

Inglewood Basketball and Entertainment Center

January 14, 2020



Caltrans – City of Inglewood Coordination Meeting

AGENDA:

1. Project Overview
2. IBEC Project Updates
3. IBEC Draft EIR
4. IBEC Timeline

Inglewood Basketball & Entertainment Center

IBEC Project Location and Background



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** with the goal of converting incompatible land uses to land uses compatible with the noise levels of airport operations

Existing Uses

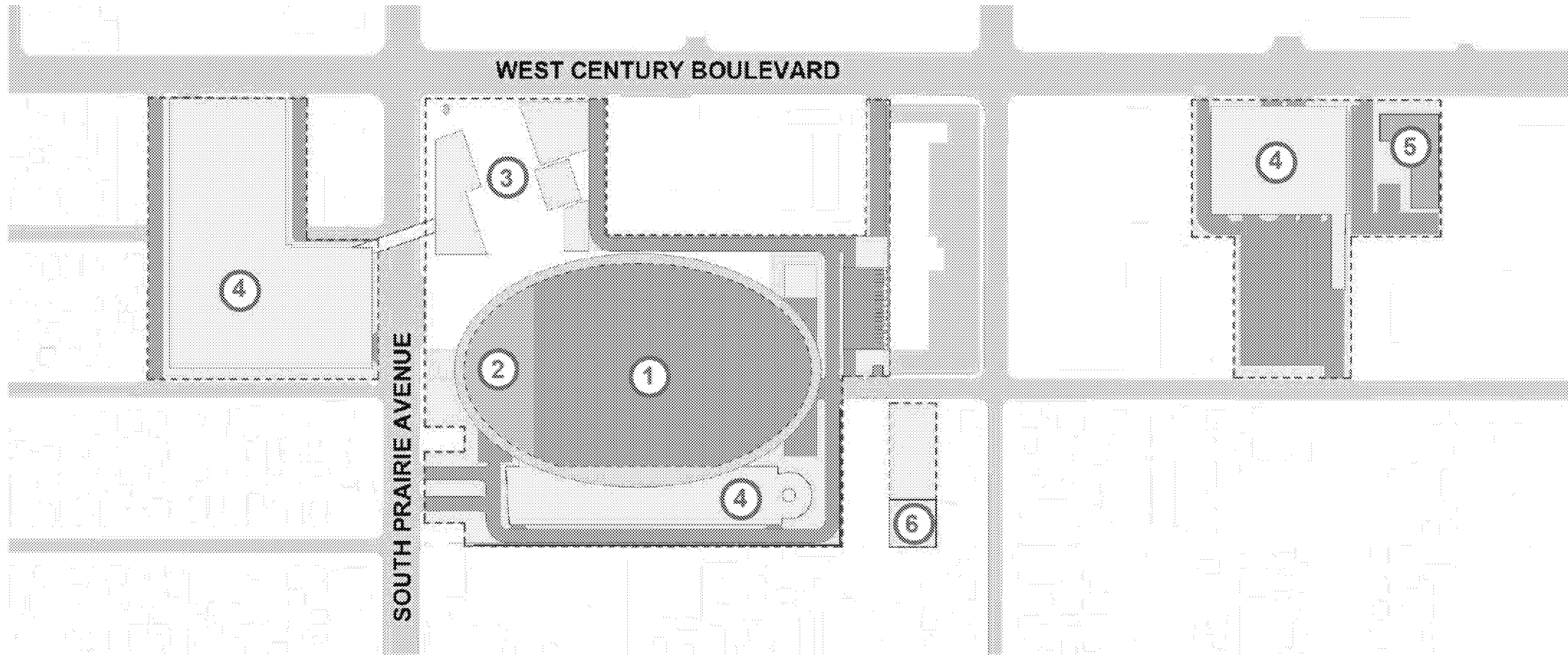
- All but 6 of the parcels that make up the Project are currently vacant and underdeveloped
- Vacant Parcels
 - Total approx. 23 acres; > 85% of Project Site
- Developed Parcels
 - Fast-food restaurant, a hotel, two warehouse and light manufacturing facilities, commercial catering business
 - Groundwater well and related facilities

Inglewood Basketball & Entertainment Center IBEC Project Site



Inglewood Basketball & Entertainment Center

IBEC Project Site Plan and Components



① Arena: 18,000 fixed seats,
up to 18,500 maximum capacity

③ Retail / Food & Drink: 48,000 SF
Flexible Community Space: 15,000 SF

⑤ Hotel: up to 150 rooms

② Team Office: 71,000 SF
Practice/Training Facility: 85,000 SF
Sports Medicine Clinic: 25,000 SF

