

Appendix Q

Alternatives Traffic Analysis



MEMORANDUM

TO: Brad Napientek, Eyestone Environmental

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

DATE: December 16, 2019

RE: Traffic Analysis of Project Alternatives for the
Hollywood & Wilcox Project
Hollywood, California

Ref: J1484

This memorandum presents the findings of a traffic evaluation of the alternatives (Alternatives) to the proposed development of the Hollywood & Wilcox Project (Project) located at 6430-6436 Hollywood Boulevard and 1624-1648 Wilcox Avenue (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 *Vehicle Miles Traveled Analysis for the Hollywood & Wilcox Project* (Gibson Transportation Consulting, Inc., December 2019) (VMT Memo).

PROJECT DESCRIPTION

As discussed in the VMT Memo, the Project includes the development of 260 apartment units with up to 17,800 square feet (sf) of community-serving retail, office, and restaurant uses. Approximately 9,000 sf of existing commercial uses (the Attie Building) would be incorporated into the development of the Project. The remaining existing uses would be removed to accommodate the Project. Parking for the Project would be provided on-site within five parking levels, including two subterranean levels, one at-grade level, and two above-grade levels. Vehicular access to the Project Site would be provided via a new full-access driveway on Wilcox Avenue.

ALTERNATIVES

The following five Alternatives to the proposed Project were identified:

- Alternative 1: No Project Alternative
- Alternative 2: Zoning Compliant Alternative (Mixed-Use)
- Alternative 3: Zoning Compliant Alternative (All Office)
- Alternative 4: Zoning Compliant Alternative (All Hotel)
- Alternative 5: Hollywood Community Plan Update Compliant Alternative (Mixed-Use)

Alternative 1 – No Project Alternative would maintain the existing uses currently occupying the site, including office space and commercial uses and would include no new development.

Alternative 2 – Zoning Compliant Alternative (Mixed-Use) would include a development program consisting of 125 apartment units, 14,600 sf of retail use and 3,200 sf of restaurant use.

Alternative 3 – Zoning Compliant Alternative (All Office) would include a development program consisting of 106,152 sf of office use, 14,600 sf of retail use and 3,200 sf of restaurant use.

Alternative 4 – Zoning Compliant Alternative (All Hotel) would include 197 hotel rooms, 14,600 sf of retail use and 3,200 sf of restaurant use.

Alternative 5 – Hollywood Community Plan Update Compliant Alternative (Mixed-Use) would include a development consisting of 124 apartment units, 14,600 sf of retail use, and 3,200 sf of restaurant use.

The Attie Building would remain with the development of all five Alternatives. The remaining existing uses on the site would be removed with the development of Alternatives 2, 3, 4, and 5.

VMT ANALYSIS

The Los Angeles Department of Transportation (LADOT) developed *City of Los Angeles VMT Calculator Version 1.2* (November 2019) (VMT Calculator) to estimate project-specific daily household VMT per capita and daily work VMT per employee for developments within City limits. 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

The VMT Calculator was set up with the Project's four land uses and their respective sizes as the primary input. Based on the Project's proposed land uses and location, the following assumptions were identified in the VMT Calculator:

- Total Population: 586
- Total Employees: 49

As part of the Project design, Transportation Demand Management (TDM) 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 to provide less 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.)
- Bicycle parking supply in accordance with the LAMC
- Pedestrian network improvements within the Project Site and connecting off-site

As shown in Table 2, accounting for the Project design features listed above, the VMT Calculator estimates that the Project would generate 3,200 total household VMT and 223 total work VMT. Thus, based on the population and employee assumptions above, the Project would generate an average household VMT per capita of 5.5 and an average work VMT per employee of 4.5. Both the household VMT per capita and the work VMT per employee for the Project would fall below the significance thresholds for the Central APC. 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 the Attachment to the VMT 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 Project would not result in a significant VMT impact.

Alternative 2 – Zoning Compliant Alternative (Mixed-Use)

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

- Total Population: 282
- Total Employees: 42

As shown in Table 3, accounting for project design features consistent with the Project, the VMT Calculator estimates that Alternative 2 would generate 1,599 total household VMT and 220 total work VMT. As detailed in *Transportation Assessment Guidelines* (LADOT, July 2019) (the TAG), because the total square footage of the retail and restaurant components of Alternative 2 is less than 50,000 sf and considered local serving, the VMT per employee for these uses were not considered for the purposes of identifying significant work VMT impacts. Thus, based on the population assumptions, Alternative 2 would generate an average household VMT per capita of 5.5. Both the household VMT per capita and the work VMT per employee for Alternative 2 would fall below the 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 Alternative (All Office)

Based on the proposed land uses and location of Alternative 3, the following assumptions were identified in the VMT Calculator:

