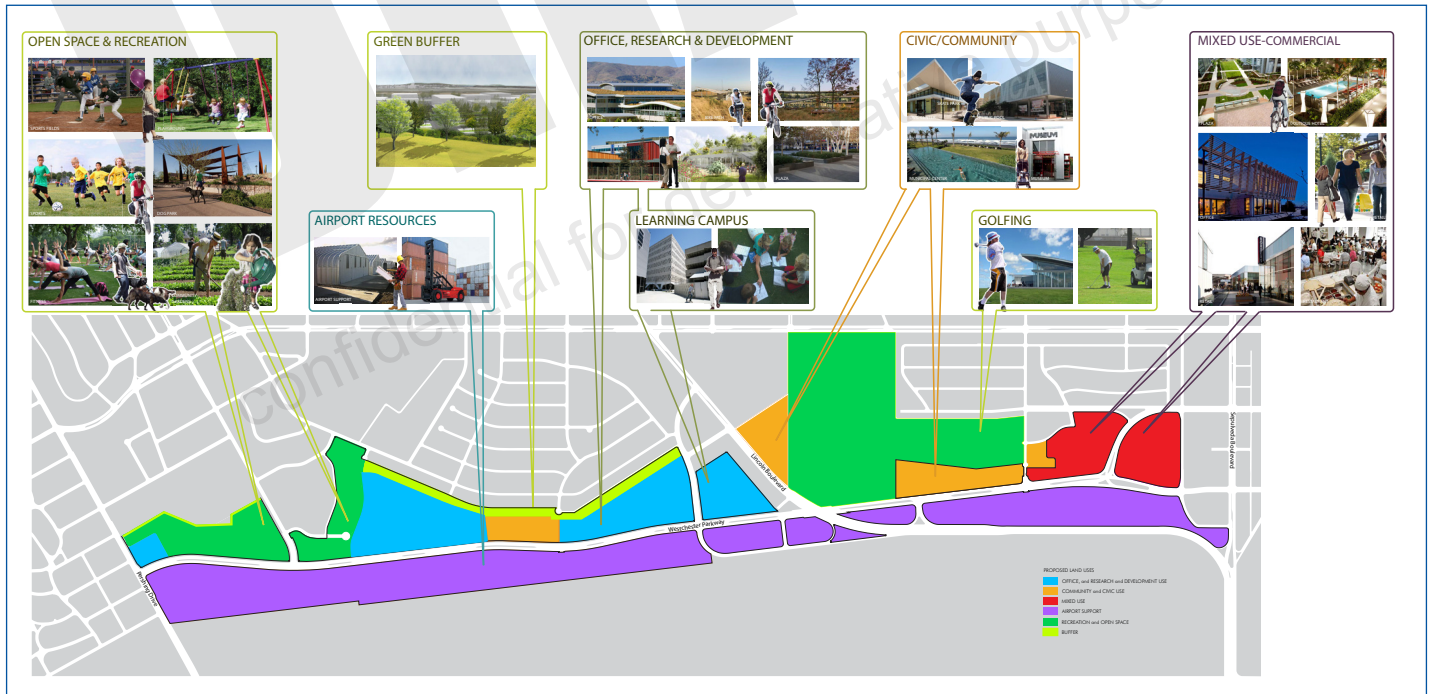
In 2016, the Los Angeles City Council and Board of Airport Commission (BOAC) approved the LAX Northside Plan Update, permitting commercial development of up to 2,320,000 square feet over 340 acres in conjunction with areas for recreation, open space, and buffer space for surrounding residential communities.

The LAX Northside Plan's allowable land uses include the best and most balanced use of the property, addressing the Los Angeles World Airports' (LAWA) needs at Los Angeles International Airport (LAX), the desires expressed by the local community, the market demand, and compliance with established regulatory requirements set by the Federal Aviation Administration (FAA). The Plan must comply with important FAA requirements

that LAWA obtain fair market value for any proposed use of the Northside properties. The FAA will not allow the use of the Northside parcels for just open space; accordingly, the open space must be developed with other airport use or commercial development. Notwithstanding, the LAX Northside Plan dedicates more than one-third of the site to open space and recreation uses, maintaining the existing Westchester Golf Course and creating expansive green spaces.

The Plan is well recognized for the years of transparent stakeholder engagement, and LAWA is committed to continued public outreach as the Plan is implemented. The LAX Northside Plan Update now provides the blueprint for future developers to finally activate a mix of uses based upon LAWA's and community priorities.

Figure 1: LAX Northside Permitted Land Uses



LAWA is excited to move forward the implementation of the LAX Northside Plan. In 2017, LAWA approved the lease with the City of Los Angeles Bureau of Sanitation (LASAN) on Area 1 to implement a joint Argo Drain Stormwater Infiltration Treatment Facility. In May 2018, LAWA also initiated the design and development of the LAWA Airport Police Facility, which will co-locate LAWA Airport police in one centralized headquarters. In November 2018, LAWA released the Request for Qualifications (RFQ) for the development of Area 2, designed for a lowrise office, research and development campus.

As part of its implementation efforts, LAWA remains firm in its commitment to the local community and to the office of Los Angeles City Council District 11 (CD11) to develop the LAX Northside through proactive, open collaboration. Throughout the process of updating the LAX Northside Plan, extensive community participation was a critical element in guiding decisions on future uses. LAWA has engaged Trifiletti Consulting (TC) to assist with the public outreach and consensus planning for the open space in Areas 1 and 2, and address Councilmember Mike Bonin's and Westchester/Playa del Rey Neighborhood Council's request for comprehensive, integrated planning.

Over the past few months, LAWA led a robust community engagement process that confirms the value and importance of including substantial public open space in any future development. The new open space opportunities on LAX Northside Areas 1 and 2 are adjacent or in close proximity to the LAX North Airfield, multi-family apartment and condominiums, single family homes along 91st street, and school uses, including St. Bernard's High School and Westchester High School, and the Jet Pets Animal Quarantine Facility.

A landscaped buffer zone is also required between any commercial development and the existing residential community to the north of Areas 1 and 2. Demographic research conducted at LAWA's direction reinforced this conclusion, validating the assertion that Westchester has a lower ratio of park space to population than most Los Angeles neighborhoods. This research also highlighted that the community has a rich cultural life and institutions and is committed to educational values.

The LAWA team, which included its consultants, the Council Office, Office of Mayor Garcetti and LASAN project managers, led an outreach program and participated in a Leadership Task Force, with the goal of engaging a cross-section of community stakeholders in the challenge of refining a 'wish list' of recreational concepts into workable conceptual plans. LAWA led an extensive outreach program that encompassed more than three dozen meetings with stakeholder groups, individuals and local institutions.

On March 18, 2019, LAWA held a community Open House and displayed four potential conceptual site plans for feedback. Nearly 300 comments, concerns and ideas for the open space area were submitted to LAWA. Many community members have great enthusiasm for the open space concepts. Still, several residents in nearby single-family and condominium homes expressed sincere concerns and fear about safety, security, noise, traffic, parking, and lighting impacts associated with suggested active recreational programming. The dialogue created opportunities for spirited discussion and for better understanding of community needs and the constraints inherent in programming and maintaining public open space adjacent to an airport and bordered by residential neighborhoods.

As noted, substantial stakeholder feedback and information was gathered over several months. Among several park elements, three elements for the Open Space in Areas 1 and 2 were identified and recommended by a large majority of stakeholders. Multi-purpose playing fields and a dog park were the most often requested, followed by a Kids Play Areas. In addition, other passive uses, including a Picnic Area, Seniors Quiet Area, a Fitness Zone, an Amphitheater, walking and bike trails, community gardens and others were also highly suggested. This feedback was presented to a Civic Leadership Task Force on April 6, 2019. The Task Force recommends a compromise approach that seeks to balance the variety of needs and desires of multiple stakeholders in the Westchester community, help achieve the City's objective to deliver a world-class development project and ensure the LAX Northside development is a first class neighbor.

