

**Inglewood Basketball and Entertainment Center**  
**January 16, 2020**



# Agenda

## **1. Project Overview**

- Project Location
- Existing Conditions
- Project Site Plan
- Project Entitlements
- Airport Influence Area and LAX Noise Contour

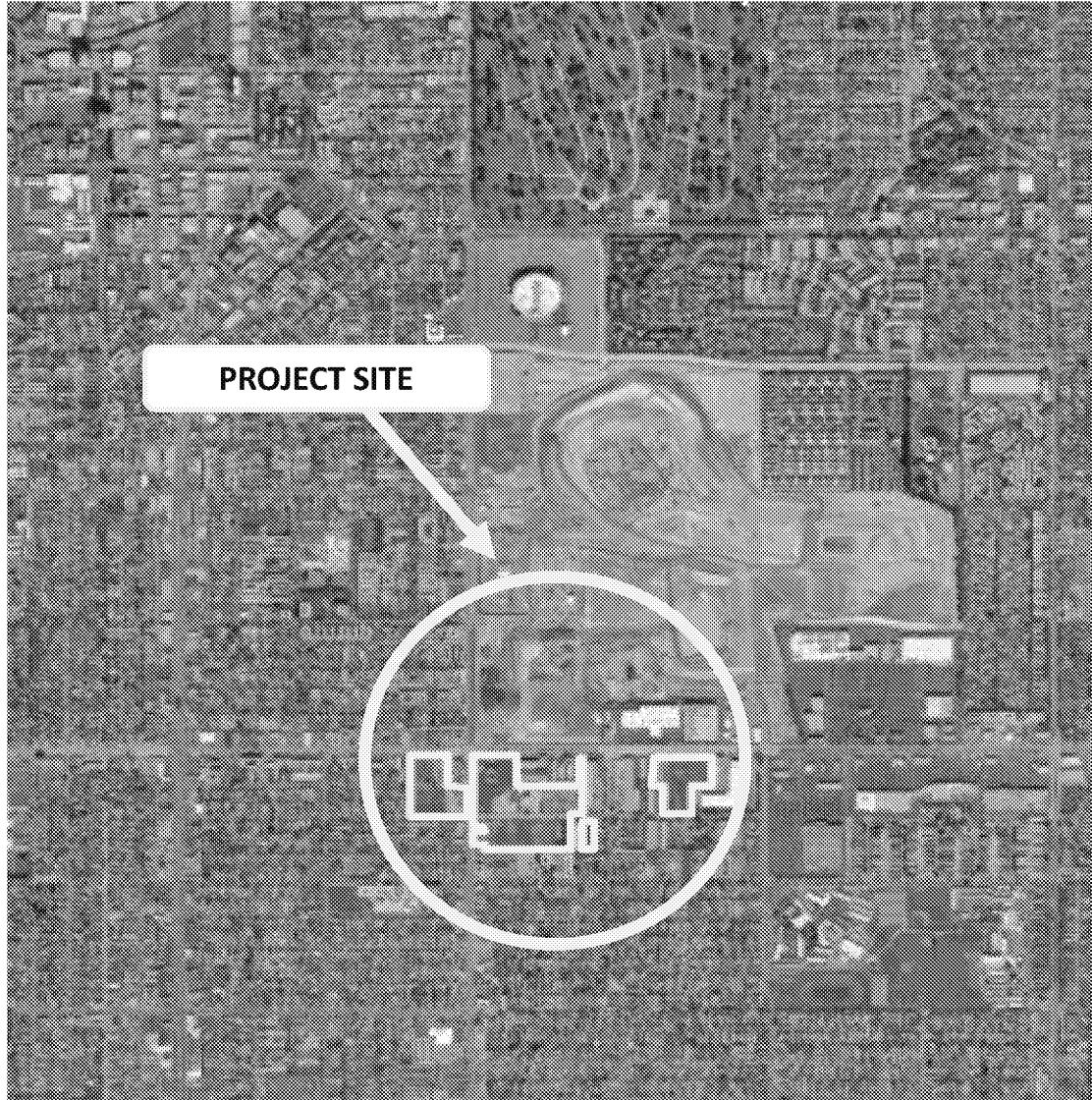
## **2. Updates since May 2019**

- AB987
- Draft Environmental Impact Report

## **3. Discussion of Next Steps and Timing**

# Inglewood Basketball & Entertainment Center (IBEC)

