

Appendix T

Alternatives Traffic Memo



MEMORANDUM

TO: Brad Napientek, Eyestone Environmental

FROM: Patrick A. Gibson, P.E., T.E., PTOE, and Emily Wong, P.E.

DATE: June 17, 2020

RE: Traffic Analysis of Project Alternatives for the
Sunset & Western Mixed-Use Development Project
Hollywood, California

Ref: J1475

This memorandum presents the findings of a traffic evaluation of the alternatives (Alternatives) to the proposed development of the Sunset & Western Mixed-Use Development Project (Project) located at 5420 Sunset Boulevard (Project Site) in the *Hollywood Community Plan* (Los Angeles Department of City Planning, 1988) area of the City of Los Angeles, California. The traffic assessment of Alternatives was prepared consistent with the methodology, assumptions, and analysis presented in *CEQA Thresholds Analysis for the Sunset & Western Project* (Gibson Transportation Consulting, Inc., June 17, 2020) (CEQA Memo).

PROJECT DESCRIPTION

As discussed in the CEQA Memo, the Project includes 735 apartment units and 95,000 square feet (sf) of neighborhood-serving commercial uses, which may include supermarket, retail, and restaurant uses. The Project would also include ancillary residential uses, such as lobbies and leasing offices, pools, spas, and other recreational facilities providing services to the residents. In addition, the Project would provide landscaped courtyards, a paved plaza fronting Sunset Boulevard, and landscaped paseos at the ground level that would be publicly accessible from Sunset Boulevard. The existing 18,525 sf of commercial space, 78,328 sf grocery store, and 3,943 sf fast-food restaurant on the site, as well as the associated parking areas, would be removed with the development of the Project.

ALTERNATIVES

The following five Alternatives to the proposed Project were identified:

- Alternative 1 – No Project/No Build Alternative
- Alternative 2 – Zoning Compliant All Commercial Alternative
- Alternative 3 – Zoning Compliant All Hotel Alternative
- Alternative 4 – Reduced Density (25%) Mixed-Use Alternative

Alternative 1 – No Project/No Build Alternative assumes that the Project would not be approved and no new development would occur within the Project site. Thus, the current uses of the Project site (100,796 sf of commercial uses and associated parking areas) would generally remain and continue to be occupied.

Alternative 2 – Zoning Compliant All Commercial Alternative includes approximately 422,834 sf of commercial uses, including office, supermarket, retail, and restaurant uses.

Alternative 3 – Zoning Compliant All Hotel Alternative includes a 550-room hotel with ancillary uses for hotel guests.

Alternative 4 – Reduced Density (25%) Mixed-Use Alternative includes a development program similar to the Project, but reduced by 25%, to provide 551 residential units and 71,250 sf of neighborhood-serving commercial uses, which may include supermarket, retail, and restaurant uses.

The existing uses on the site would be removed with the development of Alternatives 2, 3, and 4.

VMT ANALYSIS

The Los Angeles Department of Transportation (LADOT) developed *City of Los Angeles VMT Calculator Version 1.3* (May 2020) (VMT Calculator) to estimate project-specific daily trips and VMT, including daily household VMT per capita and daily work VMT per employee, for developments within City limits.

Per Section 2.2.2 of the *Transportation Assessment Guidelines* (LADOT, July 2019) (TAG), should a development project generate less than 250 daily trips, as calculated using the VMT Calculator, or generate a net reduction in daily VMT, no further VMT evaluation would be required, and a “no impact” determination could be made for the development project.

The VMT Calculator was used to evaluate VMT of each Alternative for comparison to the significant VMT impact thresholds of the Project’s identified Area Planning Commission (APC). Consistent with the Project, the following location-based assumptions were applied to the VMT analysis for each Alternative:

- APC: Central
 - Household VMT Impact Threshold: 6.0 VMT per capita
 - Work VMT Impact Threshold: 7.6 VMT per employee
- Travel Behavior Zone: Urban
- Maximum VMT Reduction: 75%

The results of the VMT analyses for the Project and the Alternatives are summarized in Table 1.

Project VMT

As previously detailed, the Project would include up to 95,000 sf of ground floor commercial uses, including supermarket and shopping center uses, that would replace approximately 100,800 sf of

existing commercial supermarket, shopping center, and fast-food restaurant uses that are currently on-site. In addition, consistent with the existing uses, the Project does not propose the commercial uses as regionally serving retail uses, and therefore, would not lead to increased VMT. Thus, the proposed commercial uses of the Project are similar in scope and usage and are less than the existing commercial uses on site and, therefore, would not generate a net increase in VMT. Therefore, the Project would not result in a significant work VMT impact.

It should be noted that as part of the Project design, measures would be implemented to reduce the number of single occupancy vehicle trips to the Project Site. For the purposes of this analysis, the following Project design features were accounted for in the VMT evaluation:

- Reduced Parking Supply: Reduced parking supply to provide less parking than the direct Los Angeles Municipal Code (LAMC) requirement without consideration of additional parking reductions mechanisms (i.e., Bicycle Parking Ordinance, Specific Plan or Enterprise Zone areas, etc.)
- Include Bike Parking per LAMC: Provide short-term and long-term bicycle parking spaces in accordance with the Los Angeles Municipal Code
- Pedestrian Network Improvements: Pedestrian improvements internal to the Project Site that encourage walking and connect to off-site pedestrian facilities

As shown in Table 2, with application of the transportation demand management (TDM) strategies listed above, the VMT Calculator estimates that the Project would generate 7,560 total household VMT. Thus, based on the population assumptions described in Table 2, the Project would generate an average household VMT per capita of 4.6, falling below the significance thresholds for the Central APC (6.0 household VMT per capita). Therefore, the Project would not result in a significant VMT impact and no mitigation measures would be required.

