



APPENDIX M

Land Use

Existing Land Use Setting for Parcels Adjacent to the APM System

Existing Land Use Setting for Parcels Adjacent to the APM System

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4015-021-044	409 GRACE AVE INGLEWOOD CA 90301	Commercial strip mall (Cuban Leak Cigar Lounge, KT Nails, First Stop Mini Mart, D'Menace Copies & Communications, Orleans & York Deli), surface parking	Downtown TOD	Downtown TOD	Limited Commercial (C-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Intersection-Adjacent 10'	Adjacent to pedestrian access for APM system	None
4015-026-039	260 N LOCUST ST INGLEWOOD CA 90301	Church (Holy Faith Episcopal Church, Slauson Learning Center)	Downtown TOD	Downtown TOD	Residential Limited Multi Family (R-3)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 10'	Adjacent to pedestrian access for APM system	None
4015-027-029	330 E FLORENCE AVE INGLEWOOD CA 90301	Vacant structure	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Potential Location for Support Facility	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4015-027-030	310 E FLORENCE AVE INGLEWOOD CA 90301	Vacant structure, surface parking	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Potential Location for Support Facility	None
4015-027-032	254 N MARKET ST INGLEWOOD CA 90301	Commercial strip mall (Amar's Wholesale Flowers, House of Taco, Water 4 U, Red's Flavor Table Take-out), surface parking	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Potential Location for Support Facility	None
4015-027-031	300 E FLORENCE AVE INGLEWOOD CA 90301	Restaurant (Fiesta Martin Bar and Grill)	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Potential Location for Support Facility	None
4015-027-033	250 N MARKET ST INGLEWOOD CA 90301	Commercial strip mall (O'Reilly Auto Parts), surface parking	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to pedestrian access for APM system	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
						6 stories or 80'				
4015-027-038	240 N MARKET ST INGLEWOOD CA 90301	Commercial strip mall (Advance America, Inglewood Beauty Supplies)	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Potential Location for Support Facility	None
4015-027-040	230 N MARKET ST INGLEWOOD CA 90301	Commercial strip mall (dd's Discounts)	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Potential Location for Support Facility	None
4015-027-041	224 N MARKET ST INGLEWOOD CA 90301	Commercial strip mall (GMD Store)	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Potential Location for Support Facility	None
4015-027-049	222 N MARKET ST	Commercial strip mall (CVS Pharmacy)	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116'	120,000 sf 80,000 sf 40,000 sf	Public Street 0'	Potential Location for	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
	INGLEWOOD CA 90301					8 stories or 104' 6 stories or 80'		Public Alley 0-2'	Support Facility	
4015-027-050	210 N MARKET ST INGLEWOOD CA 90301	Commercial strip mall (Randy's Donuts & Chinese Food, Baby Inks Arts N Crafts Studio, Simply Raw Boutique, Citifund Tax Financial & Notary)	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Potential Location for Support Facility	None
4015-027-035	236 N MARKET ST INGLEWOOD CA 90301	Surface parking for commercial strip mall	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to pedestrian access for APM system	None
4015-027-020	234 N MARKET ST INGLEWOOD CA 90301	Surface parking for commercial strip mall	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to Market Street APM Station; Potential	Direct impact: Pedestrian landings for Market Street APM Station

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
						6 stories or 80'			Location for Support Facility	would land in vicinity
4015-027-042	Address Not Available	Surface parking for commercial strip mall	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to Market Street APM Station; Potential Location for Support Facility	Direct impact: Pedestrian landings for Market Street APM Station would land in vicinity
4015-027-022	226 N MARKET ST INGLEWOOD CA 90301	Surface parking for commercial strip mall	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to Market Street APM Station; Potential Location for Support Facility	Direct impact: Pedestrian landings for Market Street APM Station would land in vicinity
4015-027-052	Address Not Available	Surface parking for commercial strip mall	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to Market Street APM Station; Potential Location for Support Facility	Direct impact: Pedestrian landings for Market Street APM Station would land in vicinity
4015-027-051	200 N MARKET ST	Surface parking for commercial	Downtown TOD	Downtown TOD	TOD Mixed Use 1	9 stories or 116'	120,000 sf 80,000 sf	Public Street 0'	Adjacent to Market	Direct impact: Pedestrian

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
	INGLEWOOD CA 90301	strip mall; vacant structure			(MU-1)	8 stories or 104' 6 stories or 80'	40,000 sf	Public Alley 0-2'	Street APM Station; Potential Location for Support Facility	landings for Market Street APM Station would land in vicinity
4015-028-013	237 N MARKET ST INGLEWOOD CA 90301	Vacant Land	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4015-028-014	223 N MARKET ST INGLEWOOD CA 90301	Vacant Land	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4015-028-015	221 N MARKET ST INGLEWOOD CA 90301	Vacant Land	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None

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4015-028-016	219 N MARKET ST INGLEWOOD CA 90301	Vacant Land	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4015-028-017	213 N MARKET ST INGLEWOOD CA 90301	Vacant Land	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4015-028-018	205 N MARKET ST INGLEWOOD CA 90301	Surface parking lot	Downtown TOD	Downtown TOD	TOD Mixed Use 1 (MU-1)	9 stories or 116' 8 stories or 104' 6 stories or 80'	120,000 sf 80,000 sf 40,000 sf	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-007-012	158 N MARKET ST INGLEWOOD CA 90301	Broadway Federal Bank	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4021-006-027	150 N MARKET ST INGLEWOOD CA 90301	Vacant Land	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-006-028	140 N MARKET ST INGLEWOOD CA 90301	Vacant Land	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-007-015	134 N MARKET ST INGLEWOOD CA 90301	Los Angeles Bridge Unit	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-007-016	128 N MARKET ST INGLEWOOD CA 90301	Restaurant (Heart & Soul Grill)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-007-017	124 N MARKET ST INGLEWOOD CA 90301	2-story commercial building (Barber Shop)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-007-018	122 N MARKET ST INGLEWOOD CA 90301	Printing shop (The Creative House)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None

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4021-007-019	118 N MARKET ST INGLEWOOD CA 90301	Clothing store (Inglewood Sports Two)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-007-020	110 N MARKET ST INGLEWOOD CA 90301	Restaurant (Stuff I Eat)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-007-024	100 N MARKET ST INGLEWOOD CA 90301	2-story mixed-use commercial building (Vajra Books and Gifts; residential second floor)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-008-001	157 N MARKET ST INGLEWOOD CA 90301	Commercial businesses (3H Beauty, In the Cut, Women of Color, Precious Hair Care, Creating Images 310, The Sannicche Shoppe)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-008-035	139 N MARKET ST	Vacant Land	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0'	Adjacent to APM system	None

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	INGLEWOOD CA 90301							Public Alley 0-2'		
4021-008-003	135 N MARKET ST INGLEWOOD CA 90301	Clothing store (Fashion News)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-008-004	129 N MARKET ST INGLEWOOD CA 90301	Restaurant (MiddleBar)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-008-913	125 N MARKET ST INGLEWOOD CA 90301	Potentially vacant structure	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-008-006	115 N MARKET ST INGLEWOOD CA 90301	Fox Theater	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-008-912	101 N MARKET ST INGLEWOOD CA 90301	Commercial business (Martin's Watch Repair & Jeweler) first floor; potentially	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None

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		residential second floor								
4021-010-010	300 E QUEEN ST INGLEWOOD CA 90301	Commercial businesses (Robert Pitts Estates, Sip & Sonder, David's School Uniform)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-010-011	116 S MARKET ST INGLEWOOD CA 90301	Commercial businesses (Highspot Dispensary, Watch & Cell Phone Repair, Inglewood's Finest Barber & Beauty Salon, Mama Sunshine's Treasures)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-010-012	128 S MARKET ST INGLEWOOD CA 90301	Commercial business (HandWrittenL A)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-010-013	132 S MARKET ST	Commercial business	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0'	Adjacent to APM system	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
	INGLEWOOD CA 90301	(Smooove Fashion World)						Public Alley 0-2'		
4021-010-901	Address Not Available	Surface parking lot	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-010-015	150 S MARKET ST INGLEWOOD CA 90301	2-story mixed-use commercial building (World Hat & Boot Mart)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	Direct impact; APM alignment would encroach on property, necessitating property acquisition
4021-009-037	110 S LA BREA AVE INGLEWOOD CA 90301	Commercial office building (including Family First Charter School) and surface parking lot	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-009-027	125 S MARKET ST INGLEWOOD CA 90301	1-story commercial building (Basket Beauty Supply)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None

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4021-009-031	139 S MARKET ST INGLEWOOD CA 90301	2-story commercial building (Inglewood Marketplace, Ryu's Jewelry)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-009-017	149 S MARKET ST INGLEWOOD CA 90301	2-story mixed-use commercial building (Jamz Creamery, LAX Jewelry Co., The Last Hurrag Barber Shop, SirCris Salon)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-014-001	201 S MARKET ST INGLEWOOD CA 90301	Commercial businesses (Fashion Express, Emma's Snack Shop)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-013-019	302 E MANCHESTER BLVD INGLEWOOD CA 90301	2-story mixed-use commercial building (Cox Menswear, Sevens Fashion Wigs, Ward & Parish boutique, H & J Fashion, Confidence)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None

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		First Medical Supplies, Chic and Curvy boutique)								
4021-013-018	320 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial businesses (T&T Pharmacy 2, Bank of America, vacant store), surface parking in rear	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-010-023	335 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial businesses (For Your Eyes Only Optical, All of Us Property Management)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-010-022	345 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial business (Children's Dentistry)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-010-021	355 E MANCHESTER BLVD INGLEWOOD CA 90301	Vacant structure	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None

