



WESTCHESTER TOWN CENTER News

SUMMER 2023

IMPORTANT INFORMATION



Information about Los Angeles World Airport projects, including the Landside Access Modernization Program can be found at:

www.lawa.org/transformingLAX



To contact the Office of L.A. City Councilmember Traci Park, who represents the BID area, please call (310) 568-8772 or visit

councildistrict11.lacity.gov



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

westchesterstreetscape.org

YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

Cityview Project on Track for 2025

One of Several New Housing Projects Slated for Westchester

Last year, Los Angeles-based developer Cityview announced plans to redevelop the Pep Boys and Del Taco near the intersection of Sepulveda Boulevard and Manchester Avenue in Westchester with multifamily housing and retail. The project would also have frontage on 87th Street, Truxton Avenue, and La Tijera Boulevard. Plans call for the construction



of a new eight-story building which would feature 441 studio, one-, and two-bedroom apartments above approximately 16,000 square feet of ground-floor commercial space and parking for 549 vehicles.

Cityview is seeking approvals using density bonus incentives to permit a taller building with more floor area than would otherwise be allowed by zoning rules. In exchange, 66 of the new apartments would be set aside as deed-restricted affordable housing priced at the very low-income level. The project would also create new publicly accessible open spaces such as a large outdoor plaza at Truxton and La Tijera, which is imagined as a gateway to the neighboring Westchester Town Center. Plans also call for a podium-level courtyard, multiple terrace decks, and a swimming pool.

According to the environmental study, construction of 6136 Manchester is expected to commence in 2025 and be completed in 2027, consistent with previous estimates of a 30-to-36-month timeline for the project's build-out. That schedule remains contingent on approval by the City of Los Angeles.

The project is one of a handful of mixed-use apartment buildings in the works for Westchester, including a smaller 87-unit development now rising at the intersection of Sepulveda and Manchester and a 362-unit complex proposed next to Dinah's at 6501 Sepulveda.

The Westchester Town Center BID continues to be supportive of more housing in our community as the city, and the entire state, work hard to address the critical housing shortage throughout California. To that end, the BID supports the identification of more housing opportunities as part of the city's Community Plan Update process, which is currently underway.

What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

Westchester Town Center BID Board of Directors

Karen Dial
Drollinger Properties | President

John Ruhlen
Ruhlen & Associates | Secretary

Miki Payne
Drollinger Properties | Treasurer

Jack Davis
RE/MAX Estate Properties

Heather Lemmon
Westbluff Realty
and Property Management

Christopher H. Locke
HFH Ltd.

Elizabeth Salazar
Equity Office Properties

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Fall Into the Westchester Farmers Market

Happy September, hint of fall is in the air! Enjoy last of the season summer crops with stone fruit, summery heirloom tomatoes, and even watermelon right alongside first of the season persimmons. Peaches, peaches, peaches, still time to find the perfect peach! (Geoff, nice photo of locals picking the best peach :))



New vendors and farmers too! We now have an Asian veggie grower with super abundant crops - gorgeous leafy greens from mustard greens to all your favs with bok choy, lotus root, and lemongrass. Find them just adjacent from your fish vendor and stone fruit grower.

Fall activities upcoming! Follow us on social media for updates - fall festivities with Halloween fun in late October, a Harvest Festival in November, and Winter Fest in December. Cheers y'all to building community over good food and healthy choices each and every Sunday in Westchester's downtown triangle, we can't wait to take in the fall season with you!



BID Welcomes Traci Park to Westchester

The Westchester BID welcomed newly elected City Councilmember Traci Park to the community with the presentation of a plaque highlighting some of the BID's most indelible points of interest, including the Farmers Market and WSIA's beautified sidewalks along Sepulveda Bouelvard.