



LAX NORTHSIDE AREAS 1 AND 2A RECREATION PROJECT

PROJECT DESCRIPTION

The Los Angeles World Airports (LAWA) Board of Airport Commissioners (BOAC) is in the process of implementing the recreation and open space elements of the Los Angeles International Airport (LAX) Northside Plan Update Project (Approved Project) within the LAX Northside Campus District.

Background. LAWA acquired the LAX Northside Plan area, which was once primarily single-family homes, in part using the Federal Aviation Administration (FAA) grants, which required the conversion of the LAX Northside Plan area to compatible land uses in proximity to airport operations at LAX.

In 1984, the City of Los Angeles approved the 1984 Zoning Ordinances (No. 159,526; 169,254; and 169,768) and Final Tract Map No. 34836 (referred to as the 1984 Entitlements), which permitted up to 4,500,000 square feet of commercial development within the LAX Northside Plan area. In 1989, LAWA prepared the 1989 Design Plan and Development Guidelines.

In 2004, LAWA approved various plans that pertained to the LAX Northside Plan area, including the LAX Plan, LAX Master Plan, and the LAX Specific Plan. The LAX Plan provides the long-range land use policy framework and serves as the land use element for the Los Angeles General Plan for LAX. The current adopted LAX Plan land use designation for the LAX Northside Plan area is LAX Northside.

In 2015, LAWA adopted the Approved Project, which provided new regulations for future development occurring within the LAX Northside sub-area of the LAX Specific Plan area. The Approved Project updated the 1989 Design Plan and Development Guidelines for the LAX Northside Plan area to reduce the amount of development allowed to a maximum of 2,320,000 square feet. In order to allow for flexibility of future development to respond to future market conditions, transfers and exchanges of uses and development rights is allowed within limited areas of the LAX Northside Plan area under the Approved Project, not to exceed any specified environmental constraints, provided that all development and design standards are

met. In order to implement the Approved Project, the LAX Specific Plan was amended, and the 1989 Design Plan and Development Guidelines were updated, among other actions.

LAWA also completed the required CEQA documentation for the Approved Project in 2015 (Certified EIR; SCH No. 2012041003) and a Notice of Determination (NOD) was issued and filed with the Los Angeles County Clerk on March 16, 2015. The Certified EIR analyzed the potential environmental impacts that could result from development of approximately 340 acres in LAX Northside sub-area of the LAX Specific Plan area in the western area of the City of Los Angeles. The Approved Project consists of 2,320,000 square feet of development, including a mix of employment, retail, restaurant, office, hotel, research and development, higher education, civic, airport support, recreation, and open space uses. The Certified EIR included mitigation measures (MMs) and project design features (PDFs) that are specific to the Approved Project as well as incorporated commitments and MMs that were established in the LAX Master Plan, which would also be required to be implemented by the Approved Project and any future projects facilitated under the Approved Project.

Since certification of the Certified EIR, BOAC approved an Addendum to the Certified EIR in March 2016, which analyzed the additional design details of the Argo Drain Sub-basin Facility and clarified that biological research, development, and testing uses are permitted uses in the Office, Research and Development Land Use category.

The Approved EIR included recreational and open space uses and associated ancillary support facilities for Areas 1 and 2A and evaluated the potential for any associated environmental impacts. The *LAX Northside Design Guidelines and Standards* (Guidelines) provide that “[r]ecreation areas, which are open spaces designed to accommodate active and passive forms of recreation, including, but not limited to soccer, lacrosse, baseball, and dog parks shall be primarily allocated to Areas 1 and the western portion of Area 2[or Area 2A]. ... Recreation areas will provide additional amenities such as ancillary buildings for storage, recreation centers, pedestrian pathways, and compliant access for handicapped individuals.” (See Guidelines, Part II, 5 Urban Design, page 49.) The Guidelines further provide that LAX Northside shall be developed with land uses as shown on Figure 05.1, Land Use Map, which designates most of Area 1 and all of Area 2A as Recreation and Open Space. (See Guidelines Part II, 5 Urban Design, page 51-52.) The uses permitted under the Recreation and Open Space land use include: (a) golf course, (b) athletic fields, outdoor athletic courts, (c) public shade structures, picnic areas and rest rooms (d) dog park, (e) below grade storm water treatment facilities, (f) underground infrastructure and utilities, with limited related surface structures, (g) farmers’ market, and (H) ancillary uses and structures related to the priority permitted use. (See Guidelines, Part II, 5 Urban Design, page 57-58).

Recreation Project. The Recreation Project implements the recreational elements in Area 1 and 2A of the Approved Project consistent with the Approved Project’s Updated Design Plan and Design Guidelines. The Recreation Project site is located on two adjacent properties, Areas 1 and 2A, separated by Falmouth Avenue, in the Approved Project area, specifically the LAX Northside Campus District, north of Los Angeles Airport in the City of Los Angeles. The Recreation Project would develop recreation and open space uses and associated ancillary support facilities for use by the community, and community organizations, including, for example, programs for area students and youth sports. **Figure 1, Conceptual Site Plan**, is an illustrative site plan of the Project. The final layout and placement of the fields and courts may be refined as construction plans are further developed.

The Recreation Project provides a refined project design for the recreational uses evaluated within the Certified EIR for Areas 1 and 2A. The Recreation Project is within the permitted uses in Areas 1 and 2 of the LAX Northside Subarea (LAX Specific Plan Sec. 12.E and Table 1), which permitted uses include: open space and recreation; community and civic; buffer; and office, research and development. The Recreation Project does not include any of the prohibited uses in the LAX Northside Subarea (LAX Specific Plan Sec. 12.F), which prohibited uses include: residential or dwelling units of any kind, except hotels; K-12 education; a retail store over 100,000 gross square feet of floor area; auto dealerships; adult business as defined in the LAMC 12.70; parking as a primary use, except in the Airport Support and Commercial permitted use categories; hazardous materials testing; and aircraft under power. The components of the Recreation Project are described in greater detail below.

