Date : 2/24/2021 12:06:25 PM
From : "Seth Contreras"
To : "Pete Eyre"
Subject : RE: MOU Sunset+Wilcox
Attachment : 3190_SunsetWilcox_MOU_REVISED_02.24.21.PDF;image017.png;image018.png;image019.png;image020.png;image021.png;image022.png;image023.png;image024.png;

Hi Pete – sorry for bugging you (again). We had to make 1 quick (and hopefully final) update to the related projects list. 1000 Seward was misplaced on the map, and actually falls outside of the radius, so we removed it.

Would appreciate your signature again,

Thanks!

-Seth

Seth Contreras, PhD
Planner
Fehr & Peers
100 Oceangate, Suite 1425 | Long Beach, CA
c: 562.412.5257|S.Contreras@fehrandpeers.com

From: Pete Eyre <peter.eyre@lacity.org>
Sent: Tuesday, February 9, 2021 5:13 PM
To: Seth Contreras <S.Contreras@fehrandpeers.com>
Subject: Re: MOU Sunset+Wilcox

Hi Seth,

Thanks for sending this over. I've looked through it and signed the updated version.

Let me know if you have any questions!

Pete

On Mon, Feb 1, 2021 at 8:04 PM Seth Contreras <S.Contreras@fehrandpeers.com> wrote:

> Hi Pete – attached is a quick update to the MOU that was signed before to reflect minor updates to the project description and updates to the related projects list.
>
> Thank you,
> -Seth

Seth Contreras, PhD
Planner
Fehr & Peers
100 Oceangate, Suite 1425 | Long Beach, CA
c: 562.412.5257|S.Contreras@fehrandpeers.com

--

Pete

Eyre, EIT
Transportation Engineering Associate I
Metro Development Review
Planning & Land Use Development
Los Angeles Department of Transportation
213.972.4913

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LADOT

Transportation Assessment Memorandum of Understanding (MOU)

This MOU acknowledges that the Transportation Assessment for the following Project will be prepared in accordance with the latest version of LADOT's Transportation Assessment Guidelines:

I. PROJECT INFORMATION

Project Name: Sunset + Wilcox

Project Address: 1424-1454 Wilcox Ave; 6450-6462 W. Sunset Blvd; 1413-1447 Cole Pl; 6503 De Longpre Ave

Project Description: 445,218 square foot commercial building comprised of 431,032 square feet of office use, and 14,186 square feet of restaurant use.

LADOT Project Case Number: _____ Project Site Plan attached? *(Required)* ■ Yes ☐ No

Figure 1

II. TRIP GENERATION

Geographic Distribution: N Figure 2 % S Figure 2 % E Figure 2 % W Figure 2 %

Illustration of Project trip distribution percentages at Study intersections attached? *(Required)* ■ Yes ☐ No

Trip Generation Rate(s): ITE 10th Edition / Other ITE 10th Edition

Trip Generation Adjustment *(Exact amount of credit subject to approval by LADOT)*	**Yes**	**No**
Transit Usage	■	☐
Transportation Demand Management	☐	☐
Existing Active Land Use	■	☐
Previous Land Use	☐	☐
Internal Trip	■	☐
Pass-By Trip	■	☐

Trip generation table including a description of the proposed land uses, ITE rates, estimated morning and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc. attached? *(Required)* ■ Yes ☐ No

Table 1

	IN	OUT	TOTAL
AM Trips	324	69	393 net
PM Trips	121	339	460 net

Daily Trips 2,874 net
(From VMT Calculator)

Attachment A

III. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: 2026 Ambient Growth Rate: 0.4 % Per Yr.

