APPENDIX B

Environmental Leadership Development Project Application and Certifications

HOLLYWOOD CENTER PROJECT

Application for Environmental Leadership Development Project

Prepared for
MCAF Vine, LLC

May 2018

ESA

HOLLYWOOD CENTER PROJECT

Application for Environmental Leadership Development Project

Prepared for
MCAF Vine, LLC

Los Angeles, California

May 2018

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Application for Environmental Leadership Development Project

Project Title: Hollywood Center Project

Project Applicant: MCAF Vine LLC

Project Location: Los Angeles, California

Project Proposal

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant) proposes a new mixed-use development (Project) on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard (Project Site) in the City of Los Angeles (City). The portion of the Project located between Ivar Avenue and Vine Street is identified as the "West Site," while the portion located between Vine Street and Argyle Avenue is identified as the "East Site." The Project is composed of 10 individual parcels, and is currently occupied by the Capitol Records and Gogerty Building (the Capitol Records Complex) and adjoining parking facilities on the East Site, a former rental car facility, and surface parking facilities on the West Site.

The Project would remove existing underutilized surface parking areas and the approximately 1,237 square foot former rental car facility (currently leased and utilized by the American Musical and Dramatic Academy College and Conservatory of the Performing Arts) on the West Site and surface parking on the East Site (the Capitol Records Complex would be preserved although its supporting parking area would be altered) and would construct in their place new mixed-use high rise developments to include residential uses including senior affordable units, ground floor fast food/coffee shops and high-turnover sit-down restaurant spaces, public paseos providing contiguous pedestrian access through the site from west to east, landscaping, and vehicle and bicycle parking. The entire Project would have a floor-area ratio (FAR) of 6.975:1 and would develop approximately 1,287,150 square feet of new zoning floor area.

The West Site would be developed with a 35-story "West Building" and an 11-story "West Senior Building." The West Building would contain 449 market rate residential dwelling units with associated residential common spaces and 12,691 zoning square feet of retail uses. The West Building would have a total floor area of approximately 582,640 square feet. The West Senior Building would contain 68 senior affordable dwelling units and associated residential common

spaces. The West Senior Building would have a total floor area of approximately 66,104 square feet. The West Building and West Senior Building and would be connected by a basement which would contain five floors of subterranean parking with 837 total parking spaces.

The East Site would preserve the existing Capitol Records Complex and be developed with a 46-story "East Building" and an 11-story and "East Senior Building." There are two scenarios being considered for the East Site: a Residential Scenario and a Hotel Scenario, both of which would have the same massing, commercial square footage, and parking outdoor open space configuration areas. The Residential Scenario would contain 423 market rate residential dwelling units with associated residential common spaces and 17,485 zoning square feet of retail uses in the East Building. In addition, the Residential Scenario would include 65 senior affordable dwelling units and associated residential common space in the East Senior Building. The Hotel Scenario would contain 319 market rate residential dwelling units, 220 hotel rooms, associated common spaces, and 17,485 square feet of retail uses in the East Building. In addition, the Hotel Scenario would include 48 affordable dwelling units and associated common space in the East Senior Building. In both scenarios, the East Senior Building and East Building would be connected by a basement which would contain five floors of subterranean parking with 684 total parking spaces.

The Project includes a variety of recreational and outdoor open spaces to create a unique pedestrian experience adjacent to the Capitol Records Complex. Based on the number of dwelling units and unit types, the Project would provide approximately 120,175 square feet of usable open space. The ground floor includes approximately 29,956 square feet of publicly accessible open space, designed to encourage pedestrian activity. The publicly accessible open space design was inspired by the local context including a series of well-loved courtyards, historical and cultural landmarks and world tourist destinations such as the Walk of Fame, the intersection of Hollywood Boulevard and Vine Street, Capitol Tower, the Jazz Mural, the Egyptian, Crossroads of the World, and Grauman's Chinese Theatre.

The open space plan would strengthen the connection in the immediate area and provide a number of cultural and social amenities in order to promote the use of public open space with pedestrian linkages; enhance walkability; provide substantive, active, quality spaces that adequately frame adjacent buildings, and; create a variety of outdoor living spaces and environments ranging from intimate social spaces to large plazas. The open space design creates a sequence of unique, integrated multi-programmed outdoor courtyards that would function as local gathering places.

Vehicular site access to the Project would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site would be provided via a driveway on Ivar Avenue. Loading access to the West Site would also be provided via Ivar Avenue. Access to the East Site would be provided via an alley off Argyle Avenue. Loading access to the East Site would also be provided via Argyle Avenue. The Yucca Street driveway, located between Vine Street and Argyle Avenue, also provides access to the East Site parking facilities, as well as direct access to the Capitol Records Complex. There would be no vehicular access on Vine Street.

The Project would provide up to 1,521 vehicle parking spaces, including 1,242 spaces dedicated to residential parking, 182 spaces provided for commercial uses, and 97 spaces reserved for the existing Capitol Records Complex use. Bicycle parking would also be provided consistent with the requirements of the Los Angeles Municipal Code (LAMC), with 551 bicycle parking spaces under the Residential Scenario and 554 bicycle parking spaces under the Hotel Scenario.

The Project Site contains 19 existing street trees and 49 existing on-site trees, none of which are protected. All existing trees would be removed and the Project would include the addition of 130 trees on the West Site and 122 trees on the East Site. In addition, planting areas would consist of native plants, shrubs, perennials, and ground-cover to the Project Site. Both the West Site and East Site would provide a large elevated garden on Level 2, outdoor amenity spaces with planting areas and canopy trees, and a rooftop terrace on the senior buildings with planting areas and canopy trees. Landscaping would be provided along the street edges and throughout all of the Project's open space and would be selected from a large pallet of native plants.

The Applicant is requesting approval of the following entitlements:

- Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.32-F, a **Zone Change** to C2-SN;
- Pursuant to LAMC Section 12.32-Q, a **Height District Change** for the Property to remove the D Limitation;
- Pursuant to 11.5.11(e) and subsequently California Government Code Section 65915(k), three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs:
  - A Floor Area Modification to allow an additional 35 percent of floor area (increasing the total allowable FAR to 8.1:1 FAR; however, the Project proposed uses at 6.975:1 FAR);
  - A development modification for balcony floor area to exclude residential balconies and terraces from consideration as floor area, as defined by LAMC Section 12.03; and
  - A development modification to allow a greater number of smaller affordable units with less bedrooms to accommodate Senior Affordable Housing units in lieu of providing the requisite number of Restricted Affordable Units;
- Pursuant to LAMC Section 12.24-W.1, a **Master Conditional Use Permit** for the sale or dispensing of alcoholic beverages for on-site and off-site consumption;
- Pursuant to LAMC Section 12.24-W.19, a **Conditional Use Permit** for a unified development to allow floor area ratio averaging and residential density transfer between the East Site and the West Site;
- Pursuant to LAMC Section 16.05, a **Site Plan Review** for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips;
- Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map No. 82152** to merge (i) an alley to add 1,267 square feet of the Property and (ii) portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,114 square feet to the Property; and
- Pursuant to California Government Code Sections 65864-65869.5, a **Development Agreement** between the Applicant and the City of Los Angeles.

Project Site

The Project Site currently consists of existing surface parking and a former rental car facility (currently leased and utilized by the American Musical and Dramatic Academy College and Conservatory of the Performing Arts) on the West Site and existing parking and the Capitol Records Complex on the East Site. The Project Site is located within the Hollywood Community Plan area and the Hollywood Redevelopment Plan area of the City. The approximately 4.46-acre Project Site is bounded by Yucca Street to the north and spans portions of two city blocks, bounded by Ivar Avenue to the west and Argyle Avenue to the east, and is bifurcated by Vine Street. Land uses in the vicinity of the Project Site are comprised primarily of neighborhood-serving commercial, tourist and entertainment-related commercial uses, offices, hotels, and medium- to high-density residential developments.

The Project vicinity is highly urbanized and generally built-out. The local vicinity is part of the active regional center of Hollywood with a mix of commercial, studio/production, office, entertainment, and residential uses. Adjacent development to the north of the Project Site includes commercial development, ranging from one-story to eighteen-stories, a one-story building, and a Los Angeles Department of Water and Power station. The recently constructed 18-story, 114-unit mixed-use residential building at 6226 Yucca Street and the 15-story, and the 216-room Kimpton Everly Hotel at 1800 Argyle Boulevard are located immediately north of the Project Site. Two-story multi-family homes and a five-story mixed-use development are located to the east of the Project Site. Surface parking, commercial uses, and mixed-use development are located south of the Project Site, ranging from one-story to twelve-stories, including the 10-story Hollywood Pantages Theatre. The structures directly west of the Project Site on the west side of Ivar Avenue include the 12-story Hotel Hollywood and various retail, restaurant, and service uses.

The Project Site is well served by a network of regional transportation facilities, and is located within a Transit Oriented District (TOD). Various public transit stops operated by the Los Angeles County Metropolitan Transportation Authority (Metro) and Los Angeles Department of Transportation (LADOT) are located in close proximity to the Project Site. The nearest Metro Red Line station at Hollywood Boulevard/Vine Street, is located approximately 600 feet south of the Project Site. Bus transit access is provided to a number of Metro and LADOT bus routes at multiple stops located within one block of the Project Site. These bus routes include Metro Rapid Line 780, Metro Local Lines 180/181, 210, 212/312, 217, and 222, and LADOT Downtown Area Short Hop (DASH) Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire. The Hollywood Freeway (US Route 101) is approximately 500 feet north of the Project Site; Interstate 10 is approximately five miles to the south; Interstate 110 is approximately five miles to the southeast; Interstate 5 is approximately five miles to the east; State Route 134 is approximately four miles to the north; and Interstate 405 is approximately eight miles to the southwest.

Consistency with Statutory Requirements for CEQA Streamlining

This application was prepared in accordance with the Governor's Guidelines for Streamlining Judicial Review under the California Environmental Quality Act (CEQA), which is provided on the Governor's Office of Planning and Research Website (http://www.opr.ca.gov/ceqa/california-jobs.html).

The following information (in addition to all exhibits) is submitted to establish that the Project satisfies the statutory requirements for CEQA streamlining as further informed by the criteria set forth in the Governor's Guidelines under California Public Resources Code Section 21178 et seq.

Information to show the project is residential, retail, commercial, sports, cultural, entertainment, or recreational in nature.

The Project is a mixed-use development that is both residential and commercial in nature, located on property zoned as (T)(Q)C2-2-SN and C4-2D-SN[1], which allows for multi-family residential development and commercial uses. As previously stated, the Project would include 872 market rate multi-family residential units in the Residential Scenario, (or 768 market rate multi-family residential units in the Hotel Scenario), 133 senior affordable dwelling units (or 116 senior affordable dwelling units in the Hotel Scenario) and 30,176 zoning square feet of neighborhood serving commercial uses (in both scenarios).

The residential units would include a large range of housing types to serve a broad section of the housing market, including singles, small families, empty-nesters as well as few larger units that could accommodate a larger family, and senior citizens via the incorporation of senior affordable units on both the Project's East and West Sites. The unit mix would include 1-, 2-, and 3-bedroom units. The Project's commercial uses would meet needs of neighborhood residents. The specific commercial uses may vary; however, it is expected that a substantial amount of the commercial area would be devoted to restaurant and retail uses.

Amenity/open space would be provided within buildings and through streetscaping and landscaping. Open space and recreation facilities for residents would be located on the second floor consisting of a fitness center in both towers; a large garden on Level 2 of both towers, and a rooftop terrace on both towers. At the pedestrian level, the Project would provide public paseos providing contiguous pedestrian access through the Project Site from west to east.

Proposed site plans for the Project are attached as **Exhibit 1**. A rendering of the Project is attached as **Exhibit 2**.

[1] On or about July 24, 2013, the City's City Council approved Ordinance No. 182,636 (effective on or about July 26, 2013) that amended the Property's zoning from C4-2D-SN to (T)(Q)C2-2-SN. On or about April 30, 2015, the Los Angeles Superior Court issued a ruling invalidating the City's adoption of Ordinance No. 182,636. The Superior Court's ruling is currently under appeal. However, the Applicant is hereby requesting a zone change that would supersede Ordinance No. 182,636; therefore, Ordinance No. 182,636 would be superseded and upon the City's approval of the requested zone change.

Information to show the project, upon completion, will qualify for LEED Gold Certification or better. The application shall specify those design elements that make the project eligible for LEED Gold Certification or better, and the applicant shall submit a binding commitment to delay operating the project until it receives LEED Gold Certification or better. If, upon completion of construction, LEED Gold Certification or better is delayed as a result of the certification process rather than a project deficiency, the applicant may petition the Governor to approve project operation pending completion of the certification process.

The Project would include design and construction decisions that have the potential to reduce energy and water use, promote resource conservation through redevelopment and the sourcing of local construction materials, and create healthier indoor environments. The Project would achieve the United States Green Building Standards (USGBC) Leadership in Energy and Environmental Design (LEED) Gold Certification. Achieving LEED Gold Certification requires obtaining at least 60 points satisfying seven categories, which can be organized into three overarching themes: Siting and Transportation, Building Performance, and Material Selection. The end result is a positive impact on resource conservation, the built environment, and the local community.

Because there are multiple buildings proposed on each site, the Project shall utilize the following documents:

- USGBC and the Green Business Certification, Inc. (GBCI) 2014 LEED Campus Guidance for Projects on a Shared Site.
- LEED v4 Building Design and Construction (BD+C) for New Construction rating system.

Both the East and West sites of the Project will submit as a Master Site – a certification process that allows projects that are on a shared site to document campus credits that are applicable to the entire site and buildings. Examples of campus credits include Location and Transportation Credit 7 (LTc7 – Reduced Parking Footprint) and Sustainable Sites Credit 5 (SSc5 – Heat Island Reduction). This approach allows for efficiencies in the LEED management and documentation process. As a complement to the Master Site approach, the Project would then pursue individual LEED certifications for each building (i.e., two on the West Site and two on the East Site, totaling four). Information regarding the LEED measures that the Project would achieve is provided below.

Siting, Transportation, and Mixed Use: This overarching theme addresses preservation of undeveloped property by encouraging infill development, adaptive re-use of existing historic buildings, and facilitating pedestrian activity by integrating a diversity of uses and providing convenient access to public transportation. The Project has been designed as high-density residential uses with neighborhood serving commercial uses on an underdeveloped site (currently the site is primarily surface parking lots) proximate to entertainment and employment, and would integrate a range of residential and commercial uses around public and private open spaces. The Project is located in a prime urban location in Hollywood in proximity (i.e., within a one-half mile) to transit including the Metro Red Line Hollywood and Vine Station and bus routes (Metro Rapid Line 780, Metro Local Lines 180/181, 210, 212/312, 217, and 222, and LADOT DASH Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire). The Project Site is

also located in proximity to restaurants and coffee shops, grocery stores, laundry/dry cleaner, movie theater, fitness center/gym uses, banks, and other service uses.

The Project would facilitate pedestrian access to the Project Site via sidewalks around the perimeter of the Project Site, as well as a wide, landscaped paseo extending east-west through the Project Site. Residents, visitors, patrons, and employees arriving to the Project Site by bicycle would have the same access opportunities as pedestrians and would be able to utilize on-site bicycle parking. The Project design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the residential units and hotel rooms for pedestrian way-finding and security purposes.

The urban location of the Project Site in Hollywood enables the Project to achieve many of the LEED Location and Transportation category credits including access to high-quality public transit and on-site Project electric vehicle (EV) charging stations (the West Site would contain 84 EV parking spaces and the East Site would contain 69 EV parking spaces). In terms of the LEED Sustainable Sites category credits, the Project is planning to incorporate rainwater management strategies such as pervious paving. The Project would provide 100 percent subterranean parking and light-colored, reflective paving materials to reduce the urban heat island effect relative to the existing site, which is primarily surface parking lots.

Building Performance: This overarching theme emphasizes water and energy efficiency to maximize livability with reduced resource consumption. The Project would incorporate high performance building envelopes to maximize energy efficiency and high-efficiency fixtures and appliances to optimize building energy performance to achieve a minimum of a 20 percent reduction from the LEED baseline (i.e., ASHRAE 90.1-2010 standards). The Project would incorporate high efficiency water fixtures and comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance to maximize water efficiency and reduce water use. The Project would include other specific design features that would be incorporated into the Project design to enhance energy and water efficiency, such as incorporating rainwater management strategies such as a green roof, rainwater capture, and pervious paving. The Project would also be graywater ready by incorporating graywater plumbing.

Material Selection: This overarching theme attempts to reduce the building's life cycle impact through the selection of upcycled, recycled, and locally sourced materials where feasible and also minimize exposure to environmental toxins by choosing low volatile organic compound (VOC) materials. The Project would incorporate materials and products with environmental product declarations (EPD) and health product declarations (HPD), which are materials and products with verified and registered disclosure documents that communicate transparent and comparable information about the life-cycle environmental impact of materials and products and disclosure of the potential chemicals of concern in materials and products. In addition, the Project would divert at least 75 percent of nonhazardous construction and demolition materials by utilizing City-approved construction and demolition haulers and implementation of a construction waste management plan.

Green building features consistent with the Project's LEED Gold certification that would result in quantifiable reductions in GHG emissions would include the following:

> **Green Building Features**: The Project will achieve the USGBC LEED Gold Certification and will be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. A summary of key green building and LEED measures are provided below:
>
> - The Project will incorporate heat island reduction strategies for 50 percent of the Project Site hardscapes or provide 100 percent structured parking for the Project uses and incorporate heat island reduction strategies for the Project roof areas.
> - The Project will promote alternatives to conventionally fueled automobiles by providing electric vehicle charging stations and/or preferred parking for alternative-fuel vehicles, low-emitting, and fuel-efficient and ride-sharing vehicles.
> - The Project will optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements (equivalent to approximately 11.6 percent reduction from the 2016 Title 24 standards) (DOE 2014, Energy Star 2018).[2]
> - The Project will reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.
> - The Project will provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

The LEED measures described above would contribute the Project achieving LEED Gold Certification, obtaining at least 60 points satisfying seven categories, as organized into the three overarching themes above: Siting and Transportation, Building Performance, and Material Selection. The GHG Emissions Offset Approach for the Hollywood Center Project / LEED Measures, dated May 2018, is attached as **Exhibit 3**.

[2] The 2013 ASHRAE 90.1 Determination for High-Rise Apartments reports an 8.4% savings in new building Source Energy Use Intensity (EUI) compared to 2010 ASHRAE 90.1. The EPA recommends using Source Energy as most equitable unit of evaluation so Source EUI was compared between 2013 and 2010. The Project LEED checklist states it will be 20% more efficient than the LEED baseline, which uses the 2010 ASHRAE 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency, which is aligned with the 2013 ASHRAE 90.1 standards, the Project would be 11.6 percent (20 percent - 8.4 percent) more efficient than 2016 Title 24 standards.

Information to show the project will achieve at least 15 percent greater transportation efficiency, as defined in Public Resources Code section 21180(c), than comparable projects. The applicant shall provide information setting forth its basis for determining and evaluating comparable projects and their transportation efficiency, and how the project will achieve at least 15 percent greater transportation efficiency. For residential projects, the applicant shall also submit information demonstrating that the number of vehicle trips by residents divided by the number of residents is 15 percent more efficient than for comparable projects. For the purpose of this provision, comparable means a project of the same size, capacity and location.

The Project is considered an "infill" project, as it is replacing existing commercial/underutilized space with a high-density, mixed-use development. The Project Site is located in the Hollywood Community Plan Area of the City. The Project Site is located approximately 500 feet south of the Hollywood Freeway (US Route 101), which connects the San Fernando Valley and Downtown Los Angeles.

The Project would include a mix of residential and neighborhood serving commercial uses (restaurant and retail) as well as publicly accessible open space, which would provide convenient local destinations for the residential element of the Project without having to drive to other locations. The mix of uses on and around the Project Site provides for internal capture of vehicle trips that would otherwise occur without the mix of uses. The Project is also located in a highly-walkable area of Hollywood with excellent access to high-quality transit service that would provide convenient access to local employment, shopping and entertainment opportunities without using a car for the residents of the Project. The Project Site is located within a TOD and is accessible via multiple modes of public transportation. Metro and LADOT operate an extensive system of rapid and local bus lines in the Hollywood community. The Metro Red Line station at Hollywood Boulevard/Vine Street is located approximately 600 feet south of the Project Site, and allows immediate access to the Metro Red Line subway. The Metro Red Line provides high-capacity, high-frequency transit service along the high-density corridor through North Hollywood, Hollywood, and Downtown Los Angeles. Bus transit access is provided to a number of Metro and LADOT bus routes at multiple stops located within one block of the Project Site. These bus routes include Metro Rapid Line 780, Metro Local Lines 180/181, 210, 212/312, 217, and 222, and LADOT DASH Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire.

Bicycle access to the Project Site is provided via routes with shared lane markings or "sharrows" on Yucca Street, Vine Street, and Wilcox Avenue. Pedestrian access to the Project would be provided via sidewalks around the perimeter of the Project Site, as well as a wide, landscaped paseo extending east-west through the Project Site. Residents, visitors, patrons, and employees arriving to the Project Site by bicycle would have the same access opportunities as pedestrians, and would be able to utilize on-site bicycle parking facilities. The paseo would be open to the public at all times.

A transportation demand management (TDM) program will be implemented to reduce the Project's single occupant vehicles trips and increase the trips arriving via alternative modes of transportation (e.g., walking, bicycle, carpool, vanpool, and transit). The TDM program will

include design features, transportation services, education, and incentives intended to reduce the amount of single occupant vehicles during commuter peak hours. The TDM program may include the following strategies:

- Parking
  - Unbundle residential parking
  - Unbundle commercial parking coupled with pricing workplace parking and parking cash-out
  - Contribute to LADOT Express Park program to upgrade local parking meter technology
  - Daily parking discount for Metro Commuters
- Transit
  - Provide a location on-site at which to purchase Metro passes and bus info
  - Transit subsidies (residential and commercial employees)
  - Provide parking spaces for monthly lease to non-resident Metro park n ride users
  - Provide discounted daily parking to non-resident Metro transit pass holders
  - Bus stop upgrades
  - Upgrade/repair public sidewalks on route to Metro Red Line Hollywood/Vine Station
- Commute Trip Reductions
  - Commute trip reduction program:
    - rideshare (carpool/vanpool) matching and preferential parking
    - guaranteed ride home (e.g., monthly Uber/Lyft/taxi reimbursement)
    - alternative work schedules and telecommute
  - Business center/work center for residents working at home
- Shared Mobility
  - On-site car share
  - Rideshare matching
  - On-site bike share station and/or subsidized membership (residents, employees); on-site guest bike share service (hotel) (if/when public bike share comes to Hollywood)
  - LADOT Mobility Hub program
- Bicycle Infrastructure
  - Develop a bicycle amenities plan
  - Bicycle parking (indoors & outdoors)
  - Bike lockers, showers, and repair station

  - Convenient access to on-site bicycle facilities (wayfinding, etc.)
  - Contribution towards City's Bicycle Plan Trust Fund
- Site Design
  - Integrated pedestrian network within and adjacent to site (transit, bike, ped friendly)
- Education & Encouragement
  - Transportation information center, kiosks and/or other on-site measures
  - Tech-enabled mobility: website/mobile app (comprehensive commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, etc.)
  - Marketing and promotions (including digital gamification – participants can log trips for prizes, promotions, discounts for local merchants, incentives, etc.)
- Management
  - On-site TDM program coordinator and administrative support
  - Conduct user surveys
  - Join future Hollywood Transportation Management Organization (TMO)

Based on the findings of the ELDP Transportation Efficiency Analysis for the Hollywood Center Project prepared by Fehr and Peers for the Project, the Project's location in the dense, infill, transit-friendly Hollywood community environment, its mixed-use character resulting in internal trip capture, and its proposed TDM strategies would reduce the Project's estimated daily vehicular trip generation estimates by 19 percent for the Hotel Scenario and 19 percent for the Residential Scenario as compared to a comparable mixed-use project. Therefore, both proposed Project scenarios would result in substantially more than the 15 percent greater transportation efficiency requirement.

The ELDP Transportation Efficiency Analysis for the Hollywood Center Project, dated April 18, 2018, is attached as **Exhibit 4**.

Information to show the project is located on an infill site, defined at Public Resources Code Section 21061.3, and in an urbanized area, as defined at Public Resources Code Section 21071.

The Project is located on an infill site. Under Public Resources Code Section 21061.3, an "infill site" is defined as a site that "has been previously developed for qualified urban uses." In turn, a "qualified urban use" is defined, pursuant to Public Resources Code Section 21072, as "any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." The Project Site meets this definition as it is currently developed with existing commercial space consisting of parking spaces, the Capitol Records Complex, and a former rental car facility. Additionally, the Project is located in an "urbanized area," which is defined under Public Resources Code Section 21071 as "an incorporated city" that meets the criteria of having a population of at least 100,000 persons. The City, which is an incorporated city, has an estimated population of 4,041,707 in 2017 according to the 2017

estimates prepared by the California Department of Finance (DOF 2017). Thus, the Project would represent an urban infill development since it would be located on a site that meets the definition of an infill site in an urbanized area and would be considered a qualified urban use.

The information required by Public Resources Code section 21180(b)(1) is available for projects within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect. For the purposes of this provision, "in effect" means that the sustainable communities strategy or the alternative planning strategy has been adopted by the metropolitan planning organization, and that the Air Resources Board has accepted the metropolitan planning organization's determination that the sustainable communities strategy or alternative planning strategy meets the adopted greenhouse gas reduction targets and is not the subject of judicial challenge.

California Senate Bill (SB) 375 was passed by the State Assembly on August 25, 2008 and signed into law by the Governor on September 30, 2008. This legislation links regional planning for housing and transportation with the greenhouse gas (GHG) reduction goals outlined in California Assembly Bill (AB) 32. Under SB 375, each Metropolitan Planning Organization (MPO) is required to adopt a Sustainable Community Strategy to encourage compact development that reduces passenger vehicle miles traveled (VMT) and trips so that the region will meet a target, created by the California Air Resources Board (CARB), for reducing GHG emissions.

The Project is within the jurisdiction of the Southern California Association of Governments (SCAG). On April 4, 2012, SCAG's Regional Council adopted the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future (2012–2035 RTP/SCS). On April 7, 2016, SCAG's Regional Council adopted the 2016-2040 RTP/SCS: A Plan for Mobility, Accessibility, Sustainability and a High Quality of Life. The 2016-2040 RTP/SCS reaffirms the land use policies that were incorporated into the 2012-2035 RTP/SCS. On June 28, 2016, CARB accepted SCAG's quantification of GHG emission reductions from the 2016 SCS and the determination that the 2016 SCS would, if implemented, achieve the 2020 and 2035 GHG emission reduction targets established by CARB (CARB 2016).

The purpose of the SCAG RTP/SCS is to achieve its assigned regional per capita GHG reduction targets for the passenger vehicle and light-duty truck sector established by CARB pursuant to SB 375. SCAG's RTP/SCS plans for regional population growth using smart land use strategies. As part of the SCS/RTP, "transportation network improvements would be included, and more compact, infill, walkable and mixed-use development strategies to accommodate new region's growth would be encouraged to accommodate increases in population, households, employment, and travel demand." (SCAG 2015) Moreover, the RTP/SCS states that while "[p]opulation and job growth would induce land use change (development projects) and increase VMT, and would result in direct and indirect GHG emissions," the RTP/SCS would "supports sustainable growth through a more compact, infill, and walkable development pattern." (SCAG 2015) Accordingly, the RTP/SCS outlines the region's plan for integrating the transportation network and related strategies with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. Additionally, the RTP/SCS demonstrates the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB. The majority of new housing and job growth is focused in high-quality transit areas (HQTA) and

other opportunity areas in existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development (TOD). This overall land use development pattern supports and complements the proposed transportation network that emphasizes system preservation, active transportation, and transportation demand management TDM measures.

Adopted strategies for the reduction of GHG emissions, as part of the 2012–2035 RTP/SCS and the 2016-2040 RTP/SCS, have the potential to significantly change the region's land use and travel patterns to achieve GHG reductions by 2020, 2035, and 2040. Such strategies include (but are not limited to) the following:

- Compact growth in areas accessible to transit;
- Half of all new development on three percent of the region's land use;
- More multi-family housing, jobs, and housing closer to transit;
- New housing and job growth focused in HQTAs; and
- Investments in biking and walking infrastructure to improve active transportation options and transit access.

Consistent with the RTP/SCS, the Project proposes higher density, consistent with compact growth, on a parcel of infill urban land accessible to and well served by public transit including frequent and comprehensive transit services provided by the nearby Metro Red Line, which provides convenient access to locations within North Hollywood, Universal City, Hollywood and Downtown Los Angeles and direct connections to the Metro Gold, Purple, and Expo lines that provide transit service to a multitude of locations throughout the Los Angeles region. The Project would be located within a quarter-mile of public transportation, including existing Metro bus routes with 15-minute or less service frequency in the vicinity of the Project Site during peak commute hours based on a review of Metro timetables (e.g., 180/181, 210, 212/312, and 217)[3] and LADOT Dash Beachwood, Dash Hollywood. The SCAG objective of locating multi-family housing in proximity to jobs and transit would be accomplished by the Project. New housing and job growth, as a result of the completed Project, is focused in a HQTA, which SCAG defines as an area within a half mile of a well-serviced transit stop. A well-service transit stop is one which has a 15 minute or less service frequency during peak commute hours" (CARB 2012). As discussed above, the Project would be consistent with this strategy.

The Project would also be consistent with the general land use designation, density, and building intensity outlined in the SCAG 2016–2040 RTP/SCS. Using data collected from local jurisdictions, including General Plans, SCAG categorized existing land use into "land use types," then combined these land use types into 35 place types, and then classified sub-regions into one of three land use development categories: urban, compact, or standard. SCAG used each of these three categories to describe the conditions that exist and/or are likely to exist within each specific area of the region (SCAG 2016).

[3] Metro timetables are available on the Metro website: https://www.metro.net/riding/maps/.

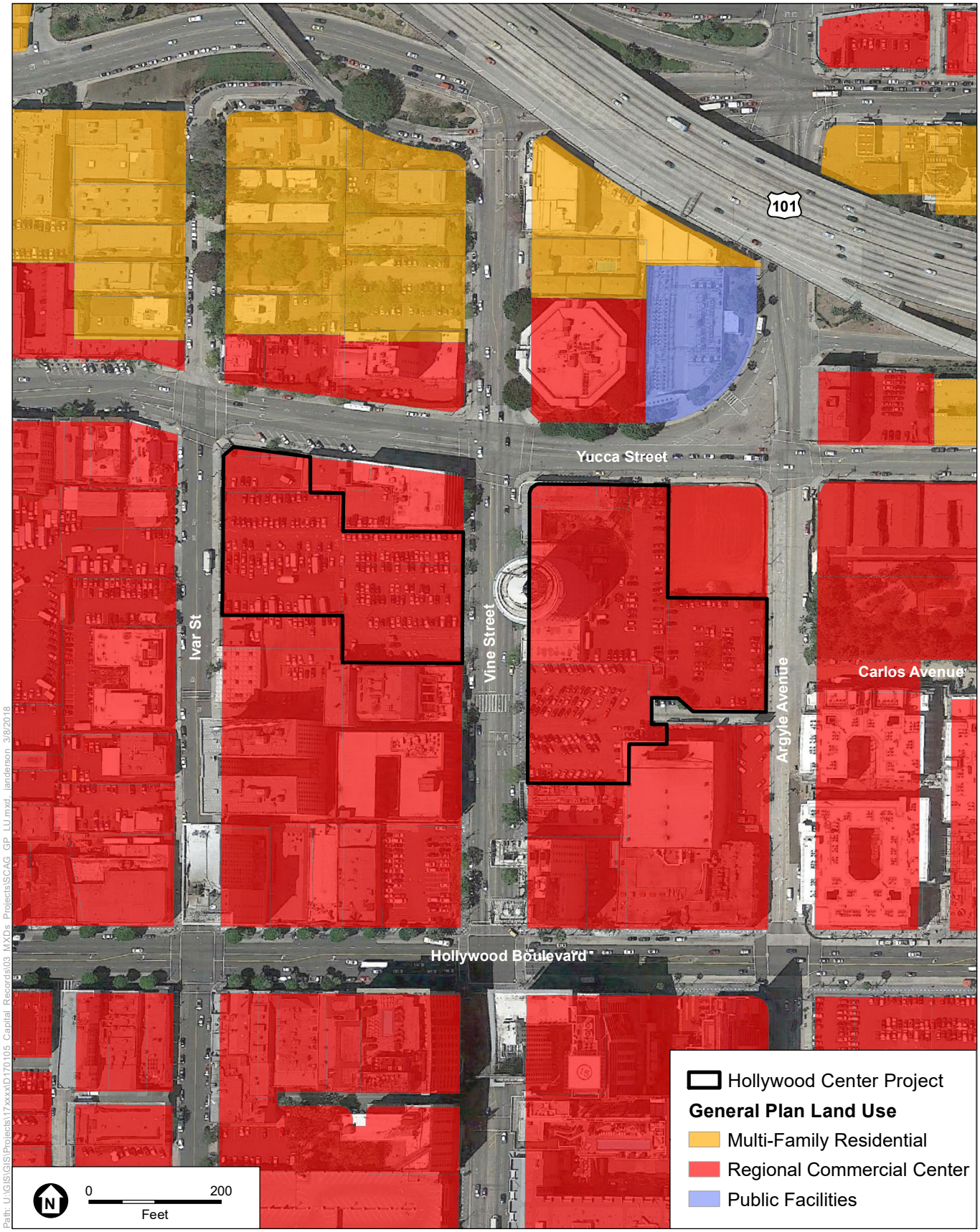
SCAG identified the existing General Plan land uses as Commercial and Services (SCAG Data Request Maps, refer to the attached **Figure 1**). After converting this data into Scenario Planning Zone-level place types, SCAG categorized the area surrounding the Project as an urban area (SCAG 2016).

The RTP/SCS defines urban areas as "often found within and directly adjacent to moderate and high density urban centers. Nearly all urban growth in these areas would be considered infill or redevelopment. The majority of housing is multi-family and attached single-family (townhome), which tend to consume less water and energy than the large types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. They have well-connected street networks, and the mix and intensity of uses result in a highly walkable environment. These areas offer enhanced access and connectivity for people who choose not to drive or do not have access to a vehicle" (SCAG 2016).

The SCAG urban land development category comprises the following urban footprint scenario models, including urban mixed use, urban residential, urban commercial, city mixed use, city residential, and city commercial (SCAG 2016). The Project would consist of multi-family residential uses with ground-level neighborhood serving commercial uses and thus would be consistent with the range of place types within the SCAG urban land development category.

Additionally, the RTP/SCS states that "urban mixed-use districts are exemplified by a variety of intense uses and building types. Typical buildings are between 10 and 40+ stories tall, with offices and/or residential uses and ground-floor retail space. Parking is usually structured below or above ground. Workers, residents, and visitors are well served by transit, and can walk or bicycle for many of their transportation needs." As previously described, the Project would be consistent with the RTP/SCS's urban mixed-use district.

The project would provide 551 bicycle parking spaces under the Residential Scenario and 554 bicycle parking spaces under the Hotel Scenario, which is consistent with that required by LAMC Section 12.21.A.16, to encourage non-polluting transportation alternatives. Data from the City shows that within the Hollywood Community Plan Area, the area in which the Project Site is located, the percentage of workers that commute to work by walking, biking, and public transportation is approximately 22 percent for the area as a whole based on 2010 data (City of LA 2013). The statewide percentage of workers that commute to work by walking, biking, and public transportation is approximately 9 percent based on census data for the 2010 to 2014 period (CAPCOA 2010). The data indicates that the Project Site area substantially exceeds the statewide average for the percentage of workers that commute to work by walking, biking, and public transportation. The high proportion of workers that commute to work by walking, biking, and public transportation in the Project Site area supports a reasonable expectation that residents and visitors of the Project would have access to and would utilize alternative forms of transportation.



SOURCE: Google Earth, 2014-04-23 (Aerial); SCAG 2012.

Hollywood Center Project

Figure 1
General Plan Land Uses

ESA

This finding is consistent with the California Air Pollution Control Officers Association (CAPCOA) findings in the CAPCOA guidance, *Quantifying Greenhouse Gas Mitigation Measures*, land use transportation (LUT) measure LUT-5 (Increase Transit Accessibility), which indicates that "high density near transit will facilitate the use of transit by people." (CAPCOA 2010)

Therefore, the Project would be consistent with the land use designation and the goals of the SCAG RTP/SCS, which seeks "[s]trategies focused on high-quality places, compact infill development, and more housing and transportation choices." As this information demonstrates, the Project has been proposed in an area where its development can achieve substantial reductions in VMT and associated mobile source emissions relative to the statewide average. The Project's traffic study also verifies that the proposed development would result in decreases of the average auto trip length and per capita VMT (see **Exhibit 4**). By adhering to SCAG's strategies to reduce VMT and associated GHG emissions, as noted above, the Project serves to fulfill the MPO's determination that the RTP/SCS meets the adopted GHG reduction targets.

If the project is a multifamily residential project, evidence that (1) private vehicle parking spaces are priced and rented or purchased separately from dwelling units; or (2) the dwelling units are subject to affordability restrictions that prescribe rent or sale prices, and the cost of parking spaces cannot be unbundled from the cost of dwelling units.

The Project would provide unbundled parking for the residential dwelling units except for the dwelling units subject to affordability restrictions that prescribe rent or sale prices and the cost of parking spaces cannot be unbundled from the cost of the affordable dwelling units.

For projects defined in Public Resources Code Section 21180(b)(2) or 21180(b)(3), information sufficient to enable the Governor to determine that the project meets the criteria set forth in those sections.

The Project is not a clean renewable energy project that generates electricity exclusively through wind or solar, but not including waste incineration or conversion and is not a clean energy manufacturing project that manufactures products, equipment, or components used for renewable energy generation, energy efficiency, or for the production of clean alternative fuel vehicles. Therefore, Public Resources Code Section 21180(b)(2) or 21180(b)(3) do not apply.

Information establishing that the project entails a minimum investment of $100 million in California through the time of completion of construction.

The Project would far exceed the $100 million minimum investment through the time of completion of construction. The Project entails the construction of urban mixed-used retail and residential project consisting of 872 market rate multi-family residential units in the Residential Scenario (or 768 market rate multi-family residential units in the Hotel Scenario), 133 senior affordable dwelling units in the Residential Scenario (or 116 senior affordable dwelling units in the Hotel Scenario) and 30,176 zoning square feet of neighborhood serving commercial uses. Based on recent construction cost information, under the Residential Scenario, the Project's total compensation generated during construction (labor income) is estimated to be $432.6 million in total compensation paid to workers directly and indirectly associated with construction, of which

$265.7 million would be paid to on-site construction workers. Under the Residential Scenario, the total economic output is estimated to be $1.196 billion, including $747.8 million associated with Project construction. Compared to the Residential Scenario, the fiscal impacts and economic benefits would be generally similar under the Hotel Scenario for construction and higher for operations primarily due to the hotel's Transient Occupancy Tax revenue. The fiscal impacts and economic benefits under the Residential Scenario and the Hotel Scenario are summarized in **Table 1** below.

TABLE 1
OVERVIEW OF FISCAL IMPACTS AND ECONOMIC BENEFITS

	Construction of Project (One-Time/Short-Term)	Construction of Project with Hotel (One-Time/Short-Term)	Ongoing Operation of Project (Annual)	Ongoing Operation of Project with Hotel (Annual)
Employment	7,452 Jobs	7,565 Jobs	937 Jobs	1,126 Jobs
Labor Income	$432,600,000	$441,100,000	$43,800,000	$55,500,000
Economic Output	$1,196,000,000	$1,200,000,000	$119,300,000	$147,500,000
City of Los Angeles Local Taxes				
One-time tax revenue for General Fund	$6,100,000	$9,200,000	–	–
Annual Net Fiscal Impacts				
City revenue in Project's first stabilized year of operation in 2030	–	–	$5,900,000	$10,200,000 *
First stabilized year	–	–	$885,000	$5,200,000 *
Cumulative City revenues over the 2019-2050 projection period	–	–	$252,700,000	$379,100,000 *
Cumulative net fiscal impact	–	–	$98,600,000	$225,900,000 *

* Annual net fiscal impacts for the Hotel are larger than the Project due primarily to the hotel's Transient Occupancy Tax revenue
SOURCE: HR&A Advisors, Inc. 2018

A detailed Economic and Fiscal Impact Report for the Project, dated April 2018, is attached as **Exhibit 5**.

Information establishing that the prevailing and living wage requirements of Public Resources Code Section 21183(b) will be satisfied.

The Project would create high-wage, highly skilled jobs that pay prevailing wages and living wages and will comply with all applicable provisions of Public Resources Code Section 21183(b). As defined in Section 21183(b)(1), "jobs that pay prevailing wages" means that all construction workers employed in the execution of the project would receive at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the

Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code." The Project Applicant will include the prevailing wage requirement in all contracts for the performance of the work. The Applicant will enter into a project labor agreement (PLA) with the Los Angeles/Orange Counties Building and Construction Trades Council and the Craft Unions and District Councils specifically to fulfill the requirements of Section 21183. A copy of the executed Hollywood Center PLA Letter of Commitment is attached as **Exhibit 6**.

Based on the analysis in the Economic and Fiscal Impact Report for the Project, dated April 2018, and attached as **Exhibit 5**, under the Residential Scenario, the Project would provide approximately 7,452 full time and part time construction jobs, of which 4,284 would be construction jobs located at the Project Site (or 7,565 full time and part time construction jobs for the Hotel Scenario, of which 4,559 would be construction jobs located at the Project Site) and 937 permanent jobs, of which 689 jobs would be associated with on-site restaurant operation and new household spending that would occur both on-site and elsewhere in the City's economy (or 1,126 permanent jobs for the Hotel Scenario, of which 825 jobs would be associated with on-site hotel and restaurant operation and new household spending that would occur both on-site and elsewhere in the City's economy). These jobs would be available to Californians to help reduce unemployment.

Information establishing that the project will not result in any net additional greenhouse gas emissions. This information is subject to a determination signed by the Executive Officer of the Air Resources Board that the project does not result in any net additional greenhouse gas emissions, following the procedures set forth in section 6 of the Governor's Guidelines.

The Project would not result in any net additional GHG emissions. The proposed methodology for quantifying the project's GHG emissions is attached as **Exhibit 7**.

Prior to the onset of construction activity, the existing uses would be vacated and all facilities would cease to operate. The Project Site is currently developed with surface parking areas and a former rental car facility on the West Site and surface parking on the East Site. These uses would be demolished and removed to allow for development of the Project. The former rental car facility could relocate to another location; therefore, the Project will not take emissions credit from its removal. Construction of the Project would result in one-time GHG emissions during the period of construction activity. Construction of the West Site would commence first, followed by construction of the East Site. The West Site would be operational during construction of the East Site. As such, there would be a period of time where operational emissions from the West Site would occur contemporaneously with construction emissions from the East Site until construction of the East Site is completed.

Construction of the Project would result in one-time GHG emissions of carbon dioxide (CO_2) and smaller amounts of methane (CH_4) and nitrous oxide (N_2O) from heavy-duty construction equipment, haul trucks, and worker vehicles. Construction emissions are forecasted by assuming a conservative estimate of construction activities (i.e., assuming all construction occurs at the earliest feasible date) and applying the off-road and on-road emissions factors. The emissions are estimated using the California Emissions Estimator Model (CalEEMod), which incorporates the

CARB off-road emissions factor model, OFFROAD, and the on-road emissions factor model, EMFAC. The output values used in this analysis are adjusted to be project-specific based on expected equipment types and the construction schedule. These values are applied to the construction phasing assumptions to generate GHG emissions values for each construction year. The CalEEMod tool provides options for specifying equipment, horsepower ratings, load factors, and operational hours per day. Since a specific construction contractor(s) has not yet been retained for the Project, specific equipment specifications are not yet known. Therefore, air district recommended default equipment and vehicle horsepower ratings and load factors provided in CalEEMod are used in this assessment. The use of these CalEEMod factors is recognized as providing a reasonably conservative estimate of a project's construction emissions. Construction of the Project would occur over a number of phases and include activities such as demolition, debris and soil hauling, building construction, architectural coating, and paving. The construction phases are not independent of each other, as there may be overlap and efficiency built into the construction process. Information regarding the activities that would occur during these phases is provided below:

West Site:

- **Demolition:** This phase is anticipated to begin as early as 2021 and last for approximately two months. If construction commences at a later date, this assessment would be considered conservative as future year emission factors tend to decline in future years as older, higher polluting vehicles and equipment are retied or replaced with newer, less polluting vehicles and equipment. Construction equipment would include an air compressor, concrete saw, loader, haul trucks, jackhammer, dumper/tender and other construction equipment.
- **Utilities/Trenching:** This activity is anticipated to have some overlap with demolition and site preparation and last for approximately one month. During this phase, trenching for site utilities would occur. Construction equipment would include an air compressor, concrete saw, backhoe and loader.
- **Site Preparation:** This phase is anticipated to overlap with demolition, utilities/trenching, and grading and excavation and last for approximately one month. Construction equipment would include an excavator and loader.
- **Grading and Excavation:** This phase is anticipated to have some overlap with the demolition and site preparation phases and last for just over approximately five months. Construction equipment would include a backhoe, dumper/tenders, excavators, haul trucks, and loaders. Approximately 168,020 cubic yards of soil would be excavated and exported.
- **Foundation/Concrete Pouring:** This activity is anticipated to occur after grading and excavation and would be before building construction activities for approximately two months. During this activity, the building foundations would be prepared and concrete pouring would occur along with cast-in drilled hole foundations and column footings. Construction equipment would include concrete trucks, an air compressor, backhoe, crane, forklift, jackhammer and a pump.
- **Building Construction:** This phase is anticipated to begin after foundations/concrete pouring for approximately two years. During this phase, the building would be constructed. Construction equipment would include an air compressor, backhoe, drill rig, cranes, dumper/tenders, forklift, jackhammer, pumps, and material/vendor supply trucks.

- **Paving:** This activity is anticipated to last for approximately three months and occur during the building construction phase and overlap with the architectural coating phase. During this activity, paving materials would be poured during construction of the buildings and related features and the surfaces would be paved. Construction equipment would include a backhoe, concrete saw, grader, paver, paving equipment, plate compactor, roller, surfacing equipment, sweeper/scrubber, and other equipment.
- **Architectural Coating:** This activity is anticipated to last for approximately 15 months and occur during the building construction phase and overlap with the paving phase. During this activity, the interior and exterior coating would be applied to the residential and commercial uses as the floors are built out. Specific coating equipment would include an air compressor, dumper/tender, and forklift.

East Site:

- **Site Preparation:** This phase is anticipated to begin as early as 2024 and last for approximately one month. If construction commences at a later date, this assessment would be considered conservative as future year emission factors tend to decline in future years as older, higher polluting vehicles and equipment are retied or replaced with newer, less polluting vehicles and equipment. Construction equipment would include an excavator and loader.
- **Grading and Excavation:** This phase is anticipated to have some overlap with the site preparation and utilities/trenching phases and last for approximately five months. Construction equipment would include a backhoe, dumper/tenders, excavators, haul trucks, and loaders. Up to approximately 153,655 cubic yards of soil would be excavated and exported.
- **Utilities/Trenching:** This activity is anticipated to have some overlap with site preparation and grading and excavation and last for approximately one month. During this phase, trenching for site utilities would occur. Construction equipment would include an air compressor, concrete saw, backhoe and loader.
- **Foundations/Concrete Pouring:** This activity is anticipated to occur after the grading and excavation phase and would be before the building construction activities for just under approximately two months. During this activity, the building foundations would be prepared and concrete pouring would occur along with cast-in drilled hole foundations and column footings. Construction equipment would include concrete trucks, an air compressor, backhoe, crane, forklift, jackhammer and a pump.
- **Building Construction:** This phase is anticipated to begin after the foundations/concrete pouring phase and would have last for approximately two years and 4 months. During this phase, the building would be constructed. Construction equipment would include an air compressor, backhoe, drill rig, cranes, dumper/tenders, forklift, jackhammer, pumps, and material/vendor supply trucks.
- **Paving:** This activity is anticipated to last for approximately three months and overlap with the building construction phase. During this activity, paving materials would be poured during construction of the buildings and related features and the surfaces would be paved. Construction equipment would include a backhoe, concrete saw, grader, paver, paving equipment, plate compactor, roller, surfacing equipment, sweeper/scrubber, and other equipment.

- **Architectural Coating:** This activity is anticipated to last for approximately 15 months and occur during the building construction phase. During this activity, the interior and exterior coating would be applied to the residential and commercial uses as the floors are built out. Specific coating equipment would include an air compressor, dumper/tender and forklift.

Operation of the Project would generate GHG emissions from vehicles traveling to and from the Project Site, area sources (landscaping equipment) energy demand (electricity and natural gas), water demand, and solid waste generation. Physical and operational land use characteristics and green building features for which sufficient data is available to quantify the reductions from building energy and resource consumption are accounted for in the quantitative analysis, and include but are not limited to the following measures described below.

Land Use Characteristics: The Project includes a mix of residential and neighborhood serving commercial uses (restaurant, retail, and the Capitol Records Complex) located at the ground level, which would provide convenient local destinations for the residential element of the Project without having to drive to other locations. The mix of uses on and around the Project Site provides for internal capture of vehicle trips that would otherwise occur without the mix of uses. The Project is also located in a highly-walkable area in the Hollywood community with a high level of provision of bicycle facilities and excellent access to high-quality transit service in Los Angeles, that will provide convenient access to local employment, shopping and entertainment opportunities without using a car for the residents of the Project. The Project is located in an area well served by multi-modal transportation options and in close proximity to services, which reduces VMT from private automobiles. The Project Site is less than 0.5 miles from the Metro Red Line at Hollywood Boulevard/Vine Street. Bus transit access is provided to a number of Metro and LADOT bus routes at multiple stops located within one block of the Project Site. These bus routes include Metro Rapid Line 780, Metro Local Lines 180/181, 210, 212/312, 217, and 222, and LADOT DASH Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire. The Project Site is also an infill location in close proximity (i.e., within a one-half mile) to a number of services including restaurant, grocery, laundry/cleaner, movie theater, fitness center uses and other service uses. The Project would also implement a TDM Program that would provide new on-site residents and employees with transit information, on-site bicycle amenities (bicycle racks, lockers, showers, etc.), unbundle residential parking, and other measures to encourage the use of non-auto modes and reduce vehicle trips to and from the Project Site. These characteristics result in a substantial reduction in VMT compared to the regional average.

Green Building Features: The Project will achieve the USGBC LEED Gold Certification and will be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. A summary of key green building and LEED measures are provided below:

- The Project will incorporate heat island reduction strategies for 50 percent of the site hardscapes or provide 100 percent structured parking and incorporate heat island reduction strategies for the Project roof areas.

- The Project will promote alternatives to conventionally fueled automobiles by providing electric vehicle charging stations and/or preferred parking for alternative-fuel vehicles, low-emitting, and fuel-efficient and ride-sharing vehicles.
- The Project will optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements (equivalent to approximately 11.6 percent reduction from the 2016 Title 24 standards) (DOE 2014, Energy Star 2018).[4]
- The Project will reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.
- The Project will provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

To achieve the goal of the Project not resulting in any net additional GHG emissions, the Project would implement GHG reduction measures and programs that may include community-based programs that reduce sources of GHG emissions in the regions. These may include installing solar panels on existing rooftops and carports or other similar community-based measures. The Project may also purchase green-power to offset the GHG emissions from the Project's building electricity demand, obtain GHG credit offsets, or other similar types of GHG reductions. Detailed GHG emissions calculations demonstrating a net zero increase in GHG emissions is attached as **Exhibit 7**.

Information establishing that the project will comply with requirements for commercial and organic waste recycling in Chapters 12.8 (commencing with Public Resources Code Section 42649) and 12.9 (commencing with Public Resources Code Section 42649.8), as applicable.

With respect to municipal solid waste, the State has enacted regulations to address solid waste services and recycling. California Public Resources Code, Division 30, Part 3 Chapter 12.8, Section 42649 et seq. requires businesses that produce four cubic yards or more of solid waste per week or multifamily residential dwellings of five units or more to arrange for recycling services that are consistent with state or local laws or requirements, including a local ordinance or agreement, applicable to the collection, handling, or recycling of solid waste, to the extent that these services are offered and reasonably available from a local service provider (CPRC 2011). In addition, California Public Resources Code, Division 30, Part 3 Chapter 12.9, Section 42649.8 et seq. requires after January 1, 2020, if the department determines that statewide disposal of organic waste has not been reduced to 50 percent of the level of disposal during 2014, a business that generates two cubic yards or more per week of commercial solid waste is required to arrange for organic waste recycling services that include at least one of the following actions: (1) source separate of organic waste from other waste and subscribe to a basic level of organic waste recycling service that includes collection and recycling of organic waste, (2) recycle its organic

[4] The 2013 ASHRAE 90.1 Determination for High-Rise Apartments reports an 8.4% savings in new building Source Energy Use Intensity (EUI) compared to 2010 ASHRAE 90.1. The EPA recommends using Source Energy as most equitable unit of evaluation so Source EUI was compared between 2013 and 2010. The Project LEED checklist states it will be 20% more efficient than the LEED baseline, which uses the 2010 ASHRAE 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency, which is aligned with the 2013 ASHRAE 90.1 standards, the Project would be 11.6 percent (20 percent - 8.4 percent) more efficient than 2016 Title 24 standards.

waste on-site or self-haul its own organic waste for recycling, (3) subscribe to an organic waste recycling service that may include mixed waste processing that specifically recycles organic waste, (4) make other arrangements to meet the organic waste requirements of a local governmental agency that are more stringent or comprehensive than the requirements of Chapter 12.9, unless the department determines that this requirement will not result in significant additional reductions of organics disposal (CPRC 2011).

The City has developed and is in the process of implementing the *Solid Waste Integrated Resources Plan (SWIRP) – A Zero Waste Management Plan*, also referred to as the City's Zero Waste Plan, whose goal is to lead Los Angeles towards being a "zero waste" City by 2030 (DPW 2013). These waste reduction plans, policies, and regulations, along with Mayoral and City Council directives, have increased the level of waste diversion (e.g., recycling) for the City to 76 percent as of 2013 (DPW 2017). The City has also approved Ordinance No. 181519 (LAMC Sections 66.32-66.32.5), which requires the diversion of mixed construction and demolition debris to City certified construction and demolition waste processors. The Project would be consistent with the City and State waste requirements by utilizing waste collection services that are approved by the City and that meet the applicable requirements for waste diversion and recycling mandates. The City generally relies on single-stream waste recycling where mixed waste is collected and sorted for recycling at a waste reclamation facility. The Project would subscribe to a municipal solid waste collection service that is approved by the City and that meets applicable City and State waste collection, management, recycling and diversion requirements.

Information documenting a binding agreement between the project proponent and the lead agency establishing the requirements set forth in Public Resources Code Sections 21183(e) (all mitigation measures will be conditions of approval and enforceable, and environmental mitigation measures will be monitored and enforced for the life of the obligation), (f) (applicant will pay costs for hearing by Court of Appeal), and (g) (applicant will pay costs of preparing the record or proceedings).

The letter of acknowledgement of obligations and binding agreement between the Applicant and the City of Los Angeles is provided in **Exhibit 8**.

Consistency with Planning Goals, Policies and Objectives of the City of Los Angeles

The Project Site is located within the Hollywood Community Plan area. The Project Site has a General Plan land use designation of Regional Center Commercial and is currently zoned (T)(Q)C2-2-SN and C4-2D-SN. The C2 and C4 Commercial Zone designation permits the development of commercial uses and the development of multi-family dwelling units (R4). The Project Site is also within Height District 2 and within the Sign Supplemental Use District. The Height District 2 allows for a FAR of 6:1 in the Project Site's C2 and C4 zoned portions with no height limit. However, the Project Site is subject to D Limitations, which limit some lots to a 3:1 FAR and other lots to a 2:1 FAR. The D Limitations do not impose any height limits on the Project Site. The "(T)" Condition means that the Project Site is in a Tentative classification pending the recordation of a Final Map, Parcel Map, or the completion of required dedications, payments or improvements in compliance with the requirements of the Municipal Code. The

"(Q)" Condition means that the Project Site is in a Qualified classification, which allows commercial uses to be included along with the residential development provided the floor area for the commercial uses does not exceed a 2:1 FAR. The Project Site is also located in the Hollywood Redevelopment Plan area, which limits Regional Center Commercial designations to a 4.5:1 FAR with a maximum 6:1 FAR with City Planning Commission approval. In addition, the Project Site is located within a designated Transit Priority Area. As detailed above in the Project Proposal, the Project will seek a zone change to C2-SN, a Height District Change to remove the D Limitation, a State Density Bonus, a Master Conditional Use Permit, a Site Plan Review, a Vesting Tentative Tract Map, a Waiver of Dedication, and a Development Agreement.

The Project is consistent with many of the goals, policies and objectives of the City's General Plan, the Housing Element, and the Do Real Planning Guidelines as explained below. In addition, all entitlements being considered for approval by the City conform with the appropriate sections set forth in the LAMC and the underlying zoning.

General Plan Framework

The General Plan Framework includes the following goals, objectives and policies relevant to the proposed mixed-use development:

> **Objective 3.1:** Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.
>
> > **Policy 3.1.1:** Identify areas on the Land Use Diagram and the Community Plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

The Project would provide 872 market rate multi-family residential units (or 768 market rate multi-family residential units in the Hotel Scenario), 133 senior affordable dwelling units (or 116 senior affordable dwelling units in the Hotel Scenario) and 30,176 zoning square feet of neighborhood serving commercial uses (under both scenarios). The range of housing types and commercial uses represent a diverse mix of land uses that would support the needs of the City's existing and future residents, businesses, and visitors. The Hollywood community is a jobs-rich area and providing more residential uses on the Project Site would provide for needed housing in the City, particularly housing in close proximity to multi-modal transportation options.

The Framework Element Land Use Diagram(s) designate(s) districts, centers and mixed-use boulevards that are encouraged to develop with appropriate uses and character for their land use designations. The Project Site is located in an area that is identified as a "Regional Center" and targeted for high density growth on the General Plan Framework's Land Use Diagram. Development of the Project would support the intent of the Regional Center designation by providing a mix of uses that provide employment opportunities and enhance commercial services. The provision of residential units at this Hollywood location would serve the needs of existing and future residents, would expand the diversity within the designated Regional Center, and provide housing in close proximity to commercial, retail, entertainment, and restaurant uses. The

provision of the Hotel Scenario would contribute a large number of hotel rooms to the area, thus supporting tourism and the economic viability of the entertainment, commercial, and tourist activities in the area. The provision of the neighborhood serving commercial uses within the Project Site that would be accessible at ground-level would support the Project Site's residents as well as other off-site residents, tourists, and visitors in the area by proving commercial services in a walkable environment.

> **Objective 3.2:** To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.
>
> > **Policy 3.2.3:** Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

The Project would contribute to the concentration of mixed-use development along a corridor with convenient access to the Metro Red Line (approximately 600 feet south of the Project Site), Metro bus and Metro rapid bus lines, and the LADOT DASH lines. The Project would include public paseos providing contiguous pedestrian access through the Project Site from west to east, and would also provide up to 551 bicycle parking spaces under the Residential Scenario and 554 bicycle parking spaces under the Hotel Scenario for on-site residents and the on-site commercial uses. The new residential population (and potential hotel patrons depending on the scenario) would have access to commercial development on site as well as retail, restaurant, office, and entertainment activities within walking and biking distance and via bus and rail service.

The Project's location, design, and specific features, including its proximity to high-capacity and high-frequency transit, commercial uses easily accessible from the ground-level, and implementation of a TDM program, will reduce the use of single occupant vehicles and increase the number of trips by walking, bicycle, carpool, vanpool, and transit. As demonstrated in **Exhibit 4**, the Project would reduce the Project's estimated daily vehicular trip generation estimates by 19 percent for the Hotel Scenario and 19 percent for the Residential Scenario as compared to a comparable mixed-use project.

> **Objective 3.16:** Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

The Project Site would include public paseos providing contiguous pedestrian access through the Site from west to east, providing streetscape amenities for pedestrians and landscaping and promoting pedestrian activity. The Project Site contains 19 existing street trees and 49 existing on-site trees, none of which are protected, which would be removed and replaced. The Project would include the addition of 130 trees on the West Site and 122 trees on the East Site. In addition, planting areas would consist of native plants, shrubs, perennials, and ground-cover to the Project Site. Both the West Site and East Site would provide a large elevated garden on Level 2, outdoor amenity spaces with planting areas and canopy trees, and a rooftop terrace with planting areas and canopy trees. Landscaping would be provided along the street edges and throughout all of the Project's open space and would be selected from a large pallet of native plants. The addition of trees, landscaping, and streetscaping would enhance the Project Site and make it more inviting for pedestrian activity. The Project would also include neighborhood

serving commercial uses easily accessible from the ground-level, which would also enhance pedestrian activity.

Housing Element 2013-2021

The Project is consistent with goals, objectives and policies of the Housing Element 2013-2021, adopted by the Los Angeles City Council on December 3, 2013. The City is committed to providing affordable housing and amenity-rich sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. The purpose of the General Plan Housing Element is to provide guidance for meeting the City's need for housing per the allocation defined in SCAG's Regional Housing Needs Assessment.

> **Goal 1:** An adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.
>
> > **Objective 1.1:** Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.
> >
> > > **Policy 1.1.3:** Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.
> > >
> > > **Policy 1.1.4:** Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

The 2013-2021 Housing Element identifies a need for 82,002 new housing units, of which 35,412 units, i.e. 43.2 percent of all units, would be marketed at above moderate income levels. The remaining 56.8 percent of the needed housing units consist of 13,728 moderate income units (16.8 percent), 12,435 low income units (15.2 percent), 10,213 very low income units (12.5 percent), and 10,213 extremely low income units (12.5 percent). The Project would include 872 market rate multi-family residential units in the Residential Scenario (or 768 market rate multi-family residential units in the Hotel Scenario) and 133 senior affordable dwelling units in the Residential Scenario (or 116 senior affordable dwelling units in the Hotel Scenario) that would serve the growing population of the community in the designated Regional Center. The Project would also include 30,176 zoning square feet of neighborhood serving commercial uses. which would contribute to meeting the needs of Project residents, as well as off-site residents, tourists and visitors. The Project would not remove any existing commercial or residential uses (the former rental car facility could potentially relocate to a different location). The 1,005 residential units in the Residential Scenario (or 884 units in the Hotel Scenario) would represent approximately 1.23 percent (or 1.08 percent in the Hotel Scenario) of the 82,002 needed units identified in the SCAG Regional Housing Needs Assessment (RHNA) for the 8-year (2014 to 2021) planning period. The Project would provide a range of housing types for all family types including 1-, 2-, and 3-bedroom units.

> **Objective 1.3:** Forecast and plan for changing housing needs over time in relation to production and preservation needs.
>
> > **Policy 1.3.5:** Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing

needs, according to the policies and objectives of the City's Framework Element of the General Plan.

The Project would concentrate new housing within a Regional Center consistent with policies and objectives of the Framework Element. According to the Framework Element, Regional Centers are intended to serve as the focal points of regional commerce, identity, and activity. They are typically high-density places whole physical form is substantially differentiated from the lower-density neighborhoods of the City. As discussed previously, development of the Project would support the intent of the Regional Center designation by providing high-rise residential with neighborhood serving commercial uses that provide housing options near regional transportation facilities, including the Metro Red Line, and near job and entertainment opportunities including professional, offices, corporate headquarters, financial institutions, museums, theaters, restaurant, shopping, and other commercial service uses. The provision of residential units at this location would serve the needs of City residents, would expand the diversity within the designated Regional Center, and provide housing in close proximity to the aforementioned commercial, retail, entertainment, and restaurant uses. Furthermore, as stated above, the Project would assist the City in meeting its housing needs identified in SCAG's Regional Housing Needs Assessment.

Goal 2: Safe, Livable, and Sustainable Neighborhoods

Objective 2.1: Promote safety and health within neighborhoods.

Policy 2.1.1: Establish development standards and policing practices that reduce the likelihood of crime.

Policy 2.1.2: Establish development standards and other measures that promote and implement positive health outcomes.

The Project would promote safety and health within the neighborhood by providing landscaping, streetscaping, and appropriate lighting along Yucca Street, Ivar Avenue, Vine Street, and Argyle Avenue. The Project would include neighborhood serving commercial uses easily accessible from the ground-level on Vine Street, Ivar Avenue, Yucca Street, and Argyle Avenue. The Project would incorporate a security program to ensure the safety of residents and visitors, including controlled access, video surveillance, and security personnel.

The Project would implement Project Design Features to promote positive health outcomes, including compliance with the Los Angeles Green Building Code and 2016 California Green Building Standards (CALGreen) Code, and compliance with USGBC LEED Gold Certification standards. To obtain LEED credits, the Project would use adhesives, sealants, paints, finishes, carpet, and other materials that emit low quantities of VOCs and/or other air quality pollutants. The Project would also minimize transportation-related emissions by being located within walking distance of major transit centers including the Metro Red Line station, as well as other off-site office, commercial, and entertainment uses. The Project would enhance the pedestrian space to encourage walking and other non-automotive forms of transportation. In addition, the Project would provide 551 bicycle parking spaces under the Residential Scenario and 554 bicycle parking spaces under the Hotel Scenario to promote bicycling. Although the Project would place residential uses near the Hollywood Freeway, the residents would be located at an adequate

distance from the freeway (approximately 500 feet or more) so that exposure to freeway-generated toxic air contaminants would not pose a significant health risk. In addition, pursuant to LAMC 99.04.504.6 and 99.05.504.5.3, the Project would be required to install enhanced indoor air filtration systems for regularly occupied areas of the buildings that provides a Minimum Efficiency Reporting Value (MERV) of 13, which is consistent with LEED enhanced indoor air quality strategies. MERV 13 air filtration systems have particulate matter reduction efficiencies of 50, 85, and 90 percent for particles with diameter ranges of 0.3 to 1.0 micrometers (µm), 1.0 to 3.0 µm, and 3.0 to 10.0 µm (ASHRAE 2015), respectively, thus reducing exposure of Project building residents, employees, and visitors to freeway particulate matter and associated health risks.

Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policy 2.3.2: Promote and facilitate the reduction of water consumption in new and existing housing.

Policy 2.3.3: Promote and facilitate reduction of energy consumption in new and existing housing.

Policy 2.3.4: Promote and facilitate reduction of waste in construction and building operations.

The Project would ensure sustainable building design through compliance with the 2016 CALGreen Code, Los Angeles Green Building Code, Los Angeles Building Code, Planning and Zoning Code, and compliance with USGBC LEED Gold Certification standards. Design features of the Project would include implementation of heat island reduction strategies, use of low-flow fixtures and a graywater system, and water efficiency features to reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline. The Project will optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements (equivalent to approximately 11.6 percent reduction from the 2016 Title 24 standards) (DOE 2014, Energy Star 2018). The Project would provide on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers during construction and after the building is occupied. Additionally, a construction and demolition waste management plan will maximize the recycling or salvage of nonhazardous construction debris.

Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.

Policy 2.4.2: Develop and implement design standards that promote quality residential development.

The Project is designed to welcome its own users, neighbors, and pedestrians through the free movement of pedestrians onto and across both sites. The design emphasizes high quality open

space at the terminus of the Hollywood Walk of Fame by supporting varied and interesting activity; including but not limited to: shopping, outdoor seating, landscaping, open-air dining, public performances, art installations, viewing of the Capitol Records Complex, and special events. The Project's design also ensures accessibility for persons of limited mobility by spreading out changes in grade to make them generally imperceptible. As discussed previously, the Project would provide 1,005 residential units (or 884 residential units in the Hotel Scenario) that would serve a broad section of the housing market, including singles, small families, empty-nesters as well as larger units that could accommodate a larger family, and senior citizens via the incorporation of senior affordable units on both the Project's East and West Sites. The unit mix would include 1-, 2-, and 3- bedroom units. The Project would be consistent with the character of the Regional Center, which is targeted for high-rise residential towers, and major cultural and entertainment facilities, professional offices, government buildings, and retail commercial malls. The provision of the neighborhood serving commercial uses within the Project Site that would be accessible at ground-level would support the Project Site's residents as well as other off-site residents, tourists, and visitors in the area by proving commercial services in a walkable environment.

The Project's open space amenities located at the ground and second floor levels maintain a visual connection with the street and public plazas and help activate the plazas. A wide, landscaped paseo is proposed for pedestrian use and would extend east-west through the Project Site. The Project would include the addition of 130 trees on the West Site and 122 trees on the East Site, along planting areas of native plants, shrubs, perennials, and ground-cover. Landscaping would be provided along the street edges and throughout all of the Project's open space and would be selected from a large pallet of native plants. The addition of trees, landscaping, and streetscaping would enhance the Project Site and make it more inviting for pedestrian activity.

City Planning Commission – Do Real Planning

Promoting the ideals of inspired, principles land use planning concepts at a citywide level, the Los Angeles City Planning Commission has fostered new visions with its "Do Real Planning." The Project fulfills several of these important objectives and goals:

Demand a Walkable City

This concept poses the question of whether a project actively welcomes its own users, its neighbors and its passerby. The Project proposes a walkable and welcoming concept along a major commercial corridor by orienting commercial retail spaces towards the street frontages, including Vine Street, Ivar Avenue, Yucca Street, and Argyle Avenue. The Project would provide and enhance the street frontages with landscaping and streetscaping, as well as providing 252 trees and planting areas of native plants, shrubs, perennials, and ground-cover on the Project Site. In addition, the Project would include public paseos providing contiguous pedestrian access through the Project Site from west to east. These features would enliven the pedestrian environment and improve the visual character of the Project Site.

Offer Basic Design Standards

The Citywide Design Guidelines are intended as performance goals and not zoning regulations or development standards. Although each of the Citywide Design Guidelines should be considered in a project, not all will be appropriate in every case. The Project is consistent with the six objectives of the Citywide Design Guidelines for Commercial and Residential projects, as discussed below.

- Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

The Project was designed to welcome its own users, neighbors, and pedestrians through the free movement of pedestrians onto and across both sites. The design emphasizes high quality open space at the terminus of the Hollywood Walk of Fame by supporting varied and interesting activity; including but not limited to: shopping, outdoor seating, landscaping, open-air dining, public performances, art installations, viewing of the Capitol Records Tower, and special events. The Project's design also ensures accessibility for persons of limited mobility by spreading out changes in grade to make them generally imperceptible.

The open space amenities located at the ground and second floor levels maintain a visual connection with the street and public plazas and help the plazas feel active and safe.

The Project's massing focuses greater density adjacent to Vine Street, in the center of the development and orients smaller masses on the periphery to transition into the balance of the community. All massing has been located and shaped to preserve views of Capitol Records Building, and architectural expression, including materiality, draws inspiration from the neighborhood's existing context, thoughtfully interpreting the context into contemporary forms.

- Objective 2: Employ Distinguishable and Attractive Building Design

All buildings within the Project follow the rational design practice of tripartite composition, with a distinct base, coherent vertical massing, and an articulated top.

Two or three overlapping large-scale gestures act in concert on each façade to provide visual variety and depth. The screen element on the north façade of the West and East Buildings add texture and create a "figure" with a visually pleasing ratio, composed with an eye for hierarchy. One piece always extends upward over another to function as a rational basis from which an integrated top can evolve. This interplay of massing and texture creates buildings both elegant in simplicity and rich in texture; organized, yet playful.

All façade materials are high quality, with thoughtful architectural detailing, including items such as joint lines and connection details. The façade employs light colored materials with occasional exceptions for contrast and to delineate a special condition or element, such as a soffit or building entry.

- Objective 3: Provide Pedestrian Connections Within and Around the Project

Adequate sidewalks currently exist along all the project's street frontages. Plazas on-site are dimensioned generously, avoiding "pinch points". Within the plazas and on all sidewalks, a consistent and attractive palette of lighting fixtures would ensure the public areas feel welcoming during evening hours.

All vehicles access the project from Ivar Avenue and Argyle Avenue, allowing Vine Street and the Hollywood Walk of Fame to completely avoid curb curbs. Both sites also have dedicated pick-up/drop-off locations for taxis or ride-sharing vehicles. Furthermore, no parking is provided above grade to avoid parking's typical negative externalities.

The Project also identified a planted median for Vine Street as a measure to help slow traffic and make the crossing safer. The Project would continue using the existing mid-block traffic light and crosswalk signage.

- Objective 4: Minimize the Appearance of Driveways and Parking Areas

The additional benefit of locating vehicular access to Ivar Avenue and Argyle Avenue is to minimize the parking area presence. For pedestrian vehicles, access to the drop-offs, and the parking garages occurs off the City's main thoroughfares, providing an additional degree of separation from the busier streets.

- Objective 5: Utilize Open Areas and Landscaping Opportunities to their Full Potential

The Project's open space focuses on being attractive and functional yet resilient. Green design strategies are deployed throughout the Project. Design features include green roofs on the Senior Buildings, water-permeable pavers, stormwater retention, and automated irrigation. Plantings and landscaping throughout the Project use native species, especially drought resistant varieties.

The Project provides multiple types of outdoor space – fully public pedestrian plazas, semi-private amenity decks for residents, and private balconies for individual units. Together, these spaces offer a vision of vibrant urban options for healthy indoor-outdoor living.

- Objective 6: Improve the Streetscape by Reducing Visual Clutter

The Project employs a clear hierarchy and attractive facades with space allocated below grade to accommodate incoming building utilities services, such as water service, and electrical transformers. All mechanical equipment shall be screened from view appropriately.

Require Transit around Density

The Project would increase population density in an area that is well served by public transit, including a Metro Red Line station, multiple regional Metro bus routes, and LADOT DASH Lines. The Project would provide convenient access to employment opportunities in the Hollywood community and provide new employment opportunities as part of the retail,

restaurant, and possible hotel components. The Project would congregate additional density in an area that is close to transit.

Locate Jobs near Housing

The Commission observes that "the time for segregating jobs from housing in Los Angeles has passed." The Commission observes that the City has "several stale business boulevards and districts that are ripe for renovation; in these traditionally commercial-only locations, we must include both jobs and housing in the mix." The Project Site is primed for renovation proposed by the Commission insofar as the Project would bring both jobs and needed housing units, along with neighborhood serving commercial uses.

Produce Green Buildings

The Project would comply with the applicable requirements of the 2016 CALGreen Code, the Los Angeles Green Building Code, and compliance with the USGBC LEED Gold Certification standards. Some of the Project's key design features that would contribute to energy efficiency include optimizing building energy performance to achieve a 20 percent reduction from the LEED baseline specified in the LEED required prerequisites and water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline. The Project would include other specific design features that would be incorporated into the Project design to enhance energy efficiency and sustainability. The Project would incorporate a green roof and reflective paving materials, a graywater system, along with high performance exterior walls. Further considerations regarding energy efficiency and sustainability include native plants, rainwater harvesting, and provisions for electric vehicle charging stations (the West Site would contain 84 EV parking spaces and the East Site would contain 69 EV parking spaces), which would reduce potable water use and provide opportunities for energy efficient transportation.

Identify Smart Parking Requirements

The Project would provide parking within five floors of subterranean parking on both the West Site and East Site, including the use of valet-only, double vehicle stackers to improve parking space efficiency. The Project would provide up to 1,521 parking spaces, with 1,242 spaces dedicated to residential parking, 182 spaces provided for commercial uses, and 97 spaces reserved for the existing Capitol Records Complex use. Furthermore, as previously discussed, the Project would provide 84 EV parking spaces on the West Site and 69 EV parking spaces on the East Site. Entrances to the parking garages would be provided along Ivar Avenue and Argyle Avenue, which would include enhanced streetscapes and landscaping. In addition, the Project would provide 551 bicycle parking spaces under the Residential Scenario and 554 bicycle parking spaces under the Hotel Scenario for residents and the commercial uses.

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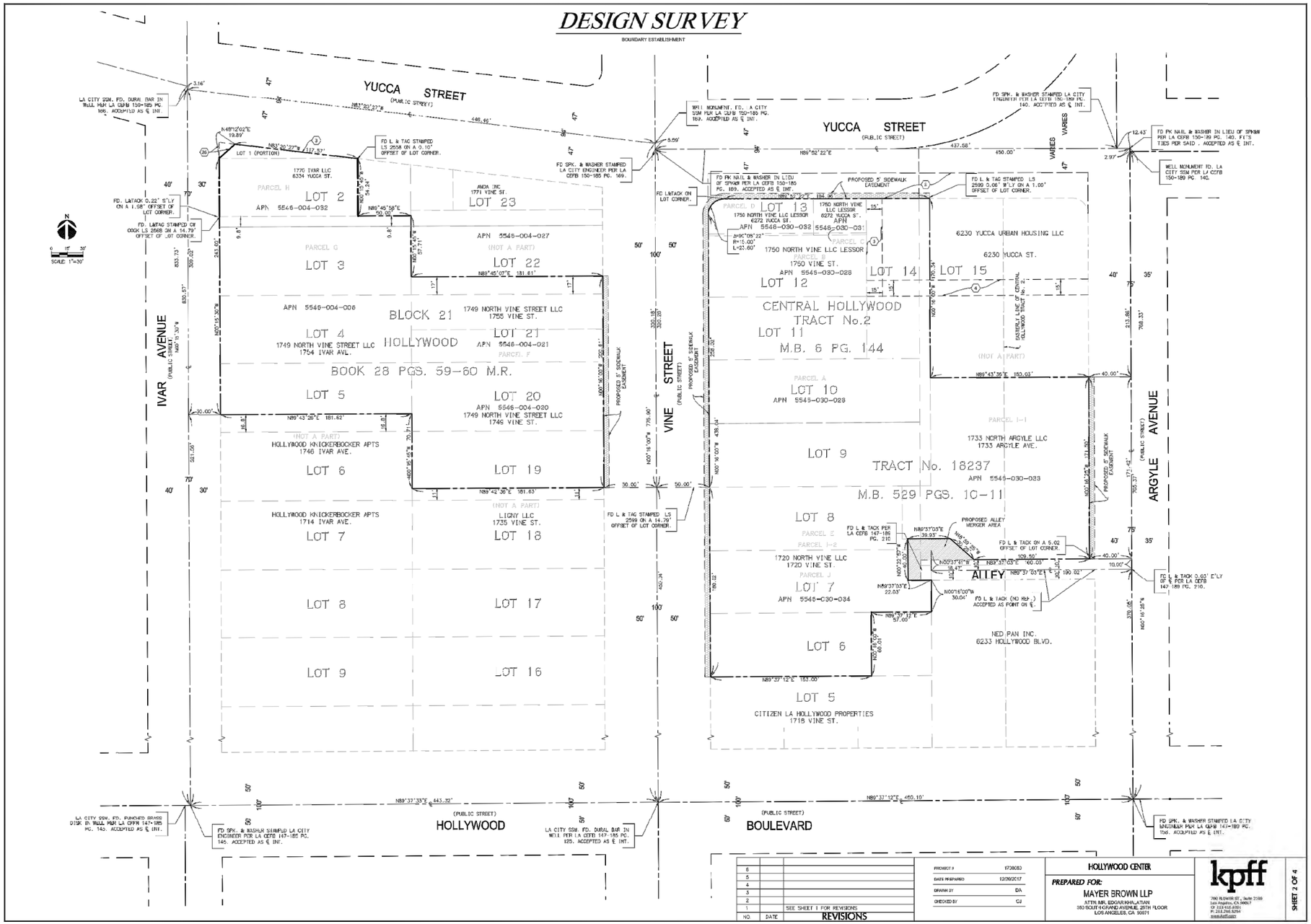
Exhibit 1

Project Site Plans

SURVEY OVERALL SITE

SCALE: NTS



NO.	DATE	REVISIONS
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5		
4		
3		
2		
1		SEE SHEET 1 FOR REVISIONS

PROJECT #	1730060
DATE PREPARED	12/29/2017
DRAWN BY	DA
CHECKED BY	CJ

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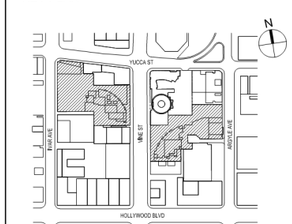
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

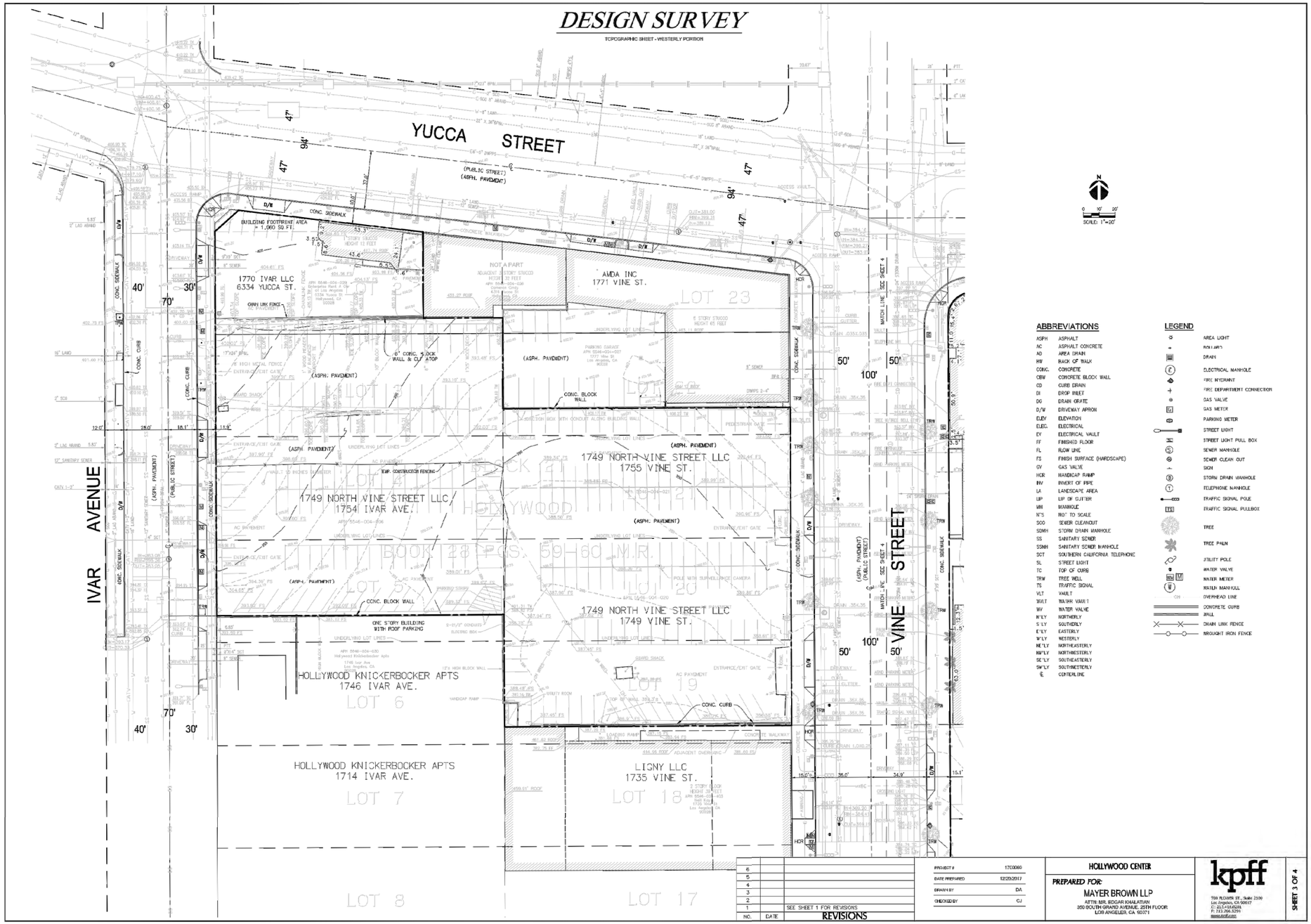
SURVEY OVERALL SITE

DRAWING NO:

G-004

SURVEY WEST SITE

SCALE: NTS



ABBREVIATIONS

ASPH	ASPHALT
AC	ASPHALT CONCRETE
AD	AREA DRAIN
B/W	BACK OF WALK
CONC.	CONCRETE
CBW	CONCRETE BLOCK WALL
CD	CURB DRAIN
DI	DROP INLET
DG	DRAIN GRATE
D/W	DRIVEWAY APRON
ELEV	ELEVATION
ELEC.	ELECTRICAL
EV	ELECTRICAL VAULT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISH SURFACE (HARDSCAPE)
GV	GAS VALVE
HCR	HANDICAP RAMP
INV	INVERT OF PIPE
LA	LANDSCAPE AREA
LIP	LIP OF GUTTER
MH	MANHOLE
N'TS	NOT TO SCALE
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SCT	SOUTHERN CALIFORNIA TELEPHONE
SL	STREET LIGHT
TC	TOP OF CURB
TRW	TREE WELL
TS	TRAFFIC SIGNAL
VLT	VAULT
WVLT	WATER VAULT
WV	WATER VALVE
N'LY	NORTHERLY
S'LY	SOUTHERLY
E'LY	EASTERLY
W'LY	WESTERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY
℄	CENTERLINE

LEGEND

	AREA LIGHT
	BOLLARD
	DRAIN
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS VALVE
	GAS METER
	PARKING METER
	STREET LIGHT
	STREET LIGHT PULL BOX
	SEWER MANHOLE
	SEWER CLEAN OUT
	SIGN
	STORM DRAIN MANHOLE
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL PULLBOX
	TREE
	TREE PALM
	UTILITY POLE
	WATER VALVE
	WATER METER
	WATER MANHOLE
	OVERHEAD LINE
	CONCRETE CURB
	WALL
	CHAIN LINK FENCE
	WROUGHT IRON FENCE

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		SEE SHEET 1 FOR REVISIONS

PROJECT #	1700060
DATE PREPARED	12/20/2017
DRAWN BY	DA
CHECKED BY	CJ

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

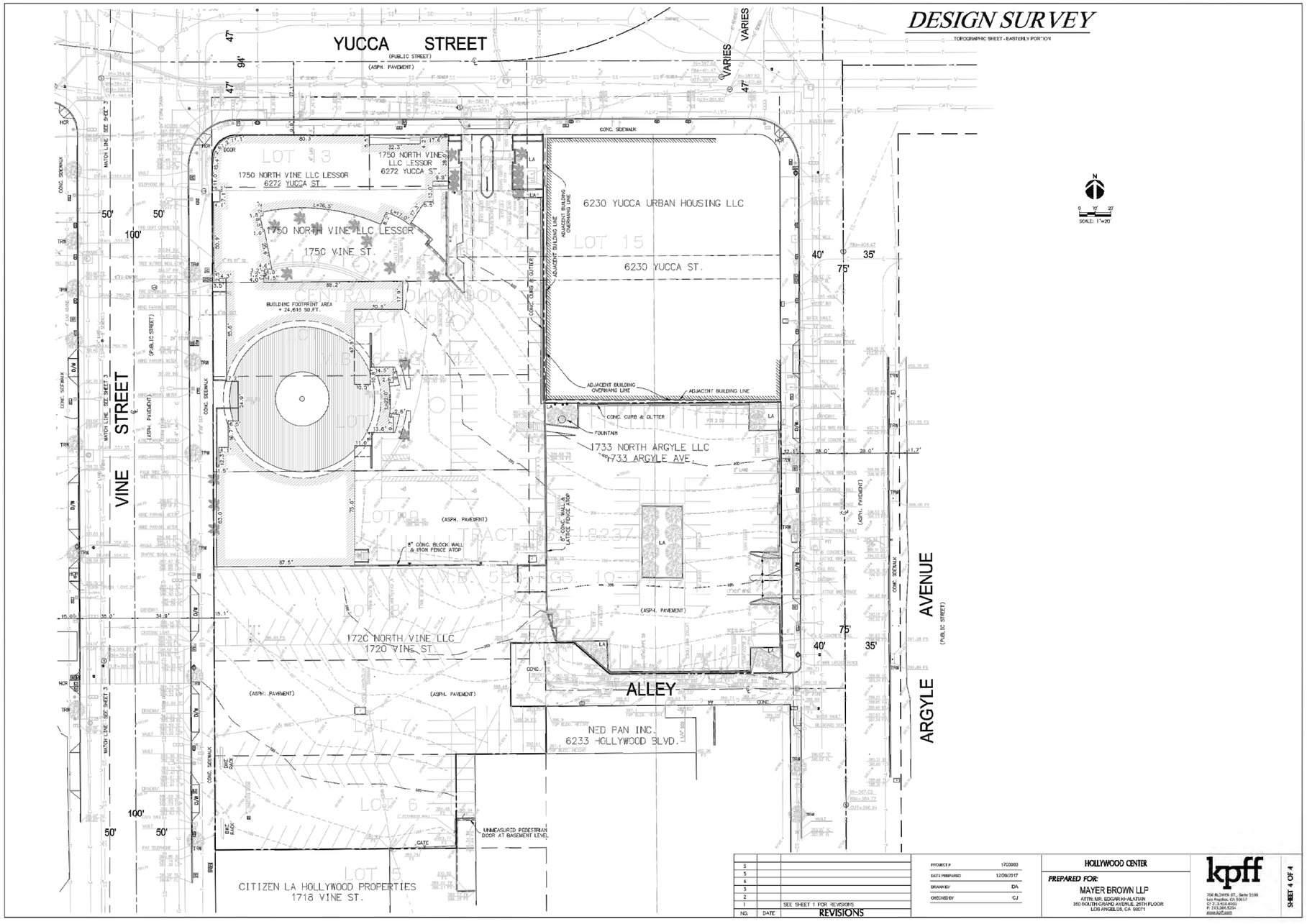
SURVEY WEST SITE

DRAWING NO:

G-005

SURVEY EAST SITE

SCALE: NTS



NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		SEE SHEET 1 FOR REVISIONS

PROJECT #	1703660
DATE PREPARED	12/06/2017
DRAWN BY	DA
CHECKED BY	CJ

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

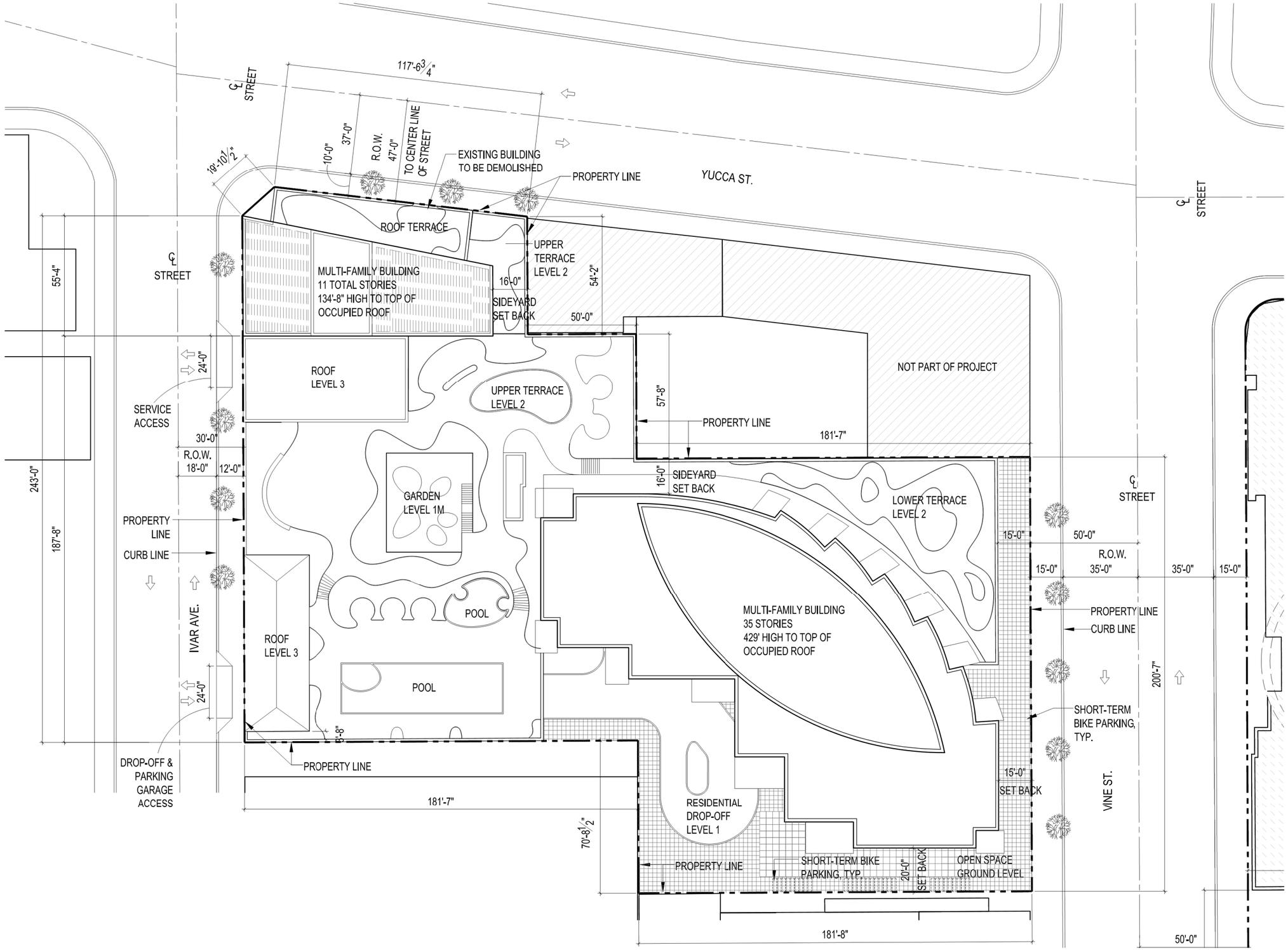
SEAL & SIGNATURE

DRAWING TITLE:

SURVEY EAST SITE

DRAWING NO:

G-006



WEST SITE - PLOT PLAN

SCALE: 1"=20'

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
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LANDSCAPE ARCHITECT

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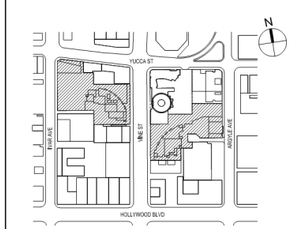
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

