

## **Project Design Features**

The Proposed Project would be designed and constructed to meet the US Green Building Council's Leadership in Energy and Environmental Design (LEED) Gold certification requirements. LEED provides a level of flexibility for projects to choose the exact credits and project features that reduce energy and water use, promote resource conservation through redevelopment and the sourcing of local construction materials, and create healthier indoor environments. The Proposed Project's design is in the conceptual stage, so the exact LEED credits and project features that would be selected to achieve LEED Gold certification (i.e., 60-79 LEED points) are not yet finalized. Based on the project applicant's AB 987 application, the Proposed Project's design features related to LEED certification could include the following:<sup>1</sup>

*Location and Transportation.* The Proposed Project would be eligible for credits in the location and transportation category in the following areas: (1) the Project Site has access to high quality transit, (2) the Proposed Project would include bicycle and electric vehicle charging facilities, and (3) the Proposed Project would minimize its parking footprint.

The Proposed Project would be eligible to achieve the Access to Quality Transit credit because local transit service to the Project Site would be provided by the Los Angeles Metropolitan Transportation Authority (Metro) in the form of future below- and at-grade light rail on the Metro Crenshaw/LAX Line, which is currently under construction and expected to be complete in 2019. The Proposed Project would provide shuttle pick-up and drop-off service at the following two Metro rail stations: the existing Metro Green Line – Hawthorne/Lennox Station and the future Metro Crenshaw/LAX Line – Florence/La Brea Station. In addition, the Proposed Project is also served by above-ground, route bus service; the Project Site is located within ¼ mile of 8 existing Metro bus stops along the following four Metro routes, 117, 211/215, and 212/312.

The Proposed Project would also provide electric vehicle charging stations for 8 percent of parking spaces, which would exceed the requirements for the Proposed Project to be eligible for the Green Vehicles credit.

*Sustainable Sites.* The Proposed Project would be eligible for credits for rainwater management, open space, heat island reduction, and light pollution reduction. Credits for open space are based on the percentage of permeable surfaces, including roof-top gardens.

*Water Efficiency.* The Proposed Project would be eligible for credits for the use of ultra-low flow fixtures in restrooms such as low flow faucets with aerators, dual flush toilets, and waterless urinals. These features would reduce indoor water use by a minimum of 40 percent and would be required to meet Universal Plumbing Code standards. The Proposed Project would also be eligible for credits for using 100 percent recycled water to service project landscaping designed for low water usage.

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<sup>1</sup> Murphy's Bowl LLC, 2018. *AB 987 Application for the Inglewood Basketball and Event Center, Attachment G: Greenhouse Gas Analysis*. November 2018.

*Energy and Atmosphere.* The Proposed Project would be eligible for credits for optimized energy performance and renewable energy production. The Proposed Project would include a 700-kilowatt (kW) PV system, generating approximately 1,085,000 kWh of carbon-free energy annually. The Proposed Project will also implement the following energy efficiency measures: Title 24 compliance; use of 100 percent light emitting diode (LED) lighting indoors and outdoors throughout the site; and implementation of high efficiency HVAC systems. In addition, the Proposed Project's design would include compliance with CalGreen Code Voluntary Tier 1, which is estimated to achieve a 10 percent reduction in energy consumption over Title 24 2019 standards based on the preliminary design of the Proposed Project.

*Materials and Resources.* The Proposed Project would be eligible for credits for Construction and Demolition Waste Management and sourcing of raw materials. The Proposed Project would recycle at least 75 percent of demolition materials, which exceeds the City of Inglewood's target of 50 percent demolition waste recycling and is in accordance with state diversion targets that aim to divert a minimum of 75 percent of construction and demolition materials from landfill disposal.

*Indoor Environmental Quality.* The Proposed Project would be eligible for credits for enhanced indoor and outdoor air quality, and would meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 62.1:2010 indoor air quality requirements and ASHRAE 55 thermal comfort requirements.

*Innovation.* The Proposed Project would be eligible for innovation credits. Innovative strategies include the following: implementation of the FanFirst/Occupant Comfort Survey,<sup>2</sup> green education program, LEED Operations + Management (O+M) Starter Kit (Pest Management and Green Cleaning Program), and the purchasing of 100 percent LED lamps.

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<sup>2</sup> FanFirst Connected Comfort utilizes real time crowdsourced feedback during an event to adjust temperature in the arena bowl to increase fan comfort and reduce over cooling/wasted energy.