Related Projects List, researched by the consultant and approved by LADOT, attached? *(Required)* ■ Yes ☐ No

Table 2 & Figure 3

Map of Study Intersections/Segments attached? ■ Yes ☐ No Figure 2

STUDY INTERSECTIONS *(May be subject to LADOT revision after access, safety and circulation analysis)*

1 Figure 2 & Table 3 3 Figure 2 & Table 3

2 Figure 2 & Table 3 4 Figure 2 & Table 3

Is this Project located on a street within the High Injury Network? ■ Yes ☐ No

IV. ACCESS ASSESSMENT

Is the project on a lot that is 0.5-acre or more in total gross area? ■ Yes ☐ No

Is the project's frontage 250 linear feet or more along an Avenue or Boulevard as classified by the City's General Plan? ■ Yes ☐ No

Is the project's building frontage encompassing an entire block along an Avenue or Boulevard as classified by the City's General Plan? ■ Yes ☐ No

V. CONTACT INFORMATION

	CONSULTANT	DEVELOPER
Name:	Fehr & Peers	6450 Sunset Owner LLC
Address:	600 Wilshire Boulevard, Suite 1050, Los Angeles, CA 90017	
Phone Number:	(213) 261-3061	(213) 229-9548
E-Mail:	T.Gaul@fehrandpeers.com	ekhalatian@mayerbrown.com

Approved by:					
x	Thomas Gaul Digitally signed by Thomas Gaul Date: 2021.02.24 10:43:01 -08'00'	02/24/21	x		
	Consultant's Representative	Date		LADOT Representative	*Date

*MOUs are generally valid for two years after signing. If after two years a transportation assessment has not been submitted to LADOT, the developer's representative shall check with the appropriate LADOT office to determine if the terms of this MOU are still valid or if a new MOU is needed.

TABLE 1
SUNSET + WILCOX PROJECT
TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]						Estimated Trip Generation					
			AM Peak Hour			PM Peak Hour			AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	In%	Out%	Rate	In%	Out%	In	Out	Total	In	Out	Total
PROPOSED PROJECT														
General Office [b]	710	431.032 ksf	0.83	86%	14%	0.87	17%	83%	308	50	358	64	311	375
Less: Internal capture [c]				*10%*	*56%*		*4%*	*0%*	*(30)*	*(28)*	*(58)*	*(3)*	*0*	*(3)*
Less: Transit Credit [b]									-	-	-	-	-	-
Total Driveway Trips (before TNC adjustment)									278	22	300	61	311	372
Added TNC - from transit			*2.5%*			*2.5%*			8	8	16	9	9	18
Added TNC - from vehicles			*2.5%*			*2.5%*			1	7	8	8	2	10
TNCs already in vehicle trip generation									7	1	8	2	8	10
Total TNC									16	16	32	19	19	38
Non-TNC									271	21	292	59	303	362
Total Driveway Trips General Office									271	21	292	59	303	362
High-Turnover (Sit-Down) Restaurant	932	14.186 ksf	9.94	55%	45%	9.77	62%	38%	78	63	141	86	53	139
Less: Internal capture [c]				*23%*	*31%*		*2%*	*3%*	*(18)*	*(19)*	*(37)*	*(2)*	*(2)*	*(4)*
Less: Transit Credit [d]			*15%*			*15%*			*(9)*	*(7)*	*(16)*	*(13)*	*(8)*	*(21)*
Total Driveway Trips (before TNC adjustment)									51	37	88	71	43	114
Added TNC - from transit			*2.5%*			*2.5%*			2	2	4	3	3	6
Added TNC - from vehicles			*2.5%*			*2.5%*			1	1	2	1	2	3
TNCs already in vehicle trip generation									1	1	2	2	1	3
Total TNC									4	4	8	6	6	12
Non-TNC (before pass-by adjustment)									50	36	86	69	42	111
Total Driveway Trips									54	40	94	75	48	123
Less: Pass-by [e]			*20%*			*20%*			*(10)*	*(7)*	*(17)*	*(13)*	*(8)*	*(21)*
Non-TNC									40	29	69	56	34	90
Net External High-Turnover Sit-Down Restaurant									44	33	77	62	40	102
TOTAL PROJECT DRIVEWAY TRIPS									325	61	386	134	351	485
TOTAL PROJECT EXTERNAL VEHICLE TRIPS									331	70	401	140	362	502
EXISTING LAND USES														
Office Supply Superstore [f]	867	16.932 ksf				2.77	51%	49%	0	0	0	24	23	47
Less: Internal capture [c]				*0%*	*0%*		*2%*	*0%*	*0*	*0*	*0*	*0*	*0*	*0*
Less: Transit Credit [d]			*15%*			*15%*			*0*	*0*	*0*	*(4)*	*(3)*	*(7)*
Total Driveway Trips									0	0	0	20	20	40
Less: Pass-by [e]			*10%*			*10%*			*0*	*0*	*0*	*(2)*	*(2)*	*(4)*
Net External Vehicle Trips									0	0	0	18	18	36
General Office [b]	710	9.329 ksf	0.83	86%	14%	0.87	17%	83%	7	1	8	1	7	8
Less: Internal capture [c]				*0%*	*0%*		*0%*	*33%*	*0*	*0*	*0*	*0*	*(2)*	*(2)*
Less: Transit Credit [b]									*0*	*0*	*0*	*0*	*0*	*0*
Total Driveway Trips									7	1	8	1	5	6
Total Existing Driveway Trips									7	1	8	21	25	46
Total Existing External Vehicle Trips									7	1	8	19	23	42
NET PROJECT EXTERNAL VEHICLE TRIPS									324	69	393	121	339	460