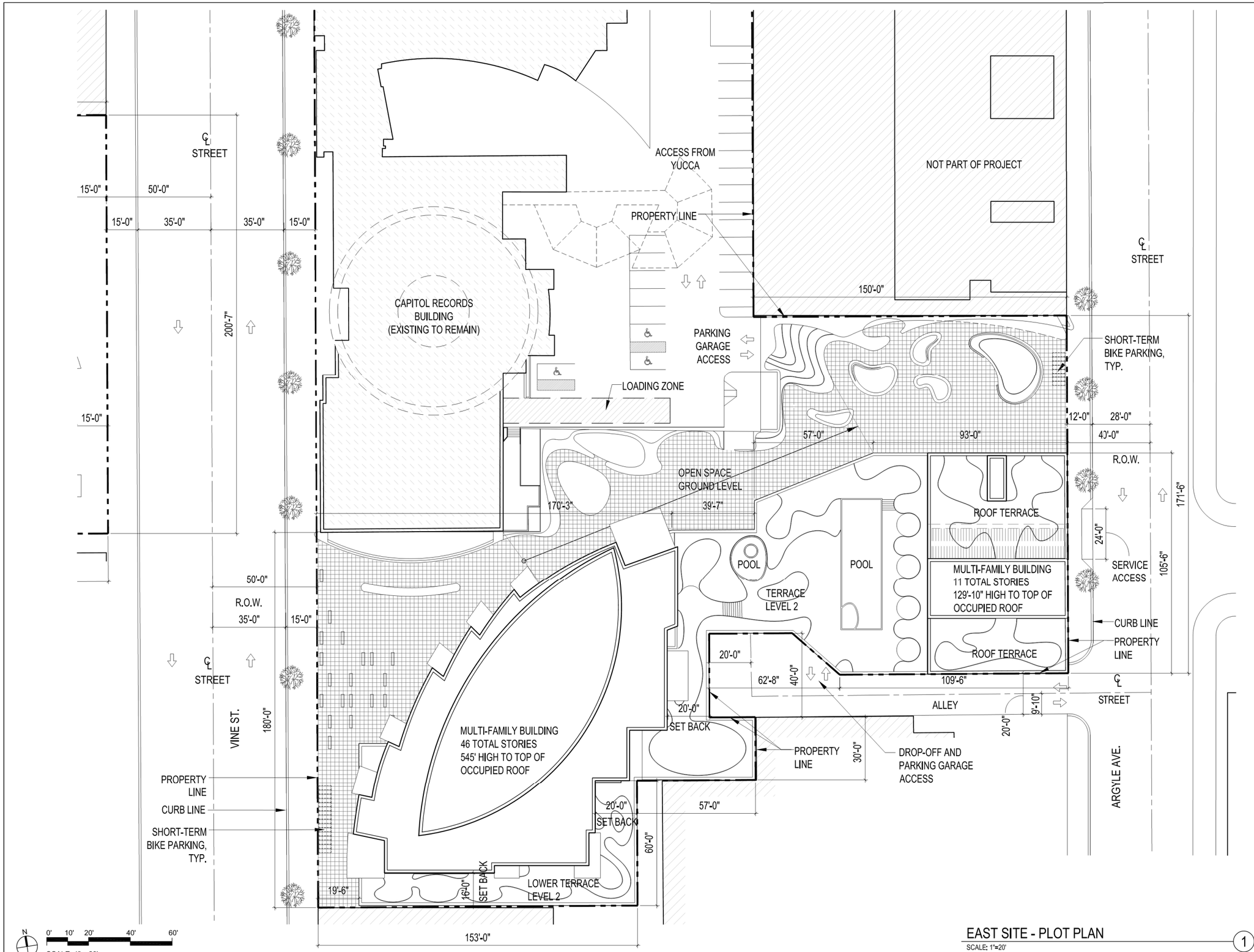
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - PLOT PLAN

DRAWING NO:

G-012



EAST SITE - PLOT PLAN

SCALE: 1"=20'

1

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

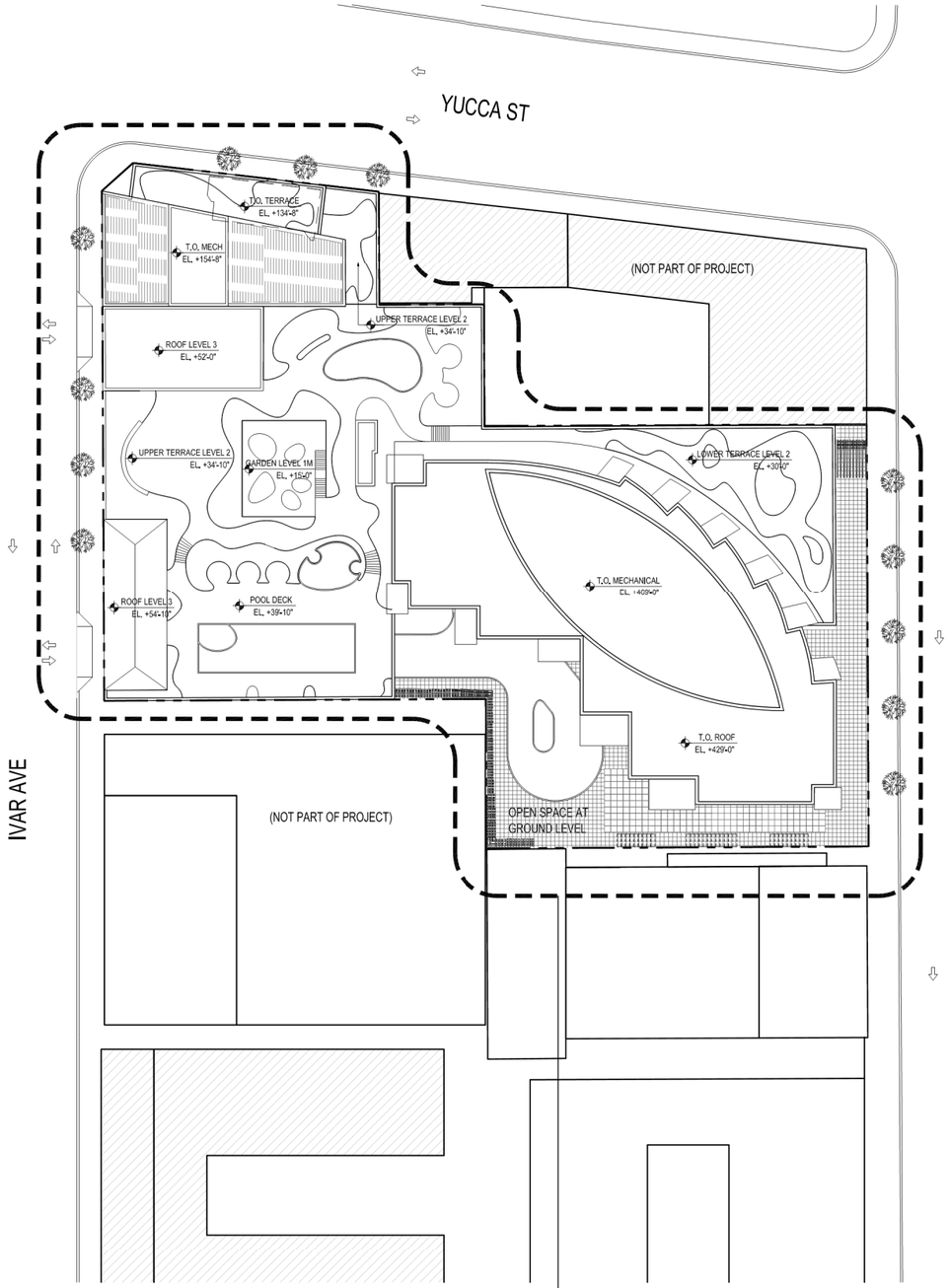
SEAL & SIGNATURE

DRAWING TITLE:

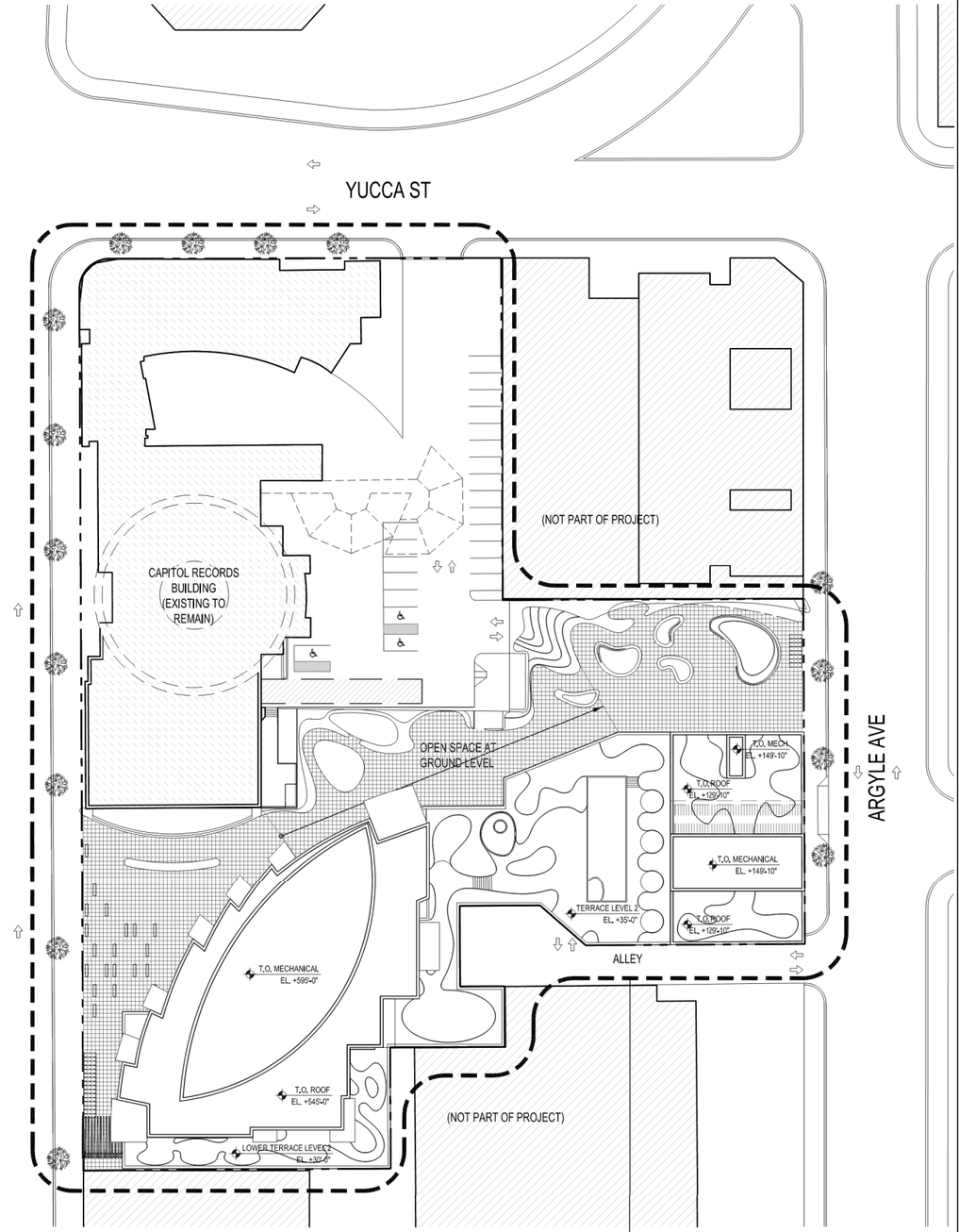
EAST SITE - PLOT PLAN

DRAWING NO:

G-013



WEST SITE



EAST SITE

N 0' 10' 30' 60' 100'
SCALE: 1/32" = 1'-0"

SITE PLAN
SCALE: 1/32"= 1'-0"
1

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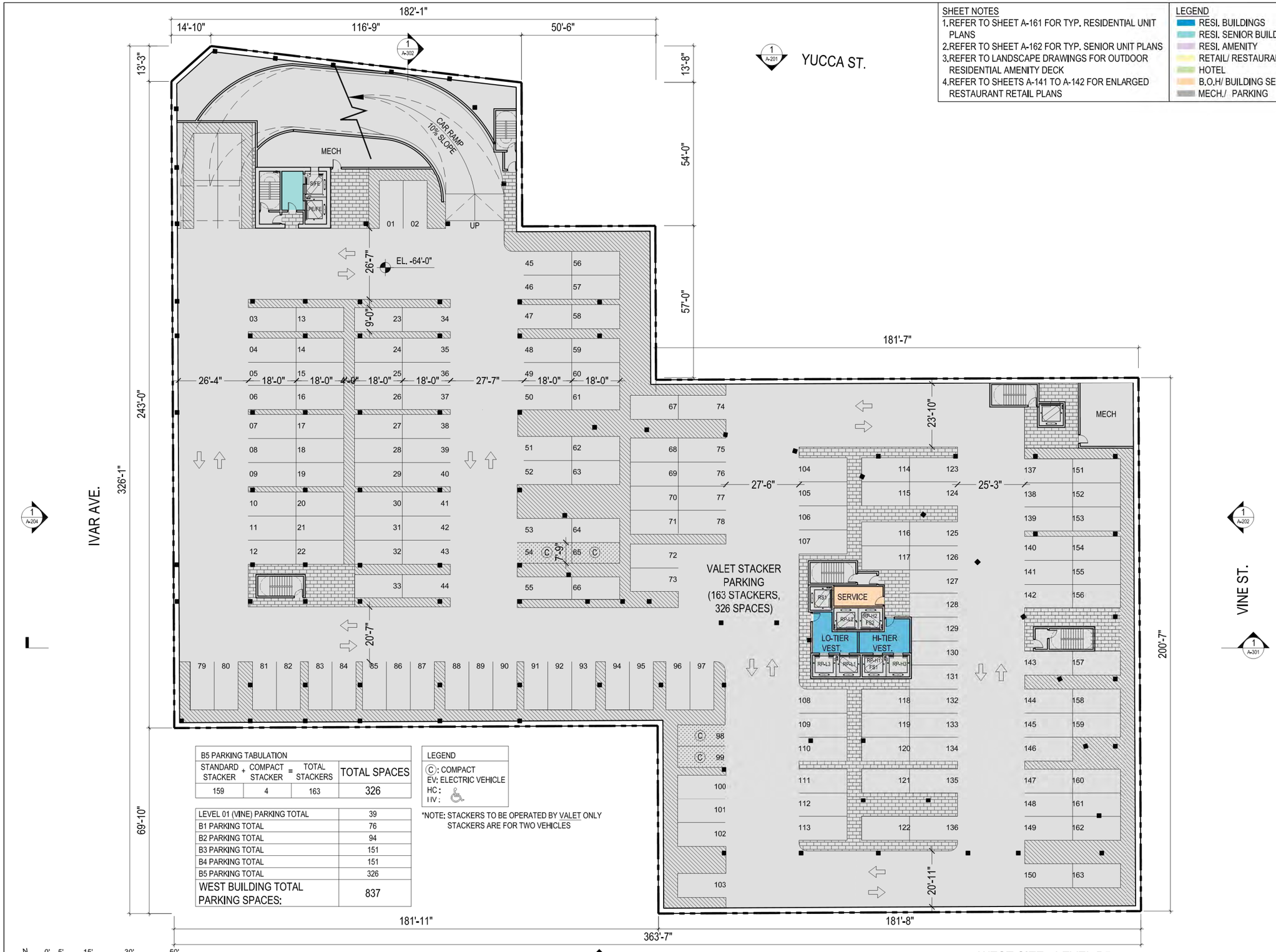
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
SITE PLAN

DRAWING NO:
A-100



B5 PARKING TABULATION			
STANDARD STACKER +	COMPACT STACKER =	TOTAL STACKERS	TOTAL SPACES
159	4	163	326

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND
(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
I/V:

*NOTE: STACKERS TO BE OPERATED BY VALET ONLY
STACKERS ARE FOR TWO VEHICLES

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B5
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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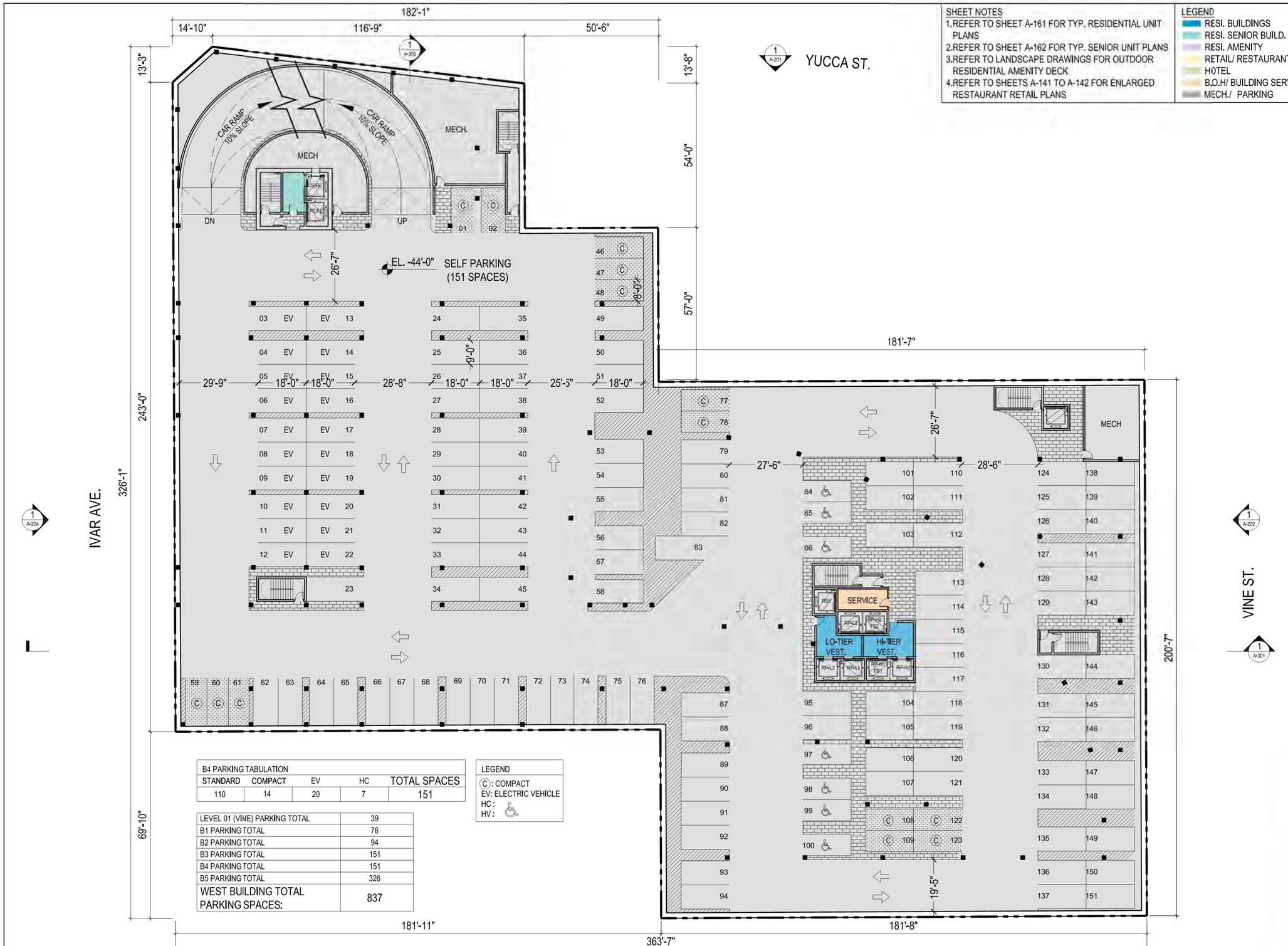
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B5

DRAWING NO:
A-101



SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

B4 PARKING TABULATION

STANDARD	COMPACT	EV	HC	TOTAL SPACES
110	14	20	7	151

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND

(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B4
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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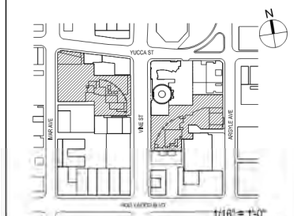
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



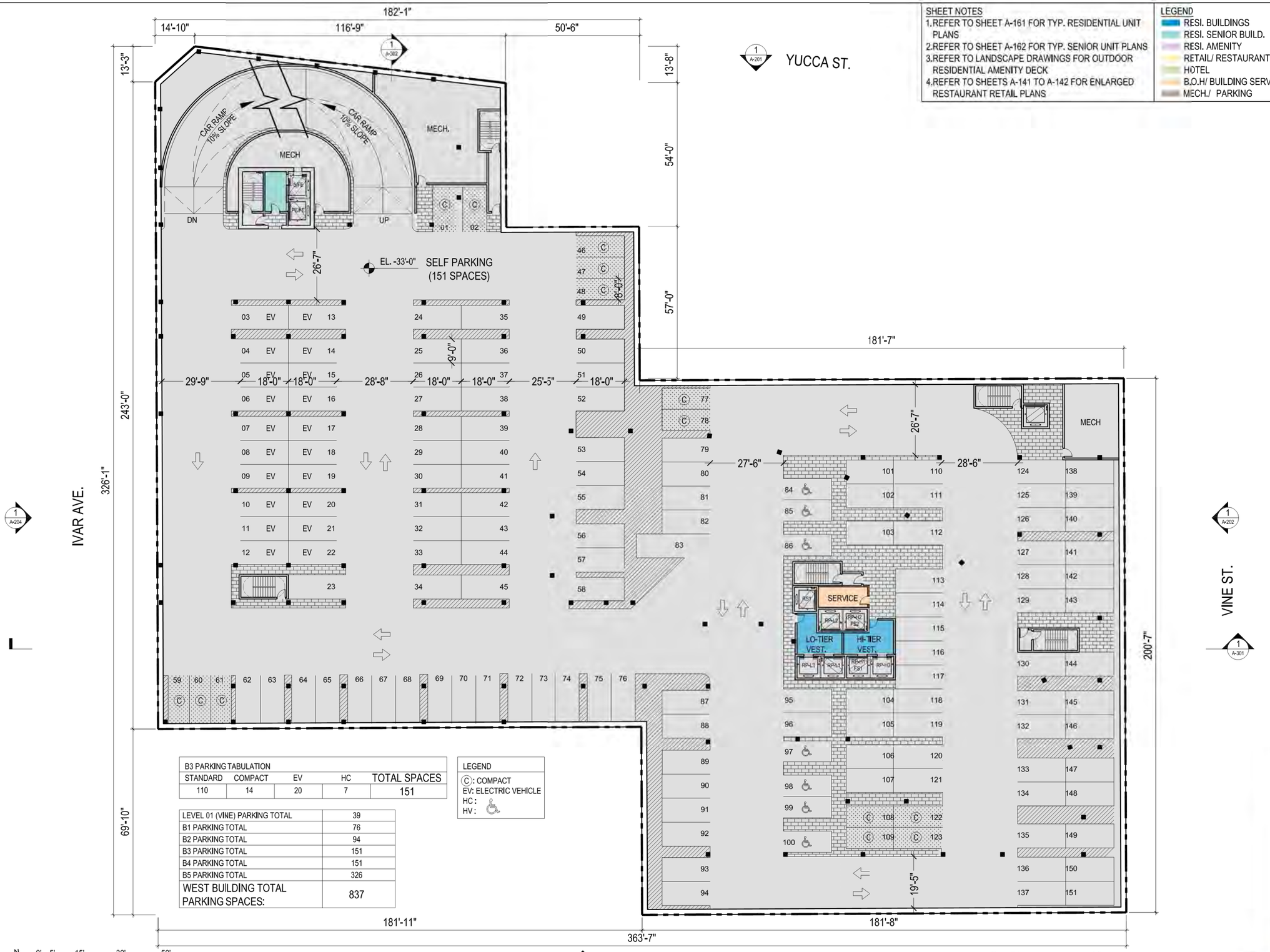
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - LEVEL B4

DRAWING NO:

A-102



B3 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
110	14	20	7	151

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND
(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B3
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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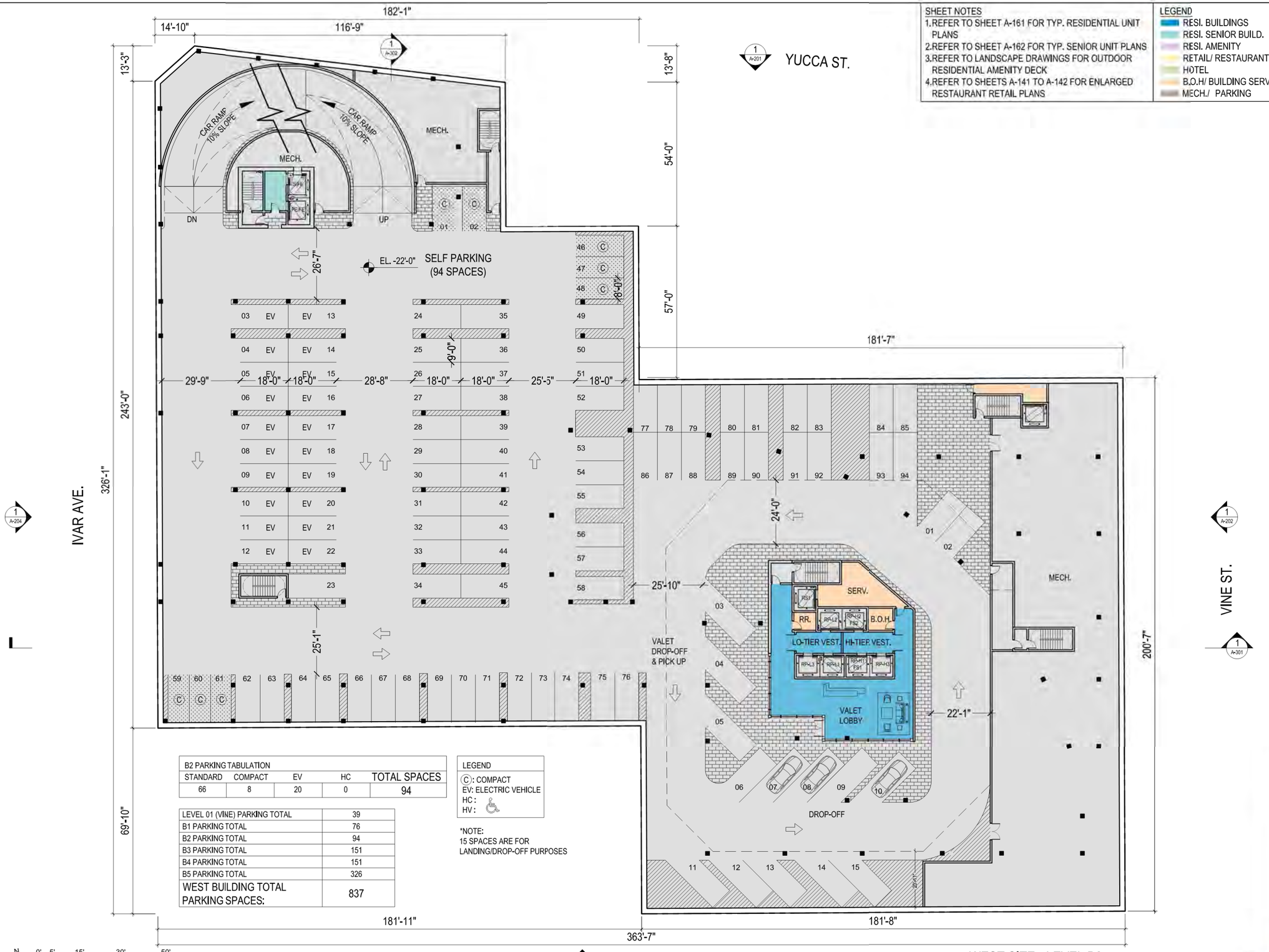
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1360
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B3

DRAWING NO:
A-103



B2 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
66	8	20	0	94

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND
(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

*NOTE:
15 SPACES ARE FOR LANDING/DROP-OFF PURPOSES

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B2
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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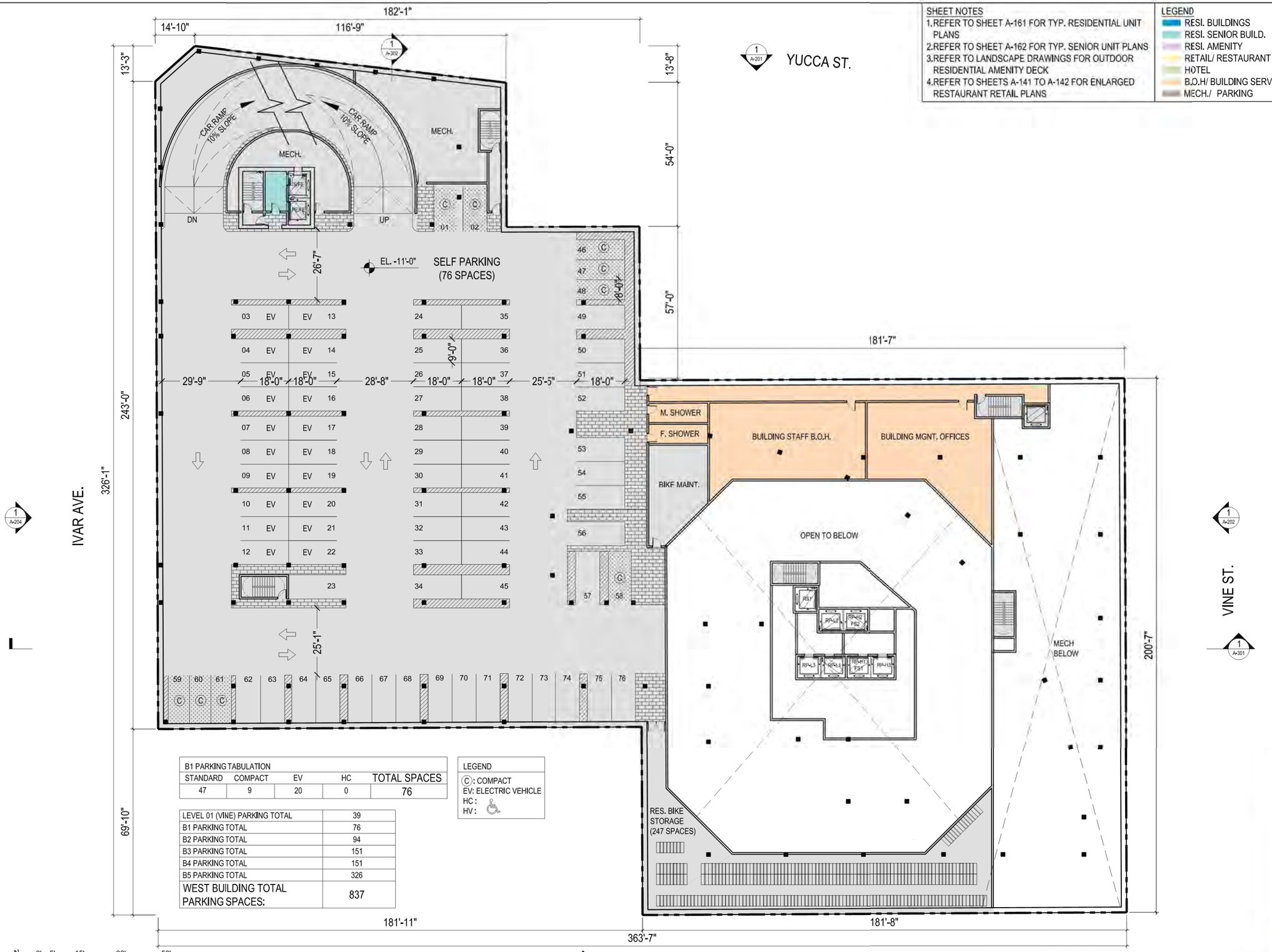
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B2

DRAWING NO:
A-104



B1 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
47	9	20	0	76

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND
(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B1
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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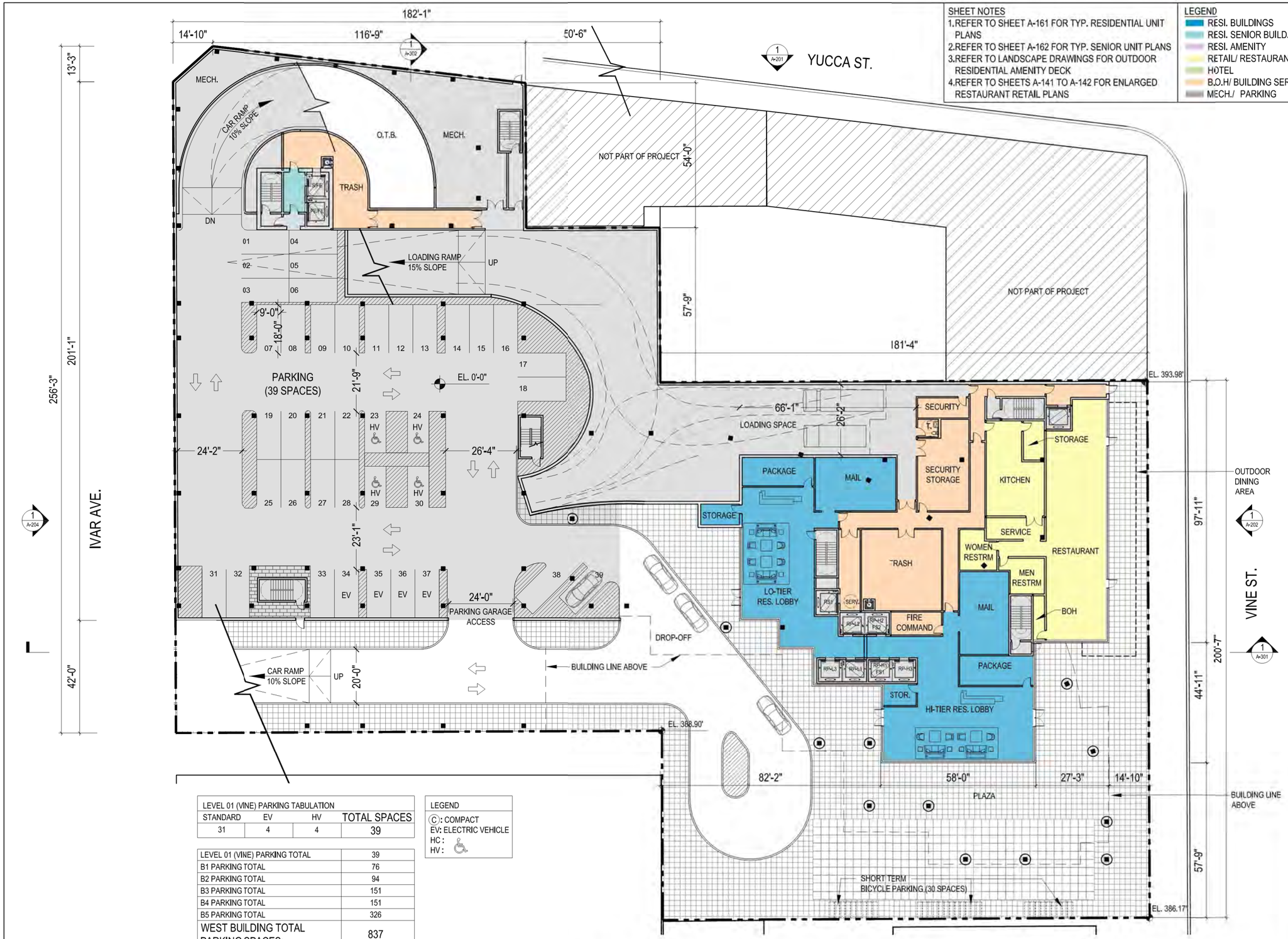
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1360
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B1

DRAWING NO:
A-105



SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

LEVEL 01 (VINE) PARKING TABULATION			
STANDARD	EV	HV	TOTAL SPACES
31	4	4	39

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND

(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL 01 VINE
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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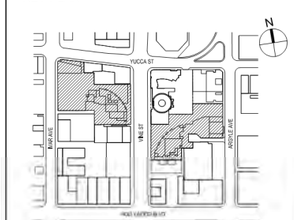
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



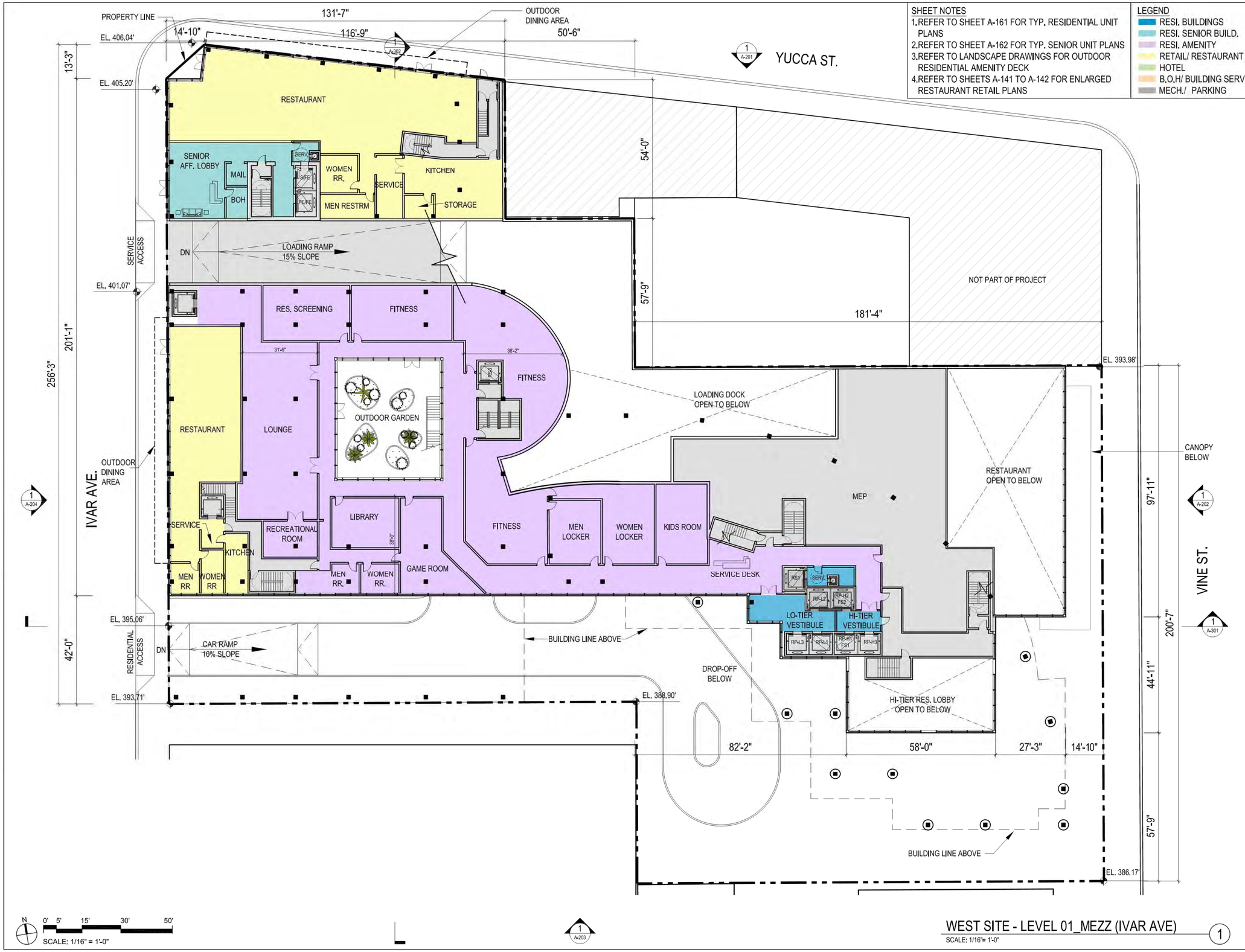
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - LEVEL 01 (VINE)

DRAWING NO:

A-106



WEST SITE - LEVEL 01_MEZZ (IVAR AVE)

SCALE: 1/16"= 1'-0"

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

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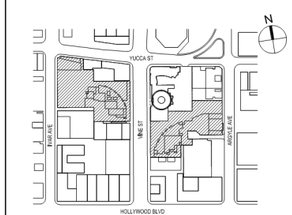
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



1/16" = 1'-0"

SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - LEVEL 01_MEZZ (IVAR)

DRAWING NO:

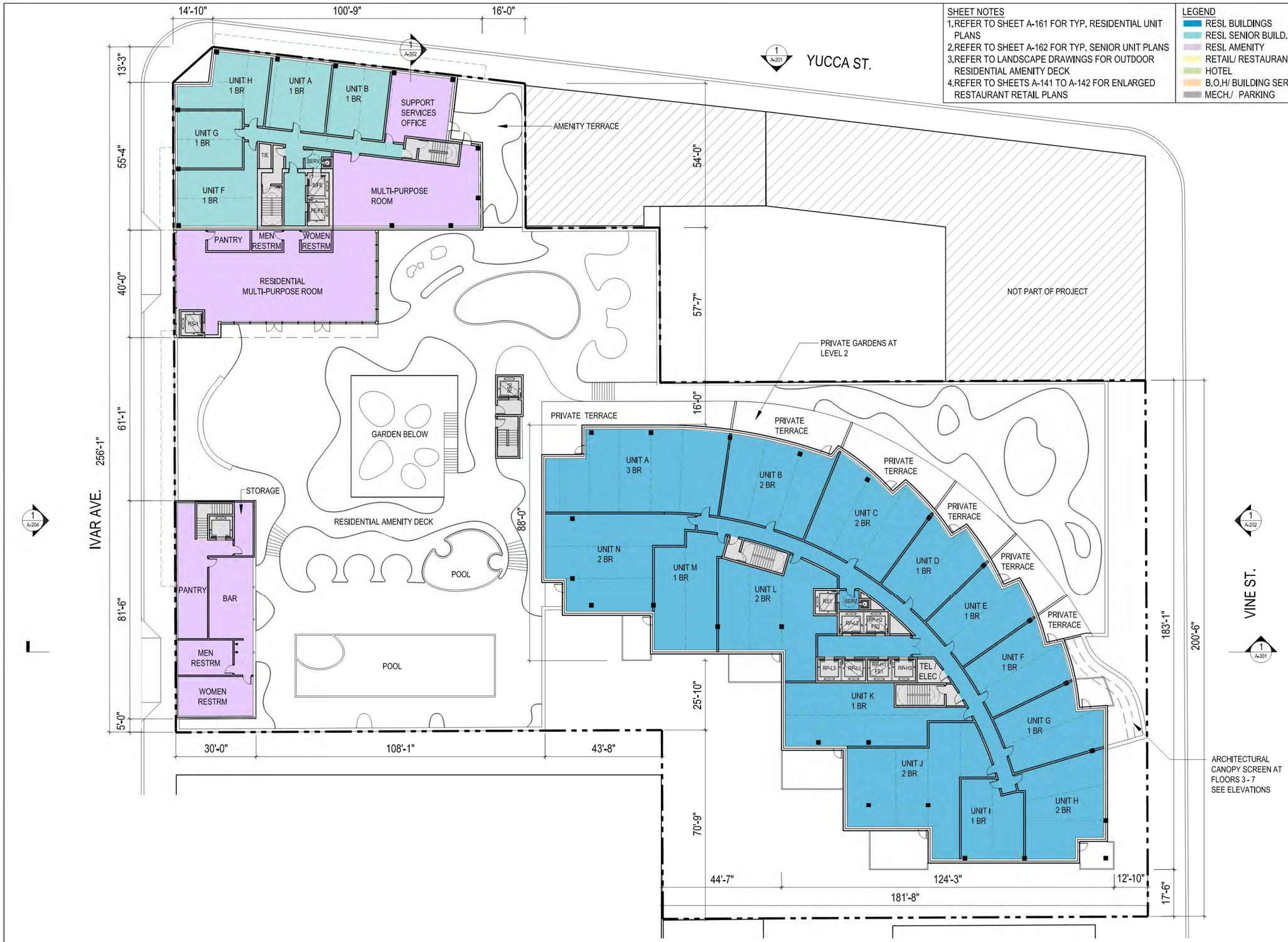
A-107

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING



N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL 02
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL 02

DRAWING NO:
A-108

WEST SITE - LEVEL 03-25

SCALE: 1/16"= 1'-0"

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
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LANDSCAPE ARCHITECT

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

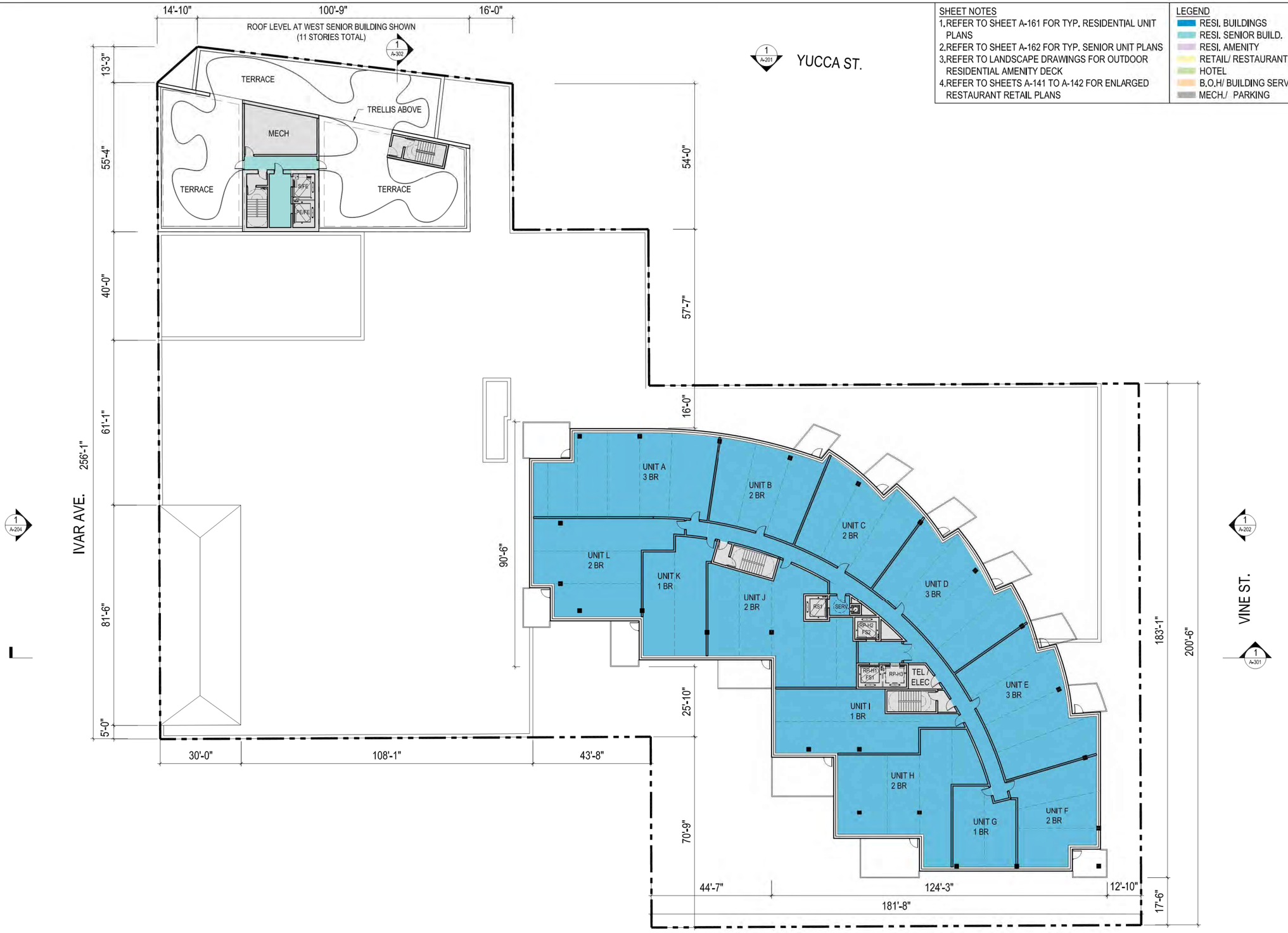
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - LEVEL 03-25

DRAWING NO:

A-109



WEST SITE - LEVEL 26

SCALE: 1/16"= 1'-0"

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

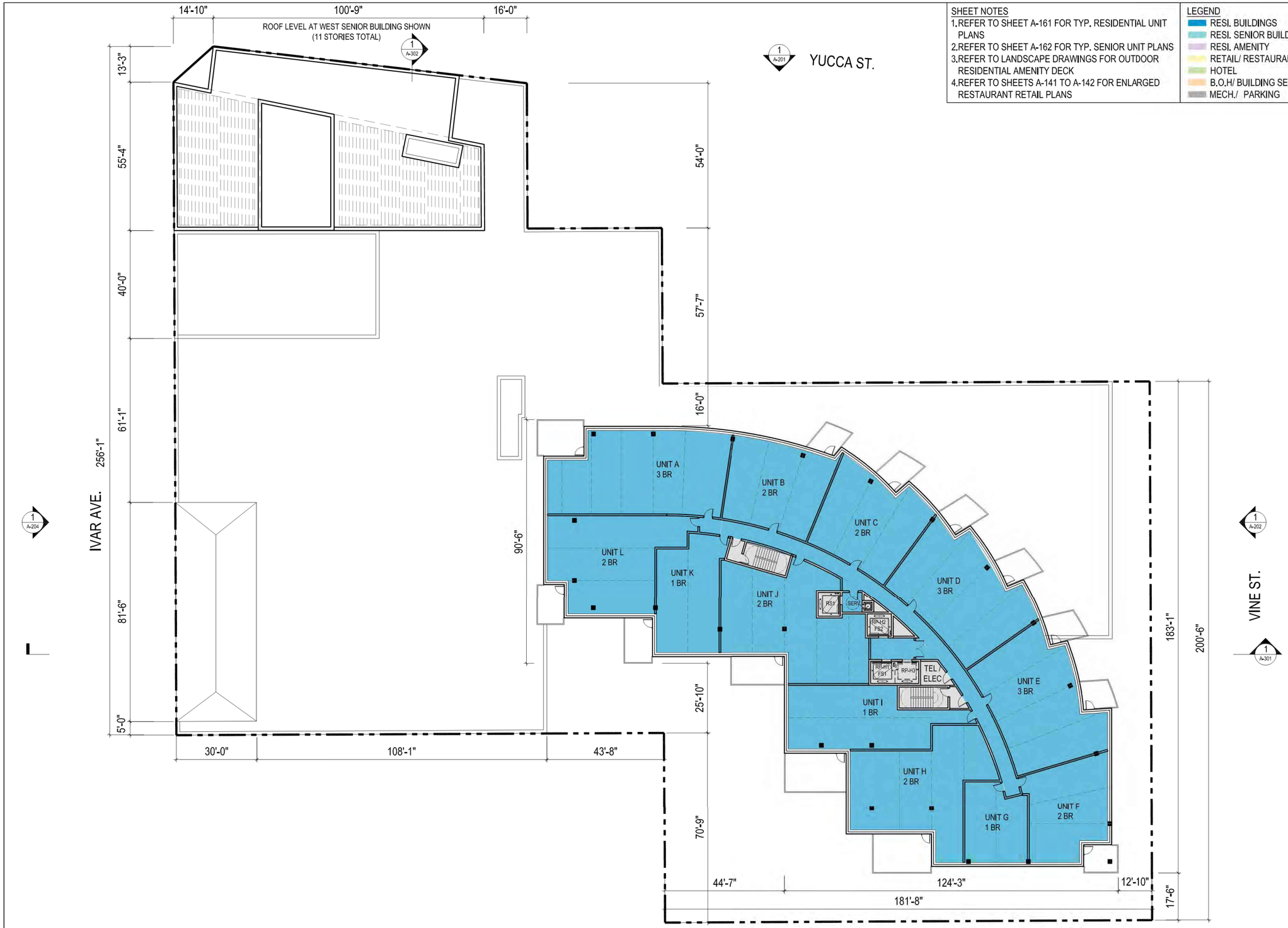
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - LEVEL 26

DRAWING NO:

A-110



N

0' 5' 15' 30' 50'

SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL 27 - 34

SCALE: 1/16"= 1'-0"

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

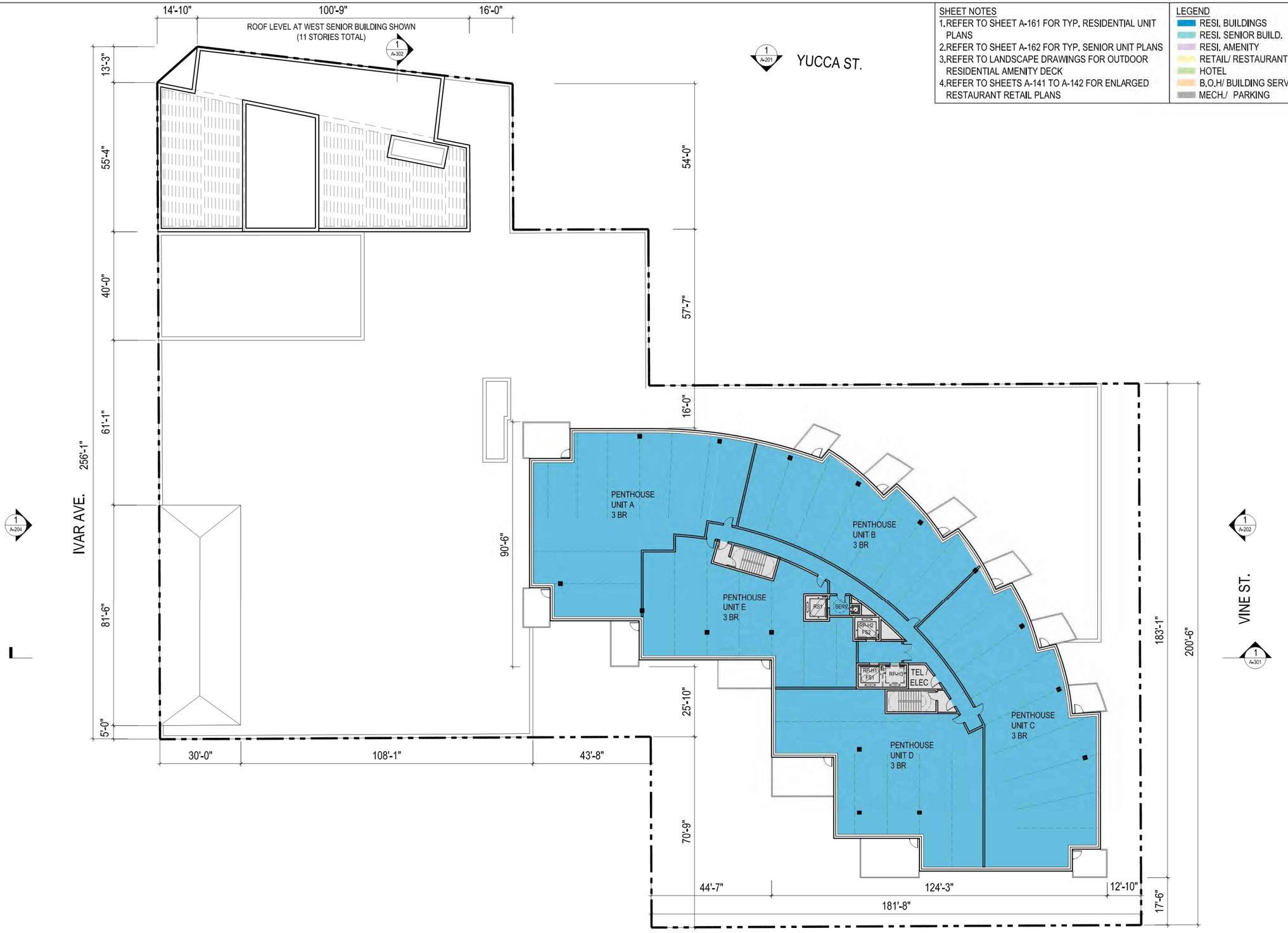
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - LEVEL 27-34

DRAWING NO:

A-111



WEST SITE - LEVEL 35 PH

SCALE: 1/16"= 1'-0"

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

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KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

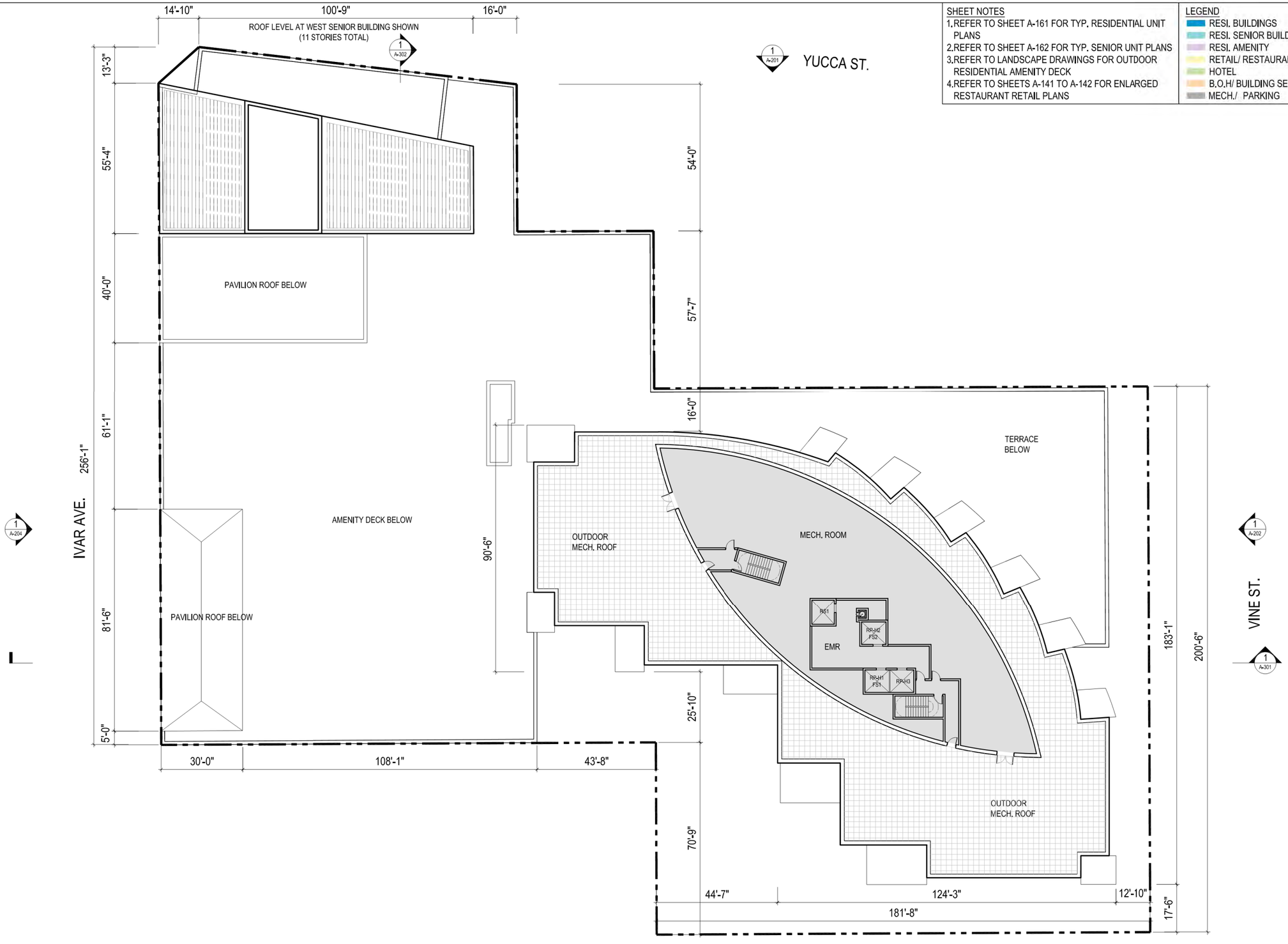
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - LEVEL 35 PH

DRAWING NO:

A-112



N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - MECHANICAL PENTHOUSE

SCALE: 1/16"= 1'-0"

1

SHEET NOTES

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2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

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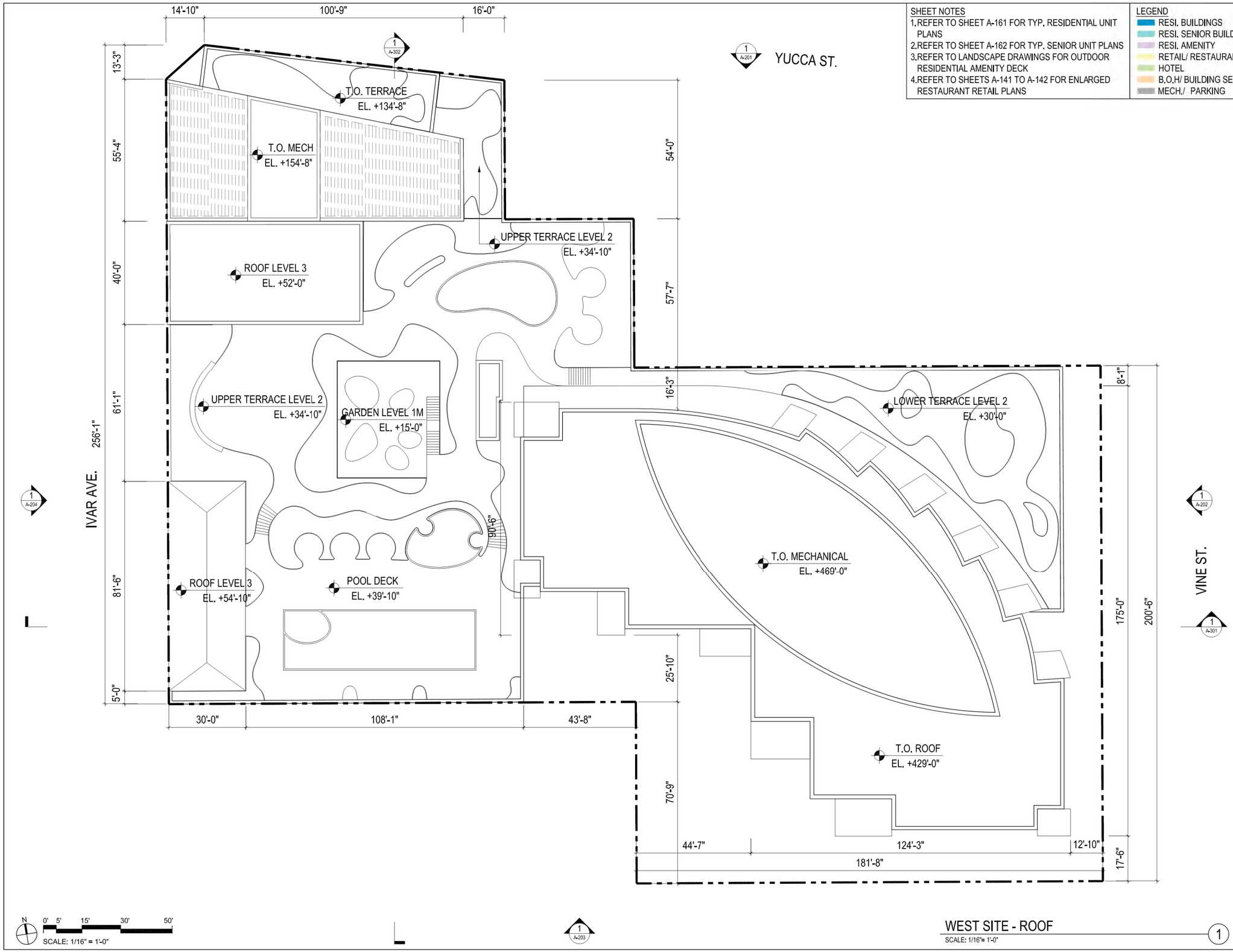
KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - MECHANICAL PENTHOUSE

DRAWING NO:
A-113



WEST SITE - ROOF

SCALE: 1/16"= 1'-0"

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

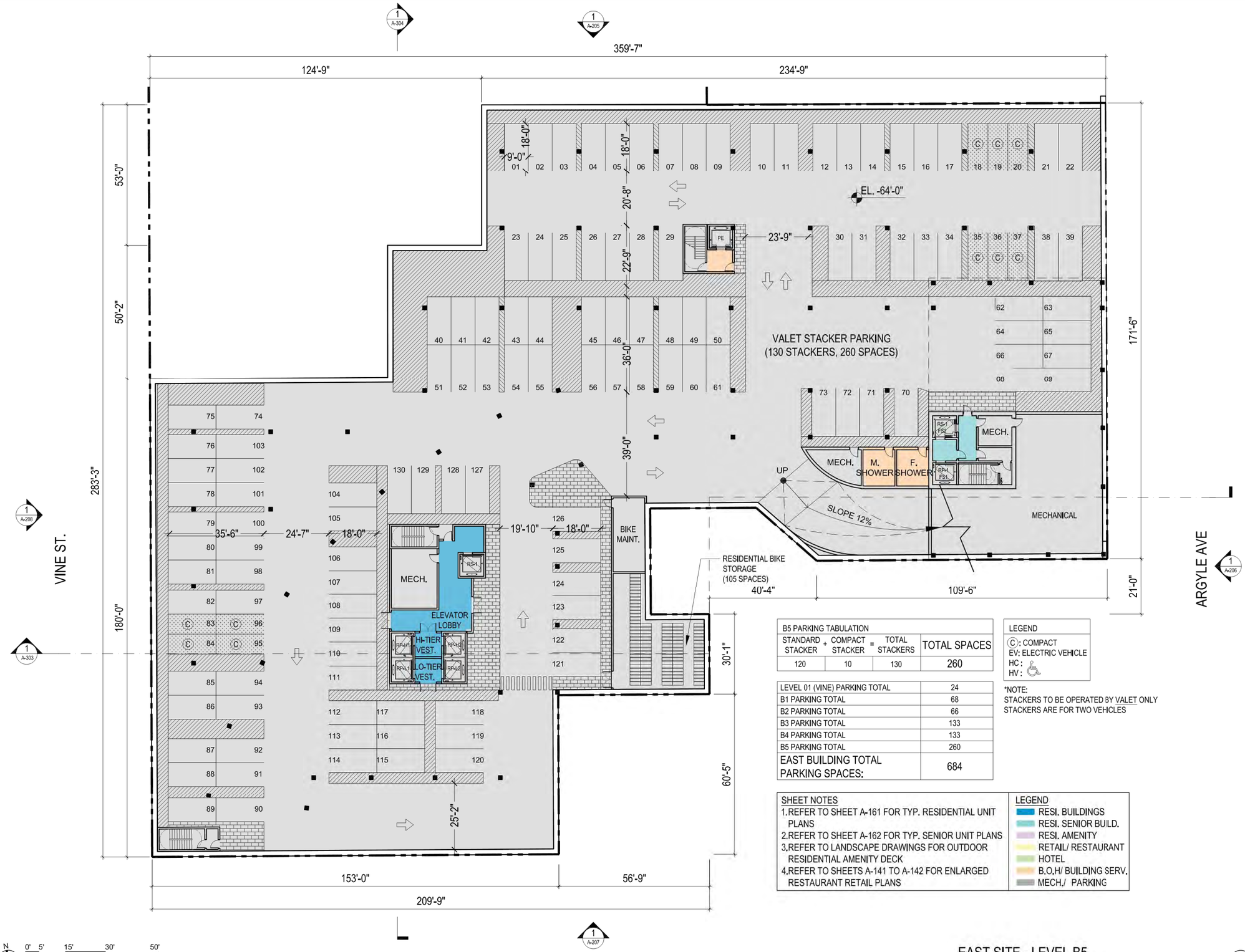
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - ROOF

DRAWING NO:

A-114



B5 PARKING TABULATION			
STANDARD STACKER +	COMPACT STACKER =	TOTAL STACKERS	TOTAL SPACES
120	10	130	260

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

*NOTE:
STACKERS TO BE OPERATED BY VALET ONLY
STACKERS ARE FOR TWO VEHICLES

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL B5
SCALE: 1/16"= 1'-0"

1

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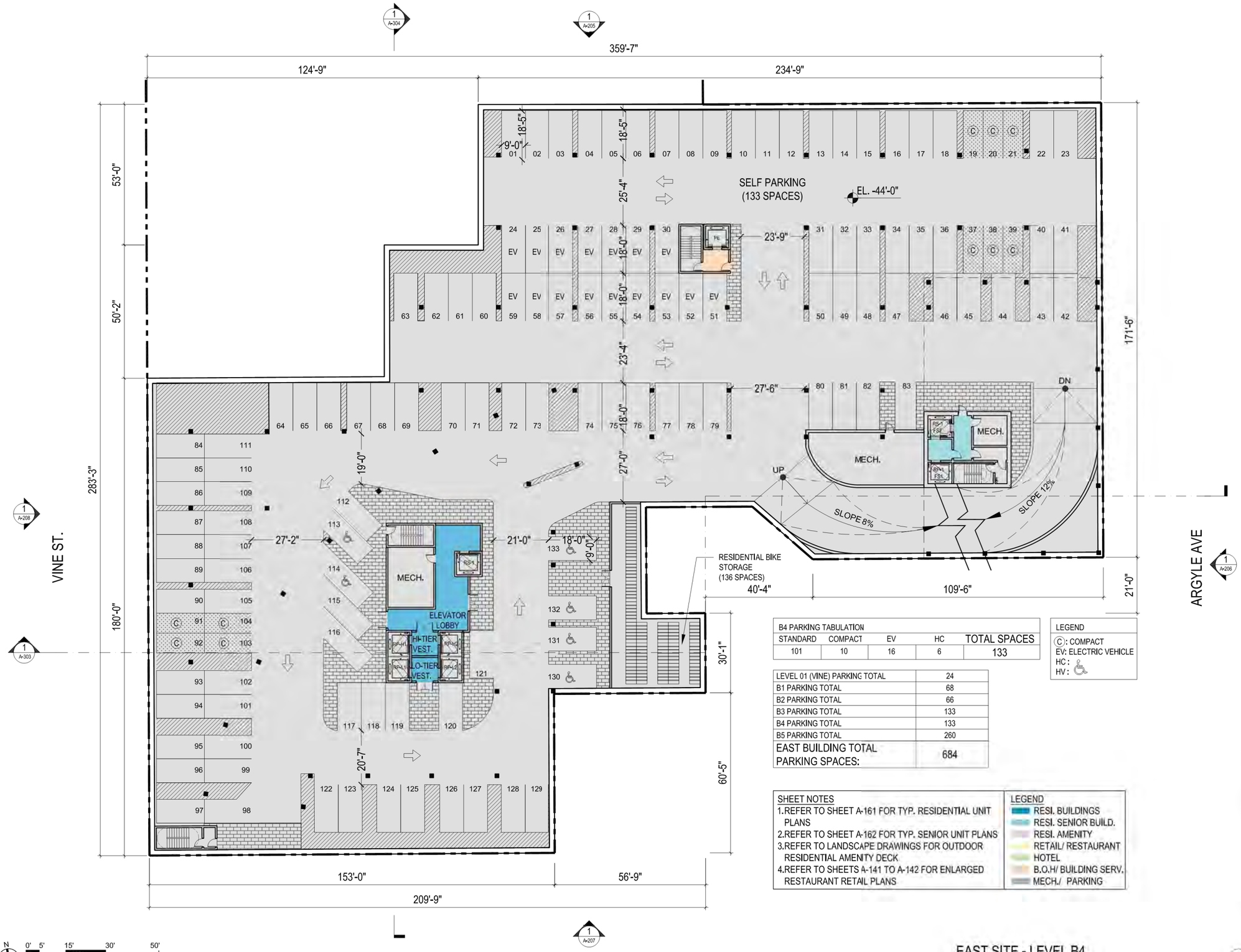
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL B5

DRAWING NO:
A-121



B4 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
101	10	16	6	133

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
RESI. BUILDINGS
RESI. SENIOR BUILD.
RESI. AMENITY
RETAIL/ RESTAURANT
HOTEL
B.O.H/ BUILDING SERV.
MECH./ PARKING

EAST SITE - LEVEL B4
SCALE: 1/16" = 1'-0"

HOLLYWOOD CENTER

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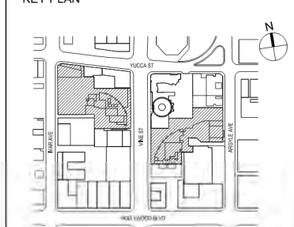
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

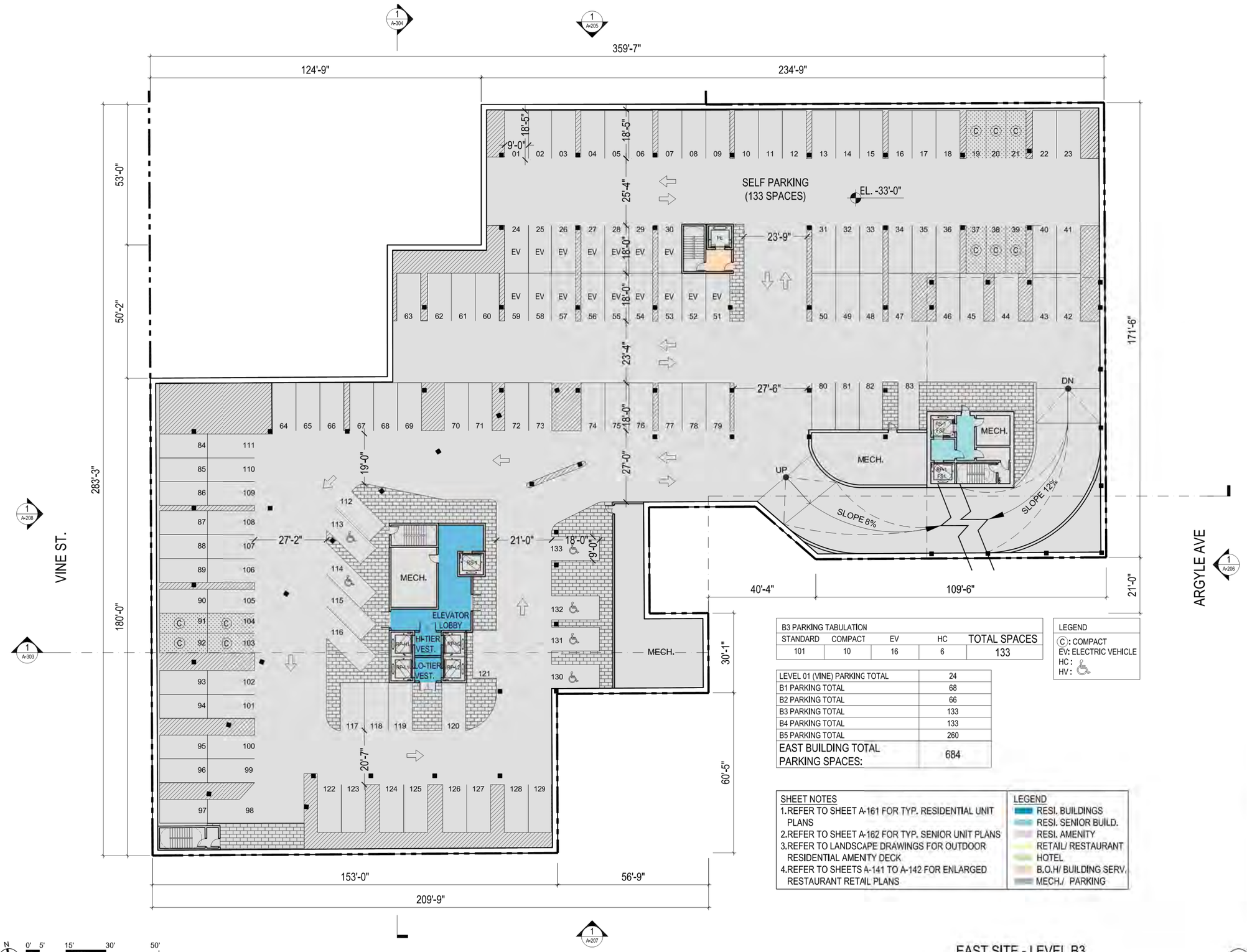
KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SIDE - LEVEL B4

DRAWING NO:
A-122



B3 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
101	10	16	6	133

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
RESI. BUILDINGS
RESI. SENIOR BUILD.
RESI. AMENITY
RETAIL/ RESTAURANT
HOTEL
B.O.H/ BUILDING SERV.
MECH./ PARKING

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL B3
SCALE: 1/16" = 1'-0"
1

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
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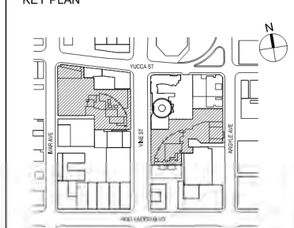
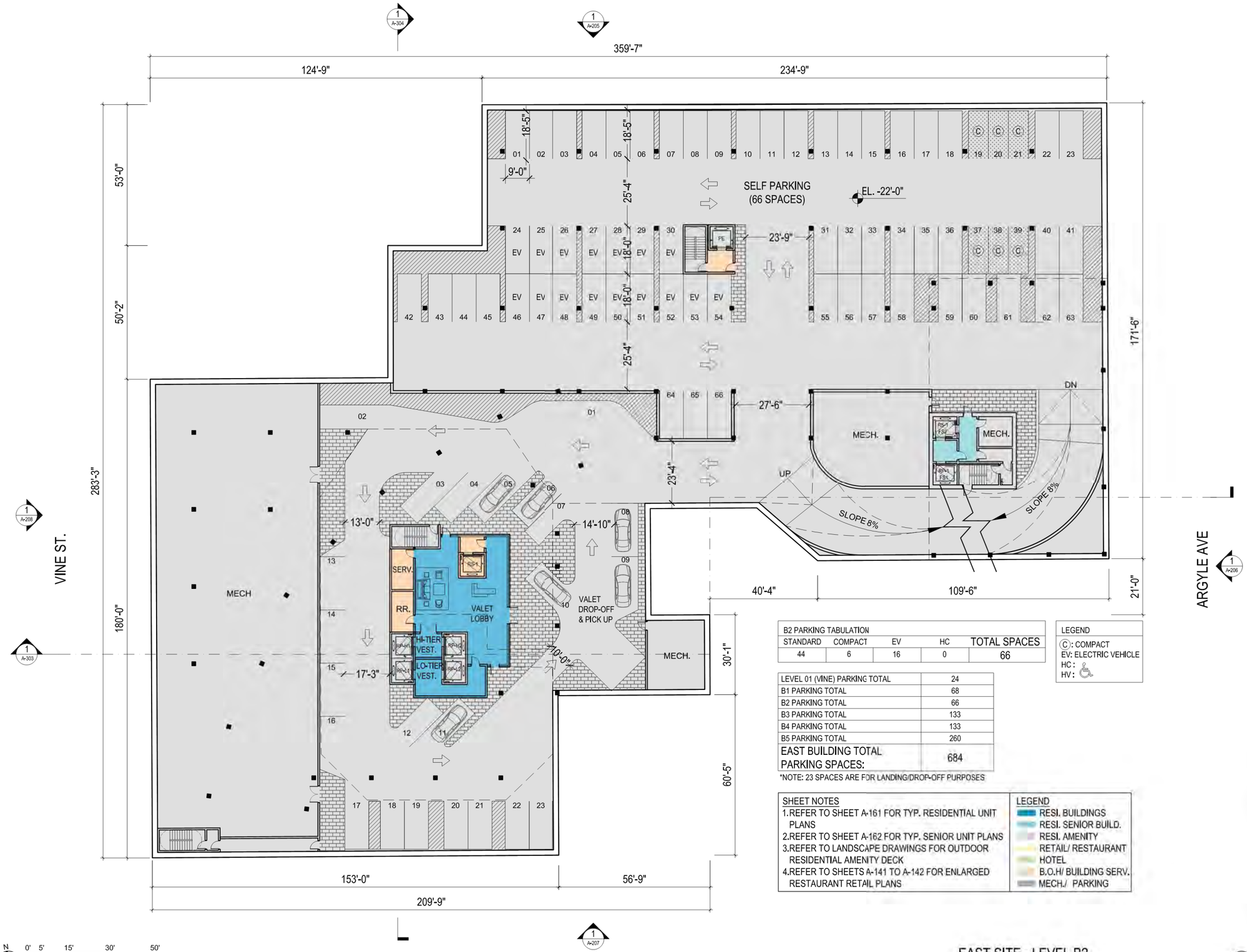
KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SIDE - LEVEL B3

DRAWING NO:
A-123



B2 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
44	6	16	0	66

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

*NOTE: 23 SPACES ARE FOR LANDING/DROP-OFF PURPOSES

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
RESI. BUILDINGS
RESI. SENIOR BUILD.
RESI. AMENITY
RETAIL/ RESTAURANT
HOTEL
B.O.H/ BUILDING SERV.
MECH./ PARKING

EAST SITE - LEVEL B2
SCALE: 1/16" = 1'-0"

1

HOLLYWOOD CENTER

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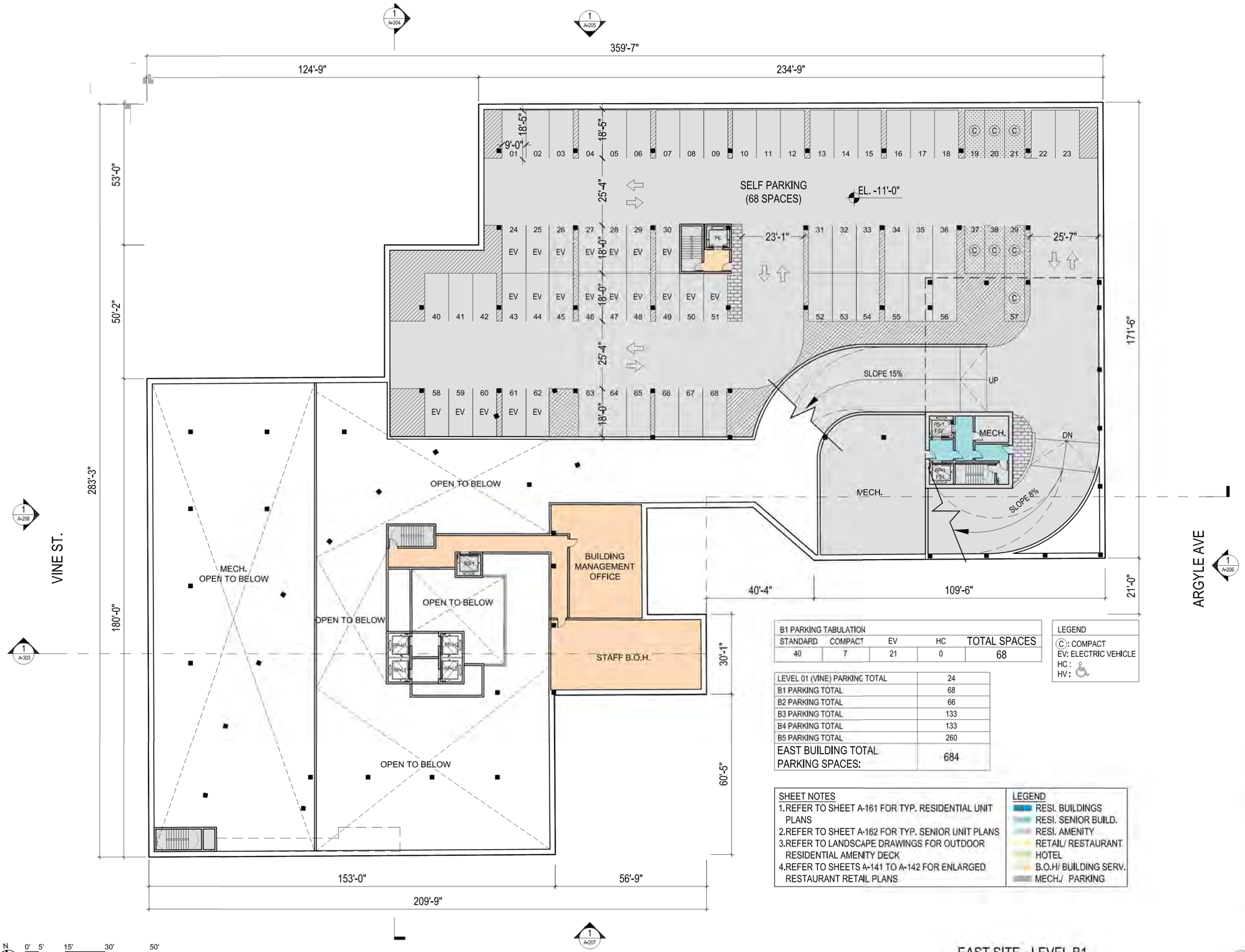
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL B2

DRAWING NO:
A-124



B1 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
40	7	21	0	68

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
RESI. BUILDINGS
RESI. SENIOR BUILD.
RESI. AMENITY
RETAIL/ RESTAURANT
HOTEL
B.O.H/ BUILDING SERV.
MECH./ PARKING

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL B1
SCALE: 1/16"= 1'-0"
1

HOLLYWOOD CENTER

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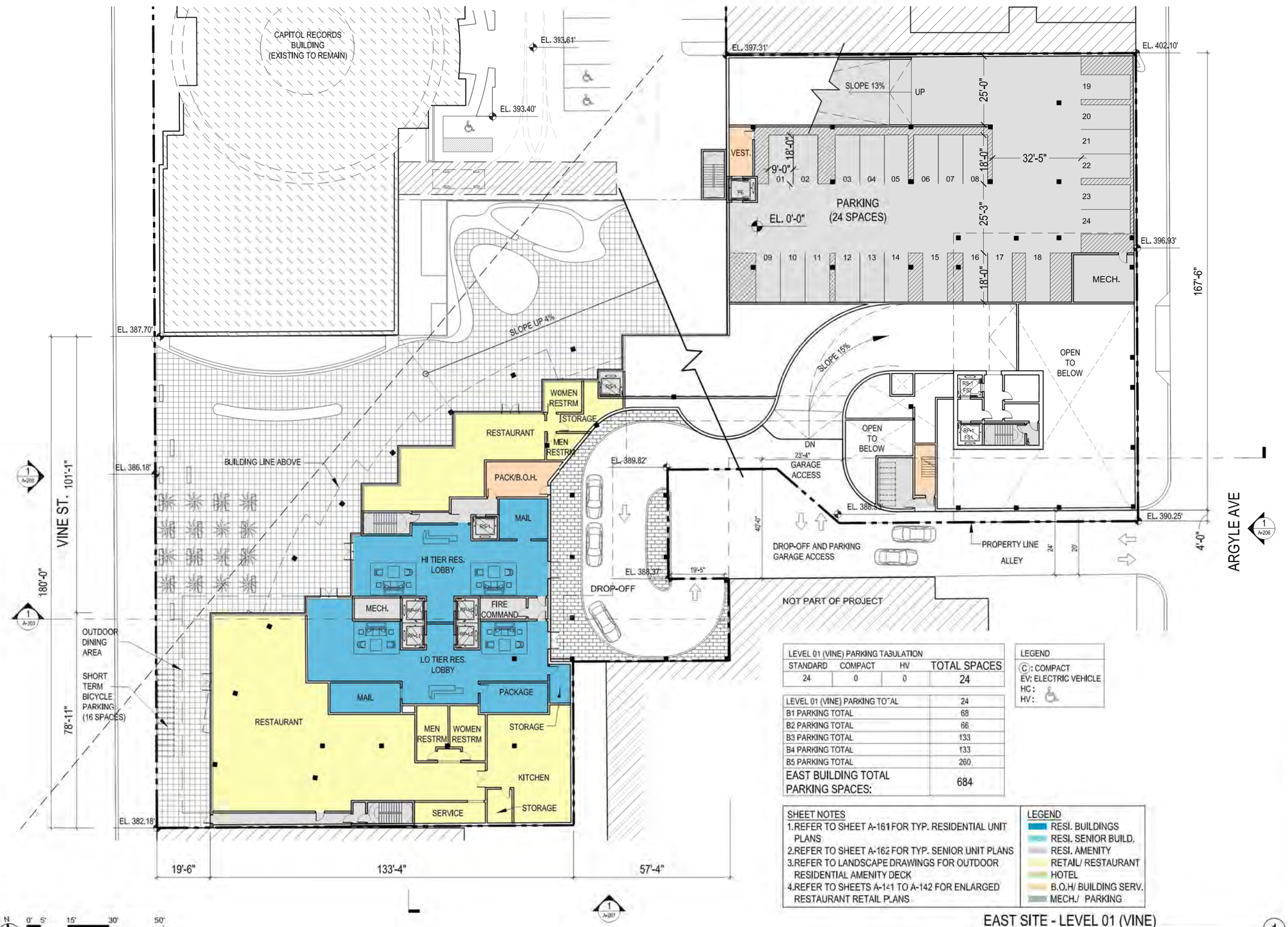
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL B1

DRAWING NO:
A-125



LEVEL 01 (VINE) PARKING TABULATION			
STANDARD	COMPACT	HV	TOTAL SPACES
24	0	0	24

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
RESI. BUILDINGS
RESI. SENIOR BUILD.
RESI. AMENITY
RETAIL/ RESTAURANT
HOTEL
B.O.H/ BUILDING SERV.
MECH./ PARKING

EAST SITE - LEVEL 01 (VINE) (1)
SCALE: 1/16" = 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
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F: 212.433.1451

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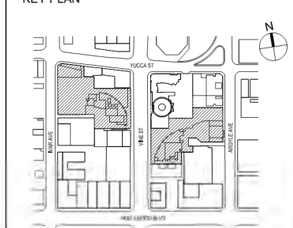
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

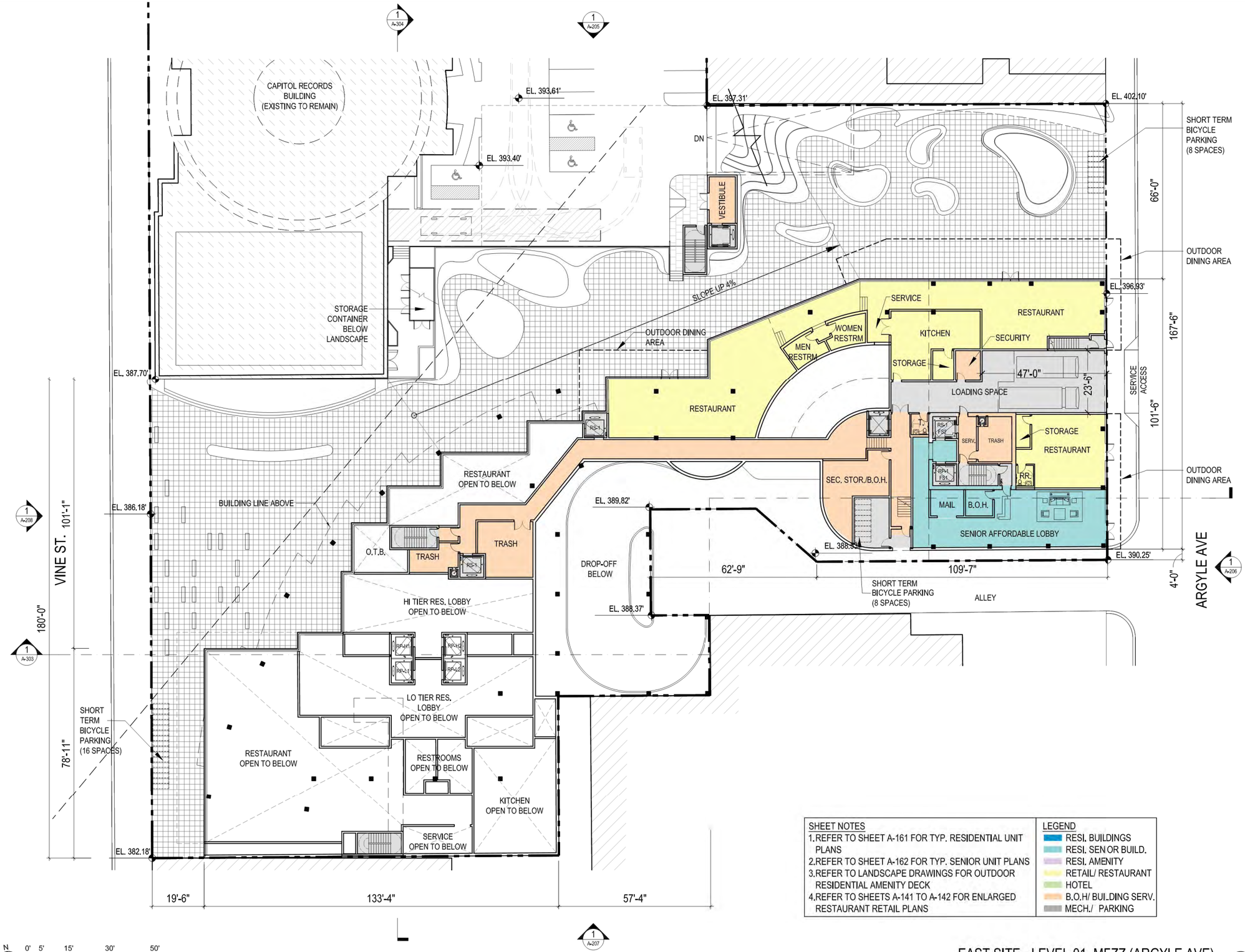
KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL 01 (VINE)

DRAWING NO:
A-126



SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL 01_MEZZ (ARGYLE AVE) 1
SCALE: 1/16"= 1'-0"

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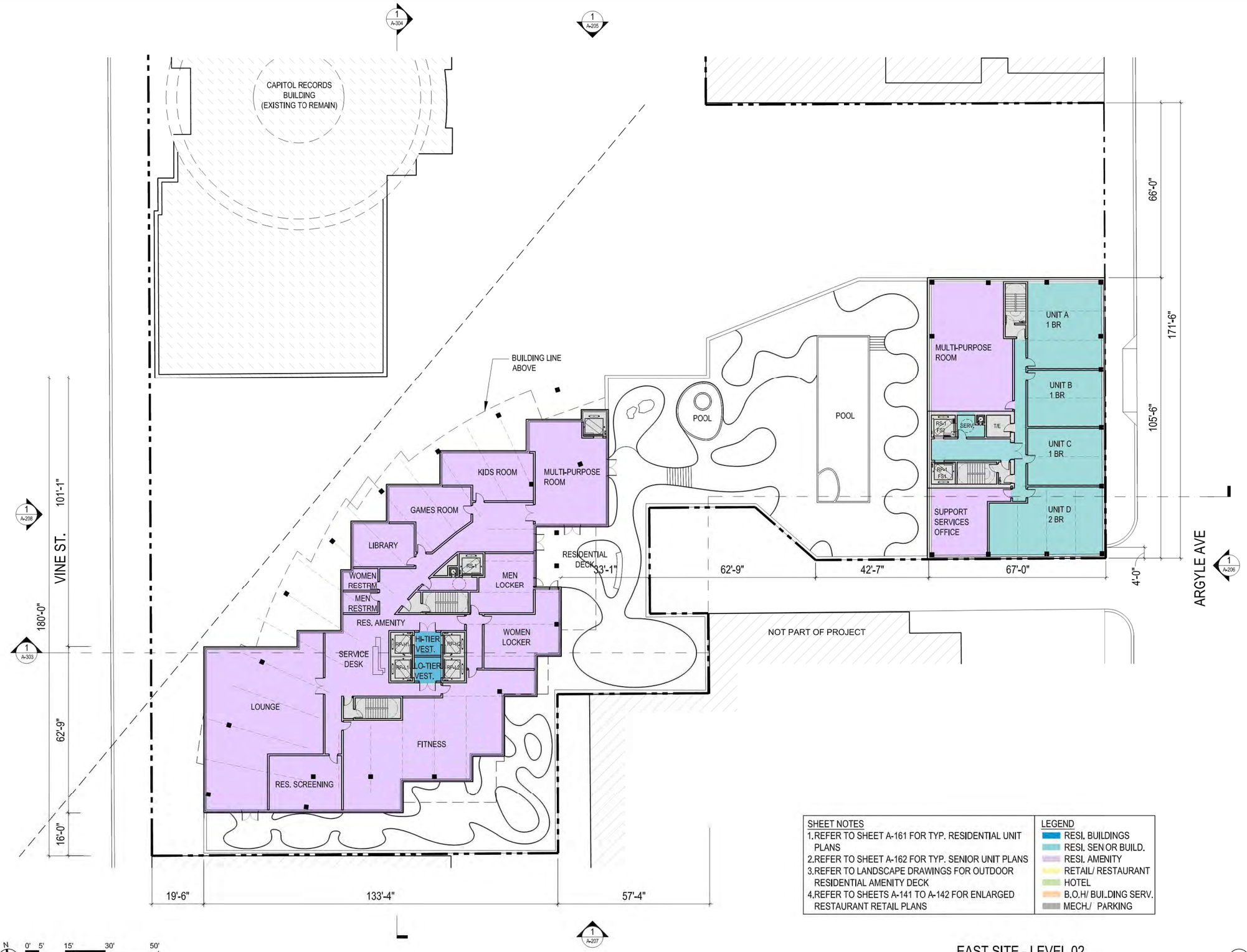
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL 01_MEZZ (ARGYLE)