## Project Location



### Background

- Beginning in the mid 80s, the FAA issued noise grants to the City of Inglewood as part of the **LAX Noise Control/Land Use Compatibility Program**
- Goal of Program
  - Disposing and recycling incompatible land uses with the noise levels of airport operations
- FAA and the City of Inglewood approved acquisition of Project site parcels

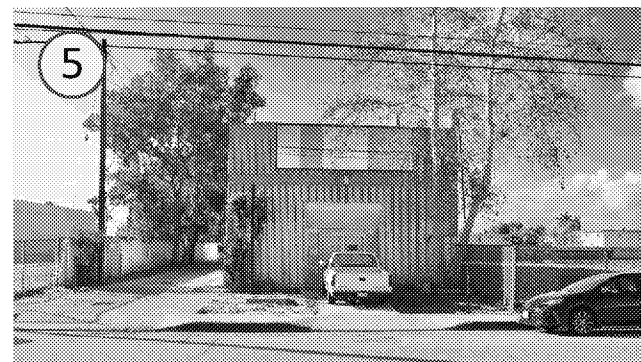
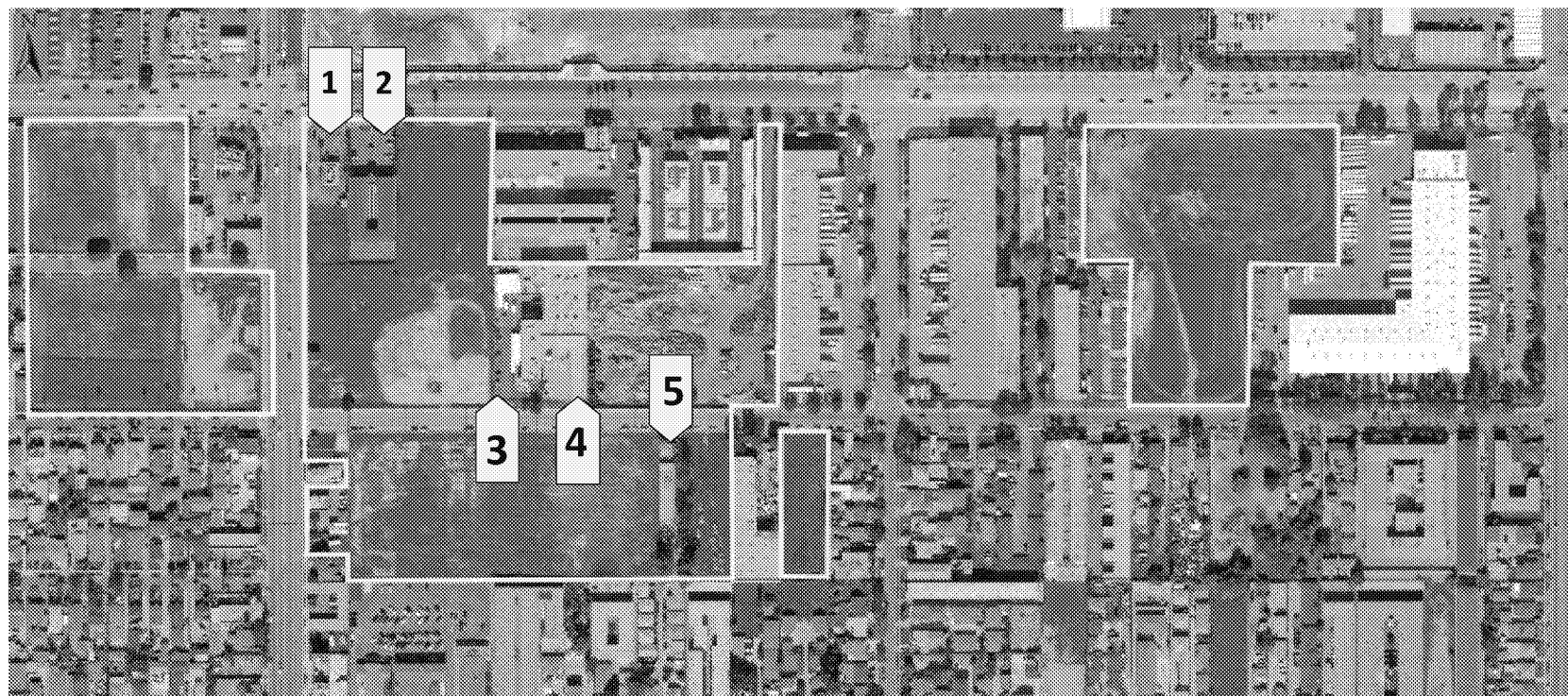
### Existing Uses

