

2.9 COLLATERAL DEVELOPMENT- ALTERNATIVE D

The LAX Northside Development Plan would develop approximately 340 acres of airport-owned land for various uses in Alternative D.

The LAX Northside Development would be compatible with and serve the needs of the Westchester residential community. A Village Area would be developed as a new town center. The Village Area would be pedestrian oriented and heavily landscaped to provide an attractive and prosperous commercial center for the residents and airport visitors. On the east end, the project would include about 1,360,000 square feet of office space, 650,000 square feet of hotel use (1,000 rooms) and 100,000 square feet of retail/restaurant space. This new Village Area would be the proposed new town center to serve the Westchester residential community.

The LAX Northside Development would include a business park with additional office, retail and hotel space, which would be located east of the existing golf course. The business park would house compatible airport facilities and light industrial uses relocated from the acquisition areas. The proposed development would likely include 1,580,000 square feet of office space, 870,000 square feet of hotel use (1,400 rooms) and 130,000 square feet of retail/restaurant uses. The LAX Northside Development would also include 1,170,000 square feet of research and development business park use and 750,000 square feet of airport related uses.

The original LAX Northside Development (see **Figure 2.9-1**) provided entitlements for 4.5 million square feet of development, subject to a limitation on the total number of daily vehicle trips (a "trip cap"). Alternative D includes a proposed reduction in the existing trip cap included in the original LAX Northside Development. The reduced trip cap would limit the amount of total daily traffic generated by the LAX Northside Development to a level comparable to that associated with the Westchester Southside Development proposed under Alternatives A, B, and C. The total development of the subject property shall not generate more than 3,152 project-related outbound vehicle trips in the a.m. peak hour, and 3,040 project-related outbound vehicle trips in the p.m. peak hour, resulting in a reduction of 50 percent from the approved LAX Northside trips of 6,340 in the a.m. and a reduction of 57 percent from the approved LAX Northside trips of 7,000 in the p.m. The amount of trips generated by a project shall be based on the trip generation rates used in the June 2003 Supplement to the Draft EIS/EIR transportation analysis, and later integrated into the Final EIS/EIR, and on square footages of the proposed development, under the LAX Northside Development. Estimates of the number of trips generated by specific projects shall be made prior to issuance of building permit and shall be

