

Hollywood Park Tomorrow

<http://www.inglewoodtoday.com/news/news/1593-hollywood-park-tomorrow.html>

Plans to transform Hollywood Park from the historical transform Hollywood Park Racetrack and Casino into a new modern community casino and race track into are continuing. The Wilson Meany Sullivan (WMS) development team has worked tirelessly over the past two-and-a-half years with hundreds of residents and local groups in Inglewood to create the site plans. The very detailed plans include a mixed-use district development with open space, quality retail stores, restaurants and homes. The City of Inglewood announced that in accordance with the California Environmental Quality Act a Draft Environmental Impact Report (EIR) for the Hollywood Park Redevelopment Project is available for the public to review and comment.



Christopher Meany of WMS has been executing innovative urban infill developments in California since 1985. Optimistic about the progress of the project, Meany stated, "It is our goal to hold a public hearing in January regarding the EIR." "In our meetings, we asked what Inglewood residents would like to see in Hollywood Park Tomorrow and we listened intently to what was told to us. Once again, we will be just as attentive with the EIR." The groundbreaking for Hollywood Park Tomorrow will then be scheduled for around the end of August or early September in 2009.

Inglewood residents have voiced their priorities for Hollywood Park Tomorrow over the past few years at a series of open houses, appearances at town hall and block club meetings throughout the City as well as meeting with civic and business organizations. The goal was to create a plan for Hollywood Park Tomorrow that meets the expectations of the surrounding community and represents the visions of Inglewood residents. The 238-acre site at the corner of Century Boulevard and Prairie Avenue will meet those expectations and more according to WMS representatives.

"We look forward to transforming this land into a vibrant new district that will provide something for everyone in Inglewood," said Hollywood Park Tomorrow Executive Gerard McCallum. "We listened closely to the residents and believe the plan matches up directly with the community's priorities."

Hollywood Park's three residential neighborhoods will include stylish homes along tree-lined streets with wide sidewalks. A collection of single-family homes, town homes, condominiums and senior housing will feature Mediterranean-style architecture. Each home is currently designed to include windows and doors that overlook the beautifully landscaped roadways, making it easy for parents to watch over their children as they play outdoors and keeping the community safe for late-evening strolls. Residents of varying ages, incomes and lifestyles will enjoy three distinct neighborhoods in a community setting that promotes an active lifestyle, interaction with neighbors and respect for the environment.

Key to Inglewood residents will be the walkways, promenades, paseos and bike trails that will connect all areas of Hollywood Park, encouraging residents to adopt a more active lifestyle and enjoy the beautifully-landscaped setting. Four parks totaling 25 acres will feature dog parks, tot lots, volleyball courts, jogging and hiking trails as well as open playing fields. All parks will be available for both residents and members of the greater Inglewood community to enjoy.

A study conducted by the consulting firm, Keyser Marston Associates, projects that Hollywood Park will create 19,000 construction and permanent jobs. The development is projected to provide a \$2 billion direct investment in Inglewood. In addition, the project is expected to contribute over \$100 million in tax increment to the Redevelopment Agency and provide annual tax revenues to Inglewood that will support general fund expenditures for services like police and fire protection, libraries, parks and other programs.

The Hollywood Park Tomorrow plan includes numerous improvements and upgrades to key intersections and street segments in Inglewood that will mitigate the project's impacts and ease existing traffic flow.

A traffic study was conducted that included analyzing 66 separate intersections in the vicinity of Hollywood Park Tomorrow. Using conservative "worst case" forecasts, it was discovered that six intersections would be impacted by the Hollywood Park Tomorrow development project. As a result, the plan will be to widen the main thoroughfares surrounding the project site including Prairie Avenue and Century Boulevard. There will also be an upgrade of traffic signals in the area and synchronize 19 signals at key intersections in Inglewood, which is projected to improve intersection capacity by 15%.

The public is invited to join WMS at one of its upcoming community briefing meetings. There will be an overview of the project and an update on Hollywood Park Tomorrow's progress through the city's public approval and review process:

Thursday, October 23rd

7:00 p.m. at City Hall

Monday, October 27th

6:30 p.m. at Rogers Park

Thursday, October 30th

6:30 p.m. at Hollywood Park

Casino

Public review copies of the Draft Environmental Impact Report are available at the following addresses:

- City of Inglewood Planning Division located at One Manchester Boulevard, Fourth Floor, City Hall, Inglewood, CA 90301
- City Clerk's Office, located at One Manchester Boulevard, First Floor, City Hall, Inglewood, CA 90301
- Inglewood Main Library, located at 101 West Manchester Boulevard, Inglewood, CA 90301
- Morningside Park Library, located at 3202 West 85th Street, Inglewood, CA 90305
- Crenshaw-Imperial Library, located at 11141 South Crenshaw Boulevard, Inglewood, CA 90303
- Lennox Library, located at 4359 Lennox Boulevard, Lennox, CA 90304
- View Park Library, located at 3854 West 54th Street, Los Angeles, CA 90043
- Hyde Park Library, located at 2205 West Florence Avenue, Los Angeles, CA 90043
- Hawthorne Library, located at 12700 Grevillea Avenue, Hawthorne, CA 90250
- Wiseburn Library, located at 5335 West 135th Street, Hawthorne, CA 90250

The Draft EIR may also be downloaded from the City's website at: www.CityofInglewood.org