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4021-006-030	401 E MANCHESTER BLVD, RM 00105 INGLEWOOD CA 90301	Fast food restaurant (McDonald's), commercial strip mall (Remi Beauty Supply, T Mobile, American Deli, America's Best Contacts and Eyeglasses, Instant Print Inc), and restaurant (Flip It Café)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-012-002	400 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial businesses (Three Star Insurance, Ms. Ruby's Bakery, Ms. Kitty's Smoke Shop, Africa by the Yard Pacific Sound supply)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	Indirect impact; column placement in right-of-way may require building modification due to physical conflict
4021-012-001	420 E MANCHESTER BLVD	Commercial businesses (420 Manchester	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None

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	INGLEWOOD CA 90301	dispensary, E&J Seafood)								
4021-012-008	428 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial businesses (Kirk's Vacuums, Lazuor Hair Extensions, Muffen's Beauty Bar)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to APM system	None
4021-012-015	450 E MANCHESTER BLVD INGLEWOOD CA 90301	Fast food restaurant (Bruno's Burgers)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to tertiary APM track for MSF	Direct impact: tertiary APM track for MSF would conflict with property, necessitating an acquisition
4021-012-010	431 E HILLCREST BLVD INGLEWOOD CA 90301	McCormick Ambulance	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to MSF	None
4021-012-011	421 E HILLCREST BLVD INGLEWOOD CA 90301	Commercial businesses (Optometrist: West Inglewood Eye	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to MSF	None

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		Care, Virgo Eighty Five, Kali Squeeze)								
4021-012-014	401 E HILLCREST BLVD INGLEWOOD CA 90301	Commercial business (New Wave Property)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to MSF	None
4021-012-007	401 E HILLCREST BLVD INGLEWOOD CA 90301	Commercial businesses (Emerald Chateau Beauty Salon, JJ's Bistro)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to MSF	None
4021-013-008	333 E NUTWOOD ST INGLEWOOD CA 90301	1-story commercial professional building (Anphon Community Clinic)	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to MSF	None
4021-016-015	338 E NUTWOOD ST INGLEWOOD CA 90301	Gynecology office	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to MSF	None
4021-023-001	336 E HILLCREST	Commercial office building	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0'	Adjacent to MSF	None

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	BLVD INGLEWOOD CA 90301							Public Alley 0-2'		
4021-023-011	331 E SPRUCE AVE INGLEWOOD CA 90301	Tender Care Inc Child Development Center	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Adjacent to MSF	None
4021-024-015	500 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial shopping center (Vons, Planet Fitness), gas station, and surface parking lot	Downtown TOD	Downtown TOD	Historic Core	5 stories or 68'	None	Public Street 0' Public Alley 0-2'	Proposed Location for MSF	Direct impact: property acquisition and demolition necessary
4021-005-013	501 MANCHESTER BLVD INGLEWOOD CA 90301	Commercial business (Airport Gas station and mini mart)	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Indirect impact: column placement may necessitate property take to widen right-of-way
4021-025-001	511 E MANCHESTER BLVD INGLEWOOD CA 90301	Hillcrest Medical Clinic	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped		

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								buffers along a street.		
4021-025-026	521 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial businesses (H&R Block, electronics repair, vacant)	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-025-025	521 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial business (Oasis Beauty Mall)	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Indirect impact: column placement may necessitate property take to widen right-of-way
4021-025-017	529 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial business (Signature Graphics & Mailing)	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Indirect impact: column placement may necessitate property take to widen right-of-way

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4021-029-009	336 E SPRUCE AVE INGLEWOOD CA 90301	Wilder Preparatory Academy Charter School	Commercial /Residential		Residential Multiple Family (R-3)	3 stories or 40'	1,400 sf/du for lots <12,000 sf and 80 ft. width; 1,100 sf/du for lots >12,000 sf and 80 ft. width	Front yard >20% of depth of lot, <20 feet	Adjacent to MSF	None
4021-028-125, -126, -127, -128, -129, -130, -131, -132, -133, -134	430 E SPRUCE AVE INGLEWOOD CA 90301	Multifamily residential condominiums	Commercial /Residential		Parking (P-1); General Commercial (C-2)	3 stories or 40' (P-1); 6 stories or 75' (C-2)	1,400 sf/du for lots <12,000 sf and 80 ft. width; 1,100 sf/du for lots >12,000 sf and 80 ft. width (P-1); None for C-2	Front yard >20% of depth of lot, <20 feet (P-1); For C-2, no setback is required, except if necessary, to provide landscaped buffers along a street	Adjacent to MSF	None
4021-028-173, -174, -175, -176, -177, -178, -179, -180, -181, -182	436 E SPRUCE AVE INGLEWOOD CA 90301	Multifamily residential condominiums	Commercial /Residential		Parking (P-1); General Commercial (C-2)	3 stories or 40' (P-1); 6 stories or 75' (C-2)	1,400 sf/du for lots <12,000 sf and 80 ft. width; 1,100 sf/du for lots	Front yard >20% of depth of lot, <20 feet (P-1); For C-2, no setback is required,	Adjacent to MSF	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
							>12,000 sf and 80 ft. width (P-1); None for C-2	except if necessary, to provide landscaped buffers along a street		
4021-028-237	604 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial business (Rent-A-Wheel Custom Wheels & Tires)	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to tertiary APM track for MSF	Direct impact: tertiary APM track for MSF would conflict with property, necessitating an acquisition
4021-028-024	614 E MANCHESTER BLVD INGLEWOOD CA 90301	RTJ Professional Building	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-028-025	656 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial offices (AADAP: People Need People, vacant,	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide	Adjacent to APM System	Indirect impact: column placement may

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
		Pretty Hair Company)						landscaped buffers along a street.		necessitate property take to widen right-of-way
4021-028-026	660 E MANCHESTER BLVD INGLEWOOD CA 90301	Urban Scholar Academy, surface parking lot	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-027-035	601 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial businesses (vacant, Obar Insurance, The Way: The Church)	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-027-003	622 MANCHESTER DR INGLEWOOD CA 90301	Single-family residential	Downtown TOD	Downtown TOD	Parking (P-1)	3 stories or 40' Underground parking located under	1,400 sf/du for lots <12,000 sf and 80 ft. width; 1,100 sf/du for lots >12,000 sf	Front yard >20% of depth of lot, <20 feet	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
							and 80 ft. width			
4021-027-015	Address Not Available	Vacant Land	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-027-014	709 E MANCHESTER BLVD INGLEWOOD CA 90301	Single-family residential	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-027-013	713 E MANCHESTER BLVD INGLEWOOD CA 90301	Single-family residential	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4021-027-012	Address Not Available	Vacant Land	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-027-011	315 S OSAGE AVE INGLEWOOD CA 90301	Single-family residential	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-036-041	700 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial businesses (Regal Cleaners, Martino's Liquor), surface parking	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-036-039	708 E MANCHESTER BLVD	Multifamily residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
	INGLEWOOD CA 90301							necessary, to provide landscaped buffers along a street.		
4021-036-040	712 E MANCHESTER BLVD INGLEWOOD CA 90301	A Bright Beginning, Inc. Child Development Center	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-036-004	716 E MANCHESTER BLVD INGLEWOOD CA 90301	Urban Scholar Academy, surface parking	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-036-005	720 E MANCHESTER BLVD INGLEWOOD CA 90301	Bell ante commercial office building (Bellante Realty, Myy Bar, Notary	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped	Adjacent to APM System	Potential Indirect impact: column placement may

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
		Public, The Studio Kustomz, Sixth Avenue boutique)						buffers along a street.		necessitate property take to widen right-of-way
4021-027-038	801 E MANCHESTER BLVD INGLEWOOD CA 90301	Fast food restaurant (Ms. B's M&M Soul Food)	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-027-028	811 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial business (Midas)	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-027-027	815 E MANCHESTER BLVD INGLEWOOD CA 90301	Surface parking lot	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
								along a street.		
4021-027-036	831 E MANCHESTER BLVD INGLEWOOD CA 90301	Restaurant (Sizzler)	Downtown TOD	Downtown TOD	General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-036-062	802 E MANCHESTER BLVD INGLEWOOD CA 90301	Commercial business (Clean King Laundry) and surface parking lot	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-036-025	808 E MANCHESTER BLVD INGLEWOOD CA 90301	Dentistry office; multifamily residential in rear	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4021-036-026	814 E MANCHESTER BLVD INGLEWOOD CA 90301	Surface parking lot	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-036-027	816 E MANCHESTER BLVD INGLEWOOD CA 90301	Surface parking lot	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4021-036-049	401 S PRAIRIE AVE, NO 105 INGLEWOOD CA 90301	Commercial office building (Centinela Group) and surface parking lot	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Direct impact: two APM support columns would require placement on this parcel, necessitating an acquisition or easement; Potential Indirect impact:

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4012-031-930 ,-027, -929	720 E FLORENCE AVE INGLEWOOD CA 90301	Inglewood Park Cemetery Mortuary	Public/Semi-Public		Special Cemetery (S-1); Special Cemetery (S-2)	N/A	None	N/A	Adjacent to APM System	column placement at southeastern corner of parcel may necessitate property take to widen right-of-way
4025-001-002	3900 W MANCHESTER BLVD INGLEWOOD CA 90305	The Forum and surface parking lot	Commercial/Residential; Commercial/Recreational		Commercial Recreation (C-R)	155' in height from natural grade	1 acre or 43,560 sq. ft.	40'; areas shall be used only for landscaping or landscaped parking areas and subterranean parking.	Adjacent to APM System; Potential Location for Support Facility	Direct impact: proposed location of Traction Power Substation (TPSS) and pedestrian landings for Forum APM Station; column placement would necessitate property take