DRAWING NO:
A-127



SHEET NOTES	LEGEND
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	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 02

SCALE: 1/16"= 1'-0"

1

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

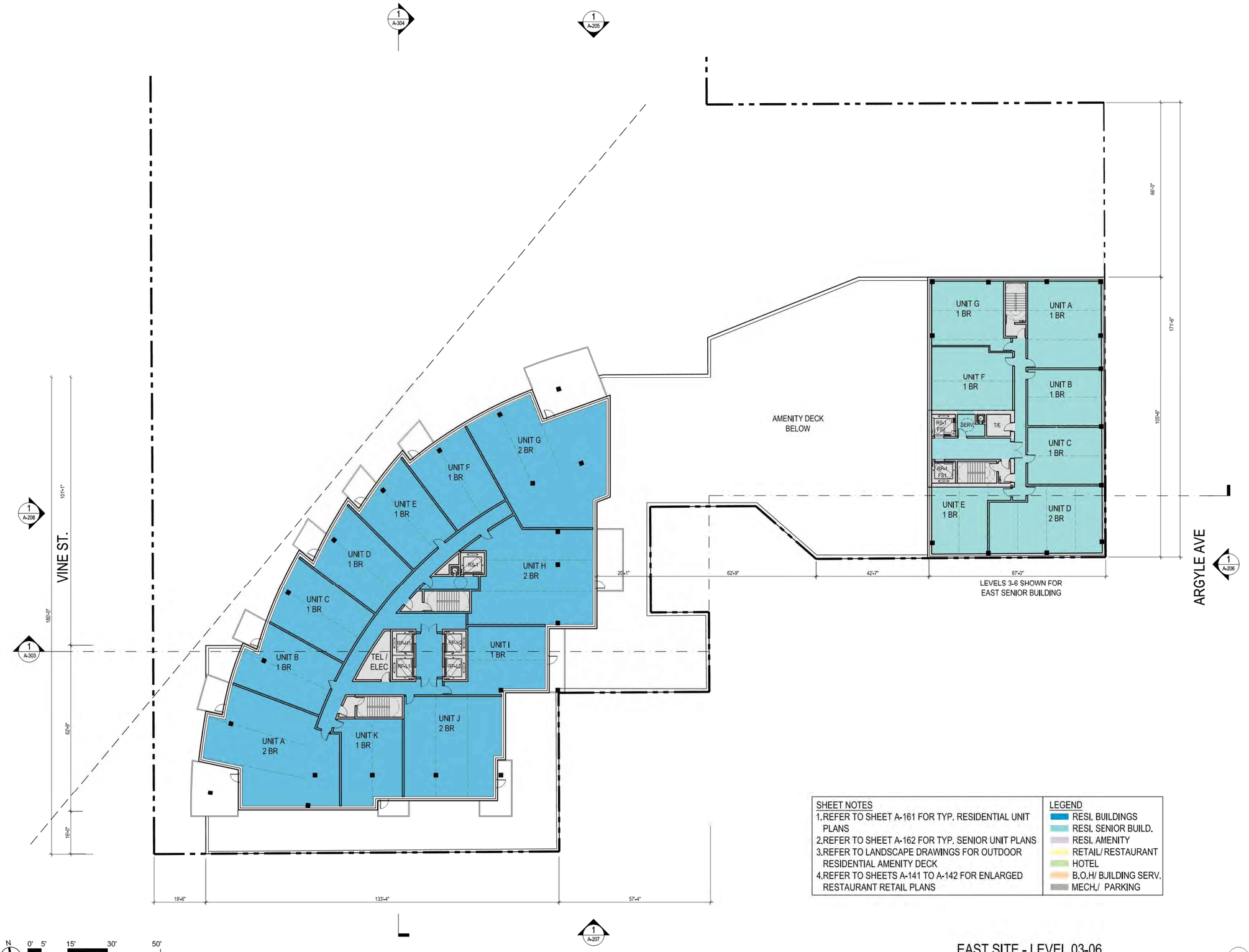
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - LEVEL 02

DRAWING NO:

A-128



SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
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	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 03-06

SCALE: 1/16"= 1'-0"

1

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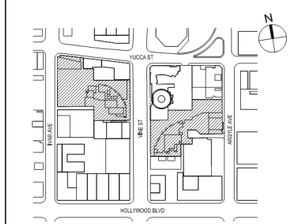
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



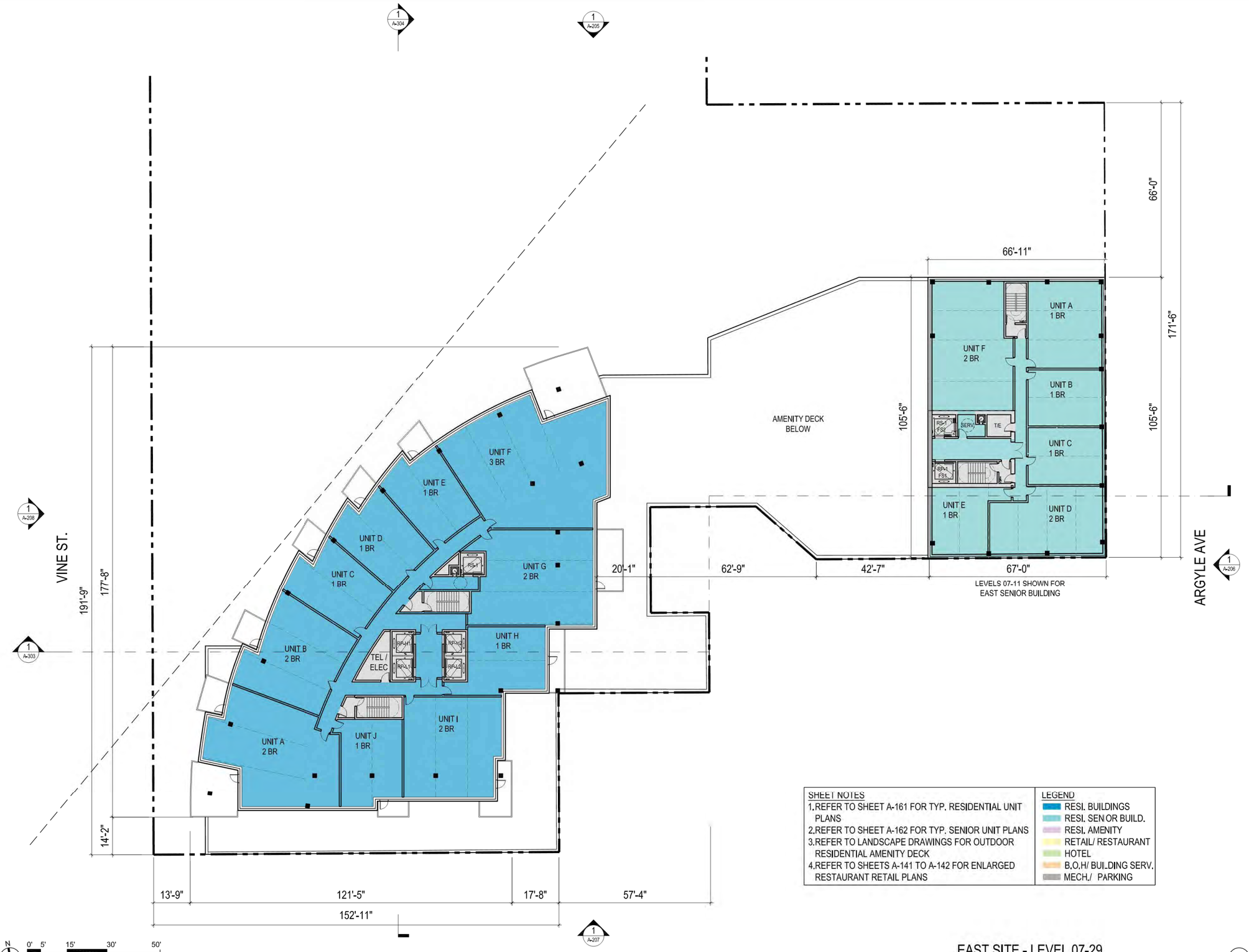
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - LEVEL 03-06

DRAWING NO:

A-129



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	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 07-29

SCALE: 1/16"= 1'-0"

1

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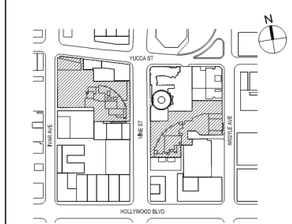
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

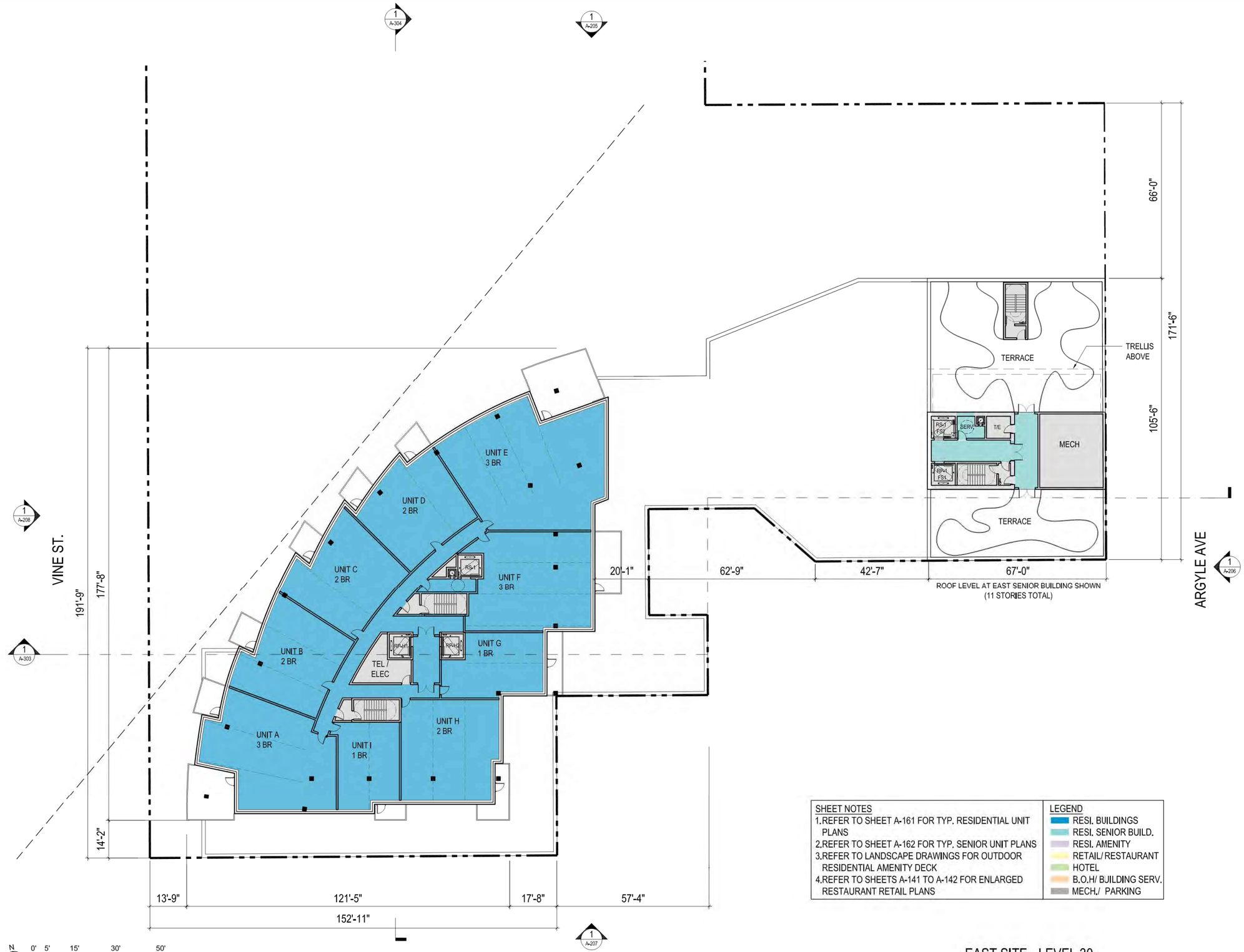
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - LEVEL 07-29

DRAWING NO:

A-130



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	HOTEL
	B.O.H/ BJILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 30

SCALE: 1/16"= 1'-0"

1

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

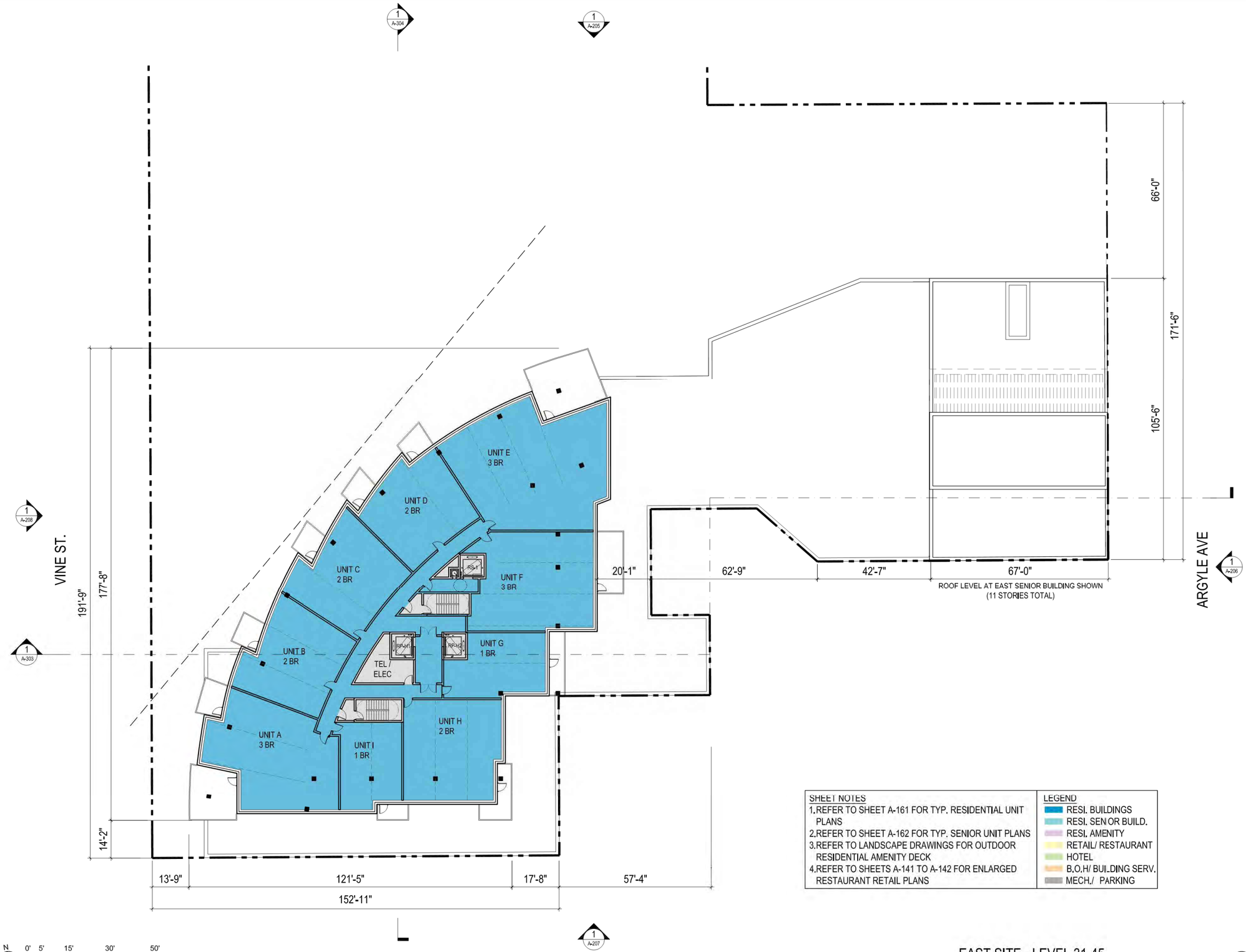
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - LEVEL 30

DRAWING NO:

A-131



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	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 31-45

SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

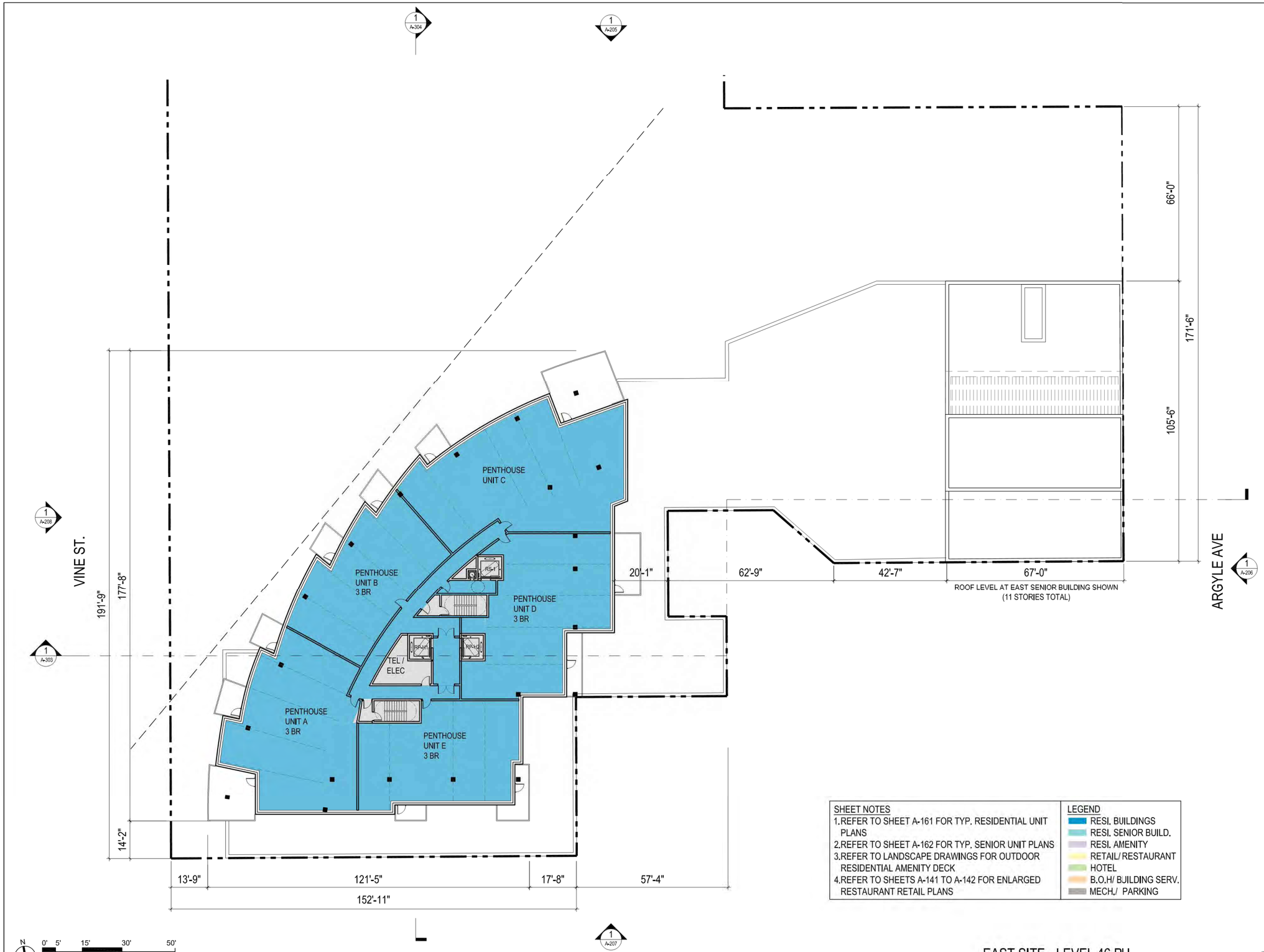
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - LEVEL 31-45

DRAWING NO:

A-132



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	HOTEL
	B.O.H/ BJILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 46 PH

SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

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KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

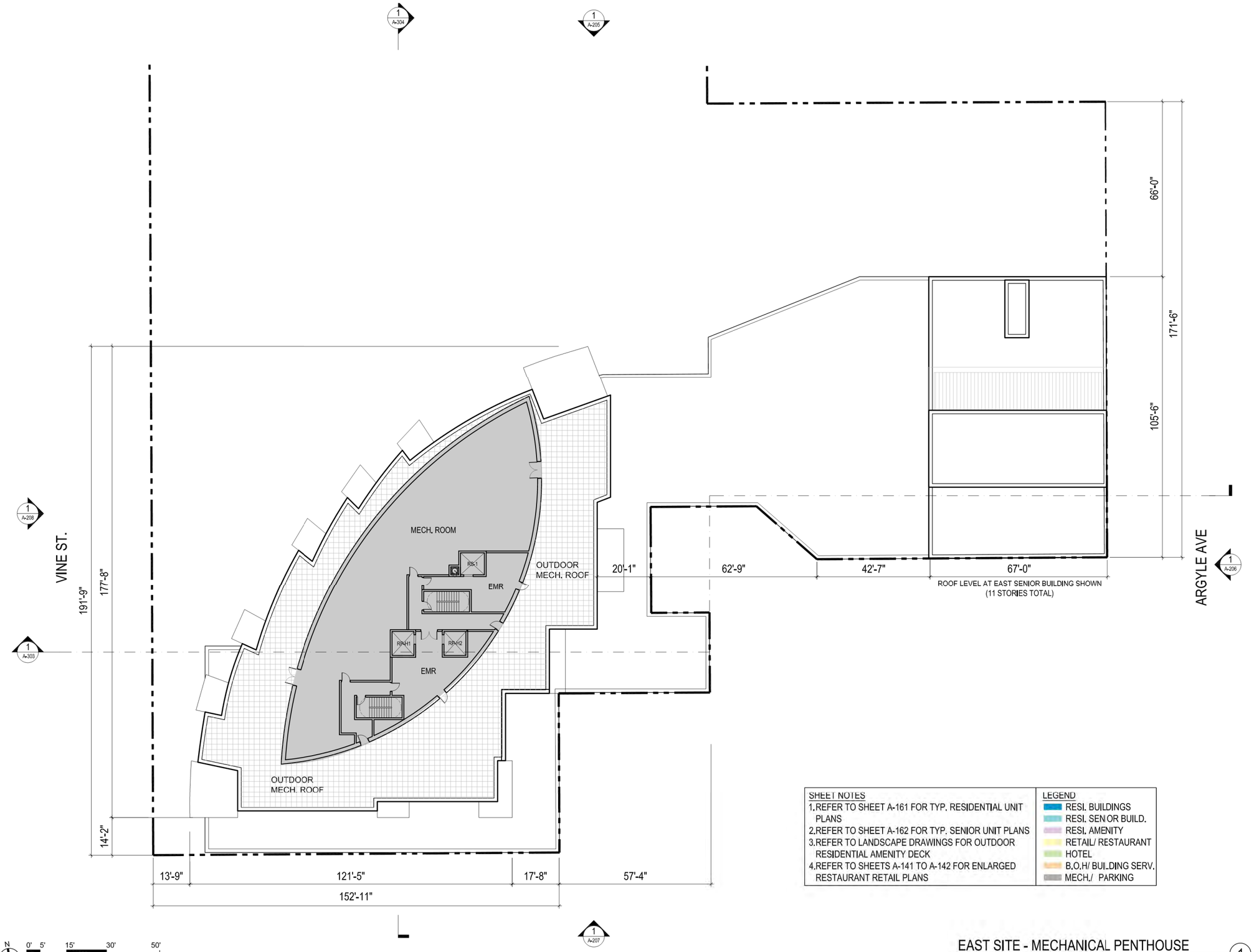
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - LEVEL 46 PH

DRAWING NO:

A-133



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	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - MECHANICAL PENTHOUSE

SCALE: 1/16"= 1'-0"

1

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

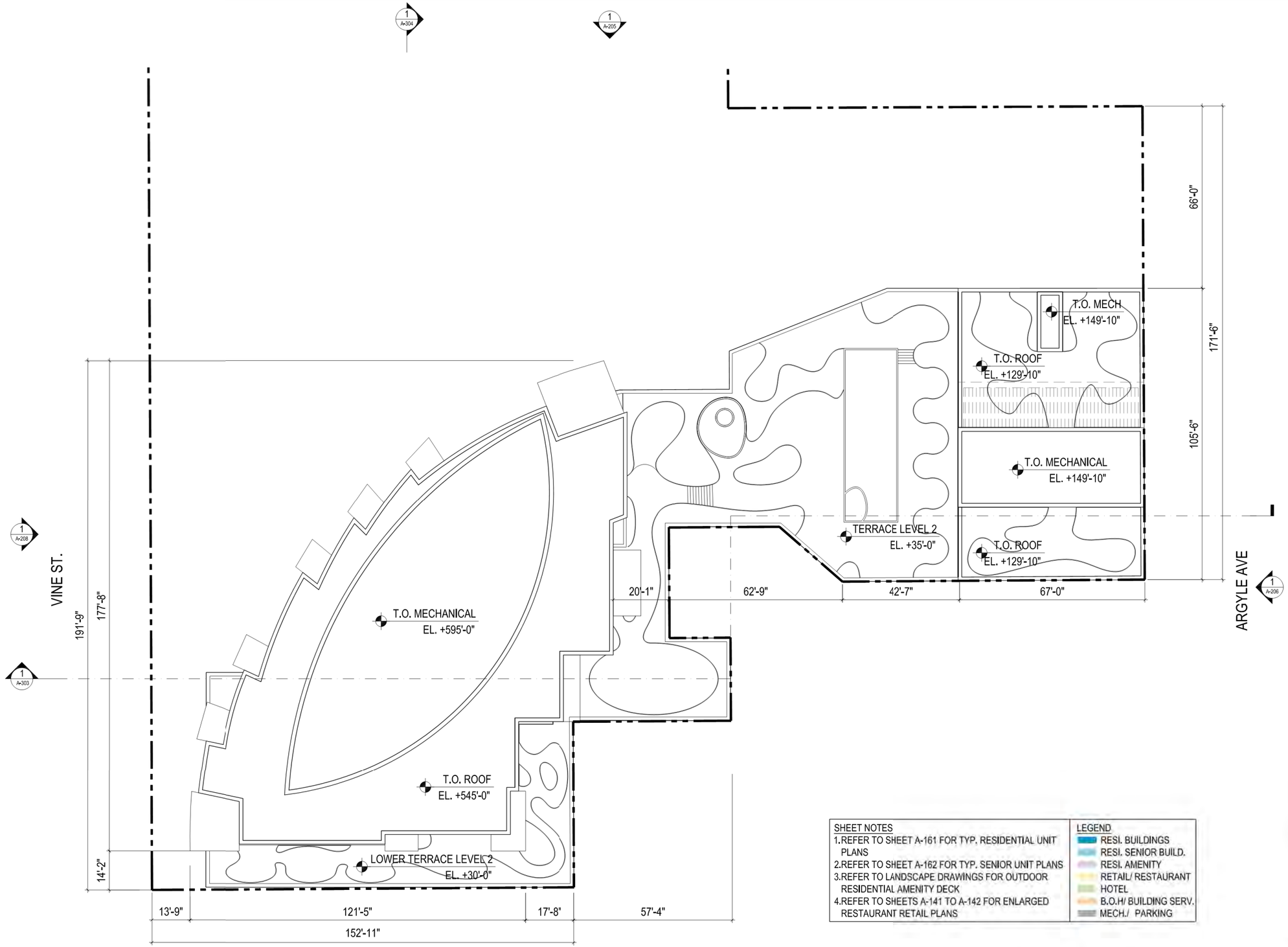
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - MECHANICAL PENTHOUSE

DRAWING NO:

A-134



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	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - ROOF

SCALE: 1/16" = 1'-0"

1

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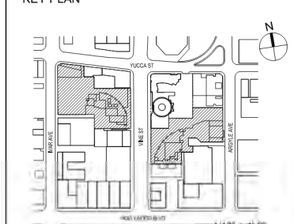


SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

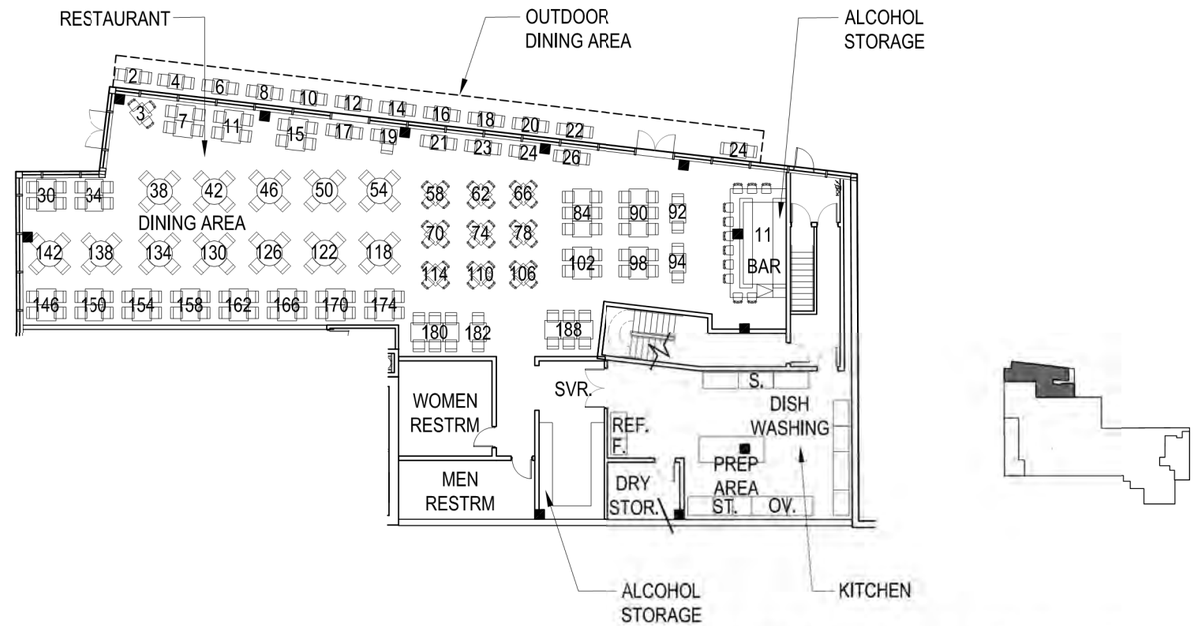
DRAWING TITLE:

EAST SITE - ROOF

DRAWING NO:

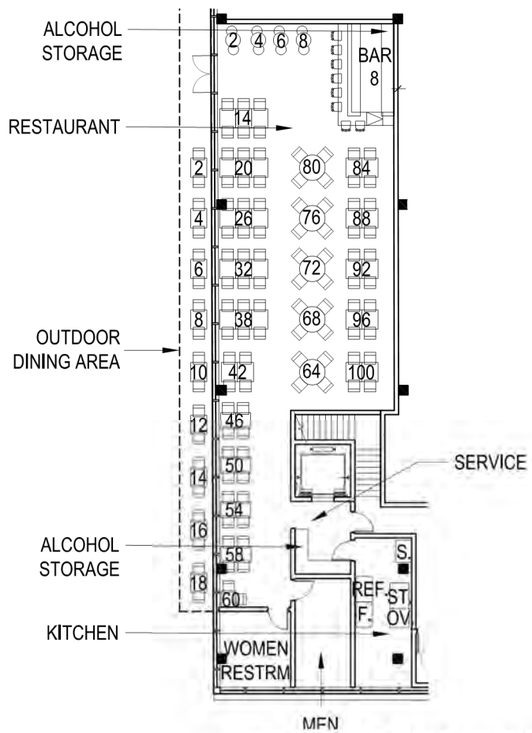
A-135

PROGRAM AREA	RESTAURANT 1	RESTAURANT 2	RESTAURANT 3
INDOOR DINING AREA	1985 SF	2072 SF	3447 SF
OUTDOOR AREA	260 SF	136 SF	223 SF
TOTAL INDOOR AREA	3628 SF	2821 SF	5498 SF
INDOOR SEATING	120	108	199
OUTDOOR SEATING	38	18	24
TOTAL SEATING	158	126	223



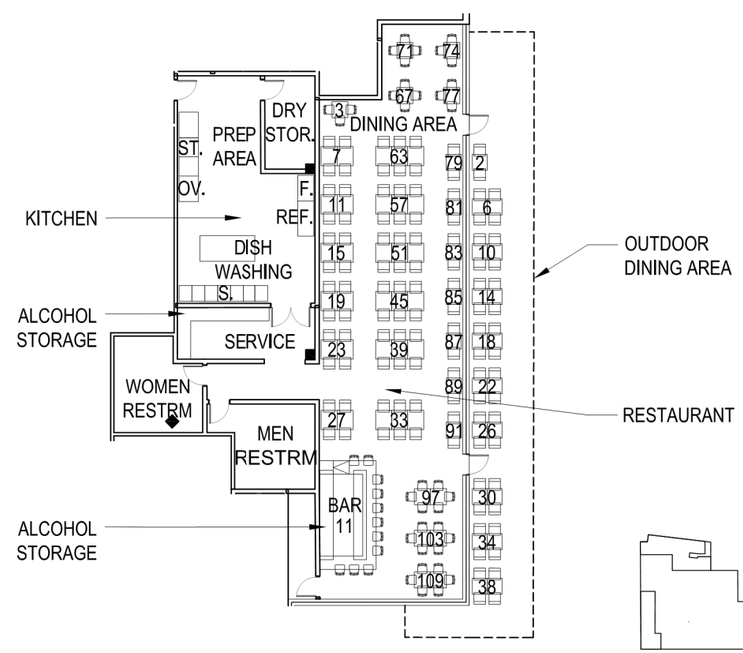
ENLARGED PLAN_RESTAURANT 3 AT WEST SITE (3)

SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 2 AT WEST SITE (2)

SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 1 AT WEST SITE (1)

SCALE: 3/32"= 1'-0"

N 0' 4' 8' 16' 32'

SCALE: 3/32" = 1'-0"

HOLLYWOOD CENTER

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KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

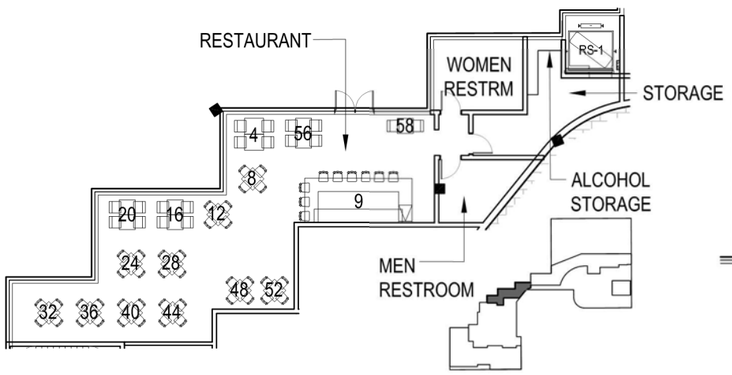
DRAWING TITLE:

WEST SITE - ENLARGED RETAIL PLANS

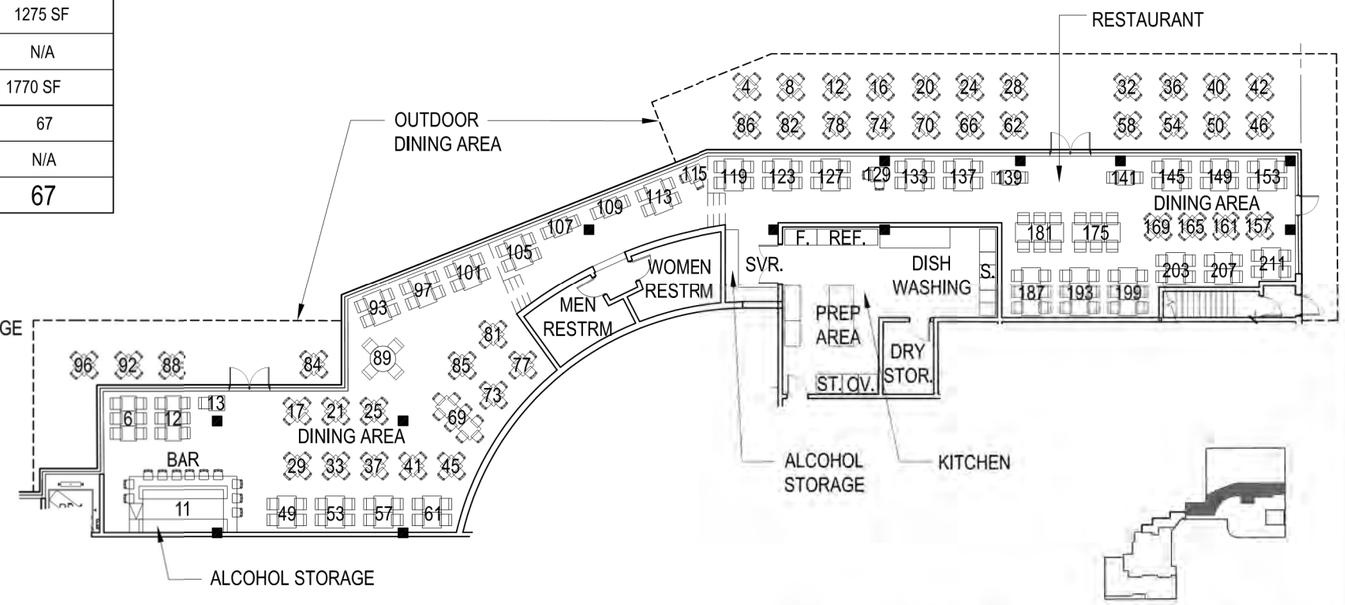
DRAWING NO:

A-141

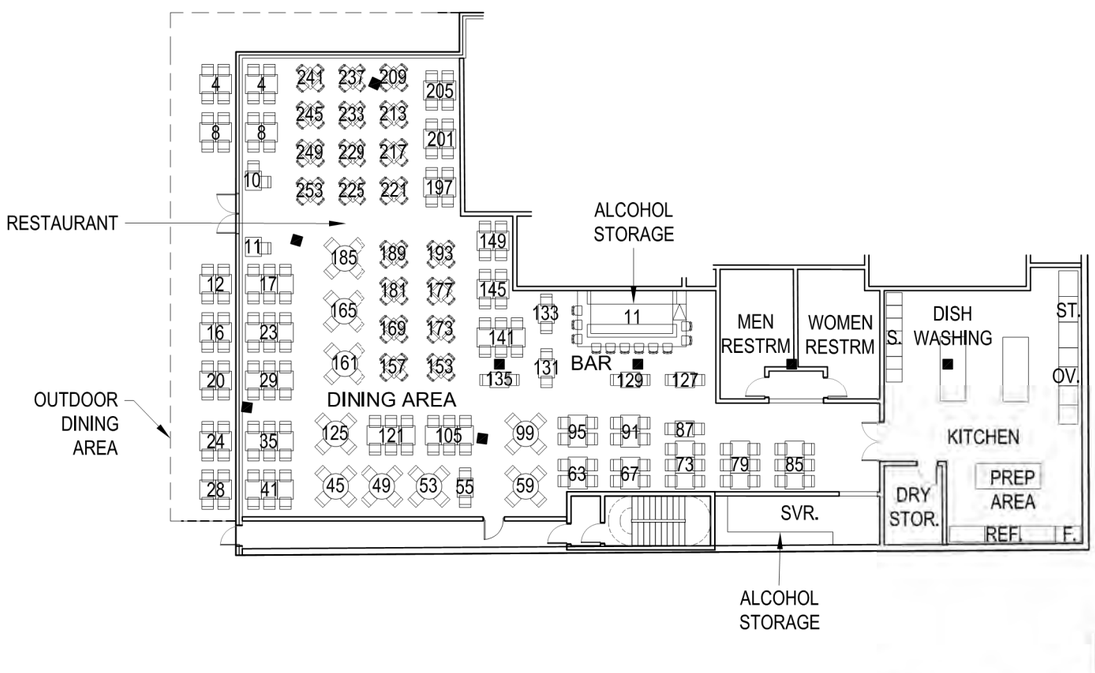
PROGRAM AREA	RESTAURANT 1	RESTAURANT 2	RESTAURANT 3	RESTAURANT 4
INDOOR DINING AREA	756 SF	4215 SF	3536 SF	1275 SF
OUTDOOR AREA	N/A	390 SF	223 SF	N/A
TOTAL INDOOR AREA	940 SF	6305 SF	4995 SF	1770 SF
INDOOR SEATING	44	264	222	67
OUTDOOR SEATING	4	28	96	N/A
TOTAL SEATING	48	292	318	67



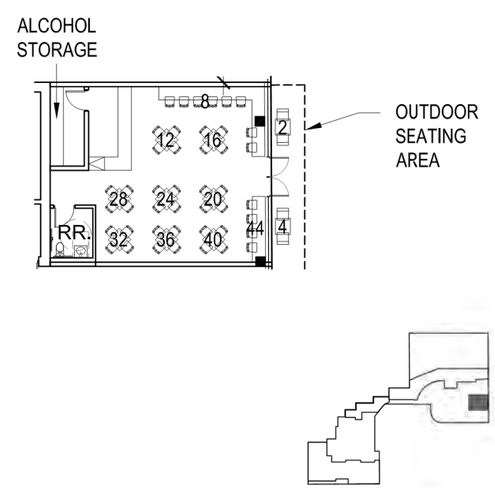
ENLARGED PLAN_RESTAURANT 4 AT EAST SITE (4)
SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 3 AT EAST SITE (3)
SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 2 AT EAST SITE (2)
SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 1 AT EAST SITE (1)
SCALE: 3/32"= 1'-0"

N 0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

HOLLYWOOD CENTER

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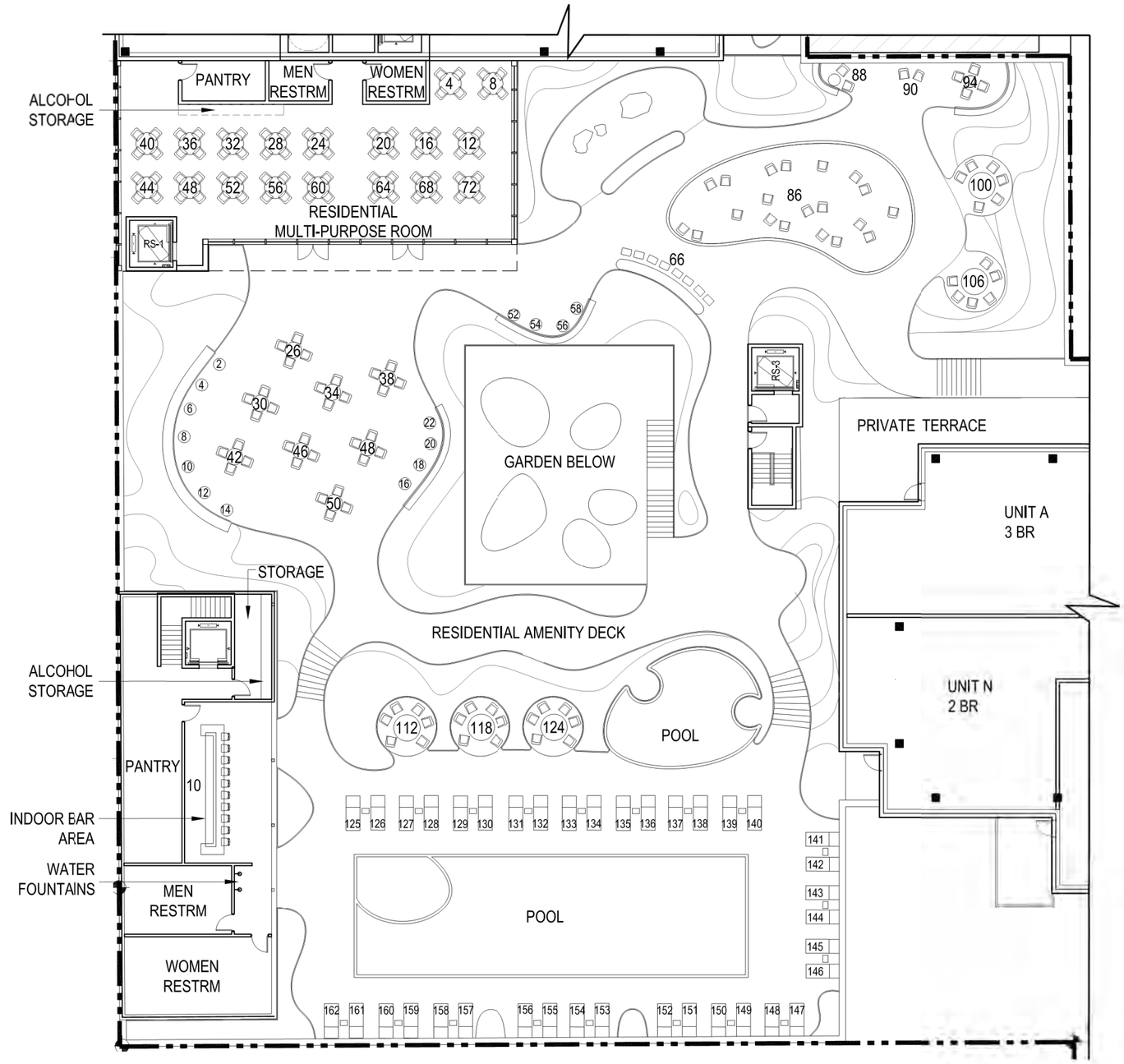
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

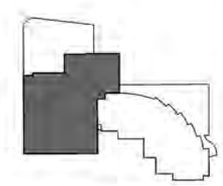
KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED RETAIL PLANS

DRAWING NO:
A-142





PROGRAM AREA	LEVEL 2 AMENITY
INDOOR MULTI. AREA	2837 SF
OUTDOOR AREA	5615 SF
TOTAL INDOOR AREA	5032 SF
INDOOR SEATING	82
OUTDOOR SEATING	162
TOTAL SEATING	244

N 0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

ENLARGED PLAN_AMENITY DECK AT WEST SITE (1)
SCALE: 3/32" = 1'-0"

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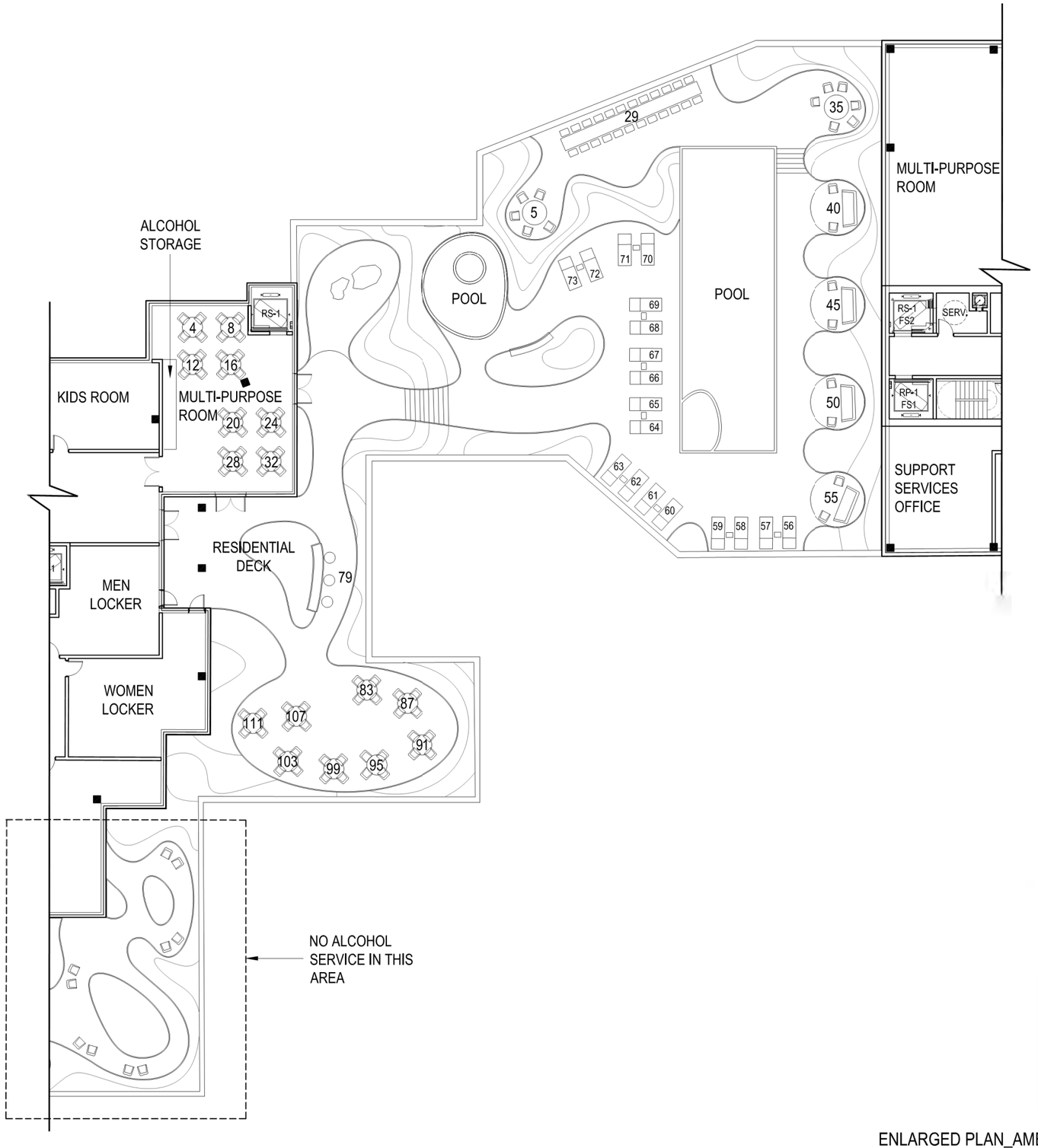
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

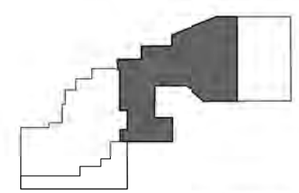
DRAWING TITLE:
WEST SITE-
ENLARGED
AMENITY DECK
PLAN

DRAWING NO:
A-151



N 0' 4' 8' 16' 32'

SCALE: 3/32" = 1'-0"



PROGRAM AREA	LEVEL 2 AMENITY
INDOOR MULTI. AREA	1020 SF
OUTDOOR AREA	4500 SF
TOTAL INDOOR AREA	1020 SF
INDOOR SEATING	32
OUTDOOR SEATING	111
TOTAL SEATING	143

ENLARGED PLAN_AMENITY DECK AT EAST SITE (1)

SCALE: 3/32"= 1'-0"

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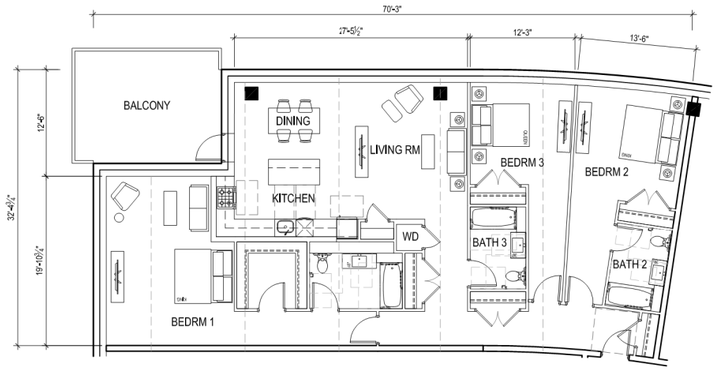
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

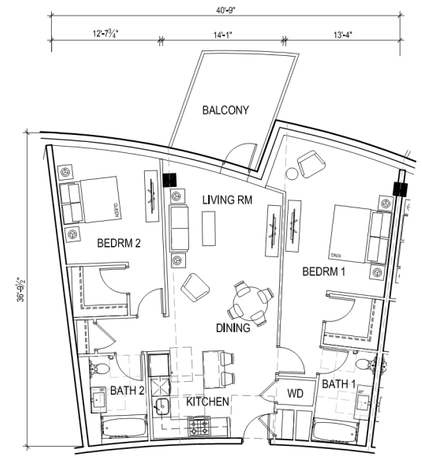
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED AMENITY DECK PLAN

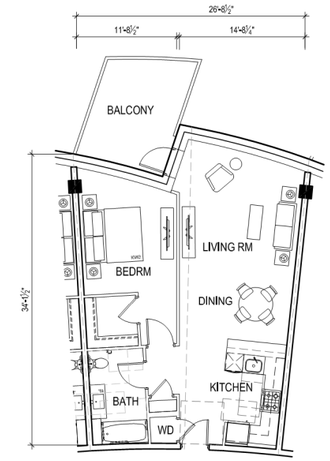
DRAWING NO:
A-152



WEST SITE: TYPICAL 3 BEDROOM (6)
SCALE: 1/8"= 1'-0"

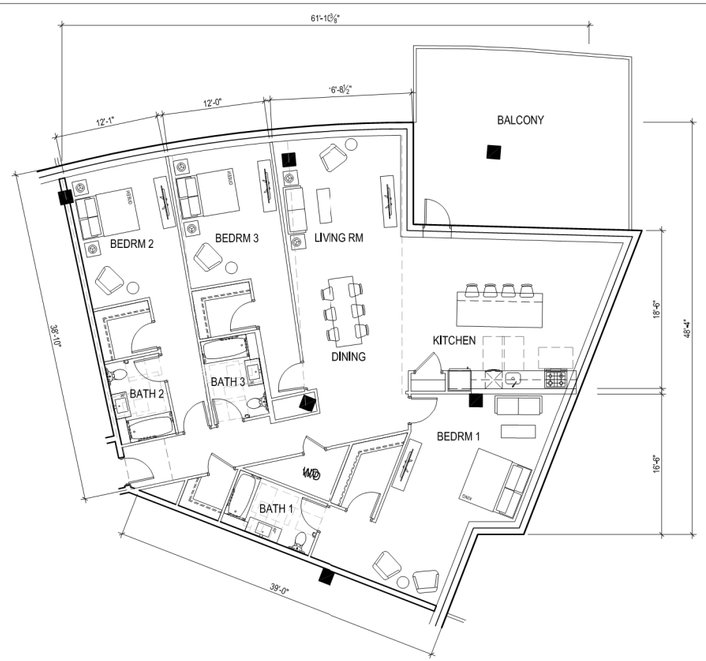


WEST SITE: TYPICAL 2 BEDROOM (5)
SCALE: 1/8"= 1'-0"

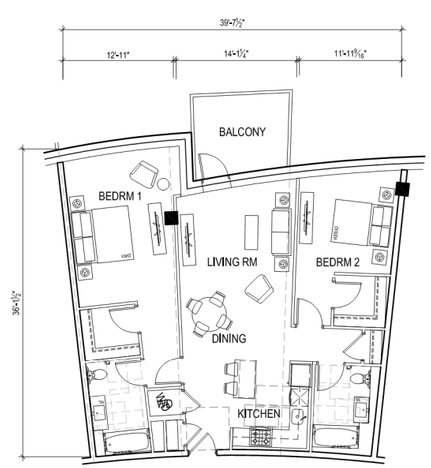


WEST SITE: TYPICAL 1 BEDROOM (4)
SCALE: 1/8"= 1'-0"

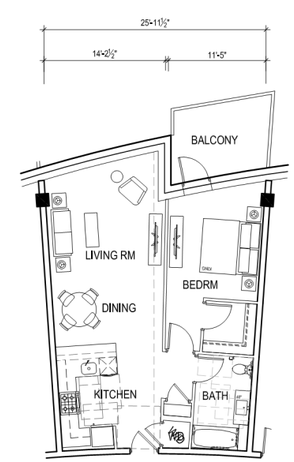
WEST BUILDING, RESIDENTIAL LAYOUTS



EAST SITE: TYPICAL 3 BEDROOM (3)
SCALE: 1/8"= 1'-0"



EAST SITE: TYPICAL 2 BEDROOM (2)
SCALE: 1/8"= 1'-0"



EAST SITE: TYPICAL 1 BEDROOM (1)
SCALE: 1/8"= 1'-0"

N
0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

EAST BUILDING, RESIDENTIAL LAYOUTS

HOLLYWOOD CENTER

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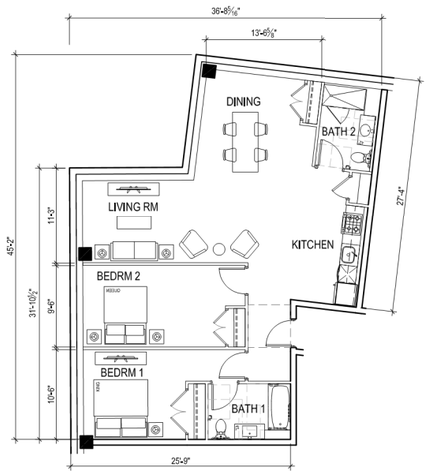
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

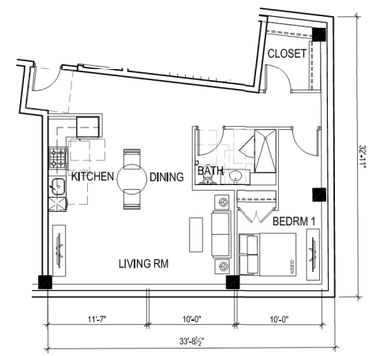
DRAWING TITLE:
ENLARGED TYPICAL UNIT PLANS

DRAWING NO:
A-161



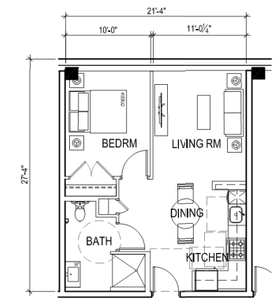
WEST SITE: TYPICAL 2 BEDROOM (6)

SCALE: 1/8"= 1'-0"



WEST SITE: 1 BEDROOM TYPE 2 (5)

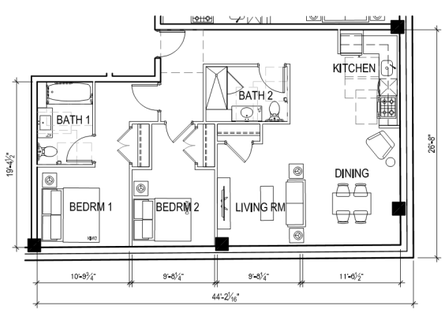
SCALE: 1/8"= 1'-0"



WEST SITE: 1 BEDROOM TYPE 1 (4)

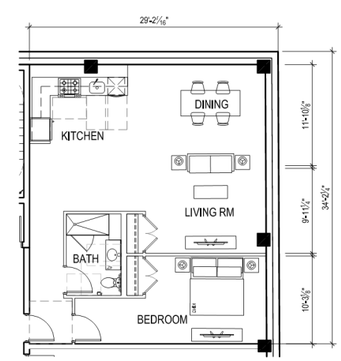
SCALE: 1/8"= 1'-0"

WEST SENIOR BUILDING



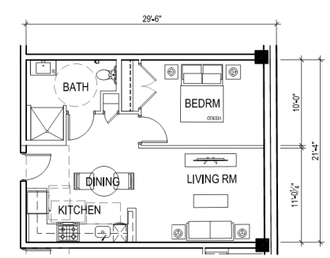
EAST SITE: TYPICAL 2 BEDROOM (3)

SCALE: 1/8"= 1'-0"



EAST SITE: 1 BEDROOM TYPE 2 (2)

SCALE: 1/8"= 1'-0"



EAST SITE: 1 BEDROOM TYPE 1 (1)

SCALE: 1/8"= 1'-0"

N 0' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

EAST SENIOR BUILDING

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

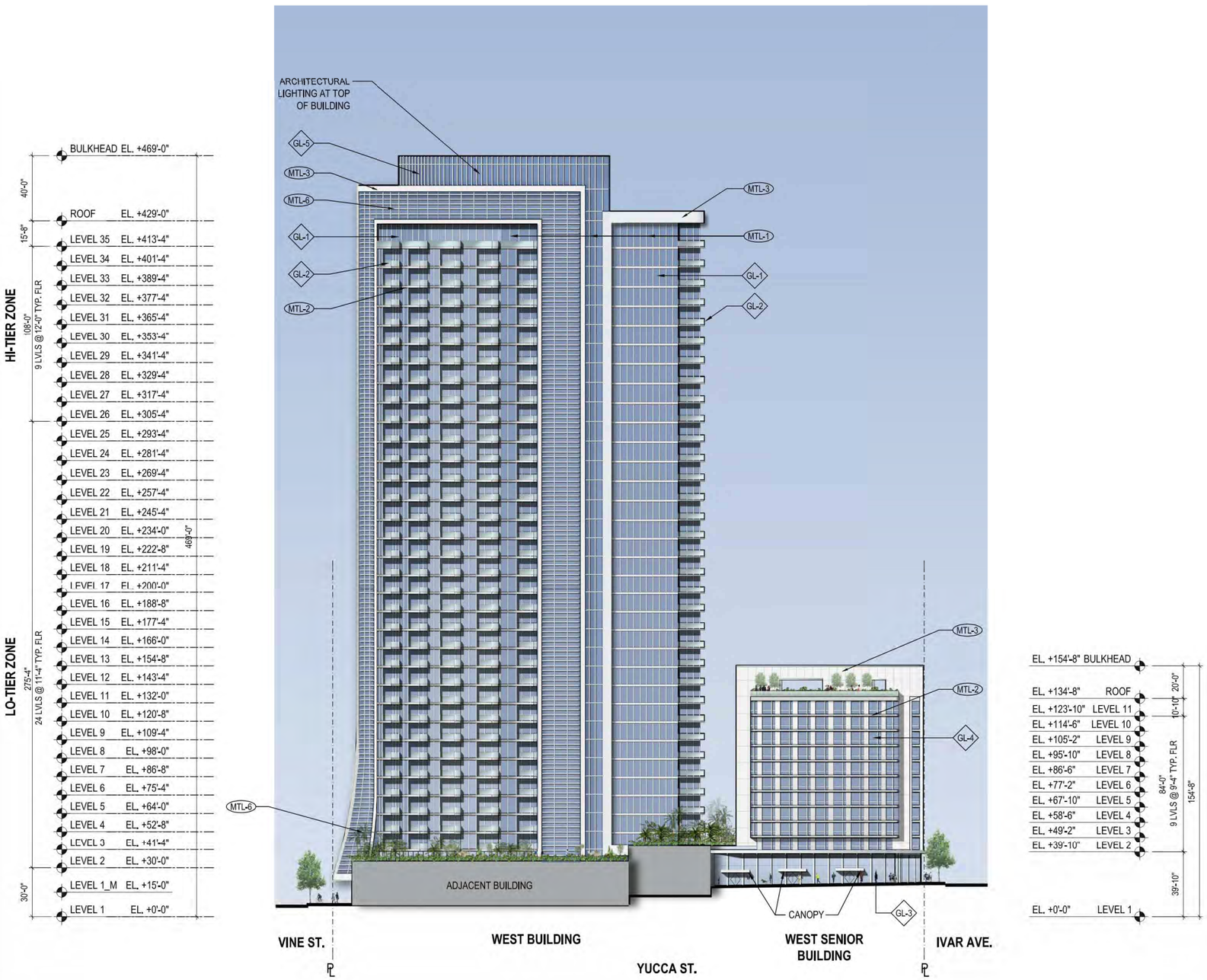
SEAL & SIGNATURE

DRAWING TITLE:

ENLARGED TYPICAL UNIT PLANS

DRAWING NO:

A-162



WEST SITE - NORTH ELEVATION (1)

SCALE: 1/32" = 1'-0"

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE: WEST SITE - NORTH ELEVATION

DRAWING NO: A-201

WEST SITE - EAST ELEVATION (1)

SCALE: 1/32" = 1'-0"

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

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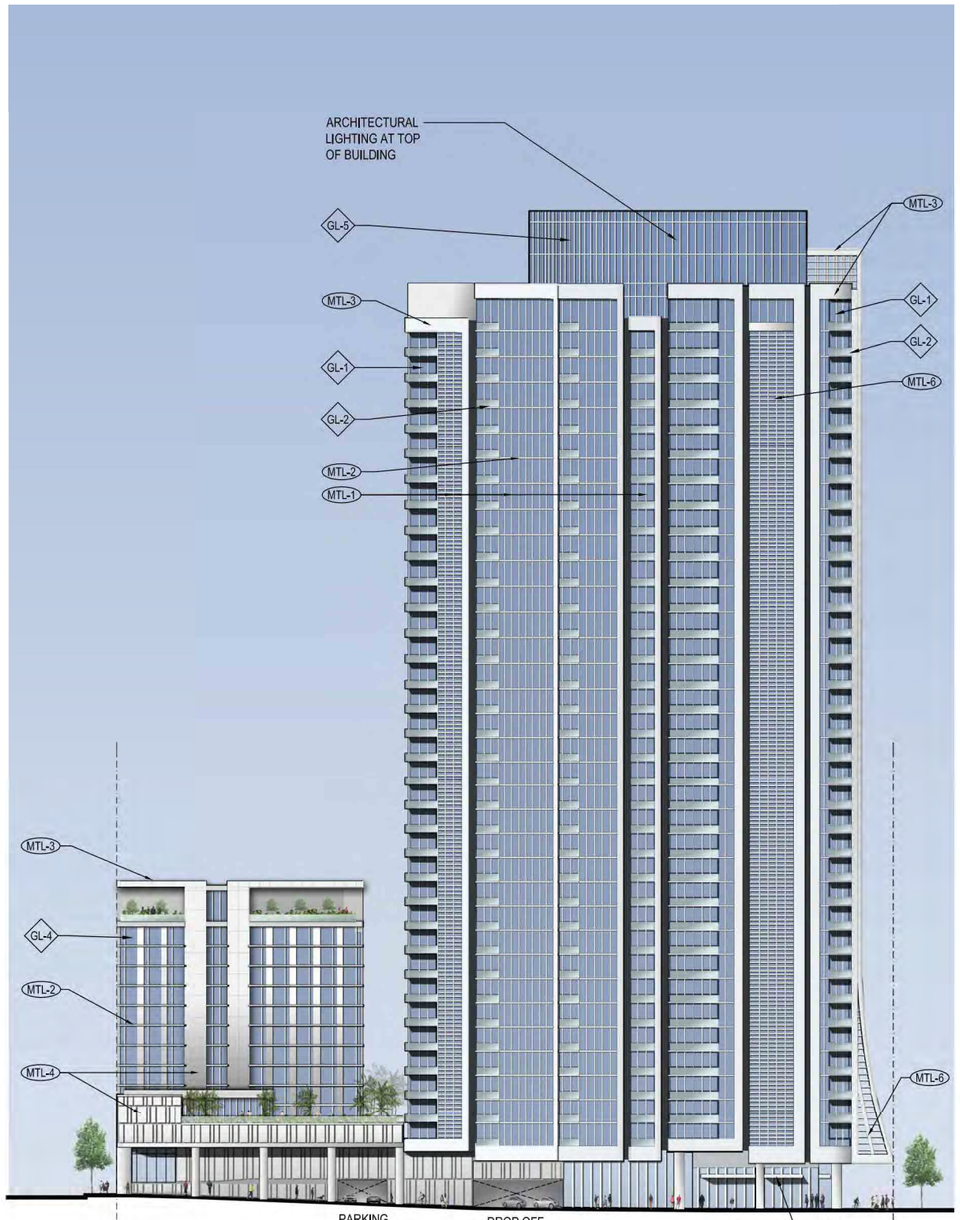
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

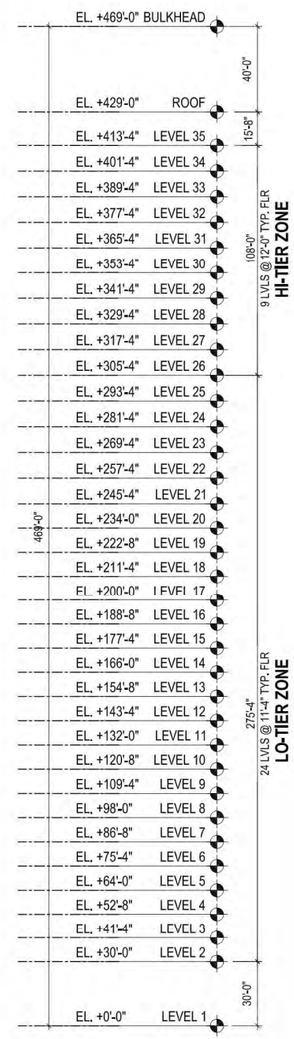
KEY PLAN

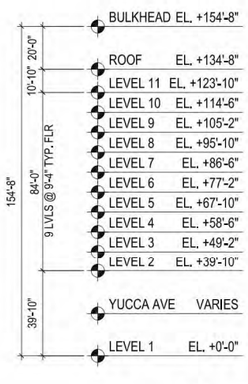
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - EAST ELEVATION

DRAWING NO:
A-202







N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

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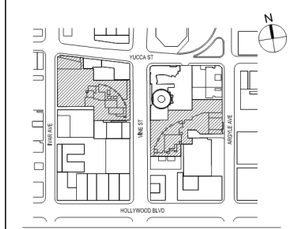
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - SOUTH ELEVATION

DRAWING NO:

A-203

N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - WEST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

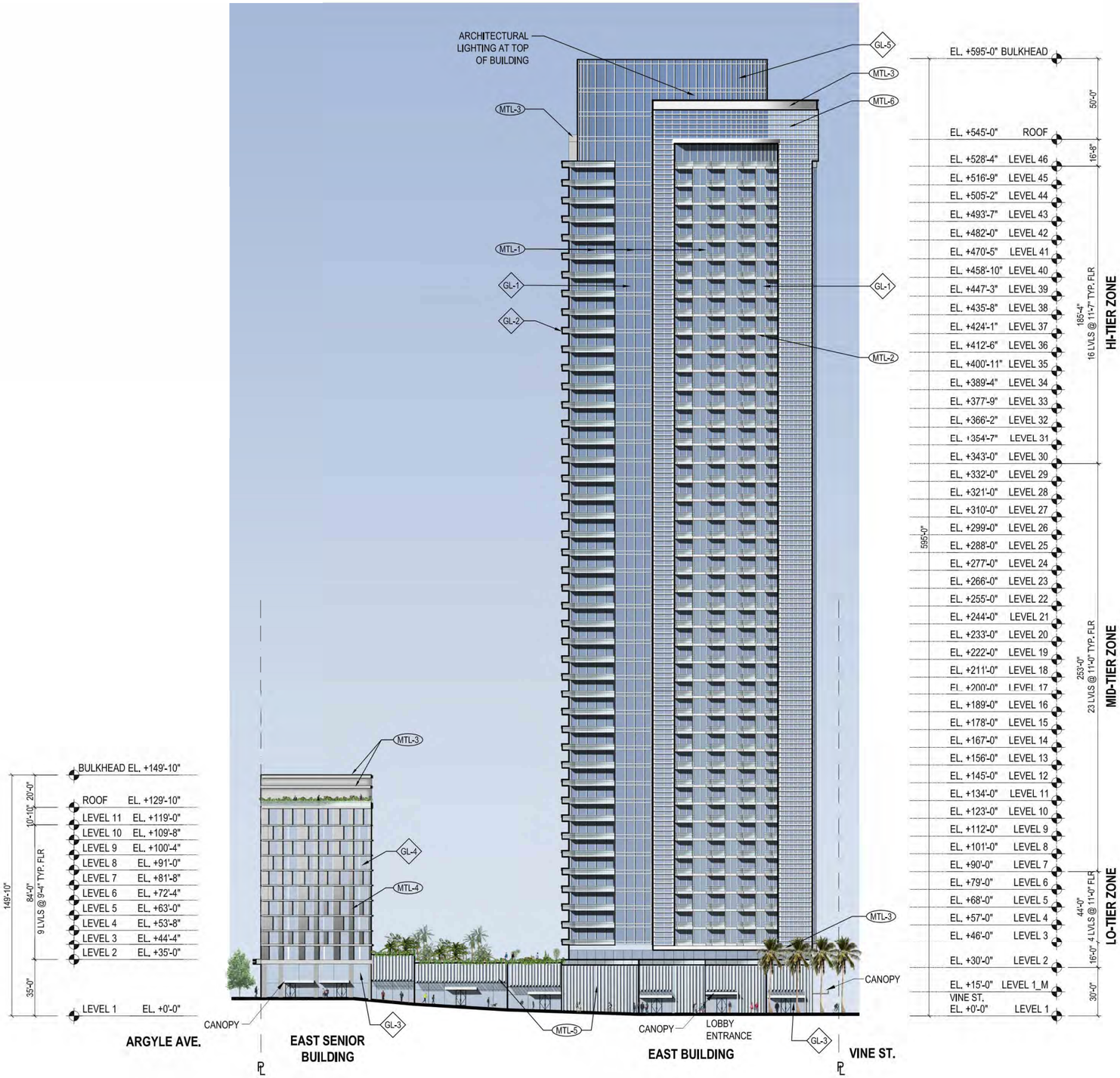
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - WEST ELEVATION

DRAWING NO:

A-204



EAST SITE - NORTH ELEVATION (1)

SCALE: 1/32" = 1'-0"

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
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ARCHITECT

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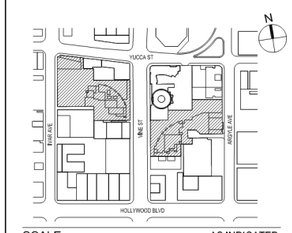
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

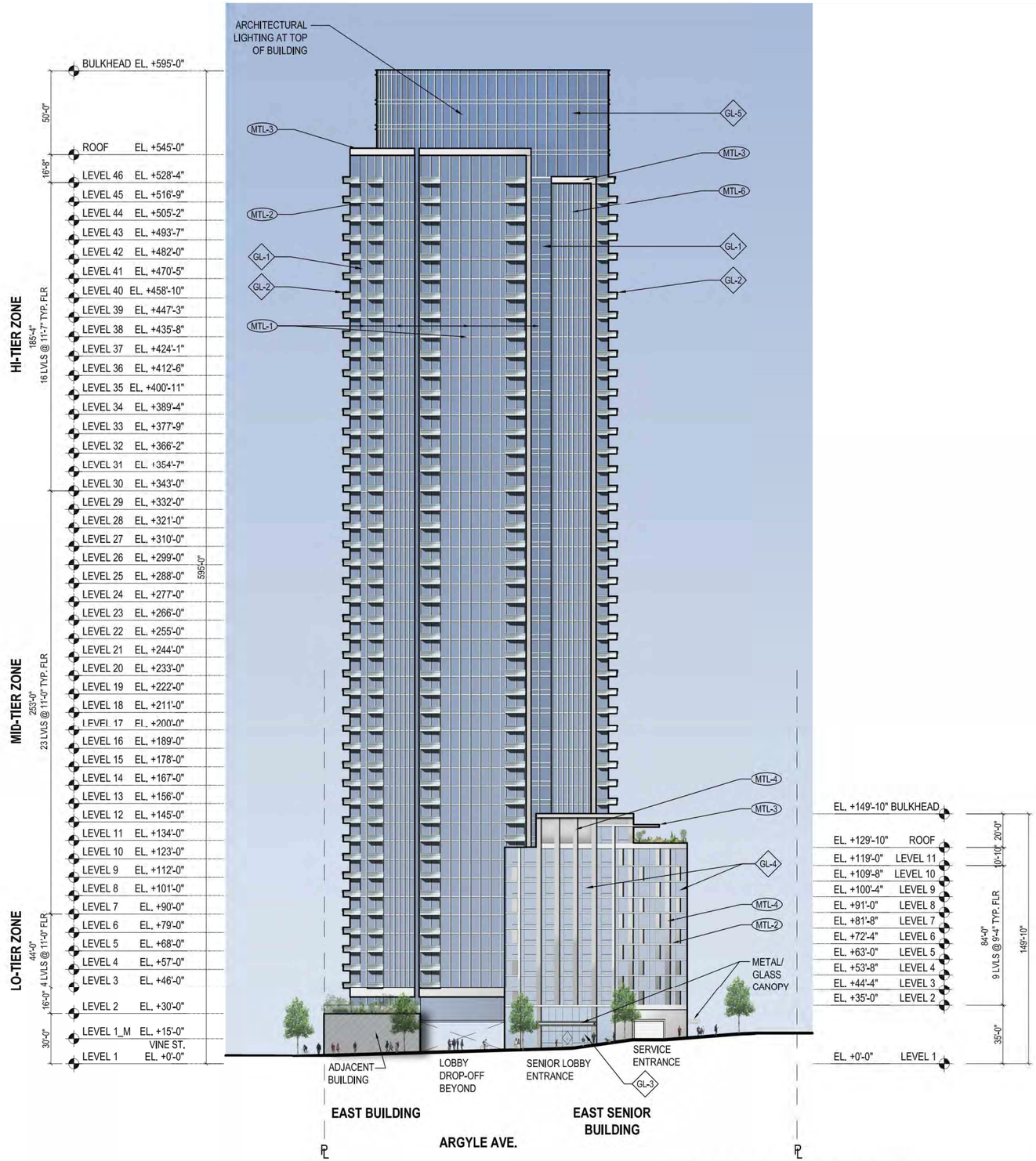
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - NORTH ELEVATION

DRAWING NO:

A-205



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - EAST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

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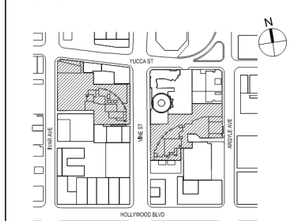
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

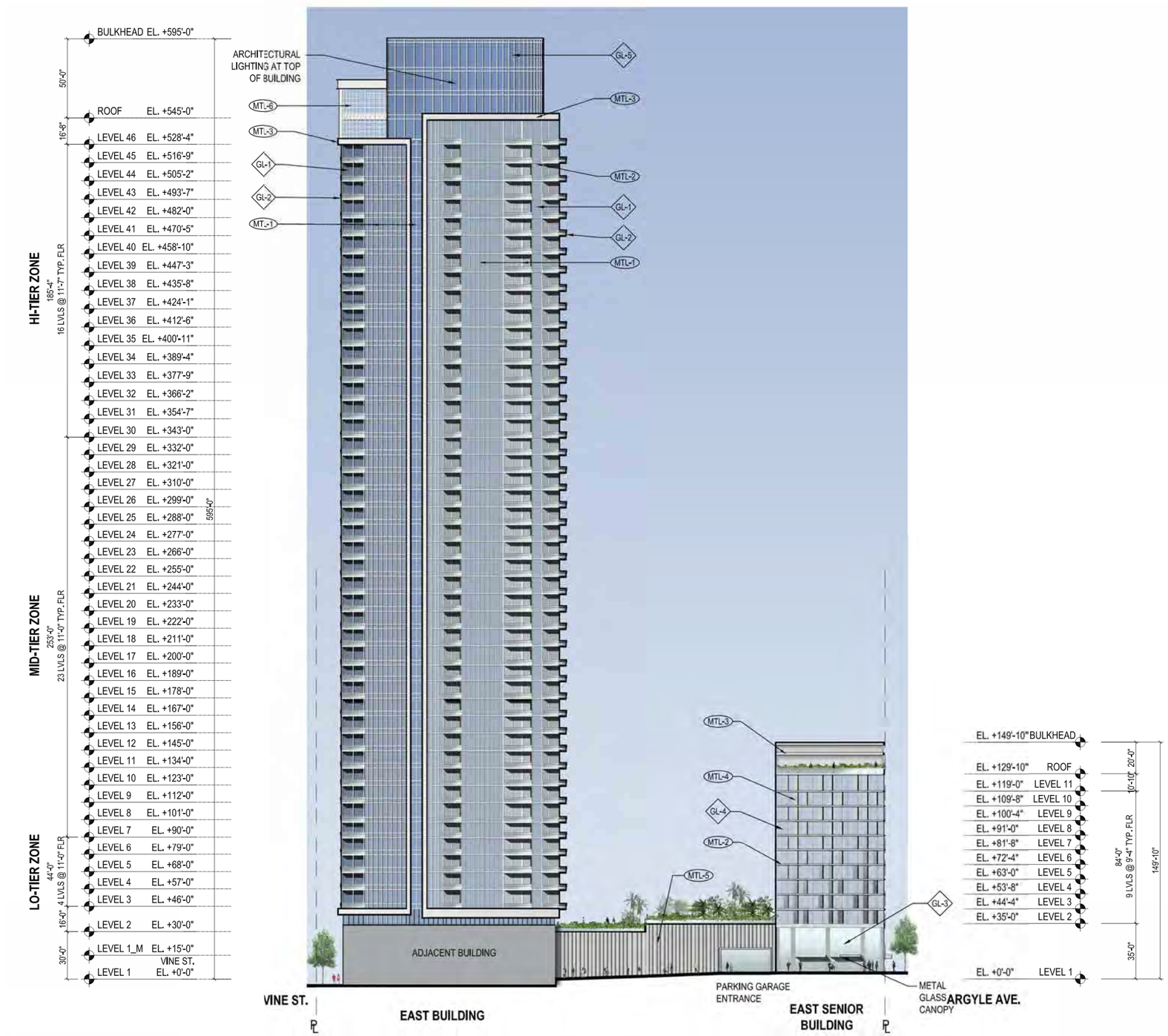
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - EAST ELEVATION

DRAWING NO:

A-206



EAST SITE - SOUTH ELEVATION (1)

SCALE: 1/32" = 1'-0"

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - SOUTH ELEVATION

DRAWING NO:
A-207

EAST SITE - WEST ELEVATION

SCALE: 1/32" = 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

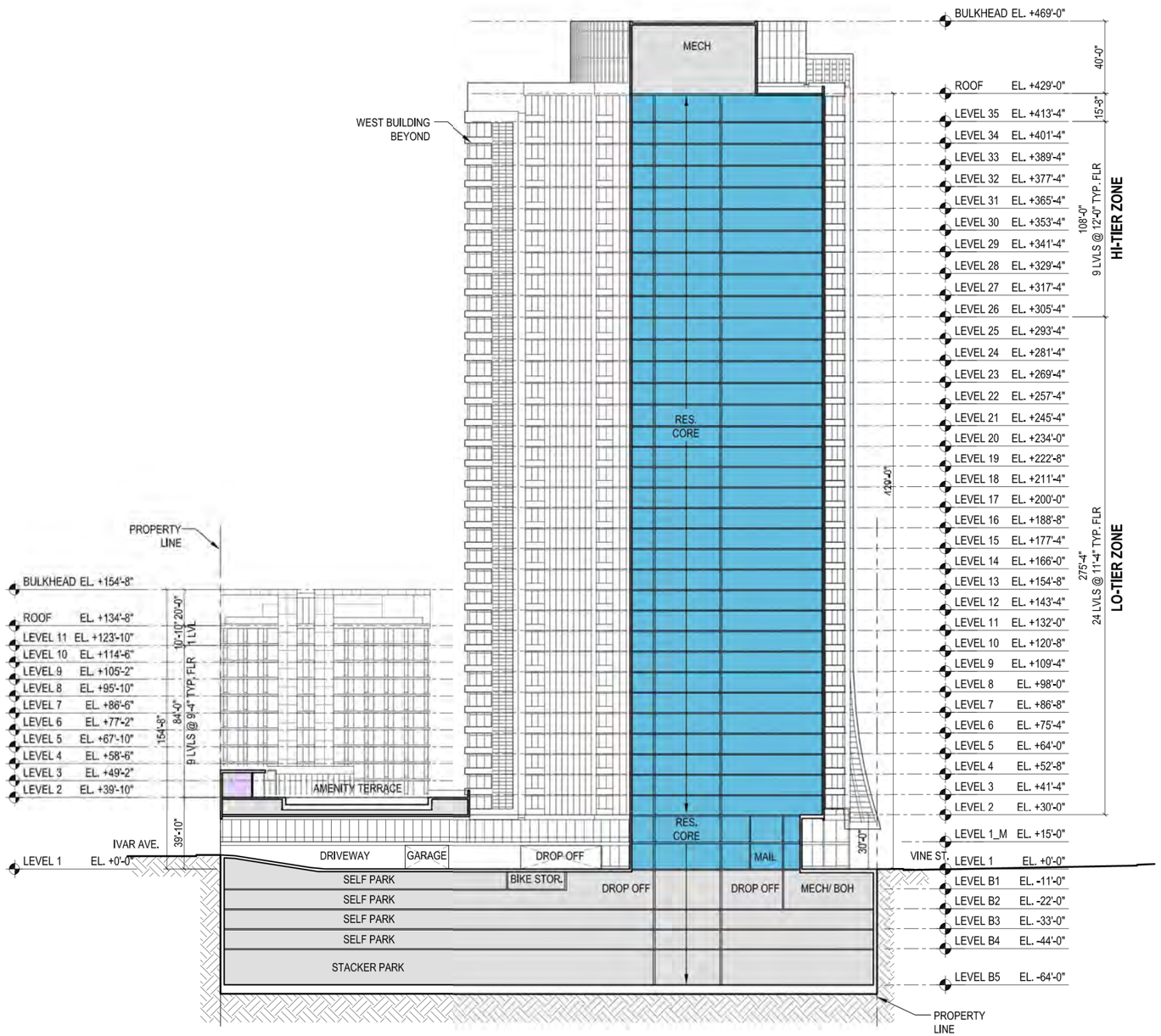
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - WEST ELEVATION

DRAWING NO:

A-208



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - BUILDING SECTION E-W

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

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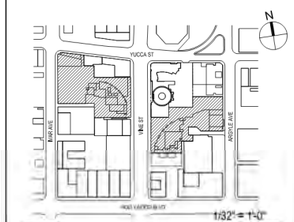
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

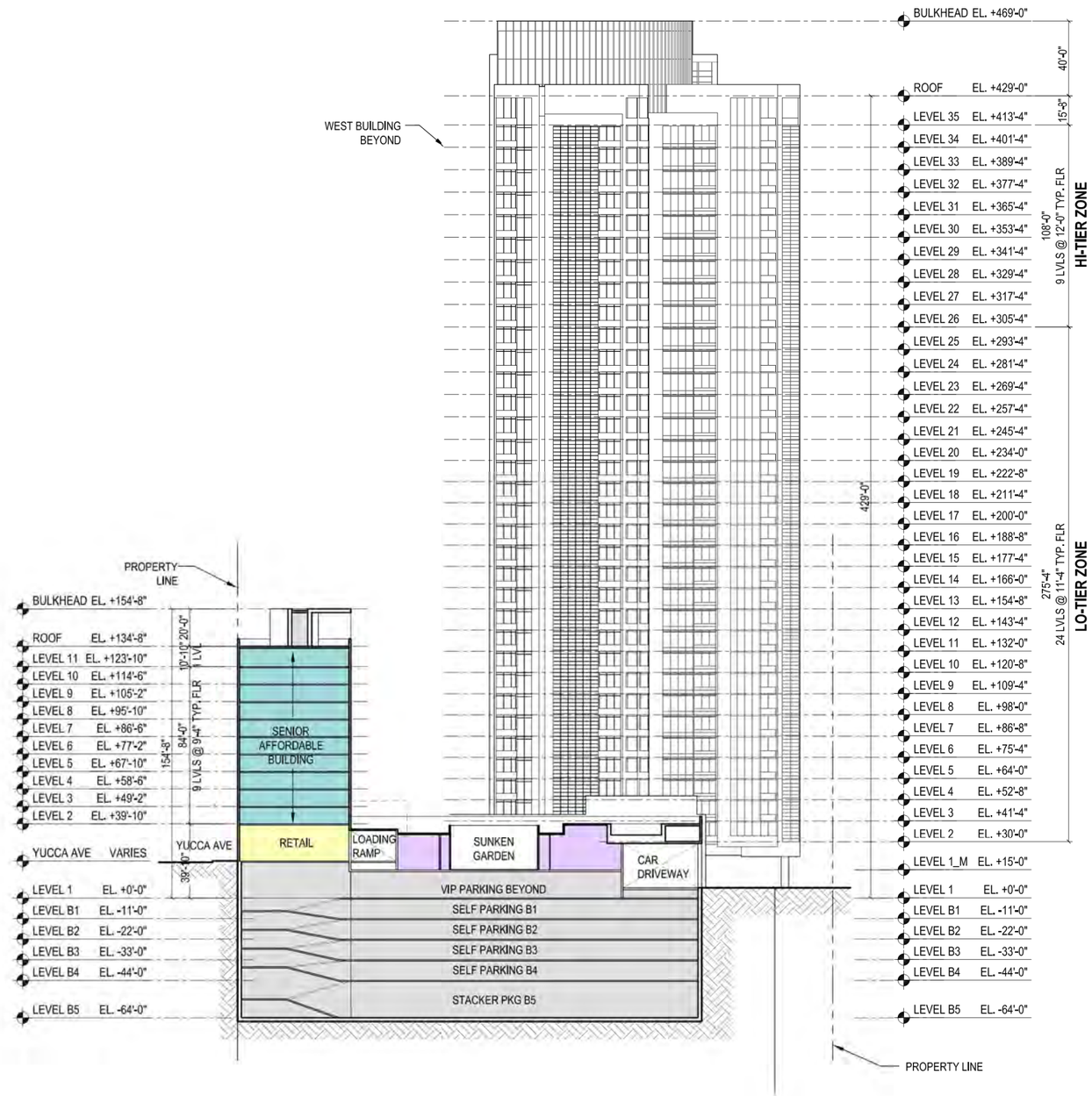
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE-BUILDING SECTION_E-W

DRAWING NO:

A-301



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - BUILDING SECTION N-S

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

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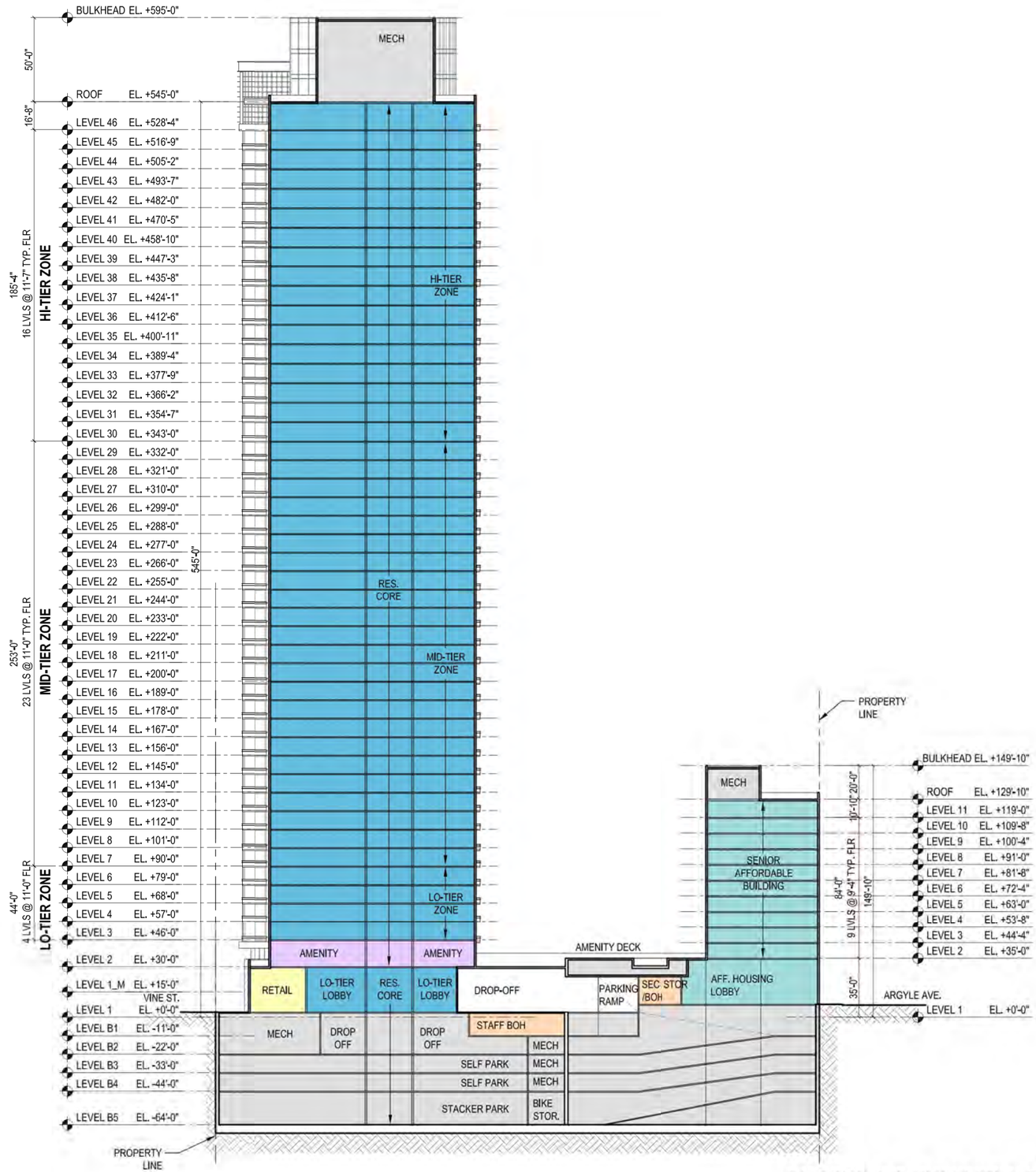
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - BUILDING SECTION_N-S

DRAWING NO:
A-302



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE_BUILDING SECTION E-W

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

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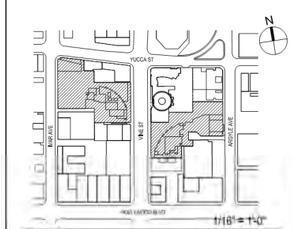
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