Detailed VMT calculation worksheets were provided in Attachment A of the CEQA Memo.

Alternative 1 – No Project Alternative

Alternative 1 would maintain the existing uses currently on-site and, therefore, would not generate any net new VMT. Thus, no further VMT analysis is required and the No Project alternative would not result in a significant VMT impact.

Alternative 2 – Zoning Compliant All Commercial Alternative

Based on the proposed land uses and location of Alternative 2, the following assumptions were identified in the VMT Calculator:

- Total Population: 0
- Total Employees: 1,591

Alternative 2 does not include any residential uses. Therefore, Alternative 2 would not generate any household VMT per capita and would not result in a significant household VMT impact.

In addition, consistent with the Project, Alternative 2 would replace the existing neighborhood-serving commercial uses currently on-site, and the supermarket and shopping center component of Alternative 2 would not operate as a regionally serving retail use. Therefore, consistent with the Project, the supermarket and the proposed commercial uses of Alternative 2 are similar in scope and usage and are less than the existing commercial uses currently on-site and, therefore, would not increase VMT or generate net new VMT to the Project Site.

As shown in Table 3, accounting for project design features consistent with the Project, the VMT Calculator estimates that Alternative 2 would generate 9,524 total work VMT. Thus, based on the employment assumptions, Alternative 2 would generate an average work VMT per capita of 6.0, which would fall below the work VMT significance thresholds for the Central APC. Therefore, Alternative 2 would not result in a significant VMT impact and no mitigation measures would be required.

Detailed VMT calculation worksheets are provided in Attachment A.

Alternative 3 – Zoning Compliant All Hotel Alternative

As shown in Table 4, based on the proposed development program, Alternative 3 would generate a net reduction in daily trips and VMT when compared to the existing land uses on site, as calculated using the VMT Calculator. Therefore, no further VMT analysis is required, and Alternative 3 would not result in a significant VMT impact and no mitigation measures would be required.

Detailed VMT calculation worksheets are provided in Attachment B.

Alternative 4 – Reduced Density (25%) Mixed-Use Alternative

As shown in Table 5, based on the proposed development program, Alternative 4 would generate 154 net new daily trips and 657 net new VMT, as calculated using the VMT Calculator. Therefore, because Alternative 4 does not generate more than 250 net daily trips, no further VMT analysis is required. Thus, Alternative 4 would not result in a significant VMT impact and no mitigation measures would be required.

Detailed VMT calculation worksheets are provided in Attachment C.

SUMMARY

Consistent with the Project, none of the Alternatives would trigger a significant household or work VMT impact. Thus, no further mitigation measures would be required.

**TABLE 1
ALTERNATIVES SUMMARY**

Alternative	Net Daily Trips	Net VMT	VMT Evaluation					
			Household VMT			Work VMT		
			Total VMT	VMT per Capita	Significant Impact	Total VMT	VMT per Capita	Significant Impact
<u>Project</u> 735 apartment units 69,000 sf supermarket 26,000 sf commercial shopping center (retail & restaurant)	2,373	14,596	7,560	4.6	NO	N/A	N/A	N/A
<u>Alternative 1 - No Project/No Build</u> Existing uses to remain	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<u>Alternative 2 - Zoning Compliant All Commercial</u> 322,834 sf office 50,000 sf supermarket 50,000 sf commercial shopping center (retail & restaurant)	1,029	8,317	N/A	N/A	NO	9,524	6.0	NO
<u>Alternative 3 - Zoning Compliant All Hotel</u> 550-room hotel	(3,619)	(23,697)	N/A	N/A	NO	N/A	N/A	NO
<u>Alternative 4 - Reduced Density (25%) Mixed-Use</u> 551 apartment units 51,750 sf supermarket 19,500 sf commercial shopping center (retail & restaurant)	154	657	N/A	N/A	NO	N/A	N/A	NO

**TABLE 2
VMT EVALUATION SUMMARY
PROJECT**

Project Information													
Project Description		Net Daily Trips	Net Daily VMT	Total Population [a]		Total Employees [b]		Area Planning Commission (APC)	Travel Behavior Zone (TBZ) [c]		Maximum VMT Reduction [d]		
735 apartment units 69,000 sf supermarket 26,000 sf commercial shopping center (retail & restaurant)		2,373	14,596	1,656		328		Central	Urban		75%		
VMT Evaluation													
Scenario	TDM Strategies	Daily Trips	Daily VMT	Household VMT [e]					Work VMT [f] [g]				
				Total VMT	VMT per Capita	Percent Reduction	VMT Threshold	Significant VMT Impact	Total VMT	VMT per Employee	Percent Reduction	VMT Threshold	Significant VMT Impact
with Project Design Features [h]	1) Reduced parking supply 2) Bicycle parking per LAMC requirements 3) Pedestrian connections off-site and within Project Site	8,655	54,347	7,560	4.6	N/A	6.0	NO	N/A	N/A	N/A	7.6	NO

Notes

Results per *City of Los Angeles VMT Calculator Version 1.3* (LADOT, May 2020).

