

May 7, 2020

Chris Holmquist
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IBEC EIR Alternatives Analysis re Design and Operations

Dear Chris,

You have asked AECOM Technical Services, Inc. ("AECOM") to provide its professional input regarding whether IBEC EIR Alternatives 2 (Reduced Project) and 3-7 (Alternative Sites) meet the goals and requirements of the project applicant related to the urban design and operations for modern National Basketball League (NBA) venues. As Alternative 1 is the "No Project" Alternative and would not involve construction of an Arena, we have not provided comment on that Alternative.

This list is not exhaustive but is intended to provide some high-level information based on our extensive experience with NBA and other sports venues, and our work to date on the Project. In sum, there is a major level of investment in modern sports venues, and there are certain minimum requirements for a state-of-the-art facility from an operational and urban design perspective. We have not addressed topics such as transportation, other environmental impacts, or site control in any detail, as we understand these topics are the subject of a separate analysis.

Alternative 2 (Reduced Project)

This Alternative assumes, among other things, a simplified plaza plan to accommodate basic entry and exit, and the elimination of most of the ancillary and support uses, such as retail, sports medicine clinic, practice facility, and team offices.

- From an operational perspective, modern sports facilities rely on multiple layers of security and control, and not on a single point of control for entry and exit of fans and visitors. The Proposed Project would separate the initial screening process from the ticket check to allow for a secure checkpoint away from the physical entrance to the Arena, to be followed by a second check at the door. This provides a more flexible and secure operation that can adapt to the specific requirements of different events. Features such as ancillary structures and landscaping elements are integrated into the security plan as both security features and urban design elements. This would be compromised by a simplified plaza plan.
- Successful, modern sports facilities also seek to create a destination that integrates into the urban fabric of the community. In the case of the Proposed Project, this involves creating a year-round, active environment, including a daily population on-site to support nearby retail and community-serving uses. It also requires a well-executed landscape design, which for the Proposed Project includes green spaces, tree cover, benches, shade trellises and other amenities that are not incorporated in Alternative 2's simplified plaza plan.
- In addition, state-of-the-art sports training focuses on an immersive, secure, environment for players to train, eat, receive medical support, and play games. Achieving this goal requires intensive interaction with coaches, trainers, medical personnel, nutritionists, senior management and other support staff. This environment is more compromised in Alternative 2 as compared to the Proposed Project, with the smaller Arena and very limited other supportive and ancillary uses.

Alternative 2 is inconsistent with the project applicant's goals and requirements discussed above.

Alternative 3 (City Services, EIR Figure 6-2).

This Alternative considers an alternative location within the City of Inglewood and would include retail, but eliminate the other Arena-supportive uses.

- See the discussion in Alternative 2 above regarding Arena supportive and ancillary uses, which also are not included in this Alternative. As with Alternative 2, this Alternative is inconsistent with the urban design and operational goals and requirements in Bullets 2 and 3 above.
- One of the primary goals of the project applicant team is to create an urban environment that is an asset to the local community. To achieve this vision, the open space needs to be of a reasonable size and shape and supported by a balanced mix of sizes that create a destination and also connect to other neighborhood amenities. A key element is creation of a "Champions Plaza" where fans can gather to celebrate significant wins or achievements. Alternative 3 could only be achieved by a linear, open space that connects to N. Eucalyptus Avenue, W. Beach Avenue, and Cable Place. All three of these lead to industrial facilities and their associated parking areas/loading docks. The linear nature of the open space would not provide a clear entry and could become unsafe in larger gatherings.
- The limited size of the overall site dedicated to the Arena (approximately 450' by 450') is very tight for a modern arena and would require the building to sit directly against the back of the curb on W. Ivy Ave. and Cable Place. This would severely restrict the operational ability to create a suitable loading dock area or even a ramp down to the main event level, which is also a prerequisite of modern arenas.
- Any arena that needs to be built on a curb edge creates concerns about public safety in the event of an emergency egress situation and can even be challenging during a normal event.
- The size of the site dictates the requirement for at least two parking garages of eight levels. Exiting at the end of a major event would be a major challenge given the capacity of surrounding roads.

Alternative 3 is inconsistent with the project applicant's operational goals and requirements discussed above.

Alternative 4 (Baldwin Hills, EIR Figure 6-3).

This Alternative assumes development of an arena at a site in Baldwin Hills.

- This site presents a challenge in that much of the parking that supports the current retail uses on the site would also be required to serve the Arena. Although some sharing is possible, the conflicting/overlapping schedule with the cinema and other major retail facilities would create a significant parking, traffic, and operational challenge.
- With the retained commercial/retail facilities on the site fronting on to Crenshaw Boulevard and W. Martin Luther King Jr. Boulevard, the Arena-related parking would need to be accessed from Santa Rosalia Drive, Stocker Street and Marlon Avenue. Santa Rosalia Drive, in particular, connects to significant residential neighborhoods, and this could create conflicts during the overlap between rush hour and event traffic.
- The Arena would have a significant presence on Santa Rosalia Drive, as would the primary plaza open space. This would create challenges for the ability to design and operation of the "Champions Plaza" given the necessary plaza orientation and the large number of adjacent residential properties and nearby residential neighborhoods.

Alternative 4 is inconsistent with the project applicant's goals and requirements discussed above.

Alternative 5 (Carson District at South Bay, EIR Figure 6-4).