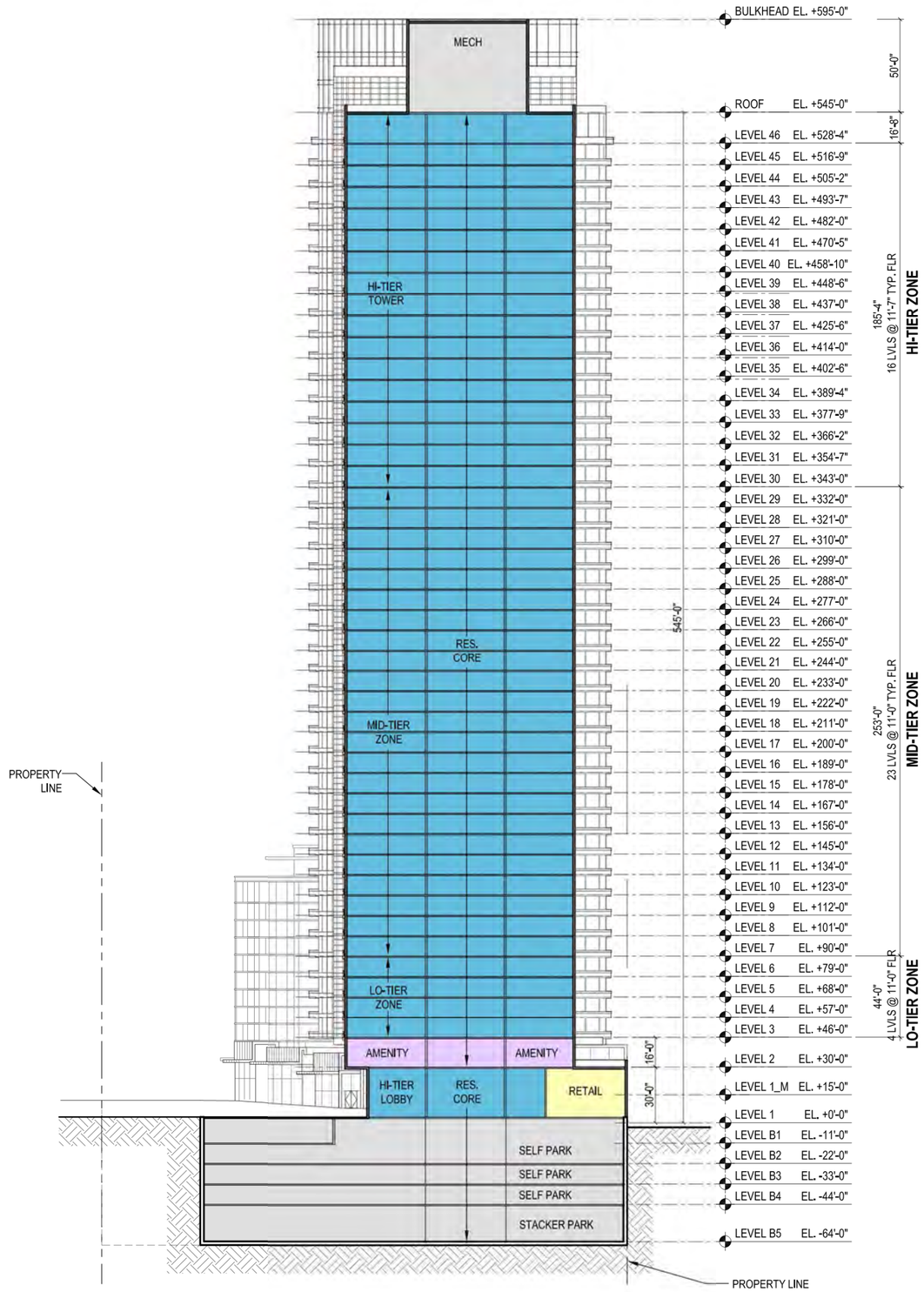
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - BUILDING SECTION_E-W

DRAWING NO:

A-303



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE_BUILDING SECTION N-S

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

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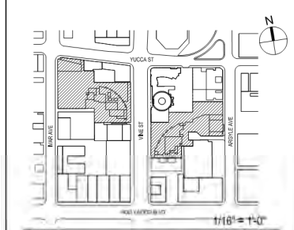
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

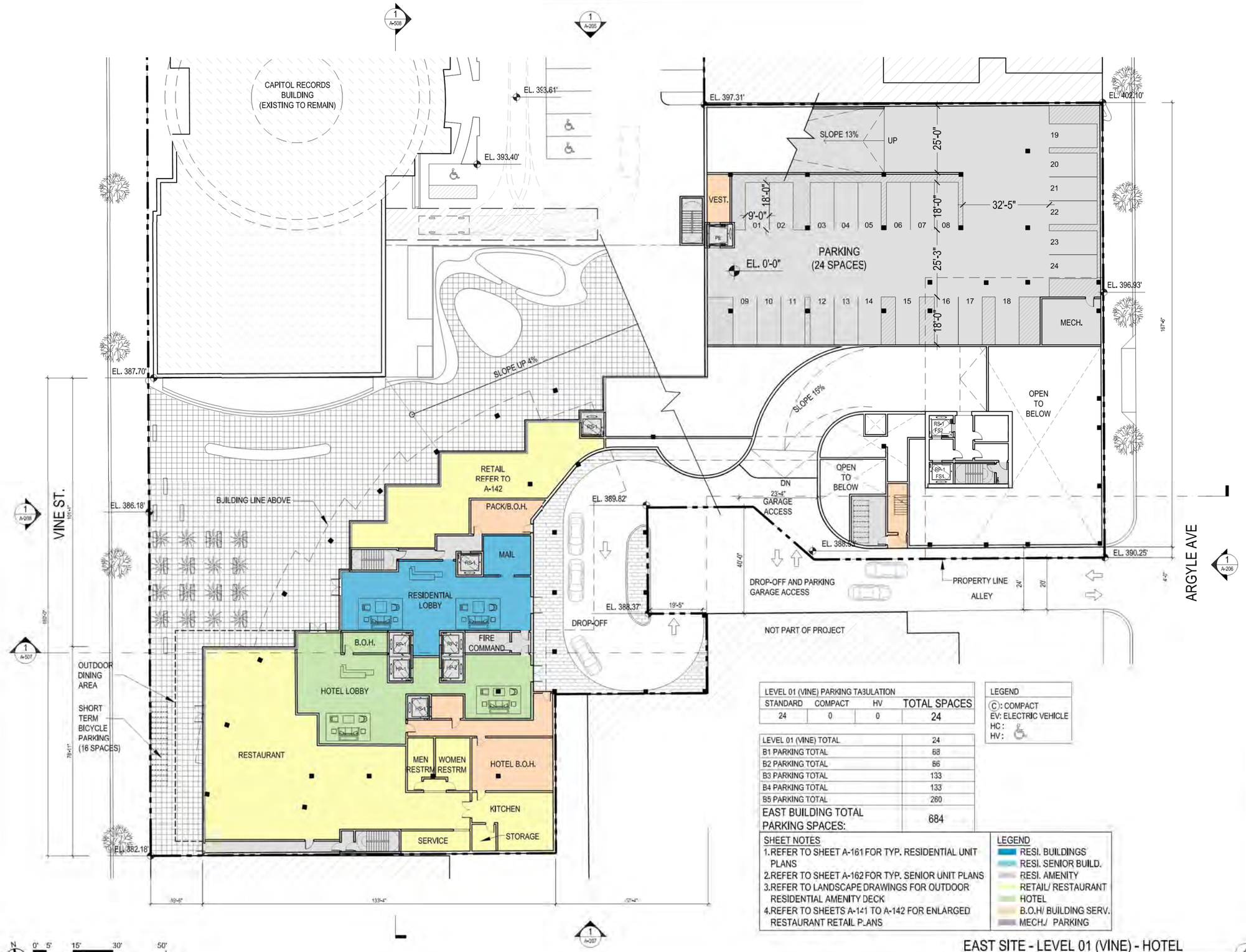
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - BUILDING SECTION_N-S

DRAWING NO:

A-304



LEVEL 01 (VINE) PARKING TABULATION			
STANDARD	COMPACT	HV	TOTAL SPACES
24	0	0	24

LEVEL 01 (VINE) TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
(C): COMPACT
EV: ELECTRIC VEHICLE
HC:
HV:

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
RESI. BUILDINGS
RESI. SENIOR BUILD.
RESI. AMENITY
RETAIL/ RESTAURANT
HOTEL
B.O.H/ BUILDING SERV.
MECH./ PARKING

EAST SITE - LEVEL 01 (VINE) - HOTEL
SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

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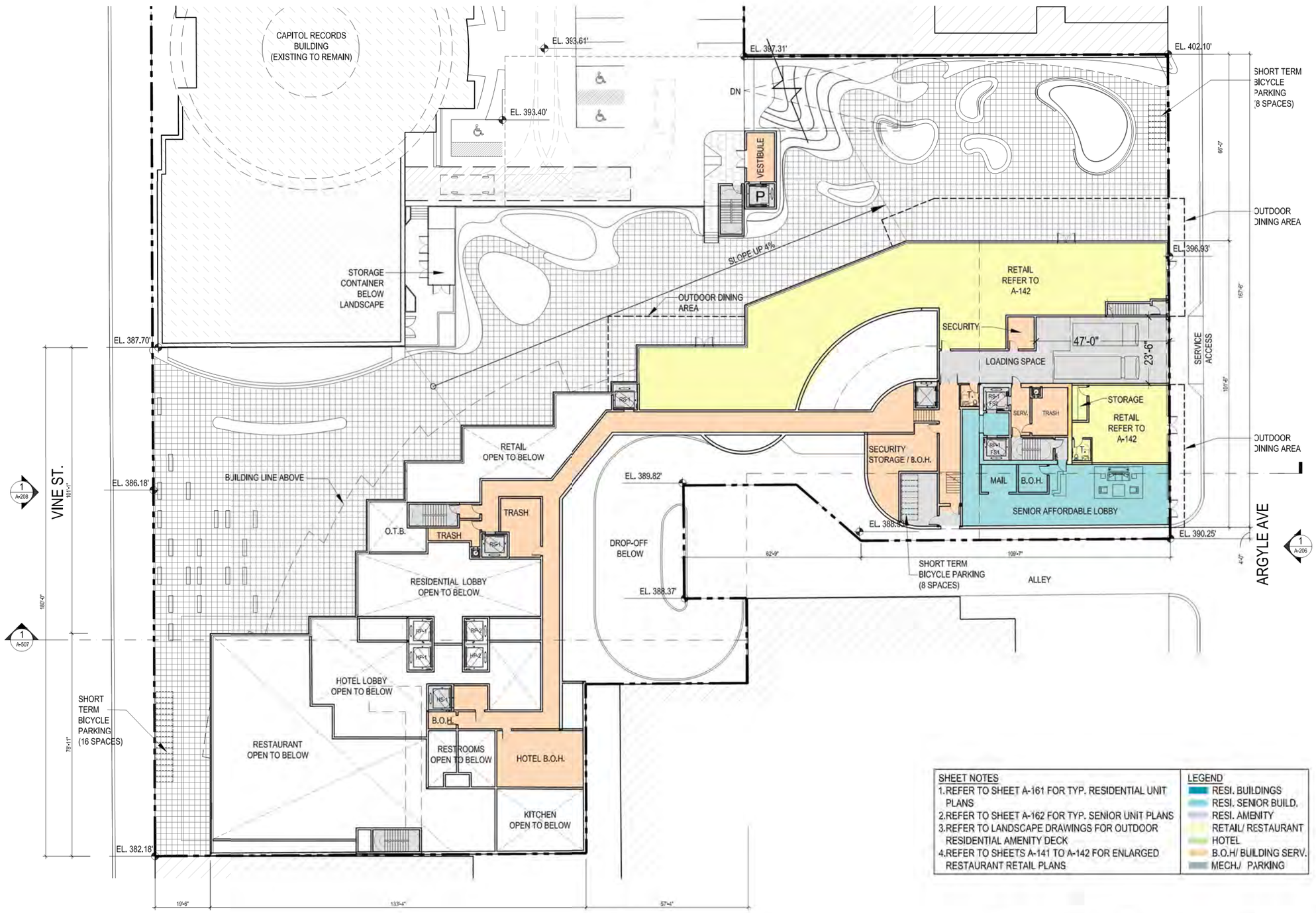
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
LEVEL 01 (VINE)

DRAWING NO:
A-502



SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 01_MEZZ (ARGYLE) - HOTEL (1)

SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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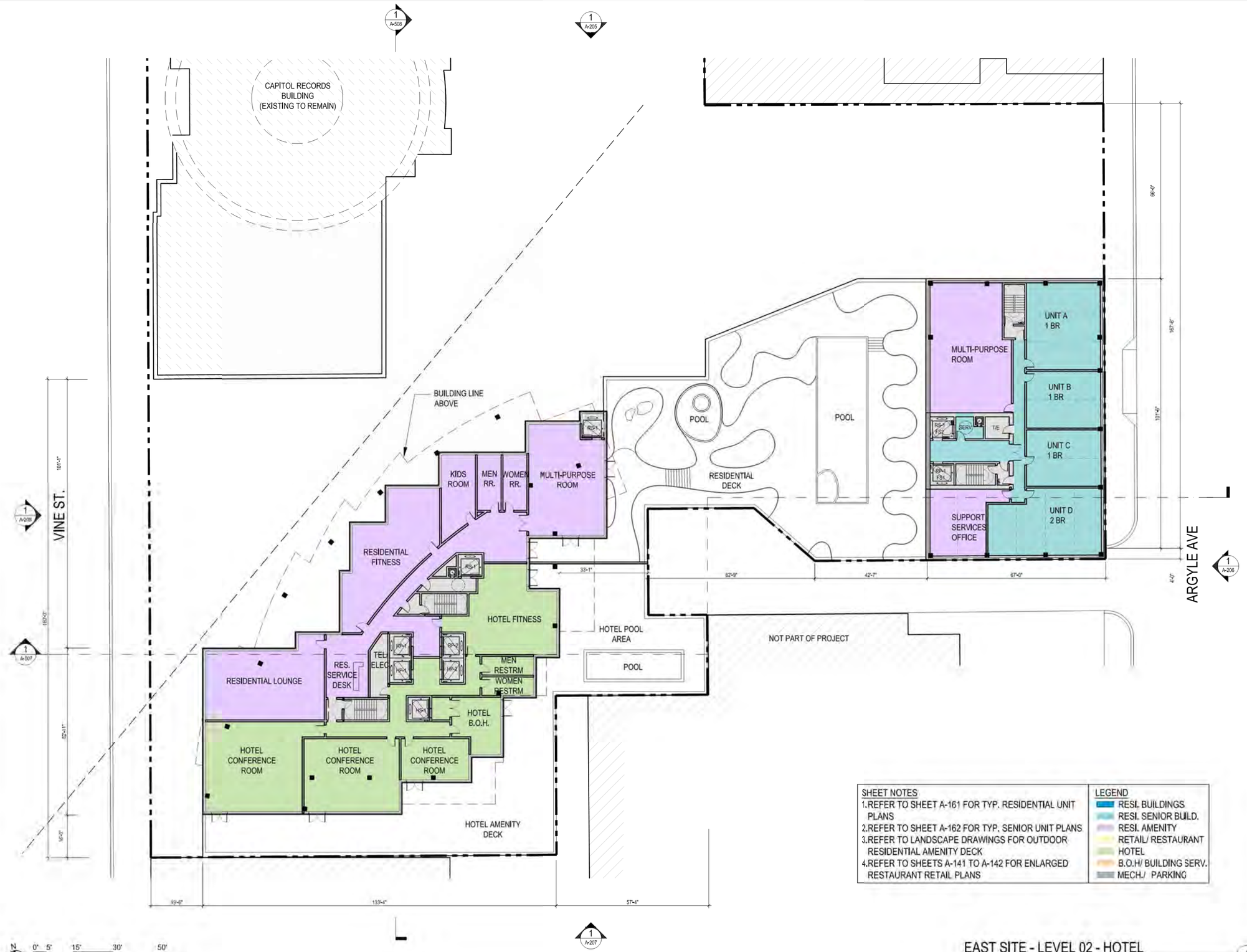
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
LEVEL 01_MEZZ
(ARGYLE)

DRAWING NO:
A-503



SHEET NOTES	LEGEND
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 02 - HOTEL

SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

APPLICANT

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

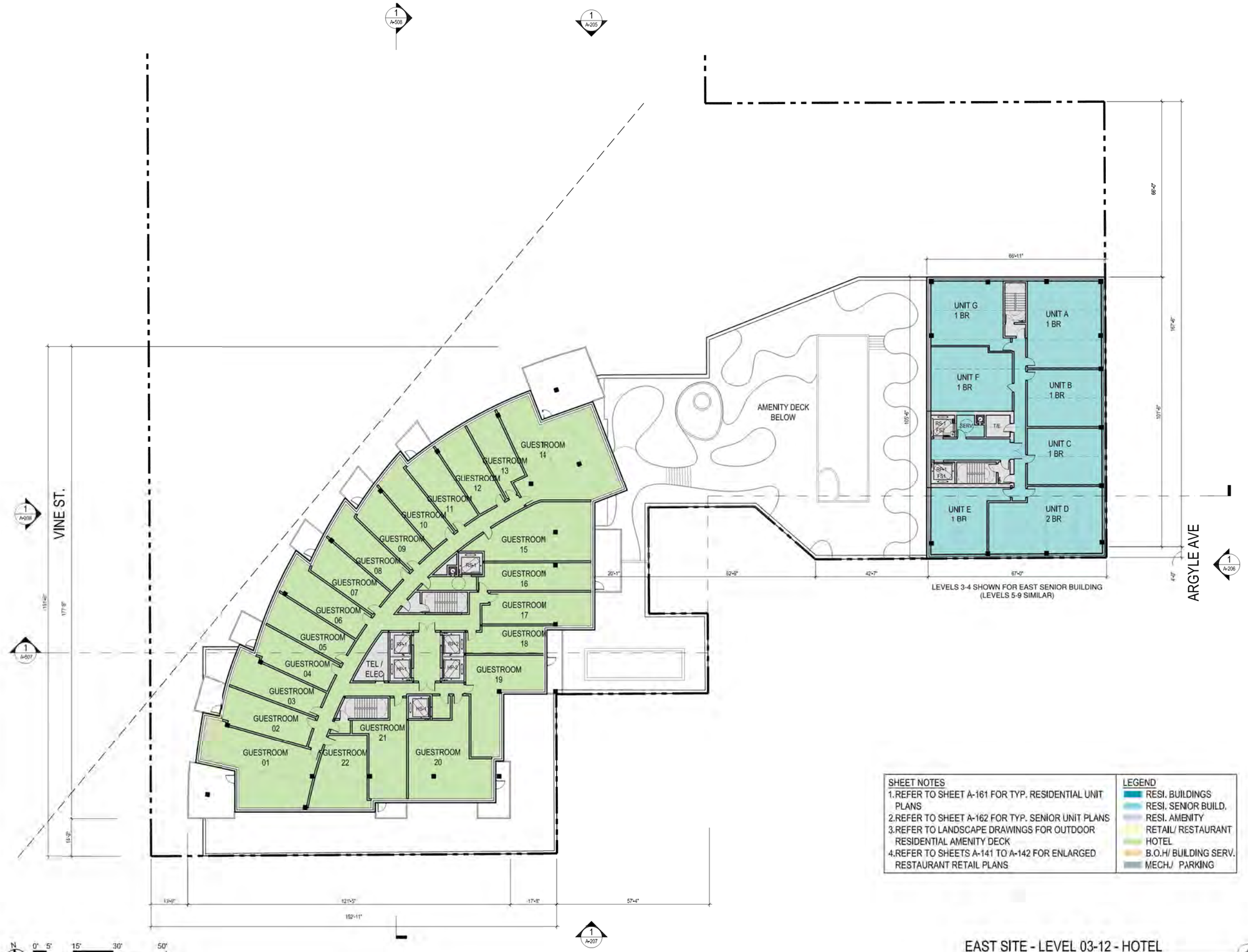
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE-
LEVEL 02

DRAWING NO:

A-504



SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 03-12 - HOTEL

SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

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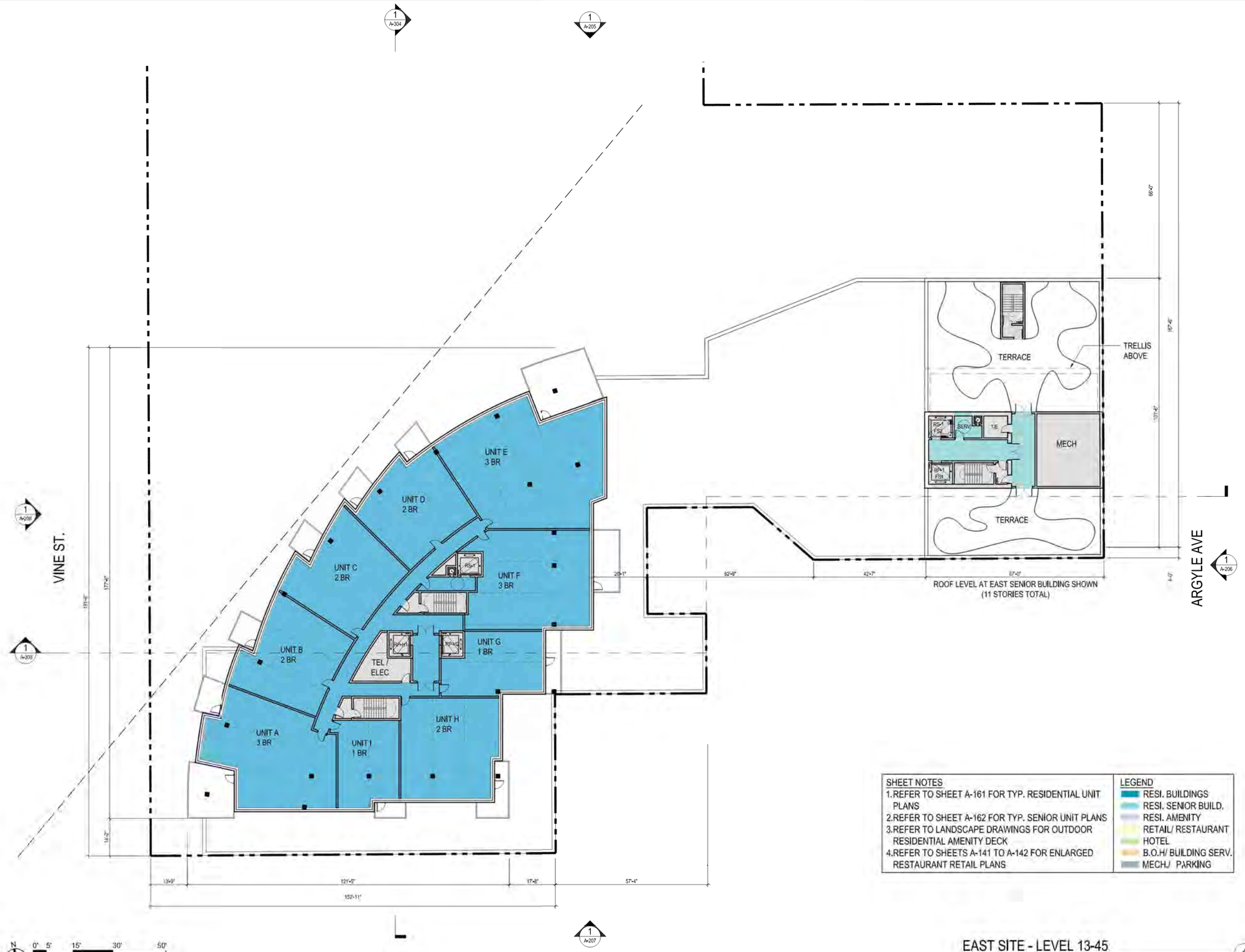
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
LEVEL 03-12
(GUESTROOMS)

DRAWING NO:
A-505



SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 13-45

SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

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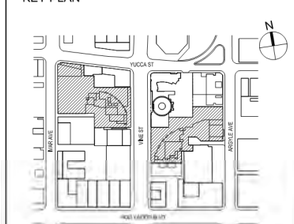
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

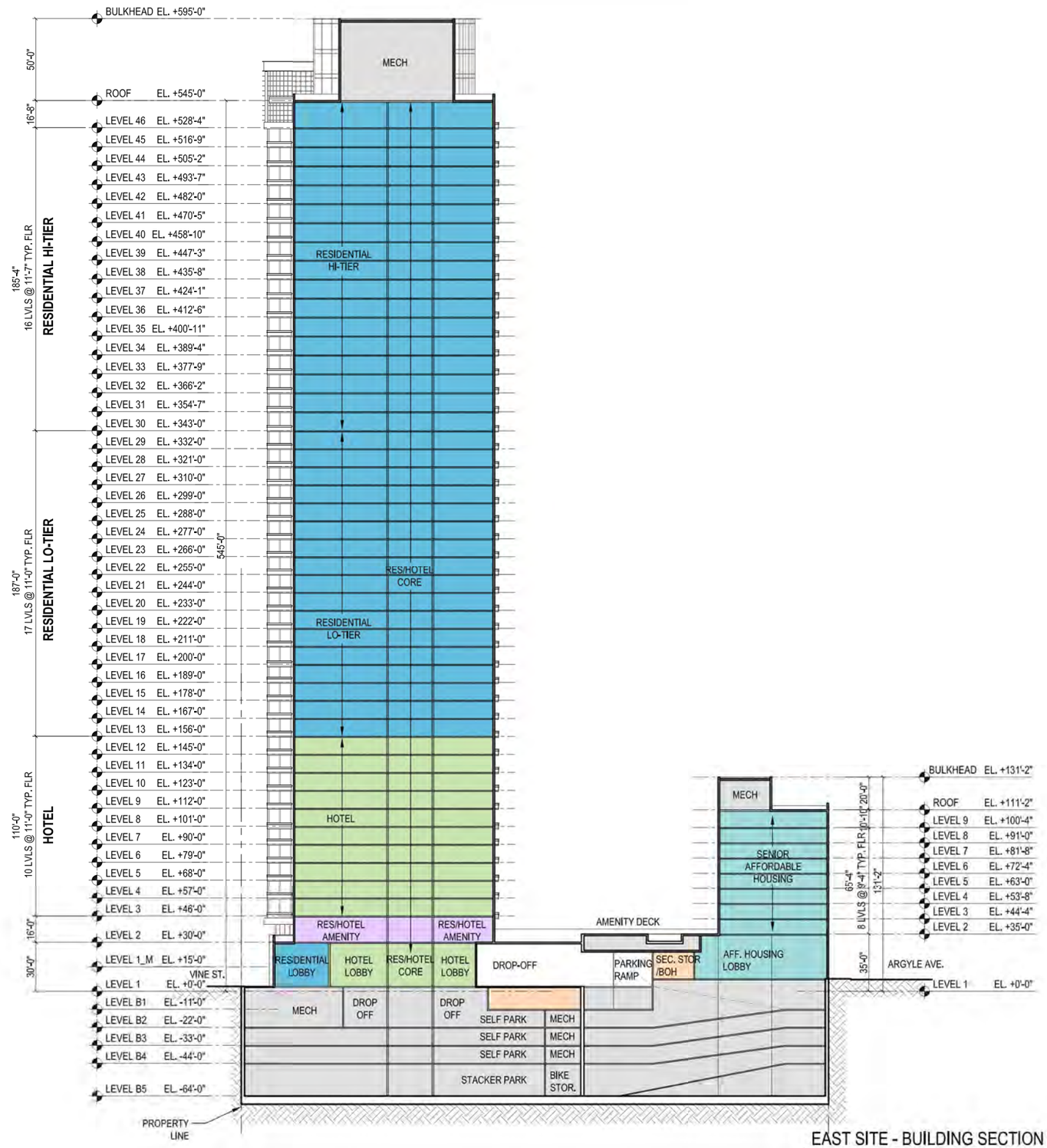
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - LEVEL 13-45

DRAWING NO:

A-506



EAST SITE - BUILDING SECTION E-W_ HOTEL (1)

SCALE: 1/32"= 1'-0"

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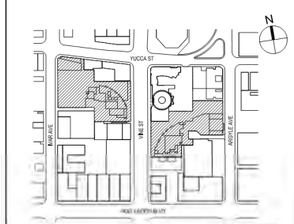
KEY PLAN



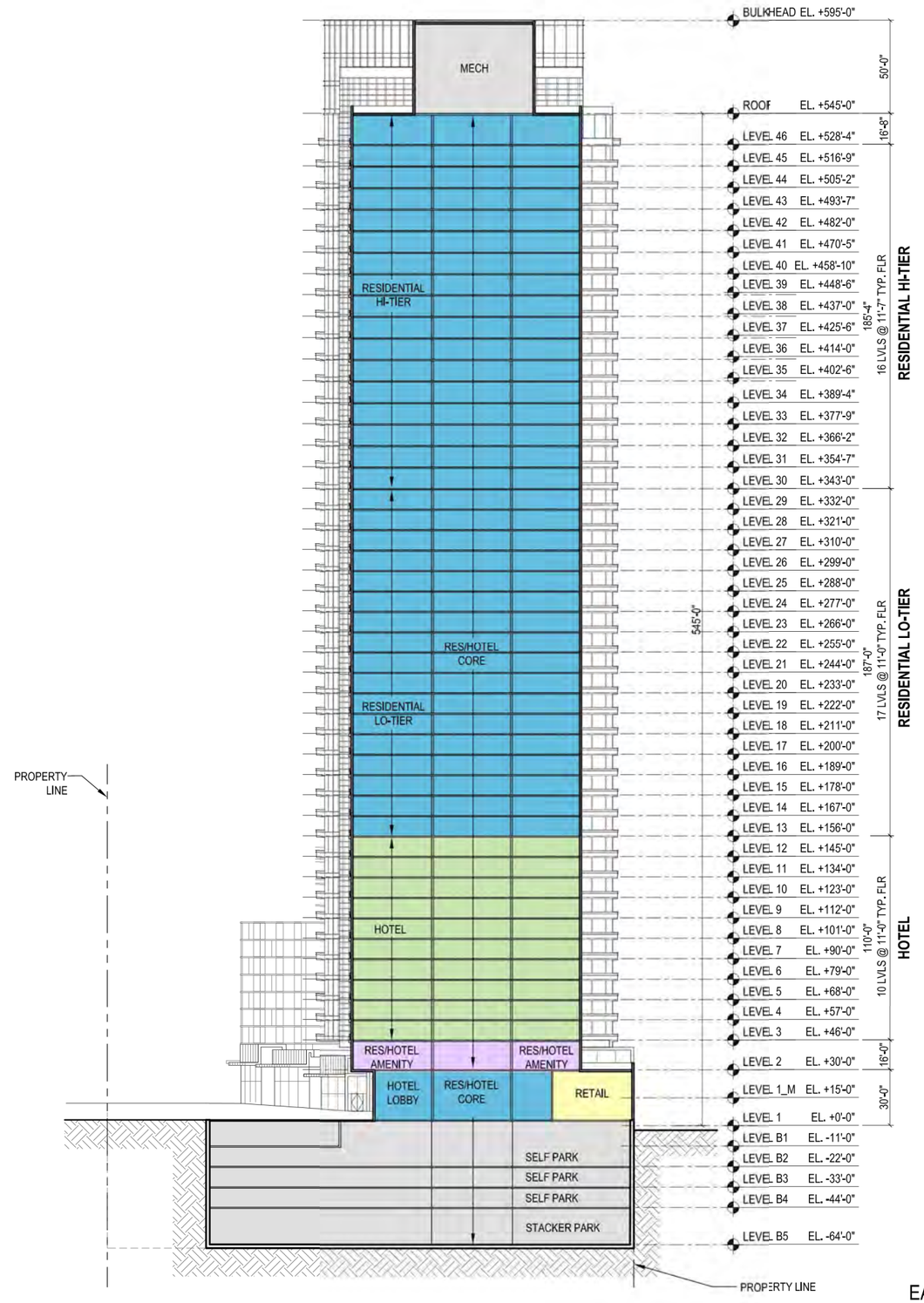
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE-
BUILDING
SECTION E-W

DRAWING NO:

A-507



N 0' 10' 30' 60' 100'
SCALE: 1/32" = 1'-0"

EAST SITE - BUILDING SECTION N-S_ HOTEL (1)
SCALE: 1/32"= 1'-0"

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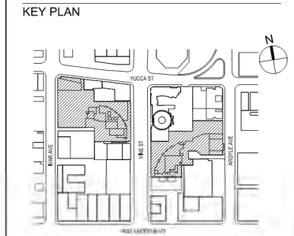
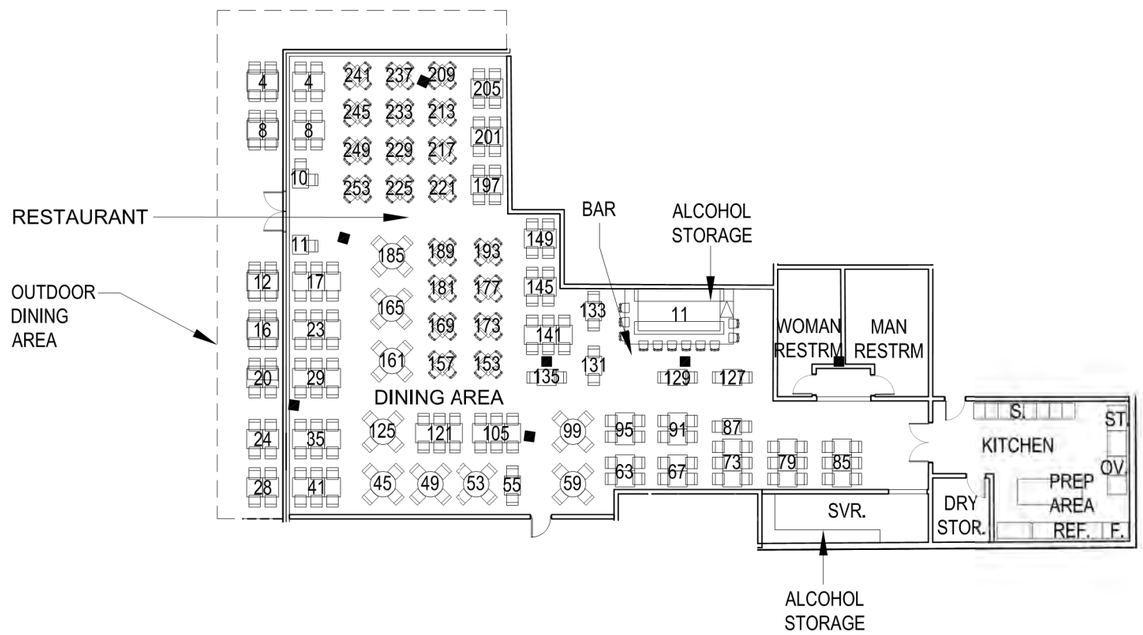
KEY PLAN

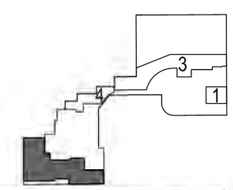


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
BUILDING
SECTION N-S

DRAWING NO:
A-508





PROGRAM AREA	HOTEL RESTAURANT
INDOOR DINING AREA	4221 SF
OUTDOOR AREA	390 SF
TOTAL INDOOR AREA	5775 SF
INDOOR SEATING	264
OUTDOOR SEATING	28
TOTAL SEATING	292

SHEET NOTE
1.REFER TO SHEET A-142 FOR ENLARGED RESTAURANT RETAIL PLANS FOR 1, 3, & 4.

N 0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

ENLARGED PLAN_HOTEL RESTAURANT AT EAST SITE (1)
SCALE: 3/32"= 1'-0"

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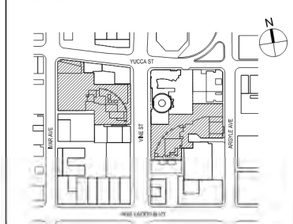
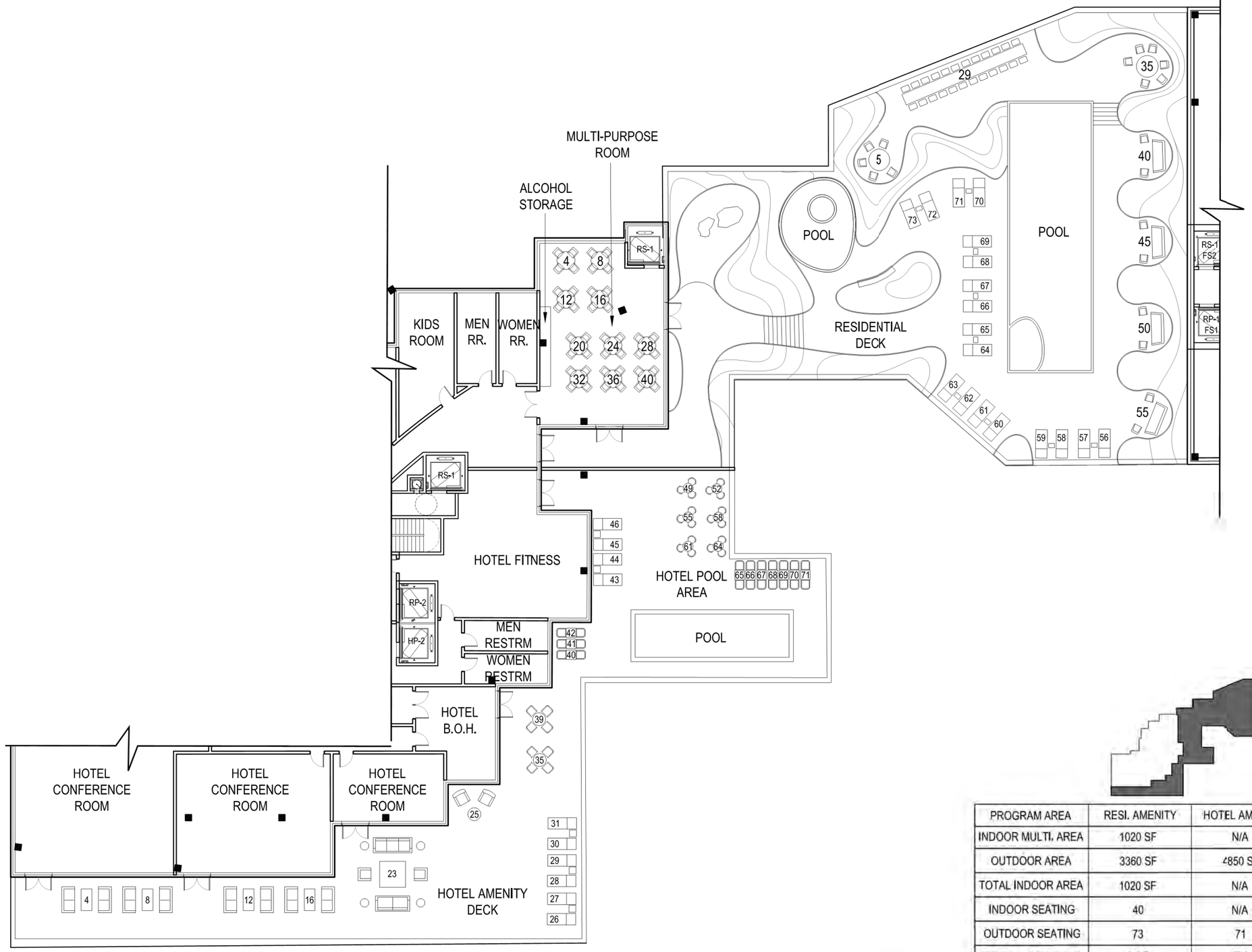
KEY PLAN



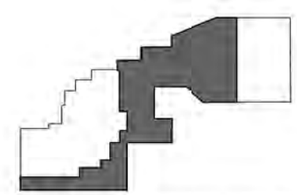
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED RETAIL PLAN

DRAWING NO:
A-509



N 0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"



PROGRAM AREA	RESI. AMENITY	HOTEL AMENITY
INDOOR MULTI. AREA	1020 SF	N/A
OUTDOOR AREA	3360 SF	4850 SF
TOTAL INDOOR AREA	1020 SF	N/A
INDOOR SEATING	40	N/A
OUTDOOR SEATING	73	71
TOTAL SEATING	113	71

ENLARGED PLAN_HOTEL AMENITY DECK AT EAST SITE (1)
SCALE: 3/32"= 1'-0"

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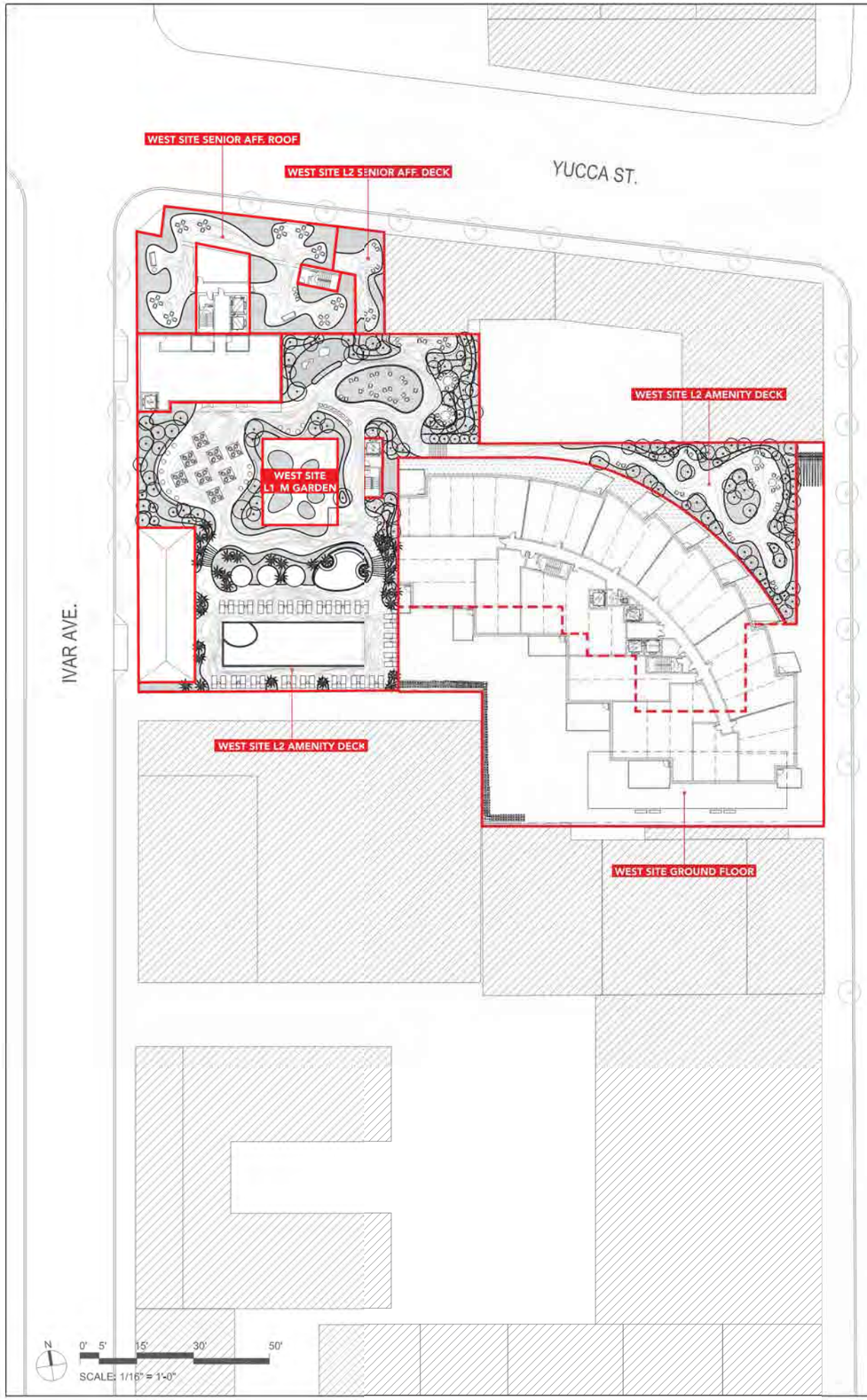
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED AMENITY DECK PLAN

DRAWING NO:
A-510



WEST SITE PLANTING

REQUIRED PLANTED AREA (a) (25% OF COMMON OPEN SPACE)	**12,294 SF**
LEVEL 1 G/F PLANTING	0 SF
LEVEL 1M GARDEN PLANTING	430 SF
LEVEL 2 AMENITY DECK PLANTING	10,184 SF
LEVEL 2 SENIOR AFF. AMENITY DECK PLANTING	490 SF
SENIOR AFF. ROOF DECK PLANTING	2,290 SF
SUBTOTAL (b)	**13,394 SF**

EAST SITE PLANTING

REQUIRED PLANTED AREA (c) (25% OF COMMON OPEN SPACE)	**11,550 SF**
LEVEL 1 G/F PLANTING	2,100 SF
LEVEL 2 AMENITY DECK PLANTING	5,810 SF
SENIOR AFF. ROOF DECK PLANTING	2,540 SF
SUBTOTAL (d)	**10,450 SF**

WEST + EAST SITE PLANTING

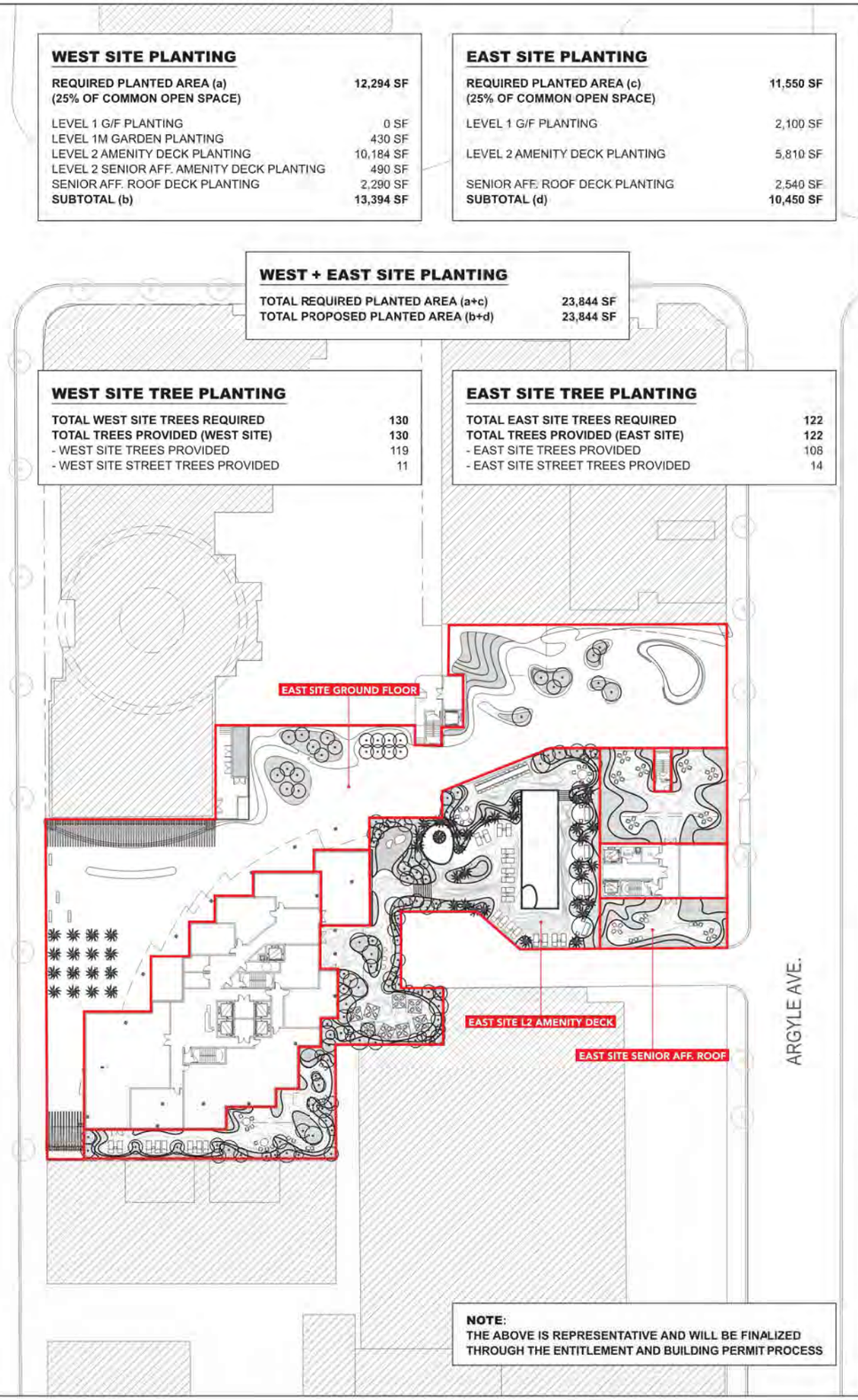
TOTAL REQUIRED PLANTED AREA (a+c)	**23,844 SF**
TOTAL PROPOSED PLANTED AREA (b+d)	**23,844 SF**

WEST SITE TREE PLANTING

TOTAL WEST SITE TREES REQUIRED	**130**
TOTAL TREES PROVIDED (WEST SITE)	**130**
- WEST SITE TREES PROVIDED	119
- WEST SITE STREET TREES PROVIDED	11

EAST SITE TREE PLANTING

TOTAL EAST SITE TREES REQUIRED	**122**
TOTAL TREES PROVIDED (EAST SITE)	**122**
- EAST SITE TREES PROVIDED	108
- EAST SITE STREET TREES PROVIDED	14



NOTE:
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HOLLYWOOD CENTER

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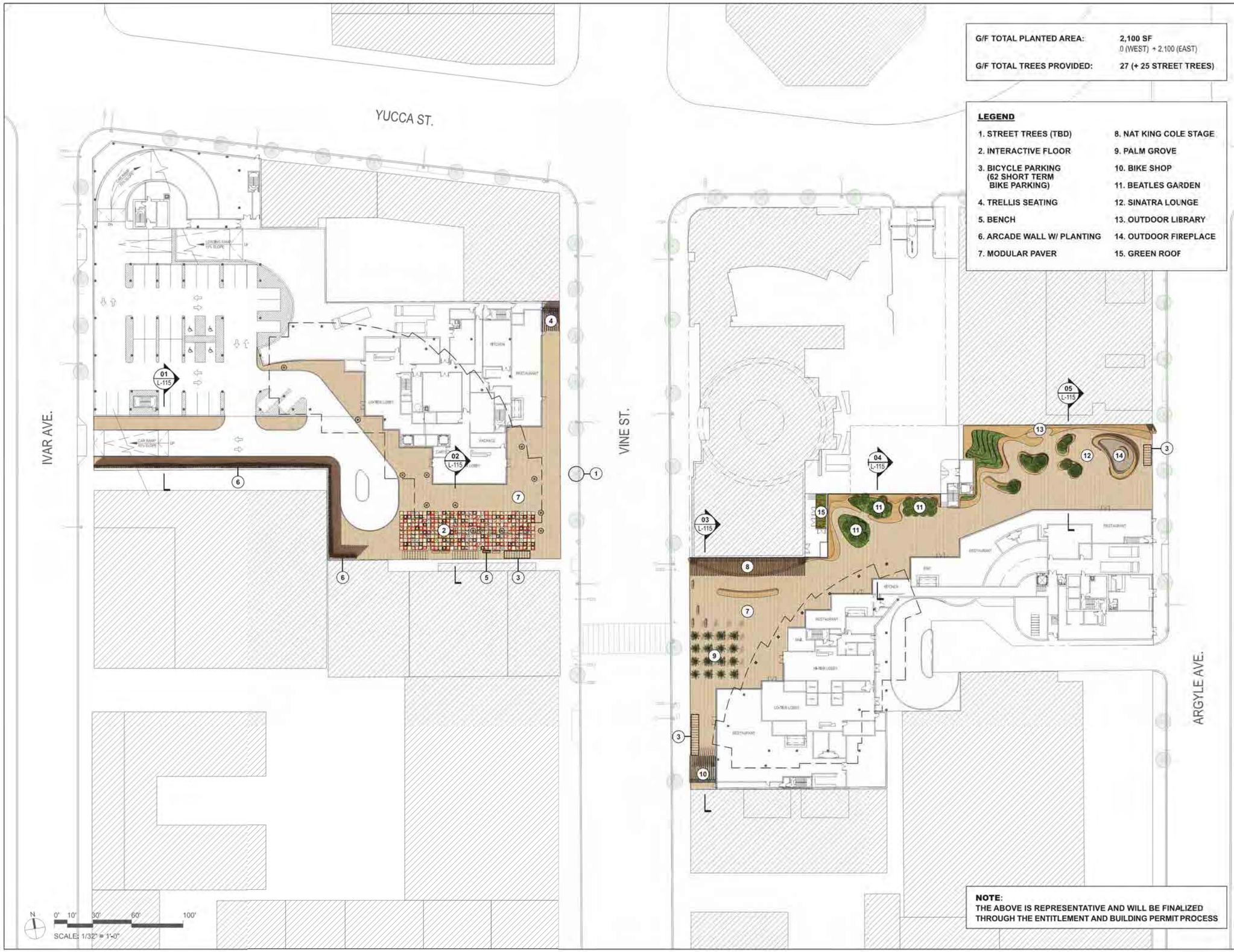
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL LANDSCAPE SITE PLAN

DRAWING NO:
L-001



G/F TOTAL PLANTED AREA:	2,100 SF 0 (WEST) + 2,100 (EAST)
G/F TOTAL TREES PROVIDED:	27 (+ 25 STREET TREES)

LEGEND

1. STREET TREES (TBD)
2. INTERACTIVE FLOOR
3. BICYCLE PARKING (62 SHORT TERM BIKE PARKING)
4. TRELLIS SEATING
5. BENCH
6. ARCADE WALL W/ PLANTING
7. MODULAR PAVER
8. NAT KING COLE STAGE
9. PALM GROVE
10. BIKE SHOP
11. BEATLES GARDEN
12. SINATRA LOUNGE
13. OUTDOOR LIBRARY
14. OUTDOOR FIREPLACE
15. GREEN ROOF

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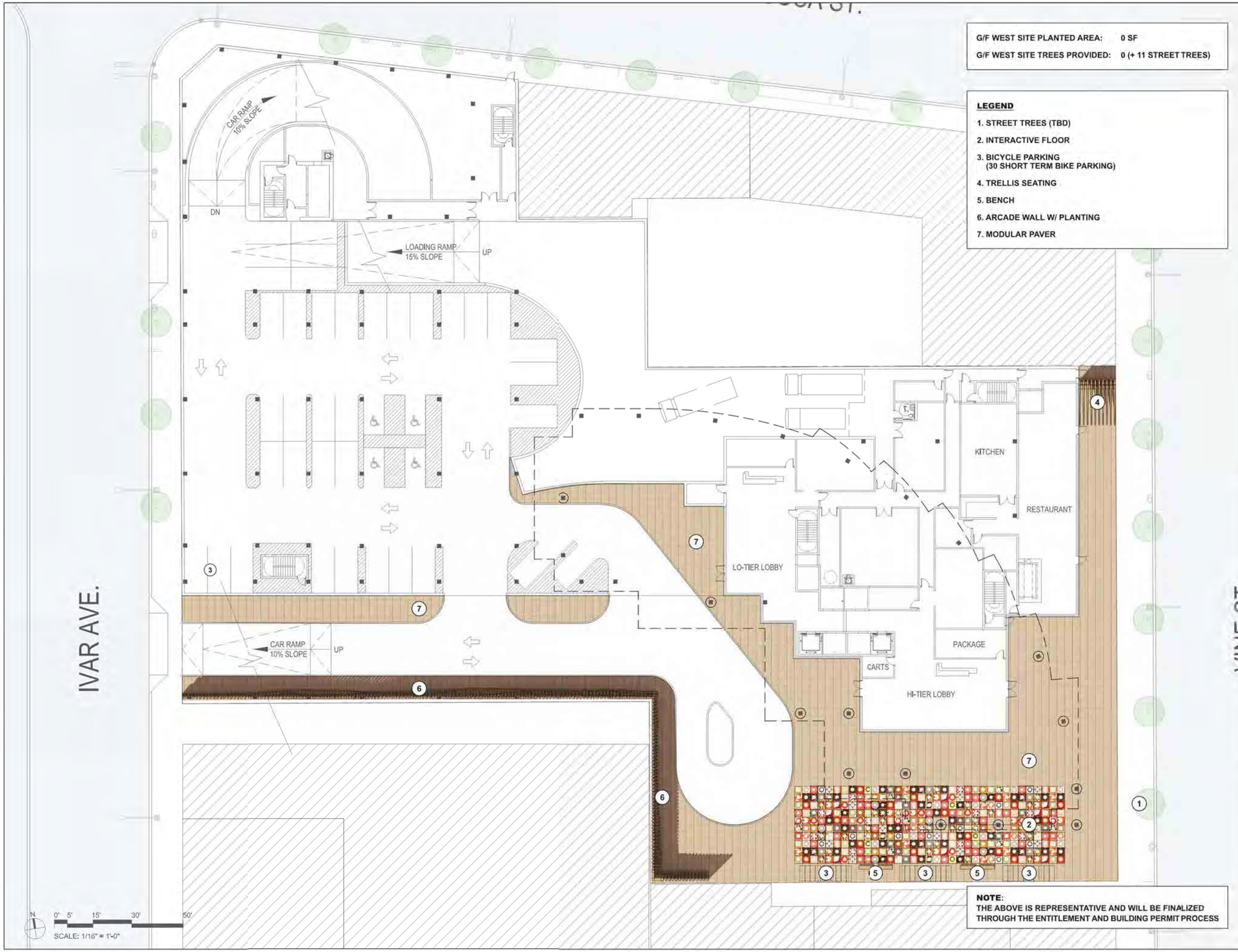
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL GROUND FLOOR SITE PLAN

DRAWING NO:
L-101



G/F WEST SITE PLANTED AREA:	0 SF
G/F WEST SITE TREES PROVIDED:	0 (+ 11 STREET TREES)

LEGEND

1. STREET TREES (TBD)
2. INTERACTIVE FLOOR
3. BICYCLE PARKING (30 SHORT TERM BIKE PARKING)
4. TRELLIS SEATING
5. BENCH
6. ARCADE WALL W/ PLANTING
7. MODULAR PAVER

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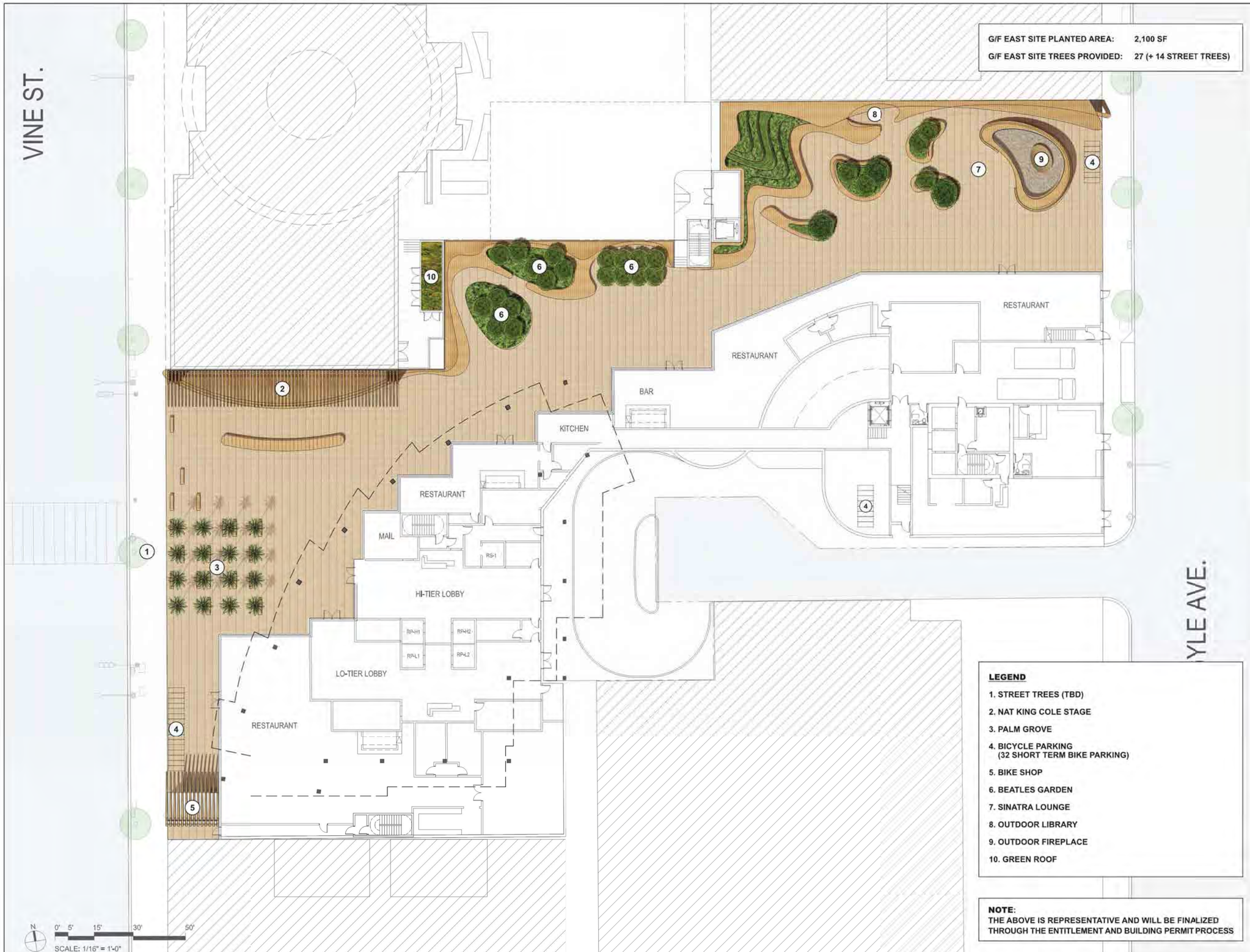
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE GROUND FLOOR PLAN

DRAWING NO:
L-102



G/F EAST SITE PLANTED AREA:	2,100 SF
G/F EAST SITE TREES PROVIDED:	27 (+ 14 STREET TREES)

LEGEND

1. STREET TREES (TBD)
2. NAT KING COLE STAGE
3. PALM GROVE
4. BICYCLE PARKING (32 SHORT TERM BIKE PARKING)
5. BIKE SHOP
6. BEATLES GARDEN
7. SINATRA LOUNGE
8. OUTDOOR LIBRARY
9. OUTDOOR FIREPLACE
10. GREEN ROOF

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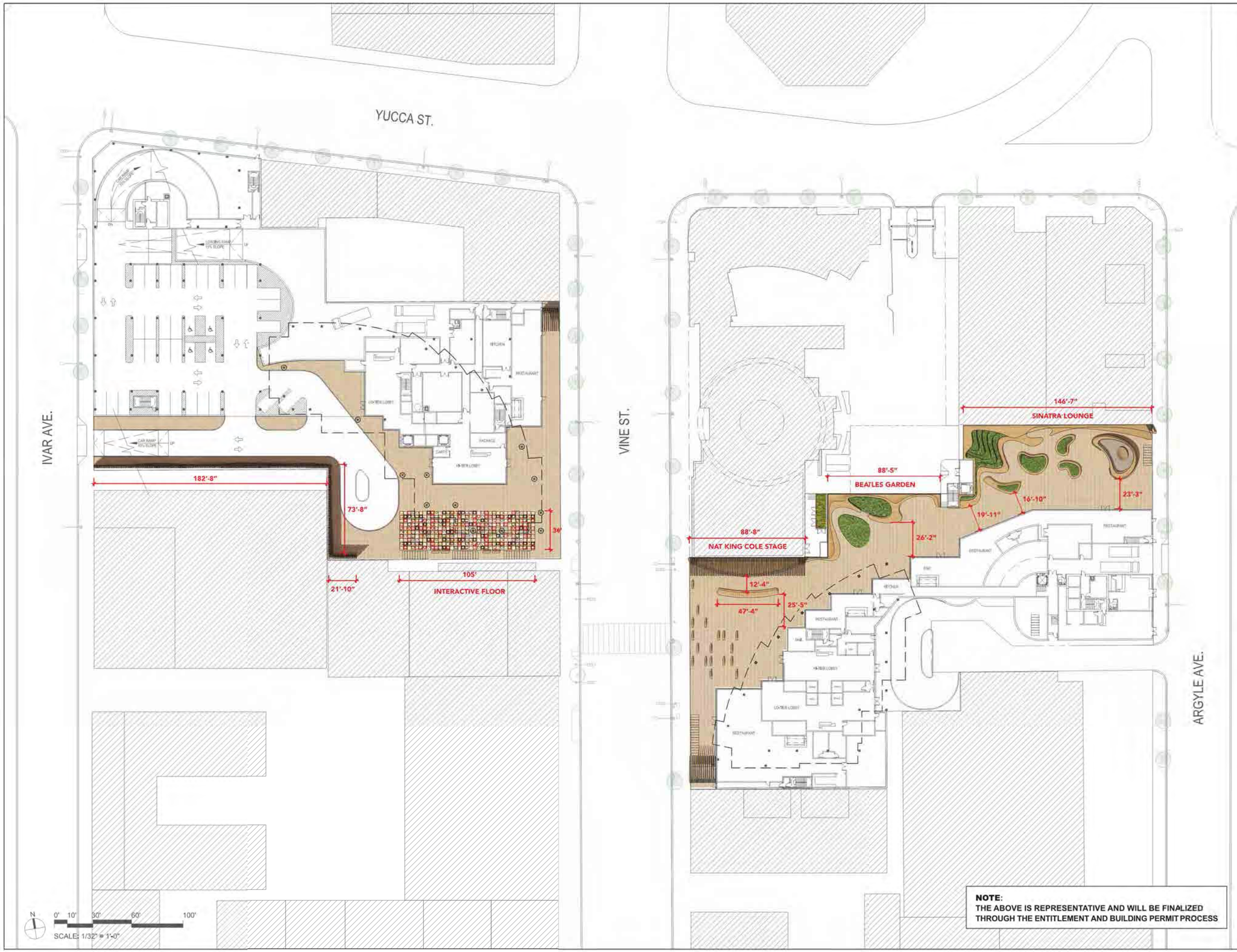
KEY PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE GROUND FLOOR PLAN

DRAWING NO:
L-103



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KEY PLAN

SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

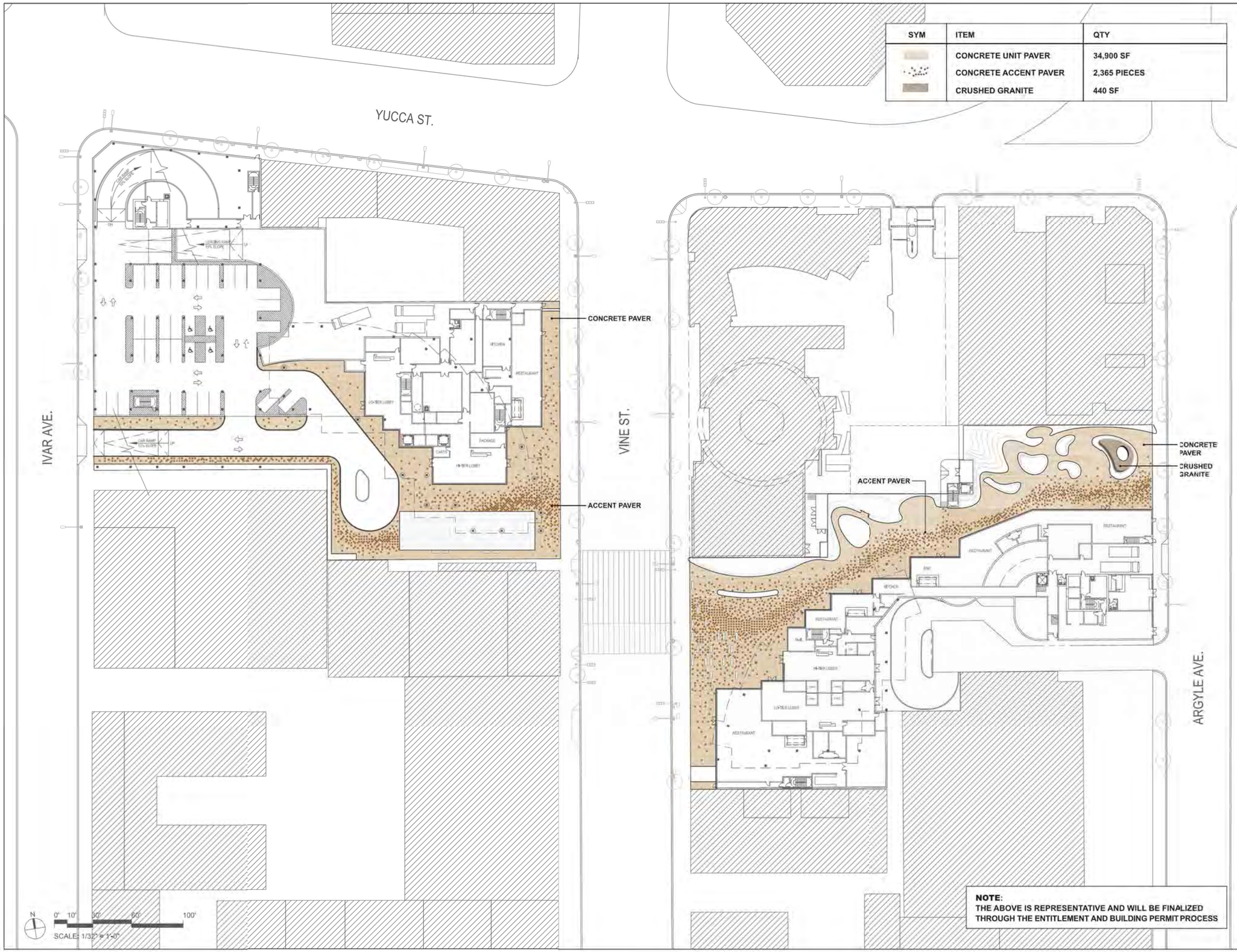
DRAWING TITLE:

OVERALL
GROUND FLOOR
LAYOUT PLAN

DRAWING NO:

L-111

SYM	ITEM	QTY
	CONCRETE UNIT PAVER	34,900 SF
	CONCRETE ACCENT PAVER	2,365 PIECES
	CRUSHED GRANITE	440 SF



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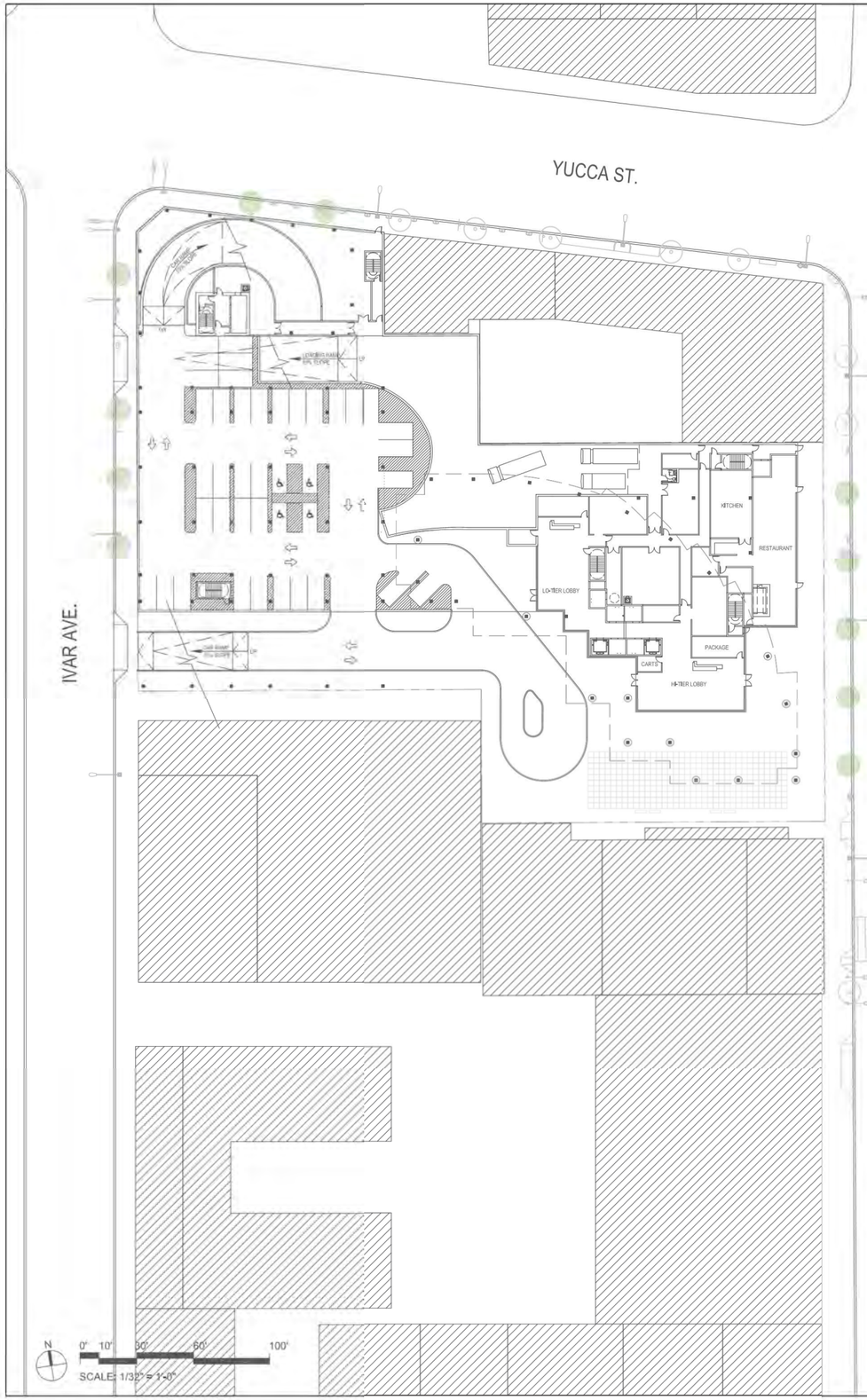
KEY PLAN

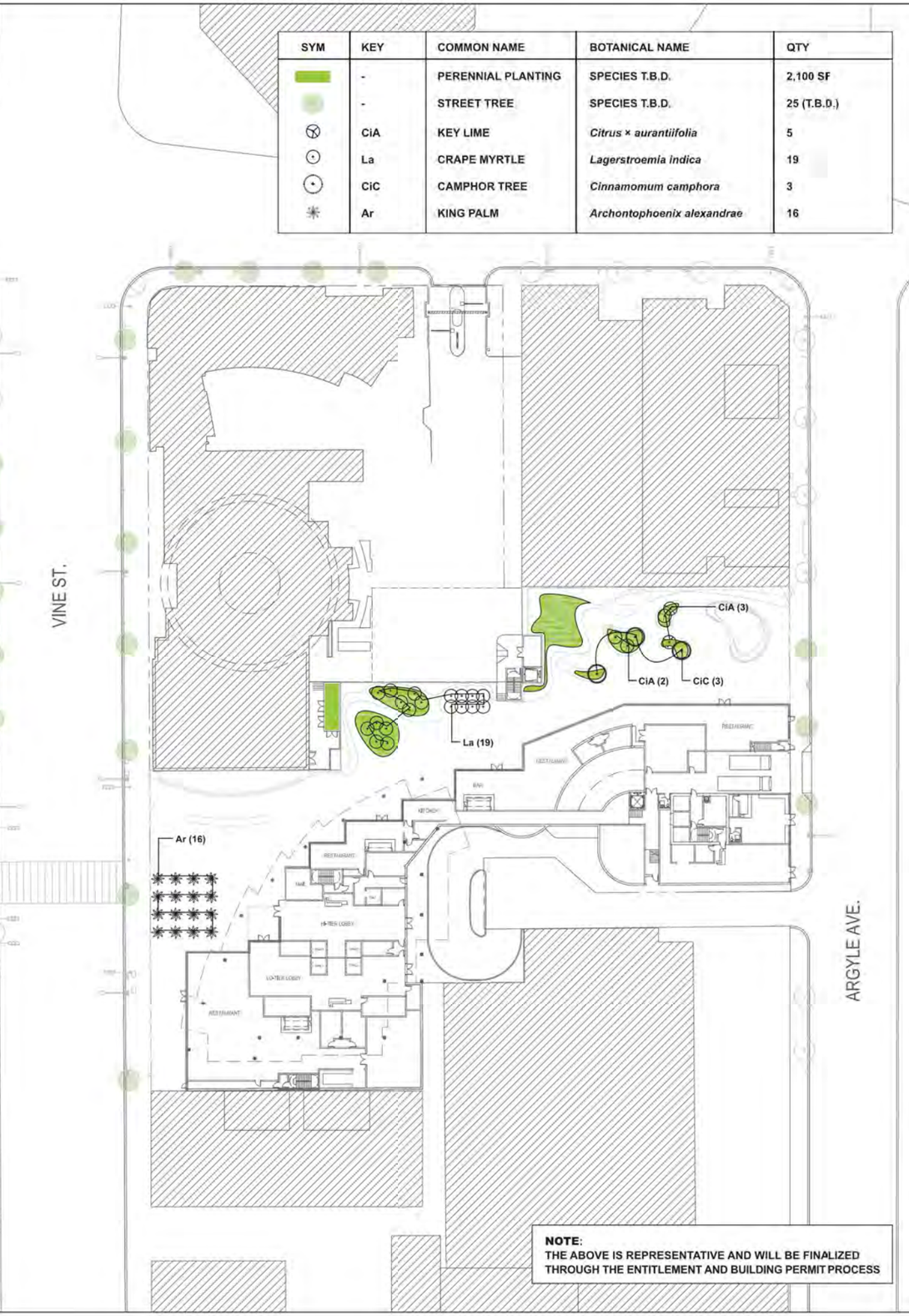
SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL GROUND FLOOR MATERIAL PLAN

DRAWING NO:
L-112

SYM	KEY	COMMON NAME	BOTANICAL NAME	QTY
	-	PERENNIAL PLANTING	SPECIES T.B.D.	2,100 SF
	-	STREET TREE	SPECIES T.B.D.	25 (T.B.D.)
	CiA	KEY LIME	*Citrus × aurantiifolia*	5
	La	CRAPE MYRTLE	*Lagerstroemia indica*	19
	CiC	CAMPHOR TREE	*Cinnamomum camphora*	3
	Ar	KING PALM	*Archontophoenix alexandrae*	16





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T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

OVERALL
GROUND FLOOR
PLANTING PLAN

DRAWING NO:

L-113

PERENNIAL REFERENCE IMGAES

SILVER WORMWOOD
Artemisia ludoviciana

COMMON YARROW
Achillea millefolium

REDFLOWER BUCKWHEAT
Eriogonum grande

APRICOT MALLOW
Sphaeralcea ambigua

STICKY MONKEY FLOWER
Mimulus aurantiacus

WOOLLY BLUECURLS
Trichostema lanatum

WINIFRED GILMAN SAGE
Salvia clevelandii 'Winifred Gilman'

DEER GRASS
Muhlenbergia rigens

CALIFORNIA BUCKWHEAT
Eriogonum fasciculatum

SEASIDE DAISY
Erigeron glaucus

CALIFORNIA FUCHSIA
Epilobium canum

CALIFORNIA COASTAL SUNFLOWER
Encelia californica

PENSTEMON 'MARGARITA BOP'
Penstemon heterophyllus

BLUE-EYED GRASS
Sisyrinchium bellum

SHRUBS REFERENCE IMGAES

LEMONADE BERRY
Rhus integrifolia

MANZANITA
Arctostaphylos auriculata

JAMES ROOF COAST SILKTASSEL
Garrya elliptica 'James Roof'

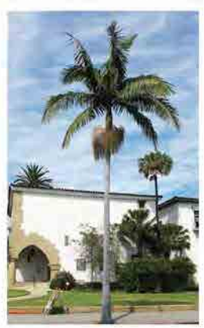
TOYON
Heteromeles arbutifolia

BLADDERPOD
Peritoma (Isomeris) arborea

ISLAND TREE MALLOW
Malva (Lavatera) assurgentiflora

CATALINA CEANOTHUS
Ceanothus arboreus

TREE REFERENCE IMGAES



KING PALM
Archontophoenix alexandrae

CAMPHOR TREE
Cinnamomum camphora

KEY LIME
Citrus × aurantiifolia

CRAPE MYRTLE
Lagerstroemia indica

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
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ARCHITECT

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LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
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SURVEY

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: -
PROJECT NO: 1350
SEAL & SIGNATURE

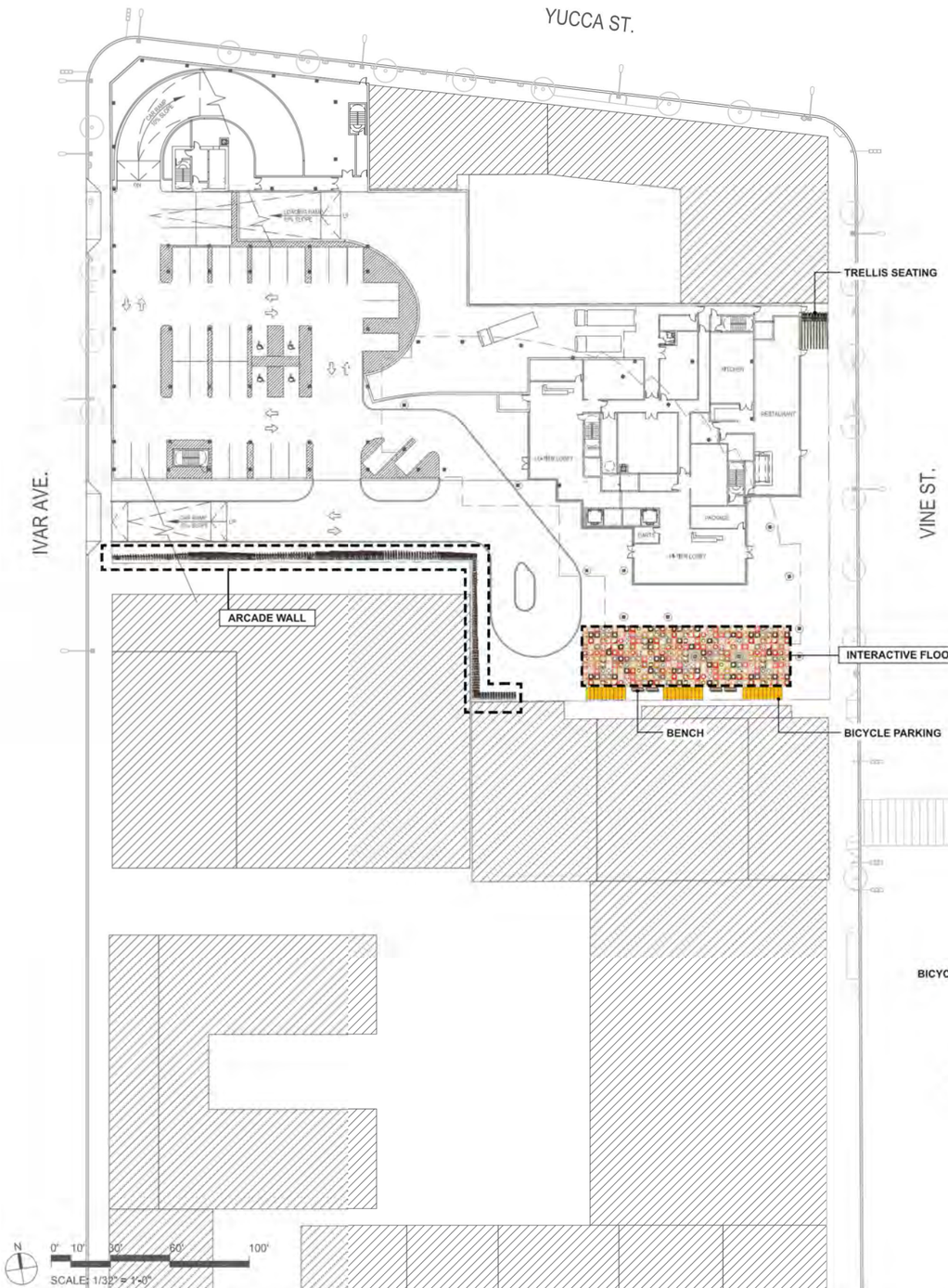
DRAWING TITLE:
PLANTING REFERENCE IMAGES

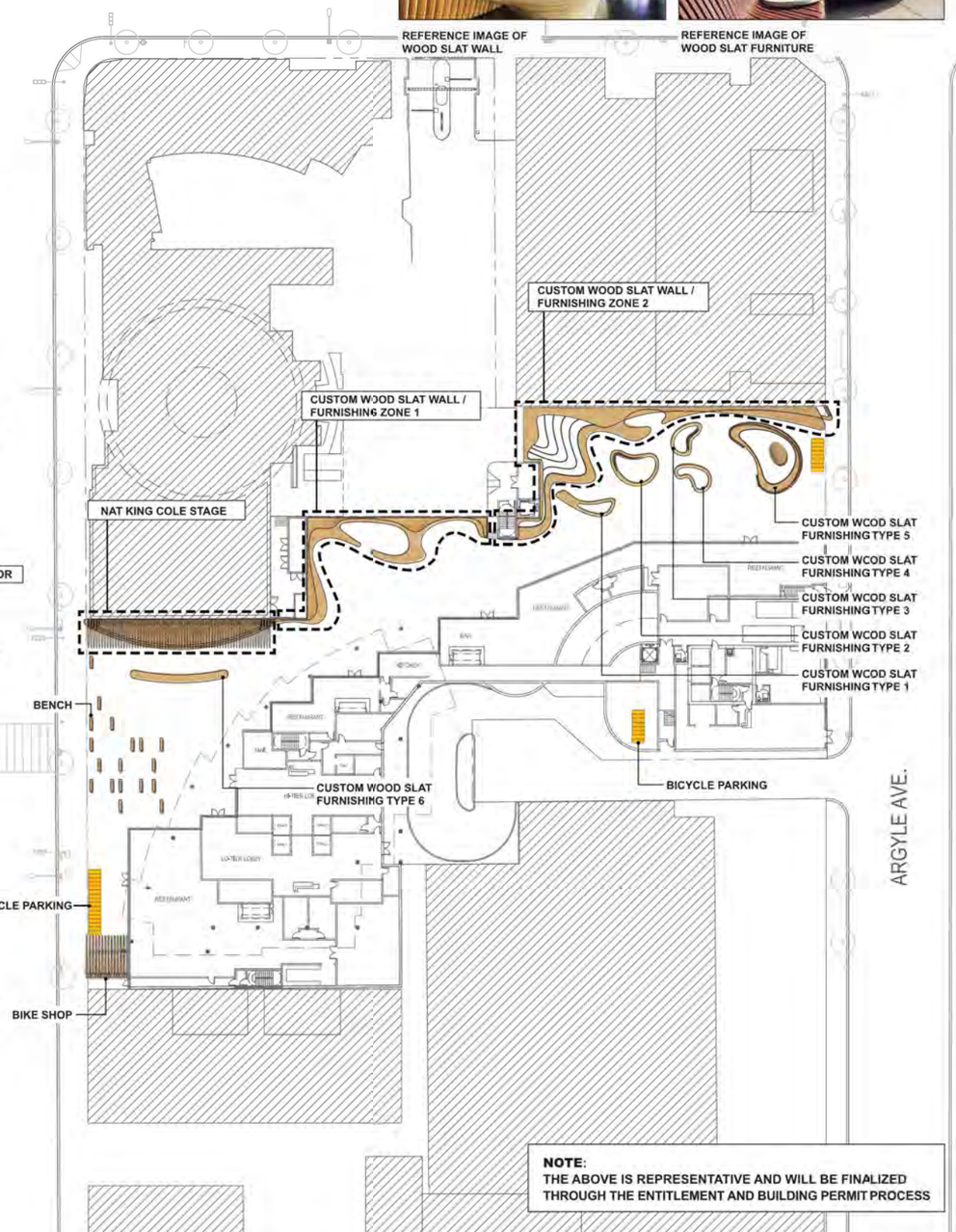
DRAWING NO:
L-113-1

SYM	ITEM	QTY
	BENCH	22
	BICYCLE PARKING	62

REFERENCE IMAGE OF WOOD SLAT WALL

REFERENCE IMAGE OF WOOD SLAT FURNITURE





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	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

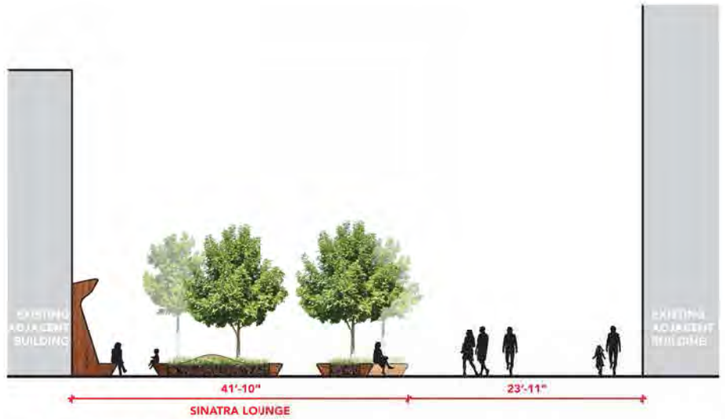
SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

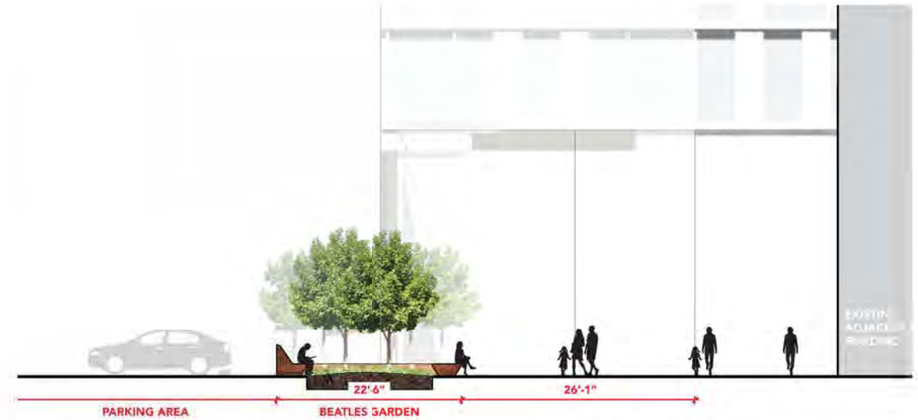
OVERALL GROUND FLOOR FURNISHING PLAN

DRAWING NO:

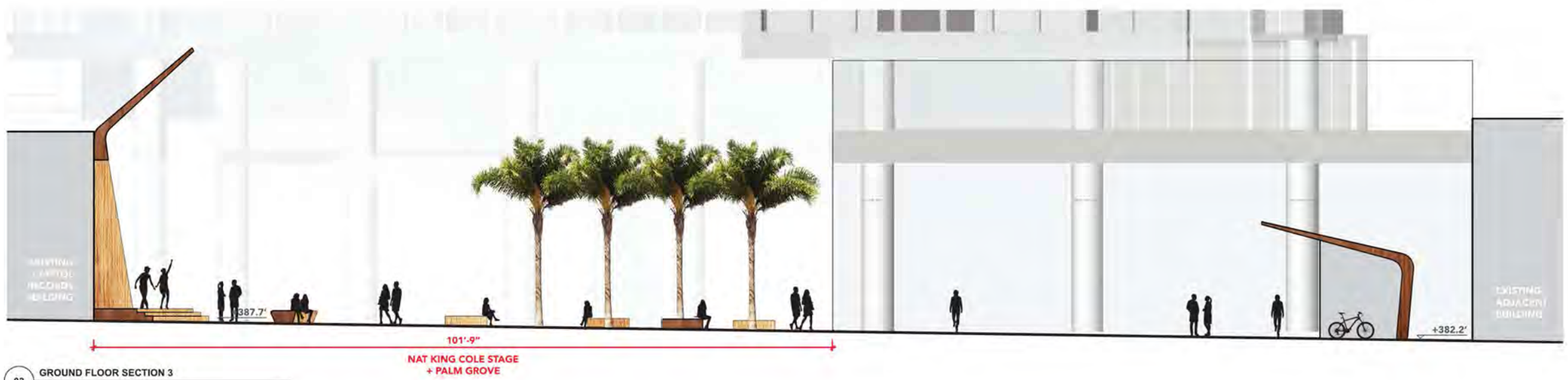
L-114



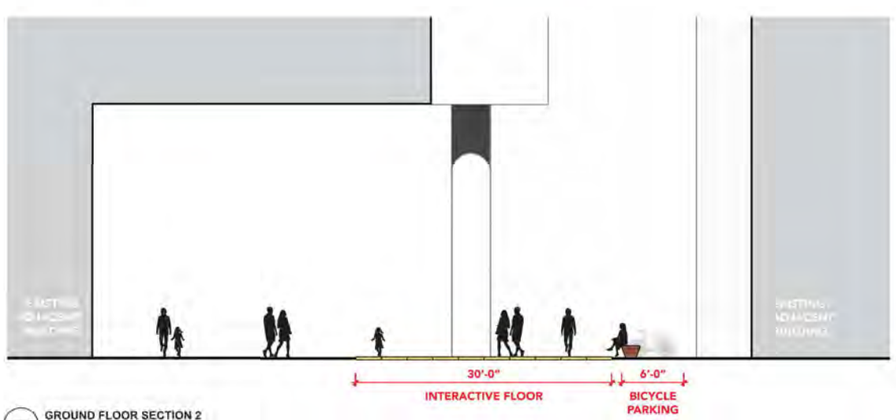
05 GROUND FLOOR SECTION 5
SCALE: 1/8" = 1'-0"



04 GROUND FLOOR SECTION 4
SCALE: 1/8" = 1'-0"



03 GROUND FLOOR SECTION 3
SCALE: 1/8" = 1'-0"



02 GROUND FLOOR SECTION 2
SCALE: 1/8" = 1'-0"

01 GROUND FLOOR SECTION 1
SCALE: 1/8" = 1'-0"

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	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/8" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL GROUND FLOOR SITE SECTIONS

DRAWING NO:
L-115

HOLLYWOOD CENTER

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01 GROUND FLOOR AXONOMETRIC
SCALE: N/A

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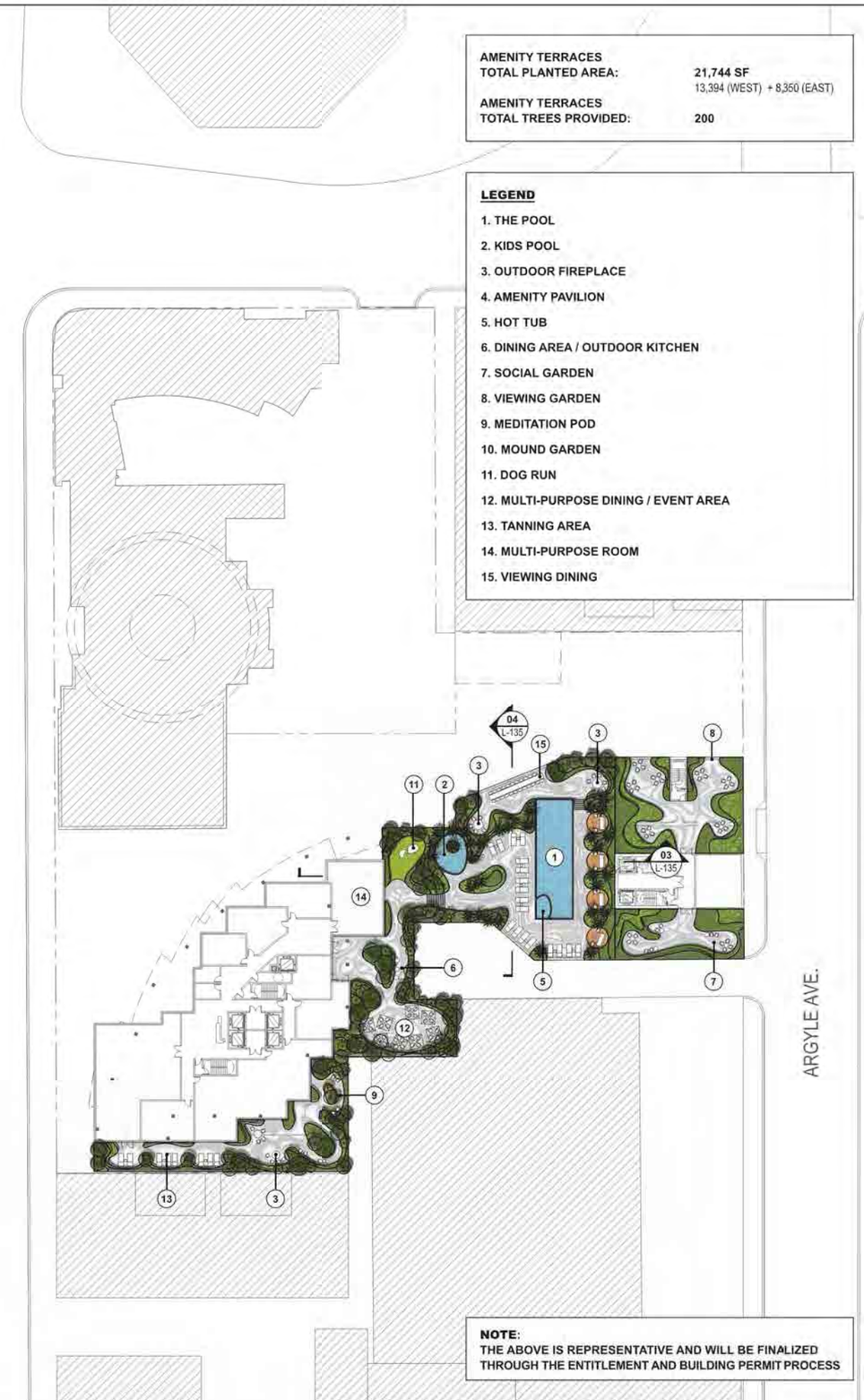
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: N/A
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
GROUND FLOOR RENDERED AXONOMETRICS

DRAWING NO:
L-116



AMENITY TERRACES TOTAL PLANTED AREA:	21,744 SF 13,394 (WEST) + 8,350 (EAST)
AMENITY TERRACES TOTAL TREES PROVIDED:	200

LEGEND

1. THE POOL
2. KIDS POOL
3. OUTDOOR FIREPLACE
4. AMENITY PAVILION
5. HOT TUB
6. DINING AREA / OUTDOOR KITCHEN
7. SOCIAL GARDEN
8. VIEWING GARDEN
9. MEDITATION POD
10. MOUND GARDEN
11. DOG RUN
12. MULTI-PURPOSE DINING / EVENT AREA
13. TANNING AREA
14. MULTI-PURPOSE ROOM
15. VIEWING DINING

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
AMENITY TERRACES
SITE PLAN

DRAWING NO:
L-121

LEGEND

1. THE POOL
2. KIDS POOL
3. OUTDOOR FIREPLACE
4. AMENITY PAVILION
5. HOT TUB
6. DINING AREA / OUTDOOR KITCHEN
7. SOCIAL GARDEN
8. VIEWING GARDEN
9. MEDITATION POD
10. MOUND GARDEN
11. DOG RUN
12. MULTI-PURPOSE DINING / EVENT AREA
13. EVENT LAWN
14. MULTI-PURPOSE ROOM

WEST SITE AMENITY TERRACES PLANTED AREA:	13,394 SF
WEST SITE AMENITY TERRACES TREES PROVIDED:	119

NOTE:
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HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE AMENITY TERRACES PLAN

DRAWING NO:
L-122

VINE ST.