The recommended conceptual plan includes:

Area 1:

- A dog park located on the north side of Area 1 near the existing animal quarantine facility on the north side of the existing road;
- A kids' play area and only 1 regulation size multi-use playing field with some small auxiliary structures located away from the residential community on Area 1;
- Shared parking at St. Bernard's High School should be pursued to support recreational use on Area 1 until the Area 2 campus is developed with available parking;

Area 2

- 1 regulation-size multi-purpose field designed to accommodate a running track behind St. Bernard's baseball field, which could be used the community, including St. Bernard's High School, Loyola Marymount University, other schools, and Area 2 development;
- A certain amount of open space on Area 2 to allow the future developer a further opportunity to integrate other attractive and creative uses, such as Picnic Areas, Seniors Quiet Areas, Fitness Zones, an Amphitheater, walking and bike trails, community gardens and other suggested elements;

To address concerns raised by adjacent residents, LAWA recommends the 20-foot landscape buffer zone be increased to a 100-foot program fee buffer zone all along the northern edge of Area 1. Most importantly, comprehensive operating conditions relating to hours of operation, noise control measures, fencing, lighting, and security should also be adopted and strictly enforced.

In summary, this report is intended to provide information about the community goals for the open space areas and to be included as part of the Request for Proposals to the qualified proposer teams competing for the development rights of the Area 2 Office, Research and Development Campus. A description of the recommended open space concepts and feedback on all 4 concept plans is detailed in this report.





LAWA will require the Area 2 developer to contribute up to, but not exceeding, \$4.2 million towards the open space in Area 1 in accordance with existing MOU obligations and subject to FAA approval. LASAN is obligated to identify the entity will operate the Area 1 open space. The challenge is to ensure how Area 1 operator will interface with the park in Area 2, as well as how the developers will secure sufficient funding sources for construction and maintenance of open space facilities.

It is important to emphasize that the recommendation represents a compromise between community needs and concerns. The plan may not be perfect to all stakeholders, but it seeks to balance community objectives and meet LAWA's goals. Despite key issues, the recent outreach effort implemented by LAWA was comprehensive, dynamic and very informative. It allowed both LAWA and the community to fully participate in the planning process and help develop a concept that,



when constructed, could yield needed community resources and create an attractive LAX Northside project.



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LAX Northside Areas 1 and 2 Open Space Opportunity Sites

Background:

The land known as the LAX Northside Plan area was originally acquired by LAWA more than 30 years ago with noise compatibility grants from the 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. Initial planning began in the 1980's, and the first proposal for the site was called the LAX Northside Plan. In 1984, a plan was approved for 4.5 million square feet of commercial development and the area was divided into 13 parcels as part of the tract map. After years of planning and community outreach, in June 2016, the Board of Airport Commissioners and the Los Angeles City Council approved the LAX Northside Plan and Design Guidelines, reducing allowable building heights, total trips, and total density to 2,320,000 square feet.

Figure 2: Open Space Opportunities



Today, LAWA is moving forward with the implementation of the LAX Northside Plan with several important projects.

- 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 Argo Project is part of LAWA's campus-wide stormwater low impact development mitigation and Clean Water Act compliance strategy. The facility will serve the Westchester Community and LAWA. Los Angeles Public Works and Bureau of Engineering are currently constructing

the Argo Drain Sub-Basin Storm Water Infiltration Facility on behalf of LASAN. Once completed, the project site will be operated and maintained by LASAN. Construction is anticipated for completion by 2020. Pursuant to the lease, LASAN is responsible for the planning and subleasing of the surface for recreational use. LASAN must comply with the LAX Northside Specific Plan and Design Guidelines, and LASAN must also consult with CD11 and seek LAWA's approval on the use of the surface area.



- On May 3, 2018, the BOAC authorized the award of phase one of a two-phase design-build contract for the comprehensive engineering, design, demolition, pre-construction and construction for the new Airport Police Facility at LAX. The LAWA Airport Police Division (APD) currently operates out of nine separate locations separated by six miles. This separation poses challenges to the daily APD operations and emergency response. The new APD Facility will co-locate many of its existing functions onto one site. The project is intended to improve the communication and coordination of operations and resources for essential public safety services at LAX.
- In September 2018, LAWA released the Request for Qualifications (RFQ) to develop Area 2 of the LAX Northside property. Area 2 is 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. Area 2 is entitled to accommodate commercial development. The approved uses for Area 2 include low-rise office, research and development, and other uses permitted by the LAX Specific Plan. A 100-foot landscaped zone is required to provide a buffer between any commercial development and the existing residential community to the north.
- The animal quarantine facility is planned to 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.
- A new three-mile-long landscaped 22-foot pedestrian paseo, composed of a 10 foot sidewalk and a 12-foot wide path of stabilized decomposed granite, with landscaping, on the north side of Westchester Parkway is required to be built to connect all of the LAX Northside Areas.

Now, as shown in Figure 2, there are three distinct spaces within LAX Northside Plan Areas 1 and 2 that present significant opportunities for open space and recreation.

- **LASAN Area 1** (highlighted in yellow): LASAN will construct and deliver the Argo Sub-Drain Project to enable open space and recreational areas on the surface. The selected Area 2 Developer will contribute up to \$4.2 million to be used for the development of the active recreational uses on the surface of the Argo Drain Facility. As stated above, LASAN is responsible for the development of the surface uses on this area pursuant to its lease.
- **Area 2** (highlighted in blue): The selected Developer through the RFP process will be responsible for the design, construction, and maintenance of this area as part of the development and delivery of Area 2.
- **Area 1 North** (highlighted in light blue): Area 1 North will be the responsibility of the selected developer. See map for area to be part of the animal quarantine RFP. LAWA is considering the possibility of assigning maintenance and operations to others, such as the animal quarantine facility.



The Westchester Community

To provide a current context for assessing needs and opportunities which help guide the programming of publicly accessible open space, a comprehensive analysis of Westchester community demographics was conducted. This review provided an analysis of the environment, including both physical space and its use, and the residential and institutional community. The study yielded important information on the age and income of residents, the types of open space that may be plentiful or lacking, and the nature of uses that are likely to contribute to sustainability goals and improve overall public health.

Age Distribution

Age distribution indicates the kinds of services that may be needed in a community, such as day care centers or nursing facilities. In Westchester, the population is nearly evenly distributed among age groups, reflecting opportunities for planning solutions across the full spectrum of age categories.

Race & Ethnicity

Westchester's population is majority white (50.8%), with Hispanic, Asian, and Black populations representing similar portions between 13% and 17%. This ethnic diversity may be an opportunity to incorporate cultural features into open space planning, and to engage cultural heritage organizations in the planning process.