[a] Total population estimate is based on a population factor of 2.25 persons/unit for multi-family households. The population factor is based on Census data for the City of Los Angeles.

[b] Total employment estimate is based on the following employment factors:

Supermarket: 4.0 / 1,000 sf
Retail: 2.0 / 1,000 sf

The employment factors are based on employee data from the Los Angeles Unified School District, 2012 SANDAG Activity Based Model, ITE trip generation rates, US Department of Energy, and other modeling resources.

[c] An "Urban" TBZ is characterized in *City of Los Angeles VMT Calculator Documentation* (LADOT and DCP, May 2020) as high-density neighborhoods characterized by multi-story buildings with a dense road network.

[d] The maximum allowable VMT reduction is based on the Project's designated TBZ.

[e] Household VMT per Capita is based on the "home-based work production" and "home-based other production" trip types.

[f] Work VMT per Employee is based on the "home-based work attraction" trip types.

[g] The Project's proposed commercial uses would replace approximately 100,800 sf of existing local serving retail uses. Thus, the commercial uses are not regionally serving and would not generate net new VMT.

[h] The Project Design Features include the following TDM strategies:

- 1) Reduced parking supply to provide less than the direct LAMC-required vehicle parking provision without consideration of permitted reduction mechanisms.
- 2) Short-term and long-term bicycle parking spaces in accordance with LAMC requirements to support bicycle travel.
- 3) Implement pedestrian connections interal to the Project Site and to off-site pedestrian facilities.

TABLE 3
VTM EVALUATION SUMMARY
ALTERNATIVE 2 - ZONING COMPLIANT ALL COMMERCIAL

Project Information													
Project Description		Net Daily Trips	Net Daily VMT	Total Population [a]		Total Employees [b]		Area Planning Commission (APC)	Travel Behavior Zone (TBZ) [c]		Maximum VMT Reduction [d]		
322,834 sf office 50,000 sf supermarket 50,000 sf commercial shopping center (retail & restaurant)		1,029	8,317	0		1,591		Central	Urban		75%		
VMT Evaluation													
Scenario	TDM Strategies	Daily Trips	Daily VMT	Household VMT [e]					Work VMT [f] [g]				
				Total VMT	VMT per Capita	Percent Reduction	VMT Threshold	Significant VMT Impact	Total VMT	VMT per Employee	Percent Reduction	VMT Threshold	Significant VMT Impact
with Project Design Features [h]	1) Reduced parking supply 2) Bicycle parking per LAMC requirements 3) Pedestrian connections off-site and within Project Site	6,460	42,403	N/A	N/A	N/A	6.0	NO	9,524	6.0	N/A	7.6	NO

Notes

Results per *City of Los Angeles VMT Calculator Version 1.3* (LADOT, May 2020).

[a] Total population estimate is based on a population factor of 2.25 persons/unit for multi-family households. The population factor is based on Census data for the City of Los Angeles.

[b] Total employment estimate is based on the following employment factors:

Office:	4.0 / 1,000 sf
Supermarket:	4.0 / 1,000 sf
Retail:	2.0 / 1,000 sf

The employment factors are based on: employee data from the Los Angeles Unified School District, 2012 SANDAG Activity Based Model, ITE trip generation rates, US Department of Energy, and other modeling resources.

[c] An "Urban" TBZ is characterized in *City of Los Angeles VMT Calculator Documentation* (LADOT and DCP, May 2020) as high-density neighborhoods characterized by multi-story buildings with a dense road network.

[d] The maximum allowable VMT reduction is based on the Project's designated TBZ.

[e] Household VMT per Capita is based on the "home-based work production" and "home-based other production" trip types.

[f] Work VMT per Employee is based on the "home-based work attraction" trip types.

[g] The proposed commercial uses would replace approximately 100,800 sf of existing local serving retail uses. Thus, the commercial uses are not regionally serving and would not generate net new VMT.

[h] The Project Design Features include the following TDM strategies:

- 1) Reduced parking supply to provide less than the direct LAMC-required vehicle parking provision without consideration of permitted reduction mechanisms.
- 2) Short-term and long-term bicycle parking spaces in accordance with LAMC requirements to support bicycle travel.
- 3) Implement pedestrian connections internal to the Project Site and to off-site pedestrian facilities.

TABLE 4
VTM EVALUATION SUMMARY
ALTERNATIVE 3 - ZONING COMPLIANT ALL HOTEL

Project Information													
Project Description	Net Daily Trips	Net Daily VMT	Total Population [a]	Total Employees [b]	Area Planning Commission (APC)	Travel Behavior Zone (TBZ) [c]	Maximum VMT Reduction [d]						
550-room hotel	(3,619)	(23,697)	0	275	Central	Urban	75%						
VMT Evaluation [e]													
Scenario	TDM Strategies	Daily Trips	Daily VMT	Household VMT					Work VMT				
				Total VMT	VMT per Capita	Percent Reduction	VMT Threshold	Significant VMT Impact	Total VMT	VMT per Employee	Percent Reduction	VMT Threshold	Significant VMT Impact
N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.0	NO	N/A	N/A	N/A	7.6	NO

Notes

Results per *City of Los Angeles VMT Calculator Version 1.3* (LADOT, May 2020).