- Total Population: 0
- Total Employees: 467

Alternative 3 does not include any residential units. Therefore, Alternative 3 would not generate any household VMT per capita and would not result in a significant household VMT impact. As shown in Table 4, accounting for project design features consistent with the Project, the VMT Calculator estimates that Alternative 3 would generate 2,761 total work VMT. Thus, based on the employee assumptions above, Alternative 3 would generate an average work VMT per employee of 5.9, which would fall below the significance thresholds for the Central APC. Therefore, 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 – Zoning Compliant Alternative (All Hotel)

Based on the proposed land uses and location of Alternative 4, the following assumptions were identified in the VMT Calculator:

- Total Population: 0
- Total Employees: 141

Alternative 4 does not include any residential units. Therefore, Alternative 4 would not generate any household VMT per capita and would not result in a significant household VMT impact. As shown in Table 5, accounting for project design features consistent with the Project, the VMT Calculator estimates that Alternative 4 would generate 787 total work VMT. Thus, based on the employee assumptions above, Alternative 4 would generate an average work VMT per employee of 5.6, which would fall below the significance thresholds for the Central APC. Therefore, 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.

Alternative 5 – HPCU Compliant Alternative (Mixed-Use)

Based on the proposed land uses and location of Alternative 5, the following assumptions were identified in the VMT Calculator:

- Total Population: 42
- Total Employees: 279

As shown in Table 6, accounting for project design features consistent with the Project, the VMT Calculator estimates that Alternative 5 would generate 1,558 total household VMT and 220 total work VMT. As detailed in the TAG, because the total square footage of the retail and restaurant components of Alternative 5 is less than 50,000 sf and considered local serving, the VMT per employee for these uses were not considered for the purposes of identifying significant work VMT impacts. Thus, based on the population and employee assumptions above, Alternative 5 would generate an average household VMT per capita of 5.6. Both the household VMT per capita and the work VMT per employee for Alternative 5 would fall below the significance thresholds for the Central APC. Therefore, Alternative 5 would not result in a significant VMT impact and no mitigation measures would be required.

Detailed VMT calculation worksheets are provided in Attachment D.

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	VMT Evaluation					
	Household VMT			Work VMT		
	Total VMT	VMT per Capita	Significant Impact	Total VMT	VMT per Capita	Significant Impact
<u>Project</u> 260 apartments 3,580 sf office 11,020 sf retail 3,200 sf restaurant	3,200	5.5	NO	223	4.5	NO
<u>Alternative 1 - No Project</u> Existing uses to remain	N/A	N/A	NO	N/A	N/A	NO
<u>Alternative 2 - Zoning Compliant (Mixed-Use)</u> 125 apartments 14,600 sf retail 3,200 sf restaurant	1,559	5.5	NO	220	N/A	NO
<u>Alternative 3 - Zoning Compliant (All Office)</u> 106,152 sf office 14,600 sf retail 3,200 sf restaurant	0	0.0	NO	2,761	5.9	NO
<u>Alternative 4 - Zoning Compliant (All Hotel)</u> 197 hotel rooms 14,600 sf retail 3,200 sf restaurant	0	0.0	NO	787	5.6	NO
<u>Alternative 5 - HPCU Compliant (Mixed-Use)</u> 124 apartments 14,600 sf retail 3,200 sf restaurant	1,558	5.6	NO	220	N/A	NO

TABLE 2
VMT EVALUATION SUMMARY - PROJECT

Project Information										
Project Description	Total Population [a]		Total Employees [b]		Area Planning Commission (APC)	Travel Behavior Zone (TBZ) [c]			Maximum VMT Reduction [d]	
260 apartment units 3,580 sf office 11,020 sf retail 3,200 sf high-turnover restaurant	586		49		Central	Urban			75%	
VMT Evaluation										
Project Design Features [e]	Household VMT [f]					Work VMT [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
Reduced parking supply to provide less than the direct LAMC requirement without consideration of permitted reduction mechanisms Include bicycle parking per LAMC Pedestrian network improvements within the Project and connecting off-site	3,200	5.5	--	6.0	NO	223	4.5	--	7.6	NO

Notes

[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:

4.0 / 1,000 sf

2.0 / 1,000 sf

4.0 / 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, November 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 includes design features that would reduce single occupancy vehicle trips to the Project Site.

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

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

TABLE 3
VMT EVALUATION SUMMARY - ALTERNATIVE 2 - ZONING COMPLIANT (MIXED-USE)

Project Information										
Project Description	Total Population [a]		Total Employees [b]		Area Planning Commission (APC)		Travel Behavior Zone (TBZ) [c]		Maximum VMT Reduction [d]	
125 apartments 14,600 sf retail 3,200 sf restaurant	282		42		Central		Urban		75%	
VMT Evaluation										
Project Design Features [e]	Household VMT [f]					Work VMT [g]				
	Total VMT	VMT per Capita	Percent Reduction	VMT Threshold	Significant VMT Impact	Total VMT	VMT per Employee [h]	Percent Reduction	VMT Threshold	Significant VMT Impact
Reduced parking supply to provide less than the direct LAMC requirement without consideration of permitted reduction mechanisms Include bicycle parking per LAMC Pedestrian network improvements within the Project and connecting off-site	1,559	5.5	--	6.0	NO	220	N/A	--	7.6	NO

Notes

[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:

4.0 / 1,000 sf

2.0 / 1,000 sf

4.0 / 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, February 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 includes design features that would reduce single occupancy vehicle trips to the Project Site.