Figure 3. Age Distribution in Westchester
Source: American Community Survey, 2016.
<https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2016/>

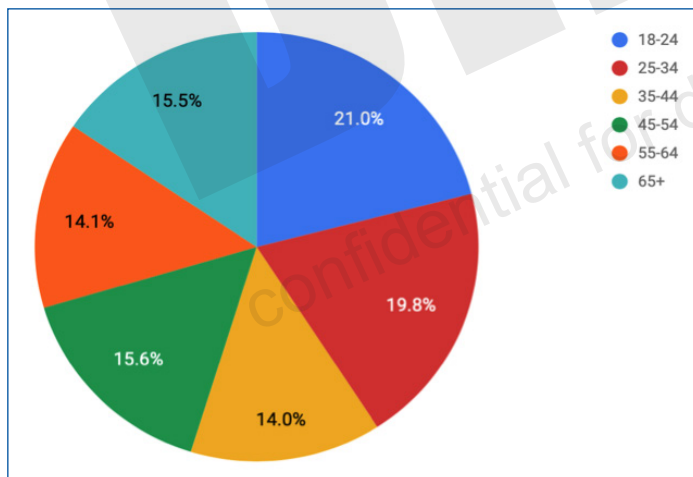
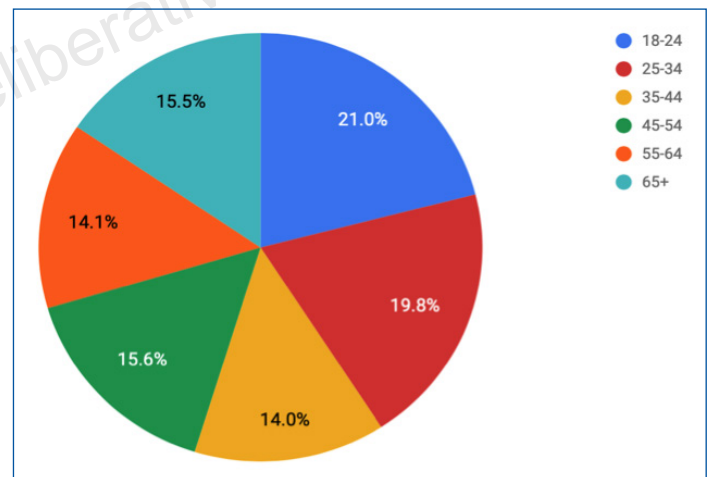


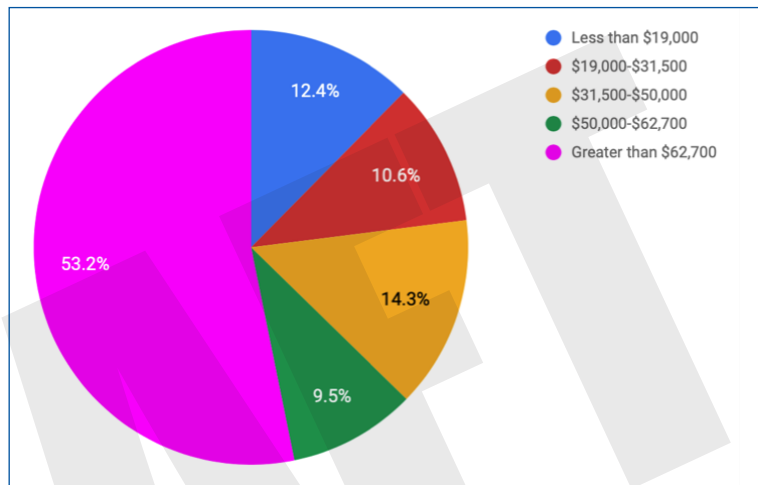
Figure 4. Race Distribution in Westchester
Source: American Community Survey, 2016.
<https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2016/>



Employment & Income

In general, Westchester has a slightly higher financial profile than the average in Los Angeles. Median household income in Los Angeles, CA is \$60,197. More than 53% of residents earn more than the median income in the City, and unemployment is at 7.32%. Poverty levels are lower than in other Los Angeles communities, with 11.82% below the 100% threshold and 10.6% below the 200% threshold.

Figure 5. Income distribution relative to median income in Los Angeles
Source: The United States Department of Housing and Urban Development (HUD) via American Community Survey 5-year estimates, 2015.



Education

Westchester is very committed to education as demonstrated by the enrollment of nearly 80% of young adults in school, a very low High School dropout rate of 3.33%, and a college graduation rate of 55.11%. Planners may wish to embrace this value through partnerships with local schools and responding to educational needs for outdoor space and educational programs.

Source: American Community Survey, 2016.

Parks and Recreation/Facility Assessment

Within the City of Los Angeles, Council Districts 11 and 4 had the most park space per capita (35.1 and 16.8 acres per 1,000, respectively), while Council Districts 5, 8, 9, 10, and 13 all had less than 1.0 acre per 1,000 population. Still, Westchester has a lower ratio of park space to population than many West Los Angeles neighborhoods. Within a 2-mile radius there are 6 public parks, 1 private golf course and a Family YMCA facility. Four of the parks serve multiple purposes such as soccer and baseball, and 3 are outside Westchester proper. 16% of residents live within a half-mile of a park, compared to the county of average of 49%. The area lacks dog parks, multipurpose fields, running tracks, skate parks, climbing walls and interactive natural areas. (See Appendix B for descriptions of local parks and facilities)

It has important cultural institutions, including 3 libraries and 3 museums, 2 preeminent institutions of higher learning, and it is adjacent to protected beach areas. Additionally, most of its schools have some open space areas for students but they are not easily accessible by LAUSD. Opportunities to provide more open public space for the community is a top priority for local residents and a need recognized across all segments of the local population.

Synthesis

The Demographic Assessment reinforces the widespread view that Westchester is very enthusiastic about increased access to park opportunities. The community commitment to culture and learning is demonstrable, and its need for more open space to further those values is clear. The even distribution of age groups supports planning for recreational resources across the age spectrum, with thought given to a range of active and passive spaces designed to suit multiple uses and promote accessibility, health and sustainability.

Open Space Community Outreach Process

LAWA's comprehensive and broad-based approach to community outreach during the creation of the LAX Northside Plan Update provided the foundation for stakeholder inclusion in the next step of the planning process. To further refine the concepts incorporated in the LAX Northside Plan Update, extensive outreach was conducted in the Westchester community among residents, local organizations and interested parties. The outreach team conducted large, small and individual meetings to better understand needs and wishes and to gather as much information as possible. Based on that information, options were developed and presented to stakeholders for consideration and feedback. Hundreds of area residents participated in the process, contributing ideas, articulating concerns, and making real contributions to the planning effort.

The outreach team consisted of a small Focus Group representing LAWA, the Mayor's Office, the Bureau of Sanitation (LASAN), Council District 11, the Neighborhood Council leaders, and leaders within Westchester/Playa del Rey area, neighbors, and the consultant team. This group met regularly beginning in January 2019 to organize activities, define preliminary goals, understand constraints and obligations, and to create an approach toward the goal of creating a recommended plan.

LAWA and CD 11 met with local stakeholders, developed informational materials, made presentations to groups and identified potential funding sources for park facilities implementation and operation. This process elicited a great deal of information and surfaced concerns about noise, light, traffic, parking and security that might be associated with the creation of publicly accessible active open space. As a result of the information gathered, four potential site plans were created for public input. On March 18th, an Open House was held to present and discuss these options and seek public comments.

The Open House was attended by more than 265 people, and generated hundreds of comments at the event. More comments were provided to LAWA after the open house, bringing the total to 337 comment cards.

Public participation in the planning process yielded several benefits. Planners received an enormous amount of information that contributed to the creation of public space options that truly reflected local stakeholders' views, and residents gained a better understanding of the constraints and challenges inherent in programming and maintaining public open space adjacent to an airport on the LASAN Argo Facility, and on land bordered by residential neighborhoods.