[a] Total population estimate is based on a population factor of 2.25 persons/unit for multi-family households. The population factor is based on Census data for the City of Los Angeles.

[b] Total employment estimate is based on the following employment factors:

Hotel: 0.5 / room

The employment factors are based on employee data from the Los Angeles Unified School District, 2012 SANDAG Activity Based Model, ITE trip generation rates, US Department of Energy, and other modeling resources.

[c] An "Urban" TBZ is characterized in *City of Los Angeles VMT Calculator Documentation* (LADOT and DCP, May 2020) as high-density neighborhoods characterized by multi-story buildings with a dense road network.

[d] The maximum allowable VMT reduction is based on the Project's designated TBZ.

[e] The Project generates a net reduction in daily trips and VMT. Therefore, based on the screening criteria detailed in Section 2.2.2 of the TAG, no further VMT analysis would be required, and a "no impact" determination could be made.

TABLE 5
VTM EVALUATION SUMMARY
ALTERNATIVE 4 - REDUCED DENSITY (25%) MIXED-USE

Project Information													
Project Description		Net Daily Trips	Net Daily VMT	Total Population [a]		Total Employees [b]		Area Planning Commission (APC)	Travel Behavior Zone (TBZ) [c]		Maximum VMT Reduction [d]		
551 apartment units 51,750 sf supermarket 19,500 sf commercial shopping center (retail & restaurant)		154	657	1,242		246		Central	Urban		75%		
VMT Evaluation [e]													
Scenario	TDM Strategies	Daily Trips	Daily VMT	Household VMT					Work VMT				
				Total VMT	VMT per Capita	Percent Reduction	VMT Threshold	Significant VMT Impact	Total VMT	VMT per Employee	Percent Reduction	VMT Threshold	Significant VMT Impact
N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.0	NO	N/A	N/A	N/A	7.6	NO

Notes

Results per *City of Los Angeles VMT Calculator Version 1.3* (LADOT, May 2020).

[a] Total population estimate is based on a population factor of 2.25 persons/unit for multi-family households. The population factor is based on Census data for the City of Los Angeles.

[b] Total employment estimate is based on the following employment factors:

Supermarket: 4.0 / 1,000 sf

Retail: 2.0 / 1,000 sf

The employment factors are based on employee data from the Los Angeles Unified School District, 2012 SANDAG Activity Based Model, ITE trip generation rates, US Department of Energy, and other modeling resources.

[c] An "Urban" TBZ is characterized in *City of Los Angeles VMT Calculator Documentation* (LADOT and DCP, May 2019) as high-density neighborhoods characterized by multi-story buildings with a dense road network.

[d] The maximum allowable VMT reduction is based on the Project's designated TBZ.

[e] The Project generates a net reduction in daily trips and VMT. Therefore, based on the screening criteria detailed in Section 2.2.2 of the TAG, no further VMT analysis would be required, and a "no impact" determination could be made.

Attachment A

***Alternative 2
VMT Calculation Worksheets***

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



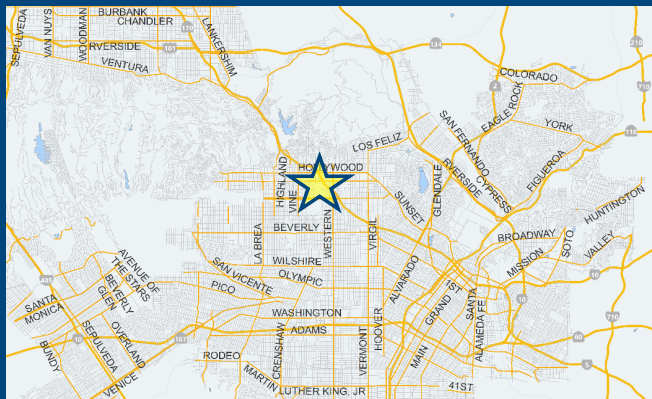
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario:

Address:



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 Fast-Food Restaurant	3.943	ksf
Retail General Retail	18.525	ksf
Retail Supermarket	75.328	ksf
Retail Fast-Food Restaurant	3.943	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 Supermarket	50	ksf
Retail General Retail	50	ksf
Retail Supermarket	50	ksf
Office General Office	322.834	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
6,551 Daily Vehicle Trips	7,580 Daily Vehicle Trips
41,444 Daily VMT	49,761 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	1,029 Net Daily Trips
The net increase in daily VMT ≤ 0	8,317 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	100.000 ksf
The proposed project is required to perform VMT analysis.	

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

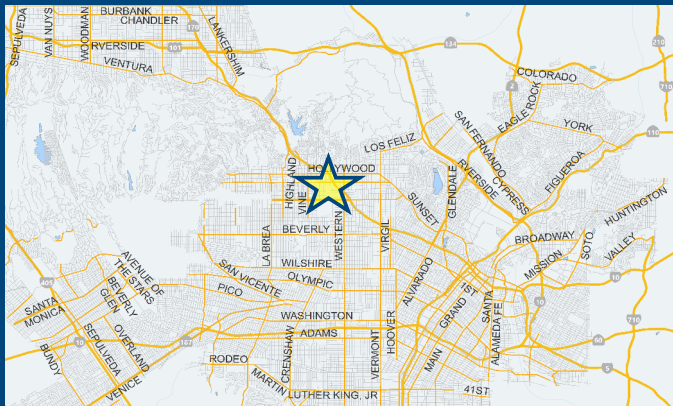


Project Information

Project:

Scenario:

Address:



TDM Strategies

Select each section to show individual strategies

Use ☒ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

Max Home Based TDM Achieved?