Notes:

[a] Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition* , 2017

[b] Dense, multi-use urban setting option in ITE 10th Edition, which factors in a transit credit into the trip generation rate

[c] Internal capture represents the percentage of trips between land uses that occur within the site. Transportation Research Board (TRB) National Cooperative Highway Research Program (NCHRP) Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Developments, 2011.

[d] The transit credit is based on LADOT's *Transportation Assessment Guidelines (TAG)* , July 2020. The guidelines state that developments within a 1/4-mile walking distance of a transit station, or of a Rapid Bus stop, may qualify for up to a 15% trip generation adjustment.

[e] The pass-by credit is based on Attachment H of LADOT's Transportation Assessment Guidelines (TAG), July, 2020.

[f] ITE 10th Edition does not provide an AM peak rate for Office Supply Superstore land use type. These land use types typically open for business after 9AM.

TABLE 2
SUNSET + WILCOX PROJECT
RELATED PROJECTS

No.	Project Location	Land Use	Size		Trip Generation						
						AM			PM		
					Daily	IN	OUT	TOTAL	IN	OUT	TOTAL
1	6225 W. Hollywood Blvd.	Office	214.000	kSF	1,918	243	33	276	43	211	254
2	6360 W. Hollywood Blvd.	Other	90	Rooms	1,310	54	40	94	60	44	104
		Other	11.000	kSF							
3	6523 W. Hollywood Blvd.	Office	4.074	kSF	547	-16	-11	-27	32	4	36
		Other	10.402	kSF							
4	1313 N. Vine St.	Other	44.000	kSF	-79	15	-2	13	-62	2	-59
		Other	35.231	ksf							
5	1610 N. Highland Ave.	Apartments	248	Units	1,805	22	90	112	96	54	150
		Retail	12.785	kSF							
6	6201 W. Sunset Blvd.	Apartments	731	Units	4,913	128	228	356	234	169	403
		Other	5.000	kSF							
		Retail	8.000	kSF							
		Other	1.000	kSF							
		Retail	13.000	kSF							
		Other	1.000	kSF							
7	6230 W. Sunset Blvd.	Apartments	200	Units	1,473	52	80	132	71	50	121
		Office	13.510	kSF							
		Other	13.471	ksf							
		Other	n/a	ksf							
		Retail	4.700	ksf							
8	1525 N. Cahuenga Blvd.	Other	64	Rooms	469	10	12	22	20	14	34
		Office	1.500	ksf							
		Other	0.700	ksf							
9	1718 N. Las Palmas Ave.	Apartments	195	Units	1,333	21	84	105	81	43	124
		Condominiums	29	Units							
		Retail	0.985	ksf							
10	1310 N. Cole Ave.	Apartments	375	Units	224	24	6	30	7	23	30
		Other	2.500	ksf							
11	6611 W. Hollywood Blvd.	Other	167	Rooms	81	23	20	43	-8	14	6
		Other	10.545	ksf							
		Other	5.375	ksf							
		Other	3.980	ksf							
		Other	1.634	ksf							
12	6445 W. Sunset Blvd.	Hotel	175	Rooms	1,409	77	58	135	80	61	141
		Restaurant	11.400	ksf							
13	6409 W. Sunset Blvd.	Other	275	Rooms	1,285	51	26	77	53	60	113
		Retail	1.900	ksf							
14	1717 N. Wilcox Ave.	Other	140	Rooms	1,244	54	35	89	49	43	92
		Retail	3.500	ksf							
15	6831 W. Hawthorn Ave.	Apartments	140	Units	545	16	35	51	31	19	50
		Other	1.207	ksf							
16	1749 N. Las Palmas Ave.	Apartments	71	Units	426	5	21	26	24	25	40
17	6701 W. Sunset Blvd.	Mixed Use	n/a	ksf	14,833	381	498	879	733	548	1,281
18	6200 W. Sunset Blvd.	Apartments	270	Units	1,778	26	97	123	100	35	135
		Other	2.500	ksf							
		Other	n/a	ksf							
		Other	2.500	ksf							
19	6332 W. De Longpre Ave.	Apartments	200	Units	3,981	282	91	373	118	208	326
		Office	298.171	ksf							
		Restaurant	11.935	ksf							
		Restaurant	4.200	ksf							
20	6516 W. Selma Ave.	Other	212	Units	2,241	71	50	121	105	84	189
		Other	2.308	ksf							
		Other	5.305	ksf							
		Other	5.843	ksf							

