Date: 6/9/2020 8:39:29 AM
From: "Seth Contreras"
To: "peter.eyre@lacity.org"
Cc: "wes.pringle@lacity.org"

Subject: RE: Sunset & Wilcox Project MOU - Signed

Attachment: LADOT Traffic Document Request F&P Sunset

+Wilcox\_06022020.pdf;3190\_SunsetWilcox\_MOU\_SIGNED.pdf;image001.jpg;

Good morning Pete – hope you are doing okay. Please find attached a signal timing chart document request for the study intersections of the recently approved MOU (also attached). Would you be able to put together an invoice for me? At your earliest convenience.

Thanks Pete. Stay safe,

-Seth

#### Seth Contreras, PhD

Transportation Planner



600 Wilshire Boulevard, Suite 1050 | Los Angeles, CA 90017 | T 213.261.3062 100 Oceangate, Suite 550 | Long Beach, CA 90802

From: Pete Eyre <peter.eyre@lacity.org>
Sent: Thursday, May 14, 2020 2:55 PM
To: Tom Gaul <T.Gaul@fehrandpeers.com>
Cc: Wes Pringle <wes.pringle@lacity.org>
Subject: Sunset & Wilcox Project MOU - Signed

Hi Tom,

Please find the attached signed MOU. Additionally, per Tomas Carranza's August 9, 2019 memorandum (attached) regarding development projects that may not receive their entitlements by July 1, 2020, you should perform and include a VMT analysis in the transportation assessment report.

Let me know if you have any questions or concerns.

--

#### Pete Eyre

Transportation Engineering Associate I Metro Development Review Planning & Land Use Development

Los Angeles Department of Transportation

213.972.4913

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## **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 IN	FORMATIC	N						
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Proje	ct Address:								
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	Internal Trip								
	Pass-By Trip								
	eneration table in noon peak hour vo AM Trips PM Trips	lumes (ins/o	uts/totals), <sub> </sub>	proposed trip TOTAI	credits, e	Daily Trip	f? (Required, S Calculator)	Yes	
III.	STUDY AREA	AND ASS	UMPTIO	NS		Attac	hment A	1	
	ct Buildout Year:				ent Growt	h Rate:		% Per	Yr.
	ed Projects List, re								
	of Study Intersecti	•		• •	•		(,		2 & Figure 3
•	, INTERSECTIONS (M	, 0			,				
1 _					3				
Is this	Project located o	n a street wit	hin the High	n Injury Netw	ork? □	Yes □ No			



**ACCESS ASSESSMENT** 

IV.

City of Los Angeles Transportation Assessment	MOU
LADOT Project Case No:	

Is the project on a lot that is 0.5-acre or more in to	otal gross area?	□ Yes	□No
Is the project's frontage 250 linear feet or more a Plan? ☐ Yes ☐ No	long an Avenue	or Boulev	ard as classified by the City's General
Is the project's building frontage encompassing an City's General Plan? ☐ Yes ☐ No	n entire block al	ong an Av	enue or Boulevard as classified by the
V. CONTACT INFORMATION			
CONSULTANT			DEVELOPER
Name:			
Address:			
Phone Number:			
E-Mail:			
			0
Approved by: x	>	_ Pl	ter upe
Consultant's Representative	Date	LADOT Re	presentative *Date

<sup>\*</sup>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

	ITE Land				Trip Genera						Estimated Tr			
Land Use	Use Code	Size		AM Peak H			PM Peak H			1 Peak Hou			l Peak Hour	
	Use code		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] Less: Transit Credit [b]				9%	49%		3%	0%	(26)	(25)	(51)	(2)	0	(2)
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									44	<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>
TOTAL PROJECT DRIVEWAY TRIPS									326	57	383	124	349	473
TOTAL PROJECT EXTERNAL VEHICLE TR	UPS								318	51	369	112	342	454
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									<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									7	1	<u>8</u>	1	<u>5</u>	<u>6</u>
Total Existing Driveway Trips									7	<u>1</u>	<u>8</u>	<u>21</u>	<u>25</u>	<u>46</u>
Total Existing External Vehicle Trips									<u>7</u>	1	<u>8</u>	<u>19</u>	<u>23</u>	<u>42</u>
NET PROJECT EXTERNAL VEHICLE TRIPS	S	<del> </del>							311	50	361	93	319	412

