

Inglewood

TRANSIT CONNECTOR

May 2023 Update



Inglewood
Transit
Connector

JPA

CITY OF INGLEWOOD

The Opportunity

LA Metro's new K (Crenshaw/LAX) Line provides access to/from the City of Inglewood and the greater LA County region.

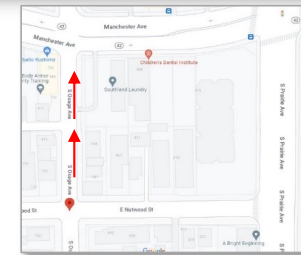
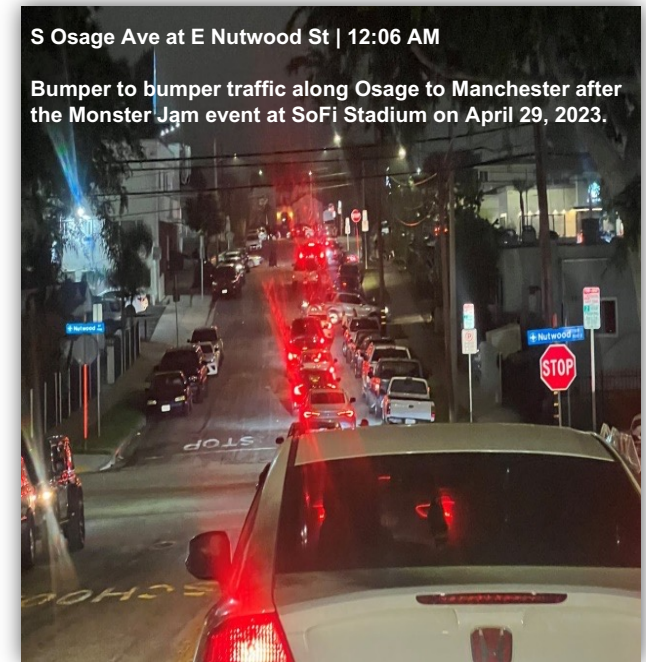
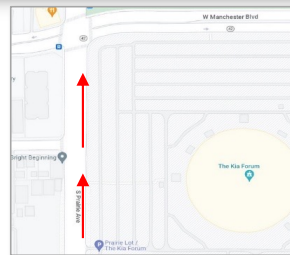
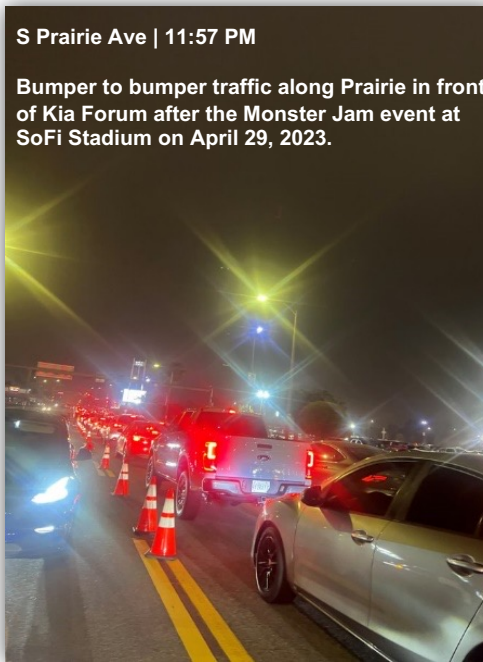


However, the K Line is located 1.5 miles from new transformative investments in housing and commercial centers, as well as world-class sports and entertainment venues.



Why Build a Train?

- The **Project** addresses key **congestion challenges in the City.**
- On event days, **residents surrounding the stadium have difficulty getting in and out of their neighborhoods.**
- Major **arterials are congested**, making movement in and out of the City difficult.
- As further development occurs in the City, these **challenges are expected to compound, creating more mobility, air quality and quality of life challenges.**



The Project

An approximately 1.6-mile fully elevated, automated transit system with three stations in Inglewood:

1 Market Street/Florence Avenue Station

- Metro K Line Downtown Inglewood Stop

MSF Integrated Maintenance and Storage Facility (MSF)