Area 1

The portion of Area 1 that is included in the Recreation Project encompasses approximately 14 acres and is located to the west of Area 2 across Falmouth Avenue. Area 1 is bound by Westchester Parkway to the south, Falmouth Avenue to the east, residential and recreational uses to the north, and the existing Jet Pets facility to the west. As shown in Figure 1, development of Area 1 would include two (2) youth soccer fields, a larger full-size soccer field, a playground area, a dog park, a picnic area and overlook, and facilities ancillary to the recreation use, such as storage and restrooms. The ancillary buildings within Area 1 would be up to a total of 2,000 square feet. The internal road to access the existing Jet Pets facility would be maintained but would be relocated to facilitate placement of the recreational uses in Area 1. Internal walking paths would provide pedestrian connectivity between the various proposed recreational facilities within Area 1. Limited recreational seating such as park benches in the dog park and playground, is planned in Area 1.

It is anticipated that the recreational facilities in Area 1 would be used by the local community, including local schools and organized sports, such as AYSO, users of Area 2A, and unprogrammed recreation by areas residents, students and their families. Typical of similar recreation facilities within the area, athletic game spectators would generally be limited to people associated with the athletic teams (i.e., coaches, family members, friends, etc.).

Area 2A

Area 2A encompasses approximately 16 acres and is located to the east of Area 1 across Falmouth Avenue. Area 2A is bound by Westchester Parkway to the south, Falmouth Avenue to the west, 92nd Street, Cum Laude Avenue and St Bernard Street to the northwest, 91st Street to the northeast, and Area 2B to the east. The Recreation Project proposes to incorporate use of Cum Laude Avenue, which has been approved for vacation by the City of Los Angeles. The remnant 92nd Street, if it is vacated in the future, would also be incorporated into the project site; however, this roadway has not been incorporated into the conceptual site plan shown in Figure 1. If and when it is incorporated, the uses will be the same as provided for in the Area 2A plan.

As shown in Figure 1, development of Area 2A would include various recreational uses including a multi-purpose field and up to two (2) volleyball courts, four (4) basketball, 24 tennis courts, and eight (8) junior courts. Facilities ancillary to the recreation uses would include a welcome center, wellness and fitness zone, a scheduling desk, and other ancillary buildings for storage, restrooms, maintenance, and security.

Total building development in Area 2A would be approximately 36,000 square feet. Specifically, the welcome center would consist of up to 20,000 square feet and would include a lobby, meeting rooms, locker rooms, restrooms, storage, athletic supplies shop, grab and go snack shop, and administrative support offices. The wellness and fitness zone would include areas for indoor athletic training, e.g. stretch, physical conditioning and coaching, as well as storage and locker areas. The tennis scheduling desk would be where players could obtain schedule information on the various courts, and would also include storage, locker areas and a snack room. Both the wellness and fitness zone and scheduling desk buildings would be located between the tennis courts and include roof access to view adjacent play from above the courts. Other ancillary facilities would include storage, restrooms, maintenance, and security. All of these facilities are considered to be ancillary uses to the recreational facilities as they would serve people already utilizing the Recreation Project site for recreational purposes and would not attract non-recreational visitors to the site. Internal walking paths would provide pedestrian connectivity among the welcome center, other ancillary buildings and the various proposed recreational facilities. Limited recreational seating, such as benches adjacent to courts, is planned in the tennis area, with additional seating adjacent to the multi-purpose field and courts.

It is anticipated that the tennis facilities in Area 2A would provide tennis programs and training for children from the local schools and broader community, performance training for more advanced athletes and unprogrammed recreation by area residents, students and their families. The junior courts could be used for pickleball. Tennis programs could include, for example, individual and group tennis lessons, Junior National Tennis League programs, tennis clinics and limited tennis competitions. Typically tennis competitions have limited spectators and the players and spectators leave upon completion of their games. Thus the number of people at the site would be relatively the same throughout the day. The other recreational facilities in Area 2A would be used by persons already accessing the tennis facility and/or the local community, including local schools and organized sports, such as AYSO, and unprogrammed recreation by areas residents, students and their families.

Overall, the total building development for the Recreation Project, including both Areas 1 and 2A would be approximately 38,000 square feet, which is a small fraction of the 1,075,000 of permitted net new floor area in the LAX Northside Campus District (LAX Specific Plan Sec. 12.G and H.) The buildings would be one to two-story structures and within the maximum permitted building heights of 45 feet and consistent with the required setbacks. (See attached Site Plan Fence Diagram, Floor Plans and Elevations.)

Trips & Parking

Gibson Transportation Consulting, Inc. prepared a transportation assessment and parking summary for the Recreation Project consistent with the methodology of the transportation analysis in the Approved EIR and with the requirements of the LAX Specific Plan Sec.13.C.2. Pursuant to the LAX Specific Plan, trip generation rates from *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers [ITE], 2021) were utilized to calculate the trip generation estimates for the Recreation Project. The trip generation estimates based on the land use program for the Recreation Project are as follows:

- AM Peak Hour – 74 Trips
- PM Peak Hour – 231 Trips

With implementation of the prior and future projects (Airport Police and Future Maintenance Yard) and the Recreation Project, the total trip generation estimates for the LAX Northside Subarea are as follows:

LAX NORTHSIDE SUBAREA TRIP GENERATION SUMMARY			
Land Use	Daily	AM Peak Hour	PM Peak Hour
TOTAL TRIPS (EIR & Specific Plan)	23,635	2,009	2,543
Airport Police	662	43	185
Future Maintenance Yard	200	13	56
Recreation Project	1,443	74	231
REMAINING TRIPS	21,330	1,879	2,071

Vehicular and bicycle parking for the Recreation Project would be provided in accordance with the City of Los Angeles Municipal Code, consistent with LAX Specific Plan Sec. 12.L. It is anticipated that approximately 161 parking spaces would be required and that approximately 200 surface parking spaces would be provided on the northeastern portion of Area 1 and on the western portion of Area 2A, both accessed from Falmouth Avenue. Clear walking paths would be provided between the parking areas and the various Recreation Project uses.

