

**Date : 4/27/2020 10:22:08 AM**  
**From : "Wes Pringle"**  
**To : "Peter Eyre"**  
**Subject : Fwd: MOU for Sunset+Wilcox Project**  
**Attachment : 3190\_SunsetWilcox\_MOU.PDF;**

Hi Pete,

Please make up an invoice and review the MOU in the email below.

Thanks,

Wes

----- Forwarded message -----

From: **Tom Gaul** <[T.Gaul@fehrandpeers.com](mailto:T.Gaul@fehrandpeers.com)>

Date: Mon, Apr 27, 2020 at 9:16 AM

Subject: MOU for Sunset+Wilcox Project

To: Wes Pringle <[wes.pringle@lacity.org](mailto:wes.pringle@lacity.org)>

Cc: Seth Contreras <[S.Contreras@fehrandpeers.com](mailto:S.Contreras@fehrandpeers.com)>

Hi Wes –

Attached please find a Transportation Assessment MOU for the Sunset+Wilcox project. Please review and let us know if you have any questions.

Also, please send me an online invoice for your review so that I can forward it to the applicant. Thanks!

- Tom

--

**Wes Pringle, P.E.**


Transportation Engineer

Metro Development Review

100 S. Main St, 9th Floor

Los Angeles, CA 90012

Los Angeles Department of Transportation  
213.972.8482



**Notice:** The information contained in this message is proprietary information belonging to the City of Los Angeles and/or its Proprietary Departments and is intended only for the confidential use of the addressee. If you have received this message in error, are not the addressee, an agent of the addressee, or otherwise authorized to receive this information, please delete/destroy and notify the sender immediately. Any review, dissemination, distribution or copying of the information contained in this message is strictly prohibited.



## 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: \_\_\_\_\_

Project Address: \_\_\_\_\_

Project Description: \_\_\_\_\_

LADOT Project Case Number: \_\_\_\_\_ Project Site Plan attached? (Required)  Yes  No  
Figure 1

### II. TRIP GENERATION

Geographic Distribution: N \_\_\_\_\_ % S \_\_\_\_\_ % E \_\_\_\_\_ % W \_\_\_\_\_ %

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

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

Trip Generation Adjustment <i>(Exact amount of credit subject to approval by LADOT)</i>	Yes	No
Transit Usage	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Demand Management	<input type="checkbox"/>	<input type="checkbox"/>
Existing Active Land Use	<input type="checkbox"/>	<input type="checkbox"/>
Previous Land Use	<input type="checkbox"/>	<input type="checkbox"/>
Internal Trip	<input type="checkbox"/>	<input type="checkbox"/>
Pass-By Trip	<input type="checkbox"/>	<input type="checkbox"/>

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	_____	_____	_____
PM Trips	_____	_____	_____

Daily Trips _____ (From VMT Calculator)
--

Attachment A

### III. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: \_\_\_\_\_ Ambient Growth Rate: \_\_\_\_\_ % 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 _____	3 _____
2 _____	4 _____

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  NoIs the project's frontage 250 linear feet or more along an Avenue or Boulevard as classified by the City's General Plan?  Yes  NoIs 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**CONSULTANTDEVELOPER