LEGEND

1. THE POOL
2. KIDS POOL
3. OUTDOOR FIREPLACE
4. HOT TUB
5. DINING AREA / OUTDOOR KITCHEN
6. SOCIAL GARDEN
7. VIEWING GARDEN
8. MEDITATION POD
9. DOG RUN
10. MULTI-PURPOSE DINING / EVENT AREA
11. TANNING AREA
12. AMENITY PAVILION
13. VIEWING DINING
14. MULTI-PURPOSE ROOM

EAST SITE AMENITY TERRACES PLANTED AREA:	8,350 SF
EAST SITE AMENITY TERRACES TREES PROVIDED:	81

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE AMENITY TERRACES PLAN

DRAWING NO:
L-123

NOTE:
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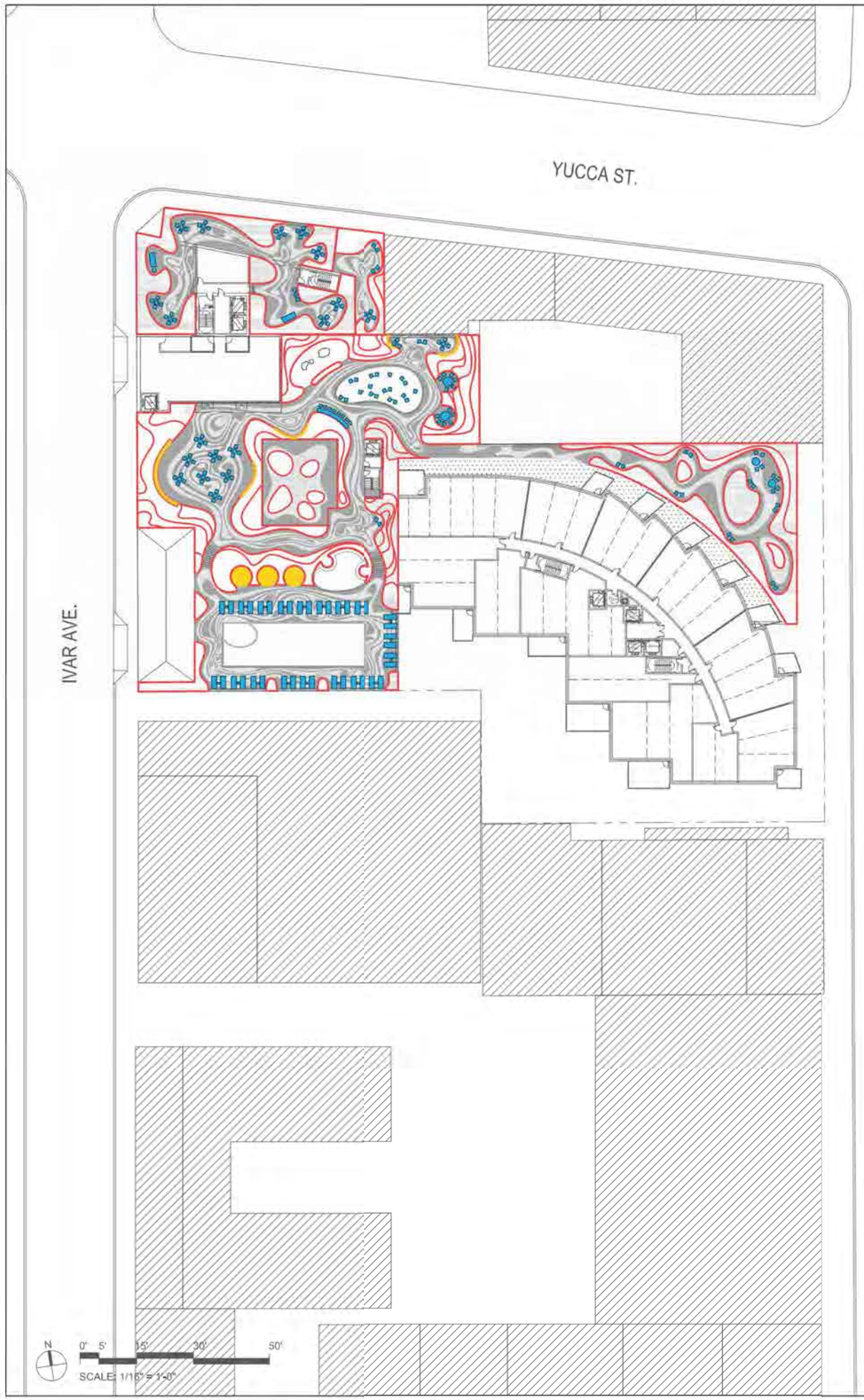
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

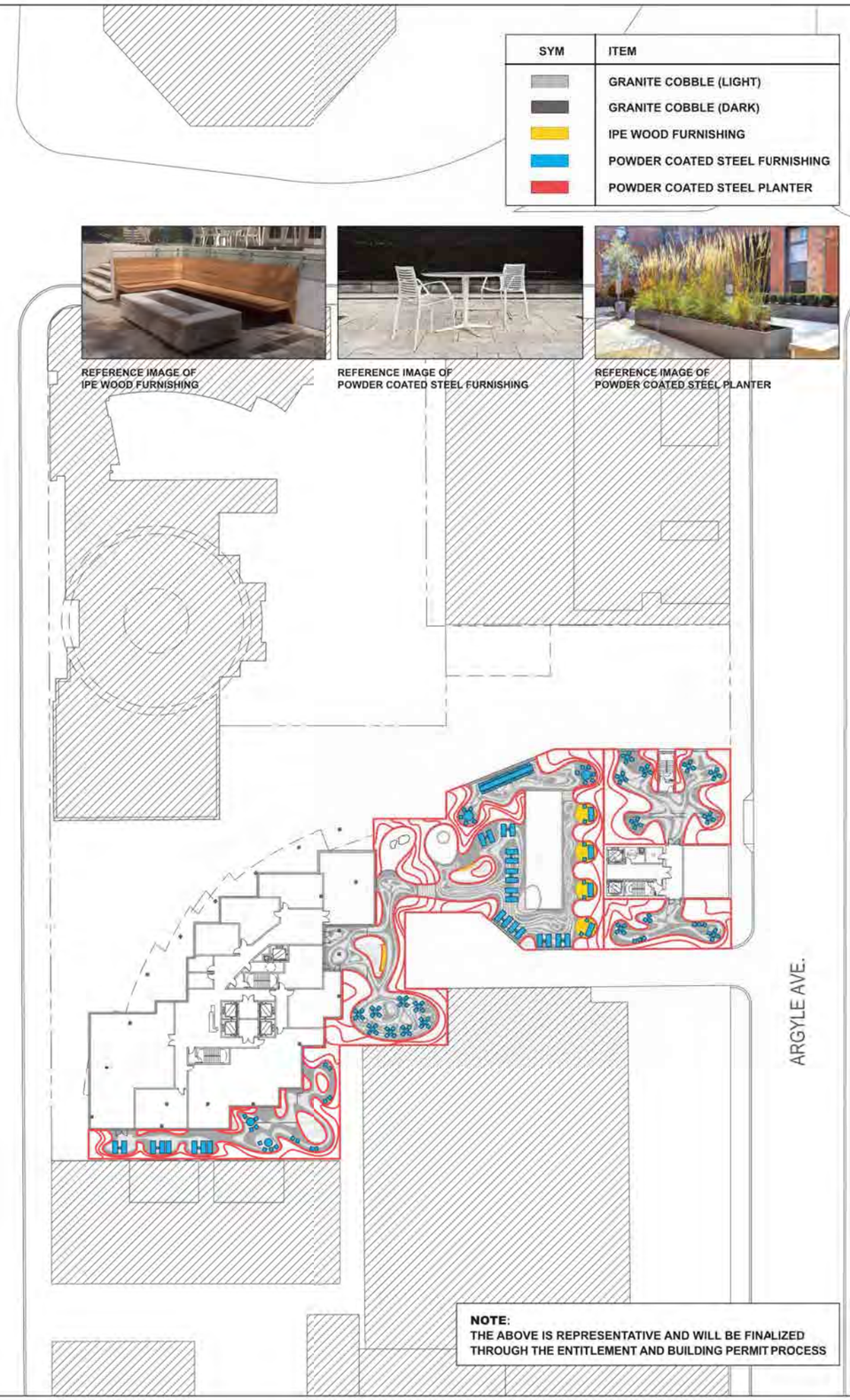
KEY PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
AMENITY TERRACES
LAYOUT PLAN

DRAWING NO:
L-131





SYM	ITEM
	GRANITE COBBLE (LIGHT)
	GRANITE COBBLE (DARK)
	IPE WOOD FURNISHING
	POWDER COATED STEEL FURNISHING
	POWDER COATED STEEL PLANTER

REFERENCE IMAGE OF IPE WOOD FURNISHING

REFERENCE IMAGE OF POWDER COATED STEEL FURNISHING

REFERENCE IMAGE OF POWDER COATED STEEL PLANTER

NOTE:
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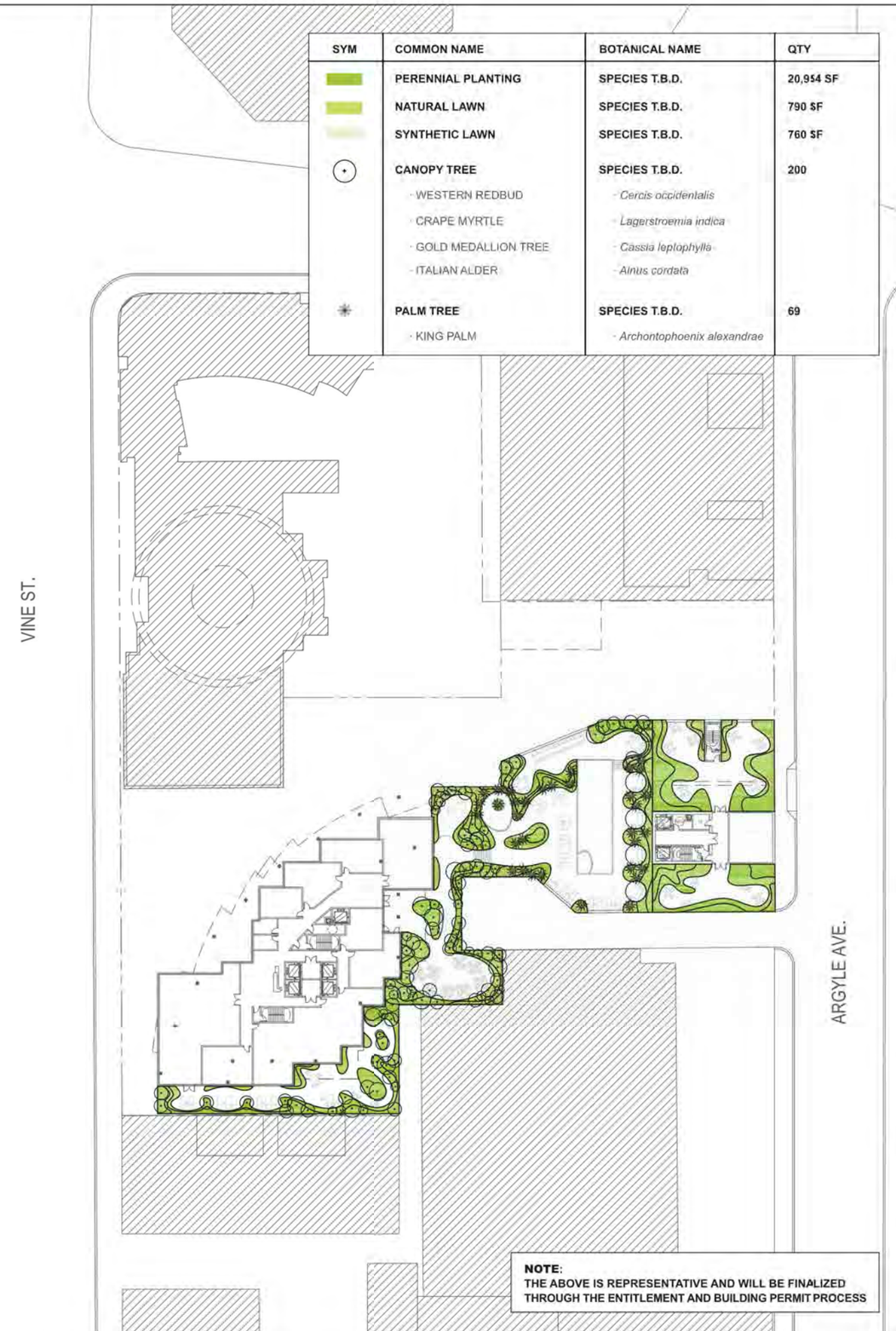
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
AMENITY TERRACES
MATERIAL PLAN

DRAWING NO:
L-132



SYM	COMMON NAME	BOTANICAL NAME	QTY
	PERENNIAL PLANTING	SPECIES T.B.D.	20,954 SF
	NATURAL LAWN	SPECIES T.B.D.	790 SF
	SYNTHETIC LAWN	SPECIES T.B.D.	760 SF
	CANOPY TREE	SPECIES T.B.D.	200
	· WESTERN REDBUD	· *Cercis occidentalis*	
	· CRAPE MYRTLE	· *Lagerstroemia indica*	
	· GOLD MEDALLION TREE	· *Cassia leptophylla*	
	· ITALIAN ALDER	· *Alnus cordata*	
	PALM TREE	SPECIES T.B.D.	69
	· KING PALM	· *Archontophoenix alexandrae*	

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KEY PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
AMENITY TERRACES
PLANTING PLAN

DRAWING NO:
L-133

PERENNIAL REFERENCE IMGAES

SILVER WORMWOOD
Artemisia ludoviciana

COMMON YARROW
Achillea millefolium

REDFLOWER BUCKWHEAT
Eriogonum grande

APRICOT MALLOW
Sphaeralcea ambigua

STICKY MONKEY FLOWER
Mimulus aurantiacus

WOOLLY BLUECURLS
Trichostema lanatum

WINIFRED GILMAN SAGE
Salvia clevelandii 'Winifred Gilman'

DEER GRASS
Muhlenbergia rigens

CALIFORNIA BUCKWHEAT
Eriogonum fasciculatum

SEASIDE DAISY
Erigeron glaucus

CALIFORNIA FUCHSIA
Epilobium canum

CALIFORNIA COASTAL SUNFLOWER
Encelia californica

PENSTEMON 'MARGARITA BOP'
Penstemon heterophyllus

BLUE-EYED GRASS
Sisyrinchium bellum

SHRUBS REFERENCE IMGAES

LEMONADE BERRY
Rhus integrifolia

MANZANITA
Arctostaphylos auriculata

JAMES ROOF COAST SILKTASSEL
Garrya elliptica 'James Roof'

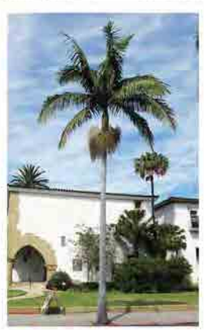
TOYON
Heteromeles arbutifolia

BLADDERPOD
Peritoma (Isomeris) arborea

ISLAND TREE MALLOW
Malva (Lavatera) assurgentiflora

CATALINA CEANOTHUS
Ceanothus arboreus

TREE REFERENCE IMGAES



KING PALM
Archontophoenix alexandrae

WESTERN REDBUD
Cercis occidentalis

CRAPE MYRTLE
Lagerstroemia indica

GOLD MEDALLION TREE
Cassia leptophylla

ITALIAN ALDER
Alnus cordata

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

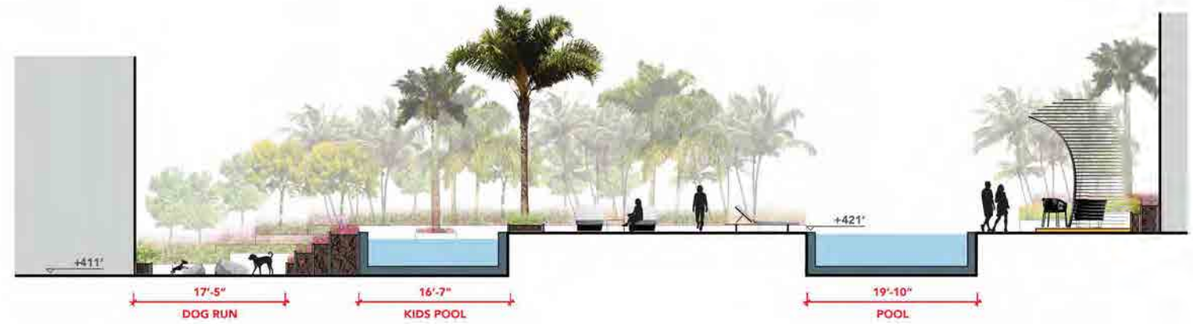
KEY PLAN

SCALE:
PROJECT NO: 1350
SEAL & SIGNATURE

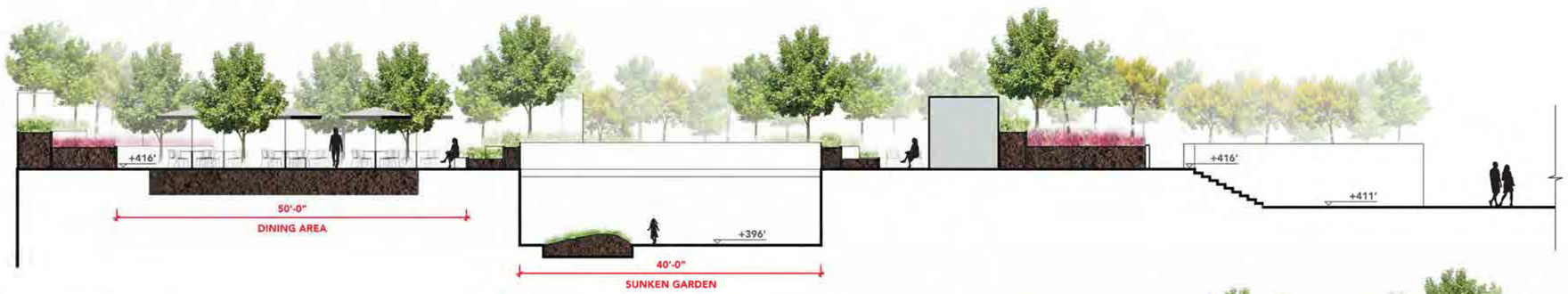
DRAWING TITLE:
AMENITY TERRACES PLANTING REFERENCE IMAGE

DRAWING NO:
L-133-1

04 EAST AMENITY SECTION 4
SCALE: 1/8" = 1'-0"



03 EAST AMENITY SECTION 3
SCALE: 1/8" = 1'-0"



02 WEST AMENITY SECTION 2
SCALE: 1/8" = 1'-0"

01 WEST AMENITY SECTION 1
SCALE: 1/8" = 1'-0"

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE:
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

AMENITY TERRACES
SITE SECTIONS

DRAWING NO:

L-135

01 WEST AMENITY TERRACES AXONOMETRIC
SCALE: N/A

02 EAST AMENITY TERRACES AXONOMETRIC
SCALE: N/A

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
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ARCHITECT

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SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE:
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

AMENITY TERRACES
RENDERED AXONOMETRICS

DRAWING NO:

L-136

Exhibit 2

Project Rendering

HOLLYWOOD CENTER

LOS ANGELES, CA

APRIL 2018

DRAWING LIST

DWG. NO.	DRAWING TITLE	SCALE	APRIL 2018
ARCHITECTURAL			
T-001.00	COVER SHEET	N/A	X
G-000 - PROJECT INFORMATION			
G-001	NOT USED		
G-002	VICINITY PLAN	N/A	X
G-003	SURVEY DESCRIPTION	N/A	X
G-004	SURVEY OVERALL SITE	N/A	X
G-005	SURVEY WEST SITE	N/A	X
G-006	SURVEY EAST SITE	N/A	X
G-007	PROJECT SUMMARY	N/A	X
G-008	WEST SITE - DATA	N/A	X
G-009	WEST SITE - OPEN SPACE	N/A	X
G-010	EAST SITE - DATA	N/A	X
G-011	EAST SITE - OPEN SPACE	N/A	X
G-012	WEST SITE - PLOT PLAN	1"=20'	X
G-013	EAST SITE - PLOT PLAN	1"=20'	X
A-100 - FLOOR PLANS			
A-101	WEST SITE - LEVEL B5	1/16" = 1'-0"	X
A-102	WEST SITE - LEVEL B4	1/16" = 1'-0"	X
A-103	WEST SITE - LEVEL B3	1/16" = 1'-0"	X
A-104	WEST SITE - LEVEL B2	1/16" = 1'-0"	X
A-105	WEST SITE - LEVEL B1	1/16" = 1'-0"	X
A-106	WEST SITE - LEVEL 01 (VINE)	1/16" = 1'-0"	X
A-107	WEST SITE - LEVEL 01_M (IVAR)	1/16" = 1'-0"	X
A-108	WEST SITE - LEVEL 2	1/16" = 1'-0"	X
A-109	WEST SITE - LEVELS 03-25	1/16" = 1'-0"	X
A-110	WEST SITE - LEVEL 26	1/16" = 1'-0"	X
A-111	WEST SITE - LEVELS 27-34	1/16" = 1'-0"	X
A-112	WEST SITE - LEVEL 35 PH	1/16" = 1'-0"	X
A-113	WEST SITE - MECH PENTHOUSE	1/16" = 1'-0"	X
A-114	WEST SITE - ROOF PLAN	1/16" = 1'-0"	X
A-121	EAST SITE - LEVEL B5	1/16" = 1'-0"	X
A-122	EAST SITE - LEVEL B4	1/16" = 1'-0"	X
A-123	EAST SITE - LEVEL B3	1/16" = 1'-0"	X
A-124	EAST SITE - LEVEL B2	1/16" = 1'-0"	X
A-125	EAST SITE - LEVEL B1	1/16" = 1'-0"	X
A-126	EAST SITE - LEVEL 01 (VINE)	1/16" = 1'-0"	X
A-127	EAST SITE - LEVEL 01_M (ARGYLE)	1/16" = 1'-0"	X
A-128	EAST SITE - LEVEL 02	1/16" = 1'-0"	X
A-129	EAST SITE - LEVELS 03-06	1/16" = 1'-0"	X
A-130	EAST SITE - LEVELS 07-29	1/16" = 1'-0"	X
A-131	EAST SITE - LEVEL 30	1/16" = 1'-0"	X
A-132	EAST SITE - LEVELS 31-45	1/16" = 1'-0"	X
A-133	EAST SITE - LEVEL 46 PH	1/16" = 1'-0"	X
A-134	EAST SITE - MECH PENTHOUSE	1/16" = 1'-0"	X
A-135	EAST SITE - ROOF PLAN	1/16" = 1'-0"	X
A-141	WEST SITE - ENLARGED RETAIL PLANS	3/32" = 1'-0"	X
A-142	EAST SITE - ENLARGED RETAIL PLANS	3/32" = 1'-0"	X
A-151	WEST SITE - ENLARGED AMENITY DECK PLAN	3/32" = 1'-0"	X
A-152	EAST SITE - ENLARGED AMENITY DECK PLAN	3/32" = 1'-0"	X
A-161	ENLARGED TYPICAL UNIT PLANS	1/8" = 1'-0"	X
A-162	ENLARGED TYPICAL UNIT PLANS	1/8" = 1'-0"	X
A-200 - ELEVATIONS			
A-201	WEST SITE - NORTH ELEVATION	1/32" = 1'-0"	X
A-202	WEST SITE - EAST ELEVATION	1/32" = 1'-0"	X
A-203	WEST SITE - SOUTH ELEVATION	1/32" = 1'-0"	X
A-204	WEST SITE - WEST ELEVATION	1/32" = 1'-0"	X
A-205	EAST SITE - NORTH ELEVATION	1/32" = 1'-0"	X
A-206	EAST SITE - EAST ELEVATION	1/32" = 1'-0"	X
A-207	EAST SITE - SOUTH ELEVATION	1/32" = 1'-0"	X
A-208	EAST SITE - WEST ELEVATION	1/32" = 1'-0"	X
A-300 - SECTIONS			
A-301	WEST SITE - BUILDING SECTION E-W	1/32" = 1'-0"	X
A-302	WEST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
A-303	EAST SITE - BUILDING SECTION E-W	1/32" = 1'-0"	X
A-304	EAST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
A-400 - RENDERING			
A-401	RENDERING	N/A	X
A-402	NOT USED		
A-500 - HOTEL SCENARIO			
A-501	EAST SITE - HOTEL AND RES. SUMMARY	N/A	X
A-502	EAST SITE - LEVEL 01 (VINE)	1/16" = 1'-0"	X
A-503	EAST SITE - LEVEL 01 (ARGYLE)	1/16" = 1'-0"	X
A-504	EAST SITE - LEVEL 02	1/16" = 1'-0"	X
A-505	EAST SITE - LEVEL 03-12 (GUESTROOMS)	1/16" = 1'-0"	X
A-506	EAST SITE - LEVEL 13-45	1/16" = 1'-0"	X
A-507	EAST SITE - BUILDING SECTION E-W	1/32" = 1'-0"	X
A-508	EAST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
A-509	EAST SITE - ENLARGED GF RETAIL PLANS	3/32" = 1'-0"	X
A-510	EAST SITE - ENLARGED AMENITY DECK PLAN	3/32" = 1'-0"	X
L-100 - LANDSCAPE			
L-001	OVERALL LANDSCAPE SITE PLAN	AS INDICATED	X
L-101	OVERALL GROUND FLOOR SITE PLAN	AS INDICATED	X
L-102	WEST SITE GROUND FLOOR PLAN	AS INDICATED	X
L-103	EAST SITE GROUND FLOOR PLAN	AS INDICATED	X
L-111	OVERALL GROUND FLOOR LAYOUT PLAN	AS INDICATED	X
L-112	OVERALL GROUND FLOOR MATERIAL PLAN	AS INDICATED	X
L-113	OVERALL GROUND FLOOR PLANTING PLAN	AS INDICATED	X
L-113-1	GROUND FLOOR PLANTING REFERENCE IMAGES	AS INDICATED	X
L-114	OVERALL GROUND FLOOR FURNISHING PLAN	AS INDICATED	X
L-115	GROUND FLOOR SITE SECTIONS	AS INDICATED	X
L-116	GROUND FLOOR RENDERED AXONOMETRICS	AS INDICATED	X
L-121	OVERALL AMENITY TERRACES SITE PLAN	AS INDICATED	X
L-122	WEST SITE AMENITY TERRACES PLAN	AS INDICATED	X
L-123	EAST SITE AMENITY TERRACES PLAN	AS INDICATED	X
L-131	OVERALL AMENITY TERRACES LAYOUT PLAN	AS INDICATED	X
L-132	OVERALL AMENITY TERRACES MATERIAL PLAN	AS INDICATED	X
L-133	OVERALL AMENITY TERRACES PLANTING PLAN	AS INDICATED	X
L-133-1	AMENITY TERRACES PLANTING REFERENCE IMAGES	AS INDICATED	X
L-135	AMENITY TERRACES SITE SECTIONS	AS INDICATED	X
L-136	AMENITY TERRACES RENDERED AXONOMETRICS	AS INDICATED	X

ENTITLEMENT SUBMISSION APRIL 2018

APPLICANT	ARCHITECT	LANDSCAPE ARCHITECT	SURVEY
MCAF VINE LLC 1995 BROADWAY, 3RD FLOOR NEW YORK, NY 10023 212.875.4900	HANDEL ARCHITECTS LLP 120 BROADWAY, 6TH FLOOR NEW YORK, NY 10271 212.595.4112	JAMES CORNER FIELD OPERATIONS 475 TENTH AVENUE, 9TH FL NEW YORK, NY 10018 212.433.1450	KPFF 700 S. FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 213.418.0201

Exhibit 3

Greenhouse Gas Emissions Offset Approach for the Hollywood Center Project / LEED Measures

May 1, 2018

Ms. Lezlie Kimura Szeto, Manager
Sustainable Communities Policy & Planning Section
California Air Resources Board
1001 "I" Street
Sacramento, CA 95814

Re: Greenhouse Gas Emissions Offset Approach for the Hollywood Center Project

Dear Ms. Kimura Szeto:

This letter is provided as a supplement to the application filed by MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the "Applicant"), who proposes to develop the Hollywood Center (the "Project") in the Hollywood community in the City of Los Angeles.

As you know, the Applicant has applied for certification by the Governor as a leadership project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, as amended (collectively, "AB 900" or the "Act"). The application includes projected emissions for the Project that show certain projected net additional emissions of greenhouse gases (GHG) as a result of the construction of the Project and as a consequence of Project operations.

The Applicant has committed to no net increase in construction and operation-related GHG emissions. Consistent with policy recommendations included in California Air Resources Board's (CARB) California 2017 Climate Change Scoping Plan,[1] while offsets are a potential way to mitigate GHG emissions, other options will continue to be explored as well to the extent feasible, with the following order of preference: (1) project design feature/on-site reduction measures; (2) off-site local reductions; (3) off-site regional reductions, and (4) offset credits issued by a recognized and reputable carbon registry. To the extent offsets are used to mitigate GHG emissions, prior to issuance or any Certificate of Occupancy for any building in the Project, the Applicant or its successor shall enter into one or more contracts to purchase carbon credits issued by a recognized and reputable carbon registry, which contract, together with any previous contracts, shall evidence the purchase of carbon credits in an amount sufficient to offset the operational emissions attributable to each building constructed within the Project over the analysis horizon of 30 years. Prior to execution of the contract(s), the Applicant shall provide the lead agency (the City of Los Angeles) a calculation of the net

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1 The California 2017 Climate Change Scoping Plan is available at: https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf

additional operational GHG emissions according to the methodology followed in the *Greenhouse Gas Emissions Methodology and Documentation for the Hollywood Center Project* document. The Applicant shall agree to promptly submit copies of executed contracts for purchased carbon credits to CARB and to the Governor's office. The commitments to enter into contracts to offset net additional GHG emissions will be incorporated as a condition of Project approval under the Public Resources Code sec. 21183(e), which is binding and enforceable by the lead agency.

The Applicant proposes to meet the requirement set forth in California Public Resources Code Section 21183(c), which requires that the Project demonstrate that it will not result in net additional emissions of GHG, through the implementation of GHG-reducing Project Design Features and/or acquisition of voluntary carbon credits sufficient to offset all projected additional emissions, in the following manner:

1. No later than six (6) months after the issuance of a Temporary Certificate of Occupancy for the Project, the Applicant shall commit to providing to the lead agency, the City of Los Angeles, a calculation of the net additional emissions resulting from the construction of the Project (the "Construction Emissions"), to be calculated in accordance with the methodology agreed upon by CARB in connection with the AB 900 certification of the Project (the "Agreed Methodology"). The Applicant shall provide courtesy copies of the calculations to CARB and the Governor's Office promptly following transmittal of the calculations to the City of Los Angeles. The Applicant shall enter into one or more contracts for the implementation of GHG-reducing Project Design Features and/or purchase voluntary carbon credits from a recognized and reputable carbon registry in an amount sufficient to offset the Construction Emissions. The Applicant shall provide courtesy copies of any such contracts to CARB and the Governor's Office promptly following the execution of such contracts.

2. Prior to issuance of any Certificate of Occupancy for the Project, the Applicant or its successor shall commit to entering into one or more contracts to purchase carbon credits from a recognized and reputable carbon registry (to be selected from an accredited registry), which contract, together with any previous contracts for the purchase of carbon credits, shall evidence the purchase of carbon credits in an amount sufficient to offset the Operational Emissions attributable to the Project, and shall be calculated on a net present value basis for a 30-year useful life.

   Prior to execution of the contract(s), the Applicant and its consultant shall calculate the Operational Emissions, in accordance with the methodology described in the Applicant's "Application for Environmental Leadership Development Project," specifically the "Greenhouse Gas Emissions Methodology and Documentation" prepared by Environmental Science Associates (ESA).

   Once the City has had an opportunity to review and approve the methodology and associated calculations, the Project Applicant shall provide copies of the calculation methodology to the CARB and Governor's Office of Planning and Research (OPR), which

is then subject to a determination signed by the Executive Officer of CARB pursuant to the procedures set forth in Section 6 of OPR's Guidelines. The City will issue a Certificate of Occupancy upon receipt of the following: (1) a fully executed copy of the carbon offset purchase agreement(s); (2) a final CARB Determination that the Project will not result in any net additional GHG emissions; and (3) a copy of OPR's Certification Letter for the Project.

3. The following project design features were accounted for in the AB 900 application for purposes of reducing GHG emissions and are, therefore, included as commitments in this letter.

   A. The design of the new buildings shall incorporate features to be capable of achieving Gold certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)-BD&C® or LEED-NC® Rating System using the LEED v4 rating system. Specific sustainability features that are integrated into the Project design to enable the Project to achieve at least LEED® Gold certification would include the following:

      a. The Project will incorporate heat island reduction strategies for 50 percent of the Project Site hardscapes or provide 100 percent structured parking for the Project uses and incorporate heat island reduction strategies for the Project roof areas.

      b. The Project will promote alternatives to conventionally fueled automobiles by providing electric vehicle charging stations and/or preferred parking for alternative-fuel vehicles, low-emitting, and fuel-efficient and ride-sharing vehicles.

      c. The Project will optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements.

      d. The Project will reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.

      e. The Project will provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

   B. The residential units within the Project shall not include the use of natural gas-fueled fireplaces.

The commitments outlined herein will be incorporated into the Project's Final Environmental Impact Report (FEIR) as a proposed improvement measure. The Applicant will agree to comply with all improvement measures and mitigation measures contained in the FEIR through the Project's Mitigation Monitoring and Reporting Program,

which represents a binding and enforceable agreement with the Project's lead agency, the City of Los Angeles.

Should you have any questions, please do not hesitate to call Mario Palumbo at (212) 875-4900.

Sincerely,

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC

By: _____

Name: Mario Palumbo
Its: Authorized Signatory

cc: City of Los Angeles, Department of City Planning
Edgar Khalatian, Partner, Mayer Brown LLP
Heidi Rous, Air Quality and Noise Group Director, ESA

Hollywood Center Project
Application for CEQA Streamlining

- LEED Measures

Hollywood Center
Project LEED Measures

The following list highlights the primary sustainability strategies expected to be implemented into the Hollywood Center Project to achieve Gold certification under the LEED v4 rating system. This is in addition to the strategies needed to reduce the greenhouse gas (GHG) emissions, as required by the California Air Resources Board (CARB).

Design

- Prior to Project approvals, a preliminary LEED action plan will be submitted to the City of Los Angeles Department of City Planning. Prior to issuance of a building permit, conduct a preliminary LEED meeting with a minimum of four key Project team members and the owner or owner's representative. As part of the meeting, review a LEED action plan that, at a minimum (1) determines the LEED certification level to pursue (Gold); (2) selects the LEED credits to meet the targeted certification level; and (3) identifies the responsible parties, including but not limited to the City of Los Angeles Department of Building and Safety, the City of Los Angeles Department of City Planning, and the City of Los Angeles Department of Public Works, Bureau of Engineering, to ensure the LEED requirements for each prerequisite and selected credit are met. Modifications to the selected criteria are permissible during construction as long as the targeted LEED certification level continues to be met.

Sustainable Sites

- Implementation of an erosion and sedimentation plan for all construction activities.
- Incorporate green roofs, rainwater capture, and pervious paving.
- Provision of heat island mitigation strategies for 50 percent of hardscapes or provide 100 percent structured parking.

Location and Transportation

- The Project would be located on land that has been previously developed and would be located on a site within one-quarter mile of surrounding high-density existing uses and within one-half mile of diverse land uses.

- The Project would be located within a one-quarter mile walking distance of existing or planned bus, streetcar, or rideshare stops, or within a one-half mile walking distance of existing or planned bus rapid transit stops, light or heavy rail stations, commuter rail stations or ferry terminals.

- The Project proposes a TDM package to encourage the use of non-auto modes and reduce vehicle trips, that could include the following measures:

  - Parking
    - Unbundle residential parking
    - Unbundle commercial parking coupled with pricing workplace parking and parking cash-out
    - Contribute to LADOT Express Park program to upgrade local parking meter technology
    - Daily parking discount for Metro Commuters
  - Transit
    - Provide a location on-site at which to purchase Metro passes and bus info
    - Transit subsidies (residential and commercial employees)
    - Provide parking spaces for monthly lease to non-resident Metro park n ride users
    - Provide discounted daily parking to non-resident Metro transit pass holders
    - Bus stop upgrades
    - Upgrade/repair public sidewalks on route to Metro Red Line Hollywood/Vine Station
  - Commute Trip Reductions
    - Commute trip reduction program:
      - rideshare (carpool/vanpool) matching and preferential parking
      - guaranteed ride home (e.g., monthly Uber/Lyft/taxi reimbursement)
      - alternative work schedules and telecommute
    - Business center/work center for residents working at home

- Shared Mobility
  - On-site car share
  - Rideshare matching
  - On-site bike share station and/or subsidized membership (residents, employees); on-site guest bike share service (hotel) (if/when public bike share comes to Hollywood)
  - LADOT Mobility Hub program
- Bicycle Infrastructure
  - Develop a bicycle amenities plan
  - Bicycle parking (indoors & outdoors)
  - Bike lockers, showers, and repair station
  - Convenient access to on-site bicycle facilities (wayfinding, etc.)
  - Contribution towards City's Bicycle Plan Trust Fund
- Site Design
  - Integrated pedestrian network within and adjacent to site (transit, bike, ped friendly)
- Education & Encouragement
  - Transportation information center, kiosks and/or other on-site measures
  - Tech-enabled mobility: website/mobile app (comprehensive commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, etc.)
  - Marketing and promotions (including digital gamification – participants can log trips for prizes, promotions, discounts for local merchants, incentives, etc.)
- Management
  - On-site TDM program coordinator and administrative support
  - Conduct user surveys
  - Join future Hollywood Transportation Management Organization (TMO)

Water Quality

- Installation of low-flow fixtures for residential uses.
- Incorporate graywater plumbing system.

- Installation of catch basin inserts and screens to provide runoff contaminant removal in accordance with City standards.

- Reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.

Energy Conservation and Efficiency

- Install new or use existing building-level energy meters, or submeters that can be aggregated to provide building-level data representing total building energy consumption.

- Avoid the use of chlorofluorocarbon (CFC)-based refrigerants in new heating, ventilating, air-conditioning, and refrigeration (HVAC&R) systems.

- Optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements.

- Use of refrigerants that reduce ozone depletion.

- Engage in a contract for qualified green power and carbon offsets that have come online since January 1, 2005, for a minimum of five years, to be delivered at least annually. The contract must specify the provision of at least 50% or 100% of the project's energy from green power, carbon offsets, or renewable energy certificates (RECs). Green power and RECs must be Green-e Energy certified or the equivalent.

Solid Waste

- Provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

- Implementation of a construction waste management plan to recycle and/or salvage a minimum of 75 percent of the total construction and demolition material or generate no more than 2.5 pounds of construction waste per square foot (12.2 kilograms of waste per square meter) of the building's floor area.

- Diversion of construction materials from landfill. Diversion must include at least three material streams (e.g., recovery, reuse, and recycling).

Air Quality

- Avoid the use of chlorofluorocarbon (CFC)-based refrigerants in new heating, ventilating, air-conditioning, and refrigeration (HVAC&R) systems.
- Use of refrigerants that reduce ozone depletion.
- Ventilation system that supplies outdoor air to occupied spaces must have particle filters or air-cleaning devices that meet one of the following filtration media requirements:
  - Minimum efficiency reporting value (MERV) of 13 or higher, in accordance with ASHRAE Standard 52.2–2007; or
  - Class F7 or higher as defined by CEN Standard EN 779–2002, Particulate Air Filters for General Ventilation, Determination of the Filtration Performance.
- Meeting applicable California and/or Los Angeles air emissions requirements for all heating or cogeneration equipment utilized at the Project Site.
- Use of adhesives, sealants, paints, finishes, carpet, and other materials that emit low quantities of volatile organic compounds (VOCs) and/or other air pollutants.
- Development of an Indoor Air Quality Management Plan for construction and pre-occupancy phases.
- Installation of landscaping and canopy trees throughout the Project Site, including roof decks, pool decks, and terraces, to provide shading and capture carbon dioxide (CO_2) emissions.
- Provision of individual thermal comfort controls for 50 percent of building occupied spaces. For residential buildings, the credit can be achieved by providing access to operable windows. For commercial spaces, control must be provided to 50 percent of occupants in order to meet the intent of the credit.
- HVAC system design compliance to ASHRAE 55 or equivalent.

Exhibit 4

ELDP Traffic Memorandum for the Hollywood Center Project

FEHR PEERS

TECHNICAL MEMORANDUM

Date: April 18, 2018

To: Edgar Khalatian, Partner, Mayer Brown LLP

From: Tom Gaul, Miguel Nunez and Rachel Neumann

Subject: ***ELDP Transportation Efficiency Analysis for the Hollywood Center Project***

Ref: LA17-2987

This study presents analysis to support the Environmental Leadership Development Project ("ELDP") certification application for the Hollywood Center project ("Project"). To qualify for ELDP certification, a project must achieve 15% greater standard for transportation efficiency than a comparable project located on an infill site.

PROJECT LOCATION

The Project is located within the Hollywood Community Plan area and the Hollywood Redevelopment Plan area of the City of Los Angeles. The project site consists of 10 parcels generally bounded on the north by Yucca Street, on the west by Ivar Avenue, on the east by Argyle Avenue, and on the south by Hollywood Boulevard. Vine Street bisects the project site, which creates two development subareas referred to as the "West Site" and the "East Site" ("Project Site"). The East Site is developed with the Capitol Records Building and the Gogerty Building and a surface parking lot. The West Site is developed with a single-story building that was formerly an Enterprise car rental office and is currently leased and utilized by the American Musical and Dramatic Academy (AMDA) College and Conservatory of the Performing Arts and an adjoining surface parking lot. Land uses in the vicinity of the Project Site are comprised primarily of neighborhood-serving commercial, tourist and entertainment-related commercial uses, offices, hotels, medium- to high-density residential developments, and some lower-density residential housing, including single-family homes and courtyard apartment complexes.

PROJECT DESCRIPTION

This study analyzes two project scenarios. Both scenarios include high-rise residential, including senior affordable units, and ground floor retail and restaurant spaces. Planned publicly accessible paseos would provide contiguous pedestrian access through the Project Site from west to east to allow for people-watching and musical performances. The paseos would be landscaped and include bicycle parking. The difference between the scenarios is the inclusion of a hotel component in the second scenario. Specifically, the Residential Project Scenario includes 872 high-rise residential units, 133 senior affordable units, and 30,176 square feet of retail space (evaluated as 4,530 square feet of fast food restaurant space and 25,650 square feet of high-turnover sit-down restaurant space for the purposes of this analysis). Performance space for up to 350 attendees will be programmed within the paseos. The Hotel Project Scenario includes 768

high-rise residential units, 116 affordable units, 220 hotel rooms, and 30,176 square feet of retail space (evaluated as 4,530 square feet of fast food restaurant space and 25,650 square feet of high-turnover sit-down restaurant space for the purposes of this analysis). As in the Residential Project Scenario, performance space for up to 350 attendees will be programmed within the paseos. The Hotel Project Scenario replaces 104 residential units with 220 hotel rooms (the Project would remain the same in all other regards, including the building's massing, the amount of parking and open space). In this study, the trip generation of the two scenarios described above is evaluated against a comparable project, which is defined as a project of the same size, capacity, and location type (See Governor's Office of Planning and Research AB900 Guidelines, dated January 2018).

SITE ACCESS AND CIRCULATION

The Project Site is surrounded by Yucca Street, Ivar Avenue, Vine Street, and Argyle Avenue. Regional vehicle access to the Project Site is provided by the Hollywood Freeway (US 101), which connects the San Fernando Valley and Downtown Los Angeles. Freeway ramps are located within one block from the Project Site.

The Project Site is located within a Transit Oriented District (TOD) and is accessible via multiple modes of public transportation. The Los Angeles County Metropolitan Transportation Authority ("Metro") and the Los Angeles Department of Transportation ("LADOT") operate an extensive system of rapid and local bus lines in the Hollywood community. The Metro Red Line Hollywood/Vine Station is located approximately 600 feet from the Project Site, and allows immediate access to the Metro Red Line subway, which provides high-capacity, high-frequency transit service along the high-density corridor through North Hollywood, Hollywood, and Downtown Los Angeles. Headways are 10 minutes during the peak hours, 12 minutes during the midday, and up to 18 minutes during the night. Bus transit access is provided to a number of Metro and LADOT bus routes at multiple stops located within one block of the Project Site. These bus routes include Metro Rapid Line 780, Metro Local Lines 180/181, 210, 212/312, 217, and 222, and LADOT DASH Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire. Bicycle access to the Project Site is provided via routes with shared lane markings or "sharrows" on Yucca Street, Vine Street, and Wilcox Avenue.

Vehicular access to the Project Site would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site would be provided via a driveway on Ivar Avenue. Loading access to the West Site would also be provided via Ivar Avenue. Access to the East Site would be provided via a driveway on Argyle Avenue. Loading access to the East Site would also be provided via Argyle Avenue. The Yucca Street driveway, located between Vine Street and Argyle Avenue, also provides access to the East Site parking facilities, as well as direct access to the Capitol Records Building. There would be no vehicular access on Vine Street.

Pedestrian access to the Project Site would be provided via sidewalks around the perimeter of the Project Site, as well as a wide, landscaped paseo extending east-west through the Project Site. Residents, visitors, patrons, and employees arriving to the Project Site by bicycle would have the same access opportunities as pedestrians and would be able to utilize on-site bicycle parking facilities. The paseo would be open to the public at all times. Free performances and other programming would be offered in the Paseo during daytime hours to members of the public.

PROJECT TRIP GENERATION

Trip generation rates published in *Trip Generation, 9th Edition* (Institute of Transportation Engineers, 2012) were used to calculate Project trip generation estimates for the proposed high-rise residential, hotel, fast food restaurant, and high-turnover sit-down restaurant land uses. The *9th Edition* rates were utilized because they provide a more conservative estimate of Project trip generation than the *10th Edition* rates. Regardless of which edition is utilized, there is no effect on the transportation efficiency comparison as uniform trip rates would be applied to both the proposed Project and the Comparable Project. Trip rates from a recent study conducted by LADOT on affordable housing trip generation in Los Angeles were utilized for the Project's senior affordable housing component (LADOT, *Local Affordable Housing Trip Generation Study*, 2017*)*. Trip generation for the performance space was developed based on programmatic information provided by the Project applicant, assuming full attendance and a maximum of two performances daily, including one during the midday period and one during the afternoon peak hour. The total number of attendees was developed by factoring the amount of space where event watching would be allowed. Due to the availability of other amenities and the need to keep walk aisles clear, the attendance of events will be limited to 350 people. A total of 10 performances per week are planned, meaning some weekdays would only have one performance. Trip generation estimates for each scenario are presented in Tables 2A and 2B. As shown in Table 2A, as programmed, the Residential Project Scenario is estimated to generate approximately 6,455 net new daily weekday vehicle trips, including 469 morning peak hour vehicle trips and 640 afternoon peak hour vehicle trips. As shown in Table 2B, as programmed, the Hotel Project Scenario is estimated to generate approximately 7,374 net new daily weekday vehicle trips, including 535 morning peak hour vehicle trips and 672 afternoon peak hour vehicle trips.

A variety of trip and VMT related trip reduction credits were applied to the Project's gross trip generation estimates based on the Project's design, location, and programming. Those credits and the rationale for their inclusion are summarized below.

Internal Capture Reduction

Internal trip capture is the portion of vehicular trips generated by a mixed-use development that both begin and end within the development. An example of this would be residents or hotel guests eating dinner at one of the Project's restaurants. Indeed, the Project's restaurant uses have been oriented in a way that makes them easily accessible to the Project's visitors, hotel guests, and residents. Internal trip estimates were made for each of the Project's land uses based on the specific mix of uses and sizes within the Project utilizing Transportation Research Board (TRB) National Cooperative Highway Research Program (NCHRP) Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Developments. This methodology is consistent with internal capture trip reductions previously applied and approved by LADOT, and is a best practice for determining internal capture reductions. The NCHRP methodology considers the specific mix and size of uses to determine internal trip capture rates by land use and analysis period.

TABLE 2A
HOLLYWOOD CENTER PROJECT
RESIDENTIAL PROJECT SCENARIO
TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Trips	In	Out	Total	In	Out	Total
PROPOSED PROJECT																
High-Rise Residential	222,232	872 du	4.20	0.34	19%	81%	0.38	62%	38%	3,662	56	240	296	205	126	331
Less: Internal capture [c]	[f]		*9%*		*5%*	*20%*		*20%*	*21%*	*(330)*	*(3)*	*(48)*	*(51)*	*(41)*	*(26)*	*(67)*
Less: TDM Program [h]			*13.5%*	*13.5%*			*13.5%*			*(450)*	*(6)*	*(27)*	*(33)*	*(22)*	*(14)*	*(36)*
Net External Residential										2,882	47	165	212	142	86	228
Senior Affordable Housing	[k]	133 du	1.72	0.12	38%	62%	0.15	52%	48%	229	6	10	16	10	10	20
Less: Internal capture [c]	[i]		*8%*		*5%*	*20%*		*20%*	*21%*	*(18)*	*0*	*(2)*	*(2)*	*(2)*	*(2)*	*(4)*
Less: TDM Program [h]			*13.5%*	*13.5%*			*13.5%*			*(28)*	*(1)*	*(1)*	*(2)*	*(1)*	*(1)*	*(2)*
Net External Residential										183	5	7	12	7	7	14
Fast Food Restaurant without drive-thru window	933,934	4.53 ksf	496.12	43.87	60%	40%	26.15	51%	49%	2,246	119	80	199	60	58	118
Less: Internal capture [c]	[b]		*7%*		*15%*	*1%*		*14%*	*26%*	*(157)*	*(18)*	*(1)*	*(19)*	*(8)*	*(15)*	*(23)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(25)*	*(1)*	*(1)*	*(2)*	*(1)*	*0*	*(1)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(310)*	*(16)*	*(11)*	*(27)*	*(7)*	*(7)*	*(14)*
Total Driveway Trips										1,754	84	67	151	44	36	80
Less: Pass-by from net trips [e]			*50%*	*50%*			*50%*			*(877)*	*(46)*	*(30)*	*(76)*	*(20)*	*(20)*	*(40)*
Net External Fast Food										877	38	37	75	24	16	40
High-Turnover Sit-Down Restaurant	932	25.65 ksf	127.15	10.81	55%	45%	9.85	60%	40%	3,261	152	125	277	152	101	253
Less: Internal capture [c]			*7%*		*15%*	*1%*		*14%*	*26%*	*(228)*	*(23)*	*(1)*	*(24)*	*(21)*	*(26)*	*(47)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(36)*	*(2)*	*(1)*	*(3)*	*(1)*	*(1)*	*(2)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(450)*	*(21)*	*(17)*	*(38)*	*(19)*	*(12)*	*(31)*
Total Driveway Trips										2,547	106	106	212	111	62	173
Less: Pass-by from net trips [e]			*20%*	*20%*			*20%*			*(509)*	*(23)*	*(19)*	*(42)*	*(21)*	*(14)*	*(35)*
Net External High-Turnover Restaurant										2,038	83	87	170	90	48	138
Outdoor Performance Space	N/A	350 seats	2.00	0.00	0%	0%	1.00	50%	50%	700	0	0	0	175	175	350
Less: Internal capture [c]	[g]		*6%*		*0%*	*0%*		*13%*	*13%*	*(42)*	*0*	*0*	*0*	*(22)*	*(23)*	*(45)*
Less: Transit credit [d]			*15%*	*15%*			*15%*			*(99)*	*0*	*0*	*0*	*(23)*	*(23)*	*(46)*
Less: Walk credit [j]			*15%*	*15%*			*15%*			*(84)*	*0*	*0*	*0*	*(20)*	*(19)*	*(39)*
Net External Outdoor Performance Space										475	0	0	0	110	110	220
TOTAL DRIVEWAY TRIPS										**7,841**	**242**	**345**	**587**	**414**	**301**	**715**
TOTAL EXTERNAL TRIPS										**6,455**	**173**	**296**	**469**	**373**	**267**	**640**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition* , 2012, unless otherwise noted.
b. ITE does not provide a daily rate for land use code 933. The daily rate for land use code 934 was utilized instead.
c. Internal capture represents the percentage of trips between land uses that occur within the site. This percentage is informed by MXD 2.0 Mixed Use Trip Generation Methodology, which incorporated the findings of NCHRP Project 8-51 as described in "Improved Estimation for Internal Trip Capture for Mixed-use Developments," *ITE Journal* , August 2010.
d. 15% credit to account for transit access to the project site. Source: LADOT's *Traffic Study Policies and Procedures* , December 2016.
e. Pass-by credit based on Attachment I of LADOT's *Traffic Study Policies and Procedures* , December 2016.
f. For flexibility, the trip generation analysis uses the most conservative (highest) rates for high-rise apartments versus high-rise condominiums: ITE code 222 (high-rise apartment) for daily trips and ITE code 232 (high-rise condominium) for peak hour trips. Since the high-rise residences in the ITE database are generally in urban areas with transit service, no additional transit credit was taken to provide a conservative estimate.
g. Performance space trip generation estimates based on programmatic information provided by the applicant.
h. Credit for the TDM program has been calculated based on CAPCOA guidelines.
i. Daily and peak hour trip generation rates for affordable housing obtained from LADOT's *Traffic Study Policies and Procedures* , December 2016.
j. Walk credit is applied to reflect pedestrians walking in area who stop in to observe performance they see or hear when walking by or around project site.
k. Trip generation rate from empiricial study "*Infill and Complete Streets Study - Tasks 2.1B & 2.1C Local Trip Generation Study*", LADOT 2017.

TABLE 2B
HOLLYWOOD CENTER PROJECT
HOTEL PROJECT SCENARIO
TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Trips	In	Out	Total	In	Out	Total
PROPOSED PROJECT																
High-Rise Residential	222,232	768 du	4.20	0.34	19%	81%	0.38	62%	38%	3,226	50	211	261	181	111	292
Less: Internal capture [c]	[f]		*10%*		*5%*	*20%*		*20%*	*23%*	*(323)*	*(3)*	*(42)*	*(45)*	*(37)*	*(26)*	*(63)*
Less: TDM Program [h]			*13.5%*	*13.5%*			*13.5%*			*(392)*	*(6)*	*(23)*	*(29)*	*(19)*	*(12)*	*(31)*
Net External Residential										2,511	41	146	187	125	73	198
Senior Affordable Housing	[k]	116 du	1.72	0.12	38%	62%	0.15	52%	48%	200	5	9	14	9	8	17
Less: Internal capture [c]	[i]		*9%*		*5%*	*20%*		*20%*	*21%*	*(18)*	*0*	*(2)*	*(2)*	*(2)*	*(2)*	*(4)*
Less: TDM Program [h]			*13.5%*	*13.5%*			*13.5%*			*(25)*	*(1)*	*(1)*	*(2)*	*(1)*	*(1)*	*(2)*
Net External Residential										157	4	6	10	6	5	11
Hotel	310	220.0 keys	8.17	0.53	59%	41%	0.60	51%	49%	1,797	69	48	117	67	65	132
Less: Internal capture [c]			*10%*		*4%*	*8%*		*37%*	*28%*	*(180)*	*(3)*	*(4)*	*(7)*	*(25)*	*(18)*	*(43)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(19)*	*(1)*	*0*	*(1)*	*(1)*	*0*	*(1)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(240)*	*(9)*	*(7)*	*(16)*	*(7)*	*(6)*	*(13)*
Net External Hotel										1,358	56	37	93	34	41	75
Fast Food Restaurant without drive-thru window	933,934	4.53 ksf	496.12	43.87	60%	40%	26.15	51%	49%	2,246	119	80	199	60	58	118
Less: Internal capture [c]	[b]		*9%*		*14%*	*2%*		*18%*	*31%*	*(202)*	*(17)*	*(2)*	*(19)*	*(11)*	*(18)*	*(29)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(25)*	*(1)*	*(1)*	*(2)*	*(1)*	*0*	*(1)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(303)*	*(16)*	*(11)*	*(27)*	*(7)*	*(6)*	*(13)*
Total Driveway Trips										1,716	85	66	151	41	34	75
Less: Pass-by from net trips [e]			*50%*	*50%*			*50%*			*(858)*	*(46)*	*(30)*	*(76)*	*(19)*	*(19)*	*(38)*
Net External Fast Food										858	39	36	75	22	15	37
High-Turnover Sit-Down Restaurant	932	25.65 ksf	127.15	10.81	55%	45%	9.85	60%	40%	3,261	152	125	277	152	101	253
Less: Internal capture [c]			*8%*		*14%*	*2%*		*18%*	*31%*	*(261)*	*(22)*	*(3)*	*(25)*	*(27)*	*(31)*	*(58)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(36)*	*(2)*	*(1)*	*(3)*	*(1)*	*(1)*	*(2)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(445)*	*(20)*	*(17)*	*(37)*	*(17)*	*(12)*	*(29)*
Total Driveway Trips										2,519	108	104	212	107	57	164
Less: Pass-by from net trips [e]			*20%*	*20%*			*20%*			*(504)*	*(23)*	*(19)*	*(42)*	*(20)*	*(13)*	*(33)*
Net External High-Turnover Restaurant										2,015	85	85	170	87	44	131
Outdoor Performance Space	N/A	350 seats	2.00	0.00	0%	0%	1.00	50%	50%	700	0	0	0	175	175	350
Less: Internal capture [c]	[g]		*6%*		*0%*	*0%*		*13%*	*13%*	*(42)*	*0*	*0*	*0*	*(22)*	*(23)*	*(45)*
Less: Transit credit [d]			*15%*	*15%*			*15%*			*(99)*	*0*	*0*	*0*	*(23)*	*(23)*	*(46)*
Less: Walk credit [j]			*15%*	*15%*			*15%*			*(84)*	*0*	*0*	*0*	*(20)*	*(19)*	*(39)*
Net External Outdoor Performance Space										475	0	0	0	110	110	220
TOTAL DRIVEWAY TRIPS										**8,736**	**294**	**359**	**653**	**423**	**320**	**743**
TOTAL EXTERNAL TRIPS										**7,374**	**225**	**310**	**535**	**384**	**288**	**672**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition* , 2012, unless otherwise noted.
b. ITE does not provide a daily rate for land use code 933. The daily rate for land use code 934 was utilized instead.
c. Internal capture represents the percentage of trips between land uses that occur within the site. This percentage is informed by MXD 2.0 Mixed Use Trip Generation Methodology, which incorporated the findings of NCHRP Project 8-51 as described in "Improved Estimation for Internal Trip Capture for Mixed-use Developments," *ITE Journal* , August 2010.
d. 15% credit to account for transit access to the project site. Source: LADOT's *Traffic Study Policies and Procedures* , December 2016.
e. Pass-by credit based on Attachment I of LADOT's *Traffic Study Policies and Procedures* , December 2016.
f. For flexibility, the trip generation analysis uses the most conservative (highest) rates for high-rise apartments versus high-rise condominiums: ITE code 222 (high-rise apartment) for daily trips and ITE code 232 (high-rise condominium) for peak hour trips. Since the high-rise residences in the ITE database are generally in urban areas with transit service, no additional transit credit was taken to provide a conservative estimate.
g. Performance space trip generation estimates based on programmatic information provided by the applicant.
h. Credit for the TDM program has been calculated based on CAPCOA guidelines.
i. Daily and peak hour trip generation rates for affordable housing obtained from LADOT's *Traffic Study Policies and Procedures* , December 2016.
j. Walk credit is applied to reflect pedestrians walking in area who stop in to observe performance they see or hear when walking by or around project site.
k. Trip generation rate from empiricial study "*Infill and Complete Streets Study - Tasks 2.1B & 2.1C Local Trip Generation Study*" , LADOT 2017.

Transit/Walk Reduction

The Project is located in a transit-rich environment, approximately 600 feet from the Metro Red Line Hollywood/Vine subway station, and amidst numerous rapid and local bus lines. LADOT traffic study guidelines allow a 15% trip reduction to be applied to developments located within a quarter-mile walking distance of a rail transit station or Rapid Bus stop, assuming that percentage of visitors may take transit and walk to the Project. US Census Journey to Work data indicates that the walk/bike/transit mode split for the census tract is approximately 30%. A blended trip generation rate based on ITE codes 232 and 233 – High Rise Apartments/Condo was utilized to develop trip generation estimates for the Project's residential component. The High-Rise rate assumes lower trip generation compared to other residential rates due to a number of factors, including transit access and walk trips. Due to this fact and in order to be conservative, no additional transit/walk trip credit was applied to the residential use.

Transportation Demand Management Reduction

A TDM program consists of strategies that are aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking. Strategies included in a typical TDM program address a wide range of transportation factors, including parking, transit, commute trips, shared mobility, bicycle infrastructure, site design, education and encouragement, and management. A list of the strategies included in the Project's TDM program are presented in Table 3.

TDM reductions for the Project were estimated based on the California Air Pollution Control Officers Association (CAPCOA) research and methodologies as described in *Quantifying Greenhouse Gas Mitigation Measures* (2010). Residential and commercial land use TDM credits were calculated separately, as certain TDM measures are more appropriately employed in the commercial arena or vice versa. For example, for commercial tenants, vanpools and rideshare may be effective tools to reduce employee solo vehicle trips. However, vanpools would be difficult to implement for residents who are traveling from the Project to many disparate destinations. For residents, unbundling parking is more effective because residents are incentivized to reduce car ownership to save on condominium unit purchase price or monthly rental costs for a vehicular parking space. Additionally, the net effectiveness of commute trip reductions is reduced for the commercial land uses as those measures are only applicable to the work trips made by commercial land use employees, rather than the trips made by the commercial patrons. In the case of the Project's commercial land uses, employment trips are estimated to comprise 7.5% of all trips to those uses. Based on the CAPCOA research, it is estimated that the Project's TDM program could reduce residentially-generated trips by an estimated 13.5% and could reduce trips generated by the commercial component by 1.2%.

Table 3. TDM Program

TDM Strategy
Parking
Unbundle residential parking
Unbundle commercial parking coupled with pricing workplace parking and parking cash-out
Contribute to LADOT Express Park program to upgrade local parking meter technology
Daily parking discount for Metro Commuters
Transit
Provide a location on-site at which to purchase Metro passes and bus info
Transit subsidies (residential and commercial employees)
Provide parking spaces for monthly lease to non-resident Metro park n ride users
Provide discounted daily parking to non-resident Metro transit pass holders
Bus stop upgrades
Upgrade/repair public sidewalks on route to Metro Red Line Hollywood/Vine Station
Commute Trip Reductions
Commute trip reduction program:
o rideshare (carpool/vanpool) matching and preferential parking
o guaranteed ride home (e.g., monthly Uber/Lyft/taxi reimbursement)
o alternative work schedules and telecommute
Business center/work center for residents working at home
Shared Mobility
On-site car share
Rideshare matching
On-site bike share station and/or subsidized membership (residents, employees); on-site guest bike share service (hotel) (if/when public bike share comes to Hollywood)
LADOT Mobility Hub program
Bicycle Infrastructure
Develop a bicycle amenities plan
Bicycle parking (indoors & outdoors)
Bike lockers, showers, and repair station
Convenient access to on-site bicycle facilities (wayfinding, etc.)
Contribution towards City's Bicycle Plan Trust Fund
Site Design
Integrated pedestrian network within and adjacent to site (transit, bike, ped friendly)
Education & Encouragement
Transportation information center, kiosks and/or other on-site measures
Tech-enabled mobility: website/mobile app (comprehensive commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, etc.)
Marketing and promotions (including digital gamification – participants can log trips for prizes, promotions, discounts for local merchants, incentives, etc.)
Management
On-site TDM program coordinator and administrative support
Conduct user surveys
Join future Hollywood Transportation Management Organization (TMO)

Existing Use Reduction

Existing uses of the Project Site are identified on page 1 of this study. Generally, when existing land uses are replaced by higher-density uses, the net new trip generation of the new project is credited because a portion of the new project's trips are replacing existing trips on the roadway network to the same site for the prior use. There is also a benefit to replacing an existing low-density use with a higher-density, mixed-use development. In the case of the Project, for the purposes of this analysis, in order to provide a conservative analysis, no credit has been applied for the removal of existing uses. This choice is additionally conservative, as application of an existing use credit would have the effect of increasing the proposed Project's transportation efficiency in comparison to the Comparable Project, for which no existing use can be identified due to that project's hypothetical nature.

PROJECT VEHICLE MILES TRAVELED

Trip Lengths

The City of Los Angeles Travel Demand Forecasting Model (TDF)[1] (2016) was used to determine the average trip lengths of each land use to calculate Project VMT. The Project VMT was calculated using average trip lengths by trip type and trip generation for each land use as shown in Table 2. The average trip length for each land use is the sum of the trip length of each trip type multiplied by the percentage of each trip type by land use. Trip type describes the purpose of the trip generated at each land use, such as residential trips (including home-to-work and home-to-other) and commercial trips (include commercial-customer, commercial-work, and commercial-non work). Trip lengths are based on the location and urbanization of the project area. As shown in Table 4, below, the average trip length in the Hollywood area as calculated by Los Angeles TDF varies by land use from 5.6 miles to 7.0 miles.

Table 4. Trip Lengths by Land Use (In Miles)

	Percentage Trip Type by Land Use			
	High Rise Residential	**Hotel**	**Fast Food Restaurant**	**High-Turnover Restaurant**
Trip Length by Land Use	5.6	7.0	6.9	7.0

[1] The City of Los Angeles Travel Demand Forecasting Model provides the ability to evaluate the transportation system, use performance indicators for land use and transportation alternatives, provide information on regional pass-through traffic versus locally generated trips, and graphically display these results. The model captures planned growth in the Project Area and is sensitive to emerging land use trends through improved sensitivity to built environment variables. The model forecasts AM and PM peak period and daily vehicle and transit flows on the transportation network in the City and calculates trip origins and destinations for those vehicle flows, ultimately providing the trip lengths utilized here. The City's Travel Demand Forecasting Model was based on SCAG's regional model and was updated and recalibrated in 2016.

Project VMT

Estimated Project trip generation and VMT are summarized in Table 5, below. The Residential Project Scenario is estimated to generate a net total of 6,455 daily trips, 469 morning peak hour trips and 640 afternoon peak hour trips. This corresponds to a net total of 40,492 daily VMT, 2,953 morning peak hour VMT, and 4,035 afternoon peak hour VMT. The Hotel Project Scenario is estimated to generate a net total of 7,374 daily trips, 35 morning peak hour trips, and 672 afternoon peak hour trips. This corresponds to a net total of 47,462 daily VMT, 3,451 morning peak hour VMT, and 4,305 afternoon peak hour VMT.

Table 5. Project Trips and VMT
Residential Project Scenario

Land Use	Trip Lengths by Land Use	Trips			VMT		
		Daily	AM	PM	Daily	AM	PM
Residential	5.6	2,882	212	228	16,148	1,188	1,277
Senior Affordable Residential	5.6	183	12	14	1,025	67	78
Hotel	7.0	0	0	0	0	0	0
Fast Food Restaurant	6.9	877	75	40	6,026	515	275
High-Turnover Restaurant	7.0	2,038	170	138	14,173	1,182	960
Performance Space	6.7	475	0	220	3,119	0	1,445
Project Total		***6,455***	***469***	***640***	***40,492***	***2,953***	***4,035***

Hotel Project Scenario

Land Use	Trip Lengths by Land Use	Trips			VMT		
		Daily	AM	PM	Daily	AM	PM
Residential	5.6	2,511	187	198	14,069	1,048	1,109
Senior Affordable Residential	3.6	157	10	11	880	56	62
Hotel	7.0	1,358	93	75	9,485	650	524
Fast Food Restaurant	6.9	858	75	37	5,896	515	254
High-Turnover Restaurant	7.0	2,015	170	131	14,013	1,182	911
Performance Space	6.7	475	0	220	3,119	0	1,445
Project Total		***7,374***	***535***	***672***	***47,462***	***3,451***	***4,305***

COMPARABLE PROJECT

In order to assess the Project's transportation efficiency based on trips and VMT, a baseline called the Comparable Project has been established. The Comparable Project and the Project are

assumed to share the same size, mix of land uses, capacity, and location type. For the purposes of this study, it was assumed that the Comparable Project is a similarly-sized high-rise development located in the Hollywood area. As two scenarios are currently under consideration for the Project, two matching Comparable Projects were developed reflecting the different mixes of residential units and hotel.

Per Assembly Bill 246, the ELDP statute, "transportation efficiency" refers to the comparison between the number of vehicle trips by employees, visitors, or customers of the residential, retail, commercial, sports, cultural, entertainment, or recreational use project divided by the total number of employees, visitors, and customers to the proposed Project versus the Comparable Project. For the purpose of this study, both the Comparable Project and the Project were granted pass-by trip reductions, which account for existing trips in the area that are "passing by" on their way to another destination. The Comparable Project was granted a lower transit credit because while both the Project and the Comparable Project are located in Hollywood, and the Comparable Project is located on an infill site, the Comparable Project is not located within a quarter-mile of a major transit stop. Nor does the Comparable Project benefit from a mixed-use design that allows and promotes "internal capture".

Trip generation estimates for the Comparable Residential Project Scenario and Comparable Hotel Project Scenario are presented in Tables 6A and 6B. As shown in Table 6A, the Comparable Residential Project Scenario is estimated to generate approximately 7,987 net new daily weekday vehicle trips, 643 morning peak hour vehicle trips, and 860 afternoon peak hour vehicle trips. As shown in Table 6B, the Comparable Hotel Project Scenario is estimated to generate approximately 9,097 net new daily weekday vehicle trips, 704 morning peak hour vehicle trips and 933 afternoon peak hour vehicle trips.

Trip length data for the Comparable Project was obtained from the City of Los Angeles travel demand model. VMT associated with the Comparable Project are summarized in Table 7. As shown, the Comparable Residential Project Scenario is estimated to generate 49,600 daily VMT, including 3,978 VMT in the morning peak hour, and 5,380 VMT in the afternoon peak hour. The Comparable Hotel Project Scenario is estimated to generate 58,053 daily VMT, including 4,465 VMT in the morning peak hour, and 5,954 VMT in the afternoon peak hour.

TABLE 6A
HOLLYWOOD CENTER PROJECT
COMPARABLE RESIDENTIAL PROJECT SCENARIO
TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Trips	In	Out	Total	In	Out	Total
COMPARABLE PROJECT																
High-Rise Residential	222,232	894 du	4.20	0.34	19%	81%	0.38	62%	38%	3,755	58	246	304	211	129	340
Net Residential										3,755	58	246	304	211	129	340
Family Affordable Housing	[g]	111 du	4.08	0.50	40%	60%	0.34	55%	45%	453	22	34	56	21	17	38
Net External Residential										453	22	34	56	21	17	38
Fast Food Restaurant without drive-thru window	933,934	4.53 ksf	496.12	43.87	60%	40%	26.15	51%	49%	2,246	119	80	199	60	58	118
Less: Transit/walk credit [f]			*10%*	*10%*			*10%*			*(225)*	*(12)*	*(8)*	*(20)*	*(6)*	*(6)*	*(12)*
Total Driveway Trips										2,021	107	72	179	54	52	106
Less: Pass-by [b]	[c]		*50%*	*50%*			*50%*			*(1,123)*	*(54)*	*(36)*	*(90)*	*(27)*	*(26)*	*(53)*
Net Quality Restaurant										898	53	36	89	27	26	53
High-Turnover Sit-Down Restaurant	932	25.65 ksf	127.15	10.81	55%	45%	9.85	60%	40%	3,261	152	125	277	152	101	253
Less: Transit/walk credit [f]			*10%*	*10%*			*10%*			*(326)*	*(15)*	*(13)*	*(28)*	*(15)*	*(10)*	*(25)*
Total Driveway Trips										2,935	137	112	249	137	91	228
Less: Pass-by [b]			*20%*	*20%*			*20%*			*(587)*	*(30)*	*(25)*	*(55)*	*(28)*	*(18)*	*(46)*
Net High-Turnover Restaurant										2,348	107	87	194	109	73	182
Outdoor Performance Space	[d]	350 seats	2.00	0.00	0%	0%	1.00	50%	50%	700	0	0	0	175	175	350
Less: Internal capture [e]			*6%*		*0%*	*0%*		*13%*	*13%*	*(42)*	*0*	*0*	*0*	*(22)*	*(23)*	*(45)*
Less: Transit credit [f]			*10%*	*10%*			*10%*			*(66)*	*0*	*0*	*0*	*(16)*	*(15)*	*(31)*
Less: Walk credit [h]			*10%*	*10%*			*10%*			*(59)*	*0*	*0*	*0*	*(14)*	*(13)*	*(27)*
Net External Outdoor Performance Space										533	0	0	0	123	124	247
TOTAL DRIVEWAY TRIPS										**9,697**	**324**	**464**	**788**	**546**	**413**	**959**
TOTAL TRIPS										**7,987**	**240**	**403**	**643**	**491**	**369**	**860**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition* , 2012, unless otherwise noted.
b. Pass-by credit based on Attachment I of LADOT's *Traffic Study Policies and Procedures* , December 2016.
c. ITE does not provide a daily rate for land use code 933. The daily rate for land use code 934 was utilized instead.
d. Performance space trip generation estimates based on programmatic information provided by the developer.
e. Internal capture represents the percentage of trips between land uses that occur within the site.
f. 10% credit to account for transit access to the project site. Source: LADOT's *Traffic Study Policies and Procedures* , December 2016.
g. Trip generation rate from empiricial study "*Infill and Complete Streets Study - Tasks 2.1B & 2.1C Local Trip Generation Study*" , LADOT 2017.
h. Walk credit is applied to reflect pedestrians walking in area who stop in to observe performance they see or hear when walking by or around project site.

TABLE 6B
HOLLYWOOD CENTER PROJECT
COMPARABLE HOTEL PROJECT SCENARIO
TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Trips	In	Out	Total	In	Out	Total
COMPARABLE PROJECT																
Apartments	222,232	786 du	4.20	0.34	19%	81%	0.38	62%	38%	3,301	51	216	267	185	114	299
Net Residential										3,301	51	216	267	185	114	299
Family Affordable Housing	[g]	98 du	4.08	0.50	40%	60%	0.34	55%	45%	400	20	29	49	18	15	33
Net External Residential										400	20	29	49	18	15	33
Hotel	310	220.0 keys	8.17	0.53	59%	41%	0.60	51%	49%	1,797	69	48	117	67	65	132
Less: Transit/walk credit [f]			*10%*	*10%*			*10%*			*(180)*	*(7)*	*(5)*	*(12)*	*(7)*	*(6)*	*(13)*
Net Hotel										1,617	62	43	105	60	59	119
Fast Food Restaurant without drive-thru window	933,934	4.53 ksf	496.12	43.87	60%	40%	26.15	51%	49%	2,246	119	80	199	60	58	118
Less: Transit/walk credit [g]			*10%*	*10%*			*10%*			*(225)*	*(12)*	*(8)*	*(20)*	*(6)*	*(6)*	*(12)*
Total Fast Food Driveway Trips										2,021	107	72	179	54	52	106
Less: Pass-by [b]	[c]		*50%*	*50%*			*50%*			*(1,123)*	*(54)*	*(36)*	*(90)*	*(27)*	*(26)*	*(53)*
Net Fast-Food Restaurant										898	53	36	89	27	26	53
High-Turnover Sit-Down Restaurant	932	25.65 ksf	127.15	10.81	55%	45%	9.85	60%	40%	3,261	152	125	277	152	101	253
Less: Transit/walk credit [g]			*10%*	*10%*			*10%*			*(326)*	*(15)*	*(13)*	*(28)*	*(15)*	*(10)*	*(25)*
Total High-Turnover Restaurant Driveway Trips										2,935	137	112	249	137	91	228
Less: Pass-by [b]			*20%*	*20%*			*20%*			*(587)*	*(30)*	*(25)*	*(55)*	*(28)*	*(18)*	*(46)*
Net High-Turnover Restaurant										2,348	107	87	194	109	73	182
Outdoor Performance Space	[d]	350 seats	2.00	0.00	0%	0%	1.00	50%	50%	700	0	0	0	175	175	350
Less: Internal capture [e]			*6%*		*0%*	*0%*		*13%*	*13%*	*(42)*	*0*	*0*	*0*	*(22)*	*(23)*	*(45)*
Less: Transit credit [f]			*10%*	*10%*			*10%*			*(66)*	*0*	*0*	*0*	*(16)*	*(15)*	*(31)*
Less: Walk credit [h]			*10%*	*10%*			*10%*			*(59)*	*0*	*0*	*0*	*(14)*	*(13)*	*(27)*
Net External Outdoor Performance Space										533	0	0	0	123	124	247
TOTAL DRIVEWAY TRIPS										**10,807**	**377**	**472**	**849**	**577**	**455**	**1,032**
TOTAL TRIPS										**9,097**	**293**	**411**	**704**	**522**	**411**	**933**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition* , 2012, unless otherwise noted.
b. Pass-by credit based on Attachment I of LADOT's *Traffic Study Policies and Procedures* , December 2016.
c. ITE does not provide a daily rate for land use code 933. The daily rate for land use code 934 was utlized instead.
d. Performance space trip generation estimates based on programmatic information provided by the developer.
e. Internal capture represents the percentage of trips between land uses that occur within the site.
f. 10% credit to account for transit access to the project site. Source: LADOT's *Traffic Study Policies and Procedures* , December 2016.
g. Trip generation rate from empiricial study "*Infill and Complete Streets Study - Tasks 2.1B & 2.1C Local Trip Generation Study*", LADOT 2017.
h. Walk credit is applied to reflect pedestrians walking in area who stop in to observe performance they see or hear when walking by or around project site.

Table 7. Comparable Project Generated Trips and VMT by Period

Comparable Residential Project Scenario

Land Use	Trip Lengths by Land Use	Trips			VMT		
		Daily	AM	PM	Daily	AM	PM
Residential	5.6	3,755	304	340	21,039	1,703	1,905
Senior Affordable Residential	5.6	453	56	38	2,538	314	213
Hotel	7.0	0	0	0	0	0	0
High Quality Restaurant	6.9	898	89	53	6,171	612	364
High-Turnover Restaurant	7.0	2,348	194	182	16,329	1,349	1,266
Performance Space	6.7	533	0	247	3,523	0	1,633
Project Total		***7,987***	***643***	***860***	***49,600***	***3,978***	***5,380***

Comparable Hotel Project Scenario

Land Use	Trip Lengths by Land Use	Trips			VMT		
		Daily	AM	PM	Daily	AM	PM
Residential	5.6	3,301	267	299	18,496	1,496	1,675
Senior Affordable Residential	5.6	400	49	33	2,241	275	185
Hotel	7.0	1,617	105	119	11,294	733	831
High Quality Restaurant	6.9	898	89	53	6,171	612	364
High-Turnover Restaurant	7.0	2,348	194	182	16,329	1,349	1,266
Performance Space	6.7	533	0	247	3,523	0	1,633
Project Total		***9,097***	***704***	***686***	***58,053***	***4,465***	***5,954***

COMPARISON OF PROJECT TO COMPARABLE PROJECT

Project Trips and VMT are compared to the Comparable Project in Table 8. Compared to the Comparable Residential Project Scenario, the Residential Project Scenario is estimated to generate 1,532 fewer daily trips, 174 fewer morning peak hour trips, and 220 fewer afternoon peak hour trips. This corresponds to 9,108 fewer daily VMT, 1,025 fewer morning peak hour VMT, and 1,345 fewer afternoon peak hour VMT. The Residential Project Scenario is estimated to result in 19% lower daily VMT, 27% lower morning peak hour VMT, and 25% lower afternoon peak hour VMT compared to the Comparable Residential Project Scenario. Compared to the Comparable Hotel Project Scenario, the Hotel Project Scenario is estimated to generate 1,723 fewer daily trips, 169 fewer morning peak hour trips, and 261 fewer afternoon peak hour trips. This corresponds to 10,591 fewer daily VMT, 1,014 fewer morning peak hour VMT, and 1,649 fewer afternoon peak hour VMT. The Hotel Project Scenario is estimated to result in 19% lower daily VMT, 24% lower morning peak hour VMT, and 28% lower afternoon peak hour VMT compared to the Comparable Hotel Project Scenario.

Table 8. Trip and VMT Comparison

Residential Project Scenario

	Trips			VMT		
	Daily	**AM**	**PM**	**Daily**	**AM**	**PM**
Project	6,455	469	640	40,492	2,953	4,035
Comparable Project	7,987	643	860	49,600	3,978	5,380
Trip/VMT Reduction	-1,532	-174	-220	-9,108	-1,025	-1,345
Percent Trip/VMT Reduction	-19%	-27%	-26%	-18%	-26%	-25%

Hotel Project Scenario

	Trips			VMT		
	Daily	**AM**	**PM**	**Daily**	**AM**	**PM**
Project	7,374	535	672	47,462	3,451	4,305
Comparable Project	9,097	704	933	58,053	4,465	5,954
Trip/VMT Reduction	-1,723	-169	-261	-10,591	-1,014	-1,649
Percent Trip/VMT Reduction	-19%	-24%	-28%	-18%	-23%	-28%

The Project's location in the dense, infill, transit-friendly Hollywood environment, its integrated mixed-use design resulting in internal trip capture, and its proposed TDM strategies would reduce the Project's estimated daily trips by 19% and its estimated daily VMT by 18% as compared to the Comparable Project. Therefore, both proposed Project scenarios would result in at least 15% greater transportation efficiency as compared to a comparable project, as required for the application for Environmental Leadership Development Project.

ITE TRIP GENERATION COMPARISON – *9TH EDITION* VS. *10TH EDITION*

As previously discussed, trip generation rates published in *Trip Generation, 9th Edition,* were used to calculate Project trip generation estimates for the proposed Project land uses. The Institute of Transportation Engineers released an update to their *Trip Generation* manual in September 2017 (*10th Edition*). Trip rates published in ITE's *9th Edition* (2012) were utilized for calculation of trip generation because utilizing *9th Edition* results in a higher estimated trip generation, which provides a more conservative analysis. Specifically, *10th Edition* offers lower trip generation rates for high-rise residential land uses for the daily, morning peak hour, and afternoon peak hour periods, for hotel land uses for the morning peak hour period, for fast food restaurant land uses for the daily and morning peak hour periods, and for high-turnover sit-down restaurant land uses for the daily, morning peak hour, and afternoon peak hour periods. For example, utilizing the *9th Edition* to estimate trip generation, the Residential Project Scenario is estimated to generate 6,455 daily trips, 469 AM peak hour trips, and 640 PM peak hour trips, whereas utilizing the *10th Edition* for the same scenario is estimated to generate 4,489 daily trips, 401 AM peak hour trips, and 546 PM peak hour trips. The Hotel Project Scenario is estimated to generate 7,374 daily trips, 535 AM peak hour trips, and 672 PM peak hour trips with *9th Edition*, while utilizing *10th Edition* the same scenario is estimated to generate 5,166 daily trips, 437 AM peak hour trips, and 565 PM peak hour trips. Regardless of which edition is utilized, the transportation efficiency comparison presented in

this memo would remain consistent with the application of ITE *9th Edition* or *10th Edition* trip rates to both the proposed Project and the Comparable Project for the uses described above. This analysis is presented with the application of ITE *9th Edition* trip generation rates. Appendix A contains the trip generation estimates, VMT, and ELDP efficiency comparison for *10th Edition*.

Appendix A

ITE Trip Generation 10th Edition and Vehicle Miles Traveled ELDP Efficiency Comparison

	RESIDENTIAL SCENARIO			***HOTEL SCENARIO***		
	Hollywood Center	Comparable Project	% Reduction	Hollywood Center	Comparable Project	% Reduction
Trips						
Daily	4,489	5,534	-19%	5,166	6,344	-19%
AM	401	562	-29%	437	591	-26%
PM	546	711	-23%	565	762	-26%
VMT						
Daily	28,816	35,136	-18%	33,835	41,177	-18%
AM	2,511	3,454	-27%	2,795	3,712	-25%
PM	3,517	4,549	-23%	3,678	4,944	-26%

The table above provides the trip generation and VMT ELDP transportation efficiency comparison for identical proposed and comparable projects based on ITE *10th Edition* trip generation rates. Subsequent tables display the detailed trip generation estimates in support of this *10th Edition* analysis.

TABLE 2A - APPENDIX A
HOLLYWOOD CENTER PROJECT
RESIDENTIAL PROJECT SCENARIO
ITE 10TH EDITION TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Trips	In	Out	Total	In	Out	Total
PROPOSED PROJECT																
High-Rise Residential	222,232	872 du	2.07	0.31	12%	88%	0.21	70%	30%	1,805	32	238	270	128	55	183
Less: Internal capture [c]	[f]		*9%*		*5%*	*20%*		*20%*	*21%*	*(162)*	*(2)*	*(47)*	*(49)*	*(25)*	*(11)*	*(36)*
Less: TDM Program [h]			*13.5%*	*13.5%*			*13.5%*			*(222)*	*(4)*	*(26)*	*(30)*	*(14)*	*(6)*	*(20)*
Net External Residential										1,421	26	165	191	89	38	127
Senior Affordable Housing	[k]	133 du	1.72	0.12	38%	62%	0.15	52%	48%	229	6	10	16	10	10	20
Less: Internal capture [c]	[i]		*8%*		*5%*	*20%*		*20%*	*21%*	*(18)*	*0*	*(2)*	*(2)*	*(2)*	*(2)*	*(4)*
Less: TDM Program [h]			*13.5%*	*13.5%*			*13.5%*			*(28)*	*(1)*	*(1)*	*(2)*	*(1)*	*(1)*	*(2)*
Net External Residential										183	5	7	12	7	7	14
Fast Food Restaurant without drive-thru window	933,934	4.53 ksf	346.23	25.10	60%	40%	28.34	50%	50%	1,567	68	46	114	64	64	128
Less: Internal capture [c]	[b]		*7%*		*16%*	*2%*		*13%*	*24%*	*(110)*	*(11)*	*(1)*	*(12)*	*(9)*	*(15)*	*(24)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(17)*	*(1)*	*0*	*(1)*	*(1)*	*0*	*(1)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(216)*	*(9)*	*(6)*	*(15)*	*(8)*	*(7)*	*(15)*
Total Driveway Trips										1,224	47	39	86	46	42	88
Less: Pass-by from net trips [e]			*50%*	*50%*			*50%*			*(612)*	*(26)*	*(17)*	*(43)*	*(22)*	*(22)*	*(44)*
Net External Fast Food										612	21	22	43	24	20	44
High-Turnover Sit-Down Restaurant	932	25.65 ksf	112.18	9.94	55%	45%	9.77	63%	37%	2,877	140	115	255	158	93	251
Less: Internal capture [c]			*7%*		*16%*	*2%*		*13%*	*24%*	*(201)*	*(22)*	*(2)*	*(24)*	*(21)*	*(22)*	*(43)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(32)*	*(2)*	*(1)*	*(3)*	*(1)*	*(1)*	*(2)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(397)*	*(19)*	*(15)*	*(34)*	*(20)*	*(11)*	*(31)*
Total Driveway Trips										2,247	97	97	194	116	59	175
Less: Pass-by from net trips [e]			*20%*	*20%*			*20%*			*(449)*	*(21)*	*(18)*	*(39)*	*(22)*	*(13)*	*(35)*
Net External High-Turnover Restaurant										1,798	76	79	155	94	46	140
Outdoor Performance Space	N/A	350 seats	2.00	0.00	0%	0%	1.00	50%	50%	700	0	0	0	175	175	350
Less: Internal capture [c]	[g]		*6%*		*0%*	*0%*		*13%*	*13%*	*(42)*	*0*	*0*	*0*	*(22)*	*(22)*	*(44)*
Less: Transit credit [d]			*15%*	*15%*			*15%*			*(99)*	*0*	*0*	*0*	*(23)*	*(23)*	*(46)*
Less: Walk credit [j]			*15%*	*15%*			*15%*			*(84)*	*0*	*0*	*0*	*(20)*	*(19)*	*(39)*
Net External Outdoor Performance Space										475	0	0	0	110	111	221
TOTAL DRIVEWAY TRIPS										**5,550**	**175**	**308**	**483**	**368**	**257**	**625**
TOTAL EXTERNAL TRIPS										**4,489**	**128**	**273**	**401**	**324**	**222**	**546**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition* , 2017, unless otherwise noted.
b. ITE does not provide a daily rate for land use code 933. The daily rate for land use code 934 was utilized instead.
c. Internal capture represents the percentage of trips between land uses that occur within the site. This percentage is informed by MXD 2.0 Mixed Use Trip Generation Methodology, which incorporated the findings of NCHRP Project 8-51 as described in "Improved Estimation for Internal Trip Capture for Mixed-use Developments," *ITE Journal* , August 2010.
d. 15% credit to account for transit access to the project site. Source: LADOT's *Traffic Study Policies and Procedures* , December 2016.
e. Pass-by credit based on Attachment I of LADOT's *Traffic Study Policies and Procedures* , December 2016.
f. For flexibility, the trip generation analysis uses the most conservative (highest) rates for high-rise apartments versus high-rise condominiums: ITE code 222 (multi-family housing high-rise) for daily trips and ITE code 232 (high-rise residential with 1st floor commercial) for peak hour trips. High-rise residences in the ITE 10th Edition can be specified for urban areas with transit service, no additional transit credit was taken to provide a conservative estimate.
g. Performance space trip generation estimates based on programmatic information provided by the applicant.
h. Credit for the TDM program has been calculated based on CAPCOA guidelines.
i. Daily and peak hour trip generation rates for affordable housing obtained from LADOT's *Traffic Study Policies and Procedures* , December 2016.
j. Walk credit is applied to reflect pedestrians walking in area who stop in to observe performance they see or hear when walking by or around project site.
k. Trip generation rate from empiricial study "*Infill and Complete Streets Study - Tasks 2.1B & 2.1C Local Trip Generation Study*", LADOT 2017.

