



**Inglewood Basketball and Entertainment Center**

**August 2019**

# Caltrans – City of Inglewood Coordination Meeting

## **AGENDA:**

### **1. Project Overview**

- Project Location
- Existing Conditions
- Project Elements

### **2. Project Assumptions and Methodology**

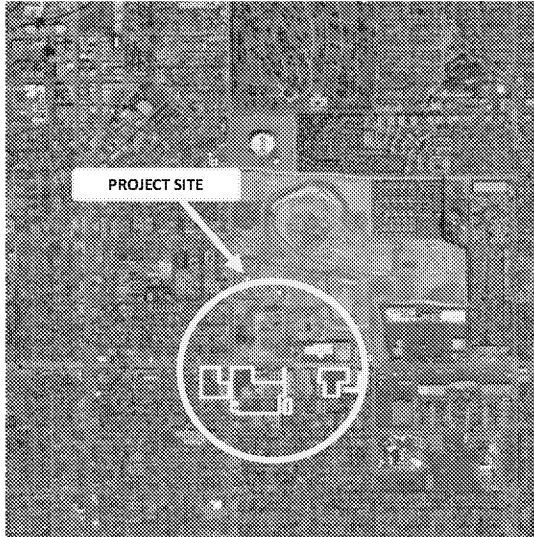
- NOP Caltrans Comments
- Thresholds of Significance
- Key Assumptions

### **3. DEIR Analysis and Proposed Mitigations**

### **4. Next Steps and Timeline**

# Inglewood Basketball & Entertainment Center (IBEC)

## Project Location



### Background

- Beginning in the mid 80s, the FAA issued noise grants to the City of Inglewood as part of the **LAX Noise Control/Land Use Compatibility Program**
- Goal of Program
  - Disposing and recycling incompatible land uses with the noise levels of airport operations
- FAA and the City of Inglewood approved acquisition of Project site parcels

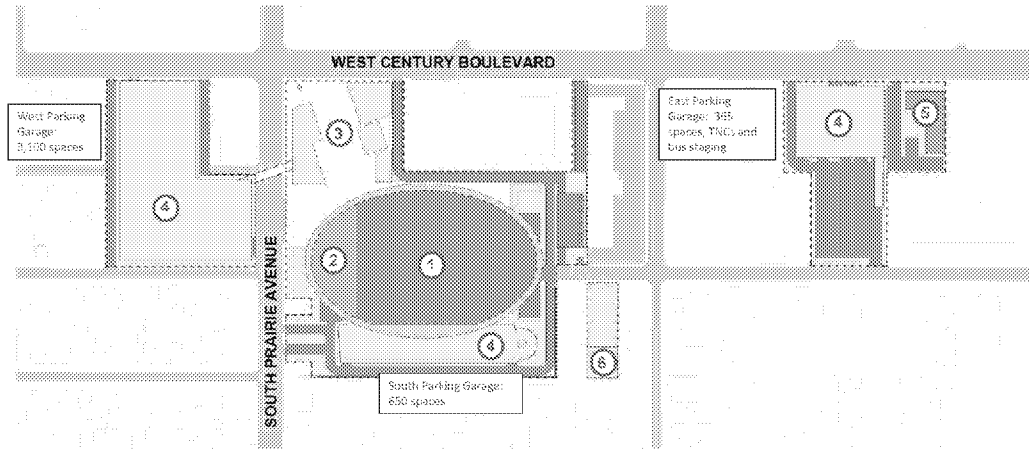
### Existing Uses

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

# Inglewood Basketball & Entertainment Center (IBEC) Site Plan



# Inglewood Basketball & Entertainment Center (IBEC) Project Components



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

Dennis to Provide. →→

## IBEC Project Key Entitlements

### Approvals

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

### Other

- Los Angeles County Airport Land Use Commission determination of consistency with LAX Airport Land Use Plan
- Well Relocation Permits (LA County Public Health Drinking Water Program)
- FAA No Hazard Determination

# IBEC Construction Schedule

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

## Hollywood Park Specific Plan – Adjusted Baseline



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

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



# Hollywood Park Specific Plan

## Hollywood Park Specific Plan Adjusted Baseline projects

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

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

Remove "a" and "b"

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

**IBEC Events**

<b>Event Type</b>	<b>Anticipated Annual Frequency</b>	<b>Maximum Attendance</b>
LA Clippers	Up to 5 Preseason Games	18,000
Home Basketball Game	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

## Analyzed Concurrent Events at NFL Stadium and The Forum

### NFL Stadium & The Forum Events

Location	Event Type	Anticipated Annual Frequency	Maximum Attendance
NFL Stadium	NFL Football Games (Regular)	16 regular season	70,240
	Midsized Events	Up to 8	25,000
The Forum		Approximately 75	17,500