Lighting and Security

The Recreation Project site would be operational between 7 a.m. to 10 p.m., which would require nighttime lighting for both the recreational facilities and for security purposes. All lighting would be required to adhere to the applicable lighting requirements established by the City of Los Angeles and the LAX Master Plan. Sports fields and courts would be lit with directional lighting when in use and would turn off by 10 p.m. When not in use during nighttime hours, the sports fields and/or courts would not be lighted. Building and area security lighting would be provided and would be shielded to only illuminate the intended area. The Recreation Project site would be fenced and secured, and use of the Recreation Project site would be restricted overnight. **Figure 2, Site Plan Fence Diagram.**

Construction and Operation

Construction of the Project is anticipated to occur over 24 months in a single phase beginning in late 2023 and ending late 2025. The required cut/fill for development of the Project would be balanced onsite¹. Landscaping will use native, drought tolerant plants following the guidelines in the LAX Northside Design Guidelines (LAWA 2004, 2016).

¹ Cut/fill balanced onsite includes grading associated with street vacations and adjacent properties to establish grade.

LEGEND

- 1 Parking
- 2 Welcome Center
- 3 Wellness & Fitness Zone
- 4 Tennis Courts
- 5 Tennis Scheduling Desk
- 6 Junior Tennis/Pickleball Courts
- 7 Restrooms
- 8 Sand Volleyball
- 9 Basketball
- 10 Multi-Purpose Field
- 11 Paseo
- 12 Youth Soccer Field
- 13 Playground
- 14 Soccer Field
- 15 Dog Park
- 16 Picnic Area & Overlook

→ Vehicular Access to Site & Parking



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SOURCE: Rios, 2023

LAX Northside Areas 1 and 2A Recreation Project

Figure 1
Conceptual Site Plan

LEGEND

- 1 Parking
- 2 Welcome Center
- 3 Wellness & Fitness Zone
- 4 Tennis Courts
- 5 Tennis Scheduling Desk
- 6 Junior Tennis/Pickleball Courts
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→ Vehicular Access to Site & Parking



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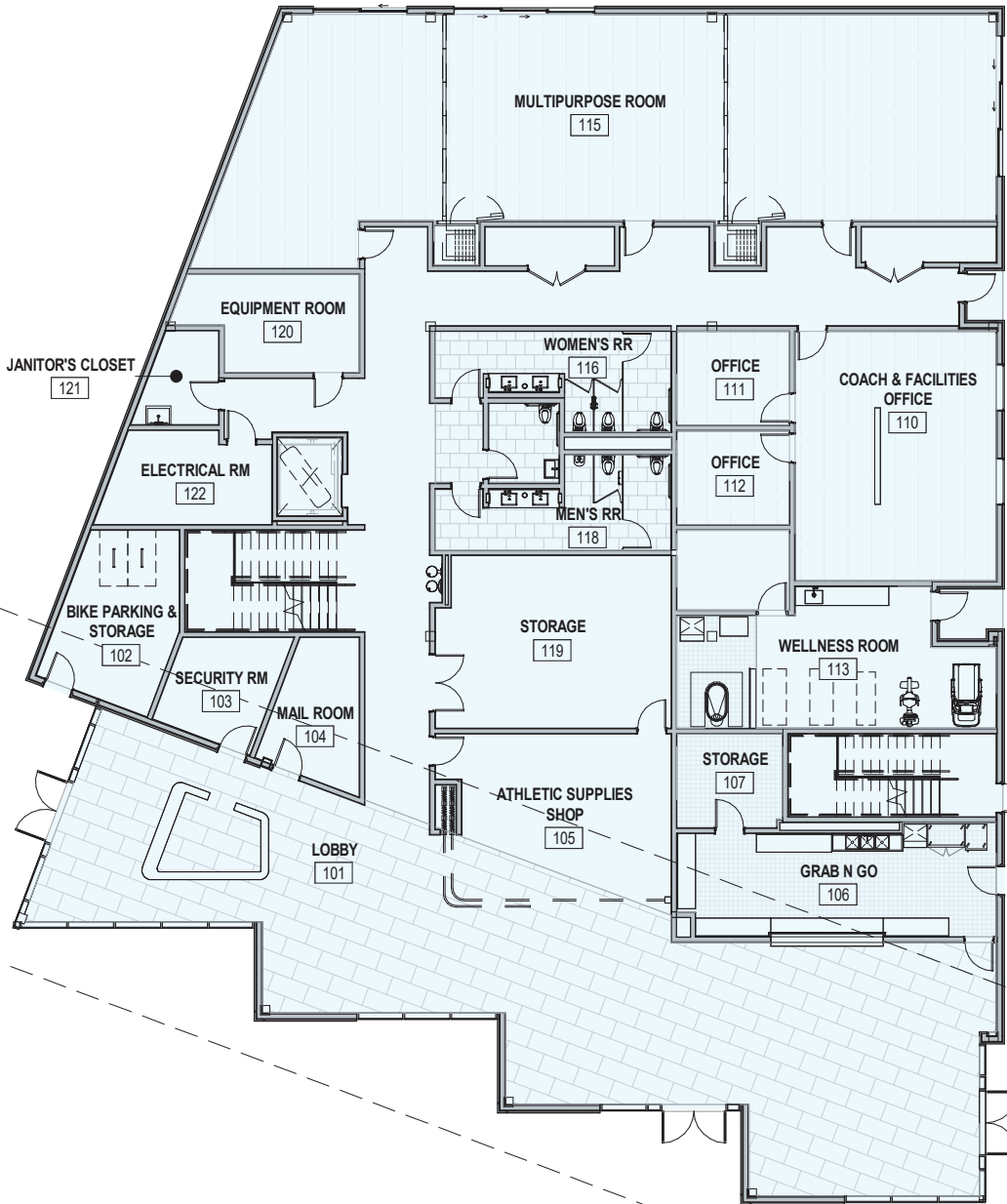
LAX Northside Areas 1 and 2A Recreation Project