- All but 6 of the parcels that make up the Project are currently vacant and underdeveloped
- Vacant Parcels
  - Total approx. 23 acres; > 85% of Project Site
- Developed Parcels
  - Fast-food restaurant, a hotel, a warehouse, and light manufacturing facilities
  - Groundwater well and related facilities

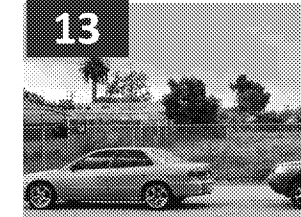
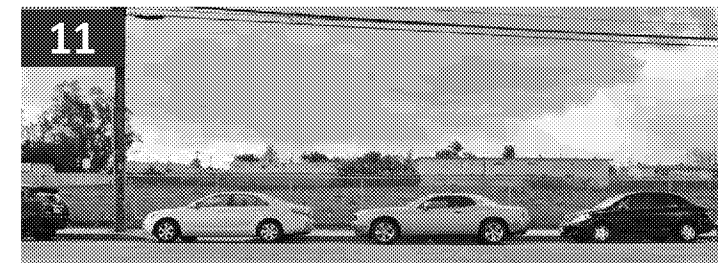
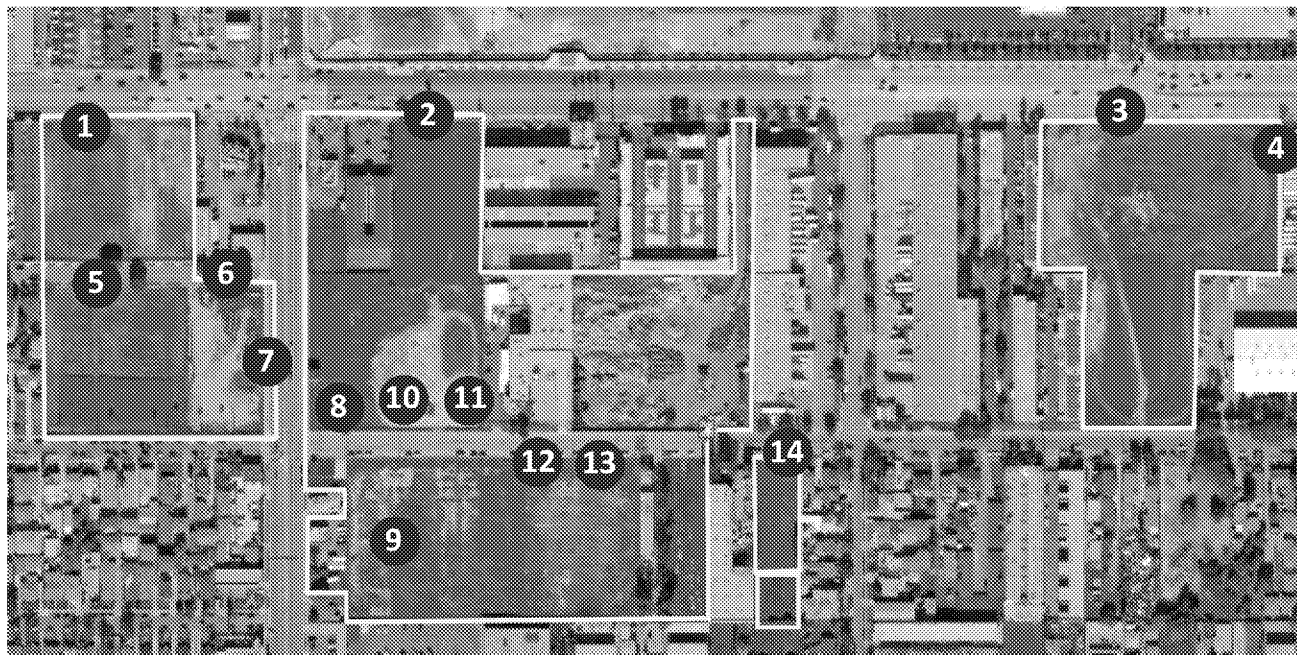
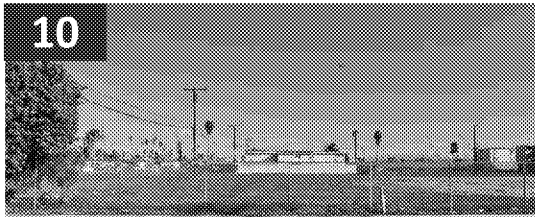
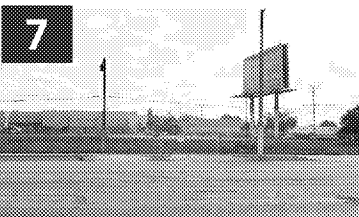
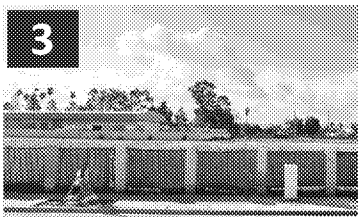
# Inglewood Basketball & Entertainment Center (IBEC) Site Plan