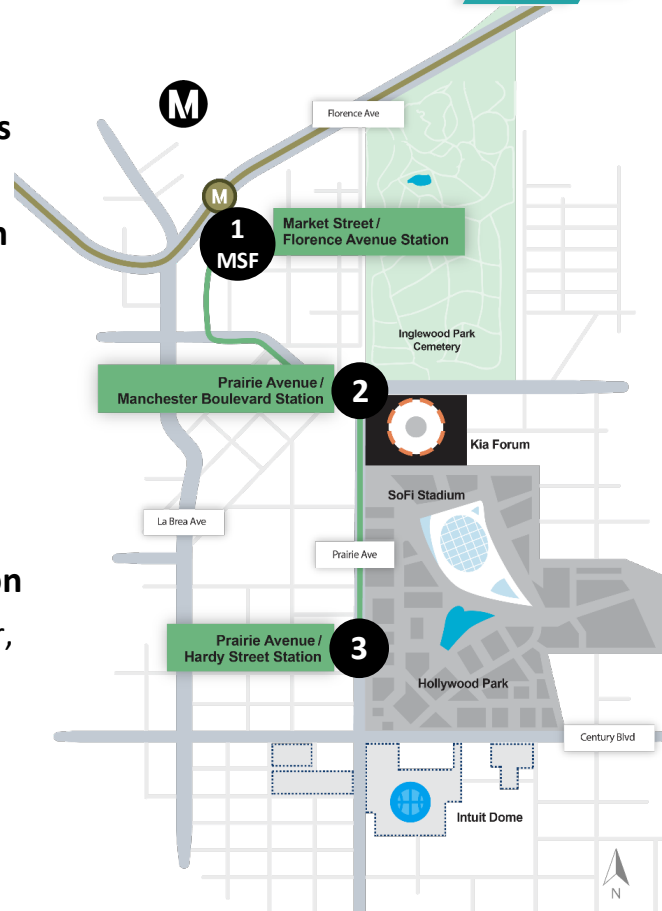
- Provides space for storage, maintenance, and general upkeep of train cars.

2 Prairie Avenue/Manchester Blvd Station

- Kia Forum, SoFi Stadium, YouTube Theater, NFL Los Angeles, Hollywood Park housing and retail/commercial centers

3 Prairie Avenue/Hardy Street Station

- Future Intuit Dome, Centinela Hospital, Hollywood Park Casino



- ✓ Designed to move up to **11,000 passengers per hour**.
- ✓ **4 million people** anticipated to ride the train **annually**.
- ✓ Over 30 years, the project will **eliminate 3.9 billion vehicle miles travelled**.

ITC Benefits

- The ITC Project will do more than create a **first-last mile solution**; it will **reduce overflow parking in residential neighborhoods while connecting the world to the City of Inglewood** – a global sports and entertainment destination.
- The ITC will have **significant ridership** among visitors and workers traveling to and from the city.
- The ITC will support **climate change goals**.
- It will **engage a local workforce** and create opportunities for **small and disadvantaged businesses**.
- It invests in a **historically disadvantaged area**.
- It will serve as a **transit model** when LA is on the **world stage during the 2028 Olympic and Paralympic Games**.



Environmental Justice

Projected Annual Transit Ridership

Year	Total Ridership*
2028	9.7 million

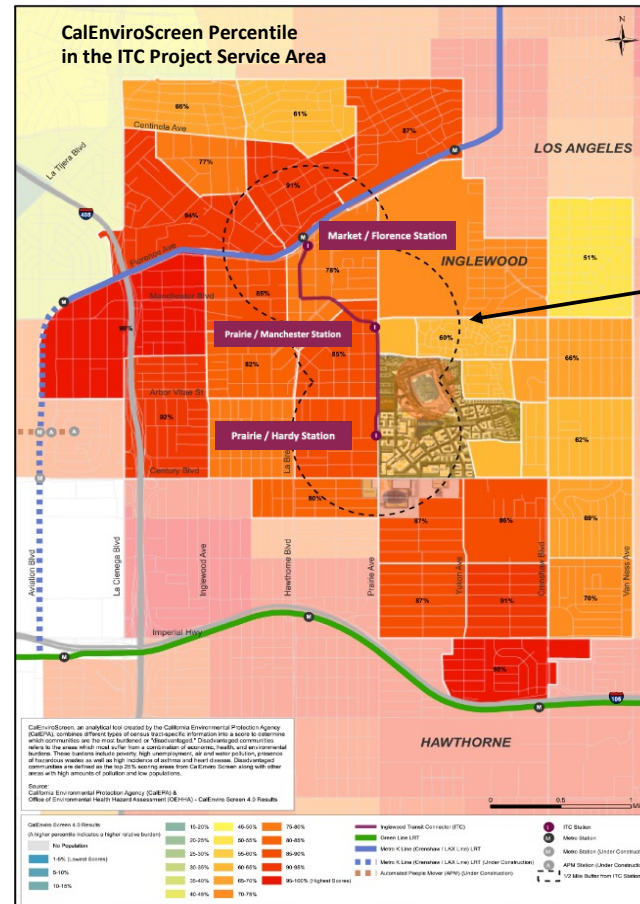
Projected Reduction of Annual Vehicle Miles Traveled