④ Parking and Transportation Hub

⑥ Well Relocation

Inglewood Basketball and Entertainment Center

IBEC Project Updates

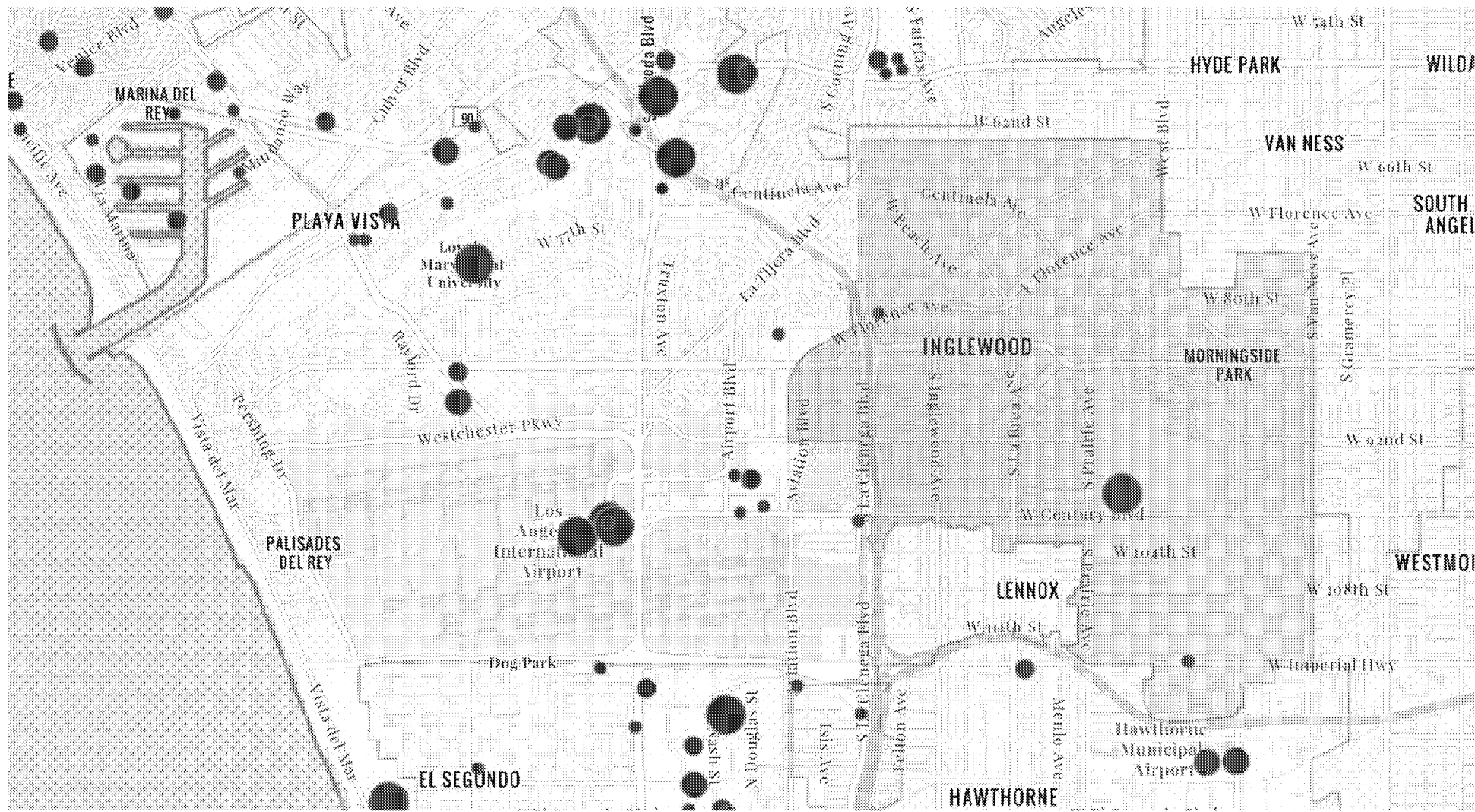
- February 20, 2018:** IBEC Project NOP issued
- January 2, 2019:** IBEC Project AB 987 application submitted
- June 12, 2019:** IBEC Project AB 987 application supplemental materials application submitted
- November 27, 2019:** California Air Resources Board determines IBEC Project meets AB 987 requirements
- December 13, 2019:** Governor Newsom certifies IBEC Project under AB 987
- December 20, 2019:** Joint Legislative Budget Committee issues concurrence with Governor certification
- December 27, 2019:** IBEC Project Draft Environmental Impact Report published
- February 10, 2020:** IBEC Project Draft EIR comment period ends.