Proposed Project

No
No

With Mitigation

No
No

Max Work Based TDM Achieved?

A

Parking

Reduce Parking Supply

city code parking provision for the project site

actual parking provision for the project site

☒ Proposed Prj ☐ Mitigation

Unbundle Parking

monthly parking cost (dollar) for the project site

☐ Proposed Prj ☐ Mitigation

Parking Cash-Out

percent of employees eligible

☐ Proposed Prj ☐ Mitigation

Price Workplace Parking

daily parking charge (dollar)

percent of employees subject to priced parking

☐ Proposed Prj ☐ Mitigation

Residential Area Parking

cost (dollar) of annual permit

☐ Proposed Prj ☐ Mitigation

B

Transit

C

Education & Encouragement

D

Commute Trip Reductions

E

Shared Mobility

F

Bicycle Infrastructure

G

Neighborhood Enhancement

Analysis Results

Proposed Project

6,460

Daily Vehicle Trips

42,403

Daily VMT

0.0

Household VMT per Capita

6.0

Work VMT per Employee

With Mitigation

6,460

Daily Vehicle Trips

42,403

Daily VMT

0.0

Household VMT per Capita

6.0

Work VMT per Employee

Significant VMT Impact?

Household: No

Threshold = 6.0
15% Below APC

Household: No

Threshold = 6.0
15% Below APC

Work: No

Threshold = 7.6
15% Below APC

Work: No

Threshold = 7.6
15% Below APC



CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 2

Project Address: 34.097175, -118.307677



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	50.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	50.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	0.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	322.834	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students

Project and Analysis Overview

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 2

Project Address: 34.097175, -118.307677



Version 1.3

Other	0	Trips
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CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 2

Project Address: 34.097175, -118.307677



Version 1.3

Analysis Results			
Total Employees: 1,591			
Total Population: 0			
Proposed Project		With Mitigation	
6,460	Daily Vehicle Trips	6,460	Daily Vehicle Trips
42,403	Daily VMT	42,403	Daily VMT
0	Household VMT per Capita	0	Household VMT per Capita
6	Work VMT per Employee	6	Work VMT per Employee
Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average			
Household = 6.0			
Work = 7.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	No	Household > 6.0	No
Work > 7.6	No	Work > 7.6	No

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 2

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	10461	10461
		Actual parking provision (spaces)	764	764
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 2

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Transit	Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	0%
		Existing transit mode share (as a percent of total daily trips) (%)	0%	0%
		Lines within project site improved (<50%, >=50%)	0	0
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Employees and residents eligible (%)	0%	0%
		Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00
Education & Encouragement	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
	Promotions and marketing	Employees and residents participating (%)	0%	0%
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 2

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and Telecommute	Employees participating (%)	0%	0%
		Type of program	0	0
		Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 2

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	<i>Implement/Improve on-street bicycle facility</i>	<i>Provide bicycle facility along site (Yes/No)</i>	0	0
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	<i>Include secure bike parking and showers</i>	<i>Includes indoor bike parking/lockers, showers, & repair station (Yes/No)</i>	0	0
Neighborhood Enhancement	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	0%	0%
		<i>Intersections with traffic calming improvements (%)</i>	0%	0%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	within project and connecting off-site	within project and connecting off-site

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: June 17, 2020
 Project Name: Sunset & Western
 Project Scenario: Alternative 2
 Project Address: 34.097175, -118.307677



Version 1.3

TDM Adjustments by Trip Purpose & Strategy														
Place type: Urban														
		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: June 17, 2020
 Project Name: Sunset & Western
 Project Scenario: Alternative 2
 Project Address: 34.097175, -118.307677



TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	

Final Combined & Maximum TDM Effect

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL		15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
MAX. TDM EFFECT		15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%

= Minimum (X%, 1-[(1-A)*(1-B)...])
 where X%=

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: (1-[(1-A)*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 2

Project Address: 34.097175, -118.307677



Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	8.1	0	0
Home Based Other Production	0	0.0%	0	4.5	0	0
Non-Home Based Other Production	1,965	-6.8%	1,831	7.8	15,327	14,282
Home-Based Work Attraction	2,117	-34.0%	1,397	8.0	16,936	11,176
Home-Based Other Attraction	4,398	-42.7%	2,518	5.5	24,189	13,849
Non-Home Based Other Attraction	1,965	-6.7%	1,834	5.7	11,201	10,454

MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-14.8%	0	0	-14.8%	0	0
Home Based Other Production	-14.8%	0	0	-14.8%	0	0
Non-Home Based Other Production	-14.8%	1,560	12,170	-14.8%	1,560	12,170
Home-Based Work Attraction	-14.8%	1,191	9,524	-14.8%	1,191	9,524
Home-Based Other Attraction	-14.8%	2,146	11,801	-14.8%	2,146	11,801
Non-Home Based Other Attraction	-14.8%	1,563	8,908	-14.8%	1,563	8,908