Year	Total VMT Reduction
2028	46 million

Project GHG Emission Reductions

Year	GHG Emission Reductions (CO ₂ e)
2078	1.227 metric tons

Source: TIRCP Cycle 6



Environmental Justice: More than 90% of area surrounding the Project is designated as a Disadvantaged and Low-Income Community.

New, Inclusive, and Equitable Jobs

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The City executed a Community Workforce Agreement with the AFL/CIO Los Angeles-Orange County Building and Construction Trade Council – the DBFOM developer will be required to comply with a 35% local hire and 10% for transitional workers, including but not limited to, recently homeless men, women, and veterans.

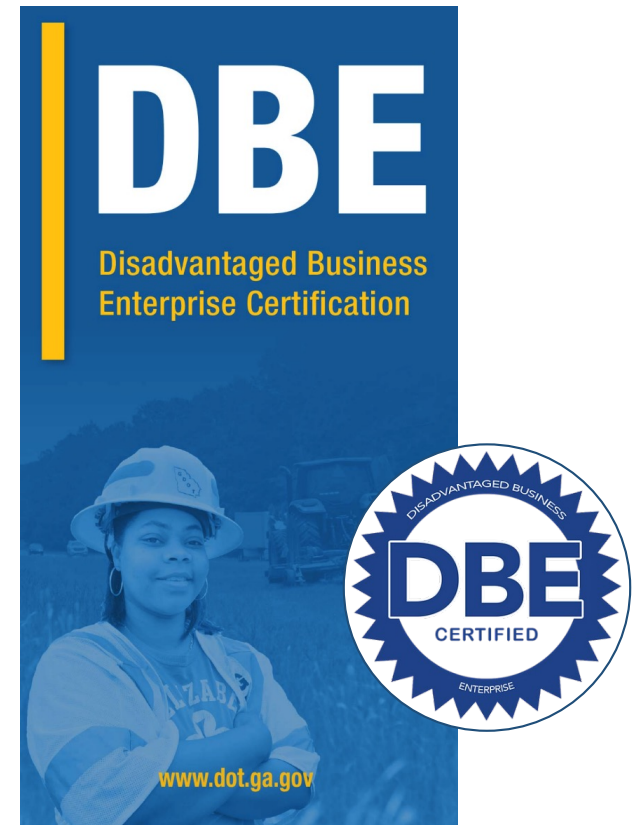


Opportunities for Small and Disadvantaged Businesses

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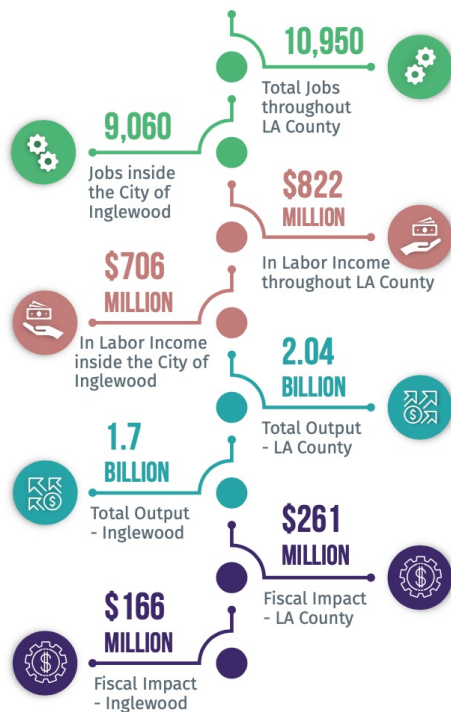
In order to comply with FTA-grantee requirements (49 Code of Federal Regulation), the JPA has adopted a **Disadvantaged Business Enterprise (DBE) Program** and **Project Overall DBE Goal**.