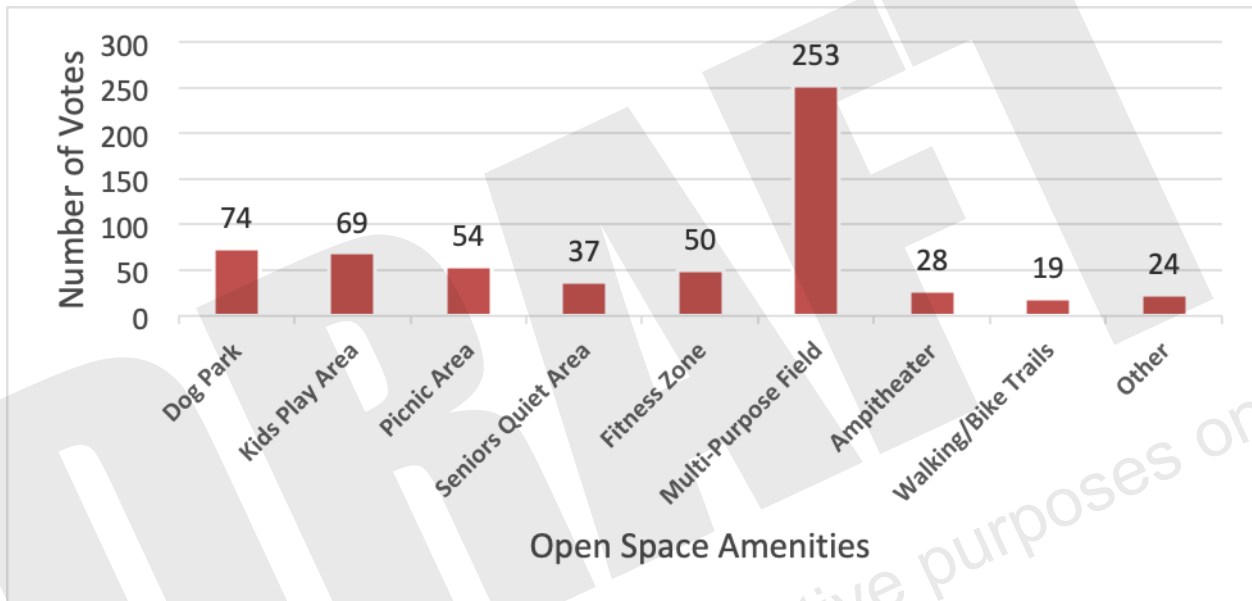




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Information gathered at the Open House, from other meetings, and from comment cards submitted to the Outreach team, identified three main desired open space elements for the Northside Open Space Areas. Multi-purpose playing fields and a dog park were the most often requested, followed by children’s play areas. In addition, people also suggested a Picnic Area, Seniors Quiet Area, a Fitness Zone, an Amphitheater, walking and bike trails, community gardens and others.

DESIRED NORTHSIDE OPEN SPACE ELEMENTS



Summary of Outreach

- Task Force meetings: 8
- Community stakeholder meetings: 25
- Open House: 1
- Comments submitted: 337
- Individual Stakeholder Meetings:

For a detailed description of Task Force meetings, stakeholder meetings, PowerPoint presentation, and Open House materials, please see Appendices C-M.

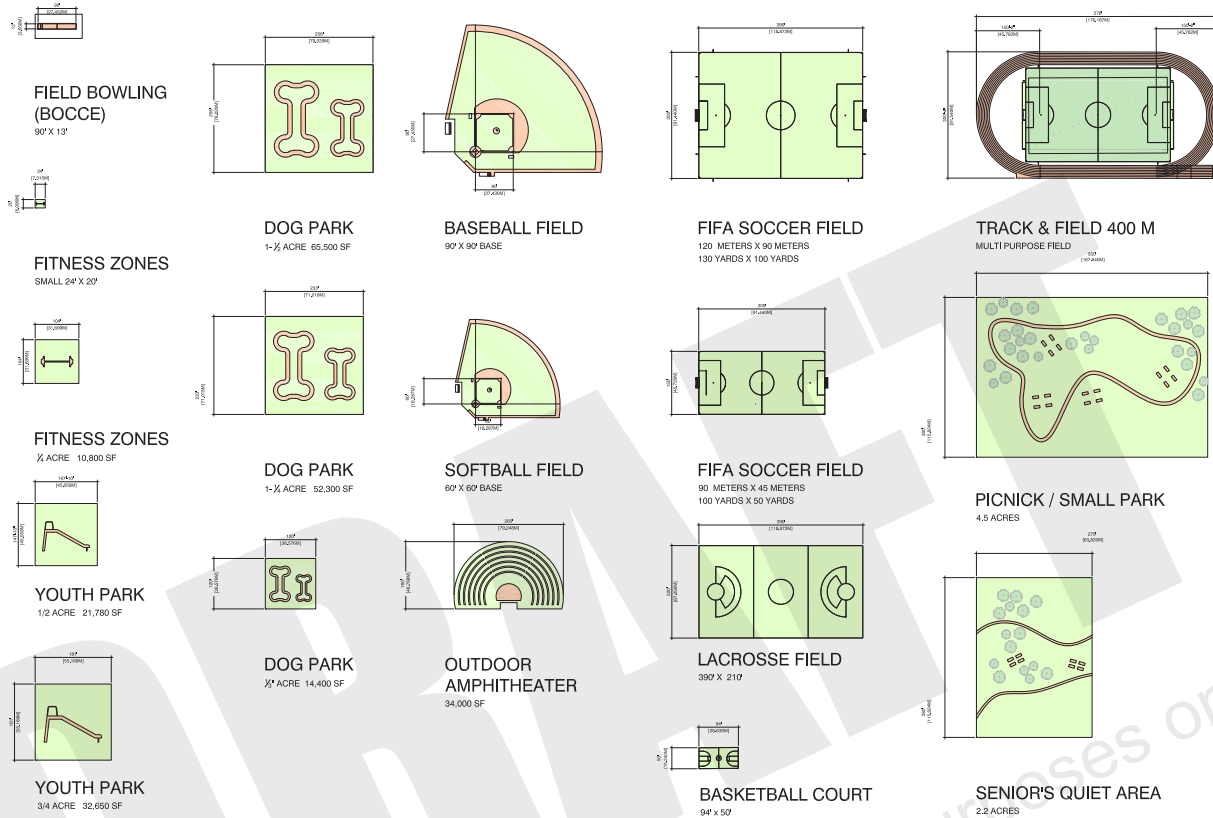
Site Plan Options

The following site plans showcase four preliminary concepts for the space at LAX Northside, which was designed to show a range of different opportunities for community members. Based on widespread community feedback, all four plans share some common elements: all plans contain a dog park in Area 1 North and a parking area in LASAN Area 2 with entry through Falmouth Avenue. Community members expressed a strong desire for a dog park in Area 1 North and stated that this space has been serving as an informal dog park for many years. Community members also identified the need for more parking, which may be fulfilled with the shared parking area in Area 2 once Area 2 office campus is developed.

Where the concepts differ is in the locations of active and passive spaces and the features these spaces contain. Different features among the plans include kids' play areas, multipurpose playing fields, senior quiet areas, and more.

Site Plan Concept 1





Site Plan Option 1 combines active and passive activities in each of the site areas. LASAN Area 1 features one youth-size and one adult-size soccer field and is a half active and half passive open space. Area 2 North contains a track and multi-purpose field, and open green space. As suggested by school leadership, shared parking is assumed to be available at St. Bernard's High School. LASAN Area 2 contains a youth playground. As with other plans, Area 1 North contains the dog park, and Area 2 features parking with an entrance through Falmouth Avenue.

This site plan option strives to respond to St. Bernard's and Loyola Marymount's suggestions, considers a track and has shared parking made available by St. Bernard's. Option 1 was highly favored by the St. Bernard's community because the high school needs a track for its students, and as of this date, St. Bernard's is in the process of considering whether to build a track and field on campus by sacrificing a number of its existing parking spaces. If a track were to be built on the LAX Northside open space areas and made easily accessible to its students, St. Bernard's has offered to share 100-200 parking spaces.