MXD VMT Methodology Per Capita & Per Employee

Total Population: 0

Total Employees: 1,591

APC: Central

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
Total Home Based Production VMT	0	0
Total Home Based Work Attraction VMT	9,524	9,524
Total Home Based VMT Per Capita	0.0	0.0
Total Work Based VMT Per Employee	6.0	6.0

Attachment B

***Alternative 3
VMT Calculation Worksheets***

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



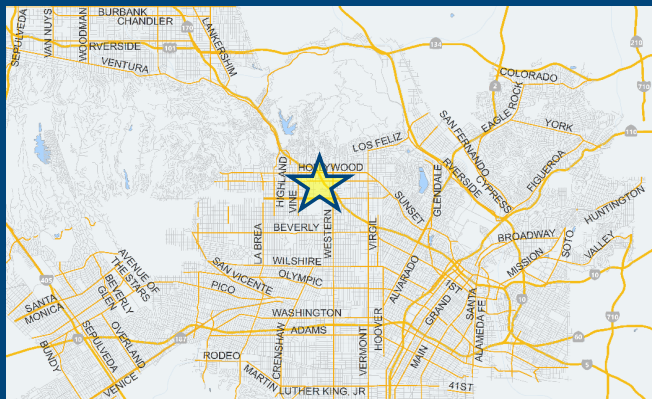
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario:

Address:



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 Fast-Food Restaurant	3.943	ksf
Retail General Retail	18.525	ksf
Retail Supermarket	75.328	ksf
Retail Fast-Food Restaurant	3.943	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
Housing Hotel	550	Rooms
Housing Hotel	550	Rooms

[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
6,551 Daily Vehicle Trips	2,932 Daily Vehicle Trips
41,444 Daily VMT	17,747 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	-3,619 Net Daily Trips
The net increase in daily VMT ≤ 0	-23,697 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf
The proposed project is not required to perform VMT analysis.	

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

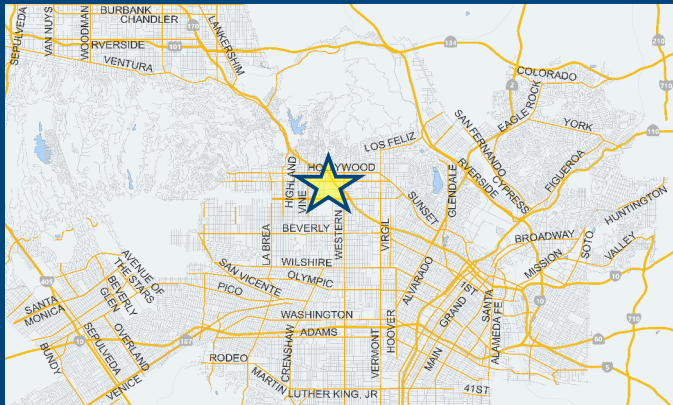


Project Information

Project:

Scenario:

Address:



Proposed Project Land Use Type

Housing | Hotel

Value Unit

TDM Strategies

Select each section to show individual strategies
Use ☒ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No
A Parking		
B Transit		
C Education & Encouragement		
D Commute Trip Reductions		
E Shared Mobility		
F Bicycle Infrastructure		
Implement/Improve On-street Bicycle Facility	Select Proposed Prj or Mitigation to include this strategy	
☐ Proposed Prj ☐ Mitigation		
Include Bike Parking Per LAMC	Select Proposed Prj or Mitigation to include this strategy	
☒ Proposed Prj ☐ Mitigation		
Include Secure Bike Parking and Showers	Select Proposed Prj or Mitigation to include this strategy	
☐ Proposed Prj ☐ Mitigation		
G Neighborhood Enhancement		

Analysis Results

Proposed Project	With Mitigation
2,855 Daily Vehicle Trips	2,855 Daily Vehicle Trips
17,284 Daily VMT	17,284 Daily VMT
N/A Household VMT per Capita	N/A Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee
Significant VMT Impact?	
Household: N/A Threshold = 6.0 15% Below APC	Household: N/A Threshold = 6.0 15% Below APC
Work: N/A Threshold = 7.6 15% Below APC	Work: N/A Threshold = 7.6 15% Below APC

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 3

Project Address: 34.097175, -118.307677



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	550	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	0.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	0.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	0.000	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students

Project and Analysis Overview

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 3

Project Address: 34.097175, -118.307677



Version 1.3

Other	0	Trips
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CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 3

Project Address: 34.097175, -118.307677



Version 1.3

Analysis Results			
Total Employees: 275			
Total Population: 0			
Proposed Project		With Mitigation	
2,855	Daily Vehicle Trips	2,855	Daily Vehicle Trips
17,284	Daily VMT	17,284	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average			
Household = 6.0			
Work = 7.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	N/A	Household > 6.0	N/A
Work > 7.6	N/A	Work > 7.6	N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 3

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs			
Strategy Type	Description	Proposed Project	Mitigations
Parking	City code parking provision (spaces)	0	0
	Actual parking provision (spaces)	0	0
	Unbundle parking	Monthly cost for parking (\$)	\$0
	Parking cash-out	Employees eligible (%)	0%
	Price workplace parking	Daily parking charge (\$)	\$0.00
		Employees subject to priced parking (%)	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0
(cont. on following page)			