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

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

[h] The commercial component of Alternative 2 is less than 50,000 sf. Therefore, per the LADOT *Transportation Assessment Guidelines* (July 2019), the commercial components were not considered for the purposes of identifying significant work VMT impacts.

TABLE 4
VMT EVALUATION SUMMARY - ALTERNATIVE 3 - ZONING COMPLIANT (ALL OFFICE)

Project Information										
Project Description	Total Population [a]	Total Employees [b]		Area Planning Commission (APC)		Travel Behavior Zone (TBZ) [c]		Maximum VMT Reduction [d]		
106,152 sf office 14,600 sf retail 3,200 sf restaurant	0	467		Central		Urban		75%		
VMT Evaluation										
Project Design Features [e]	Household VMT [f]					Work VMT [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
Reduced parking supply to provide less than the direct LAMC requirement without consideration of permitted reduction mechanisms Include bicycle parking per LAMC Pedestrian network improvements within the Project and connecting off-site	0	0	--	6.0	NO	2,761	5.9	--	7.6	NO

Notes

[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:

4.0 / 1,000 sf

2.0 / 1,000 sf

4.0 / 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, February 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 includes design features that would reduce single occupancy vehicle trips to the Project Site.

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

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

TABLE 5
VMT EVALUATION SUMMARY - ALTERNATIVE 4 - ZONING COMPLIANT (ALL HOTEL)

Project Information										
Project Description	Total Population [a]	Total Employees [b]		Area Planning Commission (APC)		Travel Behavior Zone (TBZ) [c]		Maximum VMT Reduction [d]		
197 hotel rooms 14,600 sf retail 3,200 sf restaurant	0	141		Central		Urban		75%		
VMT Evaluation										
Project Design Features [e]	Household VMT [f]					Work VMT [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
Reduced parking supply to provide less than the direct LAMC requirement without consideration of permitted reduction mechanisms Include bicycle parking per LAMC Pedestrian network improvements within the Project and connecting off-site	0	0	--	6.0	NO	787	5.6	--	7.6	NO

Notes

[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:

4.0 / 1,000 sf

2.0 / 1,000 sf

4.0 / 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, February 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 includes design features that would reduce single occupancy vehicle trips to the Project Site.

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

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

TABLE 6
VMT EVALUATION SUMMARY - ALTERNATIVE 5 - HPCU COMPLIANT (MIXED-USE)

Project Information										
Project Description	Total Population [a]		Total Employees [b]		Area Planning Commission (APC)	Travel Behavior Zone (TBZ) [c]			Maximum VMT Reduction [d]	
124 apartments 14,600 sf retail 3,200 sf restaurant	42		279		Central	Urban			75%	
VMT Evaluation										
Project Design Features [e]	Household VMT [f]					Work VMT [g]				
	Total VMT	VMT per Capita	Percent Reduction	VMT Threshold	Significant VMT Impact	Total VMT	VMT per Employee [h]	Percent Reduction	VMT Threshold	Significant VMT Impact
Reduced parking supply to provide less than the direct LAMC requirement without consideration of permitted reduction mechanisms Include bicycle parking per LAMC Pedestrian network improvements within the Project and connecting off-site	1,558	5.6	--	6.0	NO	220	N/A	--	7.6	NO

Notes

[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:

4.0 / 1,000 sf

2.0 / 1,000 sf

4.0 / 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, February 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 includes design features that would reduce single occupancy vehicle trips to the Project Site.

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

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

[h] The commercial component of Alternative 2 is less than 50,000 sf. Therefore, per the LADOT *Transportation Assessment Guidelines* (July 2019), the commercial components were not considered for the purposes of identifying significant work VMT impacts.

Attachment A

***Alternative 2
VMT Calculation Worksheets***

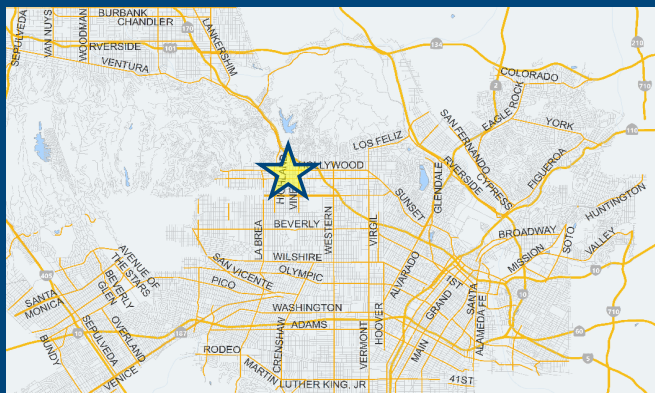
CITY OF LOS ANGELES VMT CALCULATOR Version 1.2