- **The Project Overall DBE Goal has been set at 16%.**
 - Goal was established followed one of the five prescribed federal goal-setting methodologies
 - Include publicization of the goal for public comment and a virtual public forum.
- **DBE Program**
 - Largely based on Metro's DBE Program
 - Small Business Element includes **establishing an Aspirational Small Business Goal of 30%** to further increase opportunities for a variety of small, local, minority-, women- and veteran-owned businesses to participate.

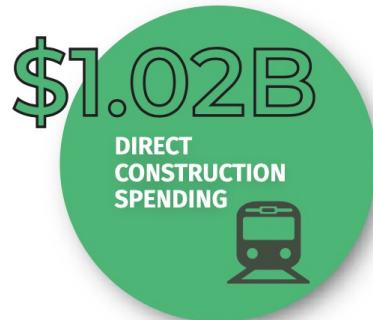


Broader Economic Impacts

ECONOMIC IMPACT OF ITC CONSTRUCTION | 2023 - 2028

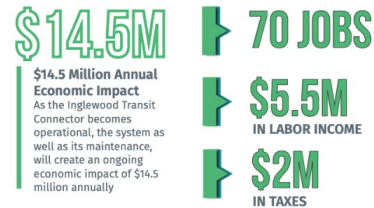


Considerable Economic & Social Impact
Should the Project succeed as planned, the Los Angeles County Economic Development Corporation estimates show a considerable economic and social impact.



Source: Los Angeles County Economic Development Corporation, March 2022

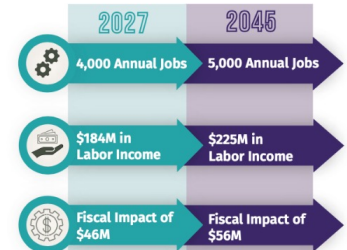
ANNUAL ECONOMIC IMPACT OF OPERATIONS & MAINTENANCE



ANNUAL ECONOMIC IMPACT OF RIDERSHIP



Once construction is completed, the operation of ITC and its riders will have a positive recurring economic impact for the City of Inglewood and Los Angeles County as a whole.



COMMUNITY BENEFITS

- Environmental**
 - Advances Sustainability Goals
 - Reduces Emissions
- Transportation & Mobility**
 - Reduces Congestion
 - Improves Mobility
- Equity & Access**
 - Allows Affordable Community Access

Project Status and Milestones

- ✓ **Environmental:** Compliance with the California Environmental Quality Act and National Environmental Protection Act
- ✓ **Governance:** Established a dedicated Joint Powers Authority to oversee the Project.
- ✓ **Funding:** Received \$765M in local, state and federal funding for design and construction, and \$100M from South Bay Council of Government as a backstop, as matching federal funds are pursued.
- ✓ **Procurement:** Shortlisted 3 developer teams and expect to release a Request for Proposals this summer.
- ✓ **Real Estate:** Appraisals and outreach to property owners and businesses underway.

Joint Powers Authority Established

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Sharon Gookin
JPA Board Member

Deputy Chief
Executive Officer
Metro



Bryan Pennington
JPA Board Member

Chief Program
Management Officer
Metro



Angela George
JPA Board Member

Deputy Director
Dept of Public Works
County of Los Angeles



Artie Fields
JPA Board Vice Chair

City Manager
Board Vice Chair
City of Inglewood



Michael Bohlke
JPA Board Chair

Transportation Expert
Board Chair
City of Inglewood

- **Metro, City of Inglewood and County of LA have partnered to establish the ITC Joint Powers Authority**, a single purpose entity focused on designing, constructing, operating and maintaining the ITC Project.
- Currently facilitating phased governance transition from City to JPA.

Shortlisted Responders

The ITC Project will be constructed using an alternative delivery approach called Design-Build-Finance-Operate-Maintain (DBFOM).