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 3

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Transit	Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	0%
		Existing transit mode share (as a percent of total daily trips) (%)	0%	0%
		Lines within project site improved (<50%, >=50%)	0	0
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Employees and residents eligible (%)	0%	0%
		Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00
Education & Encouragement	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
	Promotions and marketing	Employees and residents participating (%)	0%	0%
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 3

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and Telecommute	Employees participating (%)	0%	0%
		Type of program	0	0
		Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 3

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	<i>Implement/Improve on-street bicycle facility</i>	<i>Provide bicycle facility along site (Yes/No)</i>	0	0
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	<i>Include secure bike parking and showers</i>	<i>Includes indoor bike parking/lockers, showers, & repair station (Yes/No)</i>	0	0
Neighborhood Enhancement	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	0%	0%
		<i>Intersections with traffic calming improvements (%)</i>	0%	0%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	within project and connecting off-site	within project and connecting off-site

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: June 17, 2020
 Project Name: Sunset & Western
 Project Scenario: Alternative 3
 Project Address: 34.097175, -118.307677



Version 1.3

TDM Adjustments by Trip Purpose & Strategy														
Place type: Urban														
		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: June 17, 2020
 Project Name: Sunset & Western
 Project Scenario: Alternative 3
 Project Address: 34.097175, -118.307677



TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	

Final Combined & Maximum TDM Effect

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
MAX. TDM EFFECT		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%

= Minimum (X%, 1-[(1-A)*(1-B)...])
 where X%=

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: (1-[(1-A)*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 3

Project Address: 34.097175, -118.307677



Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	8.1	0	0
Home Based Other Production	0	0.0%	0	4.5	0	0
Non-Home Based Other Production	409	-6.1%	384	7.8	3,190	2,995
Home-Based Work Attraction	399	-33.8%	264	8.0	3,192	2,112
Home-Based Other Attraction	3,276	-42.0%	1,899	5.5	18,018	10,445
Non-Home Based Other Attraction	409	-5.9%	385	5.7	2,331	2,195

MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-2.6%	0	0	-2.6%	0	0
Home Based Other Production	-2.6%	0	0	-2.6%	0	0
Non-Home Based Other Production	-2.6%	374	2,917	-2.6%	374	2,917
Home-Based Work Attraction	-2.6%	257	2,057	-2.6%	257	2,057
Home-Based Other Attraction	-2.6%	1,849	10,172	-2.6%	1,849	10,172
Non-Home Based Other Attraction	-2.6%	375	2,138	-2.6%	375	2,138

MXD VMT Methodology Per Capita & Per Employee

Total Population: 0

Total Employees: 275

APC: Central

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
Total Home Based Production VMT	0	0
Total Home Based Work Attraction VMT	2,057	2,057
Total Home Based VMT Per Capita	N/A	N/A
Total Work Based VMT Per Employee	N/A	N/A

Attachment C

***Alternative 4
VMT Calculation Worksheets***

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



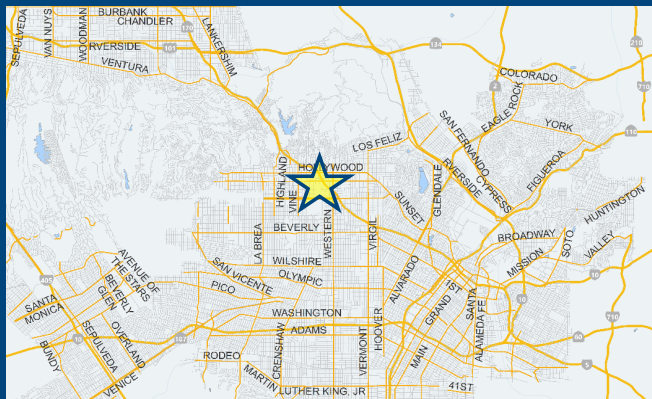
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario:

Address:



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 Fast-Food Restaurant	3.943	ksf
Retail General Retail	18.525	ksf
Retail Supermarket	75.328	ksf
Retail Fast-Food Restaurant	3.943	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 General Retail	19.5	ksf
Housing Multi-Family	551	DU
Retail General Retail	19.5	ksf
Retail Supermarket	51.75	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
6,551 Daily Vehicle Trips	6,705 Daily Vehicle Trips
41,444 Daily VMT	42,101 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	154 Net Daily Trips
The net increase in daily VMT ≤ 0	657 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	71.250 ksf
The proposed project is not required to perform VMT analysis.	

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

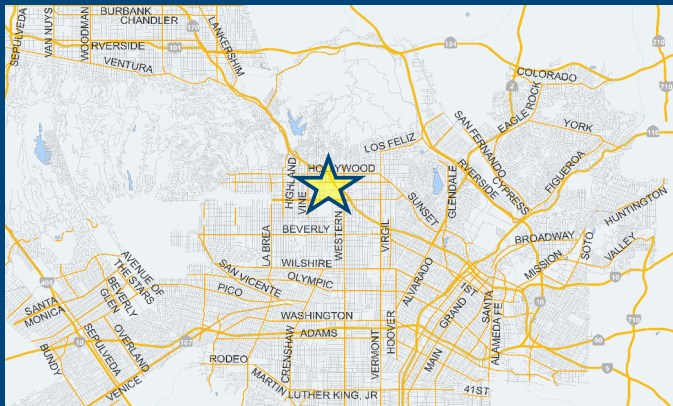


Project Information

Project:

Scenario:

Address:



TDM Strategies

Select each section to show individual strategies

Use ☒ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

Max Home Based TDM Achieved?