#### 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.

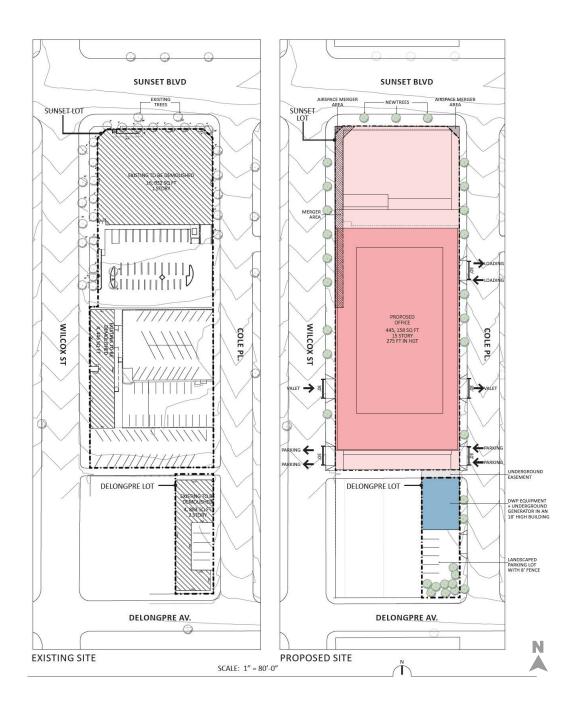
#### TABLE 2 SUNSET + WILCOX PROJECT RELATED PROJECTS

			_			Ι	Trip Generation AM PM					
No.	Project Location	Land Use	S	ize		IN	OUT	TOTAL	IN	OUT	TOTAL	
1	6225 W HOLLYWOOD BLVD	Office	214	kSF	Daily	l	33	276	43		254	
1	6225 W HOLLYWOOD BLVD				1,918	243	33	2/6	43	211	254	
2	6381 W HOLLYWOOD BLVD	Other		Other	1,020	-19	11	-8	62	4	66	
		Other	15.290								<u> </u>	
3	6523 W Hollywood Bl	Office		kSF	547	-16	-11	-27	32	4	36	
3	0323 W Honywood Bi	Other	10	kSF	3-17	10						
4	1313 N VINE ST	Other	44	kSF	-79	15	-2	13	-62	2	-59	
4	1313 IN VIINE 31	Other	35	ksf	-13	13	-2	13	-02	2	-59	
5	1610 N Highland Av	Apartments		Units	1,805	22	90	12	96	54	150	
	TOTO TYTING MAINE 711	Retail	_	kSF	1,003							
		Apartments	_	Units	4							
		Other Retail		kSF kSF	4						403	
6	6201 W SUNSET BL	Other	1	kSF	4,913	128	228	356	234	169		
		Retail		kSF	1							
		Other		kSF	1							
		Apartments	200	Units								
		Office	_	kSF			80					
7	6230 W Sunset bl	Other	_	ksf	1,473	52		132	71	50	121	
		Other		ksf	4							
		Retail		ksf	1				<u> </u>			
8	1525 N CAHUENGA BL	Other Office		Rooms ksf	469	10	12	22	20	14	34	
Ü	1323 IN CAHOLINGA BE	Other	_	ksf	403	10						
		Apartments		Units			84	105	81	43	124	
9	1718 N Las Palmas Av	Condominiums		Units	1,333	21						
		Retail	1.0	ksf								
10	1310 N Cole Av	Apartments		Units	224	24	6	30	7	23	30	
10	151014 Cole 714	Other	_	ksf				30	,		30	
		Other	_	Rooms	_	23		43	-8 101	14	6	
	1 6611 W HOLLYWOOD BLVD	Other	10.545 5.375				20					
11		Other	3.98		81							
		Other	1.634		1							
		Other	20.624									
12	6421 W SELMA AV	Retail		ksf	1,574	11	7	18				
40	C 100 111 C	Other	_	Rooms	4.005		25				440	
13	6409 W Sunset Bl	Retail		ksf	1,285	51	26	77	53	60	113	
14	1717 N WILCOX AVE	Other		Rooms	1,244	54	35	89	49	43	92	
14	1717 N WILCOX AVE	Retail	3.5	ksf	1,244	34	33	09	43	43	32	
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	
		Apartments		Units								
10	COOO WY CLINICET DLVD	Other	_	ksf	1 770	26	97	123	100	25	125	
18	6200 W SUNSET BLVD	Other		ksf	1,778	26				35	135	
		Other		ksf								
		Apartments		Units	4							
19	6332 W De Longpre av	Office	298.2		3,981	282	282 91	373	118	208	326	
	3.	Other	11.9	kst Units	4							
		Other Other		Units								
		Other	2.308		1						1	
20	6516 W Selma ave	Other	5.305		2,241	71	50	121	105	84	189	
		Other	5.843	ksf	L		<u>L</u>	<u>L</u>				
		Other		Rooms								
21	1600 N SCHRADER BLVD	Other	2.379	ksf	1,666	58	58 40	98	80	63	143	
		Other		ksf	<b></b>							
22	C424 M CELMA	Other	_	Units	1		27		F.	<b>.</b> .	100	
22	6421 W SELMA AV	Other	5.041		1,227	43	43 27	70	56	44	100	
		Other	1.809		-							
23	1601 N LAS PALMAS AV	Apartments	86	Units	157	4	28	32	20	8	28	