Inglewood Basketball and Entertainment Center

GHG Reduction Measures

- IBEC TDM Program designed to reduce vehicle trips by 15% compared to project without TDM program, with annual monitoring and reporting
- LEED Gold Certification for entire project
- Zero-Waste Program to reduce waste production and divert waste from landfills
- Smart parking systems in on-site parking structures to parking and idle time
- 330 on-site electric vehicle chargers for employees and visitors
- New electric vehicles for City of Inglewood municipal fleet and local transit services
- 20 new public electric vehicle chargers in Inglewood
- 1,000 residential EV chargers in Inglewood and surrounding communities
- 1,000 new trees planted in Inglewood

Inglewood Basketball and Entertainment Center Electric Vehicle Charging _ SCAG PEV Atlas



Inglewood Basketball and Entertainment Center IBEC Project Draft EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy Demand and Conservation
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population Employment and Housing
- Public Services
- Transportation and Circulation
- Utilities and Service Systems

Inglewood Basketball and Entertainment Center IBEC Draft EIR – Adjusted Baseline



Hollywood Park Specific Plan Adjusted Baseline Development	
Retail and Restaurant	518,077 SF
Office	466,000 SF
Residential	314 units
NFL Stadium	70,240 seats
Perform. Venue	6,000 seats
Parking Spaces	9,000 parking spaces

Inglewood Basketball & Entertainment Center IBEC Draft EIR – Traffic Analysis Study Area



Study area includes:

- 114 intersections
- 26 neighborhood street segments
- 53 freeway segments
- 10 freeway on/off ramps

Inglewood Basketball Entertainment Center (IBEC)

IBEC Draft EIR - Anticipated Annual Event Characteristics

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

Inglewood Basketball & Entertainment Center

IBEC Draft EIR – Traffic Analysis

- Study analyzed 65 different permutations of the type of event and non-event conditions that would occur at the Proposed Project, including 5 existing conditions.
 - Ancillary Uses / Non-Event Day
 - Daytime Events
 - Major Events
 - Concurrent Events at Forum and SoFi Stadium
 - IBEC event and Forum event
 - IBEC event and SoFi event
 - IBEC event, Forum event, and SoFi event

Inglewood Basketball and Entertainment Center IBEC Draft EIR - Thresholds – VMT (Regional Impacts)

Thresholds – VMT (Regional) Impacts

Impacts related to VMT would be considered significant if:

- The office components of the project generate work VMT exceeding (i.e., higher than) a level of 15 percent below existing regional daily work VMT per employee.
- The retail components of the project that are not local serving cause a net increase in daily VMT.
- The hotel component of the project causes a net increase in daily VMT.
- The event component of the project causes a net increase in daily VMT.

Inglewood Basketball and Entertainment Center IBEC Draft EIR – Key Mitigation Strategies

IBEC Transportation Management Program (TMP)

- Active event traffic management (local CMS, TCOs, etc.) in immediate vicinity of IBEC parking areas and at key intersections
- Parking reservation system, smartphone parking app, real-time parking garage occupancy
- Neighborhood traffic management program
- Bicycle parking
- Shuttle bus pull-out along Prairie Avenue
- Management strategies to minimize TNC pre-event drop-off and post-event pickup at curb;
- Transportation Hub with bus and microtransit parking and TNC staging area
- Truck staging not permitted on Prairie, Century, or residential streets
- Local hospital access plan

Inglewood Basketball and Entertainment Center

IBEC Draft EIR – Key Mitigation Strategies


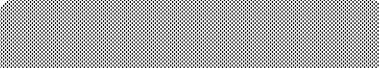


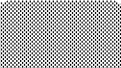
IBEC Transportation Demand Management (TDM) Program

- Encourage alternative modes – Discounted event tickets if ride transit, giveaways/rewards/gamification, employee transit & vanpool subsidies, marketing
- Event-Day dedicated shuttle services – Shuttles to nearby LRT Stations
- Encourage carpools & zero-emission vehicles – Preferential parking, reduced parking costs, EV spaces equipped with EV chargers
- Encourage active transportation – Bicycle parking in excess of code, bike valet if needed, showers & lockers for employees
- Employee vanpool program
- Park-n-ride program – Regional park-n-ride program using charter coaches
- Information services – Real-time data, website/social media, etc.
- Reduce on-site parking demand – Coach bus/minibus/microtransit parking areas, TNC staging areas
- Event-day local microtransit service
- Performance standards & monitoring

Inglewood Basketball & Entertainment Center: Timeline

	2018	2019	2020	2021	2022	2023	2024
Outreach & Coordination	[Bar spanning 2018 to early 2024]						
Notice of Preparation	[Bar in early 2018]						
Draft Environmental Impact Report (EIR)	[Bar spanning 2018 to mid-2019]						
Final Environmental Impact Report (EIR)			[Bar in early 2020]				
City Approval Hearing Process			[Bar in early 2020]				
Construction				[Bar spanning 2021 to early 2024]			
Project Anticipated to be Operational							[Bar in early 2024]

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					
West Parking Garage	Site Preparation, Drainage/Utilities/Trenching, Grading/Excavation, Foundations/Concrete Pour, Building Construction + Interior Buildout, Paving, Architectural Coatings					
East Parking and Transportation Hub	Site Preparation, Drainage/Utilities/Trenching, Grading/Excavation, Foundations/Concrete Pour, Building Construction + Interior Buildout, Paving, Arch. Coating					
Hotel	Building Construction + Interior Buildout, Paving, and Arc. Coatings.					
Well Relocation Site	Demolition, Site Preparation, Grading/Evacuation, Drainage/Utilities, foundation/concrete pour, Buildout, Paving, Architectural Coatings		