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CONTACT STAFF LISTED ABOVE FROM EACH OF THE SHORTLISTED TEAMS FOR THE INGLEWOOD TRANSIT CONNECTOR (ITC) PROJECT TO INQUIRE ABOUT POTENTIAL CONTRACTING OPPORTUNITIES!



Battery Powered Vehicles (EIP)



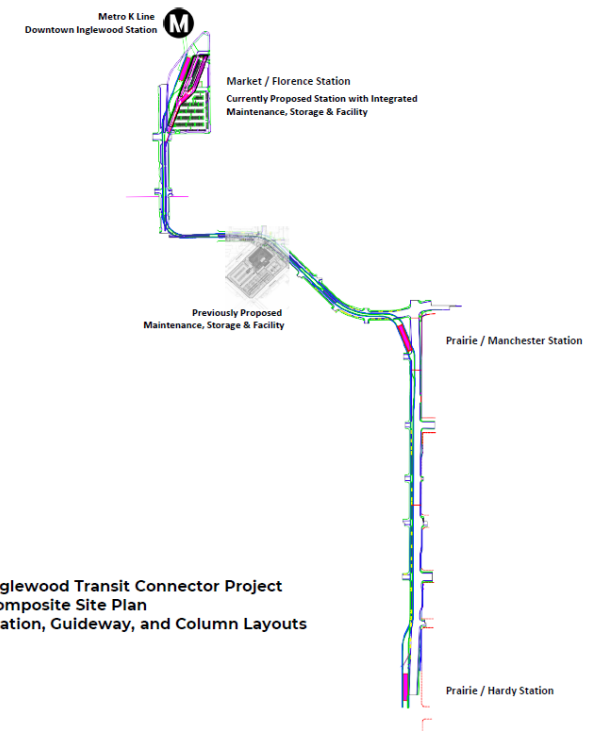
Electric Motor Powered by Third Rail (EIC)



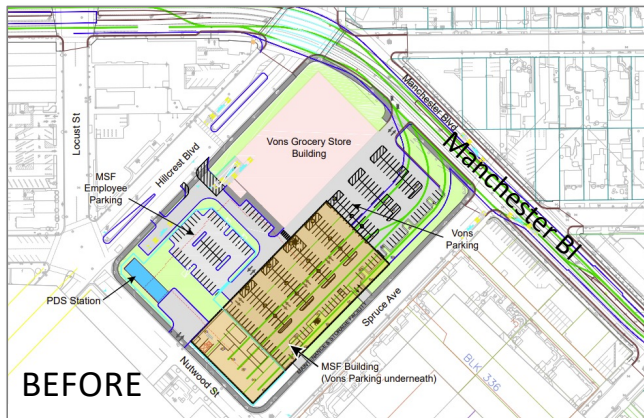
Cable Pulled Vehicles (ICC)

Business Relocation Plan Overview

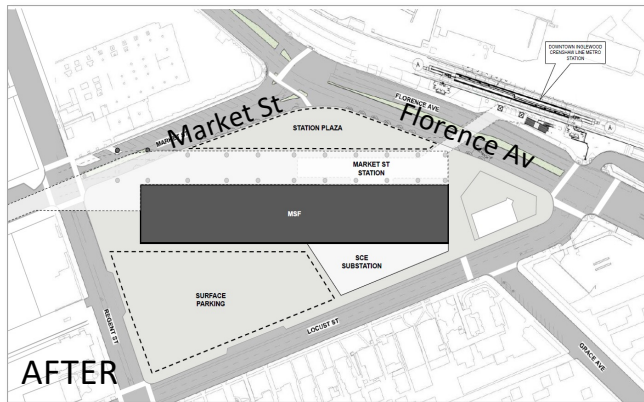
- The team has prepared a **Business Relocation Plan** consistent with Federal and State law, which must be adopted before any relocations can occur.
- The Plan includes, but is not limited to, survey and analysis of impacted businesses and the project area, documentation of methods to fairly and uniformly implement relocation procedures, and establishment of administrative requirements.
- **In April, the adopted Plan does not acquire the Vons site for the Maintenance and Storage Facility (MSF) and instead co-locates the MSF at the Market Street Station.**
- This results in 41 (not 44) business relocations, saves millions of dollars, and preserves a community asset.