Figure 2
Conceptual Site Plan – Fence Diagram

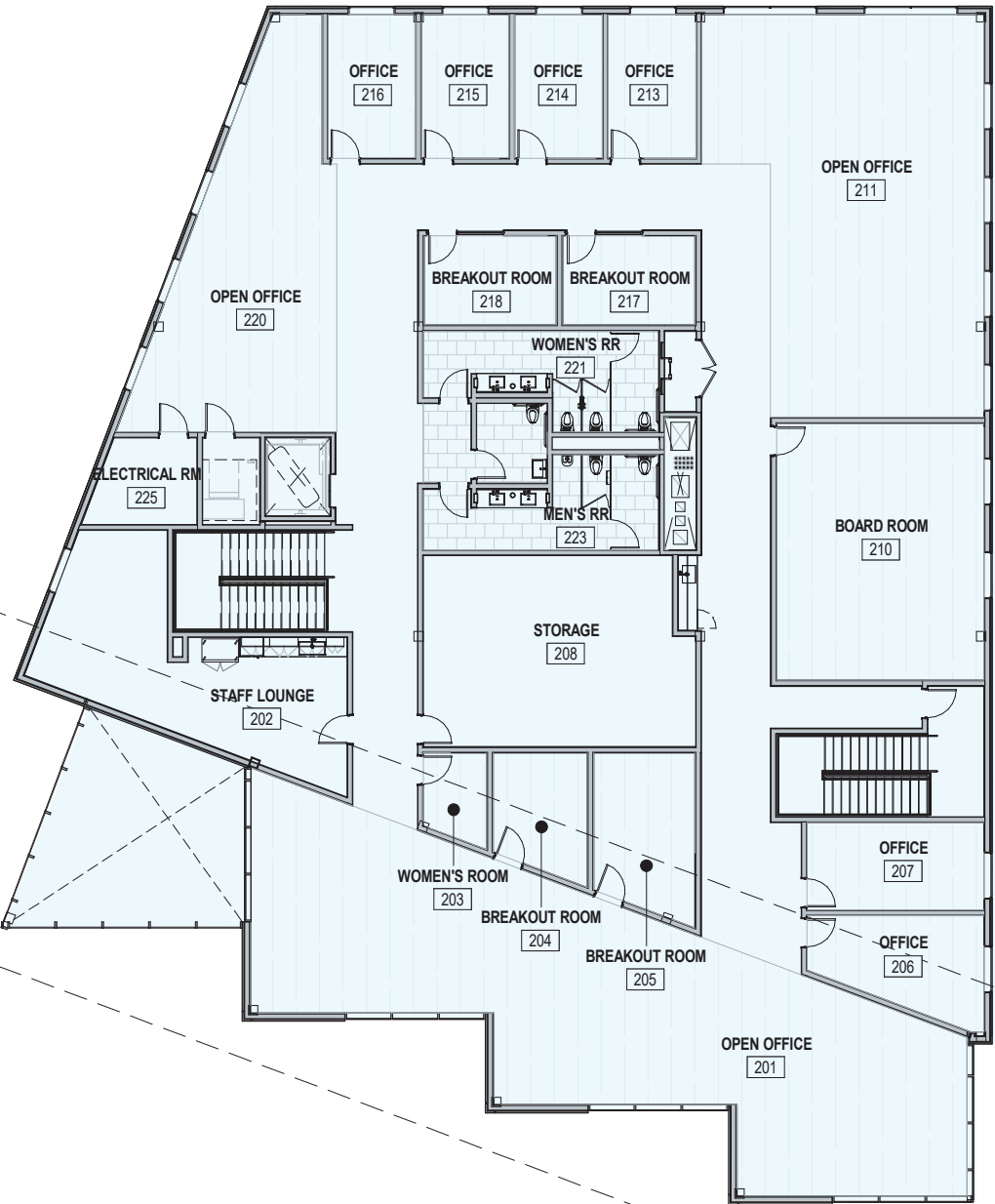
Render Welcome Center



Welcome Center Floor Plans



Ground Level

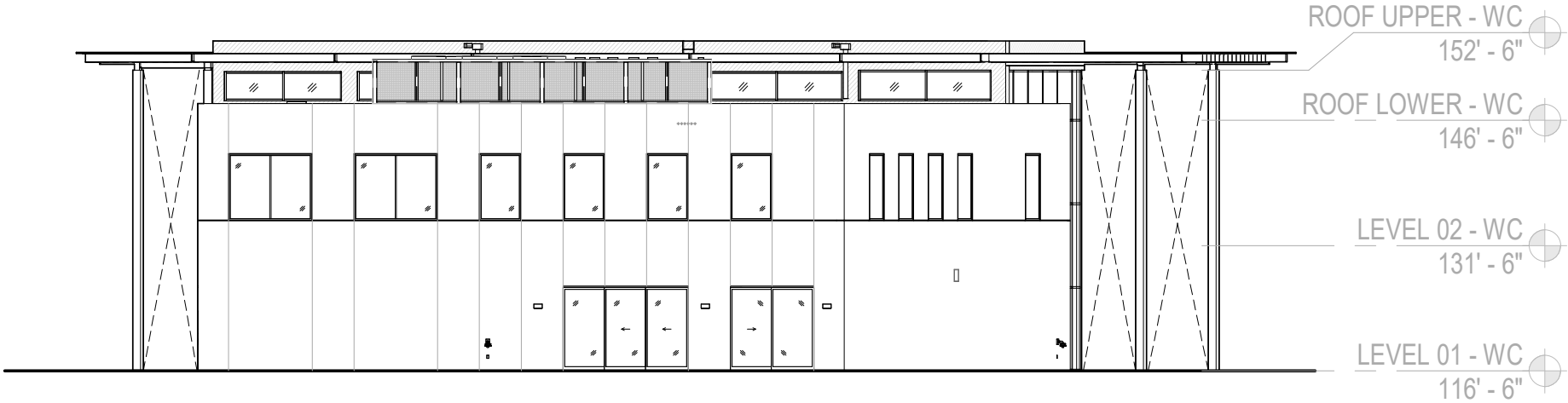


Second Level

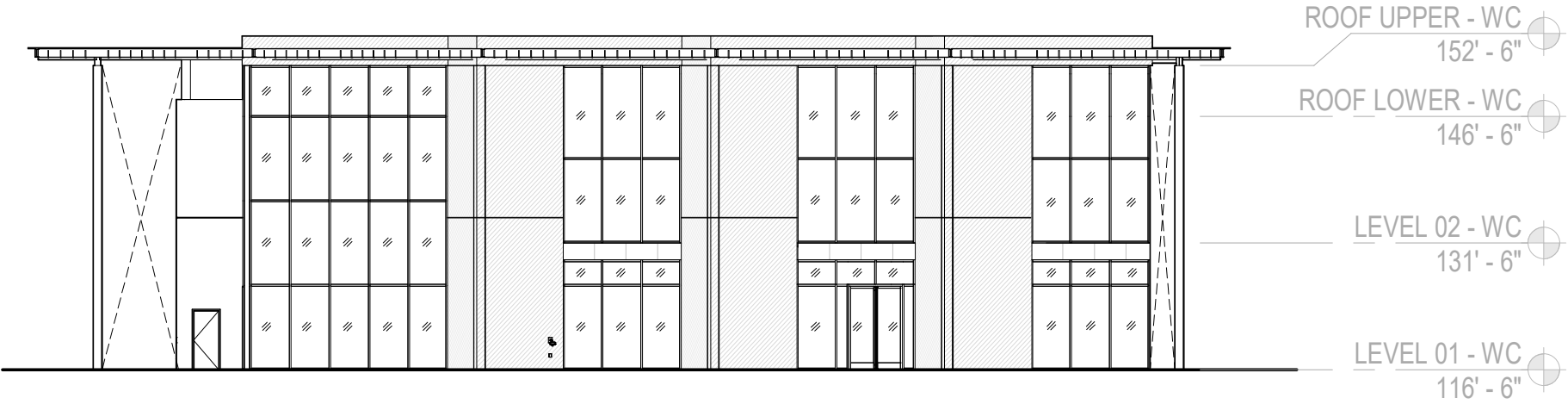
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Welcome Center North & South Elevations