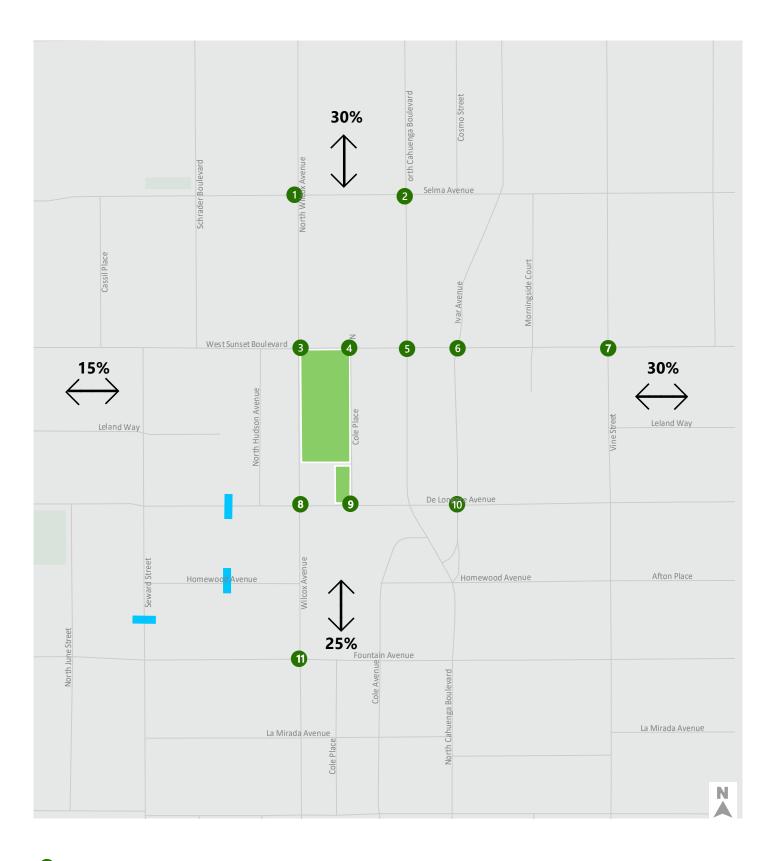
## TABLE 2 SUNSET + WILCOX PROJECT RELATED PROJECTS

						Trip Generation							
No.	Project Location	Land Use	Size			AM PM							
					Daily	IN	OUT	TOTAL	IN	OUT	TOTAL		
24	1723 N WILCOX AV	Apartments		Units	537	16	28	44	29	18	47		
2-7	1725 IN WILCOX AV	Other	4	ksf	331	10	20	77	23	10	47		
		Other		Rooms									
25	1541 N Wilcox av	Other	n/a	ksf	2,058	76	57	133	82	75	157		
		Other	1	ksf									
		Other		Rooms									
26	1400 N CAHUENGA BL	Other	3	ksf	1,875	55	47	102	78	60	138		
		Other	1.4	ksf									
		Apartments	260	Units									
27	6436 W hollywood blvd	Retail	14	ksf	1,148	16	82	98	82	34	116		
		Office	3.6	ksf				1					
		Apartments	200.0	Units		-59 14		90	24	-26	-2		
28	6400 w Sunset Boulevard	Other	4.0	ksf	-59		76						
		Other	3	ksf	1								
		Apartments	276	Units		3 43	127	170	128	51	179		
29	20 1546 N. Arrendo Arr	Retail	9	ksf	2.013								
29	1546 N Argyle Av	Other	15	ksf	2,013	43					179		
		Other	27	ksf	1								
30	1533 N SCHRADER BL	Other	70	Units	89	3	5	8	5	3	8		
21	15 45 NI VACILITIES A	Retail	15	ksf	2.241	26		86	128	47	175		
31	1545 N Wilcox Ave	Office	16	ksf	2,341	36	50	86	128	47	1/5		
22	1627 N. M. GOV AV	Apartments	154	Units	024	20	44	44 64	40	27	67		
32	1637 N WILCOX AV	Other	6.586	ksf	831	20	44						
22	6752 M. 651 MA AV.	Apartments	51	Units	206	_	12						
33	6753 W SELMA AVE	Retail	C	ksf	286	5	13	18	14	10	24		
		Apartments	138	Units						1			
34	1524 N CASSIL PL	Other	62	Rooms	1,240	32	46	78	56	41	97		
		Other	1.4	ksf	1								
		Apartments	872	Units						264	632		
		Other	133	Units	6,346 171								
35	1720 N Vine St	Other		ksf		171	290	461	368				
		Other	25.65	ksf	1								
		Other		Persons	1								
		Other	81	Rooms									
36	1723 N Wilcox av	Other		ksf	634	25	15	40	25	24	49		
					1								
		<u> </u>	To	otal	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.