TABLE 2B - APPENDIX A
HOLLYWOOD CENTER PROJECT
HOTEL PROJECT SCENARIO
ITE 10TH EDITION TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Trips	In	Out	Total	In	Out	Total
PROPOSED PROJECT																
High-Rise Residential	222,232	768 du	2.07	0.31	12%	88%	0.21	70%	30%	1,590	29	209	238	113	48	161
Less: Internal capture [c]	[f]		*10%*		*5%*	*20%*		*20%*	*23%*	*(159)*	*(1)*	*(42)*	*(43)*	*(23)*	*(11)*	*(34)*
Less: TDM Program [h]			*13.5%*	*13.5%*			*13.5%*			*(193)*	*(3)*	*(23)*	*(26)*	*(12)*	*(5)*	*(17)*
Net External Residential										1,238	25	144	169	78	32	110
Senior Affordable Housing	[k]	116 du	1.72	0.12	38%	62%	0.15	52%	48%	200	5	9	14	9	8	17
Less: Internal capture [c]	[i]		*9%*		*5%*	*20%*		*20%*	*21%*	*(18)*	*0*	*(2)*	*(2)*	*(2)*	*(2)*	*(4)*
Less: TDM Program [h]			*13.5%*	*13.5%*			*13.5%*			*(25)*	*(1)*	*(1)*	*(2)*	*(1)*	*(1)*	*(2)*
Net External Residential										157	4	6	10	6	5	11
Hotel	310	220.0 keys	5.49	0.35	47%	53%	0.40	48%	52%	1,208	36	41	77	42	46	88
Less: Internal capture [c]			*10%*		*4%*	*8%*		*39%*	*28%*	*(121)*	*(2)*	*(3)*	*(5)*	*(16)*	*(13)*	*(29)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(13)*	*0*	*(1)*	*(1)*	*0*	*(1)*	*(1)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(161)*	*(5)*	*(6)*	*(11)*	*(4)*	*(5)*	*(9)*
Net External Hotel										913	29	31	60	22	27	49
Fast Food Restaurant without drive-thru window	933,934	4.53 ksf	346.23	25.10	60%	40%	28.34	50%	50%	1,567	68	46	114	64	64	128
Less: Internal capture [c]	[b]		*8%*		*15%*	*2%*		*17%*	*29%*	*(125)*	*(10)*	*(1)*	*(11)*	*(11)*	*(19)*	*(30)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(17)*	*(1)*	*0*	*(1)*	*(1)*	*0*	*(1)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(214)*	*(9)*	*(6)*	*(15)*	*(8)*	*(7)*	*(15)*
Total Driveway Trips										1,211	48	39	87	44	38	82
Less: Pass-by from net trips [e]			*50%*	*50%*			*50%*			*(606)*	*(26)*	*(18)*	*(44)*	*(21)*	*(20)*	*(41)*
Net External Fast Food										605	22	21	43	23	18	41
High-Turnover Sit-Down Restaurant	932	25.65 ksf	112.18	9.94	55%	45%	9.77	63%	37%	2,877	140	115	255	158	93	251
Less: Internal capture [c]			*8%*		*15%*	*2%*		*17%*	*29%*	*(230)*	*(21)*	*(3)*	*(24)*	*(27)*	*(27)*	*(54)*
Less: TDM Program [h]			*1.2%*	*1.2%*			*1.2%*			*(32)*	*(2)*	*(1)*	*(3)*	*(1)*	*(1)*	*(2)*
Less: Transit/walk credit [d]			*15%*	*15%*			*15%*			*(392)*	*(19)*	*(15)*	*(34)*	*(18)*	*(11)*	*(29)*
Total Driveway Trips										2,223	98	96	194	112	54	166
Less: Pass-by from net trips [e]			*20%*	*20%*			*20%*			*(445)*	*(21)*	*(18)*	*(39)*	*(21)*	*(12)*	*(33)*
Net External High-Turnover Restaurant										1,778	77	78	155	91	42	133
Outdoor Performance Space	N/A	350 seats	2.00	0.00	0%	0%	1.00	50%	50%	700	0	0	0	175	175	350
Less: Internal capture [c]	[g]		*6%*		*0%*	*0%*		*13%*	*13%*	*(42)*	*0*	*0*	*0*	*(22)*	*(22)*	*(44)*
Less: Transit credit [d]			*15%*	*15%*			*15%*			*(99)*	*0*	*0*	*0*	*(23)*	*(23)*	*(46)*
Less: Walk credit [j]			*15%*	*15%*			*15%*			*(84)*	*0*	*0*	*0*	*(20)*	*(19)*	*(39)*
Net External Outdoor Performance Space										475	0	0	0	110	111	221
TOTAL DRIVEWAY TRIPS										**6,217**	**204**	**316**	**520**	**372**	**267**	**639**
TOTAL EXTERNAL TRIPS										**5,166**	**157**	**280**	**437**	**330**	**235**	**565**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition* , 2017, unless otherwise noted.
b. ITE does not provide a daily rate for land use code 933. The daily rate for land use code 934 was utlized instead.
c. Internal capture represents the percentage of trips between land uses that occur within the site. This percentage is informed by MXD 2.0 Mixed Use Trip Generation Methodology, which incorporated the findings of NCHRP Project 8-51 as described in "Improved Estimation for Internal Trip Capture for Mixed-use Developments," *ITE Journal* , August 2010.
d. 15% credit to account for transit access to the project site. Source: LADOT's *Traffic Study Policies and Procedures* , December 2016.
e. Pass-by credit based on Attachment I of LADOT's *Traffic Study Policies and Procedures* , December 2016.
f. For flexibility, the trip generation analysis uses the most conservative (highest) rates for high-rise apartments versus high-rise condominiums: ITE code 222 (multi-family housing high-rise) for daily trips and ITE code 232 (high-rise residential with 1st floor commercial) for peak hour trips. High-rise residences in the ITE 10th Edition can be specified for urban areas with transit service, no additional transit credit was taken to provide a conservative estimate.
g. Performance space trip generation estimates based on programmatic information provided by the applicant.
h. Credit for the TDM program has been calculated based on CAPCOA guidelines.
i. Daily and peak hour trip generation rates for affordable housing obtained from LADOT's *Traffic Study Policies and Procedures* , December 2016.
j. Walk credit is applied to reflect pedestrians walking in area who stop in to observe performance they see or hear when walking by or around project site.
k. Trip generation rate from empiricial study "*Infill and Complete Streets Study - Tasks 2.1B & 2.1C Local Trip Generation Study*" , LADOT 2017.

TABLE 6A - APPENDIX A
HOLLYWOOD CENTER PROJECT
COMPARABLE RESIDENTIAL PROJECT SCENARIO
ITE 10TH EDITION TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Trips	In	Out	Total	In	Out	Total
COMPARABLE PROJECT																
High-Rise Residential	222,232	894 du	2.07	0.31	12%	88%	0.21	70%	30%	1,851	33	244	277	132	56	188
Net Residential	[i]									1,851	33	244	277	132	56	188
Family Affordable Housing	[g]	111 du	4.08	0.50	40%	60%	0.34	55%	45%	453	22	34	56	21	17	38
Net External Residential										453	22	34	56	21	17	38
Fast Food Restaurant without drive-thru window	933,934	4.53 ksf	346.23	25.10	60%	40%	28.34	50%	50%	1,567	68	46	114	64	64	128
Less: Transit/walk credit [f]			*10%*	*10%*			*10%*			*(157)*	*(7)*	*(4)*	*(11)*	*(7)*	*(6)*	*(13)*
Total Driveway Trips										1,410	61	42	103	57	58	115
Less: Pass-by [b]	[c]		*50%*	*50%*			*50%*			*(784)*	*(31)*	*(21)*	*(52)*	*(29)*	*(29)*	*(58)*
			346.23	*25.10*	*0.60*	*0.40*	*28.34*	*0.50*	*0.50*	626	30	21	51	28	29	57
High-Turnover Sit-Down Restaurant	932	25.65 ksf	112.18	9.94	55%	45%	9.80	63%	37%	2,877	140	115	255	158	93	251
Less: Transit/walk credit [f]			*10%*	*10%*			*10%*			*(288)*	*(14)*	*(12)*	*(26)*	*(16)*	*(9)*	*(25)*
Total Driveway Trips										2,589	126	103	229	142	84	226
Less: Pass-by [b]			*20%*	*20%*			*20%*			*(518)*	*(28)*	*(23)*	*(51)*	*(28)*	*(17)*	*(45)*
Net High-Turnover Restaurant										2,071	98	80	178	114	67	181
Outdoor Performance Space	[d]	350 seats	2.00	0.00	0%	0%	1.00	50%	50%	700	0	0	0	175	175	350
Less: Internal capture [e]			*6%*		*0%*	*0%*		*13%*	*13%*	*(42)*	*0*	*0*	*0*	*(22)*	*(23)*	*(45)*
Less: Transit credit [f]			*10%*	*10%*			*10%*			*(66)*	*0*	*0*	*0*	*(16)*	*(15)*	*(31)*
Less: Walk credit [h]			*10%*	*10%*			*10%*			*(59)*	*0*	*0*	*0*	*(14)*	*(13)*	*(27)*
Net External Outdoor Performance Space										533	0	0	0	123	124	247
TOTAL DRIVEWAY TRIPS										**6,836**	**242**	**423**	**665**	**475**	**339**	**814**
TOTAL TRIPS										**5,534**	**183**	**379**	**562**	**418**	**293**	**711**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition* , 2017, unless otherwise noted.
b. Pass-by credit based on Attachment I of LADOT's *Traffic Study Policies and Procedures* , December 2016.
c. ITE does not provide a daily rate for land use code 933. The daily rate for land use code 934 was utilized instead.
d. Performance space trip generation estimates based on programmatic information provided by the developer.
e. Internal capture represents the percentage of trips between land uses that occur within the site.
f. 10% credit to account for transit access to the project site. Source: LADOT's *Traffic Study Policies and Procedures* , December 2016.
g. Trip generation rate from empiricial study "*Infill and Complete Streets Study - Tasks 2.1B & 2.1C Local Trip Generation Study*" , LADOT 2017.
h. Walk credit is applied to reflect pedestrians walking in area who stop in to observe performance they see or hear when walking by or around project site.
i. For flexibility, the trip generation analysis uses the most conservative (highest) rates for high-rise apartments versus high-rise condominiums: ITE code 222 (multi-family housing high-rise) for daily trips and ITE code 232 (high-rise residential with 1st floor commercial) for peak hour trips. High-rise residences in the ITE 10th Edition can be specified for urban areas with transit service, no additional transit credit was taken to provide a conservative estimate.

TABLE 6B - APPENDIX A
HOLLYWOOD CENTER PROJECT
COMPARABLE HOTEL PROJECT SCENARIO
ITE 10TH EDITION TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Trips	In	Out	Total	In	Out	Total
COMPARABLE PROJECT																
High-Rise Residential	222,232	786 du	2.07	0.31	12%	88%	0.21	70%	30%	1,627	29	215	244	116	49	165
Net Residential	[i]									1,627	29	215	244	116	49	165
Family Affordable Housing	[g]	98 du	4.08	0.50	40%	60%	0.34	55%	45%	400	20	29	49	18	15	33
Net External Residential										400	20	29	49	18	15	33
Hotel	310	220.0 keys	5.49	0.35	47%	53%	0.40	48%	52%	1,208	36	41	77	42	46	88
Less: Transit/walk credit [f]			*10%*	*10%*			*10%*			*(121)*	*(4)*	*(4)*	*(8)*	*(4)*	*(5)*	*(9)*
Net Hotel										1,087	32	37	69	38	41	79
Fast Food Restaurant without drive-thru window	933,934	4.53 ksf	346.23	25.10	60%	40%	28.34	50%	50%	1,567	68	46	114	64	64	128
Less: Transit/walk credit [g]			*10%*	*10%*			*10%*			*(157)*	*(7)*	*(4)*	*(11)*	*(7)*	*(6)*	*(13)*
Total Fast Food Driveway Trips										1,410	61	42	103	57	58	115
Less: Pass-by [b]	[c]		*50%*	*50%*			*50%*			*(784)*	*(31)*	*(21)*	*(52)*	*(29)*	*(29)*	*(58)*
Net Fast-Food Restaurant										626	30	21	51	28	29	57
High-Turnover Sit-Down Restaurant	932	25.65 ksf	112.18	9.94	55%	45%	9.80	63%	37%	2,877	140	115	255	158	93	251
Less: Transit/walk credit [g]			*10%*	*10%*			*10%*			*(288)*	*(14)*	*(12)*	*(26)*	*(16)*	*(9)*	*(25)*
Total High-Turnover Restaurant Driveway Trips										2,589	126	103	229	142	84	226
Less: Pass-by [b]			*20%*	*20%*			*20%*			*(518)*	*(28)*	*(23)*	*(51)*	*(28)*	*(17)*	*(45)*
Net High-Turnover Restaurant										2,071	98	80	178	114	67	181
Outdoor Performance Space	[d]	350 seats	2.00	0.00	0%	0%	1.00	50%	50%	700	0	0	0	175	175	350
Less: Internal capture [e]			*6%*		*0%*	*0%*		*13%*	*13%*	*(42)*	*0*	*0*	*0*	*(22)*	*(23)*	*(45)*
Less: Transit credit [f]			*10%*	*10%*			*10%*			*(66)*	*0*	*0*	*0*	*(16)*	*(15)*	*(31)*
Less: Walk credit [h]			*10%*	*10%*			*10%*			*(59)*	*0*	*0*	*0*	*(14)*	*(13)*	*(27)*
Net External Outdoor Performance Space										533	0	0	0	123	124	247
TOTAL DRIVEWAY TRIPS										**7,646**	**268**	**426**	**694**	**494**	**371**	**865**
TOTAL TRIPS										**6,344**	**209**	**382**	**591**	**437**	**325**	**762**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition* , 2017, unless otherwise noted.
b. Pass-by credit based on Attachment I of LADOT's *Traffic Study Policies and Procedures* , December 2016.
c. ITE does not provide a daily rate for land use code 933. The daily rate for land use code 934 was utlized instead.
d. Performance space trip generation estimates based on programmatic information provided by the developer.
e. Internal capture represents the percentage of trips between land uses that occur within the site.
f. 10% credit to account for transit access to the project site. Source: LADOT's *Traffic Study Policies and Procedures* , December 2016.
g. Trip generation rate from empiricial study "*Infill and Complete Streets Study - Tasks 2.1B & 2.1C Local Trip Generation Study*" , LADOT 2017.
h. Walk credit is applied to reflect pedestrians walking in area who stop in to observe performance they see or hear when walking by or around project site.
i. For flexibility, the trip generation analysis uses the most conservative (highest) rates for high-rise apartments versus high-rise condominiums: ITE code 222 (multi-family housing high-rise) for daily trips and ITE code 232 (high-rise residential with 1st floor commercial) for peak hour trips. High-rise residences in the ITE 10th Edition can be specified for urban areas with transit service, no additional transit credit was taken to provide a conservative estimate.

Exhibit 5

Economic and Fiscal Impact Report for the Hollywood Center Project

HR&A Analyze. Advise. Act.

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ECONOMIC AND FISCAL IMPACT REPORT
HOLLYWOOD CENTER PROJECT

Prepared for:

MP Los Angeles
April 24, 2018

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY

This report (the "Report") presents estimates of the general economic impacts and net fiscal impacts that the Hollywood Center mixed-use development (the "Project") proposed by MP Los Angeles (the "Developer") would have on the City of Los Angeles (the "City") economy and the City's General Fund. The Project, which would be located in the City's Hollywood community, would likely be developed in two phases, including a West Site (expected to be constructed in Phase 1 anticipated to begin in 2021) and an East Site (expected to be constructed in Phase 2 anticipated to begin in 2024). Land uses include market rate apartments and/or condominiums, affordable rental units for seniors, ground floor restaurants and/or retail uses, extensive landscaping and pedestrian circulation, and at-grade and subterranean parking.

This Report analyzes the Project as well as a potential alternative to the Project that would replace 121 apartment units with 220 hotel rooms (the "Alternative"). As summarized in Table 1, in both the Project and the Alternative, the West Site is expected to include 336 market rate apartments, 113 market rate condominiums, 68 senior affordable units, and 13,220 gross square feet ("GSF") of ground floor restaurant uses. The East Site is expected to include 149 market rate condominiums, 274 market rate apartments, and 65 senior affordable housing units. In the Alternative, the East Site includes 220 hotel rooms, 149 market rate condominiums, 170 market rate apartments, and 48 senior affordable units. In both the Project and the Alternative, the East Site includes 18,214 GSF of ground floor restaurant uses. A more detailed Project description is provided in Chapter II. Note that the program mix identified in this Report is illustrative for analytic purposes.

Table 1: Hollywood Center Land Use Summary by Site

	West Site	East Site	East Site: Alternative	Project Total	Alternative Total
Use					
Restaurants (GSF)	13,220	18,214	18,214	31,434	31,434
Market Rate Apartments	336	274	170	610	506
Market Rate Condominiums	113	149	149	262	262
Residential Senior Affordable Units	68	65	48	133	116
Hotel Rooms	-	-	220	-	220

[1] MP Los Angeles, AECOM
[2] HR&A Advisors, Inc.

The following sections summarize the general economic and net fiscal impacts of both the Project and the Alternative, which are explained in more detail in Chapters III and IV of the Report, respectively.

SUMMARY OF ECONOMIC IMPACTS IN THE CITY OF LOS ANGELES ECONOMY

The "economic impacts" of the Project and the Alternative include estimates of the full-time and part-time jobs, worker compensation and economic output (i.e., a summary measure of economic activity) that construction of the Project and the Alternative and the annual operation at completion would have on the City's economy. The Developer will be entering into a Project Labor Agreement ("PLA") with the Los Angeles/Orange County Building Trades for the construction of the Project and the Alternative. Each category of impact is further presented in terms of direct, indirect and induced impacts, both for the Project and the Alternative.

For the Project and the Alternative, "direct" impacts are those associated with construction, annual on-site restaurant sales and new annual spending by persons living in the residential units. For the Alternative, "direct" impacts include the investment in project construction, annual on-site restaurant sales and hotel operations, and new annual household spending. In both scenarios, the direct impacts occur primarily at the Project site, although most household spending would occur elsewhere in the City. "Indirect" impacts are those resulting from construction contractor purchases of goods and services to support construction, purchases of goods and services by businesses from other off-site businesses, to annual business operations, and off-site business goods and services that support household spending. Most of these impacts would occur elsewhere within the City, likely near the Project site, although some would "leak" to other communities beyond the City's borders. "Induced" impacts result from purchases by the direct and indirect employees for their own household-related goods and services. The indirect and induced effects are often referred to collectively as the "multiplier effect" on the direct impacts. In addition, the Developer and the City will enter into a development agreement, which would define extraordinarily public benefits above and beyond what the City would otherwise be able to legally require the Developer to provide to the City and to the surrounding community. These extraordinary public benefits have not been included in this analysis.

Using Project and Alternative hard construction cost data provided by AECOM and analyzed by HR&A using an IMPLAN input model of the City economy and the most recent available economic data for Los Angeles County (2016), as discussed in Chapter III, the following ***construction-related economic impacts*** were derived (*note: all dollar-denominated impacts noted below are expressed in 2018 dollars*):

<u>Project</u>:

- *Approximately **7,452** total full-time and part-time jobs (i.e., direct on-site + "multiplier effect"), of which **4,284** are construction jobs would be located at the Project site.*
- *Approximately **$432.6 million** in total compensation paid to workers directly and indirectly associated with construction, of which **$265.7 million** would be paid to on-site construction workers.*
- *Approximately **$1.196 billion** in total economic output, including **$747.8 million** associated with Project construction.*

Alternative:

- *Approximately **7,565** total full-time and part-time jobs (i.e., direct on-site + "multiplier effect"), of which **4,559** are construction jobs that would be located at the Alternative site.*
- *Approximately **$441.1 million** in total compensation paid to workers directly and indirectly associated with construction, of which **$277.1 million*** would *be paid to on-site construction workers.*
- *Approximately **$1.200 billion** in total economic output, including **$756.5 million** associated with Alternative construction.*

Using estimates of household spending from the Project and the Alternative's market rate apartments, market rate condos and affordable seniors apartments, on-site restaurant sales, and in the case of the Alternative, hotel operations, and data supplied by the Developer and HR&A assumptions, all of which were analyzed by HR&A using the current IMPLAN model for the City economy, the following *annual operations-related annual economic impacts* were derived (again, all dollar-denominated impacts are expressed in 2018 dollars):

Project:

- *Approximately **937** total full-time and part-time jobs (i.e., direct on-site + "multiplier effect"), of which **689** jobs would be associated with on-site restaurant operation and new household spending that would occur both on-site and elsewhere in the City's economy.*
- *Approximately **$43.8 million** in annual compensation paid to workers directly and indirectly associated with site operations, of which **$29.1 million** would be paid to workers directly associated with annual operation of the Project's restaurant uses and new household spending.*
- *Approximately **$119.3 million** in total annual economic output, including **$78.0 million** associated with on-site restaurant operations and new household spending.*

Alternative:

- *Approximately **1,126** total full-time and part-time jobs (i.e., direct on-site + "multiplier effect"), of which **825** jobs would be directly associated with the annual on-site operation of the Alternative's hotel and restaurant uses and new household spending that would occur both on-site and elsewhere in the City's economy.*
- *Approximately **$55.5 millio**n in annual compensation paid to workers directly and indirectly associated with Alternative operations, of which **$36.6 million** would be paid to workers directly associated with annual operation of the Alternative's hotel and restaurant uses and new household spending.*
- *Approximately **$147.5 million** in total annual economic output, including **$95.3 million** directly associated with on-site restaurant sales, hotel operations and new household spending.*

Both the Project and the Alternative will result in a minimum investment of $100 million in California through the time of completion of construction.

SUMMARY OF NET FISCAL IMPACTS TO THE CITY OF LOS ANGELES

The estimates of one-time and annually recurring tax and other revenues to the City are based on many of the same assumptions involved in estimating general economic impacts, but supplemented with additional land use-specific operational assumptions provided by the Developer and others developed by HR&A. HR&A then constructed a custom fiscal impact model for the Project and the Alternative, including one-time revenues related to construction and annually recurring net fiscal impact from Project and Alternative operation.

Construction of the Project or the Alternative would produce one-time City tax revenues resulting from the City's share of sales tax on construction materials (assuming the construction site is properly registered by the contractor with the State of California for this purpose), contractor earnings subject to the City's gross receipts tax, and a City residential construction tax. The construction revenue estimates do not include any planning fees, construction permits, developer fees or mitigation fee charges because these charges are generally set at rates intended to directly offset City costs, and therefore do not represent net new revenues that can be used to fund other City service costs.

Estimates and projections of City revenues derived from annual operation of the completed Project and the Alternative are based on current City tax rates and tax formulas, which are assumed to remain unchanged over the 2019-2050 projection period (i.e., construction plus 20 years of stabilized operation). The cost to deliver City services to the Project and the Alternative is based on a per-capita cost accounting method using the number of estimated Project and Alternative residents and employees expressed as "resident equivalents," which are then multiplied by the average per-capita General Fund operating budgets of City departments whose budgets tend to increase with new City population. The difference between total Project and Alternative revenues and total City service cost, minus certain property-related taxes currently being received by the City from the Project site, yields the net fiscal impact of the Project and of the Alternative. These fiscal impact results are reported in terms of nominal dollars for 2030, the first year of complete Project and Alternative stabilization, and the 2019-2050 projection period; and in constant 2018 dollars (without inflation) for the 2019-2050 projection period. The following sections summarize the nominal dollar impacts.

<u>Project</u>:

Construction of the Project would generate the following new, one-time tax revenues for the City's General Fund:

- ***$6.1 million*** *including construction materials sales tax, the contractor's gross receipts tax, and a residential construction tax.*

Annual net fiscal impacts from the Project would include:

- ***$5.9 million*** *in total City revenues in the Project's <u>first stabilized year of operation in 2030</u>;*
    - *Less:* ***$227,000*** *in tax revenue from the current site absent the Project;*

- *Less: **$4.8 million** in annual General Fund service costs delivered to the Project; and*

- ***$885,000** in net fiscal impact in the first stabilized year.*
- ***$252.7 million** in cumulative City revenues over the 2019-2050 projection period;*
  - *Less: **$8.1 million** in tax revenue from the current site;*
  - *Less: **$146.1 million** in annual General Fund service costs delivered to the Project; and*
- ***$98.6 million** in cumulative net fiscal impact.*

Alternative:

Construction of the Alternative would generate the following new, one-time tax revenues for the City's General Fund in nominal dollars:

- ***$9.2 million** including construction materials sales tax, the contractor's gross receipts tax, and a residential construction tax.*

Annual net fiscal impacts for the Alternative (which are larger for the normal Project due primarily to the hotel's Transient Occupancy Tax revenue), would include in nominal dollars:

- ***$10.2 million** in total City revenues in the Alternative's first stabilized year of operation in 2030;*
  - *Less: **$227,000** in tax revenue from the current site absent the Alternative;*
  - *Less: **$4.8 million** in annual General Fund service costs delivered to the Alternative; and*
- ***$5.2 million** in net fiscal impact in the first stabilized year.*
- ***$379.1 million** in cumulative City revenues over the 2019-2050 projection period;*
  - *Less: **$8.1 million** in tax revenue from the current site;*
  - *Less: **$145.1 million** in annual General Fund service costs delivered to the Alternative; and*
- ***$225.9 million** in cumulative net fiscal impact.*

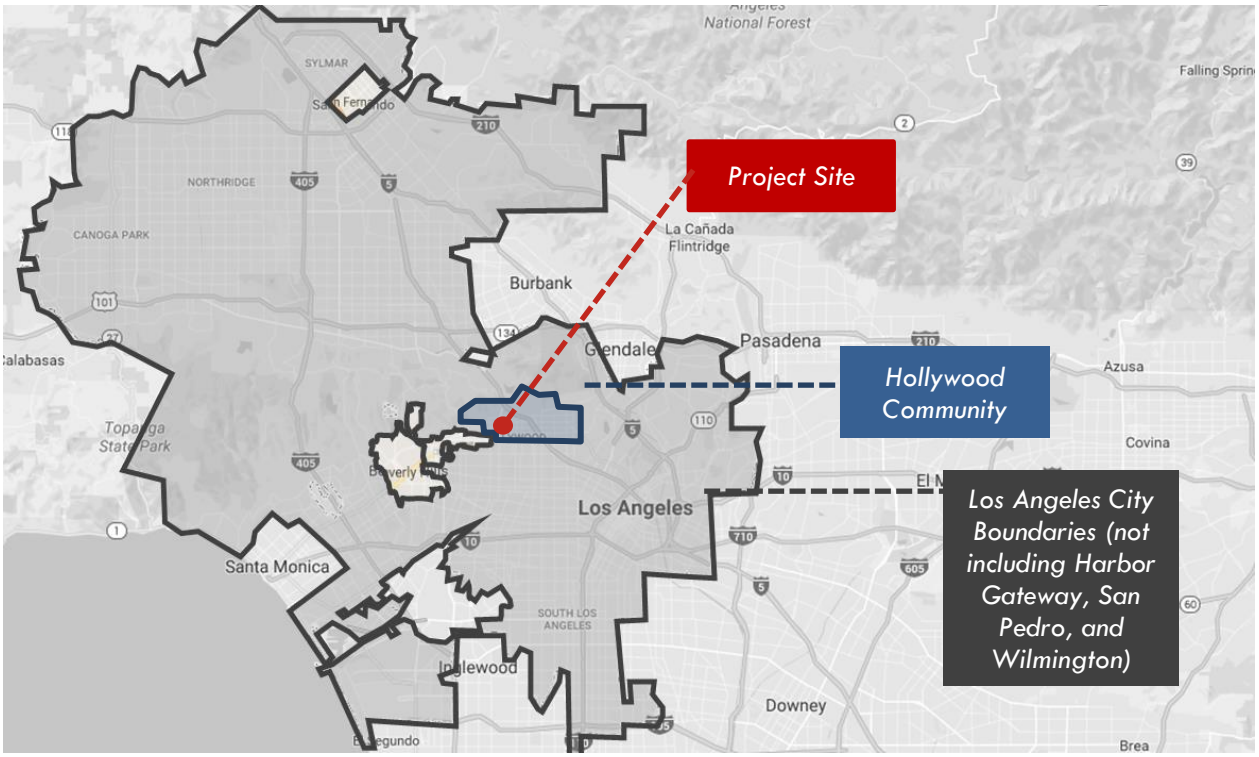
Modeling assumptions used to generate the estimates of the Project and Alternative's general economic impacts, and detailed results by industry sector for both the Project and the Alternative, are included in Appendix A. Appendix B includes calculation detail for the City revenues, public service costs and net fiscal impacts of the Project and the Alternative. Appendix C includes calculations for certain property tax revenue to the City from the Project site today, which is accounted for in the net fiscal impact of the Project and the Alternative. The analysis and conclusions contained in this Report were prepared by HR&A Advisors, Inc. ("HR&A") and are subject to the General and Limiting Conditions included in Appendix D. A summary of HR&A's professional qualifications is included in Appendix E.

II. PROJECT DESCRIPTION

PROJECT LOCATION

Figure 1 shows the location of the Hollywood Center site within its regional context. The Project is located in the Hollywood Boulevard Commercial and Entertainment District of the City of Los Angeles. The Project is bounded by Yucca Street to the north, and spans portions of two city blocks, bounded by Ivar Avenue to the west and Argyle Avenue to the east, bifurcated by Vine Street.

Figure 1: Hollywood Center Project Regional Context

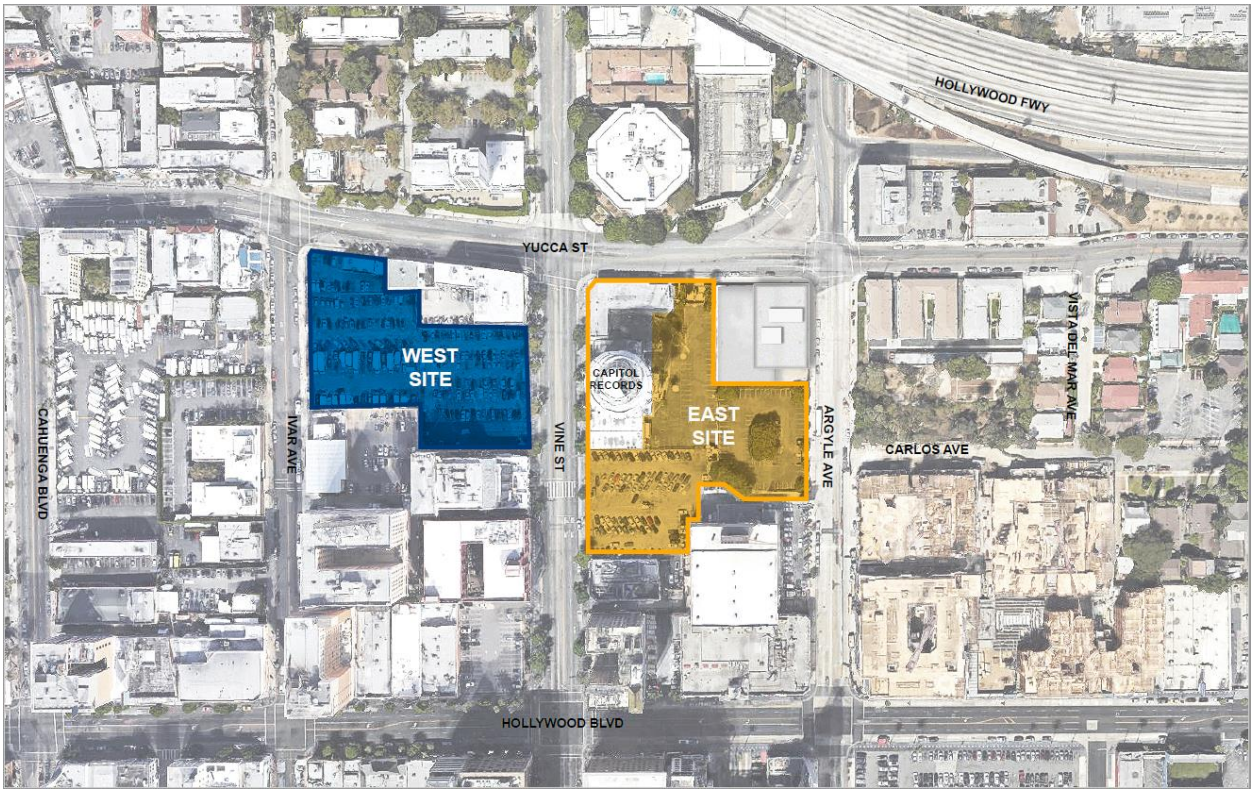


Source: Google Maps, HR&A Advisors, Inc.

PROJECT SITE

Figure 2 shows the Hollywood Center location, which is currently occupied by the Capitol Records and Gogerty Building (the Capitol Records Complex), which will be preserved, and adjoining parking facilities on the east side of Vine Street, and a single-story office building and surface parking facilities on the west side of Vine Street. The Project site includes 10 parcels. The portion of the Project located between Ivar Avenue and Vine Street is identified as the West Site (anticipated to be constructed beginning in 2021), and the portion located between Vine Street and Argyle Avenue is identified as the East Site (anticipated to be constructed beginning in 2024). Land uses in the vicinity of the Project site are comprised primarily of neighborhood-serving commercial, tourist and entertainment-related commercial uses, offices, single family homes, hotels, and medium- to high-density residential developments.

Figure 2: Hollywood Center Project Site



Source: MP Los Angeles; HR&A Advisors, Inc.

PROJECT DESCRIPTION AND LAND USE

The Hollywood Center Project proposed by MP Los Angeles would include residential units, including market rate apartments and/or condominiums, senior affordable apartments, ground floor retail uses, public paseos providing contiguous pedestrian access through the site, landscaping, and vehicle and bicycle parking. For the purposes of this report, all "ground floor retail" space is designated as either a coffee shop or high-turnover sit-down restaurant space; however, some neighborhood-serving retail could be included in the final Project. For the purposes of this analysis, the Project is assumed to include 610 market rate apartments, 262 market rate condos, 133 senior affordable apartments, and 31,434 gross square feet of restaurant space (evaluated in this Report as 4,715 gross square feet of coffee shop restaurant space and 26,719 gross square feet of high-turnover sit-down restaurant space, although the final Project could include neighborhood-serving retail space). The Alternative is assumed to include 220 hotel rooms, 506 market rate apartments, 262 market rate condos, 116 senior affordable apartments, and the same amount – 31,434 gross square feet – of restaurant space. The amount of below grade parking garage space is the same in both the Project and Alternative (at 755,205 gross square feet).

The land use differences between the Project and the Alternative occur only on the East Site; the land use mix on the West Site is identical in the both the Project and the Alternative, as shown in Table 2.

Table 2: Hollywood Center Land Uses by Site

	West Site	East Site	East Site: Alternative	Project Total	Alternative Total
Use					
Restaurants (GSF)	13,220	18,214	18,214	31,434	31,434
Market Rate Apartments	336	274	170	610	506
Market Rate Condominiums	113	149	149	262	262
Residential Senior Affordable Units	68	65	48	133	116
Hotel Rooms	-	-	220	-	220

[1] MP Los Angeles, AECOM
[2] HR&A Advisors, Inc.

As noted, the West Site is expected to be constructed in Phase 1, anticipated to begin in 2021 and the East Site is expected to be constructed in Phase 2, anticipated to begin in 2024. The first stabilized year for the West Site is assumed to be 2027 and the first stabilized year for the East Site is assumed to be 2030. The first stabilized year for the Project and the Alternative is assumed to be 2030.

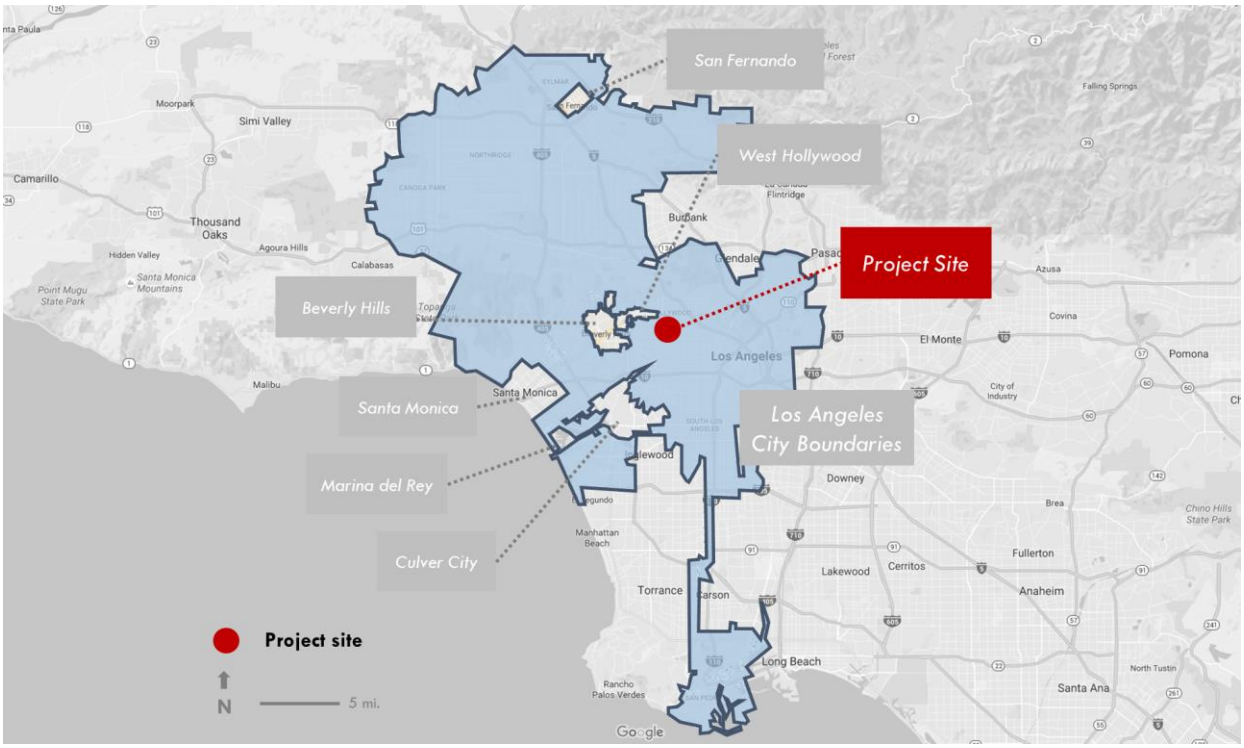
III. ECONOMIC IMPACTS IN THE CITY OF LOS ANGELES

This chapter presents estimates of the general economic impacts (i.e., jobs, worker compensation and economic output) that construction of the Project and its annual operation would have on the economy of the City, both for the Project and the Alternative.

GEOGRAPHY OF ECONOMIC IMPACT ANALYSIS

HR&A estimated the Project's general economic impacts within the boundaries of the City of Los Angeles. The City has an unusual shape with six independent "donut hole" cities and unincorporated communities within and adjacent to its borders (e.g. Santa Monica, Beverly Hills, West Hollywood, Culver City, San Fernando and Marina del Rey), as well as the narrow Harbor Gateway which connects San Pedro and the Port of Los Angeles to the rest of the City to the north. As such, it does not coincide perfectly with ZIP code boundaries, the basic geographical unit for the IMPLAN economic impact model used in the analysis (as described below). HR&A approximated the City's economy for the IMPLAN model by aggregating all ZIP codes that are entirely within the City as well as those in which more than 50 percent of the developed area is captured within the City's border. ZIP codes entirely or mostly within the "donut hole" cities were excluded, though some small parts of these cities could have been included in the analysis if they are part of ZIP codes that are mostly within the City. Figure 3 shows the location of the Project site within the City's boundaries.

Figure 3: City of Los Angeles Boundaries



Source: Google Maps, HR&A Advisors, Inc.

OVERVIEW OF THE GENERAL ECONOMIC IMPACT ANALYSIS

Employment and other economic impacts were estimated using the IMPLAN[1] input-output model and IMPLAN data specific to the City as of 2016, which is the most recent for which model data are available. Input-output analysis is an economic impact modeling method for understanding the interactions among the industries in a local economy that result from investment in a new capital project or other economic changes. In form, it resembles a giant matrix, or spreadsheet, in which the "inflows" of goods and services needed by an industry (i.e., the purchasing sectors) are the columns and the rows consist of the outputs or selling sectors. This enables analysis of the specific industry sectors in an area's economy that are affected, and by how much, when a dollar's worth of investment, new employment or other measure of "final demand" is added to a particular sector or sectors. These inter-industry relationships can be expressed in terms of dollar impacts or employment impacts.

IMPLAN is a widely accepted model that HR&A and many others, including many public agencies, use to estimate the economic consequences of new investment in, or other changes to, a local or regional economy. It explicitly accounts for impact "leakage," or the fact that not all economic impacts are necessarily experienced inside the geographic area under study. The IMPLAN model can be used to generate estimates of direct, indirect and induced employment, compensation (i.e., wages and benefits) and total economic output (i.e., a summary measure of all sales and spending), for both the construction phases of a project, and annually, once it has been completed and occupied. "Employment" measured by IMPLAN includes all individual full-time and part-time jobs, regardless of whether they are permanent or temporary (i.e., not full-time equivalents, or FTEs), and self-employed persons as well as wage and salary workers.

"Direct" impacts include the investment in Project and Alternative construction, on-site Project and Alternative restaurant sales, household spending by new Project and Alternative households in market rate and affordable units, and in the Alternative, the operation of a hotel. Therefore, the direct impacts occur primarily at the Project site, although most household spending would occur elsewhere in the City. "Indirect" impacts are those resulting from construction contractor purchases of goods and services to support Project and Alternative construction, goods and services purchased by Project and Alternative businesses to support their business operations, and business goods and services that support Project and Alternative household spending. Most of these impacts will occur within the City of Los Angeles, though some will "leak" to other communities beyond the City's borders. "Induced" impacts result from purchases by the direct and indirect employees for their own household-related goods and services. The indirect and induced effects are together often referred to as the "multiplier effect" on the direct impacts.

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[1] IMPLAN (**IM**pact Analysis for **PLAN**ning), a social accounting and impact analysis software program, was developed in 1979 by the U.S. Forest Service in cooperation with the Federal Emergency Management Agency and the U.S. Bureau of Land Management to assist the Forest Service in land and resource planning and management. The program was updated and improved over subsequent years. In 1992, IMPLAN was transferred under a technology transfer agreement to the Minnesota IMPLAN Group, Inc. (MIG), which was run by three of the key University of Minnesota staff members who worked on the original program and subsequently developed the current modeling system. In 2013, IMPLAN was purchased by MIG, Inc. and privatized.

ECONOMIC IMPACTS OF CONSTRUCTION

The economic impact estimates for Project and the Alternative construction are based on the Project and the Alternative's hard construction costs[2], as estimated by AECOM. These final demand values are assigned to the applicable construction sectors in the IMPLAN model, which then generates the direct, indirect, induced, and total employment, employee compensation, and total economic impacts associated with Project and Alternative construction. These are, essentially, one-time impacts that occur incrementally over the months of Project and Alternative construction.

Project

Table 3 and Figure 4 present the economic impacts for the Project. In this case, the investment of $747.9 million is associated with 7,452 total construction-related jobs within the City economy, of which 4,484 would be involved directly in the Project's construction. The construction investment would also support another 1,621 jobs at businesses selling merchandise and services directly to the construction general contractor and subcontractors, and 1,348 additional jobs resulting from household expenditures by direct and indirect employees.

Table 3: Employment and Other Economic Impacts in the City of Los Angeles Economy from Construction of the Project
(all dollar amounts in 2018 $)

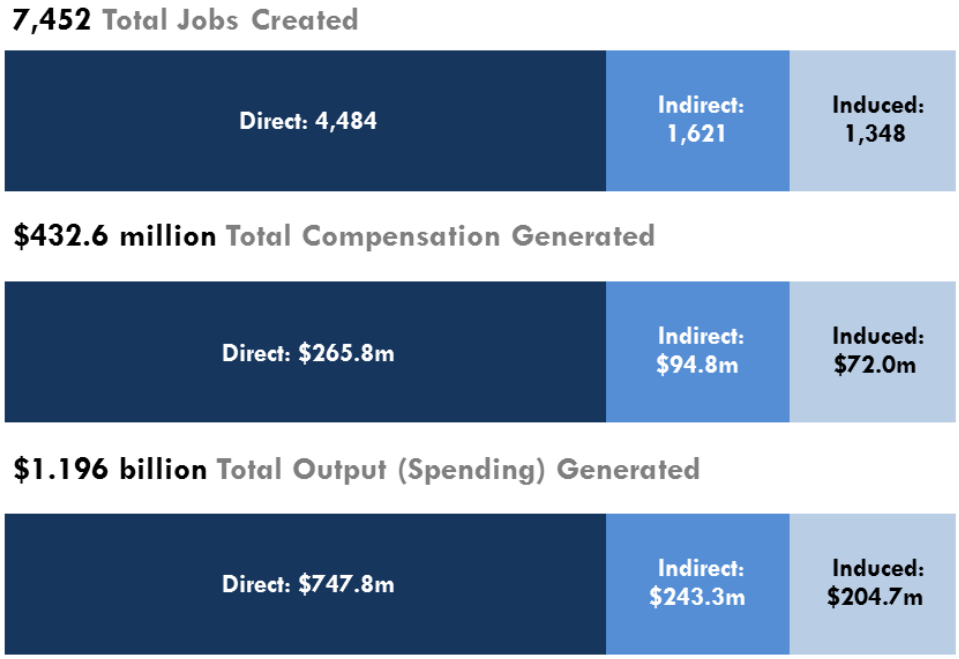
Impact Category[1]	Direct Impact	Indirect Impact	Induced Impact	Total Impact[2,3]
Employment	4,484	1,621	1,348	7,452
Employee Compensation	$ 265,753,799	$ 94,827,794	$ 72,036,968	$ 432,618,561
Total Economic Output	$ 747,804,347	$ 243,273,106	$ 204,681,383	$ 1,195,758,836

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.
[2] Totals may not sum precisely due to independent rounding.
[3] Includes market rate apartments and condos.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

[2] The IMPLAN modeling system excludes land acquisition costs, because the proceeds of land acquisition do not typically circulate in a local economy in the same way as hard construction costs. "Soft" costs, such as design and engineering and other consulting fees, and financing costs are treated as indirect impacts in IMPLAN.

Figure 4: Employment and Other Economic Impacts in the City of Los Angeles Economy from Construction of the Project
(all dollar amounts in 2018 $)



Alternative

The economic impacts of the Alternative construction are summarized in Table 4 and Figure 5. They show that the planned private construction investment (i.e., about $756.5 million in hard costs for the Alternative) translates to a total economic output impact of about $1.2 billion in the City economy. The Alternative construction investment is also associated with 7,565 total construction-related jobs within the City economy, of which 4,669 would be involved directly in the Alternative's construction. The construction investment would also support another 1,520 jobs at businesses selling merchandise and services directly to the construction general contractor and subcontractors, and 1,376 additional jobs resulting from household expenditures by direct and indirect employees.

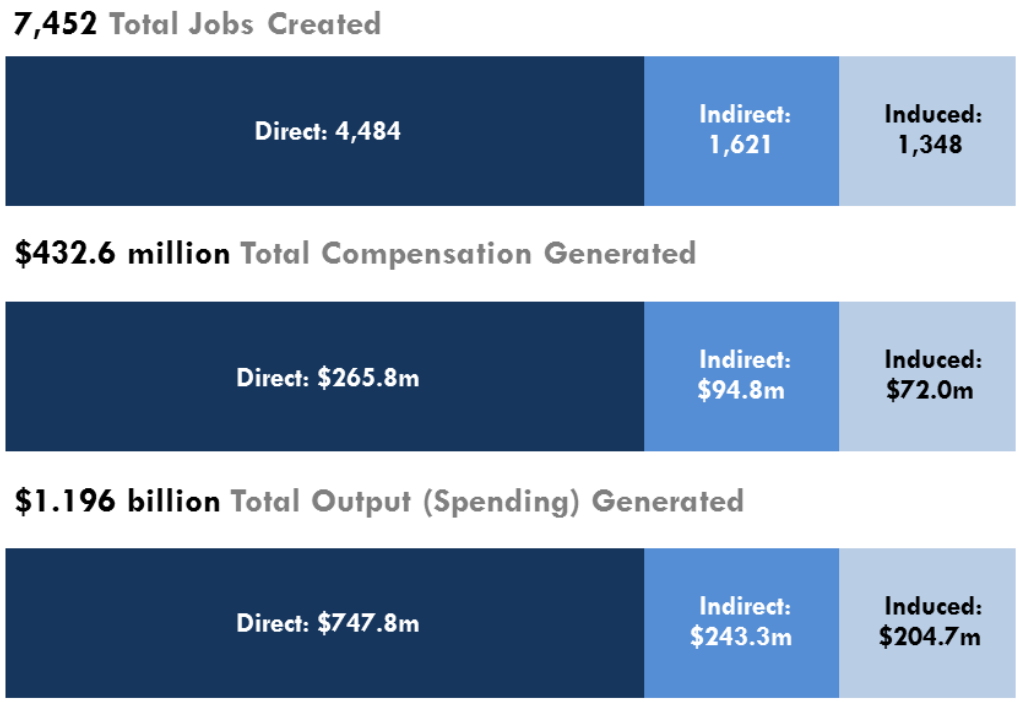
Table 4: Employment and Other Economic Impacts in the City of Los Angeles Economy from Construction of the Alternative
(all dollar amounts in 2018 $)

Impact Category[1]	Direct Impact	Indirect Impact	Induced Impact	Total Impact[2,3]
Employment	4,669	1,520	1,376	7,565
Employee Compensation	$ 277,136,808	$ 90,446,543	$ 73,521,948	$ 441,105,298
Total Economic Output	$ 756,462,243	$ 234,830,298	$ 208,892,905	$ 1,200,185,446

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.
[2] Totals may not sum precisely due to independent rounding.
[3] Includes market rate apartments and condos.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

Figure 5: Employment and Other Economic Impacts in the City of Los Angeles Economy from Construction of the Alternative
(all dollar amounts in 2018 $)



The details of the Project and the Alternative construction cost estimate by IMPLAN model industry sector, and the IMPLAN model results by industry sector, are provided in Appendix A for the Project and Alternative.

Economic Impacts of Annual Operation

The economic impacts of Project and the Alternative annual operations reflect the ongoing impact once construction is completed and operations are stabilized. These impacts, both for the Project and the Alternative, were also derived using the IMPLAN model. For restaurant uses, model inputs are defined in terms of gross sales, as estimated by HR&A and MP Los Angeles.[3]

Project

The Project's annual operations impacts are summarized in Table 5 and Figure 6. The annual direct restaurant and household spending translate to a total economic output impact of approximately $119.3 million in the City's economy. The annual operation of the Project would also support a net total of 937 total employees within the City, of which 689 would be involved directly in the Project's daily operation located within the City.

[3] Based on MP Los Angeles' retail tenanting plan, HR&A allocated the retail floor area into the following retail types with their respective annual retail sales: full-service restaurants (85%) and limited service restaurants (15%). See Appendix A for details.

Table 5: Employment and Other Economic Impacts in the City of Los Angeles Economy from Ongoing Operations of the Project
(all dollar amounts in 2018 $)

Impact Category[1]	Direct Impact	Indirect Impact	Induced Impact	Total Impact[2,3]
Employment	689	111	137	937
Employee Compensation	$ 29,132,422	$ 7,354,539	$ 7,315,034	$ 43,801,996
Total Economic Output	$ 78,019,304	$ 20,493,100	$ 20,782,156	$ 119,294,560

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.
[2] Totals may not sum precisely due to independent rounding.
[3] Includes market rate apartments and condos.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

Figure 6: Net Employment and Other Economic Impacts in the City of Los Angeles Economy from Annual Operations of the Project
(all dollar amounts in 2018 $)

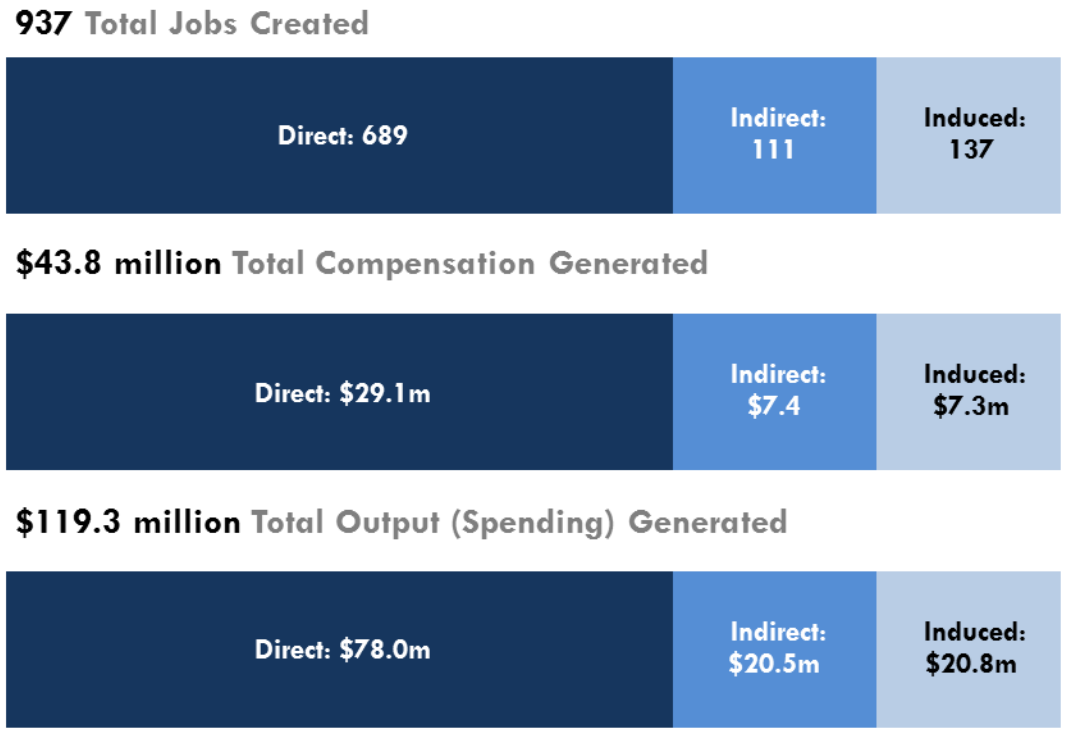


Table 6 provides more detail about the economic impact of annual operations by use within the Project. It shows, for example, that household spending from market rate apartments, market rate condos and affordable apartments accounts for 48 percent of total jobs; and the restaurant component accounts for the remaining 2 percent of total jobs.

Table 6: Employment and Other Economic Impacts in the City of Los Angeles Economy from Annual Operations of the Project by Use
(all dollar amounts in 2018 $)

PROJECT				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Market Rate Units				
Employment	467	92	106	665
Employee Compensation	$ 22,351,319	$ 5,977,003	$ 5,662,805	$ 33,991,127
Total Economic Output	$ 63,435,478	$ 16,556,684	$ 16,089,636	$ 96,081,797
Affordable Units				
Employment	17	3	4	23
Employee Compensation	$ 771,226	$ 183,247	$ 190,022	$ 1,144,494
Total Economic Output	$ 2,221,911	$ 509,520	$ 539,977	$ 3,271,409
Restaurant Uses				
Employment	205	16	27	249
Employee Compensation	$ 6,009,878	$ 1,194,290	$ 1,462,207	$ 8,666,375
Total Economic Output	$ 12,361,915	$ 3,426,896	$ 4,152,543	$ 19,941,354
TOTAL OPERATIONS-RELATED IMPACTS				
Employment	**689**	**111**	**137**	**937**
Employee Compensation	**$ 29,132,422**	**$ 7,354,539**	**$ 7,315,034**	**$ 43,801,996**
Total Economic Output	**$ 78,019,304**	**$ 20,493,100**	**$ 20,782,156**	**$ 119,294,560**

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.

[2] Totals may not sum precisely due to independent rounding.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

NOTES:

"Direct" Impacts = Economic impacts located at the Project site in the City of Los Angeles
"Indirect" Impacts = Economic impacts generally resulting from on-site businesses making purchases of goods and services in the City of Los Angeles.
"Induced" Impacts = Economic impacts resulting from household spending by direct and indirect employees in the City of Los Angeles.
"Multiplier Effect" on direct impacts = indirect + induced impacts.
"Employment" = Part-time and full-time jobs, irrespective of hours worked (i.e., not full-time equivalents or FTEs).
"Compensation" = Wages and benefits paid to employees.
"Total Economic Output" = Summary measure of construction-related expenditures and worker household spending in the City of Los Angeles

Alternative

For the Alternative, annual direct hotel operations, restaurant sales and household spending impact translate to a total economic output impact of approximately $147.5 million in the City's economy. The annual operation of this option would also support a net total of 1,126 total employees within the City, of which 825 w be involved directly in the Alternative's daily operation located within the City. Results are summarized in Table 7 and Figure 7.

Table 7: Employment and Other Economic Impacts in the City of Los Angeles Economy from Ongoing Operations of the Alternative
(all dollar amounts in 2018 $)

Impact Category[1]	Direct Impact	Indirect Impact	Induced Impact	Total Impact[2,3]
Employment	825	135	166	1,126
Employee Compensation	$ 36,573,429	$ 9,640,325	$ 9,329,886	$ 55,543,640
Total Economic Output	$ 95,346,281	$ 25,632,754	$ 26,500,536	$ 147,479,570

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.
[2] Totals may not sum precisely due to independent rounding.
[3] Includes market rate apartments and condos.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

Figure 7: Net Employment and Other Economic Impacts in the City of Los Angeles Economy from Annual Operations of the Alternative
(all dollar amounts in 2018 $)

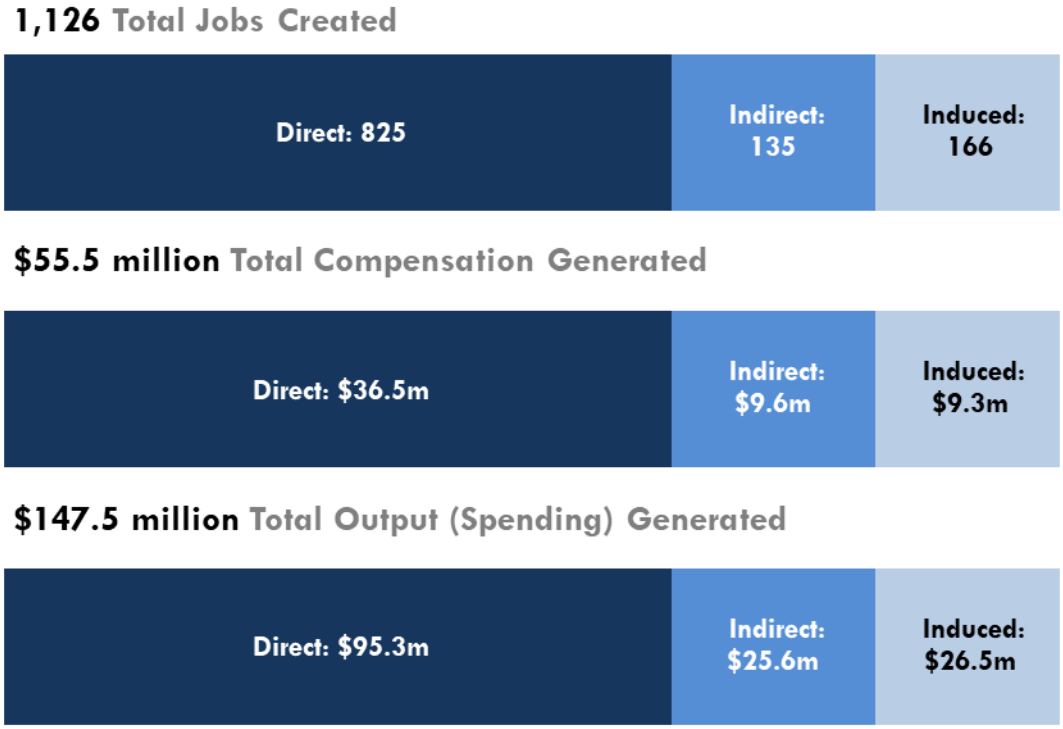


Table 8 provides more detail about the economic impact of annual operations by site and use within the Alternative. It shows, for example, that the hotel accounts for 22 percent of total jobs; household spending from market rate apartments, market rate condos and seniors affordable apartments accounts for 56 percent of total jobs; and the restaurant component accounts for the remaining 22 percent of total jobs.

Table 8: Employment and Other Economic Impacts in the City of Los Angeles Economy from Annual Operations of the Alternative, by Site and Use
(all dollar amounts in 2018 $)

ALTERNATIVE				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Household Spending - Market Rate Units				
Employment	435	82	96	613
Employee Compensation	$ 677,075	$ 160,872	$ 166,823	$ 1,004,770
Total Economic Output	$ 1,950,610	$ 447,307	$ 474,054	$ 2,871,971
Household Spending - Affordable Units				
Employment	15	3	3	21
Employee Compensation	$ 6,009,878	$ 1,194,290	$ 1,462,207	$ 8,666,375
Total Economic Output	$ 12,361,915	$ 3,426,896	$ 4,152,543	$ 19,941,354
Restaurant Uses				
Employment	205	16	27	249
Employee Compensation	$ 21,968,245	$ 5,921,816	$ 5,614,594	$ 33,504,655
Total Economic Output	$ 59,415,153	$ 15,832,996	$ 15,949,086	$ 91,197,234
Hotel				
Employment	170	35	39	244
Employee Compensation	$7,918,231	$2,363,347	$2,086,261	$12,367,840
Total Economic Output	$21,618,603	$5,925,556	$5,924,853	$33,469,011
TOTAL OPERATIONS-RELATED IMPACTS				
Employment	**825**	**135**	**166**	**1,126**
Employee Compensation	**$ 36,573,429**	**$ 9,640,325**	**$ 9,329,886**	**$ 55,543,640**
Total Economic Output	**$ 95,346,281**	**$ 25,632,754**	**$ 26,500,536**	**$ 147,479,570**

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.

[2] Totals may not sum precisely due to independent rounding.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

NOTES:

"Direct" Impacts = Economic impacts located at the Project site in the City of Los Angeles
"Indirect" Impacts = Economic impacts generally resulting from on-site businesses making purchases of goods and services in the City of Los Angeles.
"Induced" Impacts = Economic impacts resulting from household spending by direct and indirect employees in the City of Los Angeles.
"Multiplier Effect" on direct impacts = indirect + induced impacts.
"Employment" = Part-time and full-time jobs, irrespective of hours worked (i.e., not full-time equivalents or FTEs).
"Compensation" = Wages and benefits paid to employees.
"Total Economic Output" = Summary measure of construction-related expenditures and worker household spending in the City of Los Angeles

The details of the final demand estimates for both the Project and the Alternative, and the IMPLAN model results by industry sector, are provided in Appendix A.

IV. FISCAL IMPACTS IN THE CITY OF LOS ANGELES

This chapter presents estimates of the one-time construction-related and annually recurring revenues, as compared with annual public service costs, to derive the net fiscal impact that the Project and the Alternative would have on the City's General Fund. All supporting calculation details are included in Appendix B.

OVERVIEW OF THE FISCAL IMPACT ANALYSIS METHODOLOGY

The tax revenue estimates presented in this Report are based on the first round of Project-related spending only — i.e., the tax revenues derived directly from Project and the Alternative construction, annual operation of commercial uses, and annual expenditures by households. Secondary and tertiary sources of tax revenue would also be generated as a result of indirect and induced economic activity that result from expenditures for construction and operation of the completed Project and Alternative, but the amounts of these additional revenues, and the degree to which they would accrue to the City, are not susceptible to reliable estimation. Therefore, the estimates presented here may understate, to some unknown degree, the actual tax revenues that the Project and Alternative would produce for Los Angeles.

Fiscal impact results for Project and the Alternative construction are shown in nominal dollars (i.e., with appreciation and inflation) and net present value in 2018 dollars (i.e., using a 10% discount rate) for the Project and for the Alternative. For the annual operation of the completed Project and the Alternative, fiscal results are shown in nominal dollars and 2018 constant dollars. Operations are evaluated over a total stabilized period of 20 years following the stabilization of the East Site in 2030. Results are shown from 2019 to 2050. Project construction is expected from 2021 to 2024 for the West Site and from 2024 to 2027 for East Site, regardless of whether it includes or excludes a hotel). The full analysis period for the Project and the Alternative is therefore 2019 to 2050 ("Analysis Period").

FISCAL IMPACTS OF PROJECT CONSTRUCTION

Project

HR&A estimates that the construction of the Project would generate approximately $6.1 million (in nominal dollars) in one-time revenues for the City. As summarized in Table 12, the total for the Project includes $2 million for construction materials sales tax and $3.7 million in gross receipts tax on contractor earnings. The City's Residential Development Tax would yield another $355,000. Construction period tax revenue calculation details are included in Appendix B.

Table 9: One-Time Revenues from Construction of the Project

	Over Construction Period	
	Nominal $	**NPV-2018$**
One-Time Revenues to the City of Los Angeles General Fund		
Construction Materials Sales Tax	$1,982,114	$1,179,126
Contractor's Business License Tax	$3,743,993	$2,227,238
Residential Development Tax	$354,697	$211,856
Total One-Time Revenues to the City of Los Angeles General Fund	**$6,080,804**	**$3,618,220**

Prepared by HR&A Advisors, Inc

Alternative

For the Alternative, HR&A estimates that the construction would generate about $9.2 million to the City. This total includes revenues of about $3.0 million from the City's share of construction materials sales tax, assuming the construction site is properly registered with the State of California for this purpose. The Alternative would also generate about $5.7 in revenue from the City's gross receipts tax on construction contractor earnings. The City's Residential Development Tax would yield another $443,480.

Note that these estimates for the Project and the Alternative do not include any planning and construction permit fees, because those City charges are generally set at levels that are intended to directly offset City staff time to process them, and therefore they do not represent net new revenue to the City. Fees for traffic and other environmental mitigation are also omitted, because such fees are generally set at levels to offset direct Project impacts, and therefore also do not represent net new City revenues.

Table 10: One-Time Revenues from Construction of the Alternative

	Over Construction Period	
	Nominal $	**NPV-2018$**
One-Time Revenues to the City of Los Angeles General Fund		
Construction Materials Sales Tax	$3,048,409	$1,752,669
Contractor's Business License Tax	$5,758,107	$3,310,597
Residential Development Tax	$443,480	$260,769
Total One-Time Revenues to the City of Los Angeles General Fund	**$9,249,997**	**$5,324,034**

Prepared by HR&A Advisors, Inc

FISCAL IMPACTS FROM ANNUAL OPERATION OF THE COMPLETED PROJECT

Project

As summarized in Table 11, the Project's residential and related retail and restaurant spending would generate about $5.9 million in annual revenues (in nominal dollars), to the City's General Fund once the Project achieves stabilized operation. After accounting for the cost to provide services to the Project and deducting existing property-related taxes, the net fiscal impact to the City's General Fund in the first stabilized year of the Project would be approximately $885,000. Over the Analysis Period, the net fiscal impact would be approximately $98.6 million in nominal dollars, or about $10.5 million in constant 2018 dollars.

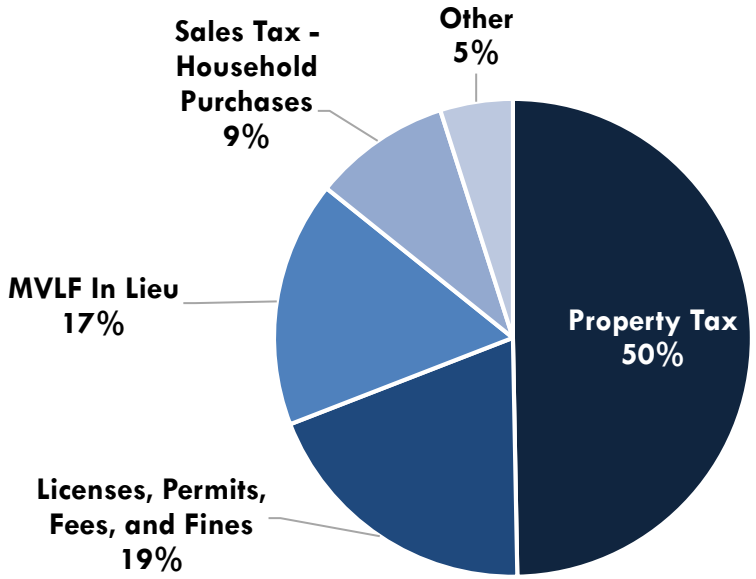
Table 11: Annually Recurring Revenues from Operation of the Project

	First Year of Stabilized Operation	Development, Stabilization and Operation From 2019 to 2050	
	2030 $	Nominal $	NPV-2018$
Annual Revenues to the City of Los Angeles General Fund			
Property Tax	$2,847,383	$139,933,769	$19,373,990
MVLF In Lieu	$953,818	$46,875,083	$6,489,909
Documentary Transfer Tax on Sale	$50,535	$3,472,920	$384,346
Sales Tax - Restaurant Tenant Sales	$166,254	$5,176,437	$877,619
Sales Tax - Household Purchases	$534,078	$16,262,858	$2,647,682
Transient Occupancy Tax	$0	$0	$0
Gross Receipts Tax	$76,943	$2,353,215	$387,147
Utility Users Tax	$154,162	$4,709,045	$771,179
Licenses, Permits, Fees, and Fines	$1,111,530	$33,942,757	$5,555,543
Total Annual Recurring Revenues to City's General Fund	**$5,894,704**	**$252,726,085**	**$36,487,413**
Less: Property Tax and MVLF Revenue from Existing Site	-$226,527	-$8,057,597	-$2,074,072
Less: City Service Costs	-$4,782,916	-$146,055,711	-$23,905,506
Net Fiscal Impact to City's General Fund	**$885,260**	**$98,612,776**	**$10,507,835**

Prepared by HR&A Advisors, Inc

Figure 8 shows that almost one-half (48%) of the City of Los Angeles revenues from the Project would result from Property Tax. Another 19% would come from Licenses, Permits, Fees and Fines, and another 16% would come from Motor Vehicle In-Lieu taxes.

Figure 8: Revenues from Operation of the Project in Its First Stabilized Year, by Tax Revenue Share



Alternative

In comparison, for the Alternative, hotel, restaurant and new household spending would generate about $9.8 million in annual revenues to the City's General Fund once the Project achieves stabilized operation. After accounting for the cost to provide services to the Project and property-related taxes now being collected from the site, the net fiscal impact of the Alternative would

generate approximately $4.9 million in its first year of stabilized operation. Over the Analysis Period, the net fiscal impact would be approximately $217.9 million in nominal dollars, or about $29.3 million in constant 2018 dollars.

Table 12: Annually Recurring Revenues from Operation of the Alternative

	First Year of Stabilized Operation	Development, Stabilization and Operation From 2019 to 2050	
	2030 $	Nominal $	NPV-2018$
Annual Revenues to the City of Los Angeles General Fund			
Property Tax	$2,977,765	$143,854,880	$20,155,129
MVLF In Lieu	$997,493	$48,188,579	$6,751,575
Documentary Transfer Tax on Sale	$50,039	$3,460,344	$382,525
Sales Tax - Restaurant Tenant Sales	$166,254	$5,176,437	$877,619
Sales Tax - Household Purchases	$476,823	$14,494,031	$2,362,201
Transient Occupancy Tax	$3,786,462	113059427	17549494.43
Gross Receipts Tax	$52,798	$1,662,602	$287,358
Utility Users Tax	$178,933	$5,444,018	$885,375
Licenses, Permits, Fees, and Fines	$1,087,427	$33,126,632	$5,412,704
Total Annual Recurring Revenues to City's General Fund	**$9,773,995**	**$368,466,951**	**$54,663,980**
Less: Property Tax and MVLF Revenue from Existing Site	-$226,527	-$8,057,597	-$2,074,072
Less: City Service Costs	-$4,679,199	-$142,543,925	-$23,290,868
Net Fiscal Impact to City's General Fund	**$4,868,269**	**$217,865,428**	**$29,299,040**

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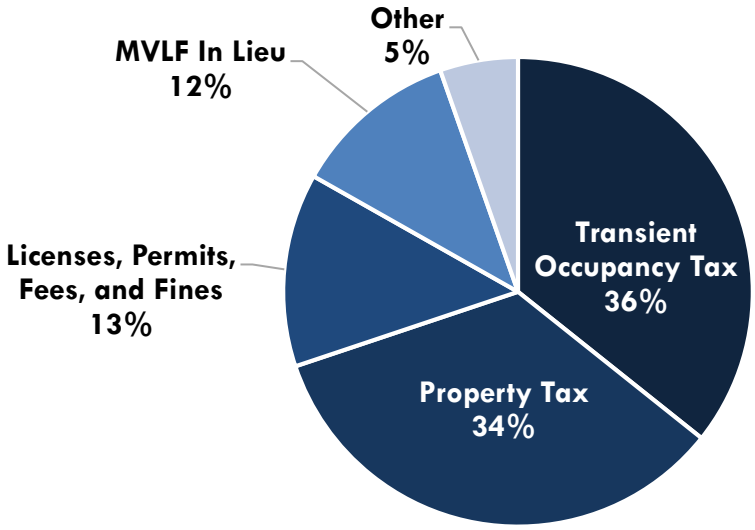
Figure 9 shows that in the Alternative, more than one-third (40%) of the City revenues would result from the Transient Occupancy Tax on hotel rooms, followed by property-related taxes (i.e., property tax and Motor Vehicle In-Lieu property tax), licenses, permits, fees, and fines, and sales tax.

Figure 9: Revenues from Operation of the Alternative in Its First Stabilized Year, by Individual Tax Revenue Share



Revenue Estimation and Projection Approach

Each tax revenue category utilizes a different estimation approach, which is briefly described below. Revenues are estimated for stabilized operation of the completed Project and of the Alternative.

Property Tax. The property tax applicable to the Project site includes a one percent levy on the assessed value of land and buildings, which is distributed among different local taxing entity accounts. Los Angeles receives 26 percent of the one percent general levy on total assessed value (land and improvements). As of the Project's opening year, the total assessed value of the Project is assumed to be equal to its estimated net sale value at that point in time. This valuation is derived by estimating the net operating income ("NOI") for the applicable Project income-producing components (i.e., restaurant and hotel). The NOI is then translated into an estimated sale value using income capitalization rates applicable to each land use, to which the gross sales of the condominiums are added, and all sales adjusted for cost of sale. The seniors affordable housing is assumed to receive a "welfare exemption" for the one percent general levy, and therefore does not produce any sales tax revenue for the City.

For West Site, the total assessed value upon stabilization would be $493 million. For the East Site, the total assessed value upon stabilization would be $618 million for the Alternative and $553.4 million for the Project. For the Existing Site, the total assessed value is $46 million total in 2018 dollars. Details of the property tax calculations for both the Project, the Alternative and the Existing Site are included in Appendix B and C, respectively.

Property Tax In Lieu of Motor Vehicle License Fees. Beginning in 2005, the State reduced the Motor Vehicle License Fee revenue from two percent to 0.65 percent. The State kept local government revenues whole by swapping the lost Motor Vehicle License Fee revenue for an equivalent amount of property tax revenue. In Los Angeles, the rebate is currently equal to 0.088 percent of citywide assessed valuation. These factors were then applied to the estimated assessed value of the Project, the Alternative, and the Existing Site to derive the amounts of this tax revenue. Details of the property tax in lieu calculations for the Project and the Alternative are included in Appendix B.

Utility Users' Tax. Los Angeles charges a 12.5 percent tax on the cost of electricity to commercial or industrial users, a 10 percent tax on the cost of electricity to residential users, and a 10 percent tax on the cost of natural gas. The tax projection associated with the Project and Alternative is based on annual average utility consumption information for comparable land uses, as provided by the Commercial & Residential Building Energy Consumption Survey of the U.S. Department of Energy, inflated to 2018 dollars. Details of calculations for utility users' tax revenue for the Project and the Alternative are included in Appendix B.

Sales Tax. Los Angeles receives one percent of the applicable retail and certain other sales that are subject to the State sales and use tax from the Project. The Project and the Alternative both include three sources of sales tax revenue: (1) on-site sales in the Project's restaurant spaces; (2) household taxable spending by new households, factored for on-site dining to avoid duplication with (1), and for the share of taxable sales likely to occur within the City versus elsewhere; and (3) on-site employee taxable sales in the City. The sales tax revenue projection for the Project household spending is based on the share of total household spending derived from a national consumer

expenditure survey associated with categories of household income, and Project household income categories derived from average condo sale prices and market rate and affordable rents provided by the Developer, and further adjusted for the estimated share of applicable sales that would occur within the City, and for the estimated sales that would take place on the Proposed Project site. The analysis does not, however, include indirect sales tax revenue that the City would also receive from employee expenditures elsewhere in the City (e.g., at off-site restaurants, retail and gas stations), because average employee spending data specific to Los Angeles are not available. Details of the sales tax calculations for both the Project and Alternative are included in Appendix B.

Transient Occupancy Tax. Los Angeles charges a 14.0 percent tax on Average Daily Rate ("ADR") revenues earned from hotel rooms. The tax projection associated with the Alternative is based on the projected ADR and occupancy for the hotel provided to HR&A by the Developer. Details of calculations for transient occupancy tax revenue for the Alternative are included in Appendix B.

Gross Receipts Tax. Los Angeles levies a tax on gross receipts of businesses operating in the City, at a rate which varies depending on different business categories. For this Project, the gross receipts tax applies only to restaurant business operations and landlord leasing of the space. Hotel operations and landlord leasing of deed-restricted affordable seniors apartments are exempt from this tax. Estimates of gross receipts for the landlord and individual restaurant businesses within the Project and the Alternative are calculated from information on projected restaurant sales and lease rates per square foot as provided by the Developer to HR&A. Details for the gross receipts tax for both the Project and Alternative are included in Appendix B.

Licenses, Permits, Fees and Other Fines. The City of Los Angeles generates approximately $297 per "resident-equivalent" (see explanation below) from Licenses, Permits, Fees and Fines. Using these factors and applying them to the Project's estimated number of net new resident-equivalents provides an estimate of this General Fund revenue source. Details of tax revenue calculations for licenses, permits, fees and other fines for the Project and Alternative are included in Appendix B.

Parking Revenues. Both the Project and the Alternative include parking structures. It is possible some of the parking spaces will be leased or generate revenue through hourly parking fees. Los Angeles charges a 10.0 percent tax on revenues earned from parking. However, at this point in the development process, estimating the amount of annual parking revenue would be highly speculative. As such, revenue attributable to operation of the parking structures has not been included in the analysis.

ANNUAL CITY SERVICE COSTS AND NET FISCAL IMPACTS

The net fiscal impact of a proposed development project is calculated by subtracting any recurring costs to provide public services to the project from the annual tax and other revenues it generates. The net fiscal result from new development depends on whether "marginal" or "average" public service costs are used in the calculation.

The Project and the Alternative are both unlikely to have any significant *marginal* (i.e., incremental) impacts on service costs in Los Angeles. From this perspective, the Project's net new revenues to the City are probably nearly equal to their respective net fiscal impacts. Alternatively, it is also common in preparing fiscal impact analyses in California to express public service costs in terms

of *average* costs, at least for those municipal or county operating departments whose annual costs tend to vary with the number of residents, workers and visitors from new development. The latter, more conservative, approach was used in this Report.

For the net fiscal impact analysis of the Project and the Alternative, it is assumed that the Los Angeles General Fund departments with variable costs that could be impacted by the Project include the City Clerk; Fire; Police; Public Works; Parks, Recreation, and Marine; and Library Services departments. The annual General Fund operating cost of these departments can be expressed as a cost per "resident equivalent" for the City. On this basis, the annual cost of operating the relevant City departments is about $1,276 per resident equivalent in Los Angeles (see calculation details in Appendix B, Table 16).

Using calculation assumptions for the amount of time Project employees, residents and hotel visitors typically spend in the City (see calculation detail in Appendix B, Table 15), the Project's estimate of 314 restaurant employees and 2,715 residents converts to 2,788 "resident equivalents." Using the same calculation, the Alternative's estimate of 314 restaurant employees, 154 hotel employees, 169 hotel visitors, and 2,433 residents converts to 2,727 "resident equivalents." Applying the average annual per-capita cost to provide services for the Project results in an annual average cost of approximately $4.78 million in first stabilized year of operation, compared to an annual average cost of a the Alternative results in an annual average cost of City services of about $4.68 million in first stabilized year of operation.

These results probably overstate the actual cost of services that would be delivered to the Project, because the average cost approach, by definition, assumes that the cost of services supplied to the Project is similar to the cost of supplying services everywhere else in the City. For example, the Project would include its own security force and utilize up-to-date fire suppression and emergency management systems and procedures.

Project

Based on the above discussion, the net fiscal benefit of the Project to the City after deducting City service costs from Project-generated General Fund revenues, and property-related taxes generated by the Existing Site, in the first stabilized year would be approximately $885,000 in nominal dollars in the first stabilized year, and about $98.6 million in nominal dollars over the Analysis Period, as noted in Table 13.

Table 13: Net Fiscal Impacts from Project Operation

	First Year of Stabilized Operation	Development, Stabilization and Operation From 2019 to 2050	
	2030 $	Nominal $	NPV-2018$
Total Annual Recurring Revenues to City's General Fund	**$5,894,704**	**$252,726,085**	**$36,487,413**
Less: Property Tax and MVLF Revenue from Existing Site	-$226,527	-$8,057,597	-$2,074,072
Less: City Service Costs	-$4,782,916	-$146,055,711	-$23,905,506
Net Fiscal Impact to City's General Fund	**$885,260**	**$98,612,776**	**$10,507,835**

Prepared by HR&A Advisors, Inc

As noted above, supporting calculation details for all revenue and City service cost estimates and

projections, for the Project and Alternative, are included in Appendix B.

Alternative

Based on the same estimates, the net fiscal benefit of the Alternative in the first stabilized year would be approximately $4.9 million in nominal dollars, and about $217.9 million in nominal dollars over the Analysis Period, as noted in Table 14.

Table 14: Net Fiscal Impacts from Operation of the Alternative

	First Year of Stabilized Operation	Development, Stabilization and Operation From 2019 to 2050	
	2030 $	Nominal $	NPV-2018$
Total Annual Recurring Revenues to City's General Fund	**$9,773,995**	**$368,466,951**	**$54,663,980**
Less: Property Tax and MVLF Revenue from Existing Site	-$226,527	-$8,057,597	-$2,074,072
Less: City Service Costs	-$4,679,199	-$142,543,925	-$23,290,868
Net Fiscal Impact to City's General Fund	**$4,868,269**	**$217,865,428**	**$29,299,040**

Prepared by HR&A Advisors, Inc

APPENDIX A – ECONOMIC IMPACT CALCULATIONS DETAILS

Appendix A, Table 1
Hollywood Center
Economic Impact Inputs (Construction)

West Site			
Cost Categories	**Hard Construction Cost (2018$)**	**IMPLAN Sector #**	**IMPLAN Sector Name**
Retail	$5,224,882	**57**	Construction of new commercial structures, including farm structures
Hotel	$0	**57**	Construction of new commercial structures, including farm structures
Residential - Affordable	$36,148,414	**60**	Construction of new multifamily residential structures
Residential - Market Rate	$332,776,134	**60**	Construction of new multifamily residential structures
Total Hard Costs	**$374,149,430**		

Sources: AECOM; MP Los Angeles HR&A Advisors, Inc.; IMPLAN.

East Site			
Cost Categories	**Hard Construction Cost (2018$)**	**IMPLAN Sector #**	**IMPLAN Sector Name**
Retail	$7,282,766	**57**	Construction of new commercial structures, including farm structures
Hotel	$0	**57**	Construction of new commercial structures, including farm structures
Residential - Affordable	$34,391,670	**60**	Construction of new multifamily residential structures
Residential - Market Rate	$332,053,759	**60**	Construction of new multifamily residential structures
Total Hard Costs	**$373,728,195**		

Sources: AECOM; MP Los Angeles HR&A Advisors, Inc.; IMPLAN.

East Site: Alternative			
Cost Categories	**Hard Construction Cost (2018$)**	**IMPLAN Sector #**	**IMPLAN Sector Name**
Retail	$7,949,258	**57**	Construction of new commercial structures, including farm structures
Hotel	$93,909,969	**57**	Construction of new commercial structures, including farm structures
Residential - Affordable	$30,675,314	**60**	Construction of new multifamily residential structures
Residential - Market Rate	$249,778,238	**60**	Construction of new multifamily residential structures
Total Hard Costs	**$382,312,779**		

Sources: AECOM; MP Los Angeles HR&A Advisors, Inc.; IMPLAN.

Appendix A, Table 2
Hollywood Center
Economic Impact Inputs (Annual Operations) – Restaurant and Hotel

Annual Operations Restaurant - West Site

Restaurant	Gross Leasable Area (SF)[1]	Sales per SF[2]	Total Sales	IMPLAN Sector #	IMPLAN Sector Name[3]
"Casual sit down" Restaurant	11,237	$387	$4,348,719	501	Full-service restaurants
"Coffee shop" Restraurant	1,983	$387	$767,421	502	Limited-service restaurants
Subtotal - Restaurant	**13,220**		**$5,116,140**		

1 AECOM; MP Los Angeles

2 MP Los Angeles (2018).

[3] IMPLAN distinguishes between industries such as retail where purchases include margins and are in consumer prices rather than producer prices.

Sources: AECOM; MP Los Angeles; HR&A Advisors, Inc.; IMPLAN.

Annual Operations Restaurant - East Site

Restaurant	Gross Leasable Area (SF)[1]	Sales per SF[2]	Total Sales	IMPLAN Sector #	IMPLAN Sector Name[3]
"Casual sit down" Restaurant	15,482	$398	$6,161,796	501	Full-service restaurants
"Coffee shop" Restraurant	2,732	$398	$1,087,376	502	Limited-service restaurants
Subtotal - Restaurant	**18,214**		**$7,249,172**		

1 AECOM; MP Los Angeles

2 MP Los Angeles (2018).

[3] IMPLAN distinguishes between industries such as retail where purchases include margins and are in consumer prices rather than producer prices.

Sources: AECOM; MP Los Angeles; HR&A Advisors, Inc.; IMPLAN.

Annual Operations Hotel - East Site: Alternative

Hotel	Number of Paid Rooms[1]	Total Revenue	IMPLAN Sector #	IMPLAN Sector Name
Hotel	80,300	$30,448,737	499	Hotels and motels, including casino hotels
Subtotal - Hotel	**80,300**	**$30,448,737**		

1 AECOM; MP Los Angeles

Sources: AECOM; MP Los Angeles; HR&A Advisors, Inc.; IMPLAN.

Appendix A, Table 3
Hollywood Center
Economic Impact Inputs (Annual Operations) – Market Rate Housing

West Site

Market Rate For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**336**	Estimated Gross Hhld Income	$219,209							
Average Monthly Rent - psf[1]	$5.15	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Average SF	1,045	Personal Taxes	$29,096							
Average Annual Rent	$64,640	Income After Taxes	$123,458							
Annual Utility Cost[2]	$1,122	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$65,763	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	30%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$5,414
Required Gross Hhld. Income	$219,209	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,282
Total Project Gross Hhld. Income	$73,654,165	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$2,933
Total From Occupied Units (95% Occupied)[3]	$69,971,457	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$1,070
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$3,585
Annual Hhld. Spending	$44,098,979	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$16,389
Adjustment for Consumer Spending in City of Los Angeles[4]	73%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$3,852
Annual Hhld. Retail Spending After Adjustment	**$32,200,396.14**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$1,587
City Sales Tax Rate	26%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$321
Annual Sales Tax Revenue (2018 $)	**$8,465,395**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$278
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$1,666
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$7,805
		All Other Housing Costs	$25,916	26.95%	No	70%	$18,141	0%	$18,141	$26,068
		Health Care	$6,409	6.67%	No	70%	$4,486	0%	$4,486	$6,446
		Entertainment-Fees & Admissions	$1,646	1.71%	No	70%	$1,152	0%	$1,152	$1,656
		Education	$2,336	2.43%	No	70%	$1,635	0%	$1,635	$2,350
		Cash Contributions	$3,765	3.92%	No	70%	$2,636	0%	$2,636	$3,787
		Personal Insurance and Pensions	$14,310	14.88%	No	70%	$10,017	0%	$10,017	$14,394
		Subtotal	$96,148	100%			$70,404		$70,206	$100,881
									73%	

Market Rate For Sale		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Units[1]	**113**	Estimated Gross Hhld Income	$16,791							
Average Sale Price	$0	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Annual Mortgage[10]	$0	Personal Taxes	$29,096							
Annual Property Tax and Insurance[10]	$0	Income After Taxes	$123,458							
Annual HOA Dues[11]	$5,877	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$5,877	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	35%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$415
Required Gross Hhld. Income	$16,791	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$98
Total Project Gross Hhld. Income	$1,897,416	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$225
Total From Occupied Units	$1,802,545	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$82
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$275
Annual Hhld. Spending	$1,136,040.42	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$1,255
Adjustment for Taxable Spending[4]	73%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$295
Annual Hhld. Taxable Spending in City of Los Angeles After Adjustment	**$829,519**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$122
City Sales Tax Rate	26%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$25
Annual Sales Tax Revenue (2018 $)	**$218,078**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$21
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$128
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$598
		All Other Housing Costs	$25,916	26.95%	No	70%	$18,141	0%	$18,141	$1,997
		Health Care	$6,409	6.67%	No	70%	$4,486	0%	$4,486	$494
		Entertainment-Fees & Admissions	$1,646	1.71%	No	70%	$1,152	0%	$1,152	$127
		Education	$2,336	2.43%	No	70%	$1,635	0%	$1,635	$180
		Cash Contributions	$3,765	3.92%	No	70%	$2,636	0%	$2,636	$3,787
		Personal Insurance and Pensions	$14,310	14.88%	No	70%	$10,017	0%	$10,017	$1,103
		Subtotal	$96,148	100%		0%	$70,404		$70,206	$11,224
									73%	

Appendix A, Table 4
Hollywood Center: Alternative
Economic Impact Inputs (Annual Operations) – Market Rate Housing cont.

