

Message

From: Christopher E. Jackson [/O=INGLEWOOD/OU=CITY/CN=RECIPIENTS/CN=CEJACKSON]
Sent: 1/19/2018 10:34:05 PM
To: Ashli Marzett [/O=Inglewood/OU=CITY/cn=Recipients/cn=amrazett]
CC: Mindala Wilcox [/O=Inglewood/OU=CITY/cn=Recipients/cn=mwilcox]; Sharon Garrett [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=1468c1493f544189bd3e11ce0575fe48-Sharon Garrett]; Jerry Tucker [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=0051bf1667a04d19baecb9b4b287a975-Jerry Tucker]; Mandhir Singh [/o=Inglewood/ou=CITY/cn=Recipients/cn=msingh]
Subject: RE: Weekly
Attachments: ECON IND.pdf

Good day Ashli,

Please see the changes below.

Mr. Christopher E. Jackson, Sr.

City of Inglewood

Director - Economic and Community Development Department

Economic Development. Planning. Building Safety. Code Enforcement

One West Manchester Blvd., 4th Floor, Inglewood, CA 90301

Voice: (310) 412-5672 Fax: (310) 412-5681 Email: cejackson@cityofinglewood.org

From: Ashli Marzett
Sent: Friday, January 19, 2018 7:51 AM
To: Christopher E. Jackson <cejackson@cityofinglewood.org>
Subject: Weekly

Good morning,

Can you please update the weekly. See below

ECONOMIC & COMMUNITY DEVELOPMENT

Planning:

Murphy's Bowl ENA (No Change): Staff continues to work with the developer during the due diligence phase of the Exclusive Negotiating Agreement (ENA). The ENA has specific criteria (including CEQA compliance) that must be met over the three (3) year ENA period ending June 15, 2020, prior to entering into the Disposition and Development Agreement (DDA). A Right of Entry Agreement has been approved for the developer to conduct preliminary investigatory examination of the parcels under City control. An Advanced Funding Agreement was approved in December 2017 that will cover the cost for the appraisal and environmental work contemplated for the project.

D-3 Site-Downtown Revitalization (No Change): The DDA approved by the City Council on July 26, 2016, has been fully executed. The project is anticipated to open in the fourth quarter of 2019. The D3 site development will include 45,000 square feet of commercial area on the ground floor, 235 residential units on floors two through six, and up to 585 parking spaces. The development team has submitted the Site Plan Review application for development of the D3 site and the Planning Division released Site Plan Review comments to the applicant on May 18, 2017. The project underwent Design Review by the Planning Commission on May 3, 2017, and was approved with conditions. The project remains on track and is expected to break ground in the first quarter of 2018. To address developmental delays, the developer has requested a revision to the Schedule of Performance to extend the start date of construction to August 2018. Staff has determined that the matter will be considered by the City Council as in February 2018.

Hollywood Park Site Development (No Change): The structural steel for the stadium has commenced and is anticipated to be completed by June 2018. The stadium opening has been extended to summer of 2020. Staff is working with the residential team. On December 7, 2017, Planning, Building, Public Works and Los Angeles County Fire staff met with the Hollywood Park residential design team to preview their upcoming residential submittal. The upcoming residential is anticipated to include approximately 316 units with Plot Plan submittal to occur in late January 2018.

Caltrans Active Transportation Plan (ATP) Grant (No Change): In 2014, the City was awarded a \$486,000 grant from Caltrans to prepare an Active Transportation Plan and Safe Routes to School Plan in conjunction with the Inglewood Unified School District (IUSD). Workshops for each school in the district have been completed. The next community workshop on the ATP will occur in November 2017, and the plan will be completed by the end of 2017. The plan is anticipated to reach the City Council in the 2nd Quarter of 2018.

Metro Transit Oriented Development (TOD) Grant-Round 4 (No Change): In Metro's Round 4 of TOD grants, the City of Inglewood was awarded \$550,000 on January 29, 2015, to prepare TOD Plans for two station areas in the City on the LAX-Crenshaw transit line, now under construction, and the existing Green line: the Florence/Hindry station, and the Crenshaw/Imperial station. The TOD planning effort will include updates to General Plan policies, zoning requirements, design guidelines, as well as the associated CEQA review. The third round of Community Workshops was held on June 29, 2017. The Westchester/Veterans workshop, held at the US Vets facility, was attended by 25-35 members of the public. The Crenshaw/Imperial workshop, held at Bennett-Kew Elementary School, was attended by 20-30 members of the public. The Draft TOD plan was distributed to the City Council as a Receive and File item on October 31, 2017. The TOD Environmental Impact Report (EIR) Notice of Preparation (NOP) period was issued on October 31, 2017, and an EIR Scoping meeting occurred on Tuesday, November 14, 2017, at 6pm in the City Hall Community Room.

Daniel Freeman Hospital Site: Harridge Development Group has formally submitted their revised Site Plan Review application to build 226 residential condominiums in lieu of the 310 units previously entitled by The ShopOff Group. The residential product type is proposed to be all detached and the maximum height is no more than three stories. Demolition of the existing hospital and medical structures is in underway and is anticipated to be completed by the 1st quarter of 2018. Prior to commencing demolition, a noise barrier wall and fencing was constructed adjacent to residential uses. The grading permit is ready to be issued, and the applicant is in the process of retaining a grading contractor. They expect to begin grading by March 2018. The construction entrance to the site has been relocated to Prairie Avenue from its original location on Grace Avenue. Protection of the Moreton Bay Fig and other trees to remain will be maintained throughout all stages of demolition, grading, and construction. The demolition of the remaining buildings are 75% complete.

The next meeting of the South Bay COG's Planning Directors' Roundtable will be hosted by the City of Lomita at 12pm on January 25, 2018. They will make a presentation on the Picerne Apartment project (@ Crenshaw/Lomita Bl.). Planning staff will attend.

Economic Development:

Amazon released their 20 finalist for their 2nd Headquarters and the Hollywood Park site was not identified as a finalist.

The next meeting of the South Bay COG Economic Development Directors' Roundtable will be hosted by Andy Sywak in the Manhattan Beach Council Chambers, and on Thursday, February 15, 2018, at 12:30 p.m., and will feature a speaker from the Rams organization. ECD staff will attend.

The South Bay Cities Council of Governments 19th General Assembly is scheduled for Friday, February 23, 2018, at Juanita Millender-McDonald Community Center, Carson, from 9:00 a.m. – 3:00 p.m. The event is free. ECD will host a display table to share city information.

Economic Indicators Report - The Economic Indicators report is a brief roundup of periodic data and topical information for the Mayor and City Council. It is derived from a variety of published sources and internal reports. The purpose of the report is to inform City of Inglewood stakeholders, residents and future investors that our economy is strong by sharing data that indicate economic growth and stability. It also helps track, evaluate and publicize how City efforts are improving the local economy and quality of life for Inglewood residents and businesses. The report will be produced on a quarterly basis and/or when a significant economic milestone is achieved and needs to be communicated. Over time, this report may serve as a data archive for the City. The Mayor and City Council is encouraged to e-blast in your newsletters.

Ashli Marzett

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