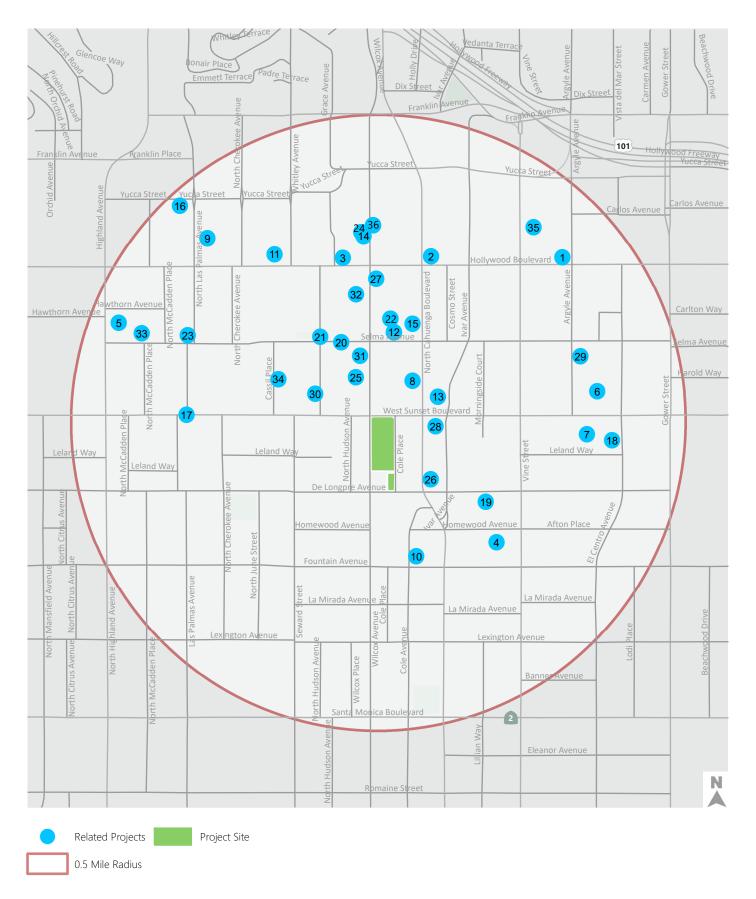












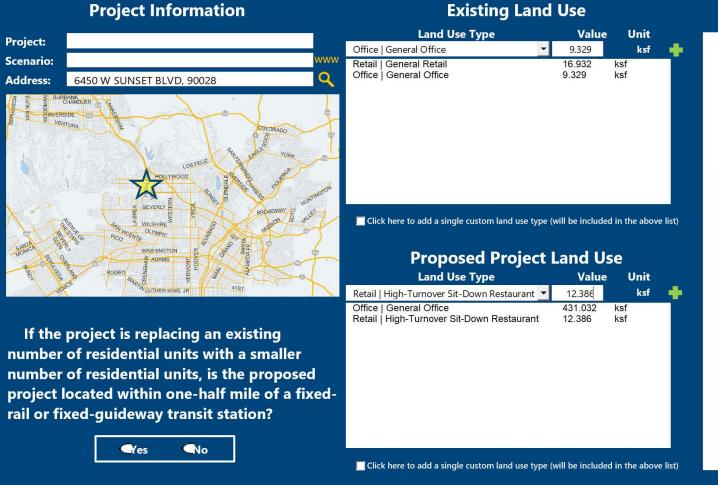


## ATTACHMENT A

## **CITY OF LOS ANGELES VMT CALCULATOR Version 1.2**



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



### **Project Screening Summary**

Existing Land Use	Propos	ed				
548	3,384	4				
Daily Vehicle Trips	Daily Vehicle Trips					
3,661	24,839					
Daily VMT	Daily VMT					
Tier 1 Screen	ning Criteria					
Project will have less reside compared to existing reside within one-half mile of a fi	lential units & is					
Tier 2 Screen	ning Criteria					
The net increase in daily tr	rips < 250 trips	2,836 Net Daily Trip				
The net increase in daily V	MT ≤ 0	<b>21,178 Net</b> Daily VM				
The proposed project cons		12.386				
land uses ≤ 50,000 square	feet total.	ksf				



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