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Approved by: x _____ 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
<b>PROPOSED PROJECT</b>														
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]				9%	49%		3%	0%	(26)	(25)	(51)	(2)	0	(2)
Less: Transit Credit [b]									-	-	-	-	-	-
Total Driveway Trips									<u>282</u>	<u>25</u>	<u>307</u>	<u>62</u>	<u>311</u>	<u>373</u>
High-Turnover (Sit-Down) Restaurant	932	12.386 ksf	9.94	55%	45%	9.77	62%	38%	68	55	123	75	46	121
Less: Internal capture [c]				23%	31%		2%	3%	(16)	(17)	(33)	(2)	(1)	(3)
Less: Transit Credit [d]			15%			15%			(8)	(6)	(14)	(11)	(7)	(18)
Total Driveway Trips									<u>44</u>	<u>32</u>	<u>76</u>	<u>62</u>	<u>38</u>	<u>100</u>
Less: Pass-by [e]			20%			20%			(8)	(6)	(14)	(12)	(7)	(19)
Net External Vehicle Trips									<u>36</u>	<u>26</u>	<u>62</u>	<u>50</u>	<u>31</u>	<u>81</u>
<b>TOTAL PROJECT DRIVEWAY TRIPS</b>									<b>326</b>	<b>57</b>	<b>383</b>	<b>124</b>	<b>349</b>	<b>473</b>
<b>TOTAL PROJECT EXTERNAL VEHICLE TRIPS</b>									<b>318</b>	<b>51</b>	<b>369</b>	<b>112</b>	<b>342</b>	<b>454</b>
<b>EXISTING LAND USES</b>														
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									<u>0</u>	<u>0</u>	<u>0</u>	<u>20</u>	<u>20</u>	<u>40</u>
Less: Pass-by [e]			10%			10%			0	0	0	(2)	(2)	(4)
Net External Vehicle Trips									<u>0</u>	<u>0</u>	<u>0</u>	<u>18</u>	<u>18</u>	<u>36</u>
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									<u>7</u>	<u>1</u>	<u>8</u>	<u>1</u>	<u>5</u>	<u>6</u>
Total Existing Driveway Trips									<u>7</u>	<u>1</u>	<u>8</u>	<u>21</u>	<u>25</u>	<u>46</u>
Total Existing External Vehicle Trips									<u>7</u>	<u>1</u>	<u>8</u>	<u>19</u>	<u>23</u>	<u>42</u>
<b>NET PROJECT EXTERNAL VEHICLE TRIPS</b>									<b>311</b>	<b>50</b>	<b>361</b>	<b>93</b>	<b>319</b>	<b>412</b>

**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 2019. 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, 2019.

[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							
				Daily	AM			PM			
					IN	OUT	TOTAL	IN	OUT	TOTAL	
1	6225 W HOLLYWOOD BLVD	Office	214 kSF	1,918	243	33	276	43	211	254	
2	6381 W HOLLYWOOD BLVD	Other	80.000 Other	1,020	-19	11	-8	62	4	66	
		Other	15.290 kSF								
3	6523 W Hollywood Bl	Office	4 kSF	547	-16	-11	-27	32	4	36	
		Other	10 kSF								
4	1313 N VINE ST	Other	44 kSF	-79	15	-2	13	-62	2	-59	
		Other	35 ksf								
5	1610 N Highland Av	Apartments	248 Units	1,805	22	90	12	96	54	150	
		Retail	13 kSF								
6	6201 W SUNSET BL	Apartments	731 Units	4,913	128	228	356	234	169	403	
		Other	5 kSF								
		Retail	8 kSF								
		Other	1 kSF								
		Retail	13 kSF								
7	6230 W Sunset bl	Other	1.0 kSF	1,473	52	80	132	71	50	121	
		Apartments	200 Units								
		Office	14 kSF								
		Other	13 ksf								
		Other	n/a ksf								
8	1525 N CAHUENGA BL	Retail	5 ksf	469	10	12	22	20	14	34	
		Other	64 Rooms								
		Office	2 ksf								
		Other	1 ksf								
9	1718 N Las Palmas Av	Apartments	195 Units	1,333	21	84	105	81	43	124	
		Condominiums	29 Units								
		Retail	1.0 ksf								
10	1310 N Cole Av	Apartments	375 Units	224	24	6	30	7	23	30	
		Other	2.5 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	3.98 ksf								
		Other	1.634 ksf								
12	6421 W SELMA AV	Other	20.624 ksf	1,574	11	7	18	101	20	121	
		Retail	6 ksf								
13	6409 W Sunset Bl	Other	275 Rooms	1,285	51	26	77	53	60	113	
		Retail	1.9 ksf								
14	1717 N WILCOX AVE	Other	140 Rooms	1,244	54	35	89	49	43	92	
		Retail	3.5 ksf								
15	1615 N CAHUENGA BL	Other	10.27 ksf	294	2	1	3	17	7	24	
16	1749 N LAS PALMAS AV	Apartments	71 Units	426	5	21	26	24	25	40	
17	6701 W SUNSET BL	Mixed Use	n/s 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	2.5 ksf								
		Other	n/a ksf								
		Other	2.5 ksf								
19	6332 W De Longpre av	Apartments	200 Units	3,981	282	91	373	118	208	326	
		Office	298.2 ksf								
		Other	11.9 ksf								
		Other	4200 Units								
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								
21	1600 N SCHRADER BLVD	Other	198 Rooms	1,666	58	40	98	80	63	143	
		Other	2.379 ksf								
		Other	3.6 ksf								
22	6421 W SELMA AV	Other	114 Units	1,227	43	27	70	56	44	100	
		Other	5.041 ksf								
		Other	1.809 ksf								
23	1601 N LAS PALMAS AV	Apartments	86 Units	157	4	28	32	20	8	28	

