
NOTICE OF PREPARATION DRAFT PROJECT DESCRIPTION

Clippers Arena Project

City of Inglewood

1. Project Location

The Proposed Project will be located on approximately 27 acres within the City of Inglewood. A map showing the Proposed Project Site within the broader City context is attached as Figure 1. The main portion of the Project, including the Basketball Arena, will be located in a 17-acre area generally bounded by West Century Boulevard to the north, South Prairie Avenue to the west, South Doty Avenue to the east, and a straight line extending east from West 103rd Street to Doty Avenue to the south. The Proposed Project Site includes three additional areas: an approximately 5-acre site bounded by West Century Boulevard to the north, hotel and residential uses to the west, South Prairie Avenue to the east, and West 102nd Street to the south; an approximately 5-acre site bounded by West Century Boulevard to the north, industrial and commercial uses to the east and west, and West 102nd Street to the south; and an approximately 0.2-acre parcel located at 3812 West 102nd Street, surrounded by vacant land to the west and south and bounded by residential uses to the east, all as shown in the attached Figure 2.

Existing uses in the vicinity of the Proposed Project Site consist of various commercial, industrial, residential, and institutional uses. Adjacent commercial uses along Century Boulevard include a motel and a self-storage facility. Other uses immediately adjacent to the Proposed Project Site include warehouse, shipping, light industrial manufacturing facilities, residential buildings, and a church parking lot.

All but five of the parcels that make up the Proposed Project Site are currently vacant or undeveloped. The vacant parcels within the Proposed Project Site total approximately 23 acres, more than 85 percent of the Project Site. The five developed parcels include a fast-food restaurant, a hotel, warehouse and light manufacturing facilities, and a groundwater well and related facilities. Most of the Proposed Project Site, approximately 84 percent, consists of parcels owned by the City of Inglewood and the City of Inglewood as Successor Agency to the Inglewood Redevelopment Agency.

2. Project Description

Project Components

The Proposed Project consists of a Basketball Arena for the LA Clippers basketball team with up to 18,000 fixed seats for National Basketball Association ("NBA") games, up to 500 additional temporary seats for events such as family shows, concerts, conventions and corporate events, and non-Clippers sporting events, and related facilities and amenities for such games and events. In addition, the Proposed Project includes an approximately 85,000 square foot team practice and athletic training facility; approximately 55,000 square feet of Clippers team office space; an approximately 25,000 square foot sports medicine clinic for team and potential general public use; approximately 40,000 square feet of retail and other ancillary uses that will include community and youth-oriented space; an outdoor plaza with an approximate site area of 260,000 square feet including landscaped areas, outdoor basketball courts, and outdoor community gathering space; and parking facilities serving such uses on the 17-acre main portion and on the two 5-acre areas described above.

The Clippers currently play their games at the Staples Center in downtown Los Angeles, and the Clippers team offices are currently located on Flower Street within two blocks of Staples Center. The team's existing practice and athletic training facilities are located in Playa Vista.

Identification and advertising signage and other graphic display panels or systems, including potential illuminated rooftop signage will be included, as well as wayfinding signage. The existing City of Inglewood groundwater well on the Proposed Project Site would be relocated to another suitable location within the Project Site, currently expected to be the 0.2-acre parcel located at 3812 West 102nd Street. The Proposed Project may include the development of an approximately 100- to 120-room hotel, to be located along West Century Boulevard. A portion of West 102nd Street between South Prairie Avenue and Doty Avenue would be vacated and included within the Project Site. Pedestrian bridges extending across Century Boulevard to connect the Project to the Los Angeles Stadium and Entertainment District at Hollywood Park potentially could be included as part of the Proposed Project.

Basketball Arena Programming

Upon completion of the Proposed Project, all Clippers home basketball games would be played at the proposed Basketball Arena. It is expected that the Clippers would host games approximately as follows: two to five preseason games in October; 41 regular season games from late October to mid-April; and up to a maximum of 16 playoff games from April to June.

In addition to Clippers basketball games, it is anticipated that the Basketball Arena may host a variety of other events of various sizes such as concerts, family shows, conventions and corporate events, and non-NBA sporting events.

Pedestrian and Vehicular Access

The preliminary site access plan is as follows: primary pedestrian access to the Basketball Arena and other uses on the 17-acre Basketball Arena site will be from the northwest corner of that site, near the intersection of West Century Boulevard and South Prairie Avenue, with secondary access points along both West Century Boulevard and South Prairie Avenue.

Primary service access to the Basketball Arena will be from West Century Boulevard, via a service ramp, with secondary service access from West 102nd Street.

Vehicle access to the parking facility on the 17-acre Basketball Arena site is anticipated to be provided from South Prairie Avenue and West 102nd Street. Access to the parking facilities on the two 5-acre sites is proposed from West Century Boulevard and West 102nd Street for the eastern site, and from West Century Boulevard, West 101st Street, West 102nd Street, and South Prairie Avenue for the western site.

3. General Plan and Zoning

The Proposed Project Site's existing General Plan Land Use designations are Industrial and Commercial.

The 17-acre Basketball Arena portion of the Proposed Project Site includes parcels currently zoned C-2A Airport Commercial and M-1L Limited Manufacturing. The 5-acre site east of South Doty Avenue and the 0.2-acre parcel at 3812 West 102nd Street are both currently zoned M-1L Limited Manufacturing. The 5-acre site west of South Prairie Avenue includes parcels currently zoned C-2A Airport Commercial, P-1 Parking, R-2 Residential Limited Multifamily, and R-3 Residential Multiple Family. The P-1, R-2, and R-3 parcels within the Proposed Project Site are all currently vacant and owned by the City of Inglewood or the Successor Agency.

4. Anticipated Entitlements and Approvals

Discretionary approvals required for development of the proposed Project are anticipated to include, but may not be limited to, the following:

- General Plan Amendments to conform to proposed uses
- Zoning Changes, including conforming Planning and Zoning Code text amendments if necessary
- Site Plan Review
- Master Sign Plan/Sign Overlay Zone
- Merger and Re-Subdivision Map
- Disposition and Development Agreement
- Approval of Street Vacation
- Approval of Well Relocation
- Other Regional Agency Approvals, if required

A map of the project area showing streets and the project site. The map includes the following streets:

- Vertical Streets (from left to right):** S PRAIRIE AVE, S DOTY AVE, YUKON AVE.
- Horizontal Streets (from top to bottom):** E 99TH ST, W CENTURY BLVD, W 102ND ST, W 103RD ST, W 104TH ST.

The project site is located on the east side of W 104TH ST, between S PRAIRIE AVE and S DOTY AVE. It is indicated by a small square symbol.

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