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
										to widen right-of-way
4021-037-001	503 S PRAIRIE AVE INGLEWOOD CA 90301	A Bright Beginning, Inc. Infant & Toddler Center	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential Indirect impact: column placement may necessitate property take to widen right-of-way
4021-037-903	517 S PRAIRIE AVE INGLEWOOD CA 90301	William H. Kelso Elementary School	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential Indirect impact: column placement may necessitate property take to widen right-of-way
4025-011-065	600 S PRAIRIE AVENUE INGLEWOOD CA 90301	Hollywood Park	Major Mixed-Use (General Plan "GP"); Interim Use (HPSP)	HPSP, Hollywood Park Specific Plan	HPSP, Hollywood Park Specific Plan Zone	N/A	N/A	30' front, 10' at interior entrance and 0' at HPSP interior	Adjacent to APM System	Direct impact: column placement would necessitate property take to widen right-of-way

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4025-011-086	Address Not Available	Hollywood Park	Major Mixed-Use (GP); Mixed-Use (HPSP)	HPSP, Hollywood Park Specific Plan	HPSP, Hollywood Park Specific Plan Zone	Hotel 150', Office 115', and Other Uses 75' above grade	None	30' front, 10' at interior entrance and 0' at HPSP interior	Adjacent to APM System	Direct impact: column placement would necessitate property take to widen right-of-way
4025-011-901	Address Not Available	Hollywood Park	Major Mixed-Use (GP); Civic (HPSP)	HPSP, Hollywood Park Specific Plan	HPSP, Hollywood Park Specific Plan Zone	Hotel 150', Office 115', and Other Uses 75' above grade	None	30' front, 10' at interior entrance and 0' at HPSP interior	Proposed Location for ITF	Direct impact: parcel would be utilized and adapted for ITF
4025-011-050	Address Not Available	Hollywood Park	Major Mixed-Use (GP); Civic (HPSP)	HPSP, Hollywood Park Specific Plan	HPSP, Hollywood Park Specific Plan Zone	Hotel 150', Office 115', and Other Uses 75' above grade	None	30' front, 10' at interior entrance and 0' at HPSP interior	Adjacent to APM System	None; parcel will be repurposed for roadway uses as part of Hollywood Park streetscape improvements
4025-011-090	Address Not Available	Hollywood Park	Major Mixed-Use (GP); Mixed-Use (HPSP)	HPSP, Hollywood Park Specific Plan	HPSP, Hollywood Park Specific Plan Zone	75' above grade	None	30' front, 10' at interior entrance and 0' at HPSP interior	Adjacent to APM System	Direct impact: column placement would necessitate property take

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
										to widen right-of-way
4025-011-076, 077	Address Not Available	Hollywood Park	Major Mixed-Use (GP); Mixed-Use (HPSP)	HPSP, Hollywood Park Specific Plan	HPSP, Hollywood Park Specific Plan Zone	75' above grade	None	40' front, 10' at interior entrance and 0' at HPSP interior	Adjacent to APM System	Direct impact: column placement would necessitate property take to widen right-of-way
4021-038-025	601 S PRAIRIE AVE INGLEWOOD CA 90301	Restaurant (Bourbon Street Fish & Grill) and surface parking lot	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Indirect impact: column placement would necessitate property take to widen right-of-way
4021-038-005	613 S PRAIRIE AVE INGLEWOOD CA 90301	Multifamily residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Indirect impact: column placement would necessitate property take to widen right-of-way

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4021-038-027	619 S PRAIRIE AVE INGLEWOOD CA 90301	Lighthouse Memorials & Receptions McCormick Center	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Indirect impact: column placement would necessitate property take to widen right-of-way
4021-044-001	701 S PRAIRIE AVE INGLEWOOD CA 90301	Vacant Land	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential indirect impact: column placement may necessitate property take to widen right-of-way
4021-044-004	703 S PRAIRIE AVE INGLEWOOD CA 90301	Multifamily residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential indirect impact: column placement may necessitate property take to widen right-of-way

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4021-044-005	711 S PRAIRIE AVE INGLEWOOD CA 90301	Single-family residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential indirect impact: column placement may necessitate property take to widen right-of-way
4021-044-006	713 S PRAIRIE AVE INGLEWOOD CA 90301	Single-family residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential indirect impact: column placement may necessitate property take to widen right-of-way
4021-044-007	715 S PRAIRIE AVE INGLEWOOD CA 90301	Single-family residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential indirect impact: column placement may necessitate property take to widen right-of-way

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4021-044-008	723 S PRAIRIE AVE INGLEWOOD CA 90301	Single-family residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential indirect impact: column placement may necessitate property take to widen right-of-way
4021-044-009	617 E BUCKTHORN ST INGLEWOOD CA 90301	Single-family residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential indirect impact: column placement may necessitate property take to widen right-of-way
4024-007-001	801 S PRAIRIE AVE INGLEWOOD CA 90301	Commercial business (The Forum Liquor) and surface parking	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4024-007-004	803 S PRAIRIE AVE INGLEWOOD CA 90301	Surface parking lot	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-007-005	805 S PRAIRIE AVE INGLEWOOD CA 90301	Multifamily residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-007-006	813 S PRAIRIE AVE INGLEWOOD CA 90301	Commercial business (JP Termite)	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-007-007	819 S PRAIRIE AVE	Commercial business (JP Termite, Iglesia)	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
	INGLEWOOD CA 90301	Cristiana Hispana)						necessary, to provide landscaped buffers along a street.		
4024-007-008	823 S PRAIRIE AVE INGLEWOOD CA 90301	Hollywood Park Motel	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-007-043	Address Not Available	Commercial business (Laundromax) and surface parking	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-008-024	901 S PRAIRIE AVE INGLEWOOD CA 90301	Commercial strip mall (y- Eleven, Hi-Tech Cleaner, My Master's Best Friend Pet	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped	Adjacent to APM System	Indirect impact: column placement would necessitate

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
		Food, Blessed Tropical Cuisine) and surface parking						buffers along a street.		property take to widen right-of-way
4024-008-020	919 S PRAIRIE AVE INGLEWOOD CA 90301	Inglewood Gardens multifamily residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-008-015	923 S PRAIRIE AVE INGLEWOOD CA 90301	Commercial business (Inglewood Electric Supply)	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-009-004	937 S PRAIRIE AVE INGLEWOOD CA 90301	Vacant Land	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
								along a street.		
4024-009-005	945 S PRAIRIE AVE INGLEWOOD CA 90301	Pride Plaza commercial building (Scottle's Gumbo & Grill, H&F Ventures), surface parking	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-009-007	1003 S PRAIRIE AVE INGLEWOOD CA 90301	Commercial offices	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-009-008	1007 S PRAIRIE AVE INGLEWOOD CA 90301	Vacant Land	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
4024-009-015	1011 S PRAIRIE AVE INGLEWOOD CA 90301	Single-family residential	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	None
4024-009-033	1035 S PRAIRIE AVE INGLEWOOD CA 90301	Hollywood Park Plaza Shopping Center commercial strip mall (Progressive Medical Group, Ruby Nails, Hookah Lounge, Off the Top, C G Soul Food, Daily Donut, Holly Park Fish Market, 99 Cents Outlet, Lee's, Dell Donut Ice Creame), restaurant (Juquila), and	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Indirect impact: column placement near southeastern portion of parcel would necessitate property take to widen right-of-way

Assessor's ID Number	Address	Current Use	General Plan Land Use Designation	Specific Plan	Zoning	Max. Height	Min. Lot Size	Setback	Relation of Parcel to Proposed Project	Direct or Indirect Land Use Impact as Proposed
		surface parking lot								
4024-042-015	1101 S PRAIRIE AVE INGLEWOOD CA 90301	Restaurant (Chu's Garden) and surface parking lot	Commercial /Residential		General Commercial (C-2)	6 stories or 75'	None	No setback is required, except if necessary, to provide landscaped buffers along a street.	Adjacent to APM System	Potential indirect impact: column placement may necessitate property take to widen right-of-way

Source: Los Angeles County Assessor Map, Inglewood General Plan Map, Inglewood Zoning Map, Inglewood Municipal Code

MEMORANDUM

To: City of Inglewood
From: HR&A Advisors, Inc. (“HR&A”)
Date: September 16, 2021
Re: Analysis of potential impacts on economic viability of Downtown Inglewood as a result of the proposed Inglewood Transit Connector

Executive Summary

HR&A was retained by the City of Inglewood to analyze the potential economic impact of the Inglewood Transit Connector (“ITC” or “project”) on Downtown Inglewood, defined as the 0.09-square mile area along Market Street, within a 10-minute walk south from the future LAX/Crenshaw Line and ITC stations, at the intersection of Florence Ave and Market Street (as shown in Figure 1).

HR&A reviewed the current economic conditions of Downtown Inglewood and analyzed the potential impact of the ITC on downtown, given the current conditions and considering the plans and initiatives that the City has developed in recent years to transform the area. This memorandum evaluates the ITC’s potential to negatively impact the economic viability of Downtown Inglewood, and particularly considers conditions that could contribute to the economic decline of an area. This memorandum also discusses how the ITC may benefit local businesses through project related streetscape improvements, increased visitation derived from enhanced connectivity and ITC ridership, and additional proposed parking.