TABLE 2
SUNSET + WILCOX PROJECT
RELATED PROJECTS

No.	Project Location	Land Use	Size		Trip Generation						
						AM			PM		
					Daily	IN	OUT	TOTAL	IN	OUT	TOTAL
21	1600 N. Schrader Blvd.	Other	198	Rooms	1,666	58	40	98	80	63	143
		Other	2.379	ksf							
		Other	3.600	ksf							
22	6421 W. Selma Ave.	Other	114	Units	1,227	43	27	70	56	44	100
		Other	5.041	ksf							
		Other	1.809	ksf							
23	1601 N. Las Palmas Ave.	Apartments	202	Units	1,283	21	49	71	63	48	111
		Commercial	14.200	ksf							
24	1360 N. Vine St.	Office	463.521	ksf	3,533	278	40	318	135	337	472
		Restaurant	20.902	ksf							
25	1541 N. Wilcox Ave.	Other	190	Rooms	2,058	76	57	133	82	75	157
		Other	8.500	ksf							
		Other	1.382	ksf							
26	1400 N. Cahuenga Blvd.	Other	220	Rooms	1,875	55	47	102	78	60	138
		Other	2.723	ksf							
		Other	1.440	ksf							
27	6436 W. Hollywood Blvd.	Apartments	260	Units	1,148	16	82	98	82	34	116
		Retail	14.220	ksf							
		Office	3.580	ksf							
28	6400 W. Sunset Blvd.	Apartments	200	Units	-59	14	76	90	24	-26	-2
		Other	4.037	ksf							
		Other	3.000	ksf							
29	1546 N. Argyle Ave.	Apartments	276	Units	2,013	43	127	170	128	51	179
		Retail	9.000	ksf							
		Other	15.000	ksf							
		Other	27.000	ksf							
30	1533 N. Schrader Blvd.	Other	70	Units	89	3	5	8	5	3	8
31	1545 N. Wilcox Ave.	Retail	14.800	ksf	2,341	36	50	86	128	47	175
		Office	16.100	ksf							
32	1637 N. Wilcox Ave.	Apartments	154	Units	831	20	44	64	40	27	67
		Other	6.586	ksf							
33	6753 W. Selma Ave.	Apartments	51	Units	286	5	13	18	14	10	24
		Retail	0.438	ksf							
34	1524 N. Cassil Pl.	Apartments	138	Units	1,240	32	46	78	56	41	97
		Other	62	Rooms							
		Other	1.400	ksf							
35	1720 N. Vine St.	Apartments	872	Units	6,346	171	290	461	368	264	632
		Other	133	Units							
		Other	4.530	ksf							
		Other	25.650	ksf							
		Other	350	Persons							
36	1723 N. Wilcox Ave.	Other	81	Rooms	634	25	15	40	25	24	49
		Other	n/a	ksf							
37	1400 N. Vine St.	Apartments	179	Units	1,446	70	93	163	97	56	153
		Apartments	19	Units							
		Retail	16.000	ksf							
38	1818 N. Cherokee Ave	Apartments	65	Units	397	9	21	30	20	12	32
