

LAX NORTHSIDE FAQ

The Request for Qualifications (RFQ) to develop the Northside Area will be an opportunity for interested developers to compete for a major development opportunity at Los Angeles International Airport (LAX). The land known as the LAX Northside Plan area was originally acquired by Los Angeles World Airports (LAWA) more than 30 years ago with funds from the Federal Aviation Administration (FAA). After years of planning and community engagement, the RFQ represents the next step in a multi-year effort to qualify, select and provide for development of commercial space on this valuable land. The Northside project also provides an opportunity for providing open space, recreation and civic uses to the local community.

01 WHERE IS THE NORTHSIDE RFQ PROPERTY AND HOW BIG IS IT?

The Northside RFQ project area consists of approximately 88 acres located between the north airfield of LAX and the communities of Westchester and Playa del Rey. It stretches generally from Loyola Boulevard to the east to Pershing Drive on the west, and Westchester Parkway on the south. For development purposes, the land is broken into two sections: **Area 1**, which includes the acreage west of Falmouth Avenue and **Area 2**, east of Falmouth Avenue. **Area 2** is entitled to accommodate up to 775,000 square feet of commercial development. (See map below).



02 WHAT IS THE GOAL OF THE NORTHSIDE RFQ?

To prequalify development interests who will be selected to participate in the more formal Proposal stage to follow. Developers may seek qualification to undertake the entire Northside project, or alternatively, designated sections and/or product development types.

03 WHY CAN'T THE AIRPORT JUST LEAVE IT LIKE IT IS? THIS PROPERTY HAS BEEN PRIMARILY VACANT FOR DECADES.

The property was purchased with FAA funds to serve as a buffer between the airport and the Westchester and Playa del Rey communities. LAWA must demonstrate that the LAX Northside RFQ area is in compliance with the FAA's rules, and must put the land to productive use consistent with FAA requirements.

One of LAWA's goals is to incorporate open space, pedestrian walkways, landscaped buffer zones, and recreational areas as allowed within the regulations. This effort is aimed at complying with federal, state and local laws while also meeting the needs of the community and the airport.

04 HAS LAWA IDENTIFIED POTENTIAL USES FOR THE PROPERTY?

Yes, approved uses include low-rise office, research and development, higher education, health care, data center, and other uses subject to approval and/or restrictions.

A landscaped zone has been dedicated to provide a buffer between any commercial development and the existing residential community to the north. To facilitate future development and serve the surrounding community, future phases of the Northside project area will provide opportunity for new retail, restaurant, commercial services, and related uses on the Northside parcels near Sepulveda Boulevard. These will be tendered at a later date in a process separate and apart from this RFQ.

05 IF OPEN SPACE AND RECREATION FACILITIES ARE INCLUDED, WHO WILL BUILD AND MAINTAIN THEM?

Once the LAX Northside RFQ/RFP selection is complete, the recommended developer(s) will be responsible for contribution of up to \$4.2 million for active recreational uses on a portion of Area 1. Any development of parks, open recreation, or buffer spaces in Area 2 would be the sole responsibility of the selected developer(s).

06 IN PREVIOUS YEARS, THERE HAS BEEN COMMUNITY INVOLVEMENT IN SHAPING THE AREA. WILL THERE BE MORE OPPORTUNITIES FOR PARTICIPATION?

Community participation is a critical element of the LAX Northside. Over the years, LAWA held over 50 community engagement meetings through the environmental quality engagement process which is memorialized in the Environmental Impact Report, along with the LAX Design Guidelines.

LAWA is interested in a consensus that reflects the needs and opinions of our neighbors. LAWA plans to hold a series of community planning workshops focused on design and development of open and recreational elements, and will continue to outreach to community groups on the proposal.

07 WHAT ARE THE NEXT STEPS FOR THE NORTHSIDE RFQ?

The deadline for interested developers to respond to the RFQ is Wednesday, Oct. 31 by 2:00 pm PDT, LAWA will then release a list of qualified developers to participate in the Request for Proposals stage.

08 I HAVE A QUESTION ABOUT THE NORTHSIDE RFQ AND WOULD LIKE TO SPEAK TO SOMEONE. WHO SHOULD I CALL?

All procurement communication must be conducted through The Los Angeles Business Assistance Virtual Network found at LABAVN.org. For other inquiries, please contact Sarah Cash at LAX Public Relations: [424-646-5228](tel:424-646-5228) or visit LAWA.org/Northside.