

**2000 Avenue of the Stars  
Project Alternatives - Trip Generation Analysis**

Crain & Associates  
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Draft

Alternatives	FAR Area	Gross Floor Area	Per Century City		Per WLA TIMP Specific Plan		Per Standard LADOT Methodology			
			North Specific Plan		Per WLA TIMP Specific Plan		Trip Rates/1,000 gsf		Trips	
			Daily Trip Rates/ 1,000 sf FAR	Daily Trips	PM Pk. Hr. Trip Rates/1,000 gsf	PM Trips	AM Pk. Hr.	PM Pk. Hour	AM	PM
A Office	1,276,488 sf *	1,354,461 gsf *	14	17,871	1.08	1,463	1.10	1.08	1,490	1,463
B Hotel (incl. 26,000 sf FAR meeting rooms)	750 rm 618,750 sf *	750 rm 649,015 gsf *	10 /room	7,500	0.76 /room	570	0.56 /room	0.76 /room	420	570
Retail	154,000 sf *	161,533 gsf *	35	5,390	9.60	1,551	1.03	9.60	166	1,551
Entertainment (Retail)	65,900 sf *	69,123 gsf *	35	2,307	5.22 **	361	1.03 **	5.22 **	71	361
Entertainment (Restaurant, High-Turnover)	44,050 sf *	46,205 gsf *	45	1,982	12.92	597	9.27	12.92	428	597
Entertainment (Restaurant, Low-Turnover)	44,050 sf *	46,205 gsf *	45	1,982	7.39	341	0.81	7.39	37	341
<b>B Totals</b>	<b>926,750 sf</b>	<b>972,081 gsf</b>		<b>19,161</b>		<b>3,420</b>			<b>1,122</b>	<b>3,420</b>
C Office	500,000 sf	530,542 gsf	14	7,000	1.21	642	1.33	1.21	705	642
<b>Existing Uses</b>										
D Office	90,731 sf	110,385 gsf	14	1,270	1.83	202	1.83	1.83	202	202
Office	196,970 sf	222,471 gsf	14	2,758	1.52	338	1.59	1.52	354	338
Cinema	39,695 sf	43,056 gsf	35	1,389						
	1,751 st	1,751 st			0.15 /seat	263	0.01 /seat	0.15 /seat	18	263
Shubert	108,786 sf	119,554 gsf	35	3,808						
	2,250 st	2,250 st			0.02 /seat	45	0.01 /seat	0.02 /seat	23	45
Restaurant, High-Turnover	108,292 sf	117,212 gsf	45	4,873	12.92	1,514	9.27	12.92	1,087	1,514
Restaurant, Low-Turnover	36,098 sf	39,071 gsf	45	1,624	7.39	289	0.81	7.39	32	289
Retail	57,316 sf	61,970 gsf	35	2,006	9.60	595	1.03	9.60	64	595
Health Club	40,934 sf	44,277 gsf	35	1,433	4.30	190	0.30	4.30	13	190
<b>D Totals</b>	<b>678,822 sf</b>	<b>757,996 gsf</b>		<b>19,161</b>		<b>3,436</b>			<b>1,793</b>	<b>3,436</b>
<b>Net Totals,</b>										
A minus D	597,666 sf	596,465 gsf		-1,290		-1,973			-303	-1,973
B minus D	247,928 sf	214,085 gsf		0		-16			-671	-16
C minus D	-178,822 sf	-227,454 gsf		-12,161		-2,794			-1,088	-2,794

\* Estimated based on previous analyses.

\*\* "Hybrid" trip rates estimated from multiplex cinema as no information exists for "entertainment (retail)" use.