		Apartments	21	Units							
39	1235 Vine St.	Office	117.000	ksf	1,160	102	18	120	28	106	134
		Retail	7.800	ksf							
40	1708-1732 N. Cahuenga Blvd.	Office	210.500	ksf	1,646	202	48	250	59	189	247
		Restaurant	6.500	ksf							
41	1612 N. McCadden Pl	Retail	37.000	ksf	1,227	19	25	44	60	70	130
		Micro-Units	69	Units							
42	6517 - 6533 Lexington Ave.	Single-Family Homes	18	Units	145	3	9	12	9	6	15
43	1400 N. Highland Ave.	Apartments	49	Units	246	5	12	17	12	9	21
		Retail	0.800	ksf							
44	6100 W. Hollywood Blvd.	Apartments	209	Units	1,439	24	76	100	86	46	132
		Apartments	11	Units							
		Other	3.270	ksf							
45	6630 W. Sunset Blvd.	Apartments	40	Units	270	5	10	15	15	14	29
		Retail	3.474	ksf							

TABLE 2
SUNSET + WILCOX PROJECT
RELATED PROJECTS

No.	Project Location	Land Use	Size		Trip Generation						
						AM			PM		
					Daily	IN	OUT	TOTAL	IN	OUT	TOTAL
46	6350 Selma Ave.	Apartments	290	Units	1,503	26	67	92	74	51	125
		Commercial	6.576	ksf							
47	6140 Hollywood Blvd.	Hotel	102	Rooms	1,917	98	79	177	111	86	197
		Condominiums	27	Units							
		Restaurant	11.500	ksf							
48	1718 Vine St.	Hotel	216	Rooms	1,535	51	36	87	56	54	110
49	1719 N. Whitley Ave.	Hotel	156	Rooms	1,108	37	26	63	41	39	80
50	6677 Santa Monica Blvd.	Apartments	695	Units	1,420	123	166	289	153	108	261
		Other	4.000	ksf							
		Other	5.500	ksf							
		Retail	15.400	ksf							
51	1118 N. McCadden	Office	17.040	ksf	1,346	49	31	80	53	56	109
		Other	29.650	ksf							
		Other	100	Units							
		Other	92	Units							
52	6050 W. Sunset Blvd.	Office	859.350	ksf	4,108	424	68	492	77	409	486
		Other	52.800	ksf							
		Other	169.400	ksf							
53	6220 W. Yucca St.	Apartments	210	Units	2,652	88	111	199	130	85	215
		Other	136	Rooms							
		Retail	12.570	ksf							
54	1149 N. Gower St.	Apartments	169	Units	774	16	39	55	38	25	63
55	1233 N. Highland Ave.	Apartments	72	Units	632	11	19	29	30	27	57
		Commercial	12.160	ksf							
					93,218	3,796	3,452	7,248	4,380	4,261	8,641

Notes:

ksf = one thousand square feet

ID 24 uses the office development alternative (Office Option A).