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

Project Information

Project:
 Scenario: [WWW](#)
 Address: [Q](#)



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	
Retail General Retail	10.52	ksf	+
Retail General Retail	10.52	ksf	
Office General Office	14.88	ksf	

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Proposed Project Land Use

Land Use Type	Value	Unit	
Office General Office	3.58	ksf	+
Housing Multi-Family	125	DU	
Retail General Retail	14.6	ksf	
Retail High-Turnover Sit-Down Restaurant	3.2	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
387 Daily Vehicle Trips	963 Daily Vehicle Trips
2,639 Daily VMT	6,018 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 **576**
Net Daily Trips

The net increase in daily VMT ≤ 0 **3,379**
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. **17,800**
ksf

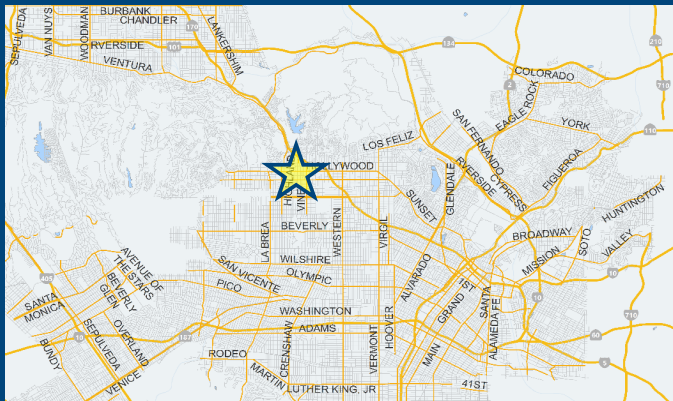
The proposed project is required to perform VMT analysis.

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2



Project Information

Project: Hollywood & Wilcox
Scenario: Alternative 2 - Zoning Compliant (Mixed-Use)
Address: 6430 W HOLLYWOOD BLVD, 90028



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?
Max Work Based TDM Achieved?

Proposed Project **No** With Mitigation **No**
 No No

A Parking

Reduce Parking Supply
☐ Proposed Prj ☐ Mitigation
 261 city code parking provision for the project site
 222 actual parking provision for the project site

Unbundle Parking
☐ Proposed Prj ☐ Mitigation
 150 monthly parking cost (dollar) for the project site

Parking Cash-Out
☐ Proposed Prj ☐ Mitigation
 50 percent of employees eligible

Price Workplace Parking
☐ Proposed Prj ☐ Mitigation
 6.00 daily parking charge (dollar)
 25 percent of employees subject to priced parking

Residential Area Parking Permits
☐ Proposed Prj ☐ Mitigation
 200 cost (dollar) of annual permit

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

Analysis Results

Proposed Project	With Mitigation
869 Daily Vehicle Trips	869 Daily Vehicle Trips
5,424 Daily VMT	5,424 Daily VMT
5.5 Household VMT per Capita	5.5 Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	Household: No Threshold = 6.0 15% Below APC
Work: N/A Threshold = 7.6 15% Below APC	Work: N/A Threshold = 7.6 15% Below APC

Proposed Project Land Use Type	Value	Unit
Housing Multi-Family	125	
Retail General Retail	14.6	
Retail High-Turnover Sit-Down Restaurant	3.2	

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 2 - Zoning Compliant (Mixed-

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	125	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	14.600	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	3.200	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
Other		0	Trips

Project and Analysis Overview

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 2 - Zoning Compliant (Mixed

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

Analysis Results			
Total Employees: 42			
Total Population: 282			
Proposed Project		With Mitigation	
869	Daily Vehicle Trips	869	Daily Vehicle Trips
5,424	Daily VMT	5,424	Daily VMT
5.5	Household VMT per Capita	5.5	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	No	Household > 6.0	No
Work > 7.6	N/A	Work > 7.6	N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 2 - Zoning Compliant (Mixed

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	261	261
		Actual parking provision (spaces)	222	222
	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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 2 - Zoning Compliant (Mixed

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 2 - Zoning Compliant (Mixed

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 2 - Zoning Compliant (Mixed

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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)	Yes	Yes
	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)	within project and connecting off-site	within project and connecting off-site

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: December 12, 2019
 Project Name: Hollywood & Wilcox
 Project Scenario: Alternative 2 - Zoning Compliant (Mixed-Use)
 Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	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: December 12, 2019
 Project Name: Hollywood & Wilcox
 Project Scenario: Alternative 2 - Zoning Compliant (Mixed-Use)
 Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

TDM Adjustments by Trip Purpose & Strategy, Cont.