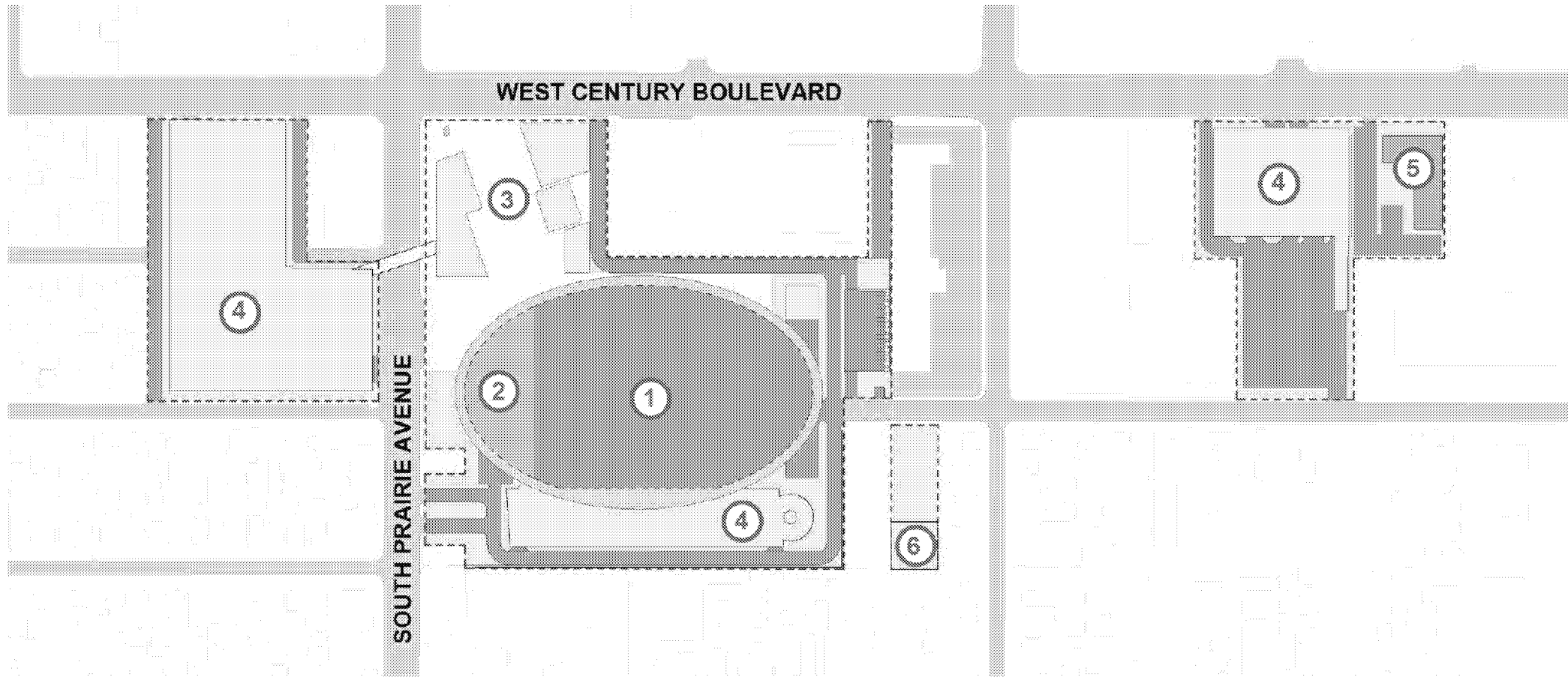
# Existing Conditions: Active Uses



# Existing Conditions: Vacant Uses



# Inglewood Basketball & Entertainment Center (IBEC) Project Components



① Arena: 18,000 fixed seats,  
up to 18,500 maximum capacity

③ Retail / Food & Drink: 48,000 SF  
Flexible Community Space: 15,000 SF

⑤ Hotel: up to 150 rooms

② Team Office: 71,000 SF  
Practice/Training Facility: 85,000 SF  
Sports Medicine Clinic: 25,000 SF