**TABLE 2  
SUNSET + WILCOX PROJECT  
RELATED PROJECTS**

No.	Project Location	Land Use	Size		Trip Generation						
					Daily	AM			PM		
						IN	OUT	TOTAL	IN	OUT	TOTAL
24	1723 N WILCOX AV	Apartments	68	Units	537	16	28	44	29	18	47
		Other	4	ksf							
25	1541 N Wilcox av	Other	190	Rooms	2,058	76	57	133	82	75	157
		Other	n/a	ksf							
		Other	1	ksf							
26	1400 N CAHUENGA BL	Other	220	Rooms	1,875	55	47	102	78	60	138
		Other	3	ksf							
		Other	1.4	ksf							
27	6436 W hollywood blvd	Apartments	260	Units	1,148	16	82	98	82	34	116
		Retail	14	ksf							
		Office	3.6	ksf							
28	6400 w Sunset Boulevard	Apartments	200.0	Units	-59	14	76	90	24	-26	-2
		Other	4.0	ksf							
		Other	3	ksf							
29	1546 N Argyle Av	Apartments	276	Units	2,013	43	127	170	128	51	179
		Retail	9	ksf							
		Other	15	ksf							
		Other	27	ksf							
30	1533 N SCHRADER BL	Other	70	Units	89	3	5	8	5	3	8
31	1545 N Wilcox Ave	Retail	15	ksf	2,341	36	50	86	128	47	175
		Office	16	ksf							
32	1637 N WILCOX AV	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	ksf							
34	1524 N CASSIL PL	Apartments	138	Units	1,240	32	46	78	56	41	97
		Other	62	Rooms							
		Other	1.4	ksf							
35	1720 N Vine St	Apartments	872	Units	6,346	171	290	461	368	264	632
		Other	133	Units							
		Other	4.53	ksf							
		Other	25.65	ksf							
		Other	350	Persons							
36	1723 N Wilcox av	Other	81	Rooms	634	25	15	40	25	24	49
		Other	n/a	ksf							
<b>Total</b>					63,749	2,003	2,352	4,255	3,091	2,361	5,444

Notes:

ksf = one thousand square feet

Related projects list is based on information provided by LADOT on April 1, 2020.