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	
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 sections 1 - 2
	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

		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	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
MAX. TDM EFFECT		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B) \dots])$$

where X%=

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

Note: $(1 - [(1-A) * (1-B) \dots])$ 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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 2 - Zoning Compliant (Mixed

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	169	-46.7%	90	7.6	1,284	684
Home Based Other Production	453	-51.9%	218	4.8	2,174	1,046
Non-Home Based Other Production	195	-14.9%	166	7.4	1,443	1,228
Home-Based Work Attraction	61	-52.5%	29	8.4	512	244
Home-Based Other Attraction	529	-51.6%	256	5.9	3,121	1,510
Non-Home Based Other Attraction	240	-15.0%	204	6.4	1,536	1,306

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	-9.9%	81	616	-9.9%	81	616
Home Based Other Production	-9.9%	197	943	-9.9%	197	943
Non-Home Based Other Production	-9.9%	150	1,107	-9.9%	150	1,107
Home-Based Work Attraction	-9.9%	26	220	-9.9%	26	220
Home-Based Other Attraction	-9.9%	231	1,361	-9.9%	231	1,361
Non-Home Based Other Attraction	-9.9%	184	1,177	-9.9%	184	1,177

MXD VMT Methodology Per Capita & Per Employee

Total Population: 282

Total Employees: 42

APC: Central

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
Total Home Based Production VMT	1,559	1,559
Total Home Based Work Attraction VMT	220	220
Total Home Based VMT Per Capita	5.5	5.5
Total Work Based VMT Per Employee	N/A	N/A

Attachment B

***Alternative 3
VMT Calculation Worksheets***

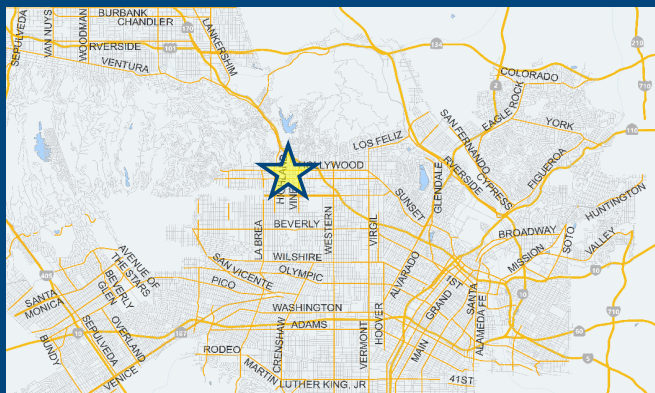
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Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: Hollywood & Wilcox
Scenario: Alternative 3 - Zoning Compliant (All Office) [WWW](#)
Address: 6430 W HOLLYWOOD BLVD, 90028 [Q](#)



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	
Retail General Retail	10.52	ksf	+
Retail General Retail	10.52	ksf	
Office General Office	14.88	ksf	

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Proposed Project Land Use

Land Use Type	Value	Unit	
Office General Office	106.152	ksf	+
Retail General Retail	14.6	ksf	
Retail High-Turnover Sit-Down Restaurant	3.2	ksf	
Office General Office	106.152	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
387 Daily Vehicle Trips	1,264 Daily Vehicle Trips
2,639 Daily VMT	8,924 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 **877**
Net Daily Trips

The net increase in daily VMT ≤ 0 **6,285**
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. **17.800**
ksf

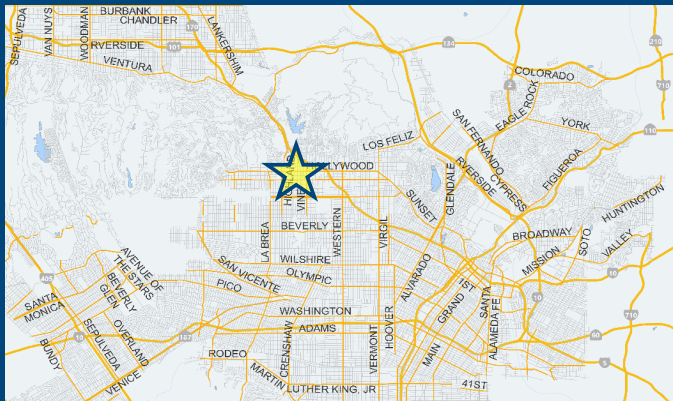
The proposed project is required to perform VMT analysis.

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2



Project Information

Project: Hollywood & Wilcox
Scenario: Alternative 3 - Zoning Compliant (All Office)
Address: 6430 W HOLLYWOOD BLVD, 90028



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

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
1,142 Daily Vehicle Trips	1,142 Daily Vehicle Trips
8,057 Daily VMT	8,057 Daily VMT
0.0 Household VMT per Capita	0.0 Household VMT per Capita
5.9 Work VMT per Employee	5.9 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

Proposed Project Land Use Type	Value	Unit
Retail General Retail	14.6	
Retail High-Turnover Sit-Down Restaurant	3.2	
Office General Office	106.152	

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 3 - Zoning Compliant (All Offi

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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	14.600	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	3.200	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	106.152	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
Other		0	Trips

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 3 - Zoning Compliant (All Offi