IDs 1-38, 44, & 51-54 are based on information provided by LADOT on December 1, 2020.

IDs 39-43, 45-50, & 55 are based on additional sources, including case filing information on the City Planning website and the Hollywood Chamber Summit 2020 map.

Figure 1

Sunset + Wilcox Site Plan

Study Intersections

Project Site

Street Study Segment

Figure 2

Sunset + Wilcox Study Locations and Trip Distribution

TABLE 3A
SUNSET+WILCOX PROJECT
STUDY INTERSECTIONS

ID	N/S Street Name	E/W Street Name	Year of Count [a]
1	Wilcox Avenue	Selma Avenue	2016
2	Cahuenga Boulevard	Selma Avenue	2018
3	Wilcox Avenue	Sunset Boulevard	2018
4	Cole Place [b]	Sunset Boulevard	Not available
5	Cahuenga Boulevard	Sunset Boulevard	2018
6	Ivar Avenue	Sunset Boulevard	2018
7	Vine Street	Sunset Boulevard	2018
8	Wilcox Avenue	De Longpre Avenue	2015
9	Cole Place [b]	De Longpre Avenue	Not available
10	Cahuenga Boulevard	De Longpre Avenue	2018
11	Wilcox Avenue	Fountain Avenue	2016

Notes:
[a] Due to the COVID-19 pandemic, historical counts were retrieved.
[b] Unsignalized, two-way Stop control intersection

TABLE 3B
SUNSET+WILCOX PROJECT
STUDY SEGMENTS

ID	Street Name	Location
A	De Longpre Avenue [a]	west of Hudson Avenue
B	Homewood Avenue [b]	west of Wilcox Avenue
C	Seward Street [b]	south of Homewood Avenue

Notes:
[a] Due to the COVID-19 pandemic, counts at this location are based on 2018 data.
[b] Historical counts at these segments were not available.