East Site

Market Rate For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**170**	Estimated Gross Hhld Income	$233,059							
Average Monthly Rent - psf[1]	$5.18	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Average SF	1,108	Personal Taxes	$29,096							
Average Annual Rent	$68,795	Income After Taxes	$123,458							
Annual Utility Cost[2]	$1,122	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$69,918	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	30%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$5,756
Required Gross Hhld. Income	$233,058.78	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,363
Total Project Gross Hhld. Income	$39,619,993	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$3,118
Total From Occupied Units (95% Occupied)[3]	$37,638,993	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$1,138
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$3,811
Annual Hhld. Spending	$23,721,689.77	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$17,424
Adjustment for Consumer Spending in City of Los Angeles[4]	73.0%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$4,095
Annual Hhld. Retail Spending After Adjustment	**$17,321,213**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$1,687
City Sales Tax Rate	26%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$341
Annual Sales Tax Revenue (2018 $)	**$4,553,699**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$296
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$1,771
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$8,298
		All Other Housing Costs	$25,916	26.95%	No	70%	$18,141	0%	$18,141	$27,715
		Health Care	$6,409	6.67%	No	70%	$4,486	0%	$4,486	$6,854
		Entertainment-Fees & Admissions	$1,646	1.71%	No	70%	$1,152	0%	$1,152	$1,760
		Education	$2,336	2.43%	No	70%	$1,635	0%	$1,635	$2,498
		Cash Contributions	$3,765	3.92%	No	70%	$2,636	0%	$2,636	$3,787
		Personal Insurance and Pensions	$14,310	14.88%	No	70%	$10,017	0%	$10,017	$15,303
		Subtotal	$96,148	100%			$70,404		$70,206	$107,015
									73%	

Market Rate For Sale		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Units[1]	**149**	Estimated Gross Hhld Income	$16,689							
Average Sale Price	$0	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Annual Mortgage[10]	$0	Personal Taxes	$29,096							
Annual Property Tax and Insurance[10]	$0	Income After Taxes	$123,458							
Annual HOA Dues[11]	$5,841	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$5,841	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	35%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$412
Required Gross Hhld. Income	$16,689	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$98
Total Project Gross Hhld. Income	$2,486,633	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$223
Total From Occupied Units	$2,362,301	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$81
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$273
Annual Hhld. Spending	$1,488,822.57	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$1,248
Adjustment for Taxable Spending[4]	73%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$293
Annual Hhld. Taxable Spending in City of Los Angeles After Adjustment	**$1,087,115**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$121
City Sales Tax Rate	26%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$24
Annual Sales Tax Revenue (2018 $)	**$285,800**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$21
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$127
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$594
		All Other Housing Costs	$25,916	26.95%	No	70%	$18,141	0%	$18,141	$1,985
		Health Care	$6,409	6.67%	No	70%	$4,486	0%	$4,486	$491
		Entertainment-Fees & Admissions	$1,646	1.71%	No	70%	$1,152	0%	$1,152	$126
		Education	$2,336	2.43%	No	70%	$1,635	0%	$1,635	$179
		Cash Contributions	$3,765	3.92%	No	70%	$2,636	0%	$2,636	$3,787
		Personal Insurance and Pensions	$14,310	14.88%	No	70%	$10,017	0%	$10,017	$1,096
		Subtotal	$96,148	100%			$70,404		$70,206	$11,179
									73%	

Appendix A, Table 3
Hollywood Center
Economic Impact Inputs (Annual Operations) – Market Rate Housing

East Site: Alternative

Market Rate For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**2**	Estimated Gross Hhld Income	$3,741							
Average Monthly Rent - psf[1]	$0.00	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Average SF	9,107	Personal Taxes	$29,096							
Average Annual Rent	$0	Income After Taxes	$123,458							
Annual Utility Cost[2]	$1,122	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$1,122	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	30%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$5,414
Required Gross Hhld. Income	$3,741	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,282
Total Project Gross Hhld. Income	$7,483	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$2,933
Total From Occupied Units (95% Occupied)[3]	$7,109	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$1,070
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$3,585
Annual Hhld. Spending	$4,480	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$16,389
Adjustment for Consumer Spending in City of Los Angeles[4]	73%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$3,852
Annual Hhld. Retail Spending After Adjustment	**$3,271**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$1,587
City Sales Tax Rate	26%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$321
Annual Sales Tax Revenue (2018 $)	**$860**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$278
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$1,666
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$7,805
		All Other Housing Costs	$25,916	26.95%	No	70%	$18,141	0%	$18,141	$26,068
		Health Care	$6,409	6.67%	No	70%	$4,486	0%	$4,486	$6,446
		Entertainment-Fees & Admissions	$1,646	1.71%	No	70%	$1,152	0%	$1,152	$1,656
		Education	$2,336	2.43%	No	70%	$1,635	0%	$1,635	$2,350
		Cash Contributions	$3,765	3.92%	No	70%	$2,636	0%	$2,636	$3,787
		Personal Insurance and Pensions	$14,310	14.88%	No	70%	$10,017	0%	$10,017	$14,394
		Subtotal	$96,148	100%			$70,404		$70,206	$100,881
									73%	

Market Rate For Sale		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Units[1]	**274**	Estimated Gross Hhld Income	$0							
Average Sale Price	$0	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Annual Mortgage[2]	$0	Personal Taxes	$29,096							
Annual Property Tax and Insurance[2]	$0	Income After Taxes	$123,458							
Annual HOA Dues[3]	$4,992	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$0	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	35%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$0
Required Gross Hhld. Income	$0.00	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$0
Total Project Gross Hhld. Income	$0	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$0
Total From Occupied Units	#VALUE!	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$0
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$0
Annual Hhld. Spending	#VALUE!	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$0
Adjustment for Taxable Spending[4]	73%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$0
Annual Hhld. Taxable Spending in City of Los Angeles After Adjustment	**#VALUE!**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$0
City Sales Tax Rate	26%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$0
Annual Sales Tax Revenue (2018 $)	**#VALUE!**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$0
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$0
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$0
		All Other Housing Costs	$25,916	26.95%	No	70%	$18,141	0%	$18,141	$0
		Health Care	$6,409	6.67%	No	70%	$4,486	0%	$4,486	$0
		Entertainment-Fees & Admissions	$1,646	1.71%	No	70%	$1,152	0%	$1,152	$0
		Education	$2,336	2.43%	No	70%	$1,635	0%	$1,635	$0
		Cash Contributions	$3,765	3.92%	No	70%	$2,636	0%	$2,636	$3,787
		Personal Insurance and Pensions	$14,310	14.88%	No	70%	$10,017	0%	$10,017	$0
		Subtotal	$96,148	100%			$70,404		$70,206	$3,787
									73%	

Appendix A, Table 5
Hollywood Center
Economic Impact Inputs (Annual Operations) – Senior Affordable Housing

West Site

Sr. Affordable For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**68**	Estimated Gross Hhld Income	$22,803							
Required Gross Hhld. Income[2]	$22,803	Comparable CES 2016 Hhld Income Band[5]	$25,086							
Total Project Gross Hhld. Income	$1,550,590	Personal Taxes	-$945							
Total From Occupied Units (100% Occupied)[3]	$1,550,590	Income After Taxes	$26,031							
Annual Hhld. Spending/Total Hhld. Income	140%	Annual Consumer Expenditures[6]	$35,242							
Annual Hhld. Spending	$2,178,341.80	Hhld. Expenditures/Income Before Taxes	140%							
Adjustment for Consumer Spending in City of Los Angeles[4]	73.8%	Food Away from Home	$1,858	5.27%	Yes	70%	$1,300.60	-5%	$1,236	$1,123
Annual Hhld. Retail Spending After Adjustment	**$1,607,934**	Alcoholic Beverages	$277	0.79%	Yes	90%	$249	0%	$249	$227
City Sales Tax Rate	26%	Household Furnishings & Equipment	$1,172	3.33%	Yes	60%	$703	0%	$703	$639
Annual Sales Tax Revenue (2018 $)	**$422,721**	Housekeeping Supplies	$448	1.27%	Yes	80%	$358	0%	$358	$326
		Apparel & Services	$1,101	3.12%	Yes	70%	$771	0%	$771	$701
		Transportation	$5,601	15.89%	Yes	80%	$4,481	0%	$4,481	$4,073
		Entertainment (less Fees & Admissions)	$1,314	3.73%	Yes	75%	$986	0%	$986	$896
		Personal Care Products & Services	$489	1.39%	Yes	90%	$440	0%	$440	$400
		Tobacco Products	$186	0.53%	Yes	90%	$167	0%	$167.40	$152
		Reading	$70	0.20%	Yes	90%	$63.00	0%	$63	$57
		Miscellaneous	$681	1.93%	Yes	70%	$477	0%	$477	$433
		Food at Home	$3,258	9.24%	Yes	90%	$2,932	0%	$2,932	$2,665
		All Other Housing Costs	$12,498	35.46%	No	70%	$8,749	0%	$8,749	$7,952
		Health Care	$2,805	7.96%	No	70%	$1,964	0%	$1,964	$1,785
		Entertainment-Fees & Admissions	$344	0.98%	No	70%	$241	0%	$241	$219
		Education	$568	1.61%	No	70%	$398	0%	$398	$361
		Cash Contributions	$918	2.60%	No	70%	$643	0%	$643	$600
		Personal Insurance and Pensions	$1,655	4.70%	No	70%	$1,159	0%	$1,159	$1,053
		Subtotal	$35,243	100%			$26,080		$26,014	$23,663
									74%	

East Site

Sr. Affordable For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**48**	Estimated Gross Hhld Income	$23,423							
Required Gross Hhld. Income[2]	$23,423	Comparable CES 2016 Hhld Income Band[6]	$25,086							
Total Project Gross Hhld. Income	$1,124,281	Personal Taxes	-$945							
Total From Occupied Units (100% Occupied)[4]	$1,124,281	Income After Taxes	$26,031							
Annual Hhld. Spending/Total Hhld. Income	140%	Annual Consumer Expenditures[7]	$35,242							
Annual Hhld. Spending	$1,579,443.08	Hhld. Expenditures/Income Before Taxes	140%							
Adjustment for Consumer Spending in City of Los Angeles[5]	73.8%	Food Away from Home	$1,858	5.27%	Yes	70%	$1,300.60	-5%	$1,236	$1,154
Annual Hhld. Retail Spending After Adjustment	**$1,165,859**	Alcoholic Beverages	$277	0.79%	Yes	90%	$249	0%	$249	$233
City Sales Tax Rate	26%	Household Furnishings & Equipment	$1,172	3.33%	Yes	60%	$703	0%	$703	$657
Annual Sales Tax Revenue (2018 $)	**$306,501**	Housekeeping Supplies	$448	1.27%	Yes	80%	$358	0%	$358	$335
		Apparel & Services	$1,101	3.12%	Yes	70%	$771	0%	$771	$720
		Transportation	$5,601	15.89%	Yes	80%	$4,481	0%	$4,481	$4,184
		Entertainment (less Fees & Admissions)	$1,314	3.73%	Yes	75%	$986	0%	$986	$920
		Personal Care Products & Services	$489	1.39%	Yes	90%	$440	0%	$440	$411
		Tobacco Products	$186	0.53%	Yes	90%	$167	0%	$167.40	$156
		Reading	$70	0.20%	Yes	90%	$63.00	0%	$63	$59
		Miscellaneous	$681	1.93%	Yes	70%	$477	0%	$477	$445
		Food at Home	$3,258	9.24%	Yes	90%	$2,932	0%	$2,932	$2,738
		All Other Housing Costs	$12,498	35.46%	No	70%	$8,749	0%	$8,749	$8,168
		Health Care	$2,805	7.96%	No	70%	$1,964	0%	$1,964	$1,833
		Entertainment-Fees & Admissions	$344	0.98%	No	70%	$241	0%	$241	$225
		Education	$568	1.61%	No	70%	$398	0%	$398	$371
		Cash Contributions	$918	2.60%	No	70%	$643	0%	$643	$600
		Personal Insurance and Pensions	$1,655	4.70%	No	70%	$1,159	0%	$1,159	$1,082
		Subtotal	$35,243	100%			$26,080		$26,014	$24,289
									74%	

East Site: Alternative

Sr. Affordable For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**149**	Estimated Gross Hhld Income	$23,899							
Required Gross Hhld. Income[2]	$23,899	Comparable CES 2016 Hhld Income Band[6]	$25,086							
Total Project Gross Hhld. Income	$3,560,936	Personal Taxes	-$945							
Total From Occupied Units (100% Occupied)[4]	$3,560,936	Income After Taxes	$26,031							
Annual Hhld. Spending/Total Hhld. Income	140%	Annual Consumer Expenditures[7]	$35,242							
Annual Hhld. Spending	$5,002,572	Hhld. Expenditures/Income Before Taxes	140%							
Adjustment for Consumer Spending in City of Los Angeles[5]	73.8%	Food Away from Home	$1,858	5.27%	Yes	70%	$1,300.60	-5%	$1,236	$1,177
Annual Hhld. Retail Spending After Adjustment	**$3,692,627**	Alcoholic Beverages	$277	0.79%	Yes	90%	$249	0%	$249	$238
City Sales Tax Rate	26%	Household Furnishings & Equipment	$1,172	3.33%	Yes	60%	$703	0%	$703	$670
Annual Sales Tax Revenue (2018 $)	**$970,781**	Housekeeping Supplies	$448	1.27%	Yes	80%	$358	0%	$358	$341
		Apparel & Services	$1,101	3.12%	Yes	70%	$771	0%	$771	$734
		Transportation	$5,601	15.89%	Yes	80%	$4,481	0%	$4,481	$4,269
		Entertainment (less Fees & Admissions)	$1,314	3.73%	Yes	75%	$986	0%	$986	$939
		Personal Care Products & Services	$489	1.39%	Yes	90%	$440	0%	$440	$419
		Tobacco Products	$186	0.53%	Yes	90%	$167	0%	$167.40	$159
		Reading	$70	0.20%	Yes	90%	$63.00	0%	$63	$60
		Miscellaneous	$681	1.93%	Yes	70%	$477	0%	$477	$454
		Food at Home	$3,258	9.24%	Yes	90%	$2,932	0%	$2,932	$2,793
		All Other Housing Costs	$12,498	35.46%	No	70%	$8,749	0%	$8,749	$8,335
		Health Care	$2,805	7.96%	No	70%	$1,964	0%	$1,964	$1,871
		Entertainment-Fees & Admissions	$344	0.98%	No	70%	$241	0%	$241	$229
		Education	$568	1.61%	No	70%	$398	0%	$398	$379
		Cash Contributions	$918	2.60%	No	70%	$643	0%	$643	$612
		Personal Insurance and Pensions	$1,655	4.70%	No	70%	$1,159	0%	$1,159	$1,104
		Subtotal	$35,243	100%			$26,080		$26,014	$24,783
									74%	

Appendix A, Table 6
Hollywood Center
Employment and Other Economic Impacts on the City of Los Angeles from Construction

PROJECT				
West Site				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Market Rate Units				
Employment	1,987	728	599	3,315
Employee Compensation	$ 117,775,255	$ 42,519,581	$ 32,018,647	$ 192,313,483
Total Economic Output	$ 332,776,149	$ 108,916,816	$ 90,976,260	$ 532,669,224
Affordable Units				
Employment	216	79	65	360
Employee Compensation	$ 12,793,552	$ 4,618,767	$ 3,478,084	$ 20,890,403
Total Economic Output	$ 36,148,416	$ 11,831,288	$ 9,882,462	$ 57,862,165
Restaurant				
Employment	39	5	10	54
Employee Compensation	$ 2,308,395	$ 364,673	$ 538,710	$ 3,211,778
Total Economic Output	$ 5,224,882	$ 1,087,602	$ 1,530,233	$ 7,842,717
Subtotal West Parcel				
Employment	2,242	812	674	3,728
Employee Compensation	$ 132,877,201	$ 47,503,021	$ 36,035,441	$ 216,415,663
Total Economic Output	$ 374,149,447	$ 121,835,705	$ 102,388,955	$ 598,374,107
East Site				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Market Rate Units				
Employment	1,983	727	598	3,308
Employee Compensation	$ 117,519,594	$ 42,427,281	$ 31,949,142	$ 191,896,017
Total Economic Output	$ 332,053,774	$ 108,680,384	$ 90,778,773	$ 531,512,931
Affordable Units				
Employment	205	75	62	343
Employee Compensation	$ 12,171,810	$ 4,394,304	$ 3,309,056	$ 19,875,169
Total Economic Output	$ 34,391,672	$ 11,256,310	$ 9,402,193	$ 55,050,174
Restaurant				
Employment	53	7	14	74
Employee Compensation	$ 3,185,195	$ 503,188	$ 743,329	$ 4,431,711
Total Economic Output	$ 7,209,454	$ 1,500,707	$ 2,111,463	$ 10,821,624
Subtotal East Parcel				
Employment	2,242	808	674	3,724
Employee Compensation	$ 132,876,598	$ 47,324,773	$ 36,001,527	$ 216,202,897
Total Economic Output	$ 373,654,900	$ 121,437,401	$ 102,292,429	$ 597,384,729
TOTAL CONSTRUCTION-RELATED IMPACTS				
Employment	**4,484**	**1,621**	**1,348**	**7,452**
Employee Compensation	**$ 265,753,799**	**$ 94,827,794**	**$ 72,036,968**	**$ 432,618,561**
Total Economic Output	**$ 747,804,347**	**$ 243,273,106**	**$ 204,681,383**	**$ 1,195,758,836**

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.
[2] Totals may not sum precisely due to independent rounding.
[3] Includes market rate apartments and condos.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

NOTES:

"Direct" Impacts = Economic impacts located at the Project site in the City of Los Angeles
"Indirect" Impacts = Economic impacts resulting from on-site businesses making purchases of goods and services in the City of Los Angeles.
"Induced" Impacts = Economic impacts resulting from household spending by direct and indirect employees in the City of Los Angeles.
"Multiplier Effect" on direct impacts = indirect + induced impacts.
"Employment" = Part-time and full-time jobs, irrespective of hours worked (i.e., not full-time equivalents or FTEs).
"Compensation" = Wages and benefits paid to employees.
"Total Economic Output" = Summary measure of construction-related expenditures and worker household spending in the City of Los Angeles

Appendix A, Table 7
Hollywood Center: Alternative
Employment and Other Economic Impacts on the City of Los Angeles from Construction

ALTERNATIVE				
West Site				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Market Rate Units				
Employment	1,987	728	599	3,315
Employee Compensation	$ 117,775,255	$ 42,519,581	$ 32,018,647	$ 192,313,483
Total Economic Output	$ 332,776,149	$ 108,916,816	$ 90,976,260	$ 532,669,224
Affordable Units				
Employment	216	79	65	360
Employee Compensation	$ 12,793,552	$ 4,618,767	$ 3,478,084	$ 20,890,403
Total Economic Output	$ 36,148,416	$ 11,831,288	$ 9,882,462	$ 57,862,165
Retail				
Employment	39	5	10	54
Employee Compensation	$ 2,308,395	$ 364,673	$ 538,710	$ 3,211,778
Total Economic Output	$ 5,224,882	$ 1,087,602	$ 1,530,233	$ 7,842,717
Subtotal West Parcel				
Employment	2,242	812	674	3,728
Employee Compensation	$ 132,877,201	$ 47,503,021	$ 36,035,441	$ 216,415,663
Total Economic Output	$ 374,149,447	$ 121,835,705	$ 102,388,955	$ 598,374,107
East Site: Alternative				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Market Rate Units				
Employment	1,492	547	450	2,488
Employee Compensation	$ 88,400,858	$ 31,914,747	$ 24,032,857	$ 144,348,461
Total Economic Output	$ 249,778,249	$ 81,751,807	$ 68,285,816	$ 399,815,872
Affordable Units				
Employment	183	67	55	306
Employee Compensation	$ 10,856,527	$ 3,919,456	$ 2,951,480	$ 17,727,463
Total Economic Output	$ 30,675,315	$ 10,039,955	$ 8,386,194	$ 49,101,465
Retail				
Employment	59	7	15	81
Employee Compensation	$ 3,512,046	$ 554,823	$ 819,606	$ 4,886,475
Total Economic Output	$ 7,949,258	$ 1,654,703	$ 2,328,133	$ 11,932,094
Hotel				
Employment	693	87	181	961
Employee Compensation	$ 41,490,176	$ 6,554,496	$ 9,682,565	$ 57,727,237
Total Economic Output	$ 93,909,973	$ 19,548,128	$ 27,503,808	$ 140,961,909
Subtotal East Parcel				
Employment	2,427	708	701	3,836
Employee Compensation	$ 144,259,606	$ 42,943,521	$ 37,486,507	$ 224,689,635
Total Economic Output	$ 382,312,796	$ 112,994,593	$ 106,503,950	$ 601,811,340
TOTAL CONSTRUCTION-RELATED IMPACTS				
Employment	**4,669**	**1,520**	**1,376**	**7,565**
Employee Compensation	**$ 277,136,808**	**$ 90,446,543**	**$ 73,521,948**	**$ 441,105,298**
Total Economic Output	**$ 756,462,243**	**$ 234,830,298**	**$ 208,892,905**	**$ 1,200,185,446**

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.
[2] Totals may not sum precisely due to independent rounding.
[3] Includes market rate apartments and condos.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

NOTES:

"Direct" Impacts = Economic impacts located at the Project site in the City of Los Angeles
"Indirect" Impacts = Economic impacts from on-site businesses making purchases of goods and services in the City of Los Angeles.
"Induced" Impacts = Economic impacts resulting from household spending by direct and indirect employees in the City of Los Angeles.
"Multiplier Effect" on direct impacts = indirect + induced impacts.
"Employment" = Part-time and full-time jobs, irrespective of hours worked (i.e., not full-time equivalents or FTEs).
"Compensation" = Wages and benefits paid to employees.
"Total Economic Output" = Summary measure of construction-related expenditures and worker household spending in the City of Los Angeles

Appendix A, Table 8
Hollywood Center
Employment and Other Economic Impacts on the City of Los Angeles from Operations

PROJECT				
West Site				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Household Spending - Market Rate Units				
Employment	235	46	53	333
Employee Compensation	$ 11,176,138	$ 2,972,248	$ 2,827,918	$ 16,976,304
Total Economic Output	$ 31,564,572	$ 8,233,558	$ 8,034,948	$ 47,833,078
Housing Spending - Affordable Units				
Employment	9	2	2	12
Employee Compensation	$ 389,303	$ 92,484	$ 95,917	$ 577,704
Total Economic Output	$ 1,121,380	$ 257,153	$ 272,562	$ 1,651,095
Restaurant Uses				
Employment	85	7	11	103
Employee Compensation	$ 2,484,572	$ 493,737	$ 604,498	$ 3,582,807
Total Economic Output	$ 5,110,598	$ 1,416,729	$ 1,716,723	$ 8,244,050
Subtotal West Parcel				
Employment	328	54	66	448
Employee Compensation	$ 14,050,014	$ 3,558,468	$ 3,528,333	$ 21,136,815
Total Economic Output	$ 37,796,551	$ 9,907,440	$ 10,024,233	$ 57,728,223
East Site				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Household Spending - Market Rate Units				
Employment	232	46	53	332
Employee Compensation	$ 11,175,181	$ 3,004,755	$ 2,834,887	$ 17,014,823
Total Economic Output	$ 31,870,905	$ 8,323,126	$ 8,054,688	$ 48,248,719
Housing Spending - Affordable Units				
Employment	8	2	2	12
Employee Compensation	$ 381,922	$ 90,763	$ 94,105	$ 566,791
Total Economic Output	$ 1,100,531	$ 252,368	$ 267,415	$ 1,620,313
Restaurant Uses				
Employment	121	9	16	146
Employee Compensation	$ 3,525,306	$ 700,553	$ 857,709	$ 5,083,568
Total Economic Output	$ 7,251,317	$ 2,010,166	$ 2,435,821	$ 11,697,304
Subtotal East Parcel				
Employment	361	57	71	489
Employee Compensation	$ 15,082,409	$ 3,796,071	$ 3,786,701	$ 22,665,181
Total Economic Output	$ 40,222,753	$ 10,585,660	$ 10,757,923	$ 61,566,337
TOTAL OPERATIONS-RELATED IMPACTS				
Employment	**689**	**111**	**137**	**937**
Employee Compensation	**$ 29,132,422**	**$ 7,354,539**	**$ 7,315,034**	**$ 43,801,996**
Total Economic Output	**$ 78,019,304**	**$ 20,493,100**	**$ 20,782,156**	**$ 119,294,560**

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.
[2] Totals may not sum precisely due to independent rounding.
[3] Includes market rate apartments and condos.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

NOTES:

"Direct" Impacts = Economic impacts located at the Project site in the City of Los Angeles
"Indirect" Impacts = Economic impacts generally resulting from on-site businesses making purchases of goods and services in the City of Los Angeles.
"Induced" Impacts = Economic impacts resulting from household spending by direct and indirect employees in the City of Los Angeles.
"Multiplier Effect" on direct impacts = indirect + induced impacts.
"Employment" = Part-time and full-time jobs, irrespective of hours worked (i.e., not full-time equivalents or FTEs).
"Compensation" = Wages and benefits paid to employees.
"Total Economic Output" = Summary measure of construction-related expenditures and worker household spending in the City of Los Angeles

Appendix A, Table 9
Hollywood Center Project: Alternative
Employment and Other Economic Impacts on the City of Los Angeles from Operations

ALTERNATIVE				
West Site				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Household Spending - Market Rate Units				
Employment	235	46	53	333
Employee Compensation	$ 11,176,138	$ 2,972,248	$ 2,827,918	$ 16,976,304
Total Economic Output	$ 31,564,572	$ 8,233,558	$ 8,034,948	$ 47,833,078
Housing Spending - Affordable Units				
Employment	9	2	2	12
Employee Compensation	$ 389,303	$ 92,484	$ 95,917	$ 577,704
Total Economic Output	$ 1,121,380	$ 257,153	$ 272,562	$ 1,651,095
Restaurant Uses				
Employment	85	7	11	103
Employee Compensation	$ 2,484,572	$ 493,737	$ 604,498	$ 3,582,807
Total Economic Output	$ 5,110,598	$ 1,416,729	$ 1,716,723	$ 8,244,050
Subtotal West Parcel				
Employment	328	54	66	448
Employee Compensation	$ 14,050,014	$ 3,558,468	$ 3,528,333	$ 21,136,815
Total Economic Output	$ 37,796,551	$ 9,907,440	$ 10,024,233	$ 57,728,223
East Site: Alternative				
Impact Category[1]	**Direct Impact**	**Indirect Impact**	**Induced Impact**	**Total Impact**[2]
Household Spending - Market Rate Units				
Employment	200	36	43	280
Employee Compensation	$ 9,231,563	$ 2,356,431	$ 2,314,163	$ 13,902,157
Total Economic Output	$ 25,141,863	$ 6,529,111	$ 6,575,399	$ 38,246,373
Housing Spending - Affordable Units				
Employment	6	1	1	9
Employee Compensation	$ 287,772	$ 68,388	$ 70,907	$ 427,066
Total Economic Output	$ 829,229	$ 190,154	$ 201,492	$ 1,220,876
Restaurant Uses				
Employment	121	9	16	146
Employee Compensation	$ 3,525,306	$ 700,553	$ 857,709	$ 5,083,568
Total Economic Output	$ 7,251,317	$ 2,010,166	$ 2,435,821	$ 11,697,304
Hotel				
Employment	170	35	39	244
Employee Compensation	$7,918,231	$2,363,347	$2,086,261	$12,367,840
Total Economic Output	$21,618,603	$5,925,556	$5,924,853	$33,469,011
Subtotal East Parcel				
Employment	497	82	100	678
Employee Compensation	$ 20,962,872	$ 5,488,719	$ 5,329,040	$ 31,780,631
Total Economic Output	$ 54,841,012	$ 14,654,987	$ 15,137,565	$ 84,633,564
TOTAL OPERATIONS-RELATED IMPACTS				
Employment	**825**	**135**	**166**	**1,126**
Employee Compensation	**$ 35,012,885**	**$ 9,047,188**	**$ 8,857,373**	**$ 52,917,446**
Total Economic Output	**$ 92,637,563**	**$ 24,562,427**	**$ 25,161,797**	**$ 142,361,788**

[1] Employee Compensation and Total Economic Output values are stated in 2018 dollars.
[2] Totals may not sum precisely due to independent rounding.
[3] Includes market rate apartments and condos.

Sources: MP Los Angeles; IMPLAN; HR&A Advisors, Inc.

NOTES:

"Direct" Impacts = Economic impacts located at the Project site in the City of Los Angeles
"Indirect" Impacts = Economic impacts generally resulting from on-site businesses making purchases of goods and services in the City of Los Angeles.
"Induced" Impacts = Economic impacts resulting from household spending by direct and indirect employees in the City of Los Angeles.
"Multiplier Effect" on direct impacts = indirect + induced impacts.
"Employment" = Part-time and full-time jobs, irrespective of hours worked (i.e., not full-time equivalents or FTEs).
"Compensation" = Wages and benefits paid to employees.
"Total Economic Output" = Summary measure of construction-related expenditures and worker household spending in the City of Los Angeles

Appendix A, Table 10
Hollywood Center: West Site
Project Construction Economic Impact on Employment

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	2,203	0	0	2,203	59.1%	59.1%
395	Wholesale trade	0	76	23	99	2.7%	61.8%
406	Retail - Miscellaneous store retailers	0	75	9	84	2.2%	64.0%
401	Retail - Health and personal care stores	0	69	8	76	2.1%	66.1%
403	Retail - Clothing and clothing accessories stores	0	60	9	69	1.9%	67.9%
398	Retail - Electronics and appliance stores	0	57	3	61	1.6%	69.5%
399	Retail - Building material and garden equipment and supplies stores	0	48	6	54	1.5%	71.0%
407	Retail - Nonstore retailers	0	36	13	49	1.3%	72.3%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	37	5	42	1.1%	73.4%
449	Architectural, engineering, and related services	0	39	3	42	1.1%	74.5%
501	Full-service restaurants	0	6	36	41	1.1%	75.6%
440	Real estate	0	20	20	40	1.1%	76.7%
57	Construction of new commercial structures, including farm structures	39	0	0	39	1.0%	77.8%
502	Limited-service restaurants	0	2	33	35	0.9%	78.7%
485	Individual and family services	0	0	31	31	0.8%	79.5%
482	Hospitals	0	0	30	30	0.8%	80.3%
397	Retail - Furniture and home furnishings stores	0	26	4	30	0.8%	81.1%
411	Truck transportation	0	23	4	27	0.7%	81.9%
402	Retail - Gasoline stores	0	22	3	25	0.7%	82.5%
475	Offices of physicians	0	0	25	25	0.7%	83.2%
400	Retail - Food and beverage stores	0	1	20	21	0.6%	83.8%
405	Retail - General merchandise stores	0	6	14	20	0.5%	84.3%
503	All other food and drinking places	0	2	18	20	0.5%	84.8%
464	Employment services	0	13	6	19	0.5%	85.3%
468	Services to buildings	0	6	12	18	0.5%	85.8%
454	Management consulting services	0	13	4	17	0.5%	86.3%
509	Personal care services	0	0	16	16	0.4%	86.7%
512	Other personal services	0	1	13	15	0.4%	87.1%
461	Management of companies and enterprises	0	9	5	14	0.4%	87.5%
504	Automotive repair and maintenance, except car washes	0	3	11	14	0.4%	87.8%
480	Home health care services	0	0	13	13	0.4%	88.2%
483	Nursing and community care facilities	0	0	13	13	0.4%	88.6%
469	Landscape and horticultural services	0	9	3	13	0.3%	88.9%
474	Other educational services	0	1	12	12	0.3%	89.2%
447	Legal services	0	6	6	12	0.3%	89.6%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	8	4	12	0.3%	89.9%
513	Religious organizations	0	0	12	12	0.3%	90.2%
473	Junior colleges, colleges, universities, and professional schools	0	0	12	12	0.3%	90.5%
436	Other financial investment activities	0	2	10	12	0.3%	90.8%
477	Offices of other health practitioners	0	0	12	12	0.3%	91.2%
465	Business support services	0	7	4	11	0.3%	91.5%
460	Marketing research and all other miscellaneous professional, scientific, and technical services	0	8	2	10	0.3%	91.7%
396	Retail - Motor vehicle and parts dealers	0	2	7	10	0.3%	92.0%
476	Offices of dentists	0	0	9	9	0.3%	92.2%
517	Private households	0	0	9	9	0.3%	92.5%
433	Monetary authorities and depository credit intermediation	0	3	6	9	0.2%	92.7%
499	Hotels and motels, including casino hotels	0	2	7	9	0.2%	93.0%
434	Nondepository credit intermediation and related activities	0	3	5	8	0.2%	93.2%
467	Investigation and security services	0	4	3	8	0.2%	93.4%
437	Insurance carriers	0	1	6	7	0.2%	93.6%
462	Office administrative services	0	5	2	7	0.2%	93.8%
412	Transit and ground passenger transportation	0	2	6	7	0.2%	94.0%
472	Elementary and secondary schools	0	0	7	7	0.2%	94.2%
478	Outpatient care centers	0	0	7	7	0.2%	94.3%
438	Insurance agencies, brokerages, and related activities	0	2	5	6	0.2%	94.5%
487	Child day care services	0	0	6	6	0.2%	94.7%
445	Commercial and industrial machinery and equipment rental and leasing	0	6	0	6	0.2%	94.8%
457	Advertising, public relations, and related services	0	4	2	6	0.2%	95.0%
415	Couriers and messengers	0	4	2	6	0.2%	95.2%
450	Specialized design services	0	5	1	6	0.2%	95.3%
497	Fitness and recreational sports centers	0	1	5	6	0.1%	95.5%
195	Other plastics product manufacturing	0	5	1	6	0.1%	95.6%
484	Residential mental retardation, mental health, substance abuse and other facilities	0	0	5	5	0.1%	95.7%
496	Other amusement and recreation industries	0	1	4	5	0.1%	95.9%
416	Warehousing and storage	0	4	1	5	0.1%	96.0%
141	Other millwork, including flooring	0	5	0	5	0.1%	96.1%
508	Personal and household goods repair and maintenance	0	2	3	5	0.1%	96.3%
62	Maintenance and repair construction of nonresidential structures	0	3	2	5	0.1%	96.4%
518	Postal service	0	3	2	5	0.1%	96.5%
	All Other Sectors	**0**	**55**	**75**	**130**	**3%**	**100%**
	Total	**2,242**	**812**	**674**	**3,728**	**100%**	

Appendix A, Table 11
Hollywood Center: East Site
Project Construction Economic Impact on Employment

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	2,188	0	0	2,188	58.8%	58.8%
395	Wholesale trade	0	76	23	99	2.7%	61.4%
406	Retail - Miscellaneous store retailers	0	74	9	83	2.2%	63.7%
401	Retail - Health and personal care stores	0	68	8	76	2.0%	65.7%
403	Retail - Clothing and clothing accessories stores	0	59	9	69	1.8%	67.5%
398	Retail - Electronics and appliance stores	0	57	3	60	1.6%	69.2%
399	Retail - Building material and garden equipment and supplies stores	0	48	6	54	1.5%	70.6%
57	Construction of new commercial structures, including farm structures	54	0	0	54	1.4%	72.0%
407	Retail - Nonstore retailers	0	36	13	48	1.3%	73.3%
449	Architectural, engineering, and related services	0	39	3	42	1.1%	74.5%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	37	5	42	1.1%	75.6%
501	Full-service restaurants	0	6	36	41	1.1%	76.7%
440	Real estate	0	20	20	40	1.1%	77.8%
502	Limited-service restaurants	0	2	33	35	0.9%	78.7%
485	Individual and family services	0	0	31	31	0.8%	79.5%
482	Hospitals	0	0	30	30	0.8%	80.4%
397	Retail - Furniture and home furnishings stores	0	26	4	29	0.8%	81.1%
411	Truck transportation	0	23	4	27	0.7%	81.9%
402	Retail - Gasoline stores	0	22	3	25	0.7%	82.5%
475	Offices of physicians	0	0	25	25	0.7%	83.2%
400	Retail - Food and beverage stores	0	1	20	21	0.6%	83.8%
405	Retail - General merchandise stores	0	6	14	20	0.5%	84.3%
503	All other food and drinking places	0	2	18	20	0.5%	84.8%
464	Employment services	0	13	6	19	0.5%	85.3%
468	Services to buildings	0	6	12	18	0.5%	85.8%
454	Management consulting services	0	13	4	17	0.5%	86.3%
509	Personal care services	0	0	16	16	0.4%	86.7%
512	Other personal services	0	1	13	15	0.4%	87.1%
461	Management of companies and enterprises	0	9	5	14	0.4%	87.5%
504	Automotive repair and maintenance, except car washes	0	3	11	14	0.4%	87.8%
480	Home health care services	0	0	13	13	0.4%	88.2%
483	Nursing and community care facilities	0	0	13	13	0.4%	88.6%
469	Landscape and horticultural services	0	9	3	13	0.3%	88.9%
474	Other educational services	0	1	12	12	0.3%	89.2%
447	Legal services	0	6	6	12	0.3%	89.6%
513	Religious organizations	0	0	12	12	0.3%	89.9%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	8	4	12	0.3%	90.2%
473	Junior colleges, colleges, universities, and professional schools	0	0	12	12	0.3%	90.5%
436	Other financial investment activities	0	2	10	12	0.3%	90.8%
477	Offices of other health practitioners	0	0	12	12	0.3%	91.2%
465	Business support services	0	7	4	11	0.3%	91.5%
460	Marketing research and all other miscellaneous professional, scientific, and technical services	0	8	2	10	0.3%	91.7%
396	Retail - Motor vehicle and parts dealers	0	2	7	10	0.3%	92.0%
476	Offices of dentists	0	0	9	9	0.3%	92.2%
517	Private households	0	0	9	9	0.3%	92.5%
433	Monetary authorities and depository credit intermediation	0	3	6	9	0.2%	92.7%
499	Hotels and motels, including casino hotels	0	2	7	9	0.2%	93.0%
434	Nondepository credit intermediation and related activities	0	3	5	8	0.2%	93.2%
467	Investigation and security services	0	4	3	8	0.2%	93.4%
437	Insurance carriers	0	1	6	7	0.2%	93.6%
462	Office administrative services	0	5	2	7	0.2%	93.8%
412	Transit and ground passenger transportation	0	2	6	7	0.2%	94.0%
472	Elementary and secondary schools	0	0	7	7	0.2%	94.2%
478	Outpatient care centers	0	0	7	7	0.2%	94.3%
438	Insurance agencies, brokerages, and related activities	0	2	5	6	0.2%	94.5%
487	Child day care services	0	0	6	6	0.2%	94.7%
445	Commercial and industrial machinery and equipment rental and leasing	0	6	0	6	0.2%	94.8%
457	Advertising, public relations, and related services	0	4	2	6	0.2%	95.0%
415	Couriers and messengers	0	4	2	6	0.2%	95.2%
450	Specialized design services	0	5	1	6	0.2%	95.3%
497	Fitness and recreational sports centers	0	1	5	6	0.1%	95.5%
195	Other plastics product manufacturing	0	5	1	6	0.1%	95.6%
484	Residential mental retardation, mental health, substance abuse and other facilities	0	0	5	5	0.1%	95.7%
496	Other amusement and recreation industries	0	1	4	5	0.1%	95.9%
416	Warehousing and storage	0	4	1	5	0.1%	96.0%
141	Other millwork, including flooring	0	5	0	5	0.1%	96.1%
508	Personal and household goods repair and maintenance	0	2	3	5	0.1%	96.3%
62	Maintenance and repair construction of nonresidential structures	0	3	2	5	0.1%	96.4%
526	Other local government enterprises	0	1	4	5	0.1%	96.5%
	All Other Sectors	**0**	**57**	**73**	**130**	**3%**	**100%**
	Total	**2,242**	**809**	**674**	**3,725**	**100%**	

Appendix A, Table 12
Hollywood Center: East Site: Alternative
Project Construction Economic Impact on Employment

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	1,675	0	0	1,675	43.7%	43.7%
57	Construction of new commercial structures, including farm structures	752	0	0	752	19.6%	63.3%
395	Wholesale trade	0	79	24	103	2.7%	66.0%
406	Retail - Miscellaneous store retailers	0	57	9	67	1.7%	67.7%
401	Retail - Health and personal care stores	0	53	8	61	1.6%	69.3%
403	Retail - Clothing and clothing accessories stores	0	46	10	55	1.4%	70.7%
398	Retail - Electronics and appliance stores	0	44	3	47	1.2%	72.0%
449	Architectural, engineering, and related services	0	42	3	44	1.2%	73.1%
501	Full-service restaurants	0	6	37	44	1.1%	74.2%
399	Retail - Building material and garden equipment and supplies stores	0	37	6	43	1.1%	75.4%
407	Retail - Nonstore retailers	0	28	13	41	1.1%	76.4%
440	Real estate	0	18	21	39	1.0%	77.5%
502	Limited-service restaurants	0	2	34	37	1.0%	78.4%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	29	5	33	0.9%	79.3%
485	Individual and family services	0	0	32	32	0.8%	80.1%
482	Hospitals	0	0	32	32	0.8%	80.9%
411	Truck transportation	0	22	4	26	0.7%	81.6%
475	Offices of physicians	0	0	26	26	0.7%	82.3%
397	Retail - Furniture and home furnishings stores	0	20	4	24	0.6%	82.9%
400	Retail - Food and beverage stores	0	1	20	21	0.6%	83.5%
503	All other food and drinking places	0	2	19	21	0.5%	84.0%
402	Retail - Gasoline stores	0	17	3	20	0.5%	84.5%
405	Retail - General merchandise stores	0	5	15	20	0.5%	85.1%
468	Services to buildings	0	5	12	18	0.5%	85.5%
464	Employment services	0	12	6	17	0.5%	86.0%
509	Personal care services	0	0	17	17	0.4%	86.4%
454	Management consulting services	0	11	4	15	0.4%	86.8%
512	Other personal services	0	1	14	15	0.4%	87.2%
504	Automotive repair and maintenance, except car washes	0	3	11	14	0.4%	87.6%
461	Management of companies and enterprises	0	9	5	14	0.4%	87.9%
480	Home health care services	0	0	14	14	0.4%	88.3%
483	Nursing and community care facilities	0	0	14	14	0.4%	88.7%
474	Other educational services	0	1	12	13	0.3%	89.0%
513	Religious organizations	0	0	13	13	0.3%	89.3%
473	Junior colleges, colleges, universities, and professional schools	0	0	12	12	0.3%	89.6%
436	Other financial investment activities	0	2	10	12	0.3%	90.0%
477	Offices of other health practitioners	0	0	12	12	0.3%	90.3%
447	Legal services	0	6	6	12	0.3%	90.6%
465	Business support services	0	8	4	12	0.3%	90.9%
469	Landscape and horticultural services	0	8	4	12	0.3%	91.2%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	7	4	11	0.3%	91.5%
476	Offices of dentists	0	0	10	10	0.3%	91.7%
517	Private households	0	0	10	10	0.3%	92.0%
396	Retail - Motor vehicle and parts dealers	0	2	8	10	0.3%	92.3%
460	Marketing research and all other miscellaneous professional, scientific, and technical	0	7	2	10	0.2%	92.5%
499	Hotels and motels, including casino hotels	0	2	7	9	0.2%	92.7%
433	Monetary authorities and depository credit intermediation	0	3	6	9	0.2%	93.0%
412	Transit and ground passenger transportation	0	2	6	8	0.2%	93.2%
434	Nondepository credit intermediation and related activities	0	3	5	8	0.2%	93.4%
467	Investigation and security services	0	4	4	8	0.2%	93.6%
437	Insurance carriers	0	1	6	8	0.2%	93.8%
472	Elementary and secondary schools	0	0	7	7	0.2%	94.0%
478	Outpatient care centers	0	0	7	7	0.2%	94.2%
445	Commercial and industrial machinery and equipment rental and leasing	0	6	0	7	0.2%	94.3%
462	Office administrative services	0	5	2	7	0.2%	94.5%
487	Child day care services	0	0	7	7	0.2%	94.7%
438	Insurance agencies, brokerages, and related activities	0	2	5	7	0.2%	94.9%
497	Fitness and recreational sports centers	0	1	5	6	0.2%	95.0%
457	Advertising, public relations, and related services	0	4	2	6	0.2%	95.2%
195	Other plastics product manufacturing	0	5	1	6	0.1%	95.3%
415	Couriers and messengers	0	4	2	6	0.1%	95.4%
484	Residential mental retardation, mental health, substance abuse and other facilities	0	0	5	5	0.1%	95.6%
496	Other amusement and recreation industries	0	1	4	5	0.1%	95.7%
450	Specialized design services	0	4	1	5	0.1%	95.8%
508	Personal and household goods repair and maintenance	0	2	3	5	0.1%	96.0%
526	Other local government enterprises	0	1	4	5	0.1%	96.1%
62	Maintenance and repair construction of nonresidential structures	0	2	2	5	0.1%	96.2%
141	Other millwork, including flooring	0	4	0	4	0.1%	96.3%
416	Warehousing and storage	0	3	1	4	0.1%	96.4%
	All Other Sectors	**0**	**60**	**76**	**136**	**4%**	**100%**
	Total	**2,427**	**708**	**701**	**3,836**	**100%**	

Appendix A, Table 13
Hollywood Center: West Site
Project Construction Economic Impact on Employment Compensation

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	$130,568,807	$0	$0	$130,568,807	60.3%	60.3%
395	Wholesale trade	0	5637301	1709434	7346734	3.4%	63.7%
449	Architectural, engineering, and related services	0	3951391	256964	4208355	1.9%	65.7%
401	Retail - Health and personal care stores	0	3411290	380183	3791473	1.8%	67.4%
398	Retail - Electronics and appliance stores	0	3071226	169995	3241220	1.5%	68.9%
482	Hospitals	0	0	2892807	2892807	1.3%	70.3%
402	Retail - Gasoline stores	0	2501984	346223	2848208	1.3%	71.6%
406	Retail - Miscellaneous store retailers	0	2525318	298909	2824227	1.3%	72.9%
399	Retail - Building material and garden equipment and supplies stores	0	2234951	284398	2519349	1.2%	74.0%
403	Retail - Clothing and clothing accessories stores	0	2136386	332640	2469026	1.1%	75.2%
57	Construction of new commercial structures, including farm structures	2308395	0	0	2308395	1.1%	76.3%
475	Offices of physicians	0	0	2208677	2208677	1.0%	77.3%
440	Real estate	0	926156	958151	1884307	0.9%	78.1%
411	Truck transportation	0	1524849	261472	1786322	0.8%	79.0%
461	Management of companies and enterprises	0	1101128	648130	1749258	0.8%	79.8%
454	Management consulting services	0	1141750	375954	1517704	0.7%	80.5%
407	Retail - Nonstore retailers	0	1080993	387186	1468178	0.7%	81.2%
397	Retail - Furniture and home furnishings stores	0	1196133	164450	1360583	0.6%	81.8%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	1202280	146753	1349033	0.6%	82.4%
447	Legal services	0	681552	635948	1317500	0.6%	83.0%
501	Full-service restaurants	0	168072	1061296	1229368	0.6%	83.6%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	787554	400982	1188536	0.5%	84.1%
433	Monetary authorities and depository credit intermediation	0	350543	604835	955378	0.4%	84.6%
437	Insurance carriers	0	170704	765891	936596	0.4%	85.0%
502	Limited-service restaurants	0	53190	821429	874620	0.4%	85.4%
425	Radio and television broadcasting	0	575079	282856	857934	0.4%	85.8%
400	Retail - Food and beverage stores	0	38472	817612	856084	0.4%	86.2%
473	Junior colleges, colleges, universities, and professional schools	0	24303	799913	824216	0.4%	86.6%
504	Automotive repair and maintenance, except car washes	0	160636	643545	804181	0.4%	87.0%
513	Religious organizations	0	0	743625	743625	0.3%	87.3%
464	Employment services	0	525298	215229	740527	0.3%	87.6%
436	Other financial investment activities	0	107941	624774	732715	0.3%	88.0%
526	Other local government enterprises	0	125854	604482	730336	0.3%	88.3%
503	All other food and drinking places	0	56585	643373	699958	0.3%	88.6%
396	Retail - Motor vehicle and parts dealers	0	165621	505883	671505	0.3%	89.0%
405	Retail - General merchandise stores	0	189381	470610	659991	0.3%	89.3%
445	Commercial and industrial machinery and equipment rental and leasing	0	607950	40745	648696	0.3%	89.6%
434	Nondepository credit intermediation and related activities	0	270143	375822	645964	0.3%	89.9%
478	Outpatient care centers	0	0	629956	629956	0.3%	90.1%
457	Advertising, public relations, and related services	0	416698	190307	607005	0.3%	90.4%
485	Individual and family services	0	0	605448	605448	0.3%	90.7%
480	Home health care services	0	0	599802	599802	0.3%	91.0%
460	Marketing research and all other miscellaneous professional, scientific, a	0	471742	124695	596437	0.3%	91.3%
435	Securities and commodity contracts intermediation and brokerage	0	241034	341012	582046	0.3%	91.5%
20	Extraction of natural gas and crude petroleum	0	470324	94759	565082	0.3%	91.8%
483	Nursing and community care facilities	0	0	560136	560136	0.3%	92.0%
477	Offices of other health practitioners	0	0	549882	549882	0.3%	92.3%
525	Local government electric utilities	0	273831	240322	514153	0.2%	92.5%
476	Offices of dentists	0	0	496487	496487	0.2%	92.8%
462	Office administrative services	0	352206	128198	480404	0.2%	93.0%
438	Insurance agencies, brokerages, and related activities	0	112710	330787	443497	0.2%	93.2%
518	Postal service	0	274536	141215	415750	0.2%	93.4%
499	Hotels and motels, including casino hotels	0	75735	330212	405948	0.2%	93.6%
509	Personal care services	0	0	383987	383987	0.2%	93.8%
472	Elementary and secondary schools	0	0	373238	373238	0.2%	93.9%
512	Other personal services	0	30431	342381	372811	0.2%	94.1%
450	Specialized design services	0	305482	63778	369260	0.2%	94.3%
414	Scenic and sightseeing transportation and support activities for transporta	0	233665	129466	363131	0.2%	94.4%
427	Wired telecommunications carriers	0	144528	210820	355348	0.2%	94.6%
195	Other plastics product manufacturing	0	314227	32690	346917	0.2%	94.8%
156	Petroleum refineries	0	284569	48291	332861	0.2%	94.9%
468	Services to buildings	0	109522	213190	322712	0.1%	95.1%
465	Business support services	0	198988	105571	304559	0.1%	95.2%
474	Other educational services	0	17214	277627	294840	0.1%	95.3%
416	Warehousing and storage	0	213836	72875	286711	0.1%	95.5%
469	Landscape and horticultural services	0	206346	76732	283078	0.1%	95.6%
508	Personal and household goods repair and maintenance	0	124943	149962	274904	0.1%	95.7%
62	Maintenance and repair construction of nonresidential structures	0	148253	126154	274408	0.1%	95.9%
415	Couriers and messengers	0	189058	67985	257043	0.1%	96.0%
	All Other Sectors	**0**	**3591128**	**5116303**	**8707431**	**4%**	**100%**
	Total	**$132,877,201**	**$47,503,021**	**$36,035,441**	**$216,415,663**	**100%**	

Appendix A, Table 14
Hollywood Center: East Site
Project Construction Economic Impact on Employment Compensation

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	$129,691,403	$0	$0	$129,691,403	60.0%	60.0%
395	Wholesale trade	0	5,633,826	1,708,193	7,342,019	3.4%	63.4%
449	Architectural, engineering, and related services	0	3,950,563	256,774	4,207,337	1.9%	65.3%
401	Retail - Health and personal care stores	0	3,388,848	379,903	3,768,751	1.7%	67.1%
398	Retail - Electronics and appliance stores	0	3,051,021	169,869	3,220,890	1.5%	68.5%
57	Construction of new commercial structures, including farm structures	3,217,584	0	0	3,217,584	1.5%	70.0%
482	Hospitals	0	0	2,890,843	2,890,843	1.3%	71.4%
402	Retail - Gasoline stores	0	2,485,525	345,968	2,831,494	1.3%	72.7%
406	Retail - Miscellaneous store retailers	0	2,508,706	298,689	2,807,395	1.3%	74.0%
399	Retail - Building material and garden equipment and supplies stores	0	2,220,251	284,188	2,504,439	1.2%	75.1%
403	Retail - Clothing and clothing accessories stores	0	2,122,332	332,395	2,454,727	1.1%	76.3%
475	Offices of physicians	0	0	2,207,088	2,207,088	1.0%	77.3%
440	Real estate	0	922,759	957,490	1,880,248	0.9%	78.2%
411	Truck transportation	0	1,521,132	261,277	1,782,410	0.8%	79.0%
461	Management of companies and enterprises	0	1,098,637	647,663	1,746,301	0.8%	79.8%
454	Management consulting services	0	1,136,942	375,684	1,512,626	0.7%	80.5%
407	Retail - Nonstore retailers	0	1,073,881	386,901	1,460,782	0.7%	81.2%
397	Retail - Furniture and home furnishings stores	0	1,188,265	164,329	1,352,594	0.6%	81.8%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	1,194,371	146,645	1,341,016	0.6%	82.4%
447	Legal services	0	679,597	635,442	1,315,039	0.6%	83.0%
501	Full-service restaurants	0	168,295	1,060,517	1,228,812	0.6%	83.6%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	784,693	400,677	1,185,370	0.5%	84.1%
433	Monetary authorities and depository credit intermediation	0	350,209	604,412	954,621	0.4%	84.6%
437	Insurance carriers	0	170,241	765,330	935,571	0.4%	85.0%
502	Limited-service restaurants	0	53,230	820,825	874,056	0.4%	85.4%
425	Radio and television broadcasting	0	573,322	282,649	855,971	0.4%	85.8%
400	Retail - Food and beverage stores	0	38,233	817,010	855,243	0.4%	86.2%
473	Junior colleges, colleges, universities, and professional schools	0	24,158	799,262	823,420	0.4%	86.6%
504	Automotive repair and maintenance, except car washes	0	160,378	643,093	803,471	0.4%	87.0%
513	Religious organizations	0	0	743,100	743,100	0.3%	87.3%
464	Employment services	0	522,893	215,073	737,967	0.3%	87.6%
436	Other financial investment activities	0	107,920	624,349	732,269	0.3%	88.0%
526	Other local government enterprises	0	125,543	604,063	729,606	0.3%	88.3%
503	All other food and drinking places	0	56,499	642,898	699,397	0.3%	88.6%
396	Retail - Motor vehicle and parts dealers	0	164,779	505,512	670,290	0.3%	89.0%
405	Retail - General merchandise stores	0	188,239	470,263	658,502	0.3%	89.3%
445	Commercial and industrial machinery and equipment rental and leasing	0	608,605	40,715	649,320	0.3%	89.6%
434	Nondepository credit intermediation and related activities	0	269,392	375,544	644,937	0.3%	89.9%
478	Outpatient care centers	0	0	629,498	629,498	0.3%	90.1%
457	Advertising, public relations, and related services	0	415,425	190,167	605,592	0.3%	90.4%
485	Individual and family services	0	0	604,986	604,986	0.3%	90.7%
480	Home health care services	0	0	599,314	599,314	0.3%	91.0%
460	Marketing research and all other miscellaneous professional, scientific, a	0	470,280	124,604	594,885	0.3%	91.3%
435	Securities and commodity contracts intermediation and brokerage	0	241,481	340,775	582,257	0.3%	91.5%
20	Extraction of natural gas and crude petroleum	0	469,817	94,692	564,509	0.3%	91.8%
483	Nursing and community care facilities	0	0	559,764	559,764	0.3%	92.1%
477	Offices of other health practitioners	0	0	549,467	549,467	0.3%	92.3%
525	Local government electric utilities	0	272,990	240,156	513,146	0.2%	92.5%
476	Offices of dentists	0	0	496,139	496,139	0.2%	92.8%
462	Office administrative services	0	350,565	128,106	478,671	0.2%	93.0%
438	Insurance agencies, brokerages, and related activities	0	112,364	330,545	442,909	0.2%	93.2%
518	Postal service	0	273,716	141,112	414,828	0.2%	93.4%
499	Hotels and motels, including casino hotels	0	75,980	329,937	405,917	0.2%	93.6%
509	Personal care services	0	0	383,708	383,708	0.2%	93.8%
472	Elementary and secondary schools	0	0	372,912	372,912	0.2%	93.9%
512	Other personal services	0	30,357	342,130	372,486	0.2%	94.1%
450	Specialized design services	0	303,993	63,729	367,722	0.2%	94.3%
414	Scenic and sightseeing transportation and support activities for transporta	0	232,997	129,370	362,367	0.2%	94.4%
427	Wired telecommunications carriers	0	144,190	210,676	354,866	0.2%	94.6%
195	Other plastics product manufacturing	0	313,886	32,666	346,552	0.2%	94.8%
156	Petroleum refineries	0	284,275	48,257	332,532	0.2%	94.9%
468	Services to buildings	0	109,145	213,028	322,173	0.1%	95.1%
465	Business support services	0	198,843	105,492	304,335	0.1%	95.2%
474	Other educational services	0	17,110	277,393	294,502	0.1%	95.3%
416	Warehousing and storage	0	212,816	72,822	285,638	0.1%	95.5%
469	Landscape and horticultural services	0	205,420	76,674	282,093	0.1%	95.6%
508	Personal and household goods repair and maintenance	0	124,727	149,851	274,578	0.1%	95.7%
62	Maintenance and repair construction of nonresidential structures	0	147,865	126,065	273,930	0.1%	95.9%
415	Couriers and messengers	0	188,498	67,935	256,434	0.1%	96.0%
	All Other Sectors	**0**	**3,589,865**	**5,112,479**	**8,702,344**	**4%**	**100.0%**
	Total	**$132,908,988**	**$47,329,889**	**$36,009,086**	**$216,247,963**	**100%**	

Appendix A, Table 15
Hollywood Center: East Site: Alternative
Project Construction Economic Impact on Employment Compensation

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	$99,257,384	$0	$0	$99,257,384	44.2%	44.2%
57	Construction of new commercial structures, including farm structures	45,002,222	0	0	45,002,222	20.0%	64.2%
395	Wholesale trade	0	5,894,629	1,778,721	7,673,349	3.4%	67.6%
449	Architectural, engineering, and related services	0	4,206,927	267,237	4,474,164	2.0%	69.6%
482	Hospitals	0	0	3,016,391	3,016,391	1.3%	71.0%
401	Retail - Health and personal care stores	0	2,615,729	395,399	3,011,128	1.3%	72.3%
398	Retail - Electronics and appliance stores	0	2,354,980	176,788	2,531,768	1.1%	73.4%
475	Offices of physicians	0	0	2,298,851	2,298,851	1.0%	74.4%
402	Retail - Gasoline stores	0	1,918,539	360,083	2,278,623	1.0%	75.5%
406	Retail - Miscellaneous store retailers	0	1,936,427	310,872	2,247,299	1.0%	76.5%
399	Retail - Building material and garden equipment and supplies stores	0	1,713,872	295,782	2,009,653	0.9%	77.4%
403	Retail - Clothing and clothing accessories stores	0	1,638,183	345,959	1,984,142	0.9%	78.2%
440	Real estate	0	836,250	998,560	1,834,811	0.8%	79.1%
461	Management of companies and enterprises	0	1,066,657	674,570	1,741,227	0.8%	79.8%
411	Truck transportation	0	1,464,577	271,818	1,736,395	0.8%	80.6%
454	Management consulting services	0	1,001,914	391,323	1,393,238	0.6%	81.2%
447	Legal services	0	640,866	659,665	1,300,532	0.6%	81.8%
501	Full-service restaurants	0	191,057	1,103,887	1,294,944	0.6%	82.4%
407	Retail - Nonstore retailers	0	828,902	402,697	1,231,600	0.5%	82.9%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	712,398	416,599	1,128,997	0.5%	83.4%
397	Retail - Furniture and home furnishings stores	0	917,224	171,033	1,088,257	0.5%	83.9%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	921,911	152,627	1,074,538	0.5%	84.4%
433	Monetary authorities and depository credit intermediation	0	361,015	630,131	991,146	0.4%	84.8%
437	Insurance carriers	0	161,767	796,678	958,446	0.4%	85.3%
502	Limited-service restaurants	0	59,005	854,367	913,372	0.4%	85.7%
400	Retail - Food and beverage stores	0	30,149	850,379	880,528	0.4%	86.1%
473	Junior colleges, colleges, universities, and professional schools	0	19,302	829,051	848,353	0.4%	86.4%
504	Automotive repair and maintenance, except car washes	0	160,537	670,343	830,879	0.4%	86.8%
425	Radio and television broadcasting	0	535,734	294,272	830,006	0.4%	87.2%
513	Religious organizations	0	0	774,456	774,456	0.3%	87.5%
436	Other financial investment activities	0	114,967	651,434	766,401	0.3%	87.9%
526	Other local government enterprises	0	120,676	629,901	750,577	0.3%	88.2%
445	Commercial and industrial machinery and equipment rental and leasing	0	683,853	42,372	726,224	0.3%	88.5%
503	All other food and drinking places	0	56,753	669,111	725,864	0.3%	88.8%
464	Employment services	0	451,941	224,004	675,945	0.3%	89.1%
396	Retail - Motor vehicle and parts dealers	0	138,548	526,168	664,716	0.3%	89.4%
478	Outpatient care centers	0	0	655,473	655,473	0.3%	89.7%
434	Nondepository credit intermediation and related activities	0	255,166	390,846	646,012	0.3%	90.0%
405	Retail - General merchandise stores	0	150,044	489,467	639,512	0.3%	90.3%
435	Securities and commodity contracts intermediation and brokerage	0	279,919	355,339	635,258	0.3%	90.6%
485	Individual and family services	0	0	628,901	628,901	0.3%	90.9%
480	Home health care services	0	0	621,637	621,637	0.3%	91.1%
457	Advertising, public relations, and related services	0	388,181	197,959	586,141	0.3%	91.4%
483	Nursing and community care facilities	0	0	584,430	584,430	0.3%	91.7%
20	Extraction of natural gas and crude petroleum	0	481,659	98,685	580,344	0.3%	91.9%
477	Offices of other health practitioners	0	0	571,414	571,414	0.3%	92.2%
460	Marketing research and all other miscellaneous professional, scientific, anc	0	438,502	129,766	568,268	0.3%	92.4%
476	Offices of dentists	0	0	517,188	517,188	0.2%	92.7%
525	Local government electric utilities	0	254,902	250,448	505,350	0.2%	92.9%
438	Insurance agencies, brokerages, and related activities	0	104,930	344,114	449,044	0.2%	93.1%
462	Office administrative services	0	301,711	133,443	435,154	0.2%	93.3%
499	Hotels and motels, including casino hotels	0	92,838	341,921	434,758	0.2%	93.5%
518	Postal service	0	256,636	146,933	403,569	0.2%	93.6%
509	Personal care services	0	0	399,529	399,529	0.2%	93.8%
472	Elementary and secondary schools	0	0	385,800	385,800	0.2%	94.0%
512	Other personal services	0	29,229	356,142	385,371	0.2%	94.2%
427	Wired telecommunications carriers	0	139,473	219,765	359,238	0.2%	94.3%
195	Other plastics product manufacturing	0	321,666	34,004	355,671	0.2%	94.5%
414	Scenic and sightseeing transportation and support activities for transportati	0	219,862	134,619	354,481	0.2%	94.6%
156	Petroleum refineries	0	291,992	50,293	342,284	0.2%	94.8%
450	Specialized design services	0	258,584	66,229	324,813	0.1%	94.9%
468	Services to buildings	0	100,007	221,524	321,531	0.1%	95.1%
465	Business support services	0	207,003	109,755	316,757	0.1%	95.2%
474	Other educational services	0	13,638	287,360	300,999	0.1%	95.4%
508	Personal and household goods repair and maintenance	0	124,170	155,932	280,102	0.1%	95.5%
62	Maintenance and repair construction of nonresidential structures	0	141,156	131,367	272,523	0.1%	95.6%
467	Investigation and security services	0	142,868	119,325	262,193	0.1%	95.7%
469	Landscape and horticultural services	0	178,415	79,722	258,137	0.1%	95.8%
416	Warehousing and storage	0	182,054	75,802	257,856	0.1%	95.9%
	All Other Sectors	**0**	**3,833,630**	**5,269,842**	**9,103,472**	**4%**	**100%**
	Total	**$144,259,606**	**$42,943,521**	**$37,486,507**	**$224,689,635**	**100%**	

Appendix A, Table 16
Hollywood Center: West Site
Project Construction Total Economic Impact

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	$368,924,565	$0	$0	$368,924,565	61.7%	61.7%
395	Wholesale trade	0	17,963,778	5,447,267	23,411,045	3.9%	65.6%
441	Owner-occupied dwellings	0	0	14,101,644	14,101,644	2.4%	67.9%
440	Real estate	0	5,569,091	5,761,485	11,330,577	1.9%	69.8%
401	Retail - Health and personal care stores	0	7,485,187	834,213	8,319,400	1.4%	71.2%
156	Petroleum refineries	0	6,603,037	1,120,535	7,723,572	1.3%	72.5%
449	Architectural, engineering, and related services	0	6,968,225	453,152	7,421,376	1.2%	73.7%
407	Retail - Nonstore retailers	0	5,330,291	1,909,181	7,239,473	1.2%	74.9%
403	Retail - Clothing and clothing accessories stores	0	6,251,684	973,402	7,225,087	1.2%	76.2%
399	Retail - Building material and garden equipment and supplies stores	0	5,482,192	697,610	6,179,802	1.0%	77.2%
482	Hospitals	0	0	5,467,705	5,467,705	0.9%	78.1%
57	Construction of new commercial structures, including farm structures	5,224,882	0	0	5,224,882	0.9%	79.0%
411	Truck transportation	0	3,853,233	660,730	4,513,962	0.8%	79.7%
406	Retail - Miscellaneous store retailers	0	4,029,632	476,967	4,506,599	0.8%	80.5%
398	Retail - Electronics and appliance stores	0	3,712,300	205,479	3,917,779	0.7%	81.1%
402	Retail - Gasoline stores	0	3,357,167	464,563	3,821,730	0.6%	81.8%
433	Monetary authorities and depository credit intermediation	0	1,347,021	2,324,180	3,671,201	0.6%	82.4%
437	Insurance carriers	0	645,186	2,894,726	3,539,912	0.6%	83.0%
461	Management of companies and enterprises	0	2,203,625	1,297,067	3,500,692	0.6%	83.6%
502	Limited-service restaurants	0	209,938	3,242,107	3,452,045	0.6%	84.1%
397	Retail - Furniture and home furnishings stores	0	3,025,255	415,926	3,441,181	0.6%	84.7%
475	Offices of physicians	0	0	3,375,471	3,375,471	0.6%	85.3%
447	Legal services	0	1,487,697	1,388,153	2,875,850	0.5%	85.8%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	2,411,768	294,387	2,706,154	0.5%	86.2%
501	Full-service restaurants	0	318,775	2,012,917	2,331,692	0.4%	86.6%
436	Other financial investment activities	0	338,326	1,958,260	2,296,586	0.4%	87.0%
454	Management consulting services	0	1,687,578	555,683	2,243,261	0.4%	87.4%
428	Wireless telecommunications carriers (except satellite)	0	802,594	1,327,183	2,129,776	0.4%	87.7%
526	Other local government enterprises	0	329,585	1,583,016	1,912,601	0.3%	88.0%
445	Commercial and industrial machinery and equipment rental and leasing	0	1,740,729	116,665	1,857,394	0.3%	88.3%
525	Local government electric utilities	0	947,431	831,493	1,778,924	0.3%	88.6%
400	Retail - Food and beverage stores	0	77,741	1,652,157	1,729,898	0.3%	88.9%
457	Advertising, public relations, and related services	0	1,183,530	540,520	1,724,050	0.3%	89.2%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	1,121,401	570,959	1,692,360	0.3%	89.5%
405	Retail - General merchandise stores	0	475,369	1,181,285	1,656,654	0.3%	89.8%
427	Wired telecommunications carriers	0	666,123	971,663	1,637,786	0.3%	90.1%
195	Other plastics product manufacturing	0	1,391,223	144,735	1,535,958	0.3%	90.3%
504	Automotive repair and maintenance, except car washes	0	292,253	1,170,835	1,463,088	0.2%	90.6%
464	Employment services	0	1,004,445	411,548	1,415,993	0.2%	90.8%
396	Retail - Motor vehicle and parts dealers	0	347,753	1,062,198	1,409,951	0.2%	91.0%
473	Junior colleges, colleges, universities, and professional schools	0	41,079	1,352,068	1,393,148	0.2%	91.3%
478	Outpatient care centers	0	0	1,338,924	1,338,924	0.2%	91.5%
434	Nondepository credit intermediation and related activities	0	559,685	778,633	1,338,318	0.2%	91.7%
174	Pharmaceutical preparation manufacturing	0	6,101	1,236,421	1,242,521	0.2%	91.9%
438	Insurance agencies, brokerages, and related activities	0	299,364	878,588	1,177,952	0.2%	92.1%
20	Extraction of natural gas and crude petroleum	0	938,184	189,021	1,127,204	0.2%	92.3%
141	Other millwork, including flooring	0	1,094,392	15,380	1,109,772	0.2%	92.5%
499	Hotels and motels, including casino hotels	0	206,775	901,556	1,108,331	0.2%	92.7%
439	Funds, trusts, and other financial vehicles	0	9,028	1,067,099	1,076,127	0.2%	92.9%
476	Offices of dentists	0	0	1,051,839	1,051,839	0.2%	93.0%
425	Radio and television broadcasting	0	702,432	345,495	1,047,928	0.2%	93.2%
408	Air transportation	0	421,546	580,321	1,001,867	0.2%	93.4%
483	Nursing and community care facilities	0	0	963,116	963,116	0.2%	93.5%
477	Offices of other health practitioners	0	0	960,068	960,068	0.2%	93.7%
485	Individual and family services	0	0	926,284	926,284	0.2%	93.8%
503	All other food and drinking places	0	73,541	836,160	909,702	0.2%	94.0%
460	Marketing research and all other miscellaneous professional, scientific, ar	0	658,805	174,140	832,946	0.1%	94.1%
426	Cable and other subscription programming	0	538,961	290,578	829,539	0.1%	94.3%
414	Scenic and sightseeing transportation and support activities for transporta	0	530,648	294,015	824,664	0.1%	94.4%
446	Lessors of nonfinancial intangible assets	0	542,692	221,338	764,030	0.1%	94.5%
62	Maintenance and repair construction of nonresidential structures	0	399,308	339,787	739,095	0.1%	94.7%
442	Automotive equipment rental and leasing	0	310,870	402,537	713,407	0.1%	94.8%
480	Home health care services	0	0	700,807	700,807	0.1%	94.9%
415	Couriers and messengers	0	512,233	184,199	696,432	0.1%	95.0%
462	Office administrative services	0	474,810	172,824	647,635	0.1%	95.1%
468	Services to buildings	0	216,496	421,418	637,915	0.1%	95.2%
435	Securities and commodity contracts intermediation and brokerage	0	252,535	357,284	609,820	0.1%	95.3%
469	Landscape and horticultural services	0	440,767	163,904	604,671	0.1%	95.4%
450	Specialized design services	0	498,799	104,138	602,937	0.1%	95.5%
	All Other Sectors	**0**	**11,445,489**	**15,243,943**	**26,689,432**	**4%**	**100%**
	Total	**$374,149,447**	**$121,835,705**	**$102,388,955**	**$598,374,107**	**100%**	

Appendix A, Table 17
Hollywood Center: East Site
Project Construction Total Economic Impact

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	$366,445,446	$0	$0	$366,445,446	61.3%	61.3%
395	Wholesale trade	0	17,952,706	5,443,314	23,396,020	3.9%	65.2%
441	Owner-occupied dwellings	0	0	14,090,715	14,090,715	2.4%	67.6%
440	Real estate	0	5,548,664	5,757,507	11,306,171	1.9%	69.5%
401	Retail - Health and personal care stores	0	7,435,943	833,599	8,269,541	1.4%	70.9%
156	Petroleum refineries	0	6,596,205	1,119,744	7,715,948	1.3%	72.2%
449	Architectural, engineering, and related services	0	6,966,764	452,817	7,419,582	1.2%	73.4%
57	Construction of new commercial structures, including farm structures	7,282,766	0	0	7,282,766	1.2%	74.6%
407	Retail - Nonstore retailers	0	5,295,225	1,907,777	7,203,002	1.2%	75.8%
403	Retail - Clothing and clothing accessories stores	0	6,210,557	972,686	7,183,243	1.2%	77.0%
399	Retail - Building material and garden equipment and supplies store	0	5,446,133	697,096	6,143,229	1.0%	78.1%
482	Hospitals	0	0	5,463,993	5,463,993	0.9%	79.0%
411	Truck transportation	0	3,843,840	660,237	4,504,077	0.8%	79.7%
406	Retail - Miscellaneous store retailers	0	4,003,123	476,615	4,479,739	0.7%	80.5%
398	Retail - Electronics and appliance stores	0	3,687,878	205,327	3,893,205	0.7%	81.1%
402	Retail - Gasoline stores	0	3,335,083	464,221	3,799,303	0.6%	81.8%
433	Monetary authorities and depository credit intermediation	0	1,345,736	2,322,557	3,668,294	0.6%	82.4%
437	Insurance carriers	0	643,436	2,892,605	3,536,041	0.6%	83.0%
461	Management of companies and enterprises	0	2,198,642	1,296,133	3,494,774	0.6%	83.6%
502	Limited-service restaurants	0	210,094	3,239,724	3,449,818	0.6%	84.1%
397	Retail - Furniture and home furnishings stores	0	3,005,355	415,619	3,420,974	0.6%	84.7%
475	Offices of physicians	0	0	3,373,043	3,373,043	0.6%	85.3%
447	Legal services	0	1,483,430	1,387,049	2,870,479	0.5%	85.8%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	2,395,902	294,170	2,690,072	0.5%	86.2%
501	Full-service restaurants	0	319,199	2,011,439	2,330,638	0.4%	86.6%
436	Other financial investment activities	0	338,258	1,956,929	2,295,187	0.4%	87.0%
454	Management consulting services	0	1,680,472	555,284	2,235,755	0.4%	87.4%
428	Wireless telecommunications carriers (except satellite)	0	800,853	1,326,272	2,127,125	0.4%	87.7%
526	Other local government enterprises	0	328,771	1,581,919	1,910,689	0.3%	88.0%
445	Commercial and industrial machinery and equipment rental and lea	0	1,742,604	116,579	1,859,183	0.3%	88.3%
525	Local government electric utilities	0	944,522	830,918	1,775,440	0.3%	88.6%
400	Retail - Food and beverage stores	0	77,257	1,650,942	1,728,200	0.3%	88.9%
457	Advertising, public relations, and related services	0	1,179,914	540,124	1,720,038	0.3%	89.2%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	1,117,327	570,526	1,687,852	0.3%	89.5%
405	Retail - General merchandise stores	0	472,501	1,180,416	1,652,917	0.3%	89.8%
427	Wired telecommunications carriers	0	664,564	970,997	1,635,561	0.3%	90.1%
195	Other plastics product manufacturing	0	1,389,712	144,628	1,534,340	0.3%	90.3%
504	Automotive repair and maintenance, except car washes	0	291,784	1,170,013	1,461,797	0.2%	90.6%
464	Employment services	0	999,846	411,251	1,411,097	0.2%	90.8%
396	Retail - Motor vehicle and parts dealers	0	345,984	1,061,417	1,407,401	0.2%	91.0%
473	Junior colleges, colleges, universities, and professional schools	0	40,833	1,350,969	1,391,802	0.2%	91.3%
478	Outpatient care centers	0	0	1,337,952	1,337,952	0.2%	91.5%
434	Nondepository credit intermediation and related activities	0	558,131	778,058	1,336,189	0.2%	91.7%
174	Pharmaceutical preparation manufacturing	0	6,068	1,235,586	1,241,653	0.2%	91.9%
438	Insurance agencies, brokerages, and related activities	0	298,446	877,946	1,176,392	0.2%	92.1%
20	Extraction of natural gas and crude petroleum	0	937,173	188,887	1,126,060	0.2%	92.3%
499	Hotels and motels, including casino hotels	0	207,444	900,804	1,108,248	0.2%	92.5%
141	Other millwork, including flooring	0	1,090,990	15,369	1,106,359	0.2%	92.7%
439	Funds, trusts, and other financial vehicles	0	9,014	1,066,385	1,075,399	0.2%	92.8%
476	Offices of dentists	0	0	1,051,102	1,051,102	0.2%	93.0%
425	Radio and television broadcasting	0	700,286	345,243	1,045,530	0.2%	93.2%
408	Air transportation	0	421,400	579,856	1,001,256	0.2%	93.4%
483	Nursing and community care facilities	0	0	962,476	962,476	0.2%	93.5%
477	Offices of other health practitioners	0	0	959,343	959,343	0.2%	93.7%
485	Individual and family services	0	0	925,577	925,577	0.2%	93.8%
503	All other food and drinking places	0	73,429	835,544	908,973	0.2%	94.0%
460	Marketing research and all other miscellaneous professional, scienti	0	656,764	174,015	830,778	0.1%	94.1%
426	Cable and other subscription programming	0	537,338	290,368	827,707	0.1%	94.3%
414	Scenic and sightseeing transportation and support activities for trans	0	529,133	293,797	822,930	0.1%	94.4%
446	Lessors of nonfinancial intangible assets	0	540,996	221,176	762,171	0.1%	94.5%
62	Maintenance and repair construction of nonresidential structures	0	398,264	339,546	737,810	0.1%	94.7%
442	Automotive equipment rental and leasing	0	309,994	402,232	712,226	0.1%	94.8%
480	Home health care services	0	0	700,237	700,237	0.1%	94.9%
415	Couriers and messengers	0	510,717	184,064	694,781	0.1%	95.0%
462	Office administrative services	0	472,599	172,700	645,299	0.1%	95.1%
468	Services to buildings	0	215,749	421,100	636,849	0.1%	95.2%
435	Securities and commodity contracts intermediation and brokerage	0	253,004	357,036	610,041	0.1%	95.3%
368	Wood kitchen cabinet and countertop manufacturing	0	567,014	35,586	602,600	0.1%	95.4%
469	Landscape and horticultural services	0	438,789	163,780	602,569	0.1%	95.5%
	All Other Sectors	**0**	**11,380,803**	**15,300,967**	**26,681,770**	**4%**	**100%**
	Total	**$373,728,212**	**$121,452,661**	**$102,313,900**	**$597,494,773**	**100%**	

Appendix A, Table 18
Hollywood Center: East Site: Alternative
Project Construction Total Economic Impact
Appendix A, Table 19

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
60	Construction of new multifamily residential structures	$280,453,565	$0	$0	$280,453,565	46.6%	46.6%
57	Construction of new commercial structures, including farm structures	101,859,232	0	0	101,859,232	16.9%	63.5%
395	Wholesale trade	0	18,783,777	5,668,057	24,451,834	4.1%	67.6%
441	Owner-occupied dwellings	0	0	14,640,723	14,640,723	2.4%	70.0%
440	Real estate	0	5,028,478	6,004,470	11,032,948	1.8%	71.9%
156	Petroleum refineries	0	6,775,257	1,166,970	7,942,227	1.3%	73.2%
449	Architectural, engineering, and related services	0	7,418,859	471,268	7,890,127	1.3%	74.5%
401	Retail - Health and personal care stores	0	5,739,536	867,600	6,607,136	1.1%	75.6%
407	Retail - Nonstore retailers	0	4,087,252	1,985,670	6,072,922	1.0%	76.6%
403	Retail - Clothing and clothing accessories stores	0	4,793,799	1,012,375	5,806,175	1.0%	77.6%
482	Hospitals	0	0	5,701,291	5,701,291	0.9%	78.5%
399	Retail - Building material and garden equipment and supplies store	0	4,204,017	725,534	4,929,551	0.8%	79.3%
411	Truck transportation	0	3,700,927	686,873	4,387,800	0.7%	80.1%
433	Monetary authorities and depository credit intermediation	0	1,387,262	2,421,384	3,808,646	0.6%	80.7%
437	Insurance carriers	0	611,408	3,011,087	3,622,495	0.6%	81.3%
502	Limited-service restaurants	0	232,888	3,372,109	3,604,997	0.6%	81.9%
406	Retail - Miscellaneous store retailers	0	3,089,942	496,057	3,585,999	0.6%	82.5%
475	Offices of physicians	0	0	3,513,283	3,513,283	0.6%	83.1%
461	Management of companies and enterprises	0	2,134,642	1,349,980	3,484,621	0.6%	83.6%
398	Retail - Electronics and appliance stores	0	2,846,549	213,690	3,060,239	0.5%	84.2%
402	Retail - Gasoline stores	0	2,574,300	483,161	3,057,460	0.5%	84.7%
447	Legal services	0	1,398,888	1,439,923	2,838,811	0.5%	85.1%
397	Retail - Furniture and home furnishings stores	0	2,319,840	432,576	2,752,416	0.5%	85.6%
501	Full-service restaurants	0	362,369	2,093,698	2,456,067	0.4%	86.0%
436	Other financial investment activities	0	360,348	2,041,823	2,402,171	0.4%	86.4%
428	Wireless telecommunications carriers (except satellite)	0	780,974	1,383,426	2,164,399	0.4%	86.8%
404	Retail - Sporting goods, hobby, musical instrument and book stores	0	1,849,349	306,170	2,155,519	0.4%	87.1%
445	Commercial and industrial machinery and equipment rental and lec	0	1,958,058	121,321	2,079,380	0.3%	87.5%
454	Management consulting services	0	1,480,892	578,400	2,059,292	0.3%	87.8%
526	Other local government enterprises	0	316,027	1,649,583	1,965,610	0.3%	88.1%
400	Retail - Food and beverage stores	0	60,922	1,718,371	1,779,294	0.3%	88.4%
525	Local government electric utilities	0	881,939	866,526	1,748,464	0.3%	88.7%
457	Advertising, public relations, and related services	0	1,102,535	562,256	1,664,791	0.3%	89.0%
427	Wired telecommunications carriers	0	642,823	1,012,888	1,655,711	0.3%	89.3%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	1,014,385	593,197	1,607,582	0.3%	89.5%
405	Retail - General merchandise stores	0	376,629	1,228,620	1,605,249	0.3%	89.8%
195	Other plastics product manufacturing	0	1,424,159	150,552	1,574,711	0.3%	90.1%
504	Automotive repair and maintenance, except car washes	0	292,073	1,219,589	1,511,662	0.3%	90.3%
473	Junior colleges, colleges, universities, and professional schools	0	32,625	1,401,320	1,433,946	0.2%	90.6%
396	Retail - Motor vehicle and parts dealers	0	290,908	1,104,789	1,395,697	0.2%	90.8%
478	Outpatient care centers	0	0	1,393,160	1,393,160	0.2%	91.0%
434	Nondepository credit intermediation and related activities	0	528,656	809,761	1,338,417	0.2%	91.2%
174	Pharmaceutical preparation manufacturing	0	5,014	1,289,455	1,294,469	0.2%	91.5%
464	Employment services	0	864,175	428,328	1,292,503	0.2%	91.7%
438	Insurance agencies, brokerages, and related activities	0	278,699	913,987	1,192,686	0.2%	91.9%
499	Hotels and motels, including casino hotels	0	253,468	933,523	1,186,991	0.2%	92.1%
20	Extraction of natural gas and crude petroleum	0	960,794	196,853	1,157,647	0.2%	92.3%
439	Funds, trusts, and other financial vehicles	0	9,061	1,113,142	1,122,203	0.2%	92.4%
476	Offices of dentists	0	0	1,095,694	1,095,694	0.2%	92.6%
408	Air transportation	0	446,097	601,781	1,047,877	0.2%	92.8%
141	Other millwork, including flooring	0	1,016,813	15,981	1,032,794	0.2%	93.0%
425	Radio and television broadcasting	0	654,374	359,440	1,013,814	0.2%	93.1%
483	Nursing and community care facilities	0	0	1,004,888	1,004,888	0.2%	93.3%
477	Offices of other health practitioners	0	0	997,662	997,662	0.2%	93.5%
485	Individual and family services	0	0	962,166	962,166	0.2%	93.6%
503	All other food and drinking places	0	73,759	869,611	943,370	0.2%	93.8%
426	Cable and other subscription programming	0	503,221	302,395	805,615	0.1%	93.9%
414	Scenic and sightseeing transportation and support activities for trans	0	499,302	305,718	805,020	0.1%	94.1%
460	Marketing research and all other miscellaneous professional, scienti	0	612,384	181,223	793,608	0.1%	94.2%
190	Plastics pipe and pipe fitting manufacturing	0	741,070	34,914	775,984	0.1%	94.3%
204	Glass product manufacturing made of purchased glass	0	712,192	33,443	745,634	0.1%	94.4%
62	Maintenance and repair construction of nonresidential structures	0	380,192	353,828	734,020	0.1%	94.6%
446	Lessors of nonfinancial intangible assets	0	503,759	230,223	733,983	0.1%	94.7%
480	Home health care services	0	0	726,319	726,319	0.1%	94.8%
442	Automotive equipment rental and leasing	0	293,024	418,296	711,320	0.1%	94.9%
415	Couriers and messengers	0	479,491	191,598	671,089	0.1%	95.0%
435	Securities and commodity contracts intermediation and brokerage	0	293,276	372,296	665,571	0.1%	95.1%
368	Wood kitchen cabinet and countertop manufacturing	0	616,216	36,983	653,199	0.1%	95.3%
468	Services to buildings	0	197,686	437,894	635,580	0.1%	95.4%
	All Other Sectors	**0**	**11,717,236**	**16,196,777**	**27,914,013**	**5%**	**100%**
	Total	**$382,312,796**	**$112,994,593**	**$106,503,950**	**$601,811,340**	**100%**	

Appendix A, Table 19
Hollywood Center: West Site
Project Operations Economic Impact on Employment

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
501	Full-service restaurants	120	2	3	125	27.9%	27.9%
440	Real estate	42	5	2	49	10.9%	38.7%
496	Other amusement and recreation industries	31	0	0	31	6.9%	45.7%
406	Retail - Miscellaneous store retailers	27	0	1	28	6.3%	52.0%
475	Offices of physicians	21	0	2	24	5.3%	57.3%
509	Personal care services	20	0	2	22	4.9%	62.3%
437	Insurance carriers	13	1	1	15	3.4%	65.6%
400	Retail - Food and beverage stores	12	0	2	14	3.1%	68.7%
502	Limited-service restaurants	8	1	3	12	2.6%	71.3%
473	Junior colleges, colleges, universities, and professional schools	9	0	1	10	2.2%	73.5%
438	Insurance agencies, brokerages, and related activities	0	9	0	9	2.1%	75.7%
403	Retail - Clothing and clothing accessories stores	7	0	1	8	1.8%	77.4%
402	Retail - Gasoline stores	7	0	0	7	1.6%	79.1%
397	Retail - Furniture and home furnishings stores	5	0	0	6	1.3%	80.4%
405	Retail - General merchandise stores	3	0	1	5	1.1%	81.5%
468	Services to buildings	0	4	1	5	1.1%	82.5%
395	Wholesale trade	0	2	2	4	0.9%	83.4%
464	Employment services	0	3	1	4	0.9%	84.3%
485	Individual and family services	0	0	3	3	0.7%	85.0%
482	Hospitals	0	0	3	3	0.7%	85.6%
461	Management of companies and enterprises	0	2	1	3	0.6%	86.3%
503	All other food and drinking places	0	0	2	2	0.5%	86.7%
423	Motion picture and video industries	2	0	0	2	0.4%	87.2%
467	Investigation and security services	0	2	0	2	0.4%	87.6%
62	Maintenance and repair construction of nonresidential structures	0	2	0	2	0.4%	88.0%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	1	0	2	0.4%	88.4%
454	Management consulting services	0	1	0	2	0.3%	88.7%
465	Business support services	0	1	0	1	0.3%	89.0%
512	Other personal services	0	0	1	1	0.3%	89.4%
474	Other educational services	0	0	1	1	0.3%	89.7%
504	Automotive repair and maintenance, except car washes	0	0	1	1	0.3%	90.0%
436	Other financial investment activities	0	0	1	1	0.3%	90.3%
407	Retail - Nonstore retailers	0	0	1	1	0.3%	90.6%
447	Legal services	0	1	1	1	0.3%	90.9%
404	Retail - Sporting goods, hobby, musical instrument and book stores	1	0	0	1	0.3%	91.2%
480	Home health care services	0	0	1	1	0.3%	91.5%
483	Nursing and community care facilities	0	0	1	1	0.3%	91.8%
513	Religious organizations	0	0	1	1	0.3%	92.0%
469	Landscape and horticultural services	0	1	0	1	0.3%	92.3%
477	Offices of other health practitioners	0	0	1	1	0.3%	92.5%
433	Monetary authorities and depository credit intermediation	0	1	1	1	0.2%	92.8%
499	Hotels and motels, including casino hotels	0	0	1	1	0.2%	93.0%
434	Nondepository credit intermediation and related activities	0	1	0	1	0.2%	93.2%
412	Transit and ground passenger transportation	0	0	1	1	0.2%	93.4%
476	Offices of dentists	0	0	1	1	0.2%	93.7%
449	Architectural, engineering, and related services	0	1	0	1	0.2%	93.9%
457	Advertising, public relations, and related services	0	1	0	1	0.2%	94.1%
517	Private households	0	0	1	1	0.2%	94.3%
462	Office administrative services	0	1	0	1	0.2%	94.5%
401	Retail - Health and personal care stores	0	0	1	1	0.2%	94.7%
460	Marketing research and all other miscellaneous professional, scientific, and technical services	0	1	0	1	0.2%	94.8%
411	Truck transportation	0	0	0	1	0.2%	95.0%
396	Retail - Motor vehicle and parts dealers	0	0	1	1	0.2%	95.2%
399	Retail - Building material and garden equipment and supplies stores	0	0	1	1	0.2%	95.3%
492	Independent artists, writers, and performers	0	1	0	1	0.2%	95.5%
472	Elementary and secondary schools	0	0	1	1	0.1%	95.6%
518	Postal service	0	0	0	1	0.1%	95.8%
478	Outpatient care centers	0	0	1	1	0.1%	95.9%
508	Personal and household goods repair and maintenance	0	0	0	1	0.1%	96.1%
487	Child day care services	0	0	1	1	0.1%	96.2%
497	Fitness and recreational sports centers	0	0	0	1	0.1%	96.3%
526	Other local government enterprises	0	0	0	1	0.1%	96.5%
94	Bread and bakery product, except frozen, manufacturing	0	0	0	1	0.1%	96.6%
63	Maintenance and repair construction of residential structures	0	0	0	1	0.1%	96.7%
416	Warehousing and storage	0	0	0	1	0.1%	96.9%
525	Local government electric utilities	0	0	0	1	0.1%	97.0%
484	Residential mental retardation, mental health, substance abuse and other facilities	0	0	0	0	0.1%	97.1%
479	Medical and diagnostic laboratories	0	0	0	0	0.1%	97.2%
415	Couriers and messengers	0	0	0	0	0.1%	97.3%
	All Other Sectors	**0**	**6**	**6**	**12**	**3%**	**100%**
	Total	**328**	**54**	**66**	**448**	**100%**	

Appendix A, Table 20
Hollywood Center: East Site
Project Operations Economic Impact on Employment

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
501	Full-service restaurants	153	2	4	158	32.4%	32.4%
440	Real estate	42	5	2	50	10.2%	42.6%
496	Other amusement and recreation industries	31	0	0	32	6.5%	49.1%
475	Offices of physicians	22	0	3	24	5.0%	54.1%
509	Personal care services	21	0	2	23	4.6%	58.7%
406	Retail - Miscellaneous store retailers	20	0	1	22	4.4%	63.1%
437	Insurance carriers	14	1	1	15	3.2%	66.3%
502	Limited-service restaurants	11	1	3	15	3.1%	69.4%
400	Retail - Food and beverage stores	12	0	2	14	2.9%	72.3%
473	Junior colleges, colleges, universities, and professional schools	9	0	1	10	2.1%	74.4%
438	Insurance agencies, brokerages, and related activities	0	9	1	10	2.0%	76.4%
403	Retail - Clothing and clothing accessories stores	7	0	1	8	1.7%	78.1%
402	Retail - Gasoline stores	7	0	0	8	1.5%	79.6%
397	Retail - Furniture and home furnishings stores	5	0	0	6	1.2%	80.8%
405	Retail - General merchandise stores	4	0	2	5	1.1%	81.8%
468	Services to buildings	0	4	1	5	1.0%	82.9%
395	Wholesale trade	0	2	2	4	0.9%	83.8%
464	Employment services	0	3	1	4	0.8%	84.6%
485	Individual and family services	0	0	3	3	0.7%	85.3%
461	Management of companies and enterprises	0	3	1	3	0.7%	85.9%
482	Hospitals	0	0	3	3	0.7%	86.6%
503	All other food and drinking places	0	0	2	2	0.4%	87.0%
467	Investigation and security services	0	2	0	2	0.4%	87.4%
423	Motion picture and video industries	2	0	0	2	0.4%	87.9%
62	Maintenance and repair construction of nonresidential structures	0	2	0	2	0.4%	88.2%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	1	0	2	0.4%	88.6%
454	Management consulting services	0	1	0	2	0.3%	88.9%
465	Business support services	0	1	0	2	0.3%	89.3%
512	Other personal services	0	0	1	2	0.3%	89.6%
504	Automotive repair and maintenance, except car washes	0	0	1	2	0.3%	89.9%
474	Other educational services	0	0	1	2	0.3%	90.2%
436	Other financial investment activities	0	0	1	1	0.3%	90.5%
407	Retail - Nonstore retailers	0	0	1	1	0.3%	90.8%
447	Legal services	0	1	1	1	0.3%	91.1%
483	Nursing and community care facilities	0	0	1	1	0.3%	91.4%
480	Home health care services	0	0	1	1	0.3%	91.6%
404	Retail - Sporting goods, hobby, musical instrument and book stores	1	0	0	1	0.3%	91.9%
513	Religious organizations	0	0	1	1	0.3%	92.2%
469	Landscape and horticultural services	0	1	0	1	0.3%	92.4%
477	Offices of other health practitioners	0	0	1	1	0.3%	92.7%
433	Monetary authorities and depository credit intermediation	0	1	1	1	0.2%	92.9%
499	Hotels and motels, including casino hotels	0	0	1	1	0.2%	93.1%
434	Nondepository credit intermediation and related activities	0	1	0	1	0.2%	93.4%
412	Transit and ground passenger transportation	0	0	1	1	0.2%	93.6%
476	Offices of dentists	0	0	1	1	0.2%	93.8%
457	Advertising, public relations, and related services	0	1	0	1	0.2%	94.0%
517	Private households	0	0	1	1	0.2%	94.2%
449	Architectural, engineering, and related services	0	1	0	1	0.2%	94.4%
462	Office administrative services	0	1	0	1	0.2%	94.6%
401	Retail - Health and personal care stores	0	0	1	1	0.2%	94.8%
460	Marketing research and all other miscellaneous professional, scientific, and technical services	0	1	0	1	0.2%	94.9%
411	Truck transportation	0	0	0	1	0.2%	95.1%
396	Retail - Motor vehicle and parts dealers	0	0	1	1	0.2%	95.3%
399	Retail - Building material and garden equipment and supplies stores	0	0	1	1	0.2%	95.4%
518	Postal service	0	1	0	1	0.2%	95.6%
492	Independent artists, writers, and performers	0	1	0	1	0.1%	95.7%
472	Elementary and secondary schools	0	0	1	1	0.1%	95.9%
478	Outpatient care centers	0	0	1	1	0.1%	96.0%
508	Personal and household goods repair and maintenance	0	0	0	1	0.1%	96.1%
94	Bread and bakery product, except frozen, manufacturing	0	0	0	1	0.1%	96.3%
487	Child day care services	0	0	1	1	0.1%	96.4%
526	Other local government enterprises	0	0	0	1	0.1%	96.5%
497	Fitness and recreational sports centers	0	0	1	1	0.1%	96.7%
63	Maintenance and repair construction of residential structures	0	0	0	1	0.1%	96.8%
416	Warehousing and storage	0	0	0	1	0.1%	96.9%
525	Local government electric utilities	0	0	0	1	0.1%	97.0%
484	Residential mental retardation, mental health, substance abuse and other facilities	0	0	1	1	0.1%	97.1%
479	Medical and diagnostic laboratories	0	0	0	1	0.1%	97.2%
415	Couriers and messengers	0	0	0	0	0.1%	97.3%
	All Other Sectors	**0**	**6**	**7**	**13**	**3%**	**100%**
	Total	**361**	**57**	**71**	**489**	**100%**	

Appendix A, Table 21
Hollywood Center: East Site: Alternative
Project Operations Economic Impact on Employment

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
499	Hotels and motels, including casino hotels	170	0	1	171	25.3%	25.3%
501	Full-service restaurants	142	2	5	149	22.0%	47.2%
406	Retail - Miscellaneous store retailers	43	1	1	45	6.6%	53.9%
440	Real estate	31	6	3	41	6.0%	59.8%
496	Other amusement and recreation industries	23	0	1	24	3.6%	63.4%
475	Offices of physicians	16	0	4	20	2.9%	66.3%
509	Personal care services	15	0	2	18	2.6%	69.0%
502	Limited-service restaurants	11	1	5	17	2.5%	71.5%
437	Insurance carriers	10	1	1	12	1.8%	73.3%
400	Retail - Food and beverage stores	9	0	3	12	1.8%	75.1%
473	Junior colleges, colleges, universities, and professional schools	7	0	2	8	1.2%	76.3%
438	Insurance agencies, brokerages, and related activities	0	7	1	8	1.2%	77.5%
468	Services to buildings	0	6	2	8	1.1%	78.6%
503	All other food and drinking places	0	5	3	8	1.1%	79.7%
403	Retail - Clothing and clothing accessories stores	5	0	1	7	1.0%	80.8%
395	Wholesale trade	0	3	3	6	0.9%	81.7%
402	Retail - Gasoline stores	5	0	0	6	0.9%	82.5%
405	Retail - General merchandise stores	3	0	2	5	0.7%	83.3%
461	Management of companies and enterprises	0	4	1	5	0.7%	84.0%
397	Retail - Furniture and home furnishings stores	4	0	1	5	0.7%	84.7%
485	Individual and family services	0	0	5	5	0.7%	85.4%
464	Employment services	0	4	1	5	0.7%	86.0%
482	Hospitals	0	0	5	5	0.7%	86.7%
454	Management consulting services	0	2	1	3	0.4%	87.1%
62	Maintenance and repair construction of nonresidential structures	0	2	0	3	0.4%	87.5%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	2	1	2	0.4%	87.9%
512	Other personal services	0	0	2	2	0.4%	88.2%
465	Business support services	0	2	1	2	0.3%	88.6%
467	Investigation and security services	0	2	0	2	0.3%	88.9%
504	Automotive repair and maintenance, except car washes	0	1	2	2	0.3%	89.2%
457	Advertising, public relations, and related services	0	2	0	2	0.3%	89.5%
407	Retail - Nonstore retailers	0	0	2	2	0.3%	89.8%
436	Other financial investment activities	0	1	1	2	0.3%	90.2%
483	Nursing and community care facilities	0	0	2	2	0.3%	90.4%
480	Home health care services	0	0	2	2	0.3%	90.7%
474	Other educational services	0	0	2	2	0.3%	91.0%
469	Landscape and horticultural services	0	1	1	2	0.3%	91.3%
447	Legal services	0	1	1	2	0.3%	91.6%
518	Postal service	0	2	0	2	0.3%	91.8%
434	Nondepository credit intermediation and related activities	0	1	1	2	0.3%	92.1%
513	Religious organizations	0	0	2	2	0.3%	92.4%
477	Offices of other health practitioners	0	0	2	2	0.3%	92.6%
423	Motion picture and video industries	1	0	0	2	0.2%	92.9%
433	Monetary authorities and depository credit intermediation	0	1	1	2	0.2%	93.1%
404	Retail - Sporting goods, hobby, musical instrument and book stores	1	0	1	1	0.2%	93.3%
401	Retail - Health and personal care stores	0	0	1	1	0.2%	93.5%
412	Transit and ground passenger transportation	0	1	1	1	0.2%	93.7%
476	Offices of dentists	0	0	1	1	0.2%	93.9%
517	Private households	0	0	1	1	0.2%	94.2%
462	Office administrative services	0	1	0	1	0.2%	94.4%
449	Architectural, engineering, and related services	0	1	0	1	0.2%	94.5%
399	Retail - Building material and garden equipment and supplies stores	0	0	1	1	0.2%	94.7%
411	Truck transportation	0	1	1	1	0.2%	94.9%
460	Marketing research and all other miscellaneous professional, scientific, and technical services	0	1	0	1	0.2%	95.1%
396	Retail - Motor vehicle and parts dealers	0	0	1	1	0.2%	95.2%
94	Bread and bakery product, except frozen, manufacturing	0	1	0	1	0.2%	95.4%
526	Other local government enterprises	0	0	1	1	0.2%	95.5%
497	Fitness and recreational sports centers	0	0	1	1	0.2%	95.7%
511	Dry-cleaning and laundry services	0	1	0	1	0.2%	95.9%
472	Elementary and secondary schools	0	0	1	1	0.1%	96.0%
478	Outpatient care centers	0	0	1	1	0.1%	96.1%
492	Independent artists, writers, and performers	0	1	0	1	0.1%	96.3%
508	Personal and household goods repair and maintenance	0	1	0	1	0.1%	96.4%
487	Child day care services	0	0	1	1	0.1%	96.6%
525	Local government electric utilities	0	1	0	1	0.1%	96.7%
455	Environmental and other technical consulting services	0	1	0	1	0.1%	96.8%
398	Retail - Electronics and appliance stores	0	0	0	1	0.1%	96.9%
484	Residential mental retardation, mental health, substance abuse and other facilities	0	0	1	1	0.1%	97.0%
63	Maintenance and repair construction of residential structures	0	0	0	1	0.1%	97.1%
	All Other Sectors	**0**	**10**	**9**	**19**	**3%**	**100%**
	Total	**497**	**82**	**100**	**678**	**100%**	

Appendix A, Table 22
Hollywood Center: West Site
Project Operations Economic Impact on Employment Compensation