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

Analysis Results			
Total Employees: 467			
Total Population: 0			
Proposed Project		With Mitigation	
1,142	Daily Vehicle Trips	1,142	Daily Vehicle Trips
8,057	Daily VMT	8,057	Daily VMT
0	Household VMT per Capita	0	Household VMT per Capita
5.9	Work VMT per Employee	5.9	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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 3 - Zoning Compliant (All Off

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	288	288
		Actual parking provision (spaces)	246	246
	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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 3 - Zoning Compliant (All Off

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 3 - Zoning Compliant (All Off

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 3 - Zoning Compliant (All Off

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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)	Yes	Yes
	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)	within project and connecting off-site	within project and connecting off-site

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: December 12, 2019
 Project Name: Hollywood & Wilcox
 Project Scenario: Alternative 3 - Zoning Compliant (All Office)
 Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	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: December 12, 2019
 Project Name: Hollywood & Wilcox
 Project Scenario: Alternative 3 - Zoning Compliant (All Office)
 Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

TDM Adjustments by Trip Purpose & Strategy, Cont.

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	
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 sections 1 - 2
	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

		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	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
MAX. TDM EFFECT		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B) \dots])$$

where X%=

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

Note: $(1 - [(1-A) * (1-B) \dots])$ 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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 3 - Zoning Compliant (All Off

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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	7.6	0	0
Home Based Other Production	0	0.0%	0	4.8	0	0
Non-Home Based Other Production	333	-16.5%	278	7.4	2,464	2,057
Home-Based Work Attraction	677	-46.2%	364	8.4	5,687	3,058
Home-Based Other Attraction	724	-52.5%	344	5.9	4,272	2,030
Non-Home Based Other Attraction	333	-16.5%	278	6.4	2,131	1,779

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	-9.7%	0	0	-9.7%	0	0
Home Based Other Production	-9.7%	0	0	-9.7%	0	0
Non-Home Based Other Production	-9.7%	251	1,857	-9.7%	251	1,857
Home-Based Work Attraction	-9.7%	329	2,761	-9.7%	329	2,761
Home-Based Other Attraction	-9.7%	311	1,833	-9.7%	311	1,833
Non-Home Based Other Attraction	-9.7%	251	1,606	-9.7%	251	1,606

MXD VMT Methodology Per Capita & Per Employee

Total Population: 0

Total Employees: 467

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	2,761	2,761
Total Home Based VMT Per Capita	0.0	0.0
Total Work Based VMT Per Employee	5.9	5.9

Attachment C

***Alternative 4
VMT Calculation Worksheets***

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2



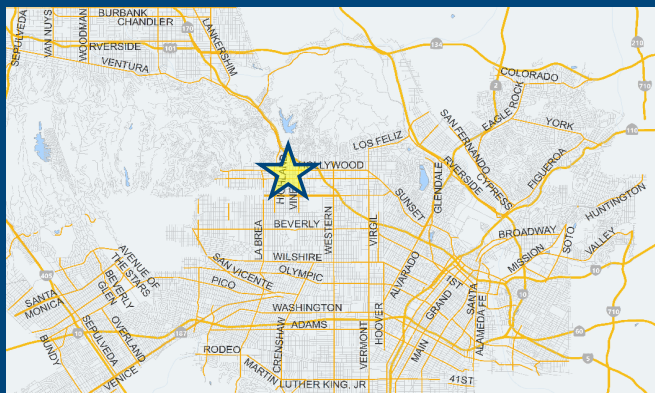
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario:

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
Retail General Retail	10.52	ksf
Retail General Retail	10.52	ksf
Office General Office	14.88	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	197	Rooms
Housing Hotel	197	Rooms
Retail General Retail	14.6	ksf
Retail High-Turnover Sit-Down Restaurant	3.2	ksf

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Project Screening Summary

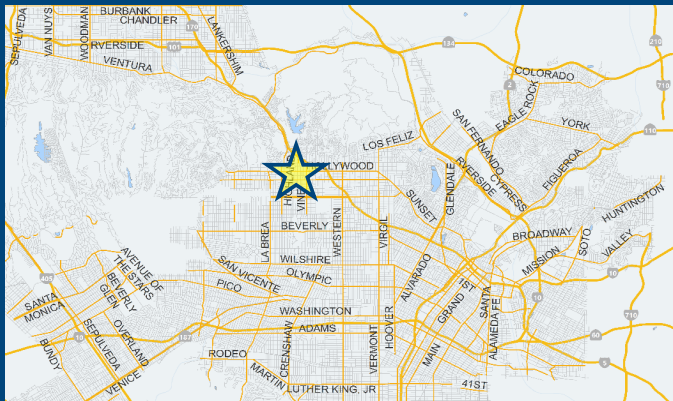
Existing Land Use	Proposed Project
387 Daily Vehicle Trips	1,457 Daily Vehicle Trips
2,639 Daily VMT	9,446 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	1,070 Net Daily Trips
The net increase in daily VMT ≤ 0	6,807 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	17.800 ksf
The proposed project is required to perform VMT analysis.	