Maintenance and Storage Facility Co-located at Market Street Station



- Idea advanced in response to community feedback
- Will be well-designed, fully-enclosed, and thoughtfully integrated with the Market Street Station
- Provide publicly-accessible parking
- Create a space for pedestrian-friendly transit amenities consistent with the Project's design standards and guidelines

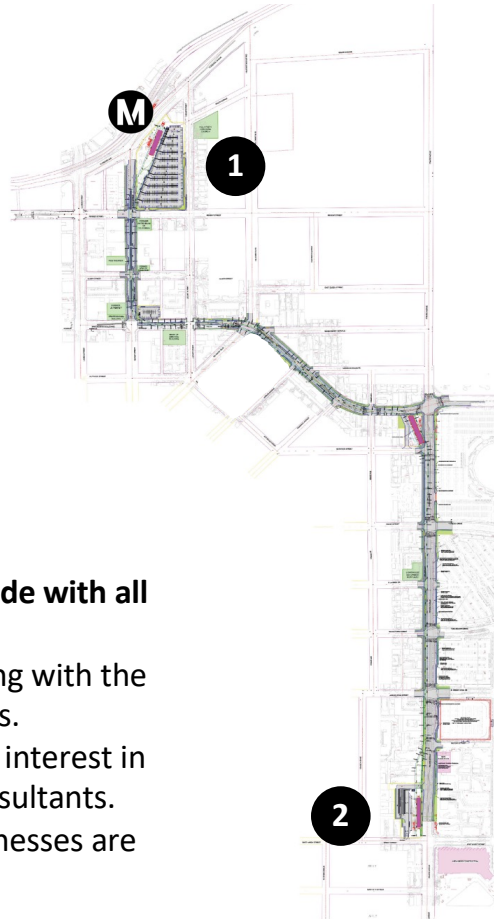


Business Relocation Plan Overview

Relocations of 41 businesses will primarily occur in two locations:

- 1 Market Street Station
- 2 Hardy Street Station.

- Contact has been made with all business owners.
- 29 are actively working with the relocation consultants.
- 8 have yet to express interest in working with our consultants.
- The 4 remaining businesses are still considering.



41
Business
Relocations

21 Market Street Station (currently Inglewood Center – national chain stores, restaurants, beauty shops, offices, and small businesses)

2 Market St and Manchester Blvd (World Hat & Boot Mart and subtenant)

1 Prairie Avenue north of Hardy Street Station (physical therapy business)

17 Hardy Street Station (currently Holly Park Plaza – restaurants and food service businesses, small businesses, and offices)

Robust Relocation Assistance Provided



Dedicated Relocation Agents

- Each business being relocated has a dedicated relocation agent. The agent will provide businesses with a list of available properties in the city, within a five-mile radius of Inglewood, or elsewhere at the direction of the business owner.
- It is up to the business to decide where they want to move, but the City hopes that all businesses will choose to stay in Inglewood.

Advisory Assistance

- Each business will be assisted in assessing relocation needs and preferences and an explanation of the benefits eligibility process.
- Each will be provided current and continuing information on the availability, purchase price, and rental costs of comparable replacement commercial locations.
- We will minimize hardships to businesses by providing counseling and advice as to other sources of assistance that may be available to them.



Relocation Specialists

Del Richardson & Associates

- Extensive experience working with public agencies on projects that use a variety of public funding sources, and they are intimately familiar with the requirements that often accompany these types of projects (e.g. FHWA, FTA, FAA, HUD, State, and local monies)
- All their team members have long-standing local experience on similar projects, applying appropriate Federal and State laws, FTA Circulars, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the URA regulations (effective as of February 2005) (Uniform Act, or URA).



Del Richardson



Donye Adams



Maritsa Garcia

Relocation Specialists

Epic Land Solutions

- Based in the South Bay of Los Angeles since 2000.
- EPIC is the only right of way firm that maintains on-call services contracts with all the five major self-help counties in Southern California, including LA Metro, OCTA, San Bernardino County Transportation Authority (SBCTA), Riverside County Transportation Commission (RCTC), and San Diego Association of Governments (SANDAG).
- Experienced with right of way and relocations within the framework of Design-Build, federal funding requirements, and heavy stakeholder engagement.
- Local public agencies, regional transportation agencies, and countless civil engineers trust EPIC for timely project delivery, unyielding integrity, and constant professionalism.