This Alternative assumes an off-site location in Carson and includes roughly the same program as the proposed Inglewood location, plus additional parking (8,000 spaces total) to reflect location/lack of transit.

- As part of the site selection process, the project applicant engaged a team of experienced professionals to identify sites in the greater Los Angeles area that could accommodate a new, state-of-the-art Arena and

Arena support uses. The preliminary analysis included sites in and around downtown Los Angeles, on the west side of Los Angeles, and also sites as far south as Long Beach. Of the sites to the south, the District at South Bay was closest to the preferred west side location, but was ultimately deemed less desirable than other options that were closer to the current and anticipated future fan base.

- One of the primary project applicant goals is to create a facility that is seen as an asset to the local community and supported by direct physical connections. This location is in a less urban environment and is not connected to an established community.
- Land contamination presents many cost, schedule and operational issues for this site. First, the only way to supply the necessary parking is to create an "island" type destination surrounded by a sea of surface parking. This type of development is in direct opposition to modern best practice arena design and urban placemaking.
- In addition, the site has also been capped with a barrier in order to contain the potential contamination. Any penetration of the barrier presents cost and risk, and the construction process typically involves re-sealing and repair of the barrier after each penetration for piles, foundation or excavation. This adds substantial cost and time to the construction process.
- To minimize the barrier penetration, the main event level would need to be at grade. This poses significant operational design and operational challenges. The main concourse, which typically feeds the lower bowl of an arena, is usually 30'-50' above the event floor. To achieve this would create a challenge for the safe movement of fans and would require the entire development to be raised on a podium, including the public plaza/open space, which would involve significant cost impacts.
- In turn, the 30'-50' height would require a matching façade perimeter treatment. A typical modern arena is approximately 450' on each side, for a linear perimeter of 1,800'. This would mean an additional 54,000-90,000 sq. ft. of increased façade treatment.
- A rough estimate of some of the potential incremental costs is: deep foundations to support the structure given the elimination of the basement (\$20-\$30 million), special construction methods for storm water vaults, utilities and similar items (\$5-\$15 million), additional required elevators/escalators (\$3-5 million) and increased façade treatment (\$8-\$18 million).

Alternative 5 is inconsistent with the project applicant's goals and requirements discussed above.

Alternative 6 (Hollywood Park Specific Plan, Figure 6-5).

This Alternative assumes an alternative site within the Hollywood Park Specific Plan area. The program would be substantially similar to the Proposed Project, but the retail would be adjacent to and not integrated within the Arena site, and most of the parking would be shared.

- This site is under private ownership and is currently programmed for other uses, rendering it difficult to assess what opportunities are available to create a unique, urban environment that would be integrated with and complimentary to those uses. It is unclear whether the "Champions Plaza" concept could be implemented here. Additionally, there would be no retail uses integrated into the Arena site.
- An adequate parking supply is crucial for operations, and it is unclear with only 1,045 additional spaces whether and how parking for major events and both HPSP and IBEC could be provided consistent with the parking demands for both facilities.
- The site is extremely small for the safe operation of a modern arena and would therefore rely on full access to the adjacent spaces currently allocated to open space provision in the Hollywood Park Specific Plan.
- There are safety and operational concerns if simultaneous events are held at the stadium and Arena as the current open space was not designed to accommodate the additional crowd flow impacts. The large, adjacent water body further increases crowd management challenges at peak times.

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- Although the site is embedded in the urban context of the Hollywood Park Specific Plan, the Arena site is in the center of the development and away from the wider Inglewood community. Adding to this perception of isolation is that the entire development is raised approximately 18' above the grade of Century Boulevard and Prairie Avenue. One of the key goals is to create an integrated urban environment that links at grade with the wider community.

Alternative 6 is inconsistent with the project applicant's goals and requirements discussed above.

Alternative 7 (The Forum Alternative Site, Figure 6-6).

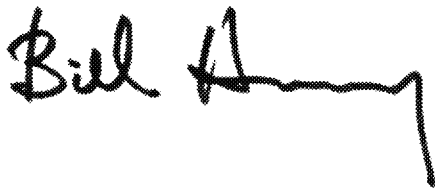
This Alternative considers the potential reuse of The Forum Site.

- The Forum Alternative site is currently the home of The Forum concert and event venue. It was originally a professional NBA venue and was renovated in 2014 into a concert and event venue. Constructed in 1967, The Forum structure stands at approximately 350,000 sf. Most current NBA arenas are larger, with an average of over 700,000 sf. The size of The Forum makes this alternative unworkable because it cannot accommodate the most basic, modern requirements of an NBA venue related to vendors, dining establishment, luxury and loge seating, and other amenities.
- Demolition of the historic structure on the site would therefore be required to accommodate the core objectives for the Project. Due to the existence of the historic structure on the site, the design and entitlements process could not be accomplished in the necessary timeframe.
- To efficiently distribute parking for the operation of the Arena, the main parking structure under this Alternative is located to the north of the site and additional surface parking is accessed from the east. This leaves the primary plaza and open space along the western edge along Prairie Avenue. The resulting linear shape and exposure to Prairie Avenue is not conducive to the creation of a unique urban environment and best practice in urban placemaking.

Alternative 7 is inconsistent with the project applicant's goals and requirements discussed above.

As stated earlier, this is not an exhaustive list of comments but provides some high-level observations based on our significant experience with NBA and other sports venues and our work to date on the Project. Please feel free to reach out if you have any further questions or comments.

Yours Sincerely,



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