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2



Project Information

Project: Hollywood & Wilcox
Scenario: Alternative 4 - Zoning Compliant (All Hotel)
Address: 6430 W HOLLYWOOD BLVD, 90028



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

Reduce Parking Supply

☒ Proposed Prj
 ☐ Mitigation

☒ Proposed Prj
 ☐ Mitigation

Unbundle Parking

☐ Proposed Prj
 ☐ Mitigation

Parking Cash-Out

☐ Proposed Prj
 ☐ Mitigation

Price Workplace Parking

☐ Proposed Prj
 ☐ Mitigation

Residential Area Parking Permits

☐ 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
1,243 Daily Vehicle Trips	1,243 Daily Vehicle Trips
8,049 Daily VMT	8,049 Daily VMT
0.0 Household VMT per Capita	0.0 Household VMT per Capita
5.6 Work VMT per Employee	5.6 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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 4 - Zoning Compliant (All Hot

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	197	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	14.600	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	3.200	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
Other		0	Trips

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 4 - Zoning Compliant (All Hot

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

Analysis Results			
Total Employees: 141			
Total Population: 0			
Proposed Project		With Mitigation	
1,243	Daily Vehicle Trips	1,243	Daily Vehicle Trips
8,049	Daily VMT	8,049	Daily VMT
0	Household VMT per Capita	0	Household VMT per Capita
5.6	Work VMT per Employee	5.6	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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 4 - Zoning Compliant (All Ho

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	181	181
		Actual parking provision (spaces)	124	124
	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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 4 - Zoning Compliant (All Ho

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 4 - Zoning Compliant (All Ho

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 4 - Zoning Compliant (All Ho

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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)	Yes	Yes
	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)	within project and connecting off-site	within project and connecting off-site

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: December 12, 2019
 Project Name: Hollywood & Wilcox
 Project Scenario: Alternative 4 - Zoning Compliant (All Hotel)
 Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019
 Project Name: Hollywood & Wilcox
 Project Scenario: Alternative 4 - Zoning Compliant (All Hotel)
 Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

TDM Adjustments by Trip Purpose & Strategy, Cont.

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	
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 sections 1 - 2
	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

		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	
		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%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B) \dots])$$

where X%=

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

Note: $(1 - [(1-A) * (1-B) \dots])$ 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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 4 - Zoning Compliant (All Ho

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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	7.6	0	0
Home Based Other Production	0	0.0%	0	4.8	0	0
Non-Home Based Other Production	341	-15.8%	287	7.4	2,523	2,124
Home-Based Work Attraction	204	-46.1%	110	8.4	1,714	924
Home-Based Other Attraction	1,620	-52.3%	773	5.9	9,558	4,561
Non-Home Based Other Attraction	341	-15.8%	287	6.4	2,182	1,837

MXD Methodology with TDM Measures

	Proposed Project			Project with Mitigation Measures		
	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%	245	1,810	-14.8%	245	1,810
Home-Based Work Attraction	-14.8%	94	787	-14.8%	94	787
Home-Based Other Attraction	-14.8%	659	3,887	-14.8%	659	3,887
Non-Home Based Other Attraction	-14.8%	245	1,565	-14.8%	245	1,565

MXD VMT Methodology Per Capita & Per Employee

Total Population: 0

Total Employees: 141

APC: Central

	Proposed Project	Project with Mitigation Measures
Total Home Based Production VMT	0	0
Total Home Based Work Attraction VMT	787	787
Total Home Based VMT Per Capita	0.0	0.0
Total Work Based VMT Per Employee	5.6	5.6

Attachment D

***Alternative 5
VMT Calculation Worksheets***

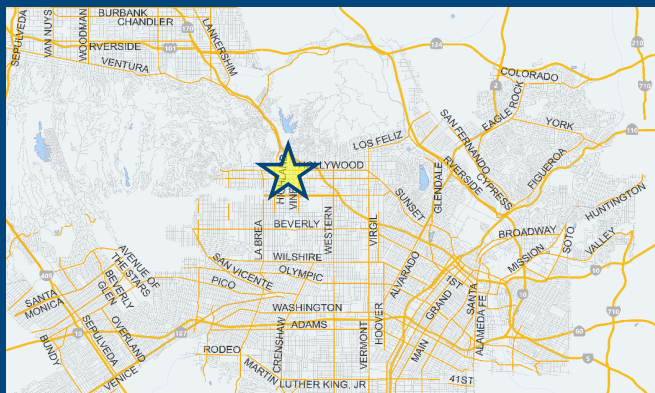
CITY OF LOS ANGELES VMT CALCULATOR Version 1.2



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

Project Information

Project:
 Scenario: [WWW](#)
 Address: [Q](#)



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	
Retail General Retail	10.52	ksf	+
Retail General Retail	10.52	ksf	
Office General Office	14.88	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 Multi-Family	124	DU	+
Housing Multi-Family	124	DU	
Retail General Retail	14.6	ksf	
Retail High-Turnover Sit-Down Restaurant	3.2	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
387 Daily Vehicle Trips	961 Daily Vehicle Trips
2,639 Daily VMT	6,009 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 **574**
Net Daily Trips