Relocation Specialists

Monument ROW

- Monument's core services include project management, acquisition, relocation, property management, and the coordination of appraisal, appraisal review, title and escrow, environmental, and condemnation support. They understand the scope of services needed to deliver the ITC Project and it's what they do everyday.
- Their niche is major transportation projects and they have delivered 30 design-build projects. Monument understands the nuances of managing risk, the importance of a streamlined delivery process, and collaborative communication.



July Yokogawa



Daniela Borbe



Alex Flores



Jesse Ortiz

Relocation - Recent and Upcoming Communications

1. Businesses have received a **letter notifying them that the City will begin appraisals** on the property and the furniture fixtures and equipment.
2. Businesses have been **contacted and interviewed by their relocation agent** to determine their relocation needs. The agents are **working directly with each business to shape their relocation strategy**.
3. Appraisers have **conducted or are scheduling a site visit** and **contacting the businesses** directly to discuss the **FF&E**.
4. In **some locations**, businesses may be asked for permission for **lead and asbestos testing** to be conducted
5. **No business will be required to move until an offer has been made to the Owner to acquire the property and the business tenant has been given at least a 90-Day notice to vacate the property. It is anticipated that the 90-Day notices will not be given until late 2023 or early 2024.**

Business Assistance Fund to Support Businesses Impacted by Construction

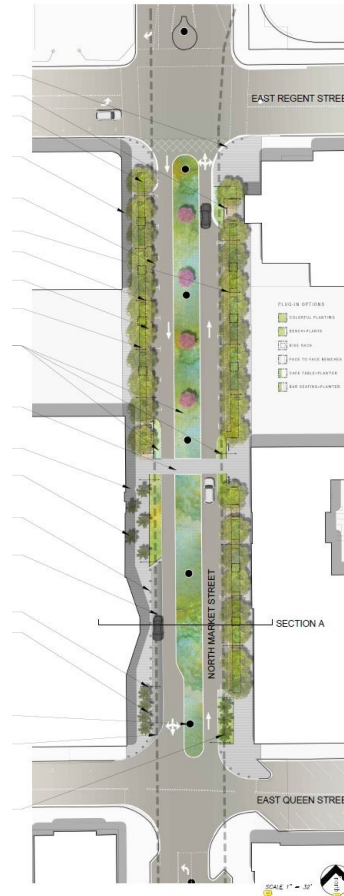
Business Assistance Fund

- The City is committed to providing **financial assistance to small, local businesses along the alignment** to help offset, to the extent possible, revenue losses or increased expenses attributable to disruptions during the ITC construction.
- The City plans to establish a **\$5 million Business Assistance Fund** to facilitate this objective.
- The Program will be operational at the time construction activities begin.
- Share your contact information with us to receive program-specific updates



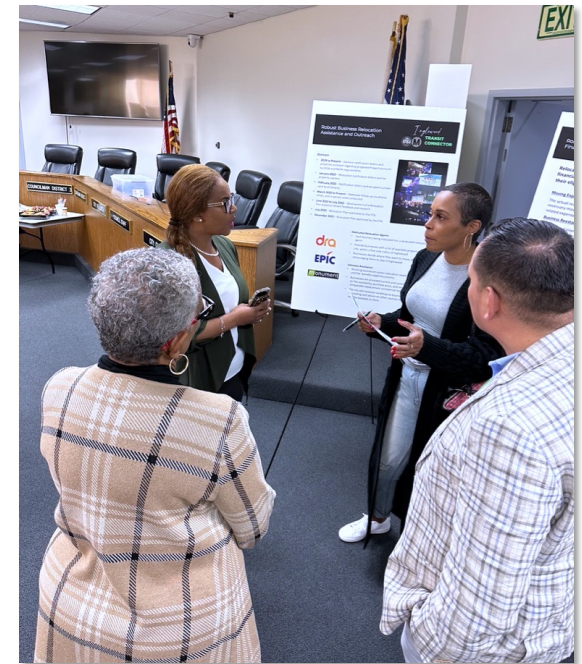
Facade and Tenant Improvements

- The City has secured grant funds to support Downtown Inglewood revitalization efforts including streetscape improvements, façade and tenant improvement program, and the renovation of the Fox Theatre.
- Goal is to support existing and attract new businesses to Market Street to promote “eating, shopping and playing”.
- Anticipate launching the Market Street Façade and Tenant Improvement Program in early 2024.

