Inglewood Basketball and Entertainment Center
January 16, 2020
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
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
2. Team Office: 71,000 SF
3. Retail / Food & Drink: 48,000 SF
4. Practice/Training Facility: 85,000 SF
5. Flexible Community Space: 15,000 SF
6. Sports Medicine Clinic: 25,000 SF
7. Parking and Transportation Hub
8. Hotel: up to 150 rooms
9. Well Relocation
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
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

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Next Steps