HR&A analyzed market data from proprietary sources such as CoStar¹, Esri², and SafeGraph³, and found that the current market and economic performance of Downtown Inglewood is modest compared to other vibrant and high performing downtowns in the region. Retail vacancies in Downtown Inglewood have remained consistently above average retail vacancies in the city and the county for the last 10 years. In that period, Downtown retail vacancies have ranged between 7% and 14%, while retail vacancies in the city and the county hovered around 5%. A similar trend is observed in retail rents, where average lease rates in Downtown Inglewood are 17% and 38% lower than those citywide and countywide, respectively.

Some of the key physical characteristics of high performing downtowns and retail districts include good access using multiple modes of transportation, unobstructed visibility of storefronts for drivers and pedestrians, safe and well-lit areas during all hours, and a high-quality public realm. HR&A found that the ITC’s design will not have a significant impact on any of the above-mentioned characteristics. The ITC project design has specifically addressed all of these issues. The project will not significantly obstruct views and access, nor hinder the functionality of the retail and entertainment establishments along Market Street.

¹ CoStar is the primary commercial real estate information and analytics provider in the U.S. covering over 5.9 million properties across all markets.

² Esri is a supplier of geographic information system software, web GIS and geodatabase management applications. For this analysis, HR&A used Esri’s ArcGIS Business Analyst, which combines demographic, business, lifestyle, spending, and census data with map-based analytics.

³ SafeGraph is a provider of point of interest and foot traffic information, covering over 8.2 million high-precision points of interests in the U.S., Canada, and the U.K. through their Core Places product.

According to the Project Description in the EIR and the ITC Design Guidelines, the configuration of the guideways and the placement of the supports will ensure visibility and comfortable pedestrian and vehicular circulation without risking any of the enabling conditions for a successful downtown.

At the same time and based on a review of similar elevated systems implemented in U.S. cities, we have no evidence that the introduction of similar systems has led to any economic decline in surrounding downtowns. In reviewing retail rent growth in properties around five others automated transit systems across the country, we found that retail rents in the surrounding areas performed better than those citywide, consistently. Third party studies on the impacts of similar elevated transit systems often found that its implementation resulted in the proliferation of new businesses and increases in property values, which are a result of improving fundamental economic conditions and access to new markets.

Pre-pandemic visitation to Downtown was approximately 4,500 visitors per day. Most of this visitation is driven by daytime employment and as such occurred during weekdays. Currently, 45% of Downtown visitors come from within a 10-minute drive. With a projected average daily ITC ridership of 8,378 people, Downtown Inglewood is well positioned to capture a portion of this ITC traffic as its customer base. The ITC can also play a vital role in connecting residents and workers in future neighboring developments, including in the Hollywood Park development, to Downtown. These visitors are expected to represent a wider cross section of the region and to have a higher discretionary spending potential, which would potentially diversify Downtown's current visitor base. In addition, the greater share of this new visitor market segment will be during evenings and weekends, further introducing opportunities for existing and new businesses to expand their hours of activity throughout the week and at different times of the day.

The likelihood of attracting ITC-related visitation is even greater when paired with streetscape and public realm improvements like the ones proposed in the ITC Design Guidelines. Evidence suggests that improvements to the public realm, such as landscaping and including lighting, increases small business performance, increasing sales and reducing vacancies. Streetscape and public realm improvements will also assist in integrating the ITC improvements into Downtown Inglewood in a manner that supports the City's current revitalization efforts.

Existing Economic Conditions

Study Area

For this study, **Downtown Inglewood** is defined as the **0.09-square mile area along Market Street, between Florence Ave to the north and Hillcrest Blvd to the south, and between La Brea Ave to the west and Locust St to the east** (see Figure 1). These 16 blocks were once a vibrant, go-to area for shopping and entertainment in the South Bay, anchored by the iconic Fox Theatre. Although experiencing a prolonged decline, fueled by safety issues, started in the late 1980s, the area still retains a sense of place and local charm with celebrated eateries such as the Rusty Pot Café.

Figure 1: Study Area Downtown Inglewood



Source: SafeGraph

The study area is predominantly commercial, with about 238 registered businesses, including offices and home businesses, with a total of 1,450 workers, according to Esri data for 2020. Among those 238 registered businesses, roughly a third (89 pre-pandemic) are publicly accessible establishments. The area has only 127 residents, the vast majority renters in single-person households, with a median household income of \$20,145.⁴

Real Estate Conditions

Retail in Downtown Inglewood is performing below the aggregate retail establishments citywide. The area concentrates over 11% of all retail inventory in Inglewood, or approximately 634,000 SF. As shown in Figure 2, vacancies in Downtown Inglewood are near 8.7%, almost double the average vacancies of 4.8% citywide. Effective rents of \$19.74 per SF/year are also lagging citywide average rents of \$23.81 per SF/year and have suffered declines in the last year.

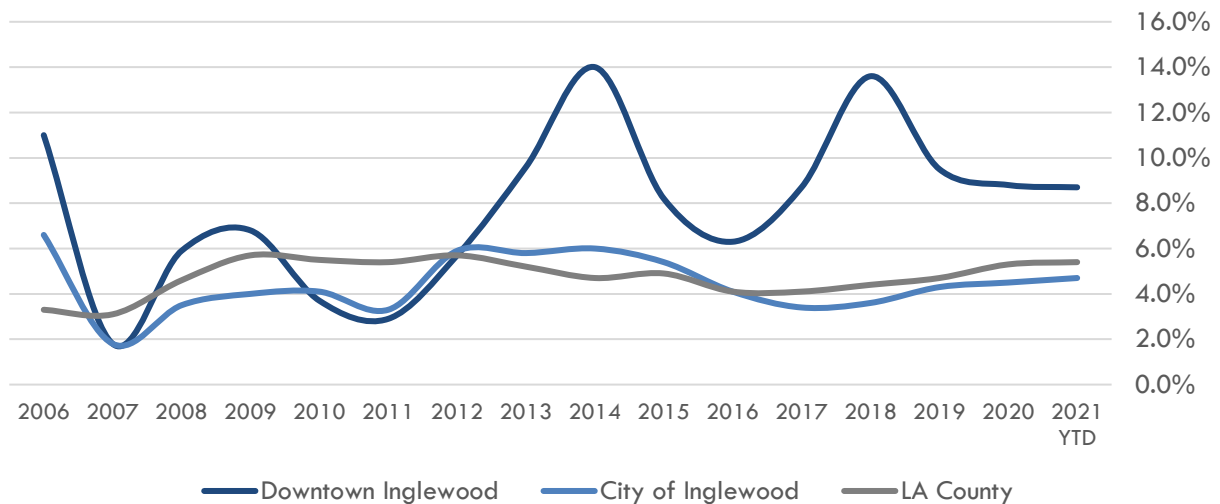
Figure 2: Key Retail Data

	City of Inglewood	Core Downtown Blocks
Inventory (SF)	5.8 million (0.1% up in last year)	634k SF (no change in last year)
Vacancy Rate	4.8% (0.9% up in last year)	8.7% (1.4% down in last year)
Average Lease Rate SF/Yr.	\$23.81 (2.6% down in last year)	\$19.74 (3.1% down in last year)

Source: CoStar

Vacancies in Downtown Inglewood have remained consistently above average vacancies in the city and the county for the last 10 years. In that period, Downtown vacancies have ranged between 7% and 14%, while vacancies in the city and the county hovered around 5% since the recovery of the Great Recession.

Figure 3: Retail Vacancies

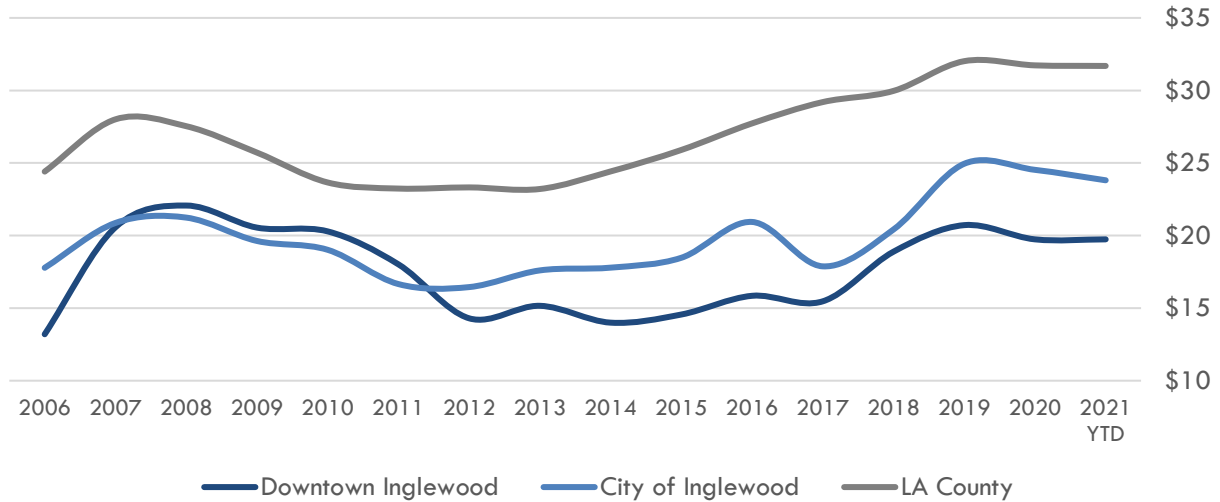


Source: CoStar

⁴ Esri Business Analyst

A similar trend is observed in average lease rates, where Downtown Inglewood has lagged average lease rates citywide since 2011. While average lease rates in both LA County and Inglewood have exceeded pre-Great Recession peaks, rates in Downtown continue to be depressed over maximum rates in 2008. Currently, average lease rates of \$19.74 in Downtown are 17% and 38% lower than those citywide and countywide, respectively.

Figure 4: Average Lease Rates (per SF/Yr.)