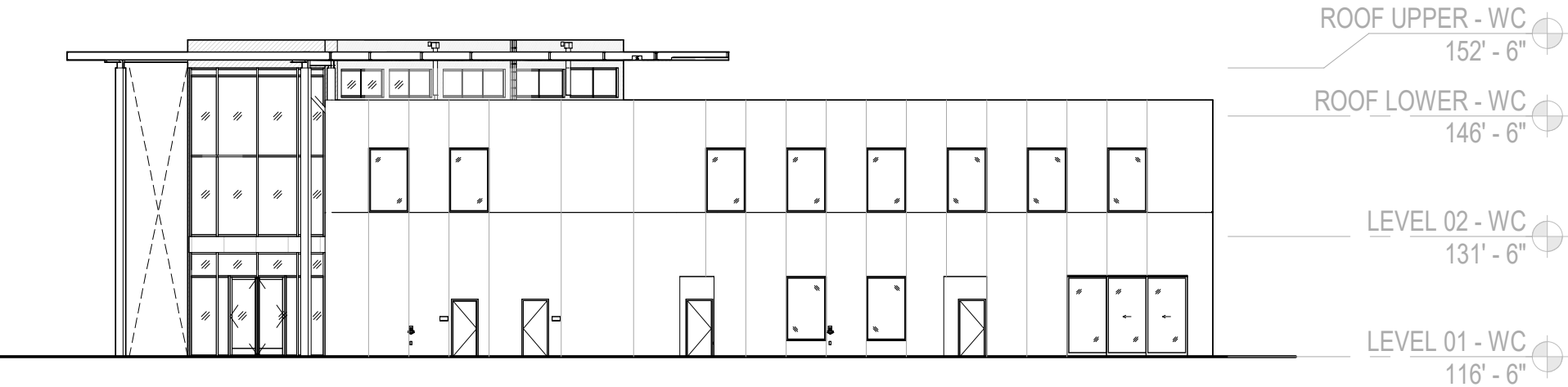


North Elevation

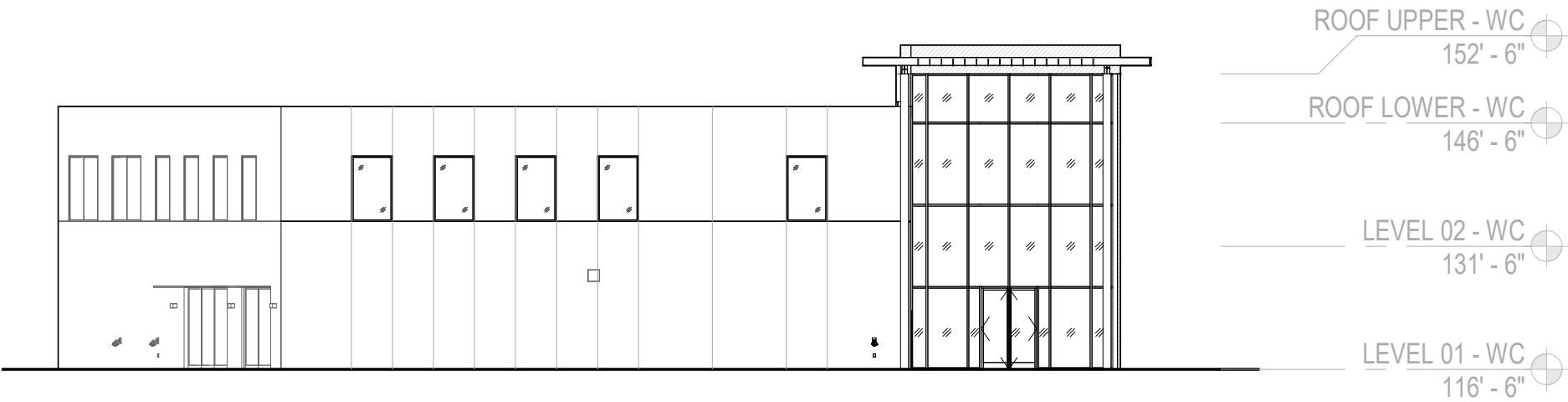


South Elevation

Welcome Center East & West Elevations

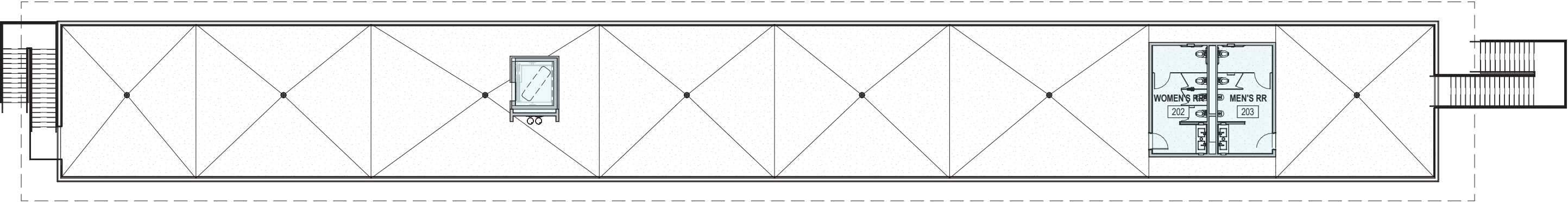


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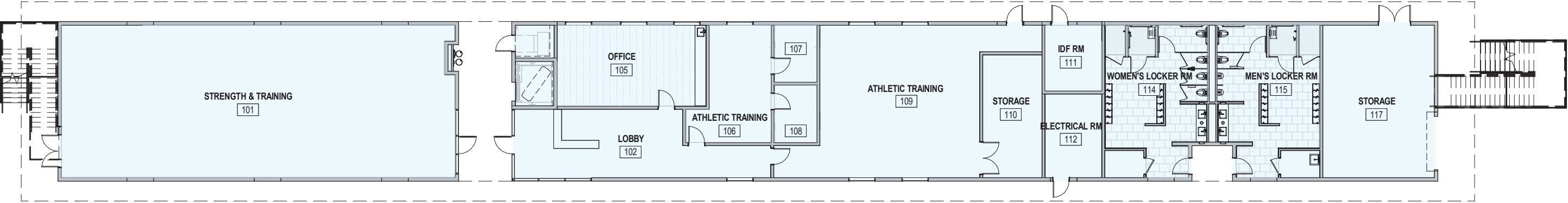


West Elevation

Fitness Zone Floor Plans