Site Plan Option 1 Sample Comments

“Dog park, multipurpose field. I like the project rendering as it was presented with a dog park/ park near jet pets and soccer/multipurpose/track+field between the proposed dog park and the commercial developments (planned)”

“Multi-purpose field, fitness zone, amphitheater, picnic area. As a recent St. Bernard graduate, field space would be amazing! Especially having a track and field would be an amazing addition that would benefit the kids and schools nearby”

“We would favor jog/running track and Kids Play Area. I think the Dog Park would also be popular. I currently jog along Westchester Parkway to Sepulveda around three times a week. The development of the commercial space will make this less pleasant. I would use jogging track at least three times a week. We would use Kids Play Area at least three times a week”

“If it is a running track I definitely see me using this field often. I want to get healthy but I cannot afford to go to a gym and I would love to have a field for me to go to. I would also go to friends and families soccer games every week. “

“We’re big into sports and would love our kids to have more and better fields to play on. We would also love to be able to walk and run on a track regularly for exercise and getting outdoors.”

“My family would like multi purpose fields and a kids play area. Westchester has so few of these. A track that is well lit for working out would be wonderful too.”

“I personally would like to see a multi-purpose field with a well lit track around it to walk/run. I would LOVE to see a kids play area as my 7 year old would really benefit. A quiet area/garden would be lovely as well.”



Site Plan Concept 2



Concept 2 provides a half active and half passive space in LASAN Area 1 and Area 2 North. LASAN Area 1 contains one adult-sized soccer field, a youth playground, and a concessions/restroom area. Area 2 North features a multi-purpose field, a concessions stand/restroom area, open green space, and parking. LASAN Area 2 also features a senior quiet area. As with other plans, Area 1 North contains the dog park, and LASAN Area 2 features parking with an entrance through Falmouth Avenue.



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Site Plan Option 2 Sample Comments

“Seniors quiet area, picnic area - prefer option 2 or 3. Want flexible use for everybody rather than sports. Linkages seem underdeveloped, running/hiking paths along edges would be used”

“We need a senior center in our area. We have the other places mentioned above. A senior place would most ensue the noise. It would be a good public safety area. We would favor jog/running track and Kids Play Area. I think the Dog Park would also be popular. I currently jog along Westchester Parkway to Sepulveda around three times a week. The development of the commercial space will make this less pleasant. I would use jogging track at least three times a week. We would use Kids Play Area at least three times a week”

“We live around the corner from the project and have a very energetic two year old girl. It would be fantastic to have a park with a kids playground and picnic area so she could run and play. She also loves watching airplanes, so the location is perfect in that regard, too, for a family recreational spot”

“I would like to see a large multipurpose field and picnic area, a place to meet and enjoy the afternoon with friends and where kids could play. Some of my concerns are attracting more people that would affect street parking and security for neighborhood. I would like to see it well lit at night with possible security to ensure community safety.”

“Multi-purpose fields, especially including soccer fields for use by AYSO Region 7. My son has been playing in this league, and I have been volunteering too. A kids play area will also be desirable. We would like a fenced playground area for younger children.”



Site Plan Concept 3



Concept 3 separates active and passive uses in different areas of the open space. LASAN Area 1 is a mostly active space and contains one youth-size and one adult-size soccer field, a concessions stand and restroom area, and additional parking accessible through Falmouth Avenue. Area 2 North is a passive space and contains a senior area, a picnic and open play area, a fitness zone, a concession stand/restroom area, a youth play area, and an amphitheater. LASAN Area 2 features a second youth play area. As with other plans, Area 1 North contains the dog park, and LASAN Area 2 features parking with an entrance through Falmouth Avenue. This concept was a problematic for residents who live along the border of Area 1 North (including Manitoba West Condominiums) due to the noise, parking and light pollution that may arise from the number of multi-purpose fields in LASAN Area 1 along with other uses.



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Site Plan Concept 3 Sample Comments

“Multipurpose field - option #3 has the most appeal for me. I would strongly urge your team to look at the Playa Vista Dog Park as a reference. Just beautiful! Love the mixed use open space. Love the picnic area & outdoor fitness. Amphitheater would also be great. Please - No soccer field or multi use field!!”

“I would like a dog park, fitness zone, picnic area; with all the dogs in our entire community, I strongly believe a little dog park would be wonderful, helpful, and fun for dogs and dog owners. A picnic area would be hugely beneficial as well as we don't have anything similar around. Fitness is so important to all as it relates to health--I'd love to see that!”

“Seniors Quiet Area. I prefer Option 3 - senior area in the center of all activities area.”

“Multi-Purpose Field, Kids Play Area, Picnic Area. I want to see large playing fields for older kids and adults. No need for small playing fields as large fields can be split in half or 1/3's for young kids. Fields should be 140 meters by 70 meters to accommodate rugby and lacrosse and soccer.”

“Senior quiet area or kids play area might turn into crime, burglary and senior attacks since the high school is right across as well. Don't think that's a good idea. An Amphitheater would be too loud and noise wise would not work at all since we're right next door. Sports field is too loud and would cause angry neighbors.”

“I would like to see more multi-purpose fields for both kids and adults to use. The fields around here are in disrepair and we need quality playing fields. I am also looking for kids playing areas and an amphitheater would also be nice”



Site Plan Concept 4



Concept 4 is the reverse concept of Concept 3. The site plan separates the active and passive spaces in different areas of the open space, however, this option locates the active space in Area 2 North and the passive space in Area 1 North. LASAN Area 1 contains picnic and play areas, open green space, and a concession stand/restroom area. Area 2 North features 3 multi-purpose fields and a parking area. LASAN Area 2 also features a youth playground. As with other plans, Area 1 North contains the dog park, and LASAN Area 2 features parking with an entrance through Falmouth Avenue.

The community members who favored Option 4 the most were Manitoba West (residents along the border of Area 1 North). Manitoba West was highly concerned that having multi-purpose fields in Area 1 North, expressing concerns about potential negative impact from noise and light pollution from athletic games and practices. These community members prefer to have active space areas as far away as possible from their residences. Placing passive space in Area 1 North would provide residential units a sense of tranquility and is the preferable option for Manitoba West residents. Additionally, AYSO prefers it because the site plan provides the most soccer fields, which ultimately fulfills the organization's need for more playing fields.



Site Plan Concept 4 Sample Comments

“I am strongly opposed to any sports field bringing traffic, noise, and other in my backyard.”

“Dog park, Fitness zone, Seniors quiet area, picnic area. There are 187 condos at Manitoba West abutting the property. Many people are here this evening who would like to see soccer fields there but they won't be affected by the lights and the noise and the increased traffic. Your consideration if this fact will be appreciated. Desire quiet space near us. Tight restrictions on operations and regular maintenance will prevent what happened in El Segundo”

“NO athletic field behind our backyard. Manitoba west. Seagate Village. Pacific club. Option 4 is fine with me.”

“Please don't make the area adjacent to Seagate village a dog park. The area north of Jet Pet's driveway up to the fence bordering sea gate has been empty for the 37 years I have lived at Sea Gate. It is and has been used a dog park. People do not pick up their dog's poop and it smells when windows are open and blows our direction. People gather in this area in the very early morning hours to let their dogs run while they chit chat with coffee in hand. For those who may want to sleep in past 6 am on the weekend are unable to do so. Please make this space a quiet place and put all the sport/animal activities further away from sea gate.”



Community Outreach Analysis

LAWA held numerous meetings with individual community members, Focus Group meetings, and requested comment cards at the Open House and be used to collect community feedback on Open Space.