Source: CoStar

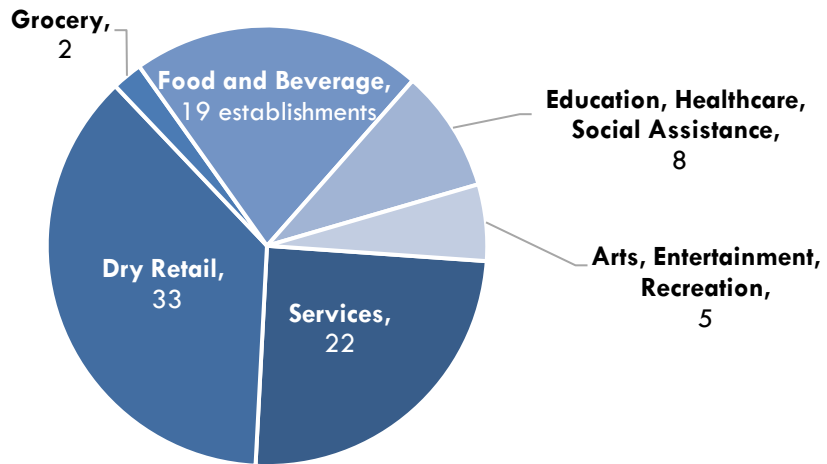
Type of Establishments

Since the first outbreak of COVID-19 in March 2020, publicly accessible establishments in Downtown Inglewood have declined 15% approximately, from 89 to 77, and a large concentration of dry retail and services are at risk, given the consolidation of chain stores and the rise in e-commerce. Establishments in Downtown Inglewood cater to a variety of consumer needs with dry retail⁵ (largely discount and clothing stores), food and beverage, and service establishments⁶ (largely beauty salons) making up the bulk of consumer-facing businesses. Over the last year, Inglewood’s service and dry retail businesses have been impacted the hardest with several storefronts recording little or no visitation in the last few months. Dry retail, in particular, faces unique challenges in recovery, as e-commerce, hastened by the pandemic, continues to grow rapidly across the country disrupting retail and competing with businesses selling consumer goods (see Figure 5).

⁵ Dry retail carries consumer goods that are distinct from those in hardware stores and grocery stores.

⁶ In the dataset, services include, personal care, legal services, banks, auto repair, civic, and certain small manufacturing establishments.

Figure 5: Breakdown of Public Establishments as of January 2020



Source: SafeGraph

Visitation and Spending

Pre-pandemic, visitation to establishments in Downtown Inglewood averaged 4,500 people/day, of which likely about a third were employees. After a sharp decline in visitation in the months of March, April, and May of 2020, visitation has stabilized to around 3,800 people/day, about a 15% decline from pre-pandemic average, which is in line with the reduction in the number of establishments described above.⁷ Pre-pandemic, the aggregate visitation in the area likely generated annual sales of around \$79 million, or about \$125 per square foot of retail, according to data from Esri.⁸

Figure 6: Daily Visitation (7-day moving average)



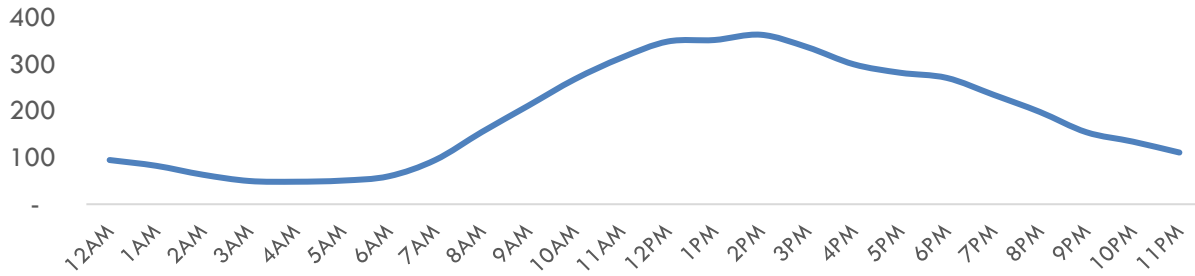
Source: SafeGraph

⁷ Visitation data is from SafeGraph, a data source derived from anonymized mobile devices. Safegraph data does not count the actual number of visits or visitors to places, but rather the movement of a subset of location-activated smartphones. To estimate the actual number of individual visits to places, we ‘normalize’ the number of raw visits, i.e., smartphone location pings in places by comparing the number of devices in SafeGraph’s sample for each Census Block Group (CBG) with the estimated population of that CBG.

⁸ Likely includes some online sales.

Approximately 65% of total visits in Downtown Inglewood occur within the span of the traditional workday, between 9:00 AM and 5:00 PM. As shown in Figure 7, peak visitation of above 350 people/hour occurs between 12:00 PM and 1:00 PM, during lunch time, with visitation progressively declining during the afternoon to levels under 100 people/hour after midnight. Share of visits across weekdays is constant, with declines of 25-30% on Sundays, suggesting visitation is largely driven by workers in the vicinity.

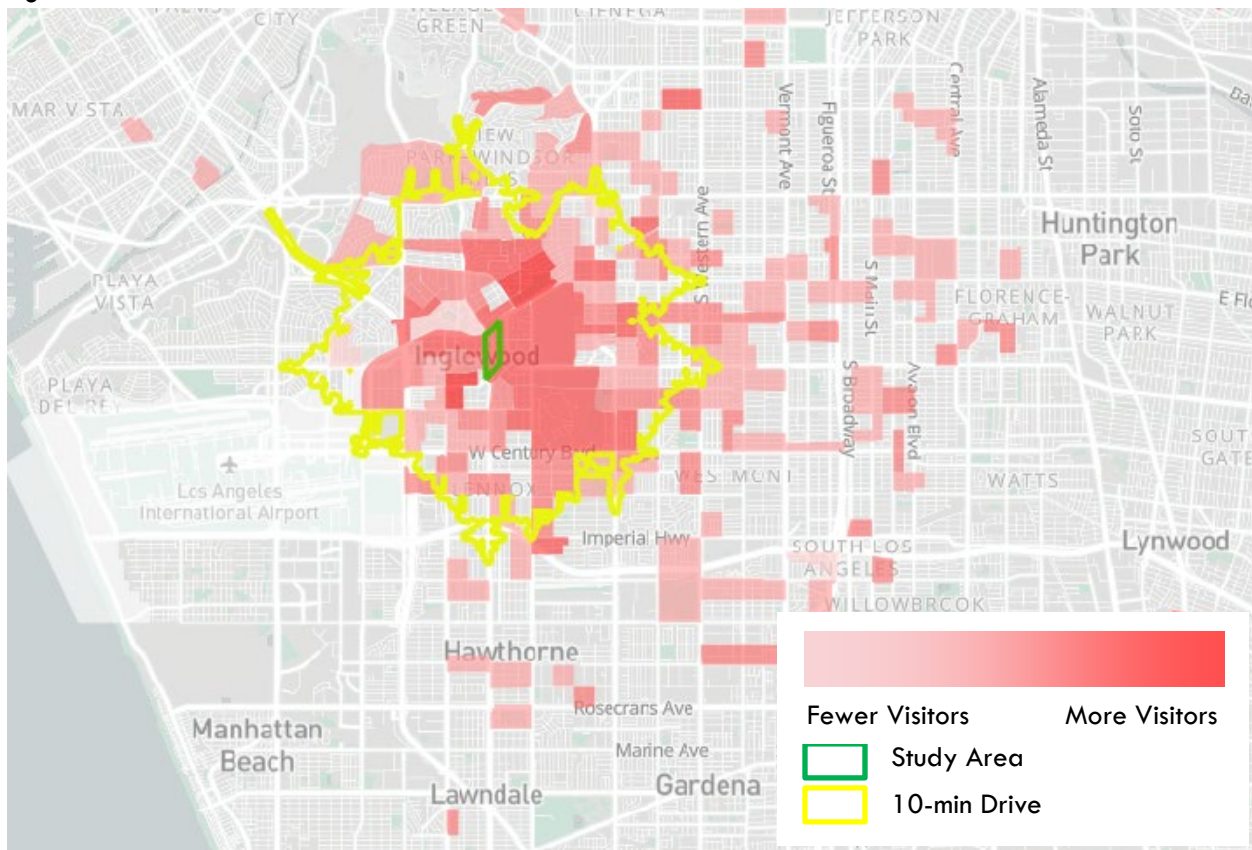
Figure 7: Average Daily Visitation by Time of Day