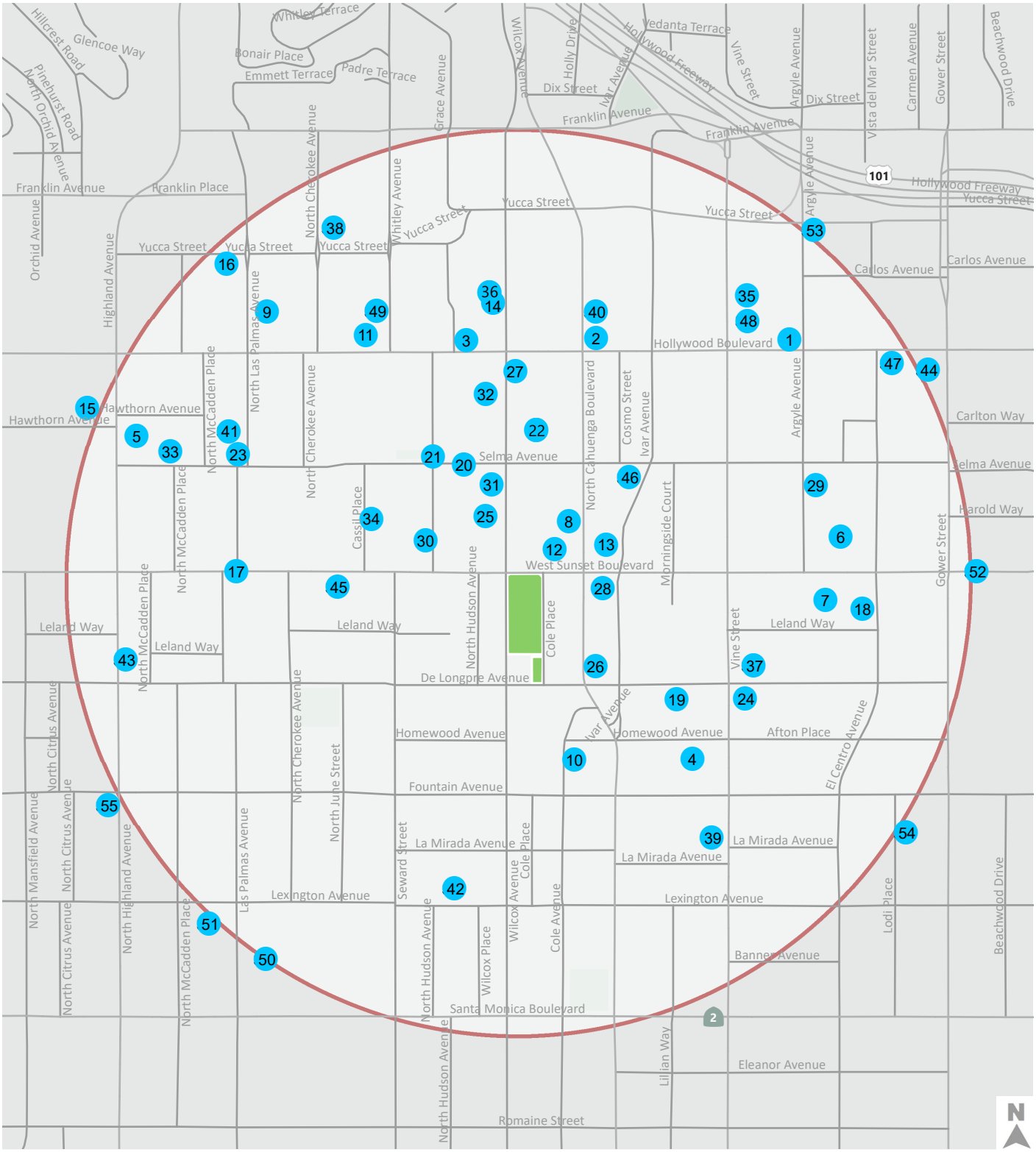


Figure 3

Related Projects

ATTACHMENT A

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

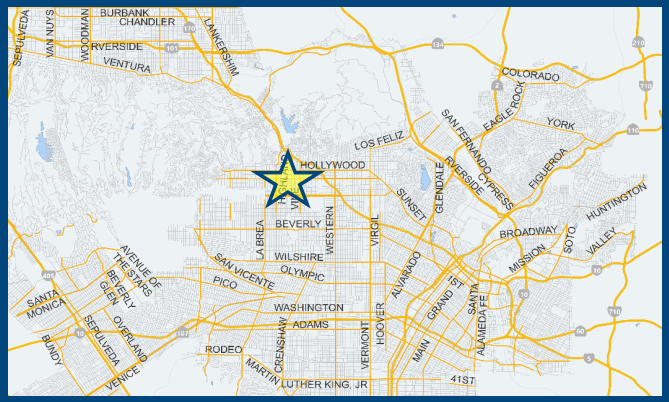
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: Sunset+Wilcox Project

Scenario: Proposed Project

Address: 6450 W SUNSET BLVD, 90028



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | General Retail	16.932	ksf
Retail | General Retail	16.932	ksf
Office | General Office	9.329	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Office | General Office	431.032	ksf
Retail | High-Turnover Sit-Down Restaurant	14.186	ksf
Office | General Office	431.032	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
571 Daily Vehicle Trips	3,445 Daily Vehicle Trips
3,806 Daily VMT	24,844 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.	☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	2,874 Net Daily Trips
The net increase in daily VMT ≤ 0	21,038 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	14.186 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

9/24/2020