The comment card asked the following five questions:

- Please describe your goals and identify desired elements for the LAX Northside Open Space Areas.
- How far do you live from the LAX Northside Open Space?
- Do you and/or your household foresee using the open space areas? If so, please describe your intended frequency of usage and how you would access the areas.
- Describe your desires, questions and concerns for the overall operations and maintenance of the open space areas.

- Would you like to be notified of upcoming meetings and receive email updates on the LAX Northside Project?

For community members that were not able to attend the open house event, the comment card was made accessible to the public through LAWA's Northside webpage.

In total, 290 comment cards were submitted. Based on the feedback received, 131 community members indicated that they live less than one mile from the open space, 106 live one to five miles from the open space, and 13 people live more than 5 miles from the open space. Thus, approximately 45% of community members who submitted a comment card live within walking distance of the Open Space site.

Additionally, the top three desired Northside Open Space elements were multi-purpose fields (254 votes), dog park (75 votes), and a kids play area (69 votes).

DESIRED NORTHSIDE OPEN SPACE ELEMENTS

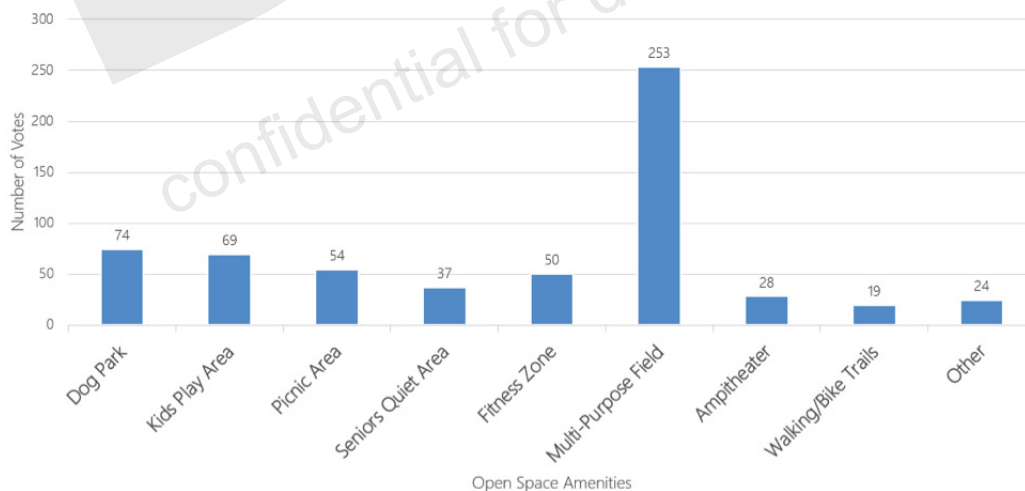


Figure 6. The table shows various elements that the community would like on the LAX Northside open space areas. A community garden and running paths were common requests under the "other" category.



The top three desired open space elements identified by the comment card results align with the feedback received from outreach meetings and the open house map where community members placed stickers of what they want on the open space (refer to Figure 7). The site plan map shows that there is an overwhelming amount of support from the community for a dog park in Area 1 North and active space in LASAN Area 1 and Area 2.

Figure 7: Community members placed stickers on the site plan map to indicate what they desire to see on the Open Space.

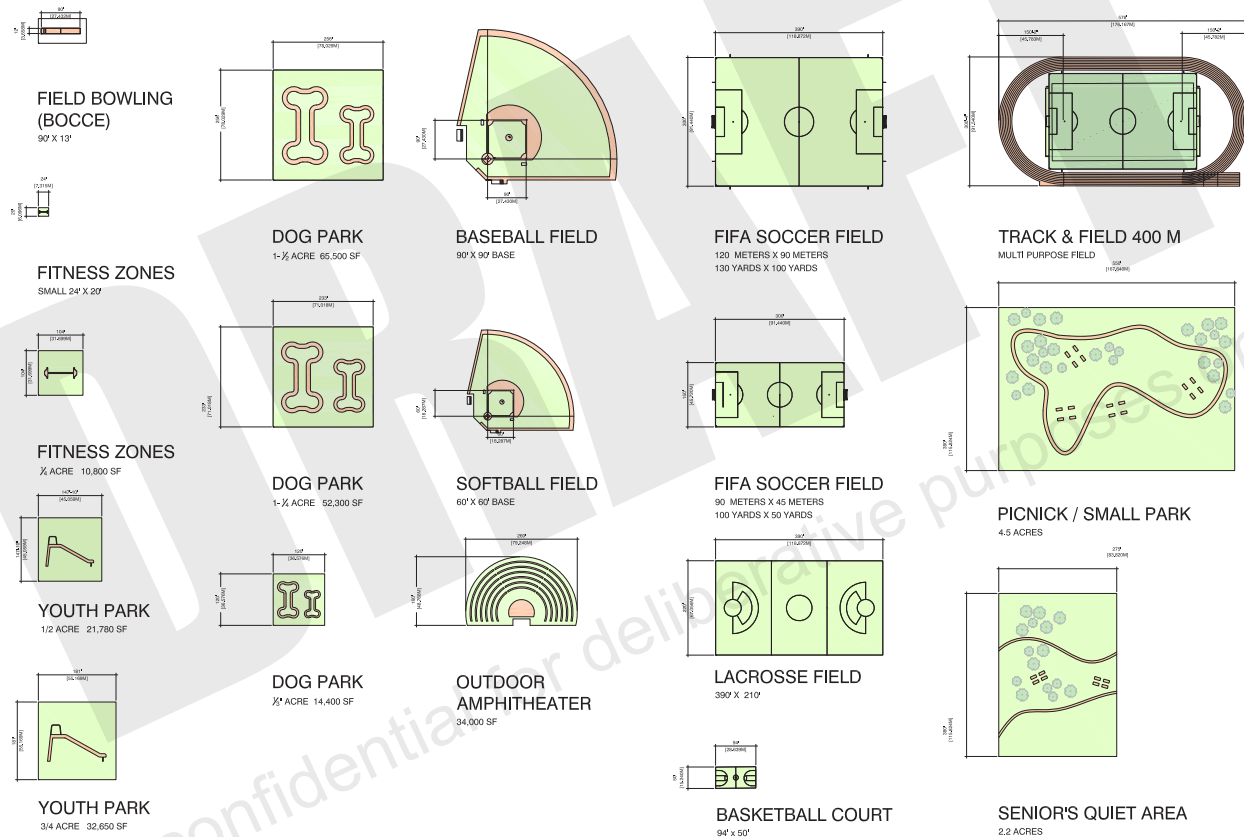


Please note that a significant number of community members who participated in placing a sticker on the above map perceived multi-purpose fields and fitness zones to be somewhat of the same park amenity. It would be more accurate to view the stickers for the multi-purpose fields and fitness zone as a combined category, such as active green space, rather than two separate categories.

Based on the feedback received from the task force and individual outreach meetings, most of the community would like a dog park in Area 1 North and more multipurpose fields. Community members emphasized that a dog park should be placed in Area 1 North because the area is currently being used as an informal dog park and it is in close proximity to Jet Pets. Additionally, community members would like multi-purpose playing fields in order to provide AYSO and the Westchester Little League much needed field space their players need. As one Westchester community member expressed:



“So many of our children play AYSO soccer year-round and while we are working together to make Nielsen field work, so many of our families are being pushed out of Westchester and into neighboring communities for spring soccer or fall ball. If Nielsen could be a dedicated softball/ baseball field and the north side of LAX become designated soccer fields, we would offer up so much more to parents and families in this area. As an educator at a local private school, I see first-hand how many of our kids play these sports and how many are effected by limited space, which often pushes practices later than necessary when working to share field space. The later practices then effect homework, sleep time, etc. Ideally using this new developed space as soccer fields would be a wonderful solution to these problems!”