Source: SafeGraph

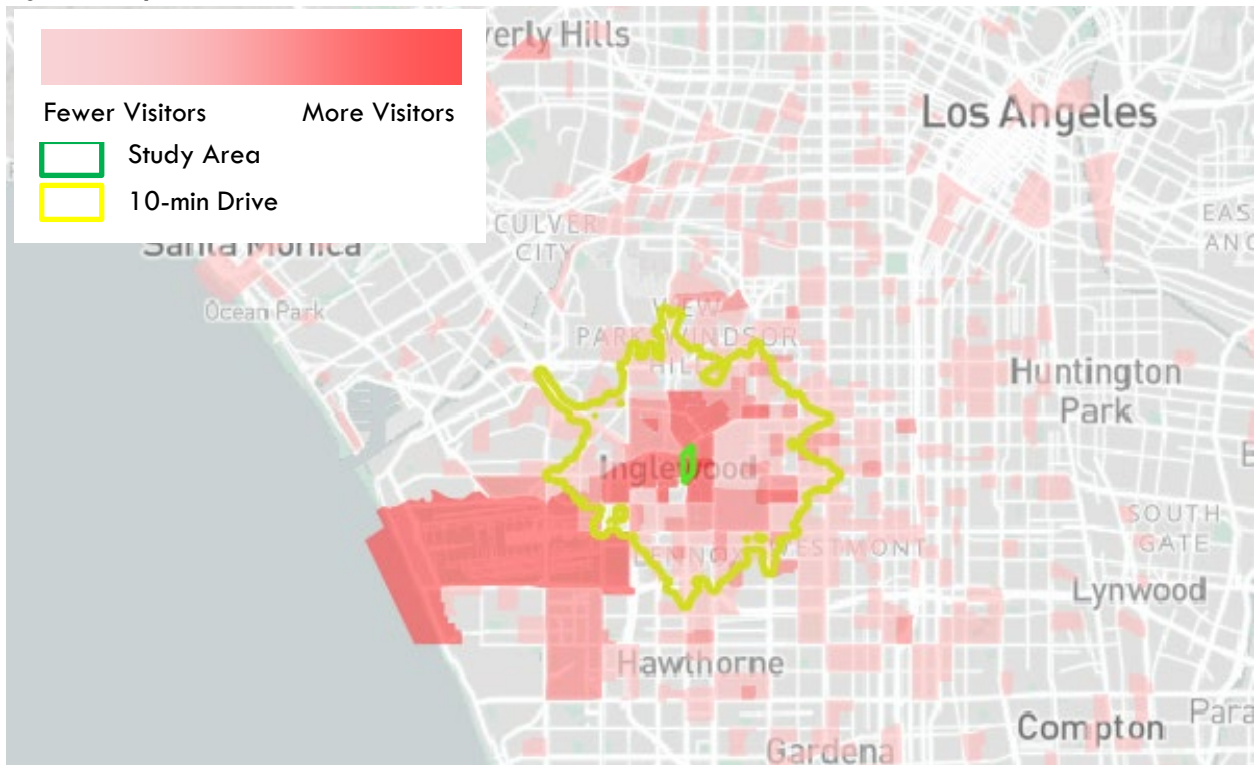
Visitation in Downtown Inglewood is largely local. On average, 45% of visitors to businesses and establishments in the study area reside within a 10-minute drive of the Downtown study area (Figure 8) and 40% work within a 10-minute drive, with a large number of visitors working at LAX (Figure 9).

Figure 8: Home Location of Visitors



Source: SafeGraph

Figure 9: Daytime Location of Visitors



Source: SafeGraph

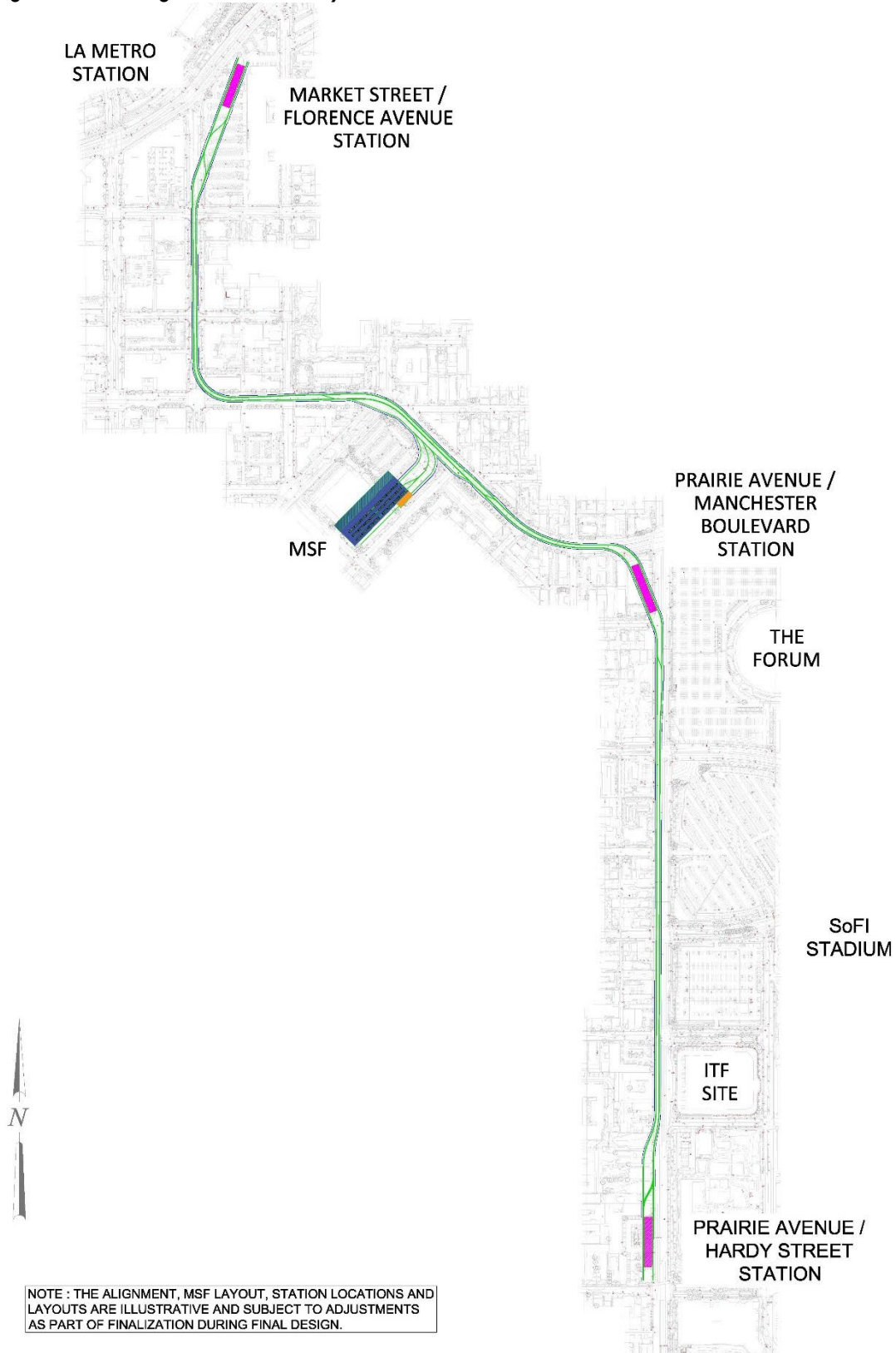
Impact of ITC on Economic Viability of Downtown Inglewood

ITC Description

The ITC guideway is an automated transit system (ATS) that will connect Downtown Inglewood near the Metro Crenshaw/LAX Line to the city’s major activity centers including the Forum, the Los Angeles Stadium and Entertainment District (LASED) at Hollywood Park, and the proposed Inglewood Basketball and Entertainment Center (IBEC). The ITC is approximately 1.6-miles long, elevated, and primarily located within the public right-of-way along Market Street, Manchester Boulevard, and Prairie Avenue (see Figure 10). The ATS system would include three stations, with locations at Market Street and Florence Avenue, Prairie Avenue and Manchester Boulevard, and Prairie Avenue and Hardy Street. The project will also deliver 780 new public parking spaces, including a location for approximately 650 spaces in a surface parking lot at the Market Street/Florence Avenue Station, along with pickup and drop off areas on Locust Avenue and Regent Street, and another 50 spaces in a surface lot at 150 S. Market Street

The ITC trains would typically operate daily for commuters, activity center visitors and employees 7 days per week for 18 hours per day, from 6:00 AM to 11:59 PM (midnight). The ITC operations would typically be closed from 12 AM to 5:59 AM, for 6 hours per day; during this time, maintenance activity would occur. Occasionally, as events at the venues along the proposed route may occur past midnight, the ITC trains may operate for an extended period.

Figure 10: ITC Alignment and Vicinity



Source: ITC Final EIR Operating System Report June 2021

Downtown Success Factors

Physical and design factors that contribute to the economic viability of downtowns and retail districts can be grouped in three categories:

- **Access and parking:** The area is well connected and accessible through different reliable modes of transportation, including vehicular, public transit and pedestrian. The area presents sufficient parking for those using private vehicles with short walking distances to the main retail establishments and attractions.
- **Visibility and safety:** In addition to features that enhance access to the district and individual businesses, successful urban design should preserve clear lines of sight on both sides of the street and foster public safety through well-lit and visible public areas. This can be achieved through good lighting, signage and signaling.
- **High quality public realm:** Successful downtowns also tend to have welcoming public realm that encourages patrons to walk and linger, which can be achieved through a combination vegetation and landscape, public art and furnishing.

Potential ITC Impacts in Downtown

The ITC Design Standards and Guidelines (Design Guidelines) proposed by the City present a comprehensive vision that will bring patrons to Downtown Inglewood and the surrounding entertainment and business venues. These Guidelines are intended to integrate the design of new and existing facilities and to create a passenger experience that reflects the City's history and architecture, while providing design guidance for the proposed ITC project. The Design Guidelines also apply to areas of the public realm adjacent to the ITC project including streetscapes, roadways, landscape and hardscape areas.⁹

Based on the Project Description in the Final EIR and the ongoing refinements for the Final EIR, HR&A determined that the ITC won't have any significant impacts on any of the above-mentioned factors for success.

- **Access and parking:** The stations, guideway, and supports of the ITC are configured to not alter or obstruct the existing vehicular and pedestrian access and circulation. Furthermore, as we discuss in the next section, the ITC Project will actually expand accessibility to Downtown by providing additional public transit and public parking.
- **Visibility and safety:** Along Market Street, guideway heights would range from approximately 42 feet above grade at Regent Street to approximately 53 above grade at the Fox Theater and be streamlined with a horizontal expression, minimizing edges to reduce perception of mass. Median supports on Market Street are expected to be round columns measuring 8 feet in diameter with consistent spacing of 120 feet to preserve clear lines of sight on both sides of the street and accommodate ample and fluid vehicular and pedestrian traffic and safety.
- **High quality public realm:** The existing sidewalks and public realm won't be negatively affected by the project. To the contrary, the Design Guidelines proposed will enhance the quality of the streetscapes at the grade level, as explained in the following section.