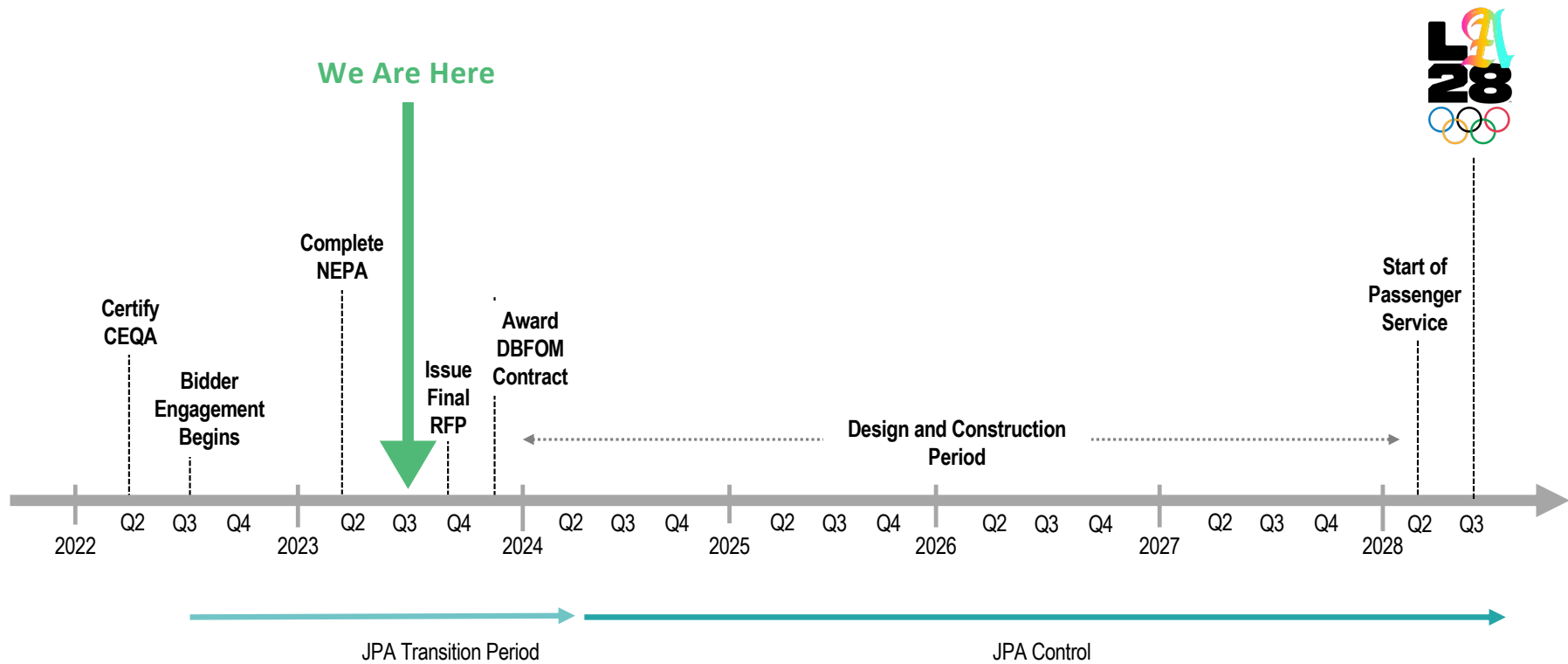


Our Commitment to the Community

- **Proactive communication** around project milestones and construction activities.
- **Accessible team** to promptly answer questions.
- **Continued access to businesses** during construction periods.
- **Support for businesses** impacted by construction activities.
- **Robust opportunities for job creation** during construction and operations.



Overall Project Schedule



Dates subject to refinement, construction schedule determined by the contractor

Contact Us

Inglewood
**TRANSIT
CONNECTOR**

Project Hotline: **(310) 570-6876**

Project Website: **inglewoodtransitconnector@cityofinglewood.com**



Scan for information or to learn more about the **Joint Powers Authority**



Scan to visit the project website, **Envision Inglewood**

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THANK YOU!



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