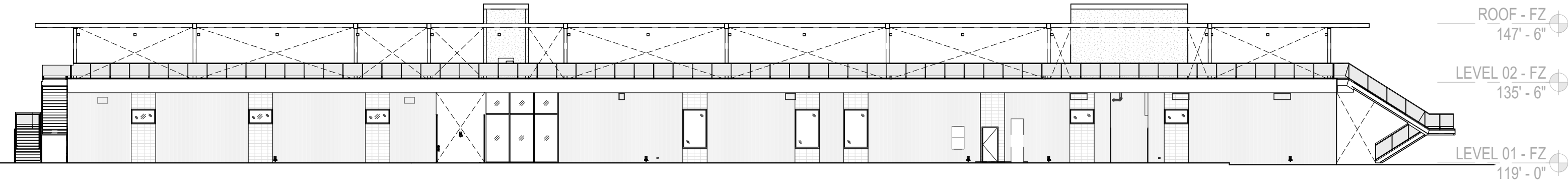
Second Level



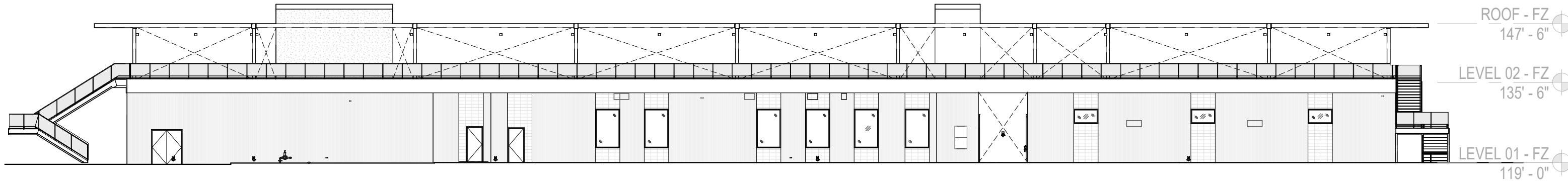
Ground Level



Fitness Zone North & South Elevations



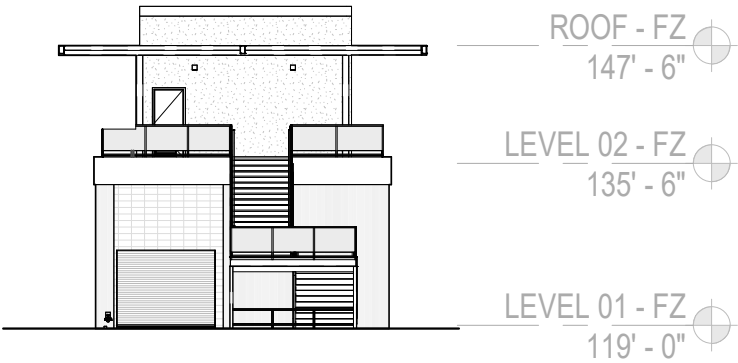
2 : South Elevation



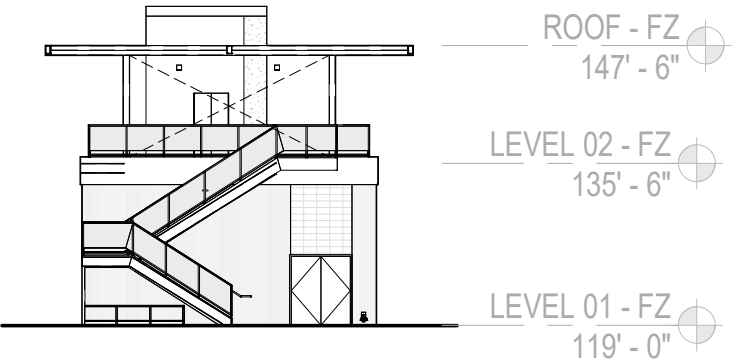
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SCALE: 1" = 20'-0"