Proposed Project

No

With Mitigation

No

Max Work Based TDM Achieved?

No

No

A **Parking**

Reduce Parking Supply city code parking provision for the project site

☒ Proposed Prj ☐ Mitigation actual parking provision for the project site

Unbundle Parking monthly parking cost (dollar) for the project site

☐ Proposed Prj ☐ Mitigation

Parking Cash-Out percent of employees eligible

☐ Proposed Prj ☐ Mitigation

Price Workplace Parking daily parking charge (dollar)

☐ Proposed Prj ☐ Mitigation percent of employees subject to priced parking

Residential Area Parking Permits cost (dollar) of annual permit

☐ Proposed Prj ☐ Mitigation

- B** Transit
- C** Education & Encouragement
- D** Commute Trip Reductions
- E** Shared Mobility
- F** Bicycle Infrastructure
- G** Neighborhood Enhancement

Analysis Results

Proposed Project

With Mitigation

5,867
Daily Vehicle Trips

5,867
Daily Vehicle Trips

36,839
Daily VMT

36,839
Daily VMT

N/A
Household VMT per Capita

N/A
Household VMT per Capita

N/A
Work VMT per Employee

N/A
Work VMT per Employee

Significant VMT Impact?

Household: N/A

Threshold = 6.0
15% Below APC

Household: N/A

Threshold = 6.0
15% Below APC

Work: N/A

Threshold = 7.6
15% Below APC

Work: N/A

Threshold = 7.6
15% Below APC



CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 4

Project Address: 34.097175, -118.307677



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	551	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	19.500	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	51.750	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	0.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	0.000	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students

Project and Analysis Overview

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 4

Project Address: 34.097175, -118.307677



Version 1.3

Other	0	Trips
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CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 4

Project Address: 34.097175, -118.307677



Version 1.3

Analysis Results			
Total Employees: 246			
Total Population: 1,242			
Proposed Project		With Mitigation	
5,867	Daily Vehicle Trips	5,867	Daily Vehicle Trips
36,839	Daily VMT	36,839	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average			
Household = 6.0			
Work = 7.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	N/A	Household > 6.0	N/A
Work > 7.6	N/A	Work > 7.6	N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 4

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	1073	1073
		Actual parking provision (spaces)	689	689
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 4

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Transit	Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	0%
		Existing transit mode share (as a percent of total daily trips) (%)	0%	0%
		Lines within project site improved (<50%, >=50%)	0	0
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Employees and residents eligible (%)	0%	0%
		Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00
Education & Encouragement	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
	Promotions and marketing	Employees and residents participating (%)	0%	0%
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 4

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and Telecommute	Employees participating (%)	0%	0%
		Type of program	0	0
		Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 4

Project Address: 34.097175, -118.307677



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	0	0
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
Neighborhood Enhancement	Traffic calming improvements	Streets with traffic calming improvements (%)	0%	0%
		Intersections with traffic calming improvements (%)	0%	0%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	0	0

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: June 17, 2020
 Project Name: Sunset & Western
 Project Scenario: Alternative 4
 Project Address: 34.097175, -118.307677



Version 1.3

TDM Adjustments by Trip Purpose & Strategy														
Place type: Urban														
		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: June 17, 2020
 Project Name: Sunset & Western
 Project Scenario: Alternative 4
 Project Address: 34.097175, -118.307677



TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

Final Combined & Maximum TDM Effect

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL		13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%
MAX. TDM EFFECT		13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%

= Minimum (X%, 1-[(1-A)*(1-B)...])
 where X%=

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: (1-[(1-A)*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: June 17, 2020

Project Name: Sunset & Western

Project Scenario: Alternative 4

Project Address: 34.097175, -118.307677



Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	494	-34.8%	322	8.1	4,001	2,608
Home Based Other Production	1,368	-47.2%	722	4.5	6,156	3,249
Non-Home Based Other Production	1,981	-5.8%	1,866	7.8	15,452	14,555
Home-Based Work Attraction	357	-40.1%	214	8.0	2,856	1,712
Home-Based Other Attraction	3,733	-41.7%	2,175	5.5	20,532	11,963
Non-Home Based Other Attraction	1,497	-6.1%	1,406	5.7	8,533	8,014

MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-12.5%	282	2,282	-12.5%	282	2,282
Home Based Other Production	-12.5%	632	2,843	-12.5%	632	2,843
Non-Home Based Other Production	-12.5%	1,633	12,736	-12.5%	1,633	12,736
Home-Based Work Attraction	-12.5%	187	1,498	-12.5%	187	1,498
Home-Based Other Attraction	-12.5%	1,903	10,468	-12.5%	1,903	10,468
Non-Home Based Other Attraction	-12.5%	1,230	7,012	-12.5%	1,230	7,012

MXD VMT Methodology Per Capita & Per Employee

Total Population: 1,242

Total Employees: 246

APC: Central

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
<i>Total Home Based Production VMT</i>	5,125	5,125
<i>Total Home Based Work Attraction VMT</i>	1,498	1,498
<i>Total Home Based VMT Per Capita</i>	N/A	N/A
<i>Total Work Based VMT Per Employee</i>	N/A	N/A