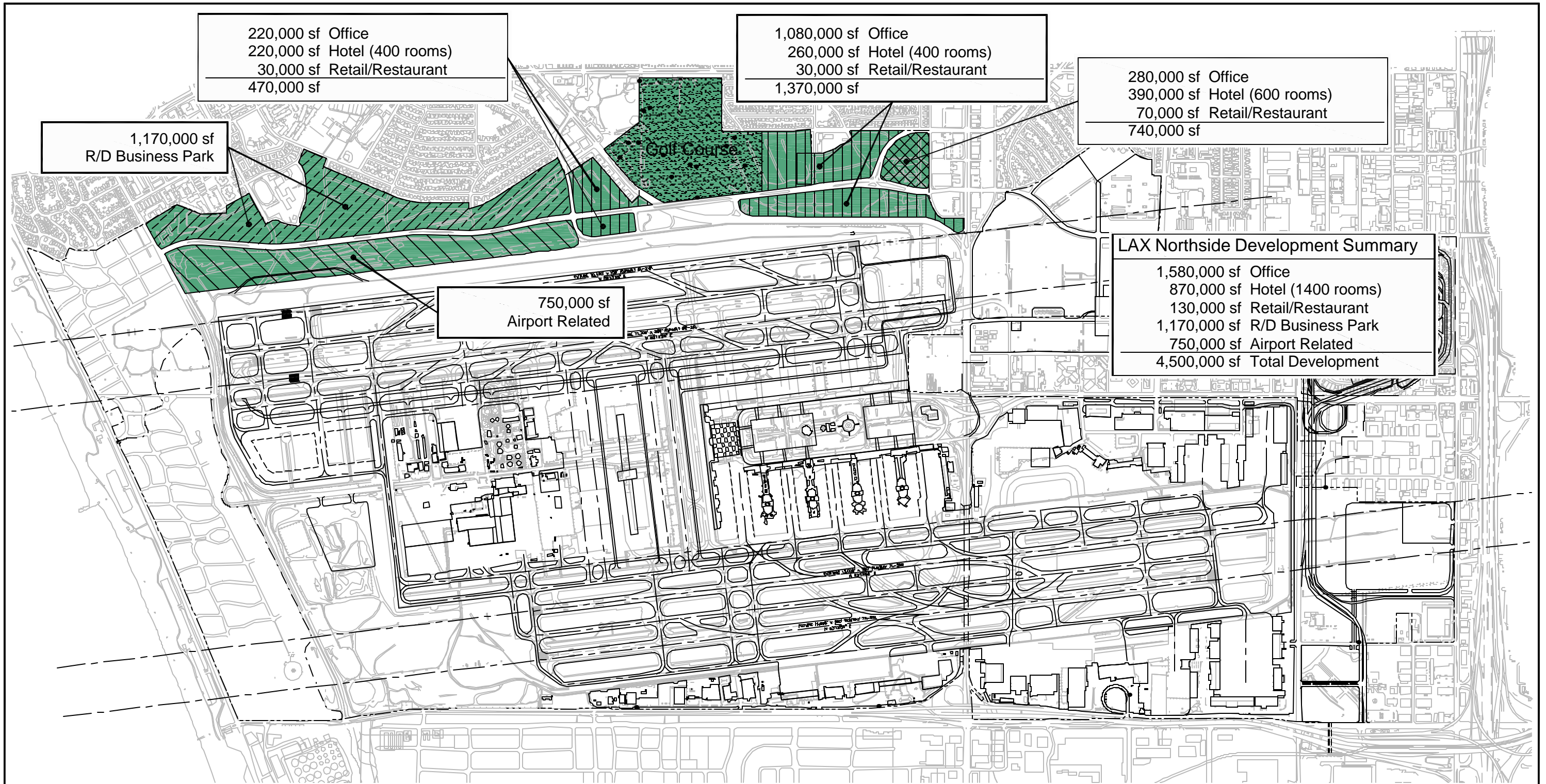
documented so that the total number of trips generated by ongoing development is monitored and reviewed for consistency with the maximum allowable number of a.m. and p.m. peak trips described above for each new on-site development. The precise square footage and allocation of land uses associated with LAX Northside under Alternative D have not been identified, but would include a mix of office park, hotel, retail/restaurant, and research/development (R/D) business park uses, similar to the original LAX Northside Development.

A summary of the LAX Northside Development is identified below in **Table 2.9-1**.

Table 2.9-1

LAX NORTHSIDE DEVELOPMENT

Office	1,580,000 sq. ft.
Hotel (1,400 rooms)	870,000 sq. ft.
Retail/Restaurant	130,000 sq. ft.
R/D Business Park	1,170,000 sq. ft.
<u>Airport Related</u>	750,000 sq. ft.
Total Development	4,500,000 sq. ft.



220,000 sf Office
 220,000 sf Hotel (400 rooms)
 30,000 sf Retail/Restaurant
 470,000 sf

1,080,000 sf Office
 260,000 sf Hotel (400 rooms)
 30,000 sf Retail/Restaurant
 1,370,000 sf







280,000 sf Office
 390,000 sf Hotel (600 rooms)
 70,000 sf Retail/Restaurant
 740,000 sf

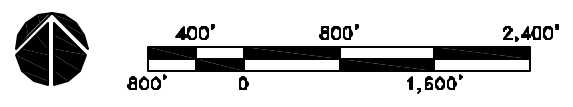
1,170,000 sf
 R/D Business Park

750,000 sf
 Airport Related

LAX Northside Development Summary
 1,580,000 sf Office
 870,000 sf Hotel (1400 rooms)
 130,000 sf Retail/Restaurant
 1,170,000 sf R/D Business Park
 750,000 sf Airport Related
 4,500,000 sf Total Development

Legend

-  COMMUNITY/COMMERCIAL LAND USE
-  High Density Mixed Use (Hotel, Office, Retail)
-  Medium Density Commercial (Hotel, Office, Retail)
-  R/D Business Park
-  Airport Related
-  Golf Course/Open Space/Recreation



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 Draft: July 31, 2002