



# CITY OF INGLEWOOD

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division



Christopher E. Jackson, Sr.

Department Manager

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: September 5, 2019

TO: Responsible Agencies and Interested Parties

NOTICE IS HEREBY GIVEN that the City of Inglewood (City or Inglewood) has prepared an Environmental Impact Report (EIR) for the Inglewood Basketball and Entertainment Center (Proposed Project). The Draft EIR is being distributed for public review. Pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) Guidelines, the City of Inglewood is the Lead Agency for the Proposed Project.

Project Title: Inglewood Basketball and Entertainment Center (IBEC)

State Clearinghouse Number: 2018021056

### Project Location

The Project Site is located in the southwestern portion of the City of Inglewood within Los Angeles County, approximately 10 miles south/southwest of downtown Los Angeles. The Project Site is approximately 28 acres, divided into four sites. The main portion of the Project Site (the Arena Site) is approximately 17 acres and is bounded by West Century Boulevard on the north, South Prairie Avenue on the west, South Doty Avenue on the east, and an imaginary straight line extending east from West 103<sup>rd</sup> Street to South Doty Avenue to the south. The Project Site includes three additional areas: the West Parking Garage Site on an approximately 5-acre site bounded by West Century Boulevard to the north, hotel and residential uses to the west, South Prairie Avenue to the east, and West 102<sup>nd</sup> Street to the south; the East Transportation and Hotel Site on an approximately 5-acre site bounded by West Century Boulevard to the north, industrial and commercial uses to the east and west, and West 102<sup>nd</sup> Street to the south; and the Well Relocation Site on an approximately 0.2-acre parcel located at 3812 West 102<sup>nd</sup> Street, surrounded by vacant land to the west and south and bounded by residential uses to the east. The Project Site is located immediately to the south of the Hollywood Park Specific Plan (HPSP) area.

### Project Description

The Proposed Project, as proposed by private applicant Murphy's Bowl LLC, would consist of an approximately 915,000-square foot (sf) Arena Structure designed to host the LA Clippers basketball team with up to 18,000 fixed seats for National Basketball Association (NBA) games and up to 500 additional temporary seats for events such as family shows, concerts, conventions and corporate events, and non-LA Clippers sporting events. The Arena Structure would include

an approximately 85,000-sf team practice and athletic training facility; approximately 71,000-sf of LA Clippers team office space; and an approximately 25,000-sf sports medicine clinic. Development on the Arena Site would also include a privately owned outdoor plaza with approximately 80,000 sf of circulation and gathering space, approximately 48,000 sf of retail/restaurant uses on two levels, up to 15,000 sf of community uses that could accommodate community and youth-oriented programming, and an outdoor stage. A parking garage with 650 spaces would be located immediately south of the Arena Structure within the Arena Site. An existing City of Inglewood groundwater well that is located within the Arena Site would be relocated to the Well Relocation Site as part of the Proposed Project.

A six-story parking structure containing 3,110 parking spaces would be located within the West Parking Garage Site. A 17-foot-high pedestrian bridge would span South Prairie Avenue, connecting the West Parking Garage to the Arena Site.

The East Transportation and Hotel Site would include a parking garage (365 spaces)/transportation hub to accommodate private vehicle parking, private or charter bus staging, and Transportation Network Company staging, pick-up and drop-off. The Proposed Project would also include a limited-service hotel use with up to 150 rooms on an approximately 1.3-acre portion of the East Transportation and Hotel Site. The hotel could include amenities such as a lobby, business center, a fitness room, a guest laundry facility, a market pantry, and/or an outdoor gathering area. The hotel would be approximately six stories, with a maximum height of approximately 100 feet.

Circulation improvements including driveways, signals, a crosswalk, bicycle parking, relocation of two bus stops, improved sidewalks, and a 17-foot tall pedestrian bridge crossing South Prairie Avenue would be included as part of the Proposed Project. A portion of West 102<sup>nd</sup> Street between South Prairie Avenue and South Doty Avenue would be vacated and included within the Arena Site. Approximately 350 linear feet of West 101<sup>st</sup> Street would be vacated and developed as part of the West Parking Garage Site. A shuttle system would be in operation before, during, and after LA Clippers basketball games and other large events. The Proposed Project would also include identification and advertising signage, graphic display panels or systems, potential illuminated rooftop signage, and wayfinding signage.

The EIR also considered the potential environmental impacts associated with two Project Variants to circulation infrastructure: the West Century Boulevard Pedestrian Bridge Variant and the Alternate Prairie Access Variant. These Project Variants are proposed in order to provide flexibility to allow the City to approve them as part of the Proposed Project, if desired. Each Project Variant would include the same land use program, parking/loading, mechanical equipment, vehicular circulation, streetscape improvements, and sustainability features as the Proposed Project.

### **Environmental Topics Evaluated**

The Draft EIR examines the potential impacts that could result from implementation of the Proposed Project to the following environmental topics:

- Aesthetics
- Geology & Soils
- Noise & Vibration

- Air Quality
- Biological Resources
- Cultural & Tribal Cultural Resources
- Energy Demand & Conservation
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Population, Employment, & Housing
- Public Services
- Transportation & Circulation
- Utilities & Service Systems

In addition, the Draft EIR evaluates five project alternatives: No Project, Reduced Project Size, City Services Center Alternative Site, Baldwin Hills Alternative Site, and The District at South Bay Alternative Site.

### **Public Comment Period**

The EIR and its technical appendices are available for the CEQA-required 45-day public review and comment period from September 5, 2019 through October 21, 2019.

Written comments on the Draft EIR and technical appendices must be received **no later than 5:00 p.m. on October 21, 2019**. Submit written comments to:

Mindy Wilcox, AICP, Planning Manager  
City of Inglewood, Planning Division  
One West Manchester Boulevard, 4th Floor  
Inglewood, CA 90301  
Fax: (310) 412-5681  
E-Mail: [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org)

A printed copy of the Draft EIR is available for review at the following locations:

Inglewood City Hall Planning Division One Manchester Boulevard, 4 <sup>th</sup> Floor Inglewood, CA 90301	Inglewood Public Library 101 West Manchester Boulevard Inglewood, CA 90301	Crenshaw Imperial Branch Library 11141 Crenshaw Blvd. Inglewood, CA 90303
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The document can also be accessed on the Inglewood Basketball and Entertainment Center Website: <http://www.ibecproject.com>.