

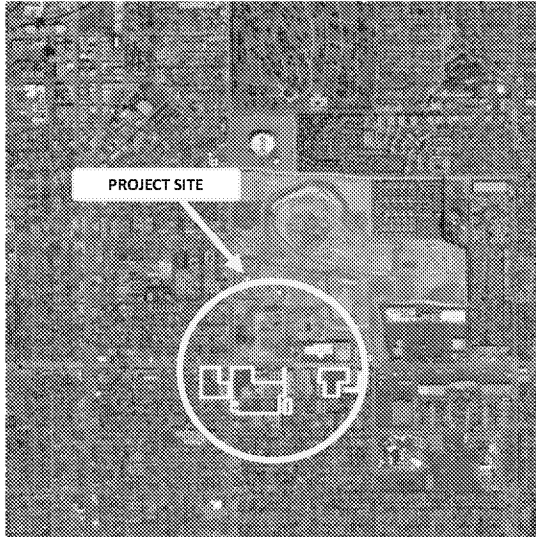


**AQMD & City of Inglewood Collaboration Meeting
Inglewood Basketball and Entertainment Center**

June 6, 2019

Inglewood Basketball & Entertainment Center (IBEC)

Project Location



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

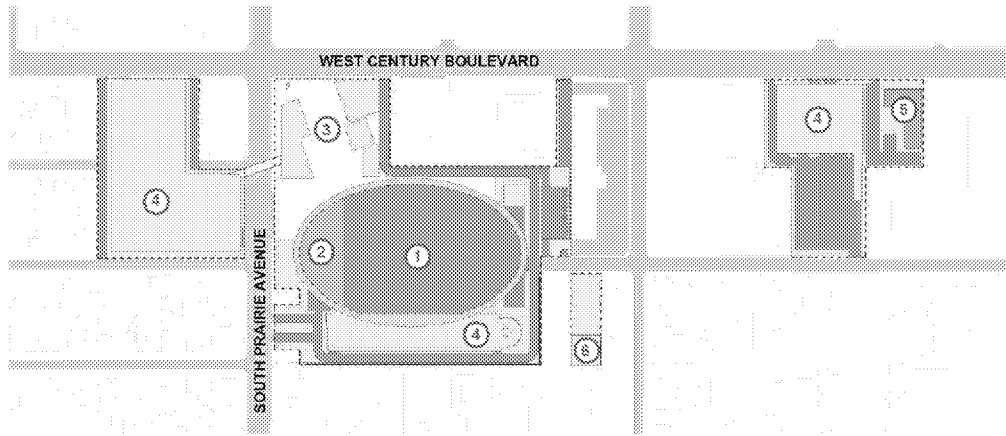
Existing Uses

- 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



Inglewood Basketball & Entertainment Center (IBEC) Project Components



- ① Arena: 18,000 fixed seats, up to 18,500 maximum capacity
- ② Team Office: 71,000 SF
Practice/Training Facility: 85,000 SF
Sports Medicine Clinic: 25,000 SF
- ③ Retail / Food & Drink: 48,000 SF
Flexible Community Space: 15,000 SF
- ④ Parking and Transportation Hub
- ⑤ Hotel: up to 150 rooms
- ⑥ Well Relocation

Dennis to Provide.

IBEC Project Key Entitlements

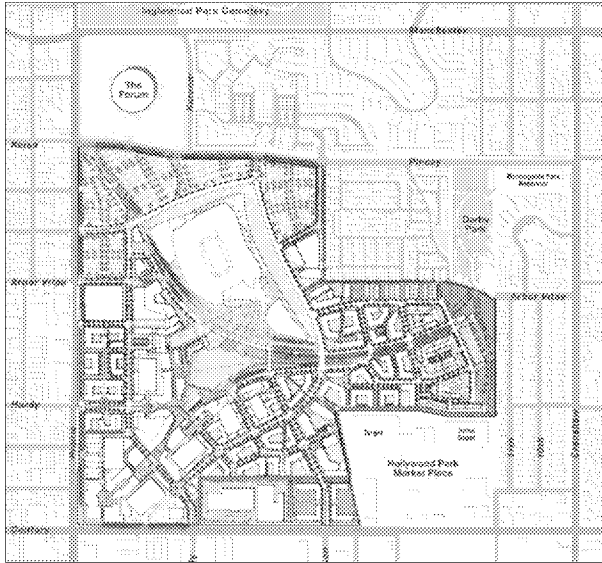
Approvals

- City of Inglewood Certification of EIR and CEQA Findings Resolution
- General Plan/Specific Plan Amendments: Conforming changes to Land Use Element, Circulation Element, Noise Element, and Inglewood International Business Park Specific Plan
- Zone Text Amendments and Zoning Map Amendment Ordinances
- Sign Overlay Zone Change and Master Sign Plan Ordinance
- Street Vacation Approval Resolution
- Disposition and Development Agreement (DDA) and Development Agreement (DA),
- Subdivision Map Approval – Tentative Tract Map

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

Hollywood Park Specific Plan



The NFL Stadium and a number of projects in the Hollywood Park Specific Plan area under construction.