④ Parking and Transportation Hub

⑥ Well Relocation



# IBEC Project Key Entitlements

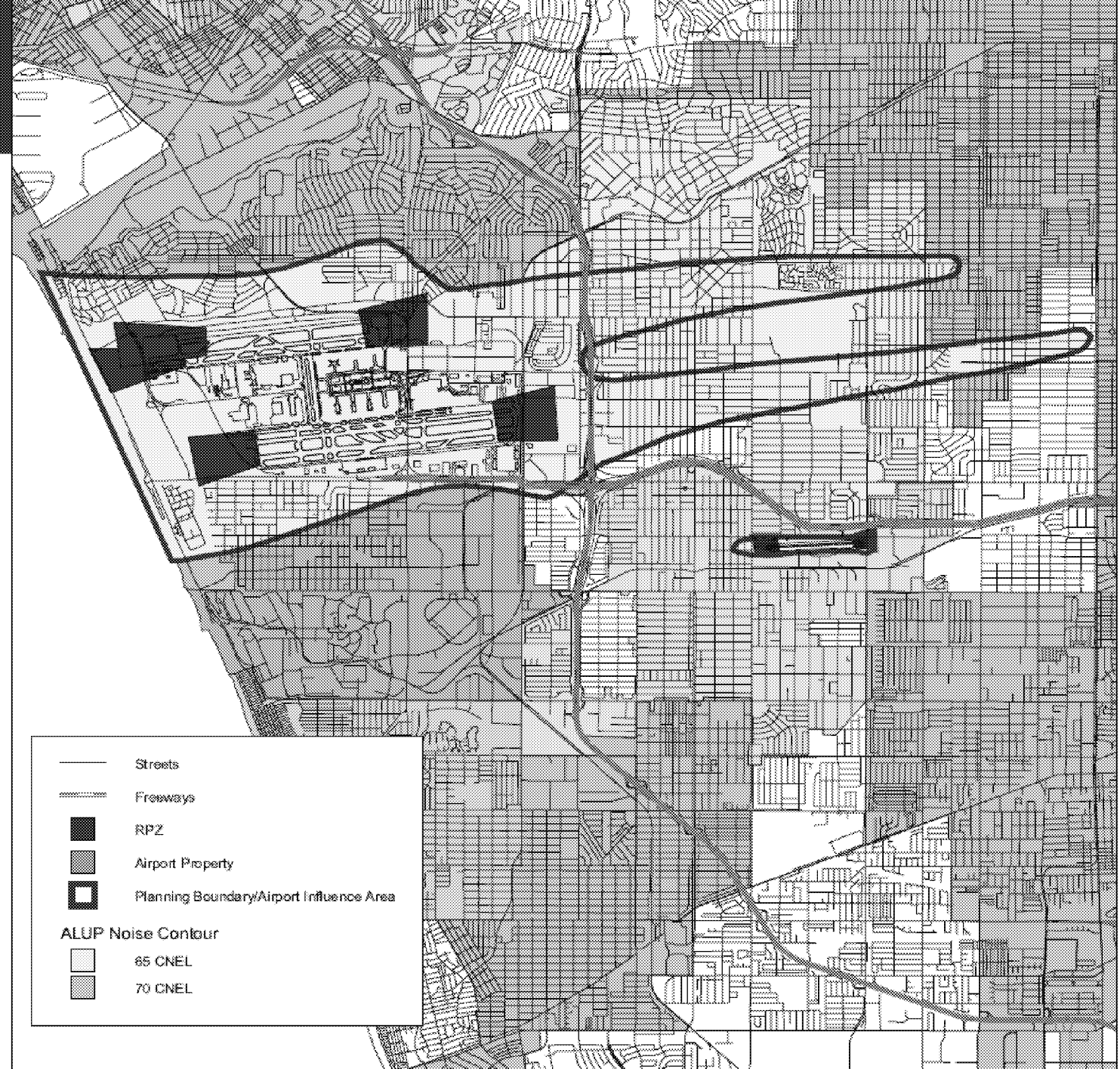
## Approvals

- City of Inglewood Certification of EIR and CEQA Findings Resolution
- General Plan/Specific Plan Amendments: Conforming changes to Land Use Element, Circulation Element, and Inglewood International Business Park Specific Plan
- Zone Text Amendments and Zoning Map Amendment Ordinances
- Disposition and Development Agreement (DDA) and Development Agreement (DA), including Design Guidelines