⁹ ITC Design Guidelines

Additionally, based on an empirical review of elevated systems with similar design features implemented in U.S. cities, there is no evidence that the introduction of these systems alone may lead to economic decline in downtowns. Using CoStar, HR&A compared the performance of retail rents between 2006-2021¹⁰ in five downtown areas with elevated transport systems that present similar design features to those of the ITC (see Appendix 1). We found that retail rents in the areas surrounding the ATS systems grew at a faster pace than those citywide consistently, suggesting the operations of the ATS did not result in worsening economic conditions relative to those of the city.

ITC Benefits for Downtown

The ITC not only does not hinder the economic activity in Downtown, but it also presents opportunities for its reactivation and betterment.

- Access and parking:

According to the demand model in the Draft EIR Transportation Study, by the opening in 2026, daily ridership will range between 3,098 people on a non-event day and 25,056 people on an NFL event day. Based on the frequency and distribution of events and ridership, daily event-related ridership, for NFL and non-NFL events, would average 5,280 people¹¹, and daily non-event baseline ridership would average 3,098 people, for a total daily average ridership of 8,378 people in the 2026 scenario.¹²

A portion of the 8,378 average daily riders will potentially visit Downtown Inglewood as they transfer to the Metro Crenshaw/LAX Line. A modest illustrative capture of 10 to 20% of those riders, would represent an additional daily average of between 838 and 1,676 visitors in Downtown Inglewood, close to an 18.5% to 37% increase from pre-pandemic visitation of 4,500 people per day. This visitation is above and beyond visitation related exclusively to the opening of the Metro Crenshaw/LAX Line station at the corner of Market Street and Florence Ave.

Additionally, the 650 stalls proposed in the adjacent surface parking may drive an increase in visitation throughout different times of the day and the week, whether related to events or not. For instance, more LAX employees driving to work could decide to drive to Downtown Inglewood at lunch time or after work moved by the availability of parking spaces in close proximity to Downtown. The parking, in and of itself, will be a valuable amenity to businesses in Downtown.

The ITC can further increase visitation to Downtown by connecting other parts of Inglewood and proposed developments. The Hollywood Park Specific Plan (HPSP) proposes the creation of over 5.25 million SF of mixed-use development over 238 acres, combining residential, office, retail, and hospitality uses near the ITC. Closer to Downtown, the City awarded developer Thomas Safran & Associates the rights to construct a new mixed-use development at the southeast corner of Florence and La Brea Avenues, slated to open with 242 residential units later this year. The Los Angeles Philharmonic is also opening a Youth Orchestra of LA (YOLA) center designed by Frank Gehry at the corner of Manchester Boulevard and La Brea Avenue. The ITC can help bring residents in the

¹⁰ CoStar retail data goes back to 2006.

¹¹ Average daily event-related ridership of 5,280 estimated based on annual event-related ridership of 1,927,411 over 365 days.

¹² Non-event ridership accounts for LAX-related trips.

neighboring developments and visitors to the music center, above and beyond the 2026 ridership projections, closer to Downtown Inglewood and help catalyze its transformation.

The combined increase in visitation could be a significant driver of greater sales in existing establishments, creation of new businesses, and lower vacancy rates in the neighborhood.

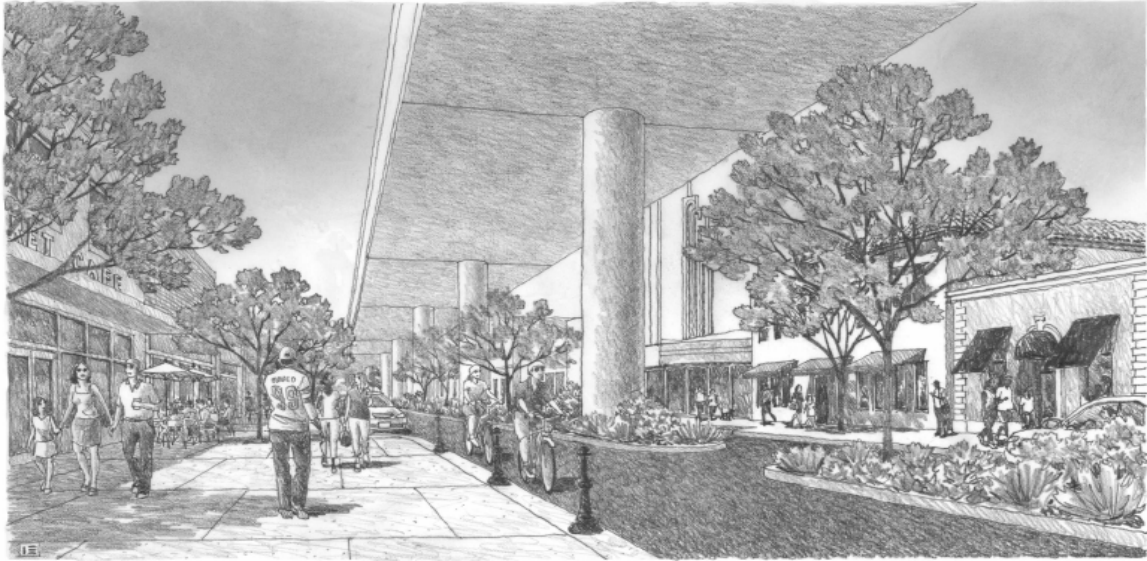
This additional visitation will be largely concentrated during the evening and at nighttime, the hours when current visitation in Downtown Inglewood is lowest. As shown in Figure 7, only about 20% of the current average daily visitation in Downtown Inglewood (approximately 1,000 people) happens between 6:00 PM and midnight, the time when we expect most of the additional visitation driven by events at the Forum, the SoFi Stadium at LASED and IBEC will occur. This will create an opportunity for existing businesses with non-existent or low activity after a typical workday, to expand their operations and increase sales throughout the evening and at night. Similarly, this event-driven visitation could boost demand and activity on weekends, when it is currently lowest.

ITC riders will diversify the profile of Downtown Inglewood's existing visitor base. Currently close to half of the existing visitation in Downtown Inglewood comes from workers and residents within a 10-minute drive. The ITC will continue to serve residents in Inglewood commuting through the LA Metro system, particularly those employed at LAX. But the ITC will also bring a large number of regional visitors, with a potentially different consumer profile and greater purchasing power, expanding opportunities for existing businesses and the creation of new ones, with a greater offering of food and beverage options.

- Visibility, safety and a high-quality public realm:

Design Guidelines for the public realm govern streetscapes at the grade level and will shape the future Market Street and Downtown Inglewood. The goal of the ITC Design Guidelines is to implement general public realm and streetscape design within areas that are adjacent to the ATS guideway alignment and accommodate all modes of transportation on streets, with particular attention to public transit vehicles and pedestrians. They will provide places where people can gather and opportunities for activation of local businesses on adjacent parcels. Sidewalks will be sized to accommodate the expected pedestrian traffic volume, paved attractively and lined with trees and plantings to create comfortable and walkable pathways. Along primary pedestrian circulation routes, including Market Street, light fixtures and incidental light sources will provide a continuous light level of 3-foot candles to help pedestrians better distinguish color, size, and shape. The Guidelines also contemplate street furnishing along Market Street, Manchester Boulevard, and Prairie Avenue, providing places to gather, interact, rest and contributing to the overall vitality of Downtown. These Guidelines will improve accessibility, visibility and safety, traits that contribute to the economic viability of successful retail districts.

Figure 11: View of Market Street with ITC



Source: ITC Design Guidelines

Streetscape and public realm interventions along Market Street, like the ones described in the design guidelines, could enhance Downtown’s economic vitality by attracting a larger share of riders and visitors. Urban businesses have been found to consider the streetscape an important factor in attracting customers or tenants. Recent experiences and multiple surveys conducted in urban shopping areas indicate that after improvements in lighting, paving, and landscaping, have been implemented, businesses see improved performance and they often become vocal supporters of further enhancements to the public realm. For instance, a 2002 study by Eichenfeld and Associates and the Local Government Commission, found that towns participating in California’s “Main Street Program” saw retail sales increase by 105% and vacancies decline by 76%.¹³

Retail and employment centers, especially in urban areas, may become more economically competitive if walking conditions improve. Pedestrian-friendly treatments, like those proposed in Market Street, can be important for urban revitalization because they can help create a lively and friendly environment that attracts residents and visitors making storefronts appear more attractive to pedestrians/potential customers.¹⁴

Additionally, proximity to similar transit systems in other U.S. cities, including those elevated, has often resulted in the proliferation of new businesses and increases in property values, which are a result of improving fundamental economic conditions. In Phoenix, where its light rail is elevated at certain crossings, a 2017 study found that proximity to the light rail significantly increased new business starts in retail, services, and knowledge sectors. Even when controlling for a variety of factors, including location in a downtown business district, adjacency to light rail stations was worth about of 88% additional new starts in the knowledge sector, 40% new starts in the service sector, and 28% new starts in the retail sector over the time

¹³ Strategies for Revitalizing Our Downtowns and Neighborhoods: Evaluating California Main Street Programs, Eichenfeld and Associates, 2002

¹⁴ Economic Value of Walkability, Todd Alexander Litman, 2003

that the line had been open.¹⁵ A 2016 hedonic analysis of the Detroit People Mover found that the system had actually contributed to increases in commercial property values of 38%, while other price determinants (e.g., building attributes, socio-economic characteristics of residents, etc.) were held constant.¹⁶

Conclusions

The current conditions in Downtown Inglewood do not reflect a vibrant and dynamic downtown, which is manifested in retail occupancies and rents that have not fully recovered after the Great Recession and that are lagging those countywide. The ITC won't have any significant negative impacts on any of the factors present in successful downtowns, from access and parking, visibility and safety, and quality of public realm. Further, based on an empirical review of elevated systems with similar design features implemented in U.S. cities, there is no evidence that the introduction of these systems alone may lead to economic decline in downtowns. To the contrary, the implementation of the ITC presents opportunities to improve the existing economic conditions in Downtown Inglewood, through increased visitation and spending, and a public realm of a higher quality.