Because many of these Projects will be operational between 2020-2021, the City will utilize an Adjusted Baseline for the IBEC EIR analysis.

**Inglewood Basketball & Entertainment Center (IBEC)
Hollywood Park Specific Plan**

Hollywood Park Specific Plan Adjusted Baseline projects

Land Use	Adjusted Baseline Project	Estimated Operational Date
Retail	518,077 sf	September 2021
Office	466,000 sf	September 2021
Residential	314 units	May 2021
NFL Stadium	70,000 seats	Summer 2020
Perform. Venue	6,000 seats	Summer 2020
Open Space	11.89 ac	TBD
Civic Use	0 ac	TBD

NOTES: Square footages and Operational schedules for HPSP Adjusted Baseline projects development provided by the HPSP developer.

Remove "a" and "b"

**Inglewood Basketball Entertainment Center (IBEC)
Anticipated Annual Event Characteristics**

IBEC Events

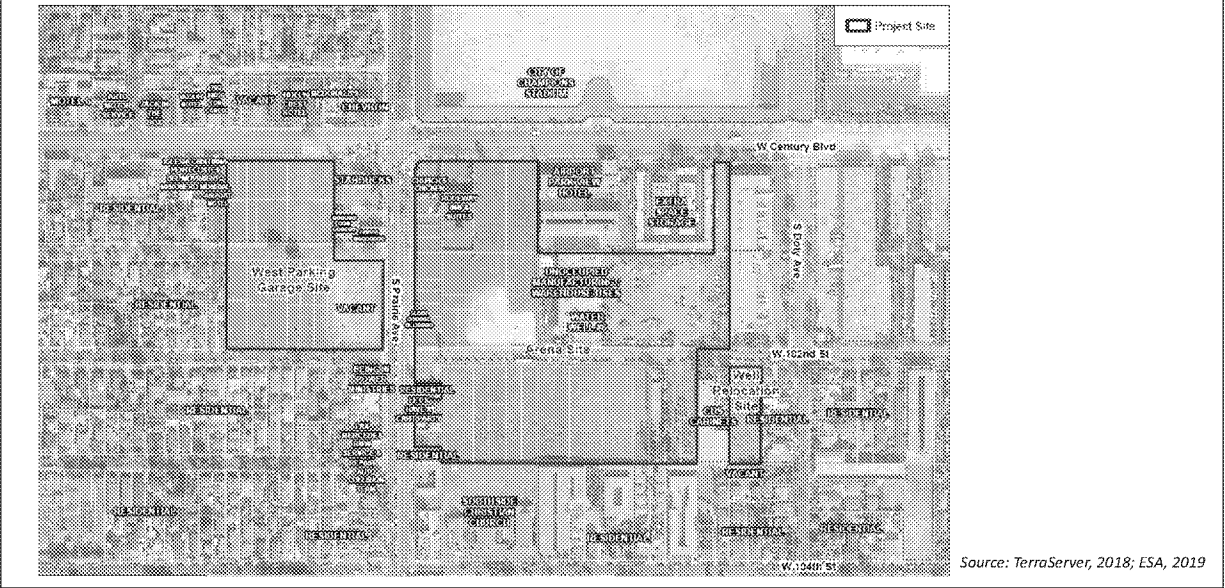
Event Type	Anticipated Annual Frequency	Maximum Attendance
LA Clippers Home Basketball Game	Up to 5 Preseason Games	18,000
	41 Regular Season Games	18,000
	3 Postseason Games	18,000
Concerts	Up to 5 per year (large)	18,500
	Up to 8 per year (medium)	14,500
	Up to 10 per year (small)	9,500
Family Shows	Approximately 20	8,500
Other Events	Approximately 35	7,500
Corporate/Community Events	Approximately 100	2,000
Plaza Events	Approximately 16	4,000

EIR will analyze concurrent events: NFL games, other events at LASED, and events at the Forum.