### **Regional Construction Analysis**

- 3-year, intense construction period
- Sources: heavy-duty construction equipment, workers and haul truck trips, evaporative, and fugitive dust.
- CalEEMod (off-road sources, area sources)
- EMFAC2017 (on-road sources)

### **Mitigation Measures**

- Prepare and Implement a Construction Emissions Minimization Plan
  - Tier 4 off-road for equipment rated at 50 hp or greater
  - 2010 model year or newer haul trucks
  - Limit idling time to 5 minutes and post signs at the entrance and throughout the site stating so.
  - Provide incentives for vendors and material delivery trucks to use ZE or NZE
- = Significant and Unavoidable for NOx**



### Localized Construction Analysis

- Onsite
- Project Site > 5 acres; AERMOD Dispersion Modeling
- Background + Project Construction + Adjusted Baseline (The Forum and HPSP trips)
- Project-generated construction concentrations for PM10 and PM2.5 compared to SCAQMD's allowable incremental increase thresholds
- Project-generated construction emission concentration of NO<sub>2</sub> and CO to applicable CAAQS and NAAQS  
= **Less Than Significant**



### Localized Construction Analysis (continued)

- Offsite
  - Study area (~1.5 miles from the Project Site)
  - Project-generated construction emission concentration of NO<sub>2</sub> and CO to applicable CAAQS and NAAQS
  - Existing background concentrations at LAX-Hastings and Long Beach North Monitoring Stations
  - Background + Project + Adjusted Baseline (The Forum and HPSP trips)
  - Project Design: Heavy duty construction trucks (import, export, delivery, etc.) prohibited from traveling to and from the Project Site during the pre-and post-event hours on days with major events at HPSP and/or The Forum

**= Less Than Significant**



### **Regional Operations**

- Full operations in 2025
- Scenarios: Non-Event Day (ancillary uses only, 4,000 attendee plaza event, 2,000 attendee Corporate/Community Event, 7,500 attendee other event, 8,500 attendee family show, 9,500 attendee concert, 14,500 attendee concert, 18,500 attendee sold out concert, and 18,000 basketball game.
- CalEEMod (area sources and off-road); custom energy analysis; stationary sources (emergency generators, cooling tower, and charbroiler)
- EMFAC2017 for on-road mobile sources: workers, players and supporting staff, event attendees, customers to ancillary uses, hotel guests, media trucks, and delivery trucks.
- OFFROAD2017-Orion for TRUs
- Utilized speed bins including PeMS data for highway speed.
- Operational Off-road Equipment: non-diesel forklifts and aerial lifts in loading dock, electric plug ins for media trucks (with generators)



### Regional Operations (continued)

#### Mitigation Measures

- Implement Transportation Demand Measure (TDM); qualitative
  - Emergency Generator and Fire Pump Generator Maintenance & Testing on three separate non-event days.
  - Provide incentives for vendors and material delivery trucks to use ZE or NZE
  - Significance Threshold per Scenarios:
    - Non-Event Day (ancillary uses only + emergency generator testing) = Exceeds NOx
    - 4,000 attendee plaza event = None
    - 2,000 attendee Corporate/Community Event = None
    - 7,500 attendee other event = Exceeds VOC
    - 8,500 attendee family show = Exceeds VOC and PM10
    - 9,500 attendee concert = Exceeds VOC, NOx, and PM10
    - 14,500 attendee concert = Exceeds VOC, NOx, CO, PM10, and PM2.5
    - 18,500 attendee sold out concert = Exceed VOC, NOx, CO, PM10, and PM2.5
    - 18,000 basketball game = Exceeds VOC, NOx, CO, PM10, and PM2.5
- = Significant & Unavoidable for VOC, NO<sub>x</sub>, CO, PM10, and PM2.5**





### Localized Operation Analyses

- 2024 buildout year with full operations in 2025
  - Study area (~1.5 miles from the Project Site)
  - Project Site > 5 acres → AERMOD Dispersion Modeling
  - Emissions determined based off of road segment lengths, vehicle counts, and emission factors (g/mi) based on speed of travel
    - Onsite
      - Area sources - Parking Garage Idling
      - Point sources - Stationary Sources: emergency generators and cooling tower
      - Offroad Equipment: forklifts and aerial lifts in loading dock, generators from media trucks
      - Project-generated operation concentrations for PM10 and PM2.5 compared to SCAQMD's allowable incremental increase thresholds
- = Less Than Significant**



### Localized Significance Threshold (LST) – Operations

- Offsite

- Project-generated construction emission concentration of NO<sub>2</sub> and CO to applicable CAAQs and NAAQs
- Existing background concentrations at LAX-Hastings and Long Beach North Monitoring Stations
- Background + Project + Adjusted Baseline (The Forum and HPSP trips)
- Vehicles modeled as line area sources to not interfere with receptors in the exclusion zone
- All vehicle trips assigned to a series of line area sources that extend from Crenshaw Blvd to the 405 (E-W) along Century Blvd and from Florence to the 105 (N-S) along Prairie Ave
- Project Design: On days when major events are held at NFL Stadium and The Forum, delivery trucks would not be allowed to travel to and from the Project Site during the two hours before and one hour after an event of more than 9,500 attendees at the Project Site.