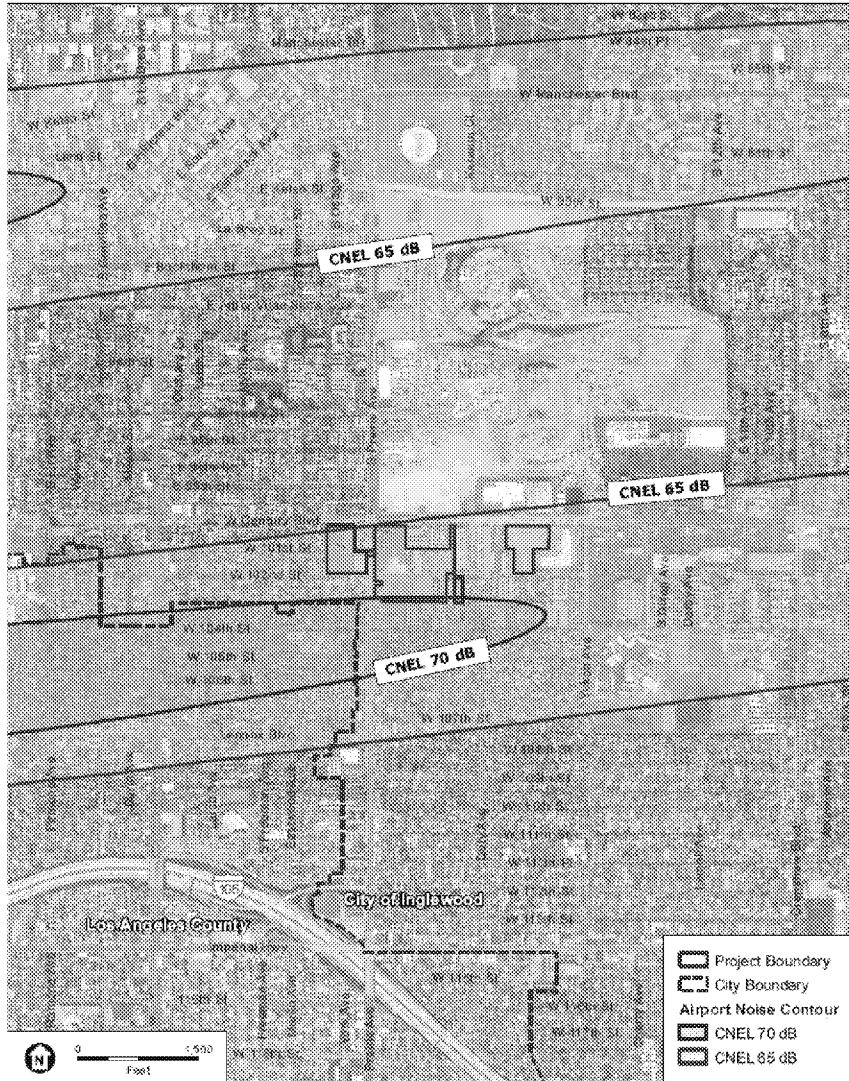
## Other

- Los Angeles County Airport Land Use Commission determination of consistency with LAX Airport Land Use Plan
- Well Relocation Permits (LA County Public Health Drinking Water Program)
- FAA No Hazard Determination