Analysis of the comment cards reveals a few community wide requests. Multi-purpose fields and a dog park were the most popular request. Picnic areas, quiet areas and fitness zones were also popular. Many residents expressed interest in meditative spaces for seniors and other non-athletes. Community garden and running/hiking paths was a common “other” request.

Comments that support the top three desired elements:

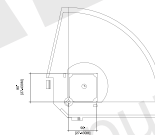
Multi-Purpose Field

“I’m in favor of the proposed rendering with a dog park/park just east of Jet Pets. Soccer fields between it and the planned commercial area. Soccer already involves thousands of children in the surrounding community, thus we need these soccer fields.”

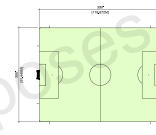
“I would like to see this area used as a multi-purpose field. I have the children who have been active in sport, in the Westchester area, since the age of 5. As parents, we are always required to drive to the South Bay and beyond because of the lack of local fields.”

“Multi-purpose field, fitness zone, amphitheater, picnic area. As a recent St. Bernard graduate, field space would be amazing! Especially having a track and field would be an amazing addition that would benefit the kids and schools nearby.”

“I would be delighted if we could acquire more sports fields, primarily for soccer. I have been involved with the region 7 AYSO for 10 years and would dearly love this opportunity to be granted. To me this would be like winning the lottery for our community.”



BASEBALL FIELD
90' X 90' BASE



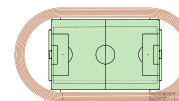
FIFA SOCCER FIELD
120 METERS X 90 METERS
130 YARDS X 100 YARDS



SOFTBALL FIELD
60' X 60' BASE



FIFA SOCCER FIELD
90 METERS X 60 METERS
100 YARDS X 50 YARDS

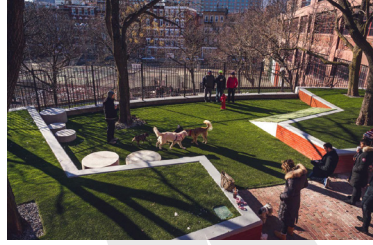
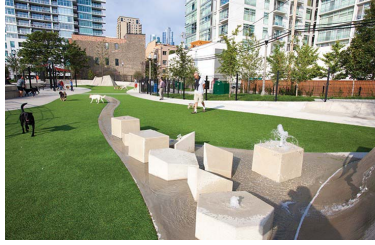


TRACK & FIELD 400 M
MULTI-PURPOSE FIELD



FIELD BOWLING (BOOCE)
90' X 17'





**LA City Rec and Parks Standard/
Recommended Dimensions**

- Unofficial guidelines recommend 3 acres for the large dog area and ¾ acre for the small dogs.
- Best to keep at least 150' from the nearest residences (possible noise/small issues.)

EXAMPLES

- Playa Vista: 1/3 acre
- Silver Lake: 1 1/4 acres
- Suggested: 1 1/2 – 2 acres

Dog Park

“Of the choices presented, I would love to see a dog park, multi-purpose fields and safe, kids play area.”

“We currently use the playa vista parks and dog park for our family and would use this park more frequently because of the closeness to our house.”

“Dog park or fitness zone would make me more likely to visit several times a week.”

“We are so excited to have a nice dog park, field for our children, play area, picnic area, all of the above. It is what is missing in this neighborhood and it would be so much fun to have community events, neighborhood barbeques, a beautiful field for our children’s events.”



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Kids' Play Area

"Kids' Play Area. We would love a playground! Currently it takes us more than 20 minutes to walk to a playground. A playground in Area 1 would be ideal."

"Multi-purpose field, kids play area. Westchester needs more park space for children of various ages and abilities. More soccer fields, more dining variety."

"We need a dog park and an updated safe kids park in close proximity to the soccer space so siblings can play while games are going on."

"As a parent and community member, I recommend recreation space for sports and a play area for families. There is not enough green space for kids and their families to get exercise and enjoy the outdoors with friends."



LA City Rec and Parks Standard/ Recommended Dimensions:

- 45' x 35' for a smaller one, but they can vary tremendously

EXAMPLES

- Westchester Park: ¼ acre
- Westwood Rec Center: ½ acre
- Suggested: ½ - ¾ acre



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Other Park Ideas



LA City Rec and Parks

Standard/Recommended Dimensions:

- Running track
 - Typically circumventing football/soccer field;
 - Number of lanes, curve circumference and other factors are site specific.
 - High school and NCAA minimum requirements vary
 - Otherwise, jogging or hiking trails all vary

EXAMPLES

- Polliwog Park (amphitheater): 1/3 acre
- Suggested: 1/4 - 1/3 acre



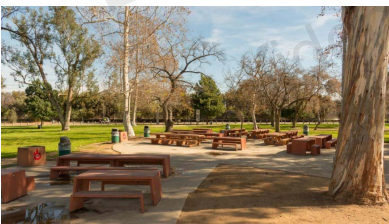
LA City Rec and Parks

Standard/Recommended Dimensions:

- Amphitheater and picnic areas: typically custom built with the dimensions varying according to design site conditions and funding

EXAMPLES

- Douglas Park, SM (Bachi Ball area): 1/2 acre
- Roxbury Park, BH (Bachi Ball area): 1 acre
- Suggested: 1/2 acre



Multi-purpose fields were debated among nearby residents and sports activists at the open house. The event received high turnout from soccer families. While more soccer fields was among the most popular requests, it was also one of the most controversial, with some residents living in close proximity to the park dreading the noise from the games. People interested in soccer said they would use the fields several times a week, and many doubleselected Kids' Play Area and Multipurpose Field.

The comment cards also provided space for community members to express their concerns about the operational constraints of the site. The top three concerns for community members were security (45 votes), traffic and parking (35 votes), and trash (26 votes). Other concerns, in descending order of votes, included worries about open spaces inviting homelessness, noise, lighting, preservation of greenery, and access to restrooms.

Figure 8 below lists comments that portray community's primary concerns regarding security, traffic, and trash.

CONCERNS ON NORTHSIDE OPEN SPACE ELEMENTS

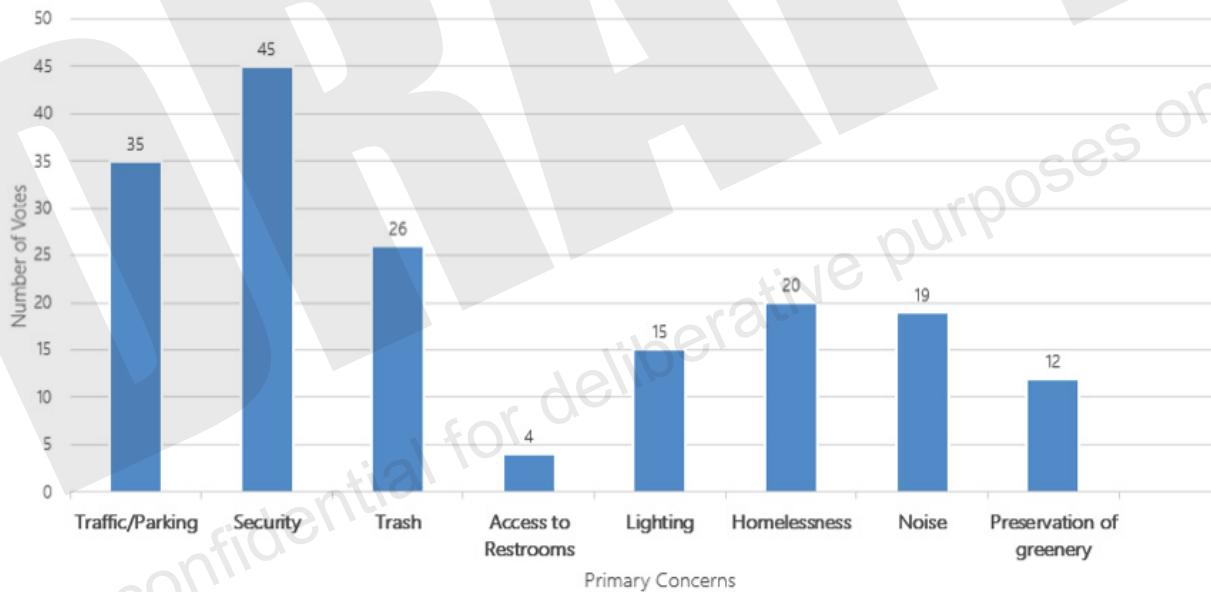


Figure 8. The table reflects residents' concerns about the LAX Northside open space areas.