The net increase in daily VMT ≤ 0 **3,370**
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. **17,800**
ksf

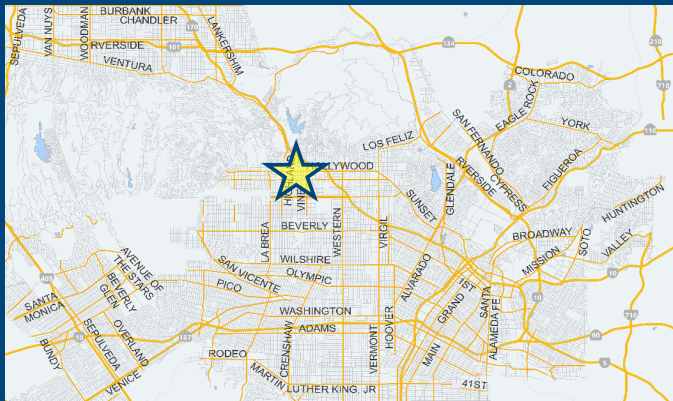
The proposed project is required to perform VMT analysis.

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2



Project Information

Project: Hollywood & Wilcox
 Scenario: Alternative 5 - Zoning Compliant (HCPU)
 Address: 6430 W HOLLYWOOD BLVD, 90028



Proposed Project Land Use Type Value Unit

Housing | Multi-Family
 Retail | General Retail
 Retail | High-Turnover Sit-Down Res

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? **No** Proposed Project With Mitigation
 Max Work Based TDM Achieved? **No** 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
867 Daily Vehicle Trips	867 Daily Vehicle Trips
5,425 Daily VMT	5,425 Daily VMT
5.6 Household VMT per Capita	5.6 Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	Household: No 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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 5 - Zoning Compliant (HCPU)

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	124	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	14.600	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	3.200	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
Other		0	Trips

Project and Analysis Overview

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 5 - Zoning Compliant (HCPU)

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

Analysis Results			
Total Employees: 42			
Total Population: 279			
Proposed Project		With Mitigation	
867	Daily Vehicle Trips	867	Daily Vehicle Trips
5,425	Daily VMT	5,425	Daily VMT
5.6	Household VMT per Capita	5.6	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	No	Household > 6.0	No
Work > 7.6	N/A	Work > 7.6	N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 5 - Zoning Compliant (HCPU)

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	260	260
		Actual parking provision (spaces)	222	222
	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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 5 - Zoning Compliant (HCPU)

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 5 - Zoning Compliant (HCPU)

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 5 - Zoning Compliant (HCPU)

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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)	Yes	Yes
	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)	within project and connecting off-site	within project and connecting off-site

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: December 12, 2019
 Project Name: Hollywood & Wilcox
 Project Scenario: Alternative 5 - Zoning Compliant (HCPU)
 Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

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	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	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: December 12, 2019
 Project Name: Hollywood & Wilcox
 Project Scenario: Alternative 5 - Zoning Compliant (HCPU)
 Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

TDM Adjustments by Trip Purpose & Strategy, Cont.

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	
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 sections 1 - 2
	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

		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	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
MAX. TDM EFFECT		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B) \dots])$$

where X%=

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

Note: $(1 - [(1-A) * (1-B) \dots])$ 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: December 12, 2019

Project Name: Hollywood & Wilcox

Project Scenario: Alternative 5 - Zoning Compliant (HCPU)

Project Address: 6430 W HOLLYWOOD BLVD, 90028



Version 1.2

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	168	-46.4%	90	7.6	1,277	684
Home Based Other Production	450	-51.8%	217	4.8	2,160	1,042
Non-Home Based Other Production	195	-14.9%	166	7.4	1,443	1,228
Home-Based Work Attraction	61	-52.5%	29	8.4	512	244
Home-Based Other Attraction	528	-51.7%	255	5.9	3,115	1,505
Non-Home Based Other Attraction	240	-15.0%	204	6.4	1,536	1,306

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	-9.7%	81	617	-9.7%	81	617
Home Based Other Production	-9.7%	196	941	-9.7%	196	941
Non-Home Based Other Production	-9.7%	150	1,109	-9.7%	150	1,109
Home-Based Work Attraction	-9.7%	26	220	-9.7%	26	220
Home-Based Other Attraction	-9.7%	230	1,359	-9.7%	230	1,359
Non-Home Based Other Attraction	-9.7%	184	1,179	-9.7%	184	1,179

MXD VMT Methodology Per Capita & Per Employee

Total Population: 279

Total Employees: 42

APC: Central

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
Total Home Based Production VMT	1,558	1,558
Total Home Based Work Attraction VMT	220	220
Total Home Based VMT Per Capita	5.6	5.6
Total Work Based VMT Per Employee	N/A	N/A