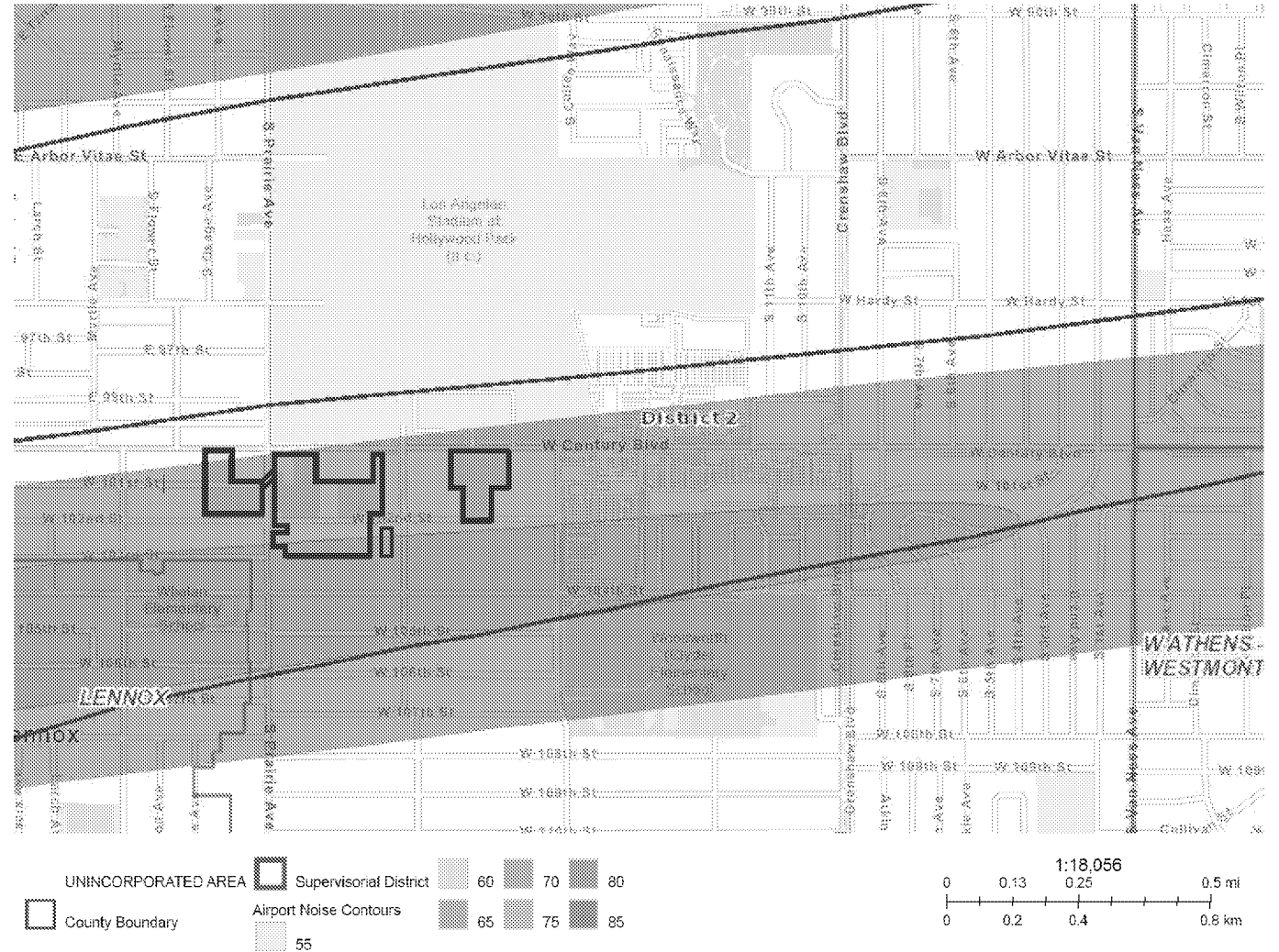
# LAX Airport Influence Area



# Noise Contour Comparison



LAX ANOMS Noise Contour - 2018



County of Los Angeles Noise Contour

# IBEC Project Updates

## IBEC EIR

- Draft EIR published on December 27, 2019, comment period ends February 10, 2020
- Key Sections
  - Land Use and Planning
  - Noise
  - Hazards and Hazardous Materials

## FAA

- Letter re: IBEC Project consistency with FAA grants
- FAA Part 7460 Process
  - 7460 Application for all structures submitted August 26, 2019
  - No Hazard Determination for all structures except arena issued October 2, 2019

# Inglewood Basketball & Entertainment Center: Timeline

	2018	2019	2020	2021	2022	2023	2024
Outreach & Coordination	[Shaded bar spanning from start of 2018 to end of 2023]						
Notice of Preparation	[Shaded bar in Q1 2018]						
Draft Environmental Impact Report (EIR)	[Shaded bar spanning from start of 2018 to end of 2019]						
Final Environmental Impact Report (EIR)			[Shaded bar in Q1 2020]				
City Approval Hearing Process			[Shaded bar in Q1 2020]				
Construction				[Shaded bar spanning from start of 2021 to end of 2023]			
Project Anticipated to be Operational							[Shaded bar in Q1 2024]



# Next Steps