IBEC Construction Schedule

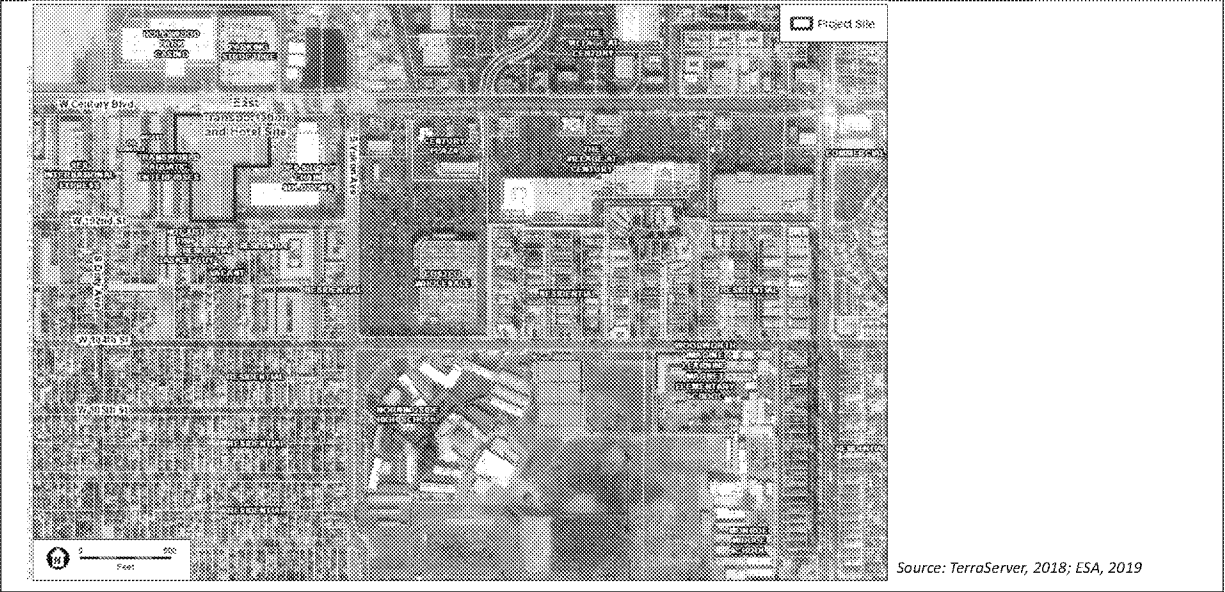
Area of Construction	Phase	2020	2021	2022	2023	2024
Arena Site	Demolition, Site Preparation, Drainage/Utilities/Technology, Grading/Evacuation, Foundation/Concrete Pour, Building Construction + Interior Buildout, Paving, Architectural Coatings		[Bar spanning 2021, 2022, and 2023]			
West Parking Garage	Site Preparation, Drainage/Utilities/Trenching, Grading/Excavation, Foundations/Concrete Pour, Building Construction + Interior Buildout, Paving, Architectural Coatings		[Bar spanning 2021 and 2022]			
East Parking and Transportation Hub	Site Preparation, Drainage/Utilities/Trenching, Grading/Excavation, Foundations/Concrete Pour, Building Construction + Interior Buildout, Paving, Arch. Coating		[Bar in 2021]			[Bar in 2024]
Hotel	Building Construction + Interior Buildout, Paving, and Arc. Coatings.					[Bar in 2024]
Well Relocation Site	Demolition, Site Preparation, Grading/Evacuation, Drainage/Utilities, foundation/concrete pour, Buildout, Paving, Architectural Coatings		[Bar spanning 2021 and 2022]			

Existing and Surrounding Land Uses Arena Site, Well Relocation Site, and West Parking Garage Site



Dennis to Provide.

Existing and Surrounding Land Uses East Transportation and Hotel Site



Dennis to Provide.

IBEC Project Schedule



	2018	2019	2020	2021	2022	2023	2024
Outreach & Coordination	[Shaded bar spanning all years from 2018 to 2024]						
Notice of Preparation	[Shaded bar]						
Draft Environmental Impact Report (EIR)		[Shaded bar]					
Final Environmental Impact Report (EIR)		[Shaded bar]					
City Planning Commission		[Shaded bar]					
ALUC Hearing		[Shaded bar]					
City Council		[Shaded bar]					
Project Anticipated to be Operational							[Shaded bar]



Thank you!

IBEC Project Scenarios: Daytime Trip Generation Assumptions

Day Event Scenario	Attendees/ Employees	Transit Mode (Attendees/Employees)		TNC Mode Share (Attendees/Employees)				Private Vehicles Mode Share (Attendees/Employees)			
		%	Persons	%	Persons	AVO	Vehicles	%	Persons	AVO	Vehicles
Corporate/ Community Event, beginning in weekday AM Peak Hour	2,000/25	1%/10%	20/23	10%/ 2%	200/1	2.18/1.18	92/1	89%/88%	1,780/21	1.20/1.18	1,483/18
Other Sporting Event or Gathering ending in weekday PM Peak Hour	7,500/480	1%/10%	75/48	10%/ 2%	750/10	2.18/1.18	344/8	89%/88%	6,675/422	2.18/1.18	3,062/358

IBEC Project Scenarios: Evening Trip Generation Assumptions

Evening Event Scenario	Attendees/ Employees	Transit Mode		TNC Mode Share				Private Vehicles Mode Share (Attendees/Employees)			
		%	Persons	%	Persons	AVO	Vehicles	%	Persons	AVO	Vehicles
Weekday Pre-Event NBA Game (6:00pm -7:00pm)	18,000/1,320	7%/5%	1,260/66	10%/2%	1,800/26	2.27/1.18	793/22	83%/93%	14,940/1,228	2.27/1.18	6,581/1,041
Weekend Pre-Event NBA Game (5:00-6:00 pm)	18,000/1,320	8%/5%	1,440/66	10%/2%	1,800/26	2.27/1.18	793/22	82%/93%	14,760/1,228	2.27/1.18	6,502/1,041
Weekday Post-Event Concert (9:30-10:30 pm)	18,500/1,120	6%/5%	1,110/56	10%/2%	1,850/22	2.18/1.18	849/19	84%/93%	15,540/1,042	2.18/1.18	7,128/883