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
Inglewood Basketball & Entertainment Center (IBEC)
Project Components

1. Arena: 18,000 fixed seats, up to 18,500 maximum capacity
   - Team Office: 71,000 SF
   - Practice/Training Facility: 85,000 SF
   - Sports Medicine Clinic: 25,000 SF

2. Retail / Food & Drink: 48,000 SF
   - Flexible Community Space: 15,000 SF

3. Parking and Transportation Hub

4. Hotel: up to 150 rooms

5. 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

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Next Steps