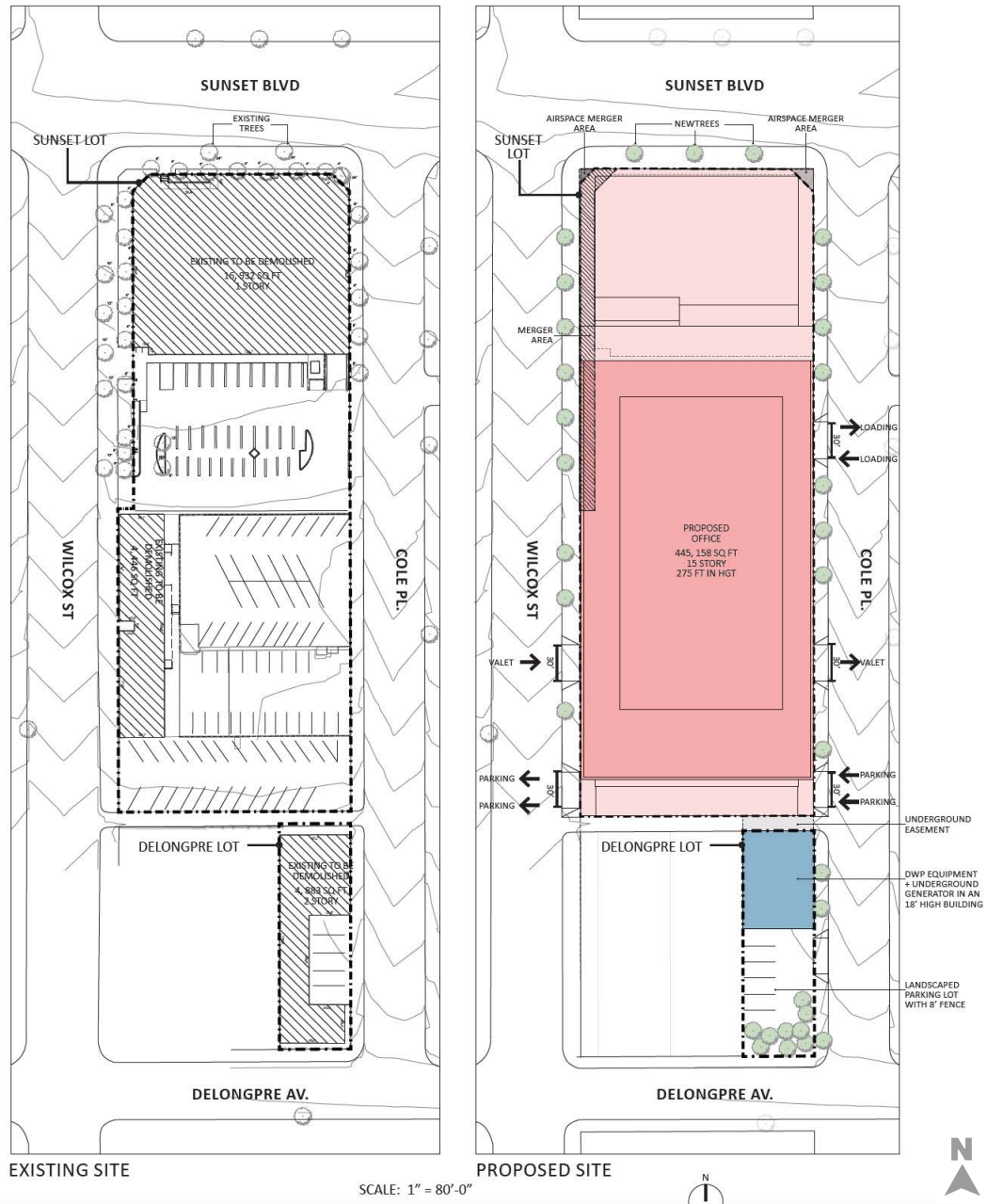


Figure 1





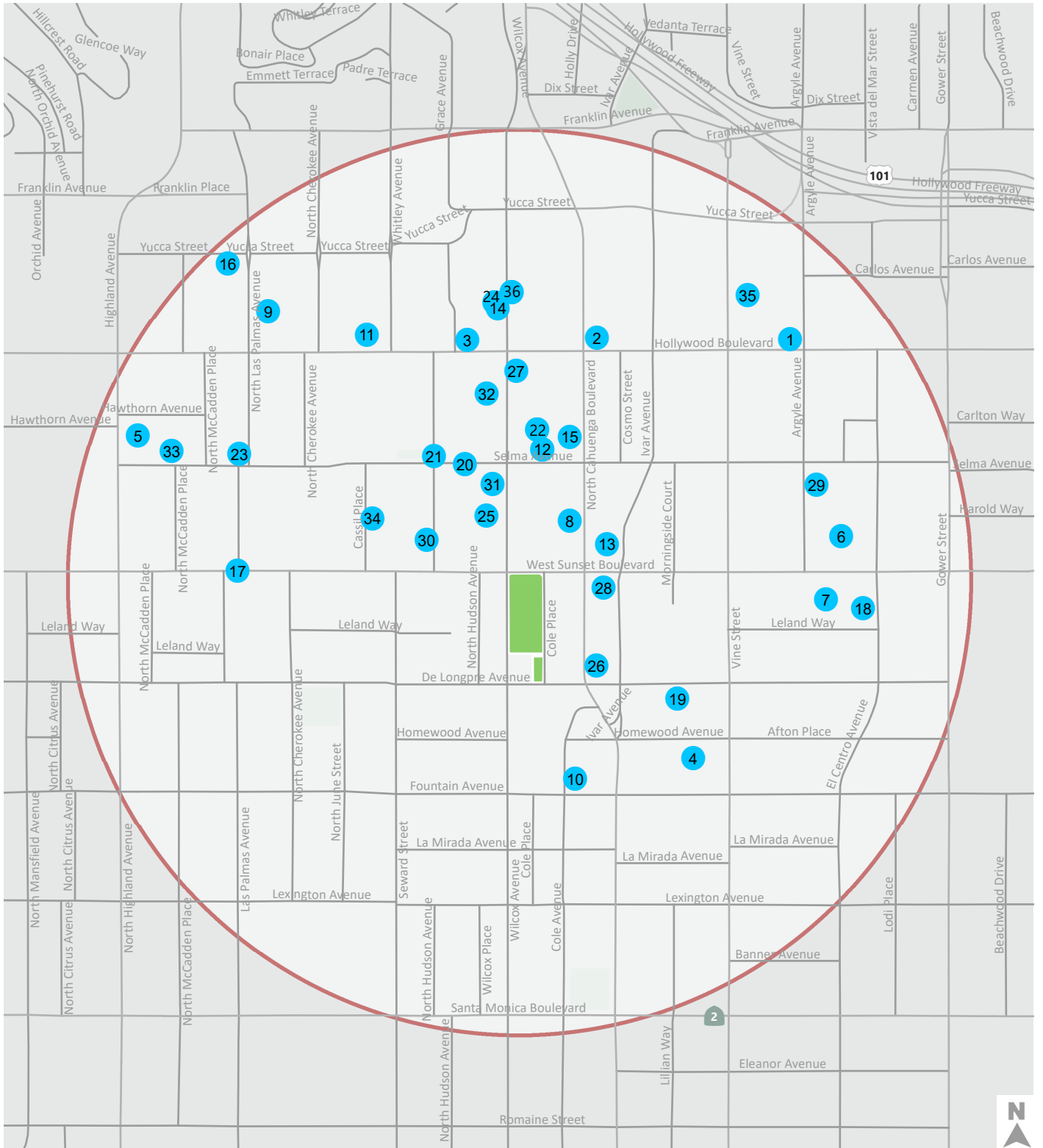


- Study Intersections
- Project Site
- ▬ Street Study Segments

Figure 2



Sunset + Wilcox Study Locations and Trip Distribution



- Related Projects
- Project Site
- 0.5 Mile Radius

Figure 3



## Related Projects

# ATTACHMENT A



## CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

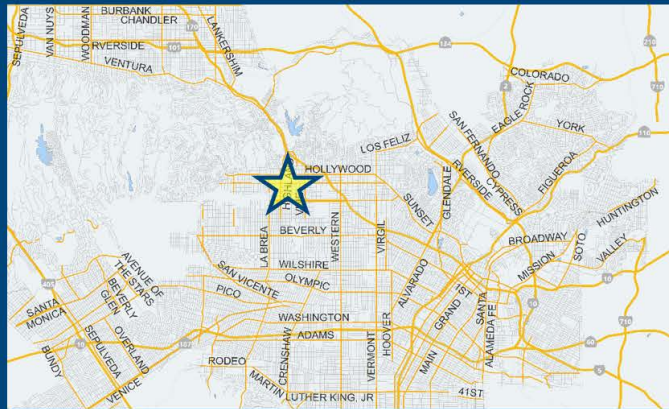
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

### Project Information

Project:

Scenario:  [WWW](#)

Address:



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

Yes  No

### Existing Land Use

Land Use Type	Value	Unit
Office   General Office	9.329	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
Retail   High-Turnover Sit-Down Restaurant	12.386	ksf
Office   General Office	431.032	ksf
Retail   High-Turnover Sit-Down Restaurant	12.386	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
<b>548</b> Daily Vehicle Trips	<b>3,384</b> Daily Vehicle Trips
<b>3,661</b> Daily VMT	<b>24,839</b> 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. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	<b>2,836</b> Net Daily Trips
The net increase in daily VMT ≤ 0	<b>21,178</b> Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	<b>12.386</b> ksf
<b>The proposed project is required to perform VMT analysis.</b>	

Reset all user inputs (clean template)