= **Less Than Significant**



**Intersection CO Hotspot Analysis**

- Model – CALINE4
- Guidance – Caltrans CO Protocol
- Scenarios Modeled – Adjusted Baseline, Baseline Plus Project, Baseline with Forum Plus Project, and Baseline with Forum, NFL Stadium, and Plus Project
- Model four worst intersections for each scenario – determined by highest traffic volumes and worst level of service (LOS)

= **Less Than Significant**



### Health Risk Assessment

- Use same AERMOD sources as those in LST analysis
- Incremental increase in lifetime cancer risk
  - Construction-related activities + Operation-related activities (30 years)
  - Health Risk Assessment using 2015 OEHHA Guidance
  - Receptors: Residential, Worker, School (Child), Early Childhood Education (Child)
  - Future HPSP residential units assumed occupied
  - Operations included Mobile Source Air Toxic (MSAT) emissions

**= Less Than Significant**
- Cancer Burden
  - 70-year exposure duration
  - Using Block Group receptors & populations to ensure cancer burden <0.5 for areas in which cancer risk > 1.0 in one million

**= Less Than Significant**



### Health Impact Analysis – Regional Effects

- Photochemical modeling for ozone and PM2.5 using CMAQ
- Regional meteorology processed using WRF modeling
- Regional background emissions obtained from AQMP emissions inventory data for 2025
- Project emissions incorporated into the model
- CMAQ runs for “background/baseline” and “background/baseline + Project”
- CMAQ results input into BenMAP software to determine end point health effects
- Proposed Project would result in operational VOC, NO<sub>x</sub>, CO, PM10, and PM2.5 emissions that would exceed the applicable regional emissions significance threshold for several event types.

**\* No applicable significance threshold**

# Inglewood Basketball & Entertainment Center: Anticipated Timeline

	2018	2019	2020	2021	2022	2023	2024
Outreach & Coordination	[Shaded bar spanning from start of 2018 to end of 2023]						
Notice of Preparation	[Shaded bar in 2018]						
Draft Environmental Impact Report (EIR)	[Shaded bar spanning 2018 and 2019]						
Final Environmental Impact Report (EIR)		[Shaded bar in 2019]					
City Approval Hearing Process		[Shaded bar in 2019]					
Construction				[Shaded bar spanning from start of 2021 to end of 2023]			
Project Anticipated to be Operational							[Shaded bar in 2024]



**Thank you!**

## IBEC Project Scenarios: Daytime Trip Generation Assumptions

Daytime Event Scenario	Attendees/ Employees	Transit Mode (Attendees/Employees)		TNC Mode Share (Attendees/Employees)				Private Vehicles Mode Share (Attendees/Employees)			
		%	Persons	%	Persons	AVO	Vehicles	%	Persons	AVO	Vehicles
Corporate/ Community Event, beginning in weekday AM Peak Hour	2,000/ 25	1%/ 5%	20/ 1	10%/ 2%	200/ 1	2.18/ 1.18	92/ 1	89%/ 93%	1,780/ 23	1.20/ 1.18	1,483/ 19
Other Sporting Event or Gathering, ending in weekday PM Peak Hour	7,500/ 480	1%/ 5%	75/ 24	10%/ 2%	750/ 10	2.18/ 1.18	344/ 8	89%/ 93%	6,675/ 446	2.18/ 1.18	3,062/ 378



## IBEC Project Scenarios: Evening Trip Generation Assumptions

Evening Event Scenario	Attendees/ Employees	Transit Mode		TNC Mode Share				Private Vehicles Mode Share (Attendees/Employees)			
		%	Persons	%	Persons	AVO	Vehicles	%	Persons	AVO	Vehicles
Weekday Pre-Event NBA Game (6:00pm -7:00pm)	18,000/ 1,320	6%/	1,080/	10%/	1,800/	2.27/	793/	84%/	15,120/	2.27/	6,661/
		5%	66	2%	26	1.18	22	93%	1,228	1.18	1,041
Weekend Pre-Event NBA Game (5:00-6:00 pm)	18,000/ 1,320	7%/	1,260/	10%/	1,800/	2.27/	793/	83%/	14,940/	2.27/	6,581/
		5%	66	2%	26	1.18	22	93%	1,228	1.18	1,041
Weekday Post-Event Concert (9:30-10:30 pm)	18,500/ 1,120	5%/	925/	10%/	1,850/	2.18/	849/	85%/	15,725/	2.18/	7,213/
		5%	56	2%	22	1.18	19	93%	1,042	1.18	883