

January 30, 2019

Louis A. Atwell, P.E.
Public Works Director
City of Inglewood
One Manchester Boulevard
Inglewood, California 90301

Re: Status of Restated Development Agreement Implementation and Mitigation
Monitoring Program for Stadium Alternative at Hollywood Park

Dear Mr. Atwell:

Jason Gannon has asked me to respond to your letter dated December 29, 2018 (which we received on January 8, 2019) requesting more information regarding the status of required plans and reporting for the LASED Project (the "Project"), hereafter referred to as the ("Status Letter"). As we near Summer 2020, the development team continues to accelerate planning and preparation efforts, called for by the Amended and Restated Hollywood Park Development Agreement (the "Development Agreement"), in order to ready the LASED Stadium site for opening day. This letter outlines those efforts, and responds to the requests made in the Status Letter.

With regard to the City of Inglewood's release of the RFP for parking operations on the so-called Civic Site, we appreciated the opportunity to share our thoughts about how to operate the parking in a collaborative manner. We very much want the parking operations to be functional, efficient and integrated with the operations at the Stadium. As your plans progress, please let us know if we can provide information that would assist you in your efforts to select an appropriate operator for the anticipated parking and shuttle operations, and coordinate the implementation efforts.

With regard to the Stadium Operations Plan, LASED is preparing the plan for submission prior to filing an application for a Certificate of Occupancy for the Project, in accordance with the terms of the Development Agreement. Exhibit M of the Development Agreement sets forth a matrix of the applicable Stadium Alternative Mitigation Measures, including Measure K.1-2, requiring annual submission of the Stadium Operations Plan. However, the

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“Action Required” designation in the matrix indicates that the timeframe to implement the Measure is “OPS” or prior to commencement of Stadium operations. The annual submission is therefore only required after Stadium operations have begun.

We anticipate pulling the Project’s Certificate of Occupancy by mid-2020, and will submit the Stadium Operations Plan, and the additional plans required at the “C of O” stage (See Mitigation Measures K.1-3, K.1-15), prior to this date. These additional required plans, each a component of the Stadium Operations Plan, include the Public Safety Management Plan and the Parking Operations Plan provided for in Section 7.1.1 of the Development Agreement, a noise management plan, and a tailgating management plan. As these plans are still in progress, we do not anticipate being able to submit them on an accelerated schedule. Nonetheless, we are committed to working cooperatively with the City, as we coordinate with the City’s operations and develop these plans, and expect to submit them by early next year.

We are currently working on the Annual Review submittal required by Section 21 of the Development Agreement, including an update on the Mitigation Monitoring and Reporting Program, and are in the process of preparing a progress report for 2018 consistent with the terms set forth in the Development Agreement.

With regard to the specific traffic mitigation measures required to be implemented prior to the first public event at the Stadium, we anticipate that all the required improvements set forth in such mitigation measures will be timely completed. We note that several of the measures that the City shows as “incomplete” are in fact within another jurisdiction, and the mitigation is expressly conditioned on the happening of specified events, that to our knowledge have not yet happened (i.e. adoption of a fair share fee ordinance and approval of a specified improvement). Therefore, we do not anticipate implementing these measures at this time. We also recognize many of the measures involve the calculation of the “fair share” contribution towards ITS improvements, and we suggest we meet to discuss how those amount will be determined and the ITS improvements installed.

Lastly, we agree with your suggestion that we increase communication with the formation of a collaborative task force with the City’s TMOP team. Our meeting on January 14th was a terrific start, and we look forward to putting together regularly scheduled check-ins to make sure we are all in sync. We are generally available to discuss ITS implementation, as well understand exactly what event day operating and public safety management costs you believe

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should be "advanced", at your earliest convenience. We look forward to continued partnership as opening day nears.

Sincerely,



Amy R. Forbes

ARF/hhk

cc: Artie Fields, City Manager

Chris E. Jackson, City Economic and Community Development Director

Mindala Wilcox, City Planning Manager

Russ Simmons, Venue Solutions

Bassam Raslan, Legends

Ayalushim Getachew, AESA, Inc.

Royce A. Jones, Kane Ballmer & Berkman