



# WESTCHESTER TOWN CENTER News

SPRING 2016

## 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 ...

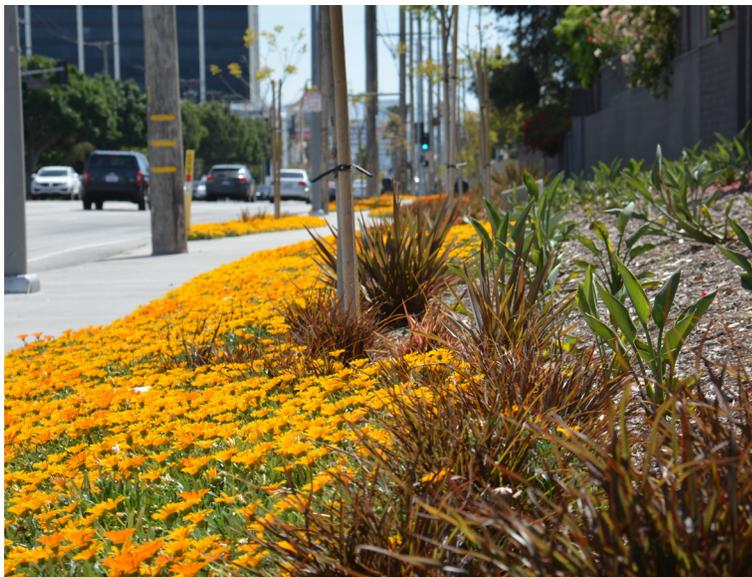
The public is invited to attend WTC BID Board meetings, which are held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## BID Partnership with WSIA Beginning to Bloom on Sepulveda

The Westchester Landscape Entry Project and Its New Landscaping, Sidewalks Are Changing Sepulveda Boulevard for the Better

The project that began in 2012 as a partnership between the Westchester Town Center Business Improvement District (BID) and the Westchester Streetscape Improvement Association (WSIA) is making serious progress in beautifying one of Westchester's main boulevards.

The \$2.85 million project included the removal of destructive, old ficus trees, which could not be saved, to allow for sidewalk, curb and gutter repairs on the stretch of Sepulveda Boulevard



north of Manchester Avenue in Westchester.

"It is so exciting to see this project come to fruition with the sidewalks repaired so that pedestrians can safely and easily walk along the boulevard," said John Ruhlen, president of WSIA.

The project included the planting of approximately 100 new trees and vegetation, including *Tabebuia Impetiginosa* and *Koelreuteria Bipinnata* trees, and the reconstruction of the pedestrian areas, including creation of meandering sidewalks, lush landscaping and new street trees.

"When I caught sight of the beautiful sidewalks and medians – I thought how lucky we are to have John Ruhlen in our community," said Miki Payne of Drollinger Properties. "Then I saw hundreds of orange and yellow flowers in bloom and I was overwhelmed. WHAT A VISION."

## 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

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director



# Saving Water Means Saving Money for Everyone

During this historic drought, all eyes have focused on efforts to reduce water consumption, but saving water can mean saving money, too. By reducing your energy usage, you also reduce the demand for fossil fuels such as coal, oil, and natural gas. Less burning of fossil fuels results in lower emissions of carbon dioxide, a primary contributor to global warming. By reducing your water use you not only save this precious resource but you also save on the energy that would have been used to transport and treat the water.

Investing in efficient conservation measures has proven to be a cost effective way to help safeguard the reliability and sustainability of our natural resources.

Doing its part, the Westchester Town Center BID and the Westchester Streetscape Improvement Association insisted on drought-tolerant landscaping as part of their Westchester Landscape Entry Project. The organizations also insisted on artificial turf and stone medians that require little, if any, maintenance or water.

“We love the look of our new landscaping along Sepulveda Boulevard, and in addition to being beautiful, it also saves water,” said Don Duckworth, executive director of the BID.

Local homeowners and businesses can do their part to be water wise as well.

The Los Angeles Department of Water and Power (LADWP) offers a variety of rebates and programs for residential and commercial

customers to assist customers in using energy and water more efficiently as well as saving money and resources while improving our environment. Programs include rebates on appliances, electric vehicle chargers, irrigation systems, heating and cooling, toilets and solar systems. Whatever you may need you can find something to help you save energy and water.

For a complete list please visit [www.ladwp.com](http://www.ladwp.com)