Comments Describing the Top 3 Concerns:

Security

“My main concern is security and a police presence. There is a small, triangle-shaped park near the beach used for unscrupulous activity. In addition, there is a growing homeless problem in the neighborhood so I would like to know that the space will be well patrolled. That said, LAX does an excellent job of keeping the beach path and other LAX areas clean and inviting so if they intend to do the same with this space then I am excited about the potential!”

“Safety and maintenance are highly important to me. If we’re going to create a space like this, we need to make sure we’re taking care of it.”

“Everything has to be locked up at night or somehow secured so it doesn’t attract evening loitering. Safety in our neighborhood is the most important thing for me and my family.”

“Some of my concerns are attracting more people that affect street parking and security for neighborhood. I would like to see it well lit at night with possible security to ensure community safety.”

Traffic

“Once word gets out, more visitors will come and potentially cause gridlock on summer beach days.”

“I would also like to see parking and vehicular traffic kept far from the open space areas for safety reasons.”

“Westchester Parkway has been our saving grace, don’t destroy our serenity by causing traffic and parking nightmares.”

“Parking and safe access is a must. Don’t assume people won’t want to drive and park.”

Parking

“My chief concern is actually parking. I’m a bit concerned that overflow from the limited parking in the recreation area will spill out onto Falmouth. Otherwise, I realize there will be some increase in noise and traffic with the park. I’m fine with that. If it increases community cohesion and provides a wonderful space for everyone to meet up and gather, that seems like a good tradeoff.”

“Enough parking!!! It seems like every project that is approved, the developer always gets less parking spaces.”

“How will public parking be affected? Will there be adequate parking for these new areas? We already have people leaving their cars on our street for short and long out of town trips (Uber picks them up and takes them to the airport) no consequences from the parking enforcement agency.”

“Open space/rec parking: traffic is a concern. How will the flow be managed?”



Task Force Feedback

On April 6, 2019, feedback provided at the Open House workshop and subsequent emailed comment letters was shared with the Leadership Task Force. The Task Force stressed the importance of identifying and securing sufficient resources to implement and maintain new facilities and public areas. They also recognized the need to develop recommendations in a timely way to coincide with LASAN's construction schedule and LAWA's intention to seek proposals for the development of the Northside property based on community input. As a result of the outreach effort and the weight of feedback from hundreds of area stakeholders, the Task Force provided recommendations for an approach that represents a compromise that balances the needs and desires of multiple stakeholders in the Westchester community, address the challenges associated with the LAX Northside area, and also helps achieve the City's and LAWA's objectives to deliver a world-class development project.

The Taskforce's recommended concept for the Open Space in Areas 1 and 2 includes:

Area 1:

- A dog park located on the north side of Area 1 near the existing animal quarantine facility on the north side of the existing road;
- Only 1 regulation size multi-use playing field with some small auxiliary structures located away from the residential community on Area 1 and a kids' play area;
- Shared parking at St. Bernard's High School should be pursued to support recreational use on Area 1 until the Area 2 campus is developed with available parking;
- To address concerns raised by adjacent residents, LAWA recommends the 20-foot landscape buffer zone be increased to a 100-foot program fee buffer zone all along the northern edge of Area 1. Most importantly, comprehensive operating conditions relating to hours of operation, noise control measures, fencing, lighting, and security should also be adopted and strictly enforced.

Area 2:

- 1 regulation-size multi-purpose field designed to accommodate a running track behind St. Bernard's baseball field, which could be used by the community, including St. Bernard's High School, Loyola Marymount University, other schools, and Area 2 development;
- A certain amount of open space on Area 2 to allow the future developer a further opportunity to integrate other attractive and creative uses, such as Picnic Areas, Seniors Quiet Areas, Fitness Zones, an Amphitheater, walking and bike trails, community gardens and other suggested elements;





The Task Force believes that it will be possible to create and maintain active recreation areas as long as operating rules are created and enforced. Just as LAWA requires as part of its lease with the Westchester Youth Foundation at Carl Nielsen Youth Park, LAWA and the Task Force also recommend strict and comprehensive operating conditions relating to hours of operation, noise control measures, fencing, lighting, signage and security to address adjacent community members concerns.

Examples of potential rules and guidelines might include

- Restrictions to ensure usage by non-profit organizations, or youth groups.
- Insurance requirements.
- Calendar coordination to ensure appropriate scheduling.
- Maintenance regulations to define and enforce proper space management.
- Perimeter fencing
- Proper supervision of youth activities.
- Signage restrictions on content, lighting, placement, size, permanence
- Restrictive lighting requirements
- Prohibitions on alcohol, smoking and similar incompatible activities.
- Control of trash and graffiti and damage repair.
- Parking restrictions, and restrictions on hours of operation.
- Establishment of a governing committee to set and enforce rules.

It is important to emphasize that LAWA and LASAN can mandate the proper and compatible operation of open space facilities to protect adjacent neighborhoods and potential commercial property tenants in a way that adds value to the community. Northside open space use regulations can and should be defined to provide welcome recreational areas in a way that is sensitive to neighbors with the adoption and enforcement of such thoughtful rules.



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Summary Recommendations and Next Steps

LAWA and the LAX Northside Open Space Project Task Force devoted many months to developing and executing a comprehensive outreach program designed to engage as many stakeholders as possible in a constructive dialog on implementing a plan for public open space on the Northside property. The concepts resulting from extensive communications with Westchester stakeholders reflect the views expressed during that process.

The Task Force provided feedback to refine options to ensure that they are responsive, and prefers the recommended concept as the plan most likely to meet the needs and desires of the community while having the fewest impacts on area residents. This recommendation is designed to be shared with the qualified proposer teams to build on the concepts and to continue public outreach. More work is needed to refine plans, to address community desired park elements as well as desires for a safe, secure, well managed operation and well maintained open space areas that respects the needs of the adjacent residential community.

Proposer teams must also be cognizant of FAA regulations impacting uses and the need to maintain fair market values across the Northside property while engaged in planning efforts. These challenges, as well as the need to secure adequate funding for construction and ongoing maintenance and operation of open space facilities must be addressed and resolved in order to achieve the goals articulated by both LAWA and the Westchester community.

LAWA encourages the qualified proposer teams to consider these recommendations as part of their future proposal to continue to advance the plan as soon as possible. LAWA will work to refine site plans to be shared with CD11, Mayor Garcetti's office and the Board of Airport Commissioners, and will continue proactive communication to all stakeholders who participated in the process to keep them up to date. LAWA looks forward to receiving proposals from eligible teams to finally realize the open space opportunities and transform the LAX Northside into a uniquely designed, innovative and responsive program.