Fitness Zone East & West Elevations

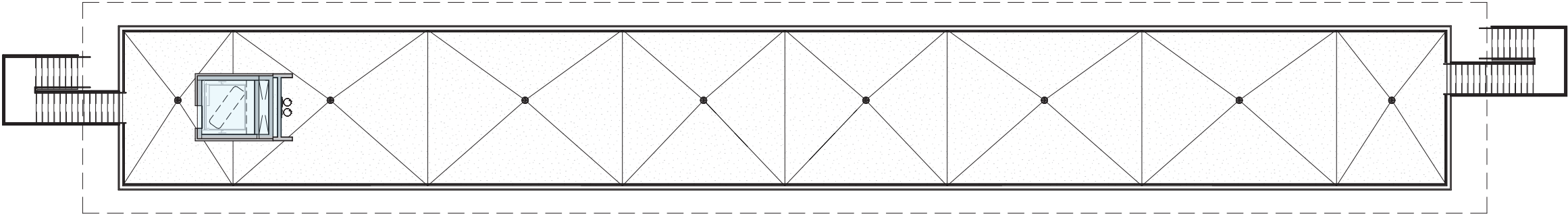


1: East Elevation

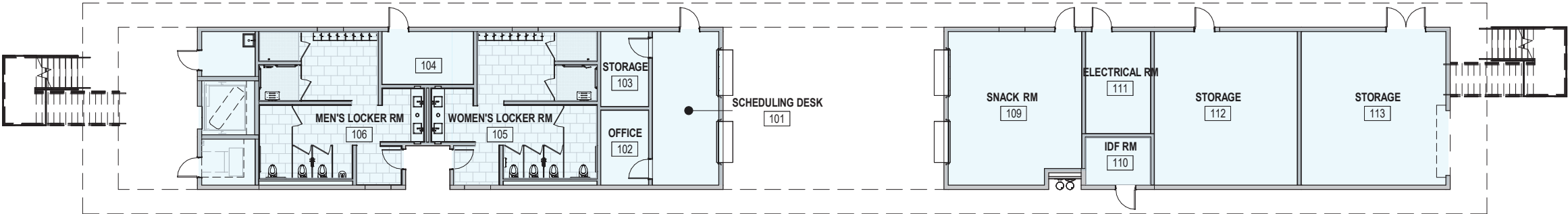


2: West Elevation

Scheduling Desk Floor Plans



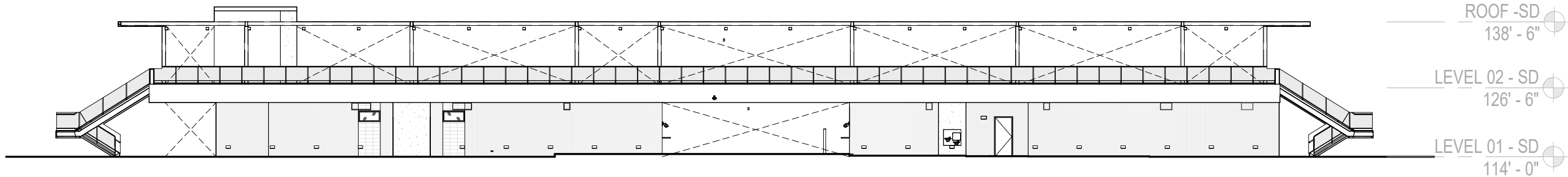
Second Level



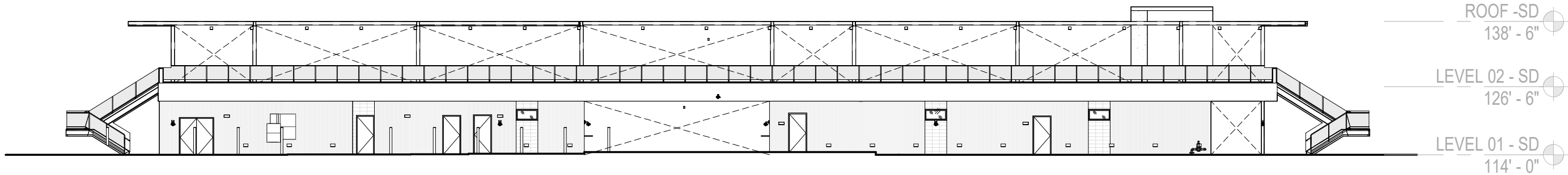
Ground Level



Scheduling Desk North & South Elevations

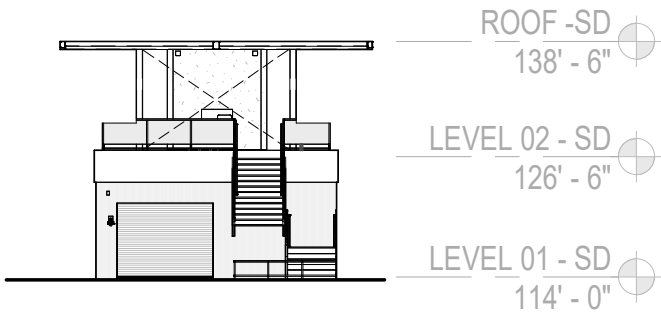


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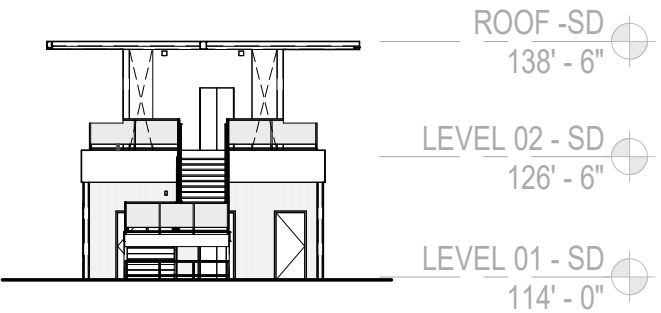