¹⁵ [The Impact of Light Rail on New Businesses in Phoenix \(2017\)](#)

¹⁶ [Detroit People Mover TOD Study \(2016\)](#)

Appendix 1: Retail Rents Analysis Around Elevated Automated People Movers in Urban Areas

Using CoStar, HR&A compared the performance of retail rents in downtown areas where five elevated ATSs are located with the performance of retail rents citywide between 2006-2021.¹⁷ We found that retail rents in the surrounding areas that align with the ATS systems performed better than those citywide consistently, suggesting the operations of the ATS did not result in worsening economic conditions relative to those of the city.

¹⁷ CoStar retail data goes back to 2006.

Miami Metromover (opened in 1986)

Elevated automated people mover operated by Miami Dade County in Miami, Florida. The system length is 4.4 miles with 21 stations located in the downtown Miami area. The track is an automated guideway transit system that uses electric buses, mainly Bombardier Innovia APM 100 vehicles.

Miami Metromover Image



Source: Shutterstock.com



Miami Metromover Study Area + System Alignment

Retail lease rate analysis 2006-2021:

- Study area increase: 118%
- Citywide increase: 82%

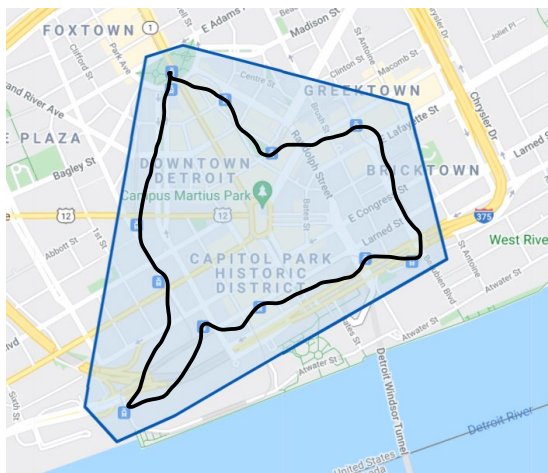
Detroit People Mover (opened in 1987)

Elevated train that operates on a single track that circles downtown Detroit; Michigan operated by the Detroit Transportation Corporation. The system length is 2.94 miles with 13 stations and with a track gauge of 4ft 8.5 inches. The system uses Urban Transportation Development Corporation Intermediate Capacity Transit System Mark I technology.

Detroit People Mover Image



Source: Shutterstock.com



People Mover Study Area + System Alignment

Retail lease rate analysis 2006-2021:

- Study area increase: 39%
- Citywide increase: 37%

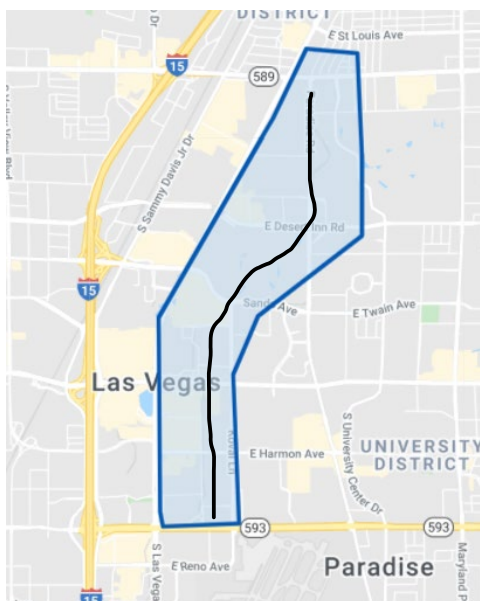
Las Vegas Monorail (opened in 2004, current system)

Elevated automated monorail system adjacent to the Las Vegas strip now operated by the Las Vegas Convention and Visitors Authority. The system is 3.9 miles and currently serves 7 stations with the highest elevation of the track being 60 ft. The monorail uses fully automatic Bombardier MVI trains and the guideway is built to the “ALWEG” track standard.

Las Vegas Monorail Image



Source: Shutterstock.com



Las Vegas Monorail Study Area + System Alignment

Retail lease rate analysis 2006-2021:

- Study area increase: 17%
- Citywide decrease: -25%

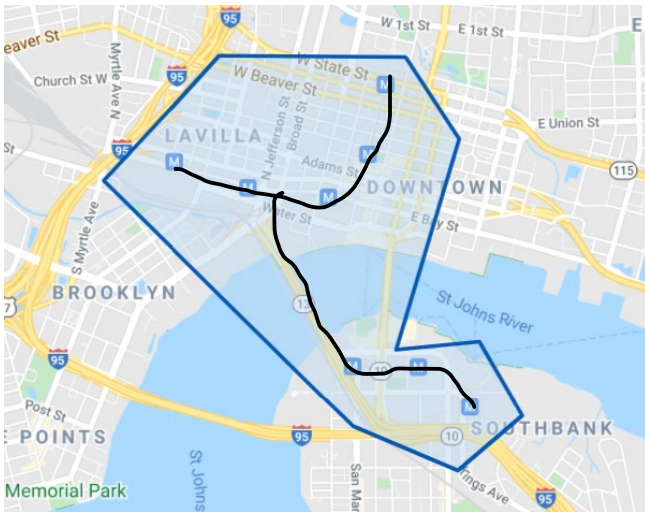
Jacksonville Skyway (opened in 1989)

Elevated automatic people mover in downtown Jacksonville, Florida operated by the Jacksonville Transportation Authority (JTA). The system length is 2.5 miles with 8 stations and runs on an elevated two-way monorail track. Each train is automated by Automatic Train Control (ATC) and runs on beams of 34 inches wide.

Jacksonville Skyway Image



Source: Jacksonville Daily Record



Jacksonville Skyway Study Area + System Alignment

Retail lease rate analysis 2006-2021:

- Study area increase: 31%
- Citywide increase: 5.6%

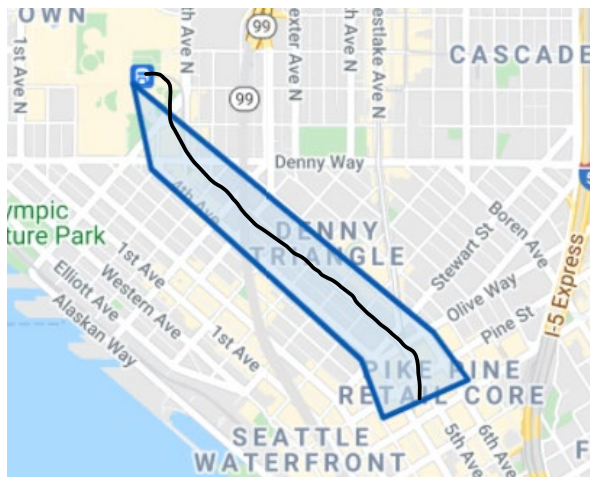
Seattle Center Monorail (opened in 1962)

Elevated straddled-beam monorail in downtown Seattle that is operated by Seattle Monorail Services. The system is 0.9 miles long and elevated approximately 30 feet above street level. The system uses 2 Alweg trains that were designed for automatic driving; however, operators control the trains using a joystick and LCD monitors.

Seattle Monorail Image



Source: Shutterstock.com



Seattle Monorail Study Area + System Alignment

Retail lease rate analysis 2006-2021:

- Study area increase: 79%
- Citywide increase: 42%

Appendix 2: General and Limiting Conditions

HR&A is an industry-leading real estate, economic development, and public policy consulting firm with offices in New York City, Los Angeles, Washington, D.C., Raleigh, and Dallas. For nearly forty years, we have provided strategic advisory services for some of the most complex regional, neighborhood, downtown, and campus development projects across North America and abroad.

1. In preparing this memorandum, HR&A has used its independent professional judgment and skills in good faith, subject to the limitations, disclosures and disclaimers herein.
2. This memorandum is based on estimates, assumptions and other information developed by HR&A based upon data provided by other parties. Every reasonable effort has been made to ensure that the data contained in this memorandum is accurate as of the date of this memorandum; however, factors exist that are outside the control of HR&A and that may affect the estimates and/or projections noted herein.
3. HR&A reviewed the information and projections provided by third parties using its independent professional judgment and skills in good faith, but assumes no liability resulting from errors, omissions or any other inaccuracies with respect to the information provided by such third parties referenced in this memorandum.
4. In addition to relying on data, information, projections and forecasts of others as referred to above, HR&A has included in this memorandum estimates and assumptions made by HR&A that HR&A believes are appropriate, but HR&A makes no representation that there will be no variances between actual outcomes and such estimates and assumptions.
5. No summary or abstract of this memorandum, and no excerpts from this memorandum, may be made for any purpose without HR&A's prior written consent, which consent will not be unreasonably withheld.
6. No opinion is intended to be expressed and no responsibility is assumed for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate and economic development consultant.
7. This memorandum is qualified in its entirety by and should be considered considering these General and Limiting Conditions. By use of this memorandum each party that uses this memorandum agrees to be bound by all of the General and Limiting Conditions stated herein.