



# News

WESTCHESTER TOWN CENTER

SPRING 2015

## IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [cd11.lacity.org](http://cd11.lacity.org)



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

[westchesterstreetscape.org](http://westchesterstreetscape.org)

## YOU ARE INVITED ...

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

## BID Shares Successes at Annual Meeting

From maintenance and beautification efforts to support of critical new developments in the area, the BID is taking a leading role in Westchester

*At the BID's Annual Meeting on March 19, Los Angeles World Airports, Executive Director Don Duckworth shared that the BID has been aggressively supporting three important developments that will improve the local area for businesses and residents.*

He praised the CIM Group's proposal for 136 new units at the intersection of La Tijera Boulevard and La Tijera. The project, which would be built on the existing school and church site, would be the first new housing project in the downtown core in decades.

The five-story project would include two levels of subterranean parking and could be built as early as 2017. The mix of studios, 1-bedroom and 2-bedroom rental units would include private balconies and amenities such as a gym, pool and 15,000 square feet of open space.

Duckworth said the project will help breathe new life into the Westchester Town Center area by creating homes within walking distance of the existing restaurants and retail establishments.

John Ruhlen, president of the Westchester Streetscape Improvement Association, reported that the Sepulveda Landscape Entry Project, which includes new sidewalks, trees and other landscaping between Manchester Avenue and Howard Hughes Center, is moving forward quickly.

Trees have been planted and concrete, meandering sidewalks have been installed. The group is now hoping to paint the street-facing portions of the backyard fences along the

stretch a uniform color so that the area begins to take on a cohesive look.

Perhaps the most important project to the BID area; however, is the LAX Northside Project. Duckworth said the project, which will include 2.3 million square feet of creative office, retail, hotel and community serving space represents a model for community engagement in land-use planning.

On behalf of the BID, Duckworth and BID President Karen Dial presented LAX Northside project manager Lisa Trifiletti with an award thanking her for including the public in the planning for the Northside area, a series of parcels owned by the airport along Westchester Parkway.

The plan, which is currently working its way through the approvals process, would reduce existing building heights and traffic and create more compatible uses for the community, including a buffer zone adjacent to residential properties, a pedestrian paseo linking the Westchester Town Center area with paths to the beach and prohibiting objectional uses such as car dealerships and big box retailers.

At the meeting, Duckworth also highlighted the BID's on-going and successful relationship with law enforcement; its continuing efforts to deal with the area's homeless issues through active outreach provided by People Assisting the Homeless (PATH); and the BID's successful ambassador program and ambassador Steve Rhodes.

## 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 the City of 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

### **William F. Allen**

HFH Ltd.

### **Jack Davis**

Coldwell Banker Realtors

### **Sander de Wildt**

CB Richard Ellis

### **Heather Lemmon**

Westbluff Realty  
and Property Management

### **Donald R. Duckworth**

Executive Director



Pictured are, counter-clockwise from top, Westchester Town Center Business Improvement District President Karen Dial with LAPD SLO Ruben Garcia, LAPD Pacific Area Captain Nicole Alberca and LAPD SLO Peter Abskharon; Westchester Town Center Business Improvement District Executive Director Don Duckworth shares the BID's year of success; and Los Angeles World Airport's Lisa Trifiletti, left, accepts an award for the airport's outstanding efforts in community outreach as part of the LAX Northside Project. Joining her are Westchester Town Center Business Improvement District Executive Director Don Duckworth and Westchester Town Center Business Improvement District President Karen Dial.