1: North Elevation

Scheduling Desk East & West Elevations

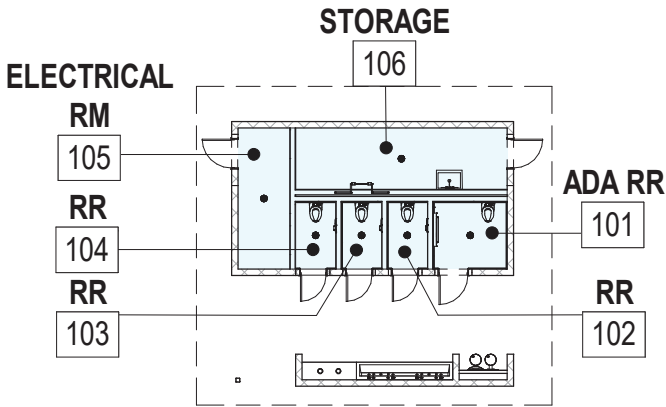


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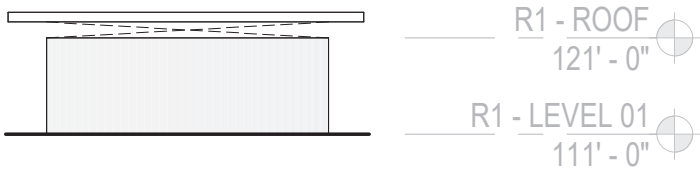


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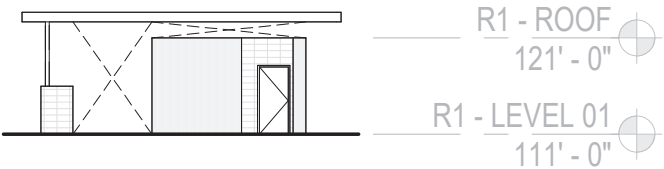
Area 1 Restroom Building Plan & Elevations



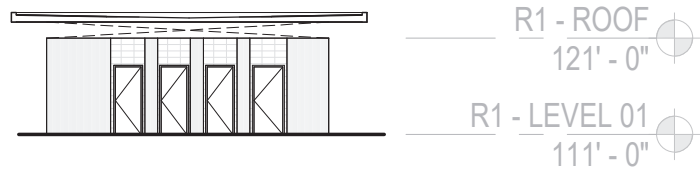
1: Ground Level



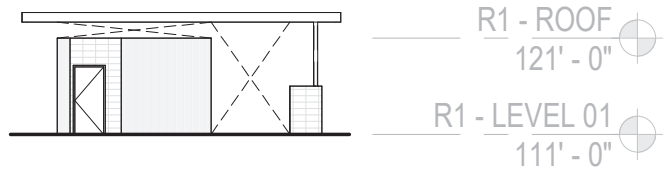
2: North Elevation



4: East Elevation

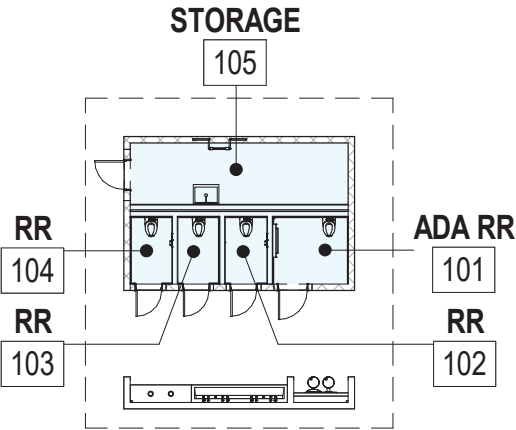


3: South Elevation

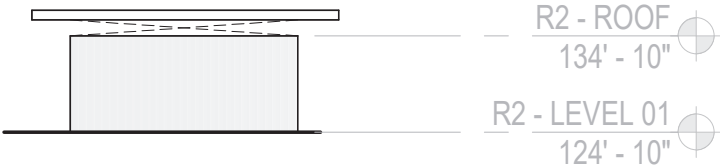


5: West Elevation

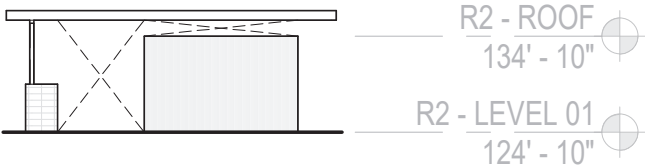
Area 2A Restroom Building Plan & Elevations



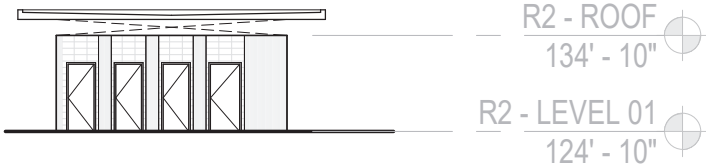
1: Ground Level



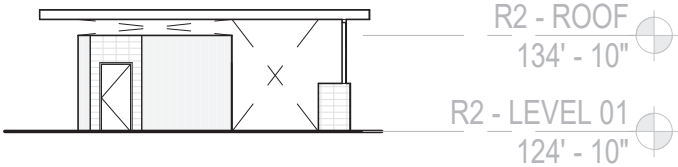
2: North Elevation



4: East Elevation



3: South Elevation



5: West Elevation