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
501	Full-service restaurants	$3,557,584	$44,826	$103,897	$3,706,308	17.5%	17.5%
440	Real estate	1,953,265	236,421	94,036	2,283,722	10.8%	28.3%
475	Offices of physicians	1,892,470	0	216,407	2,108,877	10.0%	38.3%
437	Insurance carriers	1,655,848	156,568	74,984	1,887,401	8.9%	47.2%
406	Retail - Miscellaneous store retailers	921,196	4,662	29,258	955,116	4.5%	51.8%
402	Retail - Gasoline stores	796,629	4,645	33,890	835,164	4.0%	55.7%
496	Other amusement and recreation industries	680,442	2,476	9,387	692,304	3.3%	59.0%
473	Junior colleges, colleges, universities, and professional schools	612,043	2,291	77,951	692,285	3.3%	62.3%
438	Insurance agencies, brokerages, and related activities	0	623,031	32,389	655,421	3.1%	65.4%
400	Retail - Food and beverage stores	488,199	662	80,036	568,897	2.7%	68.1%
509	Personal care services	479,519	2,336	37,607	519,461	2.5%	70.5%
461	Management of companies and enterprises	0	286,193	63,501	349,695	1.7%	72.2%
395	Wholesale trade	0	128,480	167,430	295,910	1.4%	73.6%
502	Limited-service restaurants	194,225	17,249	80,412	291,886	1.4%	75.0%
403	Retail - Clothing and clothing accessories stores	248,618	3,922	32,561	285,100	1.3%	76.3%
482	Hospitals	0	0	284,099	284,099	1.3%	77.6%
397	Retail - Furniture and home furnishings stores	241,321	2,229	16,097	259,647	1.2%	78.9%
423	Motion picture and video industries	189,392	19,503	9,340	218,235	1.0%	79.9%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	123,696	39,197	162,893	0.8%	80.7%
405	Retail - General merchandise stores	113,609	2,118	46,068	161,795	0.8%	81.4%
464	Employment services	0	131,418	21,087	152,505	0.7%	82.2%
447	Legal services	0	80,171	62,039	142,210	0.7%	82.8%
454	Management consulting services	0	100,505	36,839	137,344	0.6%	83.5%
425	Radio and television broadcasting	0	102,634	27,698	130,332	0.6%	84.1%
433	Monetary authorities and depository credit intermediation	0	59,425	59,335	118,760	0.6%	84.7%
62	Maintenance and repair construction of nonresidential structures	0	89,415	12,368	101,784	0.5%	85.1%
525	Local government electric utilities	0	74,498	23,585	98,083	0.5%	85.6%
526	Other local government enterprises	0	35,466	59,317	94,782	0.4%	86.1%
449	Architectural, engineering, and related services	0	67,886	25,151	93,037	0.4%	86.5%
457	Advertising, public relations, and related services	0	74,386	18,632	93,018	0.4%	86.9%
468	Services to buildings	0	65,863	20,844	86,707	0.4%	87.3%
436	Other financial investment activities	0	24,399	61,355	85,753	0.4%	87.8%
504	Automotive repair and maintenance, except car washes	0	19,006	63,118	82,124	0.4%	88.1%
434	Nondepository credit intermediation and related activities	0	44,510	36,785	81,294	0.4%	88.5%
435	Securities and commodity contracts intermediation and brokerage	0	42,456	33,461	75,918	0.4%	88.9%
513	Religious organizations	0	0	72,917	72,917	0.3%	89.2%
503	All other food and drinking places	0	9,401	62,974	72,375	0.3%	89.6%
467	Investigation and security services	0	55,817	11,229	67,046	0.3%	89.9%
478	Outpatient care centers	0	0	61,699	61,699	0.3%	90.2%
518	Postal service	0	45,803	13,831	59,634	0.3%	90.5%
485	Individual and family services	0	0	59,169	59,169	0.3%	90.7%
480	Home health care services	0	0	58,449	58,449	0.3%	91.0%
462	Office administrative services	0	45,698	12,562	58,260	0.3%	91.3%
483	Nursing and community care facilities	0	0	55,054	55,054	0.3%	91.6%
477	Offices of other health practitioners	0	0	53,767	53,767	0.3%	91.8%
396	Retail - Motor vehicle and parts dealers	0	2,198	49,522	51,720	0.2%	92.1%
411	Truck transportation	0	25,787	25,579	51,367	0.2%	92.3%
476	Offices of dentists	0	0	48,698	48,698	0.2%	92.5%
460	Marketing research and all other miscellaneous professional, scienti	0	36,174	12,215	48,390	0.2%	92.8%
499	Hotels and motels, including casino hotels	0	14,029	32,140	46,169	0.2%	93.0%
401	Retail - Health and personal care stores	0	6,076	37,214	43,290	0.2%	93.2%
404	Retail - Sporting goods, hobby, musical instrument and book stores	25,653	2,176	14,365	42,193	0.2%	93.4%
465	Business support services	0	30,341	10,329	40,669	0.2%	93.6%
407	Retail - Nonstore retailers	0	1,969	37,901	39,870	0.2%	93.8%
492	Independent artists, writers, and performers	0	28,381	9,368	37,750	0.2%	93.9%
427	Wired telecommunications carriers	0	16,959	20,697	37,656	0.2%	94.1%
512	Other personal services	0	3,947	33,520	37,467	0.2%	94.3%
508	Personal and household goods repair and maintenance	0	21,878	14,675	36,553	0.2%	94.5%
472	Elementary and secondary schools	0	0	36,247	36,247	0.2%	94.6%
63	Maintenance and repair construction of residential structures	0	16,208	18,254	34,463	0.2%	94.8%
474	Other educational services	0	7,021	27,009	34,029	0.2%	95.0%
416	Warehousing and storage	0	25,409	7,135	32,543	0.2%	95.1%
479	Medical and diagnostic laboratories	0	15,725	16,561	32,285	0.2%	95.3%
399	Retail - Building material and garden equipment and supplies store	0	4,151	27,838	31,989	0.2%	95.4%
414	Scenic and sightseeing transportation and support activities for trans	0	19,060	12,669	31,730	0.2%	95.6%
455	Environmental and other technical consulting services	0	22,937	8,242	31,179	0.1%	95.7%
469	Landscape and horticultural services	0	18,776	7,501	26,277	0.1%	95.8%
94	Bread and bakery product, except frozen, manufacturing	0	13,625	11,672	25,297	0.1%	96.0%
426	Cable and other subscription programming	0	19,064	5,766	24,830	0.1%	96.1%
	All Other Sectors	**0**	**376,511**	**451,404**	**827,916**	**4%**	**100%**
	Total	**$14,050,014**	**$3,558,468**	**$3,528,333**	**$21,136,815**	**100%**	

Appendix A, Table 23
Hollywood Center: East Site
Project Operations Economic Impact on Employment Compensation

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
501	Full-service restaurants	$4,543,740	$47,837	$111,499	$4,703,076	20.8%	20.8%
440	Real estate	1,993,412	251,781	101,002	2,346,195	10.4%	31.1%
475	Offices of physicians	1,931,680	0	232,308	2,163,988	9.5%	40.6%
437	Insurance carriers	1,692,205	162,508	80,473	1,935,186	8.5%	49.2%
402	Retail - Gasoline stores	813,267	5,361	36,368	854,996	3.8%	53.0%
406	Retail - Miscellaneous store retailers	689,011	5,381	31,397	725,790	3.2%	56.2%
473	Junior colleges, colleges, universities, and professional schools	625,175	2,165	83,524	710,864	3.1%	59.3%
496	Other amusement and recreation industries	694,718	2,584	10,060	707,362	3.1%	62.4%
438	Insurance agencies, brokerages, and related activities	0	637,661	34,761	672,422	3.0%	65.4%
400	Retail - Food and beverage stores	498,130	743	85,890	584,763	2.6%	68.0%
509	Personal care services	489,524	2,384	40,364	532,273	2.3%	70.3%
461	Management of companies and enterprises	0	331,792	68,167	399,958	1.8%	72.1%
502	Limited-service restaurants	275,582	18,372	86,294	380,248	1.7%	73.8%
395	Wholesale trade	0	145,050	179,710	324,760	1.4%	75.2%
482	Hospitals	0	0	305,216	305,216	1.3%	76.5%
403	Retail - Clothing and clothing accessories stores	253,890	4,530	34,941	293,361	1.3%	77.8%
397	Retail - Furniture and home furnishings stores	246,406	2,571	17,274	266,251	1.2%	79.0%
423	Motion picture and video industries	193,480	20,319	10,021	223,820	1.0%	80.0%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	133,990	42,044	176,034	0.8%	80.8%
405	Retail - General merchandise stores	115,992	2,523	49,437	167,951	0.7%	81.5%
464	Employment services	0	136,571	22,636	159,207	0.7%	82.2%
447	Legal services	0	84,897	66,499	151,396	0.7%	82.9%
454	Management consulting services	0	107,034	39,546	146,580	0.6%	83.5%
425	Radio and television broadcasting	0	110,315	29,728	140,043	0.6%	84.1%
433	Monetary authorities and depository credit intermediation	0	61,605	63,721	125,326	0.6%	84.7%
62	Maintenance and repair construction of nonresidential structures	0	93,198	13,280	106,477	0.5%	85.2%
525	Local government electric utilities	0	79,287	25,331	104,618	0.5%	85.6%
526	Other local government enterprises	0	38,794	63,708	102,502	0.5%	86.1%
457	Advertising, public relations, and related services	0	79,953	19,996	99,949	0.4%	86.5%
449	Architectural, engineering, and related services	0	70,606	26,990	97,596	0.4%	87.0%
436	Other financial investment activities	0	25,411	65,914	91,325	0.4%	87.4%
468	Services to buildings	0	68,942	22,359	91,301	0.4%	87.8%
504	Automotive repair and maintenance, except car washes	0	20,985	67,779	88,764	0.4%	88.2%
434	Nondepository credit intermediation and related activities	0	47,047	39,473	86,521	0.4%	88.5%
435	Securities and commodity contracts intermediation and brokerage	0	44,145	35,938	80,083	0.4%	88.9%
513	Religious organizations	0	0	78,296	78,296	0.3%	89.2%
503	All other food and drinking places	0	9,975	67,578	77,553	0.3%	89.6%
467	Investigation and security services	0	57,627	12,048	69,675	0.3%	89.9%
518	Postal service	0	52,733	14,845	67,578	0.3%	90.2%
478	Outpatient care centers	0	0	66,224	66,224	0.3%	90.5%
485	Individual and family services	0	0	63,461	63,461	0.3%	90.8%
480	Home health care services	0	0	62,627	62,627	0.3%	91.0%
462	Office administrative services	0	48,016	13,486	61,502	0.3%	91.3%
483	Nursing and community care facilities	0	0	59,162	59,162	0.3%	91.6%
477	Offices of other health practitioners	0	0	57,677	57,677	0.3%	91.8%
411	Truck transportation	0	28,283	27,444	55,728	0.2%	92.1%
396	Retail - Motor vehicle and parts dealers	0	2,260	53,145	55,405	0.2%	92.3%
476	Offices of dentists	0	0	52,295	52,295	0.2%	92.5%
460	Marketing research and all other miscellaneous professional, scienti	0	37,757	13,112	50,869	0.2%	92.8%
499	Hotels and motels, including casino hotels	0	15,023	34,424	49,446	0.2%	93.0%
401	Retail - Health and personal care stores	0	7,041	39,934	46,976	0.2%	93.2%
404	Retail - Sporting goods, hobby, musical instrument and book stores	26,195	2,517	15,415	44,128	0.2%	93.4%
465	Business support services	0	31,913	11,082	42,995	0.2%	93.6%
407	Retail - Nonstore retailers	0	2,276	40,673	42,949	0.2%	93.8%
427	Wired telecommunications carriers	0	18,045	22,233	40,277	0.2%	93.9%
512	Other personal services	0	4,064	35,974	40,038	0.2%	94.1%
492	Independent artists, writers, and performers	0	29,796	10,047	39,843	0.2%	94.3%
508	Personal and household goods repair and maintenance	0	23,743	15,747	39,490	0.2%	94.5%
472	Elementary and secondary schools	0	0	38,793	38,793	0.2%	94.6%
63	Maintenance and repair construction of residential structures	0	16,658	19,577	36,235	0.2%	94.8%
474	Other educational services	0	7,057	28,923	35,979	0.2%	95.0%
399	Retail - Building material and garden equipment and supplies store	0	4,792	29,873	34,665	0.2%	95.1%
479	Medical and diagnostic laboratories	0	16,050	17,784	33,834	0.1%	95.3%
455	Environmental and other technical consulting services	0	24,445	8,847	33,292	0.1%	95.4%
414	Scenic and sightseeing transportation and support activities for trans	0	19,645	13,594	33,239	0.1%	95.5%
416	Warehousing and storage	0	25,464	7,657	33,120	0.1%	95.7%
94	Bread and bakery product, except frozen, manufacturing	0	16,996	12,534	29,530	0.1%	95.8%
469	Landscape and horticultural services	0	19,651	8,046	27,697	0.1%	95.9%
426	Cable and other subscription programming	0	20,482	6,189	26,671	0.1%	96.1%
	All Other Sectors	**0**	**407,420**	**484,310**	**891,730**	**4%**	**100%**
	Total	**$15,082,409**	**$3,796,071**	**$3,786,701**	**$22,665,181**	**100%**	

Appendix A, Table 24
Hollywood Center: East Site: Alternative
Project Operations Economic Impact on Employment Compensation

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
499	Hotels and motels, including casino hotels	$7,918,231	$21,192	$48,026	$7,987,450	25.1%	25.1%
501	Full-service restaurants	4,209,835	56,567	156,874	4,423,277	13.9%	39.1%
440	Real estate	1,479,362	281,680	142,622	1,903,664	6.0%	45.0%
475	Offices of physicians	1,433,459	0	327,254	1,760,713	5.5%	50.6%
437	Insurance carriers	1,255,159	175,798	113,235	1,544,192	4.9%	55.4%
406	Retail - Miscellaneous store retailers	1,455,307	17,055	44,167	1,516,528	4.8%	60.2%
402	Retail - Gasoline stores	603,470	15,923	51,159	670,553	2.1%	62.3%
461	Management of companies and enterprises	0	505,455	96,021	601,476	1.9%	64.2%
473	Junior colleges, colleges, universities, and professional schools	463,799	2,489	116,733	583,021	1.8%	66.0%
438	Insurance agencies, brokerages, and related activities	0	499,514	48,922	548,436	1.7%	67.8%
496	Other amusement and recreation industries	515,484	7,083	14,068	536,636	1.7%	69.5%
400	Retail - Food and beverage stores	369,705	5,031	120,832	495,568	1.6%	71.0%
395	Wholesale trade	0	207,010	253,026	460,037	1.4%	72.5%
482	Hospitals	0	0	431,403	431,403	1.4%	73.8%
502	Limited-service restaurants	275,582	27,169	121,405	424,156	1.3%	75.2%
509	Personal care services	363,245	1,769	56,826	421,840	1.3%	76.5%
425	Radio and television broadcasting	0	263,319	41,843	305,163	1.0%	77.5%
503	All other food and drinking places	0	171,186	95,058	266,245	0.8%	78.3%
454	Management consulting services	0	207,487	55,715	263,201	0.8%	79.1%
403	Retail - Clothing and clothing accessories stores	188,371	13,939	49,153	251,463	0.8%	79.9%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	182,685	59,030	241,714	0.8%	80.7%
457	Advertising, public relations, and related services	0	190,870	28,138	219,008	0.7%	81.4%
397	Retail - Furniture and home furnishings stores	182,828	8,410	24,300	215,537	0.7%	82.0%
447	Legal services	0	108,972	93,085	202,058	0.6%	82.7%
423	Motion picture and video industries	143,530	24,540	14,083	182,154	0.6%	83.2%
464	Employment services	0	144,894	31,884	176,778	0.6%	83.8%
518	Postal service	0	150,879	20,899	171,779	0.5%	84.3%
526	Other local government enterprises	0	79,833	89,940	169,773	0.5%	84.9%
525	Local government electric utilities	0	133,333	35,767	169,100	0.5%	85.4%
405	Retail - General merchandise stores	86,067	10,364	69,548	165,979	0.5%	85.9%
433	Monetary authorities and depository credit intermediation	0	70,690	89,923	160,613	0.5%	86.4%
62	Maintenance and repair construction of nonresidential structures	0	136,350	18,724	155,074	0.5%	86.9%
434	Nondepository credit intermediation and related activities	0	93,786	55,522	149,309	0.5%	87.4%
468	Services to buildings	0	109,017	31,400	140,417	0.4%	87.8%
449	Architectural, engineering, and related services	0	90,598	37,963	128,561	0.4%	88.2%
504	Automotive repair and maintenance, except car washes	0	32,732	95,618	128,350	0.4%	88.6%
436	Other financial investment activities	0	33,850	93,157	127,006	0.4%	89.0%
435	Securities and commodity contracts intermediation and brokerage	0	62,082	50,733	112,815	0.4%	89.4%
513	Religious organizations	0	0	110,420	110,420	0.3%	89.7%
478	Outpatient care centers	0	0	93,237	93,237	0.3%	90.0%
485	Individual and family services	0	0	89,065	89,065	0.3%	90.3%
462	Office administrative services	0	68,719	19,000	87,720	0.3%	90.6%
480	Home health care services	0	0	87,523	87,523	0.3%	90.9%
483	Nursing and community care facilities	0	0	83,718	83,718	0.3%	91.1%
477	Offices of other health practitioners	0	0	81,008	81,008	0.3%	91.4%
411	Truck transportation	0	40,258	38,574	78,833	0.2%	91.6%
396	Retail - Motor vehicle and parts dealers	0	3,036	74,768	77,804	0.2%	91.9%
467	Investigation and security services	0	57,634	16,934	74,568	0.2%	92.1%
476	Offices of dentists	0	0	73,782	73,782	0.2%	92.3%
401	Retail - Health and personal care stores	0	17,080	56,175	73,255	0.2%	92.6%
460	Marketing research and all other miscellaneous professional, scientific,	0	49,545	18,466	68,010	0.2%	92.8%
407	Retail - Nonstore retailers	0	6,468	57,218	63,686	0.2%	93.0%
455	Environmental and other technical consulting services	0	49,281	12,464	61,745	0.2%	93.2%
512	Other personal services	0	10,638	50,619	61,258	0.2%	93.4%
465	Business support services	0	45,366	15,578	60,943	0.2%	93.6%
427	Wired telecommunications carriers	0	28,558	31,408	59,966	0.2%	93.8%
426	Cable and other subscription programming	0	48,201	8,716	56,917	0.2%	93.9%
399	Retail - Building material and garden equipment and supplies stores	0	14,571	42,023	56,594	0.2%	94.1%
508	Personal and household goods repair and maintenance	0	34,028	22,142	56,170	0.2%	94.3%
472	Elementary and secondary schools	0	0	53,942	53,942	0.2%	94.5%
492	Independent artists, writers, and performers	0	39,536	14,096	53,632	0.2%	94.6%
432	Internet publishing and broadcasting and web search portals	0	44,404	8,169	52,572	0.2%	94.8%
404	Retail - Sporting goods, hobby, musical instrument and book stores	19,436	6,676	21,684	47,797	0.2%	94.9%
94	Bread and bakery product, except frozen, manufacturing	0	29,862	17,681	47,542	0.1%	95.1%
471	Waste management and remediation services	0	39,408	7,751	47,158	0.1%	95.2%
474	Other educational services	0	6,060	40,322	46,382	0.1%	95.4%
414	Scenic and sightseeing transportation and support activities for transpo	0	25,998	19,115	45,113	0.1%	95.5%
469	Landscape and horticultural services	0	30,916	11,297	42,213	0.1%	95.7%
63	Maintenance and repair construction of residential structures	0	13,854	27,467	41,321	0.1%	95.8%
	All Other Sectors	**0**	**635,071**	**700,619**	**1,335,690**	**4%**	**100%**
	Total	**$20,962,872**	**$5,488,719**	**$5,329,040**	**$31,780,631**	**100%**	

Appendix A, Table 25
Hollywood Center: West Site
Project Operations Total Economic Impact

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
440	Real estate	$11,745,230	$1,421,629	$565,448	$13,732,307	23.8%	23.8%
437	Insurance carriers	6,258,364	591,759	283,406	7,133,529	12.4%	36.1%
501	Full-service restaurants	6,747,526	85,020	197,057	7,029,604	12.2%	48.3%
475	Offices of physicians	2,892,220	0	330,730	3,222,950	5.6%	53.9%
496	Other amusement and recreation industries	1,716,461	6,245	23,679	1,746,385	3.0%	56.9%
438	Insurance agencies, brokerages, and related activities	0	1,654,807	86,028	1,740,834	3.0%	59.9%
406	Retail - Miscellaneous store retailers	1,469,946	7,439	46,687	1,524,072	2.6%	62.6%
441	Owner-occupied dwellings	0	0	1,377,262	1,377,262	2.4%	65.0%
473	Junior colleges, colleges, universities, and professional schools	1,034,518	3,872	131,758	1,170,148	2.0%	67.0%
502	Limited-service restaurants	766,590	68,081	317,378	1,152,049	2.0%	69.0%
400	Retail - Food and beverage stores	986,509	1,338	161,729	1,149,577	2.0%	71.0%
402	Retail - Gasoline stores	1,068,918	6,233	45,473	1,120,625	1.9%	72.9%
395	Wholesale trade	0	409,414	533,531	942,945	1.6%	74.6%
423	Motion picture and video industries	726,513	74,815	35,830	837,157	1.5%	76.0%
403	Retail - Clothing and clothing accessories stores	727,528	11,477	95,282	834,287	1.4%	77.5%
509	Personal care services	709,247	3,455	55,624	768,325	1.3%	78.8%
461	Management of companies and enterprises	0	572,742	127,082	699,824	1.2%	80.0%
397	Retail - Furniture and home furnishings stores	610,348	5,639	40,713	656,699	1.1%	81.1%
482	Hospitals	0	0	536,977	536,977	0.9%	82.1%
433	Monetary authorities and depository credit intermediation	0	228,351	228,003	456,354	0.8%	82.9%
405	Retail - General merchandise stores	285,173	5,317	115,635	406,124	0.7%	83.6%
525	Local government electric utilities	0	257,756	81,601	339,357	0.6%	84.1%
447	Legal services	0	174,998	135,420	310,418	0.5%	84.7%
464	Employment services	0	251,291	40,321	291,612	0.5%	85.2%
62	Maintenance and repair construction of nonresidential structures	0	240,833	33,313	274,146	0.5%	85.7%
436	Other financial investment activities	0	76,474	192,307	268,781	0.5%	86.1%
457	Advertising, public relations, and related services	0	211,275	52,920	264,195	0.5%	86.6%
526	Other local government enterprises	0	92,878	155,338	248,216	0.4%	87.0%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	176,131	55,813	231,944	0.4%	87.4%
428	Wireless telecommunications carriers (except satellite)	0	87,749	130,286	218,035	0.4%	87.8%
454	Management consulting services	0	148,553	54,450	203,002	0.4%	88.2%
156	Petroleum refineries	0	87,355	109,873	197,228	0.3%	88.5%
407	Retail - Nonstore retailers	0	9,710	186,886	196,597	0.3%	88.8%
427	Wired telecommunications carriers	0	78,161	95,391	173,553	0.3%	89.1%
468	Services to buildings	0	130,194	41,203	171,396	0.3%	89.4%
434	Nondepository credit intermediation and related activities	0	92,216	76,211	168,427	0.3%	89.7%
449	Architectural, engineering, and related services	0	119,716	44,354	164,070	0.3%	90.0%
174	Pharmaceutical preparation manufacturing	0	37,890	121,453	159,344	0.3%	90.3%
425	Radio and television broadcasting	0	125,363	33,832	159,195	0.3%	90.6%
504	Automotive repair and maintenance, except car washes	0	34,578	114,834	149,412	0.3%	90.8%
439	Funds, trusts, and other financial vehicles	0	35,737	104,854	140,591	0.2%	91.1%
478	Outpatient care centers	0	0	131,137	131,137	0.2%	91.3%
411	Truck transportation	0	65,164	64,638	129,802	0.2%	91.5%
499	Hotels and motels, including casino hotels	0	38,301	87,751	126,052	0.2%	91.7%
426	Cable and other subscription programming	0	94,117	28,465	122,582	0.2%	91.9%
446	Lessors of nonfinancial intangible assets	0	100,666	21,669	122,334	0.2%	92.2%
396	Retail - Motor vehicle and parts dealers	0	4,615	103,981	108,596	0.2%	92.3%
467	Investigation and security services	0	87,042	17,511	104,553	0.2%	92.5%
476	Offices of dentists	0	0	103,170	103,170	0.2%	92.7%
63	Maintenance and repair construction of residential structures	0	46,050	51,862	97,912	0.2%	92.9%
401	Retail - Health and personal care stores	0	13,333	81,655	94,988	0.2%	93.0%
483	Nursing and community care facilities	0	0	94,662	94,662	0.2%	93.2%
503	All other food and drinking places	0	12,217	81,844	94,062	0.2%	93.4%
477	Offices of other health practitioners	0	0	93,874	93,874	0.2%	93.5%
42	Electric power generation - Fossil fuel	0	69,909	22,132	92,040	0.2%	93.7%
408	Air transportation	0	35,382	56,591	91,973	0.2%	93.8%
485	Individual and family services	0	0	90,524	90,524	0.2%	94.0%
94	Bread and bakery product, except frozen, manufacturing	0	45,599	39,064	84,663	0.1%	94.1%
404	Retail - Sporting goods, hobby, musical instrument and book stores	51,459	4,364	28,816	84,640	0.1%	94.3%
432	Internet publishing and broadcasting and web search portals	0	65,008	19,548	84,556	0.1%	94.4%
435	Securities and commodity contracts intermediation and brokerage	0	44,482	35,058	79,540	0.1%	94.6%
462	Office administrative services	0	61,605	16,935	78,541	0.1%	94.7%
399	Retail - Building material and garden equipment and supplies stores	0	10,183	68,285	78,468	0.1%	94.9%
442	Automotive equipment rental and leasing	0	38,818	39,359	78,178	0.1%	95.0%
414	Scenic and sightseeing transportation and support activities for transporta	0	43,286	28,771	72,057	0.1%	95.1%
518	Postal service	0	53,888	16,272	70,160	0.1%	95.2%
465	Business support services	0	51,972	17,692	69,664	0.1%	95.4%
471	Waste management and remediation services	0	54,742	14,862	69,604	0.1%	95.5%
480	Home health care services	0	0	68,291	68,291	0.1%	95.6%
	All Other Sectors	**0**	**1,240,208**	**1,303,840**	**2,544,048**	**4%**	**100%**
	Total	**$37,796,551**	**$9,907,440**	**$10,024,233**	**$57,728,223**	**100%**	

Appendix A, Table 26
Hollywood Center: East Site
Project Operations Total Economic Impact

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
440	Real estate	$11,986,638	$1,513,988	$607,338	$14,107,965	22.9%	22.9%
501	Full-service restaurants	8,617,927	90,730	211,475	8,920,133	14.5%	37.4%
437	Insurance carriers	6,395,779	614,207	304,150	7,314,136	11.9%	49.3%
475	Offices of physicians	2,952,143	0	355,032	3,307,175	5.4%	54.7%
438	Insurance agencies, brokerages, and related activities	0	1,693,664	92,328	1,785,992	2.9%	57.6%
496	Other amusement and recreation industries	1,752,475	6,517	25,376	1,784,368	2.9%	60.5%
502	Limited-service restaurants	1,087,698	72,513	340,594	1,500,805	2.4%	62.9%
441	Owner-occupied dwellings	0	0	1,476,847	1,476,847	2.4%	65.3%
473	Junior colleges, colleges, universities, and professional schools	1,056,715	3,659	141,178	1,201,552	2.0%	67.2%
400	Retail - Food and beverage stores	1,006,577	1,502	173,559	1,181,638	1.9%	69.2%
406	Retail - Miscellaneous store retailers	1,099,450	8,587	50,101	1,158,137	1.9%	71.0%
402	Retail - Gasoline stores	1,091,244	7,193	48,799	1,147,236	1.9%	72.9%
395	Wholesale trade	0	462,215	572,664	1,034,878	1.7%	74.6%
423	Motion picture and video industries	742,198	77,944	38,441	858,583	1.4%	76.0%
403	Retail - Clothing and clothing accessories stores	742,956	13,255	102,249	858,459	1.4%	77.4%
461	Management of companies and enterprises	0	663,996	136,418	800,414	1.3%	78.7%
509	Personal care services	724,046	3,527	59,702	787,275	1.3%	80.0%
397	Retail - Furniture and home furnishings stores	623,208	6,503	43,690	673,401	1.1%	81.0%
482	Hospitals	0	0	576,889	576,889	0.9%	82.0%
433	Monetary authorities and depository credit intermediation	0	236,726	244,859	481,585	0.8%	82.8%
405	Retail - General merchandise stores	291,153	6,333	124,092	421,578	0.7%	83.5%
525	Local government electric utilities	0	274,324	87,645	361,969	0.6%	84.0%
447	Legal services	0	185,313	145,154	330,467	0.5%	84.6%
464	Employment services	0	261,143	43,283	304,426	0.5%	85.1%
62	Maintenance and repair construction of nonresidential structures	0	251,020	35,768	286,788	0.5%	85.5%
436	Other financial investment activities	0	79,648	206,597	286,245	0.5%	86.0%
457	Advertising, public relations, and related services	0	227,086	56,794	283,881	0.5%	86.5%
526	Other local government enterprises	0	101,594	166,838	268,432	0.4%	86.9%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	190,789	59,867	250,656	0.4%	87.3%
428	Wireless telecommunications carriers (except satellite)	0	92,867	139,950	232,817	0.4%	87.7%
454	Management consulting services	0	158,203	58,452	216,655	0.4%	88.0%
156	Petroleum refineries	0	97,913	117,977	215,890	0.4%	88.4%
407	Retail - Nonstore retailers	0	11,225	200,554	211,779	0.3%	88.7%
427	Wired telecommunications carriers	0	83,167	102,469	185,637	0.3%	89.0%
468	Services to buildings	0	136,280	44,198	180,478	0.3%	89.3%
434	Nondepository credit intermediation and related activities	0	97,473	81,782	179,255	0.3%	89.6%
449	Architectural, engineering, and related services	0	124,513	47,596	172,109	0.3%	89.9%
425	Radio and television broadcasting	0	134,744	36,311	171,056	0.3%	90.2%
174	Pharmaceutical preparation manufacturing	0	38,638	130,490	169,128	0.3%	90.4%
504	Automotive repair and maintenance, except car washes	0	38,179	123,313	161,492	0.3%	90.7%
439	Funds, trusts, and other financial vehicles	0	36,593	112,667	149,260	0.2%	91.0%
411	Truck transportation	0	71,471	69,351	140,822	0.2%	91.2%
478	Outpatient care centers	0	0	140,753	140,753	0.2%	91.4%
446	Lessors of nonfinancial intangible assets	0	114,313	23,254	137,567	0.2%	91.6%
499	Hotels and motels, including casino hotels	0	41,015	93,985	135,000	0.2%	91.9%
426	Cable and other subscription programming	0	101,117	30,555	131,672	0.2%	92.1%
396	Retail - Motor vehicle and parts dealers	0	4,746	111,587	116,333	0.2%	92.3%
476	Offices of dentists	0	0	110,790	110,790	0.2%	92.4%
467	Investigation and security services	0	89,866	18,788	108,653	0.2%	92.6%
401	Retail - Health and personal care stores	0	15,450	87,626	103,076	0.2%	92.8%
63	Maintenance and repair construction of residential structures	0	47,327	55,620	102,947	0.2%	92.9%
483	Nursing and community care facilities	0	0	101,725	101,725	0.2%	93.1%
503	All other food and drinking places	0	12,964	87,828	100,791	0.2%	93.3%
477	Offices of other health practitioners	0	0	100,702	100,702	0.2%	93.4%
94	Bread and bakery product, except frozen, manufacturing	0	56,881	41,948	98,829	0.2%	93.6%
408	Air transportation	0	37,995	60,650	98,645	0.2%	93.8%
42	Electric power generation - Fossil fuel	0	74,402	23,771	98,173	0.2%	93.9%
485	Individual and family services	0	0	97,090	97,090	0.2%	94.1%
432	Internet publishing and broadcasting and web search portals	0	70,037	20,978	91,014	0.1%	94.2%
404	Retail - Sporting goods, hobby, musical instrument and book stores	52,547	5,050	30,923	88,520	0.1%	94.4%
399	Retail - Building material and garden equipment and supplies stores	0	11,754	73,278	85,032	0.1%	94.5%
435	Securities and commodity contracts intermediation and brokerage	0	46,252	37,653	83,904	0.1%	94.6%
442	Automotive equipment rental and leasing	0	41,323	42,222	83,545	0.1%	94.8%
462	Office administrative services	0	64,731	18,180	82,911	0.1%	94.9%
518	Postal service	0	62,041	17,465	79,505	0.1%	95.0%
414	Scenic and sightseeing transportation and support activities for transportat	0	44,613	30,872	75,486	0.1%	95.2%
471	Waste management and remediation services	0	59,148	15,955	75,103	0.1%	95.3%
465	Business support services	0	54,666	18,983	73,649	0.1%	95.4%
480	Home health care services	0	0	73,173	73,173	0.1%	95.5%
	All Other Sectors	**0**	**1,354,724**	**1,398,736**	**2,753,461**	**4%**	**100%**
	Total	**$40,222,753**	**$10,585,660**	**$10,757,923**	**$61,566,337**	**100%**	

Appendix A, Table 27
Hollywood Center: East Site: Alternative
Project Operations Total Economic Impact

Sector #	IMPLAN Sector	Direct	Indirect	Induced	Total	Total %	Cum %
499	Hotels and motels, including casino hotels	$21,618,602	$57,860	$131,122	$21,807,585	25.8%	25.8%
440	Real estate	8,895,589	1,693,778	857,606	11,446,972	13.5%	39.3%
501	Full-service restaurants	7,984,624	107,288	297,537	8,389,449	9.9%	49.2%
437	Insurance carriers	4,743,940	664,437	427,979	5,836,355	6.9%	56.1%
475	Offices of physicians	2,190,723	0	500,136	2,690,859	3.2%	59.3%
406	Retail - Miscellaneous store retailers	2,322,223	27,214	70,476	2,419,913	2.9%	62.1%
441	Owner-occupied dwellings	0	0	2,070,787	2,070,787	2.4%	64.6%
502	Limited-service restaurants	1,087,698	107,234	479,174	1,674,107	2.0%	66.6%
395	Wholesale trade	0	659,657	806,292	1,465,949	1.7%	68.3%
438	Insurance agencies, brokerages, and related activities	0	1,326,738	129,939	1,456,676	1.7%	70.0%
496	Other amusement and recreation industries	1,300,344	17,867	35,489	1,353,700	1.6%	71.6%
461	Management of companies and enterprises	0	1,011,538	192,161	1,203,700	1.4%	73.0%
400	Retail - Food and beverage stores	747,067	10,166	244,167	1,001,400	1.2%	74.2%
473	Junior colleges, colleges, universities, and professional schools	783,946	4,207	197,310	985,463	1.2%	75.4%
402	Retail - Gasoline stores	809,737	21,366	68,646	899,749	1.1%	76.5%
482	Hospitals	0	0	815,397	815,397	1.0%	77.4%
403	Retail - Clothing and clothing accessories stores	551,230	40,788	143,836	735,854	0.9%	78.3%
423	Motion picture and video industries	550,587	94,138	54,023	698,748	0.8%	79.1%
509	Personal care services	537,269	2,617	84,050	623,935	0.7%	79.8%
457	Advertising, public relations, and related services	0	542,119	79,919	622,038	0.7%	80.6%
433	Monetary authorities and depository credit intermediation	0	271,637	345,544	617,181	0.7%	81.3%
525	Local government electric utilities	0	461,319	123,752	585,070	0.7%	82.0%
397	Retail - Furniture and home furnishings stores	462,407	21,270	61,459	545,136	0.6%	82.6%
526	Other local government enterprises	0	209,067	235,536	444,602	0.5%	83.2%
447	Legal services	0	237,866	203,188	441,053	0.5%	83.7%
62	Maintenance and repair construction of nonresidential structures	0	367,248	50,431	417,679	0.5%	84.2%
405	Retail - General merchandise stores	216,038	26,015	174,574	416,627	0.5%	84.7%
436	Other financial investment activities	0	106,097	291,986	398,083	0.5%	85.1%
156	Petroleum refineries	0	228,588	166,376	394,964	0.5%	85.6%
454	Management consulting services	0	306,678	82,350	389,028	0.5%	86.1%
425	Radio and television broadcasting	0	321,633	51,109	372,742	0.4%	86.5%
503	All other food and drinking places	0	222,483	123,543	346,025	0.4%	86.9%
448	Accounting, tax preparation, bookkeeping, and payroll services	0	260,125	84,052	344,178	0.4%	87.3%
464	Employment services	0	277,058	60,967	338,024	0.4%	87.7%
428	Wireless telecommunications carriers (except satellite)	0	136,757	197,691	334,448	0.4%	88.1%
407	Retail - Nonstore retailers	0	31,894	282,138	314,032	0.4%	88.5%
434	Nondepository credit intermediation and related activities	0	194,308	115,032	309,340	0.4%	88.9%
426	Cable and other subscription programming	0	237,961	43,030	280,991	0.3%	89.2%
468	Services to buildings	0	215,497	62,070	277,566	0.3%	89.5%
427	Wired telecommunications carriers	0	131,623	144,759	276,381	0.3%	89.8%
504	Automotive repair and maintenance, except car washes	0	59,551	173,963	233,515	0.3%	90.1%
449	Architectural, engineering, and related services	0	159,768	66,947	226,715	0.3%	90.4%
446	Lessors of nonfinancial intangible assets	0	185,810	32,718	218,528	0.3%	90.7%
174	Pharmaceutical preparation manufacturing	0	28,901	184,495	213,396	0.3%	90.9%
518	Postal service	0	177,510	24,588	202,098	0.2%	91.1%
411	Truck transportation	0	101,731	97,476	199,207	0.2%	91.4%
478	Outpatient care centers	0	0	198,167	198,167	0.2%	91.6%
432	Internet publishing and broadcasting and web search portals	0	160,423	29,512	189,935	0.2%	91.8%
439	Funds, trusts, and other financial vehicles	0	29,002	159,367	188,369	0.2%	92.1%
396	Retail - Motor vehicle and parts dealers	0	6,374	156,990	163,364	0.2%	92.3%
401	Retail - Health and personal care stores	0	37,477	123,262	160,739	0.2%	92.4%
94	Bread and bakery product, except frozen, manufacturing	0	99,938	59,172	159,111	0.2%	92.6%
42	Electric power generation - Fossil fuel	0	125,119	33,564	158,683	0.2%	92.8%
476	Offices of dentists	0	0	156,311	156,311	0.2%	93.0%
483	Nursing and community care facilities	0	0	143,947	143,947	0.2%	93.2%
477	Offices of other health practitioners	0	0	141,437	141,437	0.2%	93.3%
408	Air transportation	0	56,327	84,850	141,177	0.2%	93.5%
399	Retail - Building material and garden equipment and supplies stores	0	35,743	103,080	138,822	0.2%	93.7%
471	Waste management and remediation services	0	114,291	22,479	136,771	0.2%	93.8%
485	Individual and family services	0	0	136,262	136,262	0.2%	94.0%
442	Automotive equipment rental and leasing	0	66,913	59,300	126,213	0.1%	94.1%
50	Natural gas distribution	0	91,831	32,037	123,869	0.1%	94.3%
462	Office administrative services	0	92,641	25,615	118,256	0.1%	94.4%
435	Securities and commodity contracts intermediation and brokerage	0	65,045	53,153	118,198	0.1%	94.6%
63	Maintenance and repair construction of residential structures	0	39,361	78,036	117,397	0.1%	94.7%
467	Investigation and security services	0	89,876	26,407	116,283	0.1%	94.8%
466	Travel arrangement and reservation services	0	76,344	32,547	108,890	0.1%	95.0%
465	Business support services	0	77,708	26,684	104,393	0.1%	95.1%
414	Scenic and sightseeing transportation and support activities for transportatio	0	59,041	43,411	102,451	0.1%	95.2%
	All Other Sectors	**38,988**	**1,964,127**	**2,046,157**	**4,049,272**	**5%**	**100%**
	Total	**$54,841,012**	**$14,654,987**	**$15,137,565**	**$84,633,564**	**100%**	

APPENDIX B – PROPOSED PROJECT FISCAL CALCULATION DETAIL

FISCAL IMPACT CALCULATION DETAILS

Appendix B, Table 1
Hollywood Center
Net Municipal Revenue Impacts and One-Time Revenues During Construction to the City of Los Angeles for Project

West Site

	Development, Stabilization and Operation From 2019 to 2050	
	Nominal $	**NPV-2018$**
Annual Revenues to the City of Los Angeles General Fund		
Property Tax	$76,913,653	$10,893,993
MVLF In Lieu	$25,764,574	$3,649,275
Documentary Transfer Tax on Sale	$2,531,959	$248,124
Sales Tax - Restaurant Tenant Sales	$2,246,940	$417,770
Sales Tax - Household Purchases	$8,410,789	$1,479,992
Transient Occupancy Tax	$0	$0
Gross Receipts Tax	$1,232,517	$219,847
Utility Users Tax	$2,497,314	$440,819
Licenses, Permits, Fees, and Fines	$17,873,799	$3,155,269
Total Annual Recurring Revenues to City's General Fund	**$137,471,544**	**$20,505,088**
Less: Property Tax and MVLF Revenue from Existing Site	-$765,009	-$196,918
Less: City Service Costs	-$76,910,972	-$13,577,123
Net Fiscal Impact to City's General Fund	**$59,795,563**	**$6,731,047**

	Over Construction Period	
	Nominal $	**NPV-2018$**
One-Time Revenues to the City of Los Angeles General Fund		
Construction Materials Sales Tax	$947,701	$647,851
Contractor's Business License Tax	$1,790,102	$1,223,718
Residential Development Tax	$174,605	$119,360
Total One-Time Revenues to the City of Los Angeles General Fund	**$2,912,408**	**$1,990,929**

Prepared by HR&A Advisors, Inc

Appendix B, Table 1

Hollywood Center

Net Municipal Revenue Impacts and One-Time Revenues During Construction to the City of Los Angeles for Project

East Site

	Development, Stabilization and Operation From 2019 to 2050	
	Nominal $	**NPV-2018$**
Annual Revenues to the City of Los Angeles General Fund		
Property Tax	$63,020,116	$8,479,997
MVLF In Lieu	$21,110,510	$2,840,634
Documentary Transfer Tax on Sale	$940,962	$136,221
Sales Tax - Restaurant Tenant Sales	$2,929,497	$459,849
Sales Tax - Household Purchases	$7,852,069	$1,167,690
Transient Occupancy Tax	$0	$0
Gross Receipts Tax	$1,120,698	$167,300
Utility Users Tax	$2,211,731	$330,360
Licenses, Permits, Fees, and Fines	$16,068,958	$2,400,274
Total Annual Recurring Revenues to City's General Fund	**$115,254,540**	**$15,982,325**
Less: Property Tax and MVLF Revenue from Existing Site	-$7,292,588	-$1,877,155
Less: City Service Costs	-$69,144,740	-$10,328,383
Net Fiscal Impact to City's General Fund	**$38,817,213**	**$3,776,787**

	Over Construction Period	
	Nominal $	**NPV-2018$**
One-Time Revenues to the City of Los Angeles General Fund		
Construction Materials Sales Tax	$1,034,413	$531,275
Contractor's Business License Tax	$1,953,891	$1,003,520
Residential Development Tax	$180,093	$92,496
Total One-Time Revenues to the City of Los Angeles General Fund	**$3,168,396**	**$1,627,291**

Prepared by HR&A Advisors, Inc

Appendix B, Table 1

Hollywood Center

Net Municipal Revenue Impacts and One-Time Revenues During Construction to the City of Los Angeles for Project

Project Summary

	First Year of Stabilized Operation	Development, Stabilization and Operation From 2019 to 2050	
	2030 $	**Nominal $**	**NPV-2018$**
Annual Revenues to the City of Los Angeles General Fund			
Property Tax	$2,847,383	$139,933,769	$19,373,990
MVLF In Lieu	$953,818	$46,875,083	$6,489,909
Documentary Transfer Tax on Sale	$50,535	$3,472,920	$384,346
Sales Tax - Restaurant Tenant Sales	$166,254	$5,176,437	$877,619
Sales Tax - Household Purchases	$534,078	$16,262,858	$2,647,682
Transient Occupancy Tax	$0	$0	$0
Gross Receipts Tax	$76,943	$2,353,215	$387,147
Utility Users Tax	$154,162	$4,709,045	$771,179
Licenses, Permits, Fees, and Fines	$1,111,530	$33,942,757	$5,555,543
Total Annual Recurring Revenues to City's General Fund	**$5,894,704**	**$252,726,085**	**$36,487,413**
Less: Property Tax and MVLF Revenue from Existing Site	-$226,527	-$8,057,597	-$2,074,072
Less: City Service Costs	-$4,782,916	-$146,055,711	-$23,905,506
Net Fiscal Impact to City's General Fund	**$885,260**	**$98,612,776**	**$10,507,835**

	Over Construction Period	
	Nominal $	**NPV-2018$**
One-Time Revenues to the City of Los Angeles General Fund		
Construction Materials Sales Tax	$1,982,114	$1,179,126
Contractor's Business License Tax	$3,743,993	$2,227,238
Residential Development Tax	$354,697	$211,856
Total One-Time Revenues to the City of Los Angeles General Fund	**$6,080,804**	**$3,618,220**

Prepared by HR&A Advisors, Inc

Appendix B, Table 2

Hollywood Center

Net Municipal Revenue Impacts and One-Time Revenues During Construction to the City of Los Angeles for Alternative

West Site

	Development, Stabilization and Operation From 2019 to 2050	
	Nominal $	**NPV-2018$**
Annual Revenues to the City of Los Angeles General Fund		
Property Tax	$76,913,653	$10,893,993
MVLF In Lieu	$25,764,574	$3,649,275
Documentary Transfer Tax on Sale	$2,531,959	$248,124
Sales Tax - Restaurant Tenant Sales	$2,246,940	$417,770
Sales Tax - Household Purchases	$8,410,789	$1,479,992
Transient Occupancy Tax	$0	$0
Gross Receipts Tax	$1,232,517	$219,847
Utility Users Tax	$2,497,314	$440,819
Licenses, Permits, Fees, and Fines	$17,873,799	$3,155,269
Total Annual Recurring Revenues to City's General Fund	**$137,471,544**	**$20,505,088**
Less: Property Tax and MVLF Revenue from Existing Site	-$765,009	-$196,918
Less: City Service Costs	-$76,910,972	-$13,577,123
Net Fiscal Impact to City's General Fund	**$59,795,563**	**$6,731,047**

	Over Construction Period	
	Nominal $	**NPV-2018$**
One-Time Revenues to the City of Los Angeles General Fund		
Construction Materials Sales Tax	$947,701	$647,851
Contractor's Business License Tax	$1,790,102	$1,223,718
Residential Development Tax	$174,605	$119,360
Total One-Time Revenues to the City of Los Angeles General Fund	**$2,912,408**	**$1,990,929**

Prepared by HR&A Advisors, Inc

Appendix B, Table 2

Hollywood Center

Net Municipal Revenue Impacts and One-Time Revenues During Construction to the City of Los Angeles for Alternative

East Site: Alternative

	Development, Stabilization and Operation From 2019 to 2050	
	Nominal $	**NPV-2018$**
Annual Revenues to the City of Los Angeles General Fund		
Property Tax	$66,941,227	$9,261,137
MVLF In Lieu	$22,424,005	$3,102,300
Documentary Transfer Tax on Sale	$928,385	$134,401
Sales Tax - Restaurant Tenant Sales	$2,929,497	$459,849
Sales Tax - Household Purchases	$6,083,242	$882,209
Transient Occupancy Tax	$113,059,427	$17,549,494
Gross Receipts Tax	$430,085	$67,511
Utility Users Tax	$2,946,704	$444,556
Licenses, Permits, Fees, and Fines	$15,252,833	$2,257,435
Total Annual Recurring Revenues to City's General Fund	**$230,995,406**	**$34,158,892**
Less: Property Tax and MVLF Revenue from Existing Site	-$7,292,588	-$1,877,155
Less: City Service Costs	-$65,632,954	-$9,713,745
Net Fiscal Impact to City's General Fund	**$158,069,865**	**$22,567,992**

	Over Construction Period	
	Nominal $	**NPV-2018$**
One-Time Revenues to the City of Los Angeles General Fund		
Construction Materials Sales Tax	$2,100,708	$1,104,818
Contractor's Business License Tax	$3,968,005	$2,086,878
Residential Development Tax	$268,876	$141,409
Total One-Time Revenues to the City of Los Angeles General Fund	**$6,337,589**	**$3,333,105**

Prepared by HR&A Advisors, Inc

Appendix B, Table 2

Hollywood Center

Net Municipal Revenue Impacts and One-Time Revenues During Construction to the City of Los Angeles for Alternative

Alternative Summary

	First Year of Stabilized Operation	Development, Stabilization and Operation From 2019 to 2050	
	2030 $	Nominal $	NPV-2018$
Annual Revenues to the City of Los Angeles General Fund			
Property Tax	$2,977,765	$143,854,880	$20,155,129
MVLF In Lieu	$997,493	$48,188,579	$6,751,575
Documentary Transfer Tax on Sale	$50,039	$3,460,344	$382,525
Sales Tax - Restaurant Tenant Sales	$166,254	$5,176,437	$877,619
Sales Tax - Household Purchases	$476,823	$14,494,031	$2,362,201
Transient Occupancy Tax	$3,786,462	113059427	17549494.43
Gross Receipts Tax	$52,798	$1,662,602	$287,358
Utility Users Tax	$178,933	$5,444,018	$885,375
Licenses, Permits, Fees, and Fines	$1,087,427	$33,126,632	$5,412,704
Total Annual Recurring Revenues to City's General Fund	**$9,773,995**	**$368,466,951**	**$54,663,980**
Less: Property Tax and MVLF Revenue from Existing Site	-$226,527	-$8,057,597	-$2,074,072
Less: City Service Costs	-$4,679,199	-$142,543,925	-$23,290,868
Net Fiscal Impact to City's General Fund	**$4,868,269**	**$217,865,428**	**$29,299,040**

	Over Construction Period	
	Nominal $	NPV-2018$
One-Time Revenues to the City of Los Angeles General Fund		
Construction Materials Sales Tax	$3,048,409	$1,752,669
Contractor's Business License Tax	$5,758,107	$3,310,597
Residential Development Tax	$443,480	$260,769
Total One-Time Revenues to the City of Los Angeles General Fund	**$9,249,997**	**$5,324,034**

Prepared by HR&A Advisors, Inc

Appendix B, Table 3
Hollywood Center
Project Assumptions

Land Use - West Site

Use	Units/ Businesses[1]	Gross Square Feet[1]	Net Square Feet[1]	Vacancy Upon Buildout[2]	Occupied Square Footage
Restaurant	2	13,220	13,220	10%	11,898
Residential - Market Rate - For-Rent	336	412,104	351,141	5%	333,584
Residential - Market Rate - For-Sale	113	169,360	145,635	5%	138,353
Residential - Senior Affordable - For-Rent	68	67,705	54,645	0%	54,645

[1] MP Los Angeles, AECOM
[2] HR&A Advisors, Inc.

Land Use - East Site

Use	Units/ Businesses[1]	Gross Square Feet[1]	Net Square Feet[1]	Vacancy Upon Buildout[2]	Occupied Square Footage
Restaurant	2	18,214	18,214	10%	16,393
Residential - Market Rate - For-Rent	274	353,700	299,943	5%	284,946
Residential - Market Rate - For-Sale	149	221,400	190,860	5%	181,317
Residential - Senior Affordable - For-Rent	65	67,149	53,988	0%	53,988

1 MP Los Angeles, AECOM
[2] HR&A Advisors, Inc.

Land Use - East Site: Alternative

Use	Units/ Businesses[1]	Gross Square Feet[1]	Net Square Feet[1]	Vacancy Upon Buildout[2]	Occupied Square Footage
Restaurant	2	18,214	18,214	10%	16,393
Residential - Market Rate - For-Rent	170	222,700	188,309	5%	178,894
Residential - Market Rate - For-Sale	149	221,400	190,860	5%	181,317
Residential - Senior Affordable - For-Rent	48	51,898	41,726	0%	41,726
Hotel	220	141,606	120,520	0%	120,520

1 MP Los Angeles, AECOM
[2] HR&A Advisors, Inc.

Appendix B, Table 3
Hollywood Center
Project Assumptions

Operations - West Site

Use	Sales Price PSF[1]	Sales per SF[1]	Rental Rate PSF[1]	Operating Expenditures[2]	Cost of Sale[2]
Restaurant (NNN)		$387	$5.15	3%	5%
Residential - Market Rate - For-Rent			$4.30	30%	5%
Residential - Market Rate - For-Sale	$1,117			N/A	5%
Residential - Senior Affordable - For-Rent			$0.58	N/A	5%

1 MP Los Angeles
2 HR&A Advisors, Inc.

Land Use - East Site

Use	Sales Price PSF[1]	Sales per SF[1]	Rental Rate PSF[1]	Operating Expenditures[2]	Cost of Sale[2]
Restaurant (NNN)		$398	$5.18	3%	5%
Residential - Market Rate - For-Rent			$4.38	30%	5%
Residential - Market Rate - For-Sale	$1,115			N/A	5%
Residential - Senior Affordable - For-Rent			$0.54	N/A	5%

1 MP Los Angeles
2 HR&A Advisors, Inc.

Land Use - East Site: Alternative

Use	Sales Price PSF[1]	Sales per SF[1]	Rental Rate PSF[1]	Operating Expenditures[2]	Cost of Sale[2]
Restaurant (NNN)		$398	$5.18	3%	5%
Residential - Market Rate - For-Rent			$4.38	30%	5%
Residential - Market Rate - For-Sale	$1,115			30%	5%
Residential - Senior Affordable - For-Rent			$0.53	N/A	5%

Use	Occupancy[3]	Average Daily Rate[3]	F&B Revenue (% of Total	Operating Expenditures[2]	Cost of Sale[2]
Hotel	71%	$353	7.5%	54%	5%

1 MP Los Angeles
2 HR&A Advisors, Inc.
3 CBRE 2016 Southern California Lodging Forecast, MP Los Angeles, and HR&A Advisors

Appendix B, Table 3
Hollywood Center
Project Assumptions

Financing Assumptions

Land Use	Factor
Restaurant Cap Rate[1]	5.8%
Residential Cap Rate[1]	4.8%
Hotel Cap Rate[1]	6.8%
Annual Inflation Rate (Construction)[2]	3.0%
Annual Inflation Rate (Property Tax and MVLF In Lieu)	2.0%
Annual Inflation Rate (Other)[3]	2.5%
Annual Condo Unit Re-sale Turnover[4]	10.0%
Annual Price Appreciation (For Unit Turnover)[5]	7.0%

[1] Per Real Estate Research Corp. Q4, 2017, Los Angeles area.
2 Per AECOM, MP Los Angeles
[3] UCLA Anderson Forecast for the Nation and California June 2017 Report
[4] HR&A Advisors, Inc.
[5] Per HR&A Advisors review of multiple price appreciation condo databases See Appendix B, Table 18.

Taxation

Source	Rate[3]
General Levy (x Assessed Value)	1.0%
City Share of General Levy[1]	26.3%
MVLF In Lieu (x Assessed Value)[2]	0.088%
Sales Tax	1%
Transient Occupancy Tax	14%
Gas Franchise Tax	2%
Cable Franchise Tax	3%
Electricity Users' Tax (Residential)	10%
Electricity Users' Tax (Commercial or Industrial)	12.5%
Gas Users' Tax	10%
Parking Tax	10%
Construction Materials Sales Tax	1%
Residential Development Tax (per unit)	$300

[1] Property tax share of the general levy derived per ATI report for TRA 00200.
[2] MVLF In Lieu is calculated as the Project's AV multiplied by the percent of MVLF In Lieu generated in the previous year ($437 million) divided by total City assessed valuation ($496 billion), or 0.0881%.
[3] City of Los Angeles

Appendix B, Table 4
Hollywood Center
Construction Assumptions

Construction Cost - West Site

Cost Categories	Hard Construction Cost (2018$)[1]
Restaurant	$5,224,882
Hotel	$0
Residential - Affordable	$36,148,414
Residential - Market Rate	$332,776,134
Total Hard Costs	**$374,149,430**

1 AECOM; MP Los Angeles.

Construction Cost - East Site

Cost Categories	Hard Construction Cost (2018$)[1]
Restaurant	$7,282,765.80
Hotel	$0
Residential - Affordable	$34,391,670
Residential - Market Rate	$332,053,759
Total Hard Costs	**$373,728,195**

1 AECOM; MP Los Angeles.

Construction Cost - East Site: Alternative

Cost Categories	Hard Construction Cost (2018$)[1]
Restaurant	$7,949,258
Hotel	$93,909,969
Residential - Affordable	$30,675,314
Residential - Market Rate	$249,778,238
Total Hard Costs	**$382,312,779**

1 AECOM; MP Los Angeles.

Appendix B, Table 5
Hollywood Center
Estimated Property Taxes

West Site

Stabilized Valuation		2018 $	Construction Values[6]	During Construction Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Residential - Market Rate For-Rent				25%	75%	100%	25%	75%	100%	100%	100%	100%	100%
Effective Gross Income @ 95% Occupied[1]		$17,194,303											
Less: OpEx @ 30%[2]		-$5,158,291											
NOI		$12,036,012											
Cap Rate[3]	4.8%												
Less: Cost of Sale @ 5%[2]		-$12,537,513							*Stabilization*				
Net Value = Assessed Value		$238,212,745	$249,026,238	$68,029,424	$210,210,919	$288,689,662	$67,066,560	$205,223,675	$279,104,198	$284,686,282	$290,380,007	$296,187,607	$302,111,360
Residential - Market Rate For-Sale				25%	75%	100%	25%	50%	75%	100%			
Total Number of Units	113												
Average Sale Price	$1,439,323												
Total Sales Volume		$162,643,536								*Stabilization*			
Net Value = Assessed Value		$162,643,536	$83,749,896	$22,878,943	$19,312,839	$22,388,874	$45,790,759	$93,413,149	$142,922,118	$194,374,081			
Restaurant				25%	75%	100%	100%	100%	100%	100%	100%	100%	100%
Effective Gross Income @ 90% Occupied[1]		$735,926											
Less: OpEx @ 3%[2]		-$22,078											
NOI		$713,848											
Cap Rate[3]	5.8%												
Less: Cost of Sale @ 5%[2]		-$615,386					*Stabilization*						
Net Value = Assessed Value		$11,692,341.76	$5,224,882	$1,427,342	$4,410,488	$6,057,070	$13,167,476	$13,430,825	$13,699,442	$13,973,431	$14,252,899	$14,537,957	$14,828,717
Total Assessed Value		**$412,548,623**		**$92,335,709**	**$233,934,246**	**$317,135,605**	**$126,024,796**	**$312,067,649**	**$435,725,758**	**$493,033,793**	**$304,632,907**	**$310,725,565**	**$316,940,076**
Project Property Tax	**Factors**												
City of Los Angeles General Fund													
General Levy (x Assessed Value)	1.0%	$4,125,486		$923,357	$2,339,342	$3,171,356	$1,260,248	$3,120,676	$4,357,258	$4,930,338	$3,046,329	$3,107,256	$3,169,401
City Share of General Levy[4]	26.3%	$1,084,579		$242,748	$615,007	$833,741	$331,316	$820,417	$1,145,511	$1,296,172	$800,871	$816,889	$833,227
MVLF In Lieu (x Assessed Value)[5]	0.088%	$363,312.78		$81,316	$206,015	$279,287	$110,984	$274,824	$383,724	$434,192	$268,276	$273,642	$279,115

1 MP Los Angeles.; HR&A Advisors
2 HR&A Advisors
3 Per Real Estate Research Corp. Q4, 2017, Los Angeles area.
4 Property tax share of the general levy derived per ATI report for TRA 00200.
5 MVLF In Lieu is calculated as the Project's AV multiplied by the percent of MVLF In Lieu generated in the previous year ($437 million) divided by total City assessed valuation ($496 billion), or 0.0881%.
6 AECOM; MP Los Angeles.

Appendix B, Table 5
Hollywood Center
Estimated Property Taxes

East Site

Stabilized Valuation		2018 $	Construction Values[6]	2021	2022	2023	During Construction Years 2024	2025	2026	2027	2028	2029	2030
Residential - Market Rate For-Rent							25%	75%	100%	25%	75%	100%	100%
Effective Gross Income @ 95% Occupied[1]		$14,974,344											
Less: OpEx @ 30%[2]		-$4,492,303											
NOI		$10,482,041											
Cap Rate[3]	4.8%												
Less: Cost of Sale @ 5%[2]		-$10,918,793										*Stabilization*	
Net Value = Assessed Value		$207,457,061	$215,089,196				$60,521,196	$187,010,497	$256,827,749	$51,864,265	$189,666,750	$257,946,780	$263,105,715
Residential - Market Rate For-Sale							25%	75%	100%	25%	50%	75%	100%
Total Number of Units	149												
Average Sale Price	$1,427,901												
Total Sales Volume		$212,757,313											*Stabilization*
Net Value = Assessed Value		$212,757,313	$116,964,563				$34,915,451	$107,888,744	$148,167,209	$63,566,171	$129,674,989	$198,402,733	$269,827,716
Restaurant							25%	75%	100%	100%	100%	100%	100%
Effective Gross Income @ 90% Occupied[1]		$1,018,085											
Less: OpEx @ 3%[2]		-$30,543											
NOI		$987,542											
Cap Rate[3]	5.8%												
Less: Cost of Sale @ 5%[2]		-$851,330								*Stabilization*			
Net Value = Assessed Value		$16,175,262.29	$7,282,766				$2,174,001	$6,717,662	$9,225,590	$19,330,936	$19,717,554	$20,111,906	$20,514,144
Total Assessed Value		**$436,389,636**		**$0**	**$0**	**$0**	**$97,610,648**	**$301,616,904**	**$414,220,548**	**$134,761,372**	**$339,059,293**	**$476,461,418**	**$553,447,575**
Project Property Tax	**Factors**												
City of Los Angeles General Fund													
General Levy (x Assessed Value)	1.0%	$4,363,896.36		$0.00	$0.00	$0.00	$976,106.48	$3,016,169.04	$4,142,205.48	$1,347,613.72	$3,390,592.93	$4,764,614.18	$5,534,475.75
City Share of General Levy[5]	26.3%	$1,147,256		$0	$0	$0	$256,616	$792,942	$1,088,974	$354,284	$891,377	$1,252,604	$1,454,998
MVLF In Lieu (x Assessed Value)[6]	0.088%	$384,308.48		$0.00	$0.00	$0.00	$85,961.25	$265,620.27	$364,785.17	$118,678.20	$298,594.08	$419,597.87	$487,396.07

1 MP Los Angeles.; HR&A Advisors
2 HR&A Advisors
3 Per Real Estate Research Corp. Q4, 2017, Los Angeles area.
4 Property tax share of the general levy derived per ATI report for TRA 00200.
5 MVLF In Lieu is calculated as the Project's AV multiplied by the percent of MVLF In Lieu generated in the previous year ($437 million) divided by total City assessed valuation ($496 billion), or 0.0881%.
6 AECOM; MP Los Angeles.

Appendix B, Table 5
Hollywood Center
Estimated Property Taxes

East Site: Alternative

Stabilized Valuation		2018 $	Construction Values[6]	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
							During Construction Years						
Residential - Market Rate For-Rent							25%	75%	100%	25%	75%	100%	100%
Effective Gross Income @ 95% Occupied[1]		$9,401,132											
Less: OpEx @ 35%[2]		-$2,820,340											
NOI		$6,580,793											
Cap Rate[4]	4.8%												
Less: Cost of Sale @ 5%[3]		-$6,854,992										*Stabilization*	
Net Value = Assessed Value		$130,244,852	$133,110,660				$37,454,305	$115,733,803	$158,941,089	$32,561,213	$99,637,312	$135,506,744	$138,216,879
Residential - Market Rate For-Sale							25%	75%	100%	25%	50%	75%	100%
Total Number of Units	170												
Average Sale Price	$1,234,786												
Total Sales Volume		$209,913,637											*Stabilization*
Net Value = Assessed Value		$209,913,637	$116,667,578				$34,826,797	$107,614,804	$147,790,998	$62,716,557	$127,941,776	$195,750,918	$266,221,248
Hotel							25%	75%	100%	100%	100%	100%	100%
Effective Gross Income (2018 $)		$21,618,603											
Less: OpEx (2018 $)		-$11,567,311											
NOI		$10,051,292											
Cap Rate	6.8%												
Less: Cost of Sale @ 5%[2]		-$7,390,656								*Stabilization*			
Net Value = Assessed Value		$140,422,461.91	$93,909,969				$28,033,353	$86,623,062	$118,962,338	$167,817,841	$171,174,198	$174,597,681	$178,089,635
Restaurant							25%	75%	100%	100%	100%	100%	100%
Effective Gross Income @ 90% Occupied[1]		$1,018,085											
Less: OpEx @ 3%[2]		-$30,543											
NOI		$987,542											
Cap Rate[3]	5.8%												
Less: Cost of Sale @ 5%[2]		-$851,330								*Stabilization*			
Net Value = Assessed Value		$16,175,262.29	$7,949,258				$2,372,958	$7,332,439	$10,069,883	$19,330,936	$19,717,554	$20,111,906	$20,514,144
Total Assessed Value		**$366,511,362**		**$0**	**$0**	**$0**	**$102,687,413**	**$317,304,107**	**$435,764,307**	**$282,426,547**	**$418,470,840**	**$525,967,249**	**$603,041,906**
Project Property Tax	**Factors**												
City of Los Angeles General Fund													
General Levy (x Assessed Value)	1.0%	$3,665,114		$0	$0	$0	$1,026,874	$3,173,041	$4,357,643	$2,824,265	$4,184,708	$5,259,672	$6,030,419
City Share of General Levy[5]	26.3%	$963,548		$0	$0	$0	$269,962	$834,184	$1,145,612	$742,492	$1,100,148	$1,382,753	$1,585,380
MVLF In Lieu (x Assessed Value)[6]	0.088%	$322,770		$0	$0	$0	$90,432	$279,435	$383,758	$248,720	$368,528	$463,195	$531,072

1 MP Los Angeles.; HR&A Advisors
2 HR&A Advisors
3 Per Real Estate Research Corp. Q4, 2017, Los Angeles area.
4 Property tax share of the general levy derived per ATI report for TRA 00200.
5 MVLF In Lieu is calculated as the Project's AV multiplied by the percent of MVLF In Lieu generated in the previous year ($437 million) divided by total City assessed valuation ($496 billion), or 0.0881%.
6 AECOM; MP Los Angeles.

Appendix B, Table 6

Hollywood Center

Property Turnover Model

West Site

		2024	2025	2026	2027	2028	2029	2030
Total Net Value Residential - City of Los Angeles[1]		$ 57,678,241	$ 46,706,575	$ 47,640,706	$ 48,593,520	$ 199,039,059	$ 205,081,885	$ 212,690,751
Total Net Value - City of Los Angeles		**$ 57,678,241**	**$ 46,706,575**	**$ 47,640,706**	**$ 48,593,520**	**$ 199,039,059**	**$ 205,081,885**	**$ 212,690,751**
Project Property Tax	**Factors**							
City of Los Angeles General Fund								
General Levy (x Assessed Value)	1.0%					$ 1,990,391	$ 2,050,819	$ 2,126,908
City Share of General Levy[2]	26.29%					$ 523,268	$ 539,155	$ 559,158
MVLF In Lieu (x Assessed Value)[3]	0.088%					$ 175,285	$ 180,606	$ 187,307
Documentary Transfer Tax[4]	$0.55/$1,000	$ 31,723	$ 25,689	$ 26,202	$ 26,726	$ 11,332	$ 12,300	$ 13,434
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**							
Annual Inflation Rate (Other)[5]	**2.5%**							
Turnover Unit Price Annual Inflation Rate[7]	**6.0%**							

[1] HR&A Advisors

[2] Property tax share of the general levy derived per ATI report for TRA 00200.

[3] MVLF In Lieu is calculated as the Project's AV multiplied by the percent of MVLF In Lieu generated in the previous year ($437 million) divided by total City assessed valuation ($496 billion), or 0.0881%.

[4] California Local Government Finance Almanac; Assumes tax rates effective 1/1/2018 remain in effect throughout projection period.

[5] UCLA Anderson Forecast for the Nation and California June 2017 Report

[6] Per HR&A Advisors from analysis of condo and residential sale market trend sources - See Appendix B, Table 18.

Appendix B, Table 6
Hollywood Center
Property Turnover Model

West Site

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	$ 222,101,826	$ 233,611,711	$ 247,593,818	$ 264,520,081	$ 284,989,916	$ 309,769,190	$ 339,843,061	$ 376,488,289	$ 421,373,090	$ 476,696,353
	$ 222,101,826	**$ 233,611,711**	**$ 247,593,818**	**$ 264,520,081**	**$ 284,989,916**	**$ 309,769,190**	**$ 339,843,061**	**$ 376,488,289**	**$ 421,373,090**	**$ 476,696,353**
	$ 2,221,018	$ 2,336,117	$ 2,475,938	$ 2,645,201	$ 2,849,899	$ 3,097,692	$ 3,398,431	$ 3,764,883	$ 4,213,731	$ 4,766,964
	$ 583,900	$ 614,159	$ 650,917	$ 695,416	$ 749,231	$ 814,375	$ 893,438	$ 989,777	$ 1,107,778	$ 1,253,222
	$ 195,595	$ 205,731	$ 218,045	$ 232,951	$ 250,978	$ 272,800	$ 299,284	$ 331,556	$ 371,084	$ 419,805
	$ 14,768	$ 16,347	$ 18,226	$ 20,476	$ 23,188	$ 26,482	$ 30,511	$ 35,482	$ 41,666	$ 49,432

Appendix B, Table 6
Hollywood Center
Property Turnover Model

West Site

2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
$ 545,383,720	$ 631,366,637	$ 739,983,903	$ 878,566,074	$ 1,057,296,210	$ 1,290,493,410	$ 1,598,551,669	$ 2,010,908,239	$ 2,570,652,072	$ 3,341,783,340
$ 545,383,720	**$ 631,366,637**	**$ 739,983,903**	**$ 878,566,074**	**$ 1,057,296,210**	**$ 1,290,493,410**	**$ 1,598,551,669**	**$ 2,010,908,239**	**$ 2,570,652,072**	**$ 3,341,783,340**
$ 5,453,837	$ 6,313,666	$ 7,399,839	$ 8,785,661	$ 10,572,962	$ 12,904,934	$ 15,985,517	$ 20,109,082	$ 25,706,521	$ 33,417,833
$ 1,433,799	$ 1,659,845	$ 1,945,397	$ 2,309,726	$ 2,779,602	$ 3,392,671	$ 4,202,548	$ 5,286,622	$ 6,758,173	$ 8,785,456
$ 480,295	$ 556,016	$ 651,670	$ 773,713	$ 931,113	$ 1,136,479	$ 1,407,772	$ 1,770,915	$ 2,263,856	$ 2,942,956
$ 59,277	$ 71,887	$ 88,214	$ 109,593	$ 137,925	$ 175,943	$ 227,633	$ 298,891	$ 398,551	$ 540,059

Appendix B, Table 6

Hollywood Center

Property Turnover Model

East Site

		2024	2025	2026	2027	2028	2029	2030
Total Net Value Residential - City of Los Angeles					$ 89,862,251	$ 64,837,494	$ 66,134,244	$ 67,456,929
Total Net Value - City of Los Angeles								
Project Property Tax	**Factors**							
City of Los Angeles General Fund								
General Levy (x Assessed Value)	1.0%							
City Share of General Levy[1]	26.29%							
MVLF In Lieu (x Assessed Value)[2]	0.088%							
Documentary Transfer Tax[3]	$0.55/$1,000				$ 49,424	$ 35,661	$ 36,374	$ 37,101
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**							
Annual Inflation Rate (Other)	**2.5%**							
Turnover Unit Price Annual Inflation Rate[4]	**6.0%**							

[1] HR&A Advisors

[2] Property tax share of the general levy derived per ATI report for TRA 00200.

[3] MVLF In Lieu is calculated as the Project's AV multiplied by the percent of MVLF In Lieu generated in the previous year ($437 million) divided by total City assessed valuation ($496 billion), or 0.0881%.

[4] California Local Government Finance Almanac; Assumes tax rates effective 1/1/2018 remain in effect throughout projection period.

[5] UCLA Anderson Forecast for the Nation and California June 2017 Report

[6] Per HR&A Advisors from analysis of condo and residential sale market trend sources - See Appendix B, Table 18.

Appendix B, Table 6

Hollywood Center

Property Turnover Model

East Site

2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
$ 276,303,581	$ 284,692,158	$ 295,254,693	$ 308,319,033	$ 324,296,913	$ 343,706,704	$ 367,203,534	$ 395,619,509	$ 430,017,792	$ 471,765,971
$ 276,303,581	**$ 284,692,158**	**$ 295,254,693**	**$ 308,319,033**	**$ 324,296,913**	**$ 343,706,704**	**$ 367,203,534**	**$ 395,619,509**	**$ 430,017,792**	**$ 471,765,971**
$ 2,763,036	$ 2,846,922	$ 2,952,547	$ 3,083,190	$ 3,242,969	$ 3,437,067	$ 3,672,035	$ 3,956,195	$ 4,300,178	$ 4,717,660
$ 726,394	$ 748,448	$ 776,216	$ 810,562	$ 852,568	$ 903,595	$ 965,368	$ 1,040,073	$ 1,130,505	$ 1,240,260
$ 243,328	$ 250,715	$ 260,017	$ 271,523	$ 285,594	$ 302,687	$ 323,379	$ 348,404	$ 378,697	$ 415,463
$ 15,731	$ 17,075	$ 17,593	$ 18,246	$ 19,053	$ 20,041	$ 21,240	$ 22,692	$ 24,448	$ 26,574

Appendix B, Table 6

Hollywood Center

Property Turnover Model

East Site

2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
$ 522,636,427	$ 584,944,958	$ 661,744,034	$ 757,094,994	$ 876,455,426	$ 1,027,236,583	$ 1,219,614,654	$ 1,467,725,638	$ 1,791,447,132	$ 2,219,089,832
$ 522,636,427	**$ 584,944,958**	**$ 661,744,034**	**$ 757,094,994**	**$ 876,455,426**	**$ 1,027,236,583**	**$ 1,219,614,654**	**$ 1,467,725,638**	**$ 1,791,447,132**	**$ 2,219,089,832**
$ 5,226,364	$ 5,849,450	$ 6,617,440	$ 7,570,950	$ 8,764,554	$ 10,272,366	$ 12,196,147	$ 14,677,256	$ 17,914,471	$ 22,190,898
$ 1,373,997	$ 1,537,804	$ 1,739,707	$ 1,990,382	$ 2,304,177	$ 2,700,577	$ 3,206,333	$ 3,858,610	$ 4,709,665	$ 5,833,926
$ 460,262	$ 515,134	$ 582,768	$ 666,739	$ 771,854	$ 904,640	$ 1,074,059	$ 1,292,559	$ 1,577,646	$ 1,954,251
$ 29,154	$ 32,298	$ 36,148	$ 40,894	$ 46,787	$ 54,163	$ 63,481	$ 75,370	$ 90,703	$ 110,708

Appendix B, Table 6

Hollywood Center

Property Turnover Model

East Site: Alternative

		2024	2025	2026	2027	2028	2029	2030
Total Net Value Residential - City of Los Angeles					$ 88,661,168	$ 63,970,888	$ 65,250,306	$ 66,555,312
Total Net Value - City of Los Angeles								
Project Property Tax	**Factors**							
City of Los Angeles General Fund								
General Levy (x Assessed Value)	1.0%							
City Share of General Levy[1]	26.29%							
MVLF In Lieu (x Assessed Value)[2]	0.088%							
Documentary Transfer Tax[3]	$0.55/$1,000				$ 48,764	$ 35,184	$ 35,888	$ 36,605
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**							
Annual Inflation Rate (Other)	**2.5%**							
Turnover Unit Price Annual Inflation Rate[4]	**6.0%**							

[1] HR&A Advisors

[2] Property tax share of the general levy derived per ATI report for TRA 00200.

[3] MVLF In Lieu is calculated as the Project's AV multiplied by the percent of MVLF In Lieu generated in the previous year ($437 million) divided by total City assessed valuation ($496 billion), or 0.0881%.

[4] California Local Government Finance Almanac; Assumes tax rates effective 1/1/2018 remain in effect throughout projection period.

[5] UCLA Anderson Forecast for the Nation and California June 2017 Report

[6] Per HR&A Advisors from analysis of condo and residential sale market trend sources - See Appendix B, Table 18.

Appendix B, Table 6

Hollywood Center

Property Turnover Model

East Site: Alternative

2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
$ 272,610,558	$ 280,887,015	$ 291,308,372	$ 304,198,097	$ 319,962,420	$ 339,112,782	$ 362,295,558	$ 390,331,730	$ 424,270,253	$ 465,460,433
$ 272,610,558	**$ 280,887,015**	**$ 291,308,372**	**$ 304,198,097**	**$ 319,962,420**	**$ 339,112,782**	**$ 362,295,558**	**$ 390,331,730**	**$ 424,270,253**	**$ 465,460,433**
$ 2,726,106	$ 2,808,870	$ 2,913,084	$ 3,041,981	$ 3,199,624	$ 3,391,128	$ 3,622,956	$ 3,903,317	$ 4,242,703	$ 4,654,604
$ 716,686	$ 738,444	$ 765,842	$ 799,728	$ 841,172	$ 891,518	$ 952,465	$ 1,026,171	$ 1,115,395	$ 1,223,683
$ 240,076	$ 247,364	$ 256,542	$ 267,893	$ 281,776	$ 298,641	$ 319,057	$ 343,747	$ 373,635	$ 409,910
$ 15,521	$ 16,847	$ 17,358	$ 18,002	$ 18,799	$ 19,773	$ 20,956	$ 22,389	$ 24,122	$ 26,219

Appendix B, Table 6

Hollywood Center

Property Turnover Model

East Site: Alternative

2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
$ 515,650,964	$ 577,126,690	$ 652,899,284	$ 746,975,800	$ 864,740,882	$ 1,013,506,726	$ 1,203,313,507	$ 1,448,108,285	$ 1,767,502,976	$ 2,189,429,881
$ 515,650,964	**$ 577,126,690**	**$ 652,899,284**	**$ 746,975,800**	**$ 864,740,882**	**$ 1,013,506,726**	**$ 1,203,313,507**	**$ 1,448,108,285**	**$ 1,767,502,976**	**$ 2,189,429,881**
$ 5,156,510	$ 5,771,267	$ 6,528,993	$ 7,469,758	$ 8,647,409	$ 10,135,067	$ 12,033,135	$ 14,481,083	$ 17,675,030	$ 21,894,299
$ 1,355,632	$ 1,517,250	$ 1,716,454	$ 1,963,779	$ 2,273,380	$ 2,664,481	$ 3,163,478	$ 3,807,037	$ 4,646,716	$ 5,755,951
$ 454,110	$ 508,249	$ 574,979	$ 657,828	$ 761,538	$ 892,549	$ 1,059,703	$ 1,275,283	$ 1,556,559	$ 1,928,131
$ 28,765	$ 31,866	$ 35,665	$ 40,348	$ 46,162	$ 53,439	$ 62,633	$ 74,362	$ 89,490	$ 109,228

Appendix B, Table 7

Hollywood Center

Estimated Sales Tax - Restaurant Tenants

West Site

Restaurant	Gross Leasable Area	Sales per SF[1]	Annual Gross Sales	% Taxable[2]	Annual Taxable Restaurant Sales
"Casual sit down" Restaurant	11,237	$387	$4,344,008	100%	$4,344,008
"Coffee shop" Restraurant	1,983	$387	$766,590	100%	$766,590
Total	**13,220**		**$5,110,597**		**$5,110,597**

East Site

Restaurant	Gross Leasable Area	Sales per SF[1]	Annual Gross Sales	% Taxable[2]	Annual Taxable Restaurant Sales
"Casual sit down" Restaurant	15,482	$398	$6,163,619	100%	$6,163,619
"Coffee shop" Restraurant	2,732	$398	$1,087,698	100%	$1,087,698
Total	**18,214**		**$7,251,317**		**$7,251,317**

East Site: Alternative

Restaurant	Gross Leasable Area	Sales per SF[1]	Annual Gross Sales	% Taxable[2]	Annual Taxable Restaurant Sales
"Casual sit down" Restaurant	15,482	$398	$6,163,619	100%	$6,163,619
"Coffee shop" Restraurant	2,732	$398	$1,087,698	100%	$1,087,698
Total	**18,214**		**$7,251,317**		**$7,251,317**

1 MP Los Angeles

2 Per FY 17-18 Budget; Sales taxes only apply to tangible personal property

Appendix B, Table 8

Hollywood Center

Estimated Sales Tax for Project Household Spending - Market Rate Units

West Site

Market Rate For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**336**	Estimated Gross Hhld Income	$183,298							
Average Monthly Rent - psf[1]	$4.30	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Average SF	1,045	Personal Taxes	$29,096							
Average Annual Rent	$53,867	Income After Taxes	$123,458							
Annual Utility Cost[2]	$1,122	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$54,989	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	30%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$4,527
Required Gross Hhld. Income	$183,298	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,072
Total Project Gross Hhld. Income	$61,587,987	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$2,453
Total From Occupied Units (95% Occupied)[3]	$58,508,588	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$895
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$2,998
Annual Hhld. Spending	$36,874,593	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$13,704
Adjustment for Consumer Spending in City of Los Angeles[4]	33%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$3,221
Annual Hhld. Retail Spending After Adjustment	**$12,325,686.04**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$1,327
City Sales Tax Rate	1%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$268
Annual Sales Tax Revenue (2018 $)	**$123,257**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$232
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$1,393
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$6,526
		All Other Housing Costs	$25,916	26.95%	No	0%	$0	0%	$0	$0
		Health Care	$6,409	6.67%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$1,646	1.71%	No	0%	$0	0%	$0	$0
		Education	$2,336	2.43%	No	0%	$0	0%	$0	$0
		Cash Contributions	$3,765	3.92%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$14,310	14.88%	No	0%	$0	0%	$0	$0
		Subtotal	$96,148	100%			$32,337		$32,138	$38,615
									33%	

Market Rate For Sale		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Units[1]	**113**	Estimated Gross Hhld Income	$288,790							
Average Sale Price	$1,436,670	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Annual Mortgage[10]	$66,466	Personal Taxes	$29,096							
Annual Property Tax and Insurance[10]	$28,733	Income After Taxes	$123,458							
Annual HOA Dues[11]	$5,877	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$101,077	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	35%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$7,133
Required Gross Hhld. Income	$288,790	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,688
Total Project Gross Hhld. Income	$32,633,282	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$3,864
Total From Occupied Units	$31,001,618	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$1,410
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$4,723
Annual Hhld. Spending	$19,538,534.54	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$21,591
Adjustment for Taxable Spending[4]	33%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$5,074
Annual Hhld. Taxable Spending in City of Los Angeles After Adjustment	**$6,530,942**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$2,090
City Sales Tax Rate	1%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$423
Annual Sales Tax Revenue (2018 $)	**$65,309**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$366
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$2,194
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$10,282
		All Other Housing Costs	$25,916	26.95%	No	0%	$0	0%	$0	$0
		Health Care	$6,409	6.67%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$1,646	1.71%	No	0%	$0	0%	$0	$0
		Education	$2,336	2.43%	No	0%	$0	0%	$0	$0
		Cash Contributions	$3,765	3.92%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$14,310	14.88%	No	0%	$0	0%	$0	$0
		Subtotal	$96,148	100%		0%	$32,337		$32,138	$60,839
									33%	

1 MP Los Angeles

2 HR&A Advisors, Inc.

3 HR&A Advisors assumption of structural apartment vacancy at stabilization.

4 HR&A Advisors assumption of spending that will be captured within the City of Los Angeles, excluding anticipated spending at the Project so as to not double count resident spending.

5 Bureau of Labor Statistics Consumer Expenditure Survey 2015-16 mean income before taxes for households earning $70,000 or more annually.

6 Average consumer spending in total and by category correspond to the 2015-16 Consumer Expenditure Survey for households earning $70,000 or more annually.

7 HR&A Advisors, Inc.

8 HR&A Advisors adjustment to reflect likely resident spending at the Project's restaurant space to avoid double counting.

9 HR&A Advisors adjustment to inflate all spending categories to reflect the projected household income rather than the benchmark CES household income.

10 Per HR&A Advisors, using a 4% interest rate on mortgage payment and 2.0% of sales price for property tax and insurance.

11 Based on average HOA dues per square foot for condos built in Los Angeles since 2010 and sold in the last 3 years.

Appendix B, Table 8

Hollywood Center

Estimated Sales Tax for Project Household Spending

East Site

Market Rate For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**274**	Estimated Gross Hhld Income	$195,499							
Average Monthly Rent - psf[1]	$4.38	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Average SF	1,095	Personal Taxes	$29,096							
Average Annual Rent	$57,527	Income After Taxes	$123,458							
Annual Utility Cost[2]	$1,122	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$58,650	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	30%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$4,829
Required Gross Hhld. Income	$195,498.88	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,143
Total Project Gross Hhld. Income	$53,566,692	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$2,616
Total From Occupied Units (95% Occupied)[3]	$50,888,358	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$954
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$3,197
Annual Hhld. Spending	$32,072,001.09	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$14,616
Adjustment for Consumer Spending in City of Los Angeles[4]	33.4%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$3,435
Annual Hhld. Retail Spending After Adjustment	**$10,720,374**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$1,415
City Sales Tax Rate	1%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$286
Annual Sales Tax Revenue (2018 $)	**$107,204**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$248
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$1,486
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$6,961
		All Other Housing Costs	$25,916	26.95%	No	0%	$0	0%	$0	$0
		Health Care	$6,409	6.67%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$1,646	1.71%	No	0%	$0	0%	$0	$0
		Education	$2,336	2.43%	No	0%	$0	0%	$0	$0
		Cash Contributions	$3,765	3.92%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$14,310	14.88%	No	0%	$0	0%	$0	$0
		Subtotal	$96,148	100%			$32,337		$32,138	$41,186
									33%	

Market Rate For Sale		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Units[1]	**149**	Estimated Gross Hhld Income	$287,028							
Average Sale Price	$1,427,901	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Annual Mortgage[10]	$66,061	Personal Taxes	$29,096							
Annual Property Tax and Insurance[10]	$28,558	Income After Taxes	$123,458							
Annual HOA Dues[11]	$5,841	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$100,460	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	35%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$7,089
Required Gross Hhld. Income	$287,028	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,678
Total Project Gross Hhld. Income	$42,767,112	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$3,840
Total From Occupied Units	$40,628,756	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$1,401
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$4,694
Annual Hhld. Spending	$25,605,964.93	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$21,459
Adjustment for Taxable Spending[4]	33%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$5,043
Annual Hhld. Taxable Spending in City of Los Angeles After Adjustment	**$8,559,039**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$2,078
City Sales Tax Rate	1%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$420
Annual Sales Tax Revenue (2018 $)	**$85,590**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$364
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$2,181
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$10,219
		All Other Housing Costs	$25,916	26.95%	No	0%	$0	0%	$0	$0
		Health Care	$6,409	6.67%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$1,646	1.71%	No	0%	$0	0%	$0	$0
		Education	$2,336	2.43%	No	0%	$0	0%	$0	$0
		Cash Contributions	$3,765	3.92%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$14,310	14.88%	No	0%	$0	0%	$0	$0
		Subtotal	$96,148	100%			$32,337		$32,138	$60,468
									33%	

1 MP Los Angeles

2 HR&A Advisors, Inc.

3 HR&A Advisors assumption of structural apartment vacancy at stabilization.

4 HR&A Advisors assumption of spending that will be captured within the City of Los Angeles, excluding anticipated spending at the Project so as to not double count resident spending.

5 Bureau of Labor Statistics Consumer Expenditure Survey 2015-16 mean income before taxes for households earning $70,000 or more annually.

6 Average consumer spending in total and by category correspond to the 2015-16 Consumer Expenditure Survey for households earning $70,000 or more annually.

8 HR&A Advisors, Inc.

7 HR&A Advisors adjustment to reflect likely resident spending at the Project's restaurant space to avoid double counting.

8 HR&A Advisors adjustment to inflate all spending categories to reflect the projected household income rather than the benchmark CES household income.

9 Per HR&A Advisors, using a 4% interest rate on mortgage payment and 2.0% of sales price for property tax and insurance.

10 Based on average HOA dues per square foot for condos built in Los Angeles since 2010 and sold in the last 3 years.

Appendix B, Table 8

Hollywood Center

Estimated Sales Tax for Project Household Spending

East Site: Alternative

Market Rate For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**170**	Estimated Gross Hhld Income	$197,779							
Average Monthly Rent - psf[1]	$4.38	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Average SF	1,108	Personal Taxes	$29,096							
Average Annual Rent	$58,211	Income After Taxes	$123,458							
Annual Utility Cost[2]	$1,122	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$59,334	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	30%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$4,527
Required Gross Hhld. Income	$197,779	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,072
Total Project Gross Hhld. Income	$33,622,461	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$2,453
Total From Occupied Units (95% Occupied)[3]	$31,941,338	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$895
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$2,998
Annual Hhld. Spending	$20,130,785	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$13,704
Adjustment for Consumer Spending in City of Los Angeles[4]	33%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$3,221
Annual Hhld. Retail Spending After Adjustment	**$6,728,908**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$1,327
City Sales Tax Rate	1%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$268
Annual Sales Tax Revenue (2018 $)	**$67,289**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$232
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$1,393
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$6,526
		All Other Housing Costs	$25,916	26.95%	No	0%	$0	0%	$0	$0
		Health Care	$6,409	6.67%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$1,646	1.71%	No	0%	$0	0%	$0	$0
		Education	$2,336	2.43%	No	0%	$0	0%	$0	$0
		Cash Contributions	$3,765	3.92%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$14,310	14.88%	No	0%	$0	0%	$0	$0
		Subtotal	$96,148	100%			$32,337		$32,138	$38,615
									33%	

Market Rate For Sale		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Units[1]	**149**	Estimated Gross Hhld Income	$270,339							
Average Sale Price	$1,427,901	Comparable CES 2016 Hhld Income Band[5]	$152,554							
Annual Mortgage[2]	$66,061	Personal Taxes	$29,096							
Annual Property Tax and Insurance[2]	$28,558	Income After Taxes	$123,458							
Annual HOA Dues[3]	$5,841	Annual Consumer Expenditures[6]	$96,146							
Total Annual Housing Cost	$94,619	Hhld. Expenditures/Income Before Taxes	63%							
Housing Cost/Household Income	35%	Food Away from Home	$5,666	5.89%	Yes	70%	$3,966.20	-5%	$3,768	$6,677
Required Gross Hhld. Income	$270,338.78	Alcoholic Beverages	$991	1.03%	Yes	90%	$892	0%	$892	$1,581
Total Project Gross Hhld. Income	$40,280,478	Household Furnishings & Equipment	$3,402	3.54%	Yes	60%	$2,041	0%	$2,041	$3,617
Total From Occupied Units	$40,280,478	Housekeeping Supplies	$931	0.97%	Yes	80%	$745	0%	$745	$1,320
Annual Hhld. Spending/Total Hhld. Income	63%	Apparel & Services	$3,564	3.71%	Yes	70%	$2,495	0%	$2,495	$4,421
Annual Hhld. Spending	$25,386,465.64	Transportation	$14,257	14.83%	Yes	80%	$11,406	0%	$11,406	$20,212
Adjustment for Taxable Spending[4]	33%	Entertainment (less Fees & Admissions)	$3,574	3.72%	Yes	75%	$2,681	0%	$2,681	$4,750
Annual Hhld. Taxable Spending in City of Los Angeles After Adjustment	**$8,485,669**	Personal Care Products & Services	$1,227	1.28%	Yes	90%	$1,104	0%	$1,104	$1,957
City Sales Tax Rate	1%	Tobacco Products	$248	0.26%	Yes	90%	$223	0%	$223	$396
Annual Sales Tax Revenue (2018 $)	**$84,857**	Reading	$215	0.22%	Yes	90%	$194	0%	$194	$343
		Miscellaneous	$1,656	1.72%	Yes	70%	$1,159	0%	$1,159	$2,054
		Food at Home	$6,035	6.28%	Yes	90%	$5,432	0%	$5,432	$9,625
		All Other Housing Costs	$25,916	26.95%	No	0%	$0	0%	$0	$0
		Health Care	$6,409	6.67%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$1,646	1.71%	No	0%	$0	0%	$0	$0
		Education	$2,336	2.43%	No	0%	$0	0%	$0	$0
		Cash Contributions	$3,765	3.92%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$14,310	14.88%	No	0%	$0	0%	$0	$0
		Subtotal	$96,148	100%			$32,337		$32,138	$56,952
									33%	

1 MP Los Angeles

2 HR&A Advisors, Inc.

3 HR&A Advisors assumption of structural apartment vacancy at stabilization.

4 HR&A Advisors assumption of spending that will be captured within the City of Los Angeles, excluding anticipated spending at the Project so as to not double count resident spending.

5 Bureau of Labor Statistics Consumer Expenditure Survey 2015-16 mean income before taxes for households earning $70,000 or more annually.

6 Average consumer spending in total and by category correspond to the 2015-16 Consumer Expenditure Survey for households earning $70,000 or more annually.

7 HR&A Advisors, Inc.

8 HR&A Advisors adjustment to reflect likely resident spending at the Project's restaurant space to avoid double counting.

9 HR&A Advisors adjustment to inflate all spending categories to reflect the projected household income rather than the benchmark CES household income.

10 Per HR&A Advisors, using a 4% interest rate on mortgage payment and 2.0% of sales price for property tax and insurance.

11 Based on average HOA dues per square foot for condos built in Los Angeles since 2010 and sold in the last 3 years.

Appendix B, Table 9

Hollywood Center

Estimated Sales Tax for Project Household Spending - Affordable Units

West Site

Sr. Affordable For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**68**	Estimated Gross Hhld Income	$22,803							
Required Gross Hhld. Income[2]	$22,803	Comparable CES 2016 Hhld Income Band[5]	$25,086							
Total Project Gross Hhld. Income	$1,550,590	Personal Taxes	-$945							
Total From Occupied Units (100% Occupied)[3]	$1,550,590	Income After Taxes	$26,031							
Annual Hhld. Spending/Total Hhld. Income	140%	Annual Consumer Expenditures[6]	$35,242							
Annual Hhld. Spending	$2,178,341.80	Hhld. Expenditures/Income Before Taxes	140%							
Adjustment for Consumer Spending in City of Los Angeles[4]	36.5%	Food Away from Home	$1,858	5.27%	Yes	70%	$1,300.60	-5%	$1,236	$1,123
Annual Hhld. Retail Spending After Adjustment	**$795,044**	Alcoholic Beverages	$277	0.79%	Yes	90%	$249	0%	$249	$227
City Sales Tax Rate	1%	Household Furnishings & Equipment	$1,172	3.33%	Yes	60%	$703	0%	$703	$639
Annual Sales Tax Revenue (2018 $)	**$7,950**	Housekeeping Supplies	$448	1.27%	Yes	80%	$358	0%	$358	$326
		Apparel & Services	$1,101	3.12%	Yes	70%	$771	0%	$771	$701
		Transportation	$5,601	15.89%	Yes	80%	$4,481	0%	$4,481	$4,073
		Entertainment (less Fees & Admissions)	$1,314	3.73%	Yes	75%	$986	0%	$986	$896
		Personal Care Products & Services	$489	1.39%	Yes	90%	$440	0%	$440	$400
		Tobacco Products	$186	0.53%	Yes	90%	$167	0%	$167.40	$152
		Reading	$70	0.20%	Yes	90%	$63.00	0%	$63	$57
		Miscellaneous	$681	1.93%	Yes	70%	$477	0%	$477	$433
		Food at Home	$3,258	9.24%	Yes	90%	$2,932	0%	$2,932	$2,665
		All Other Housing Costs	$12,498	35.46%	No	0%	$0	0%	$0	$0
		Health Care	$2,805	7.96%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$344	0.98%	No	0%	$0	0%	$0	$0
		Education	$568	1.61%	No	0%	$0	0%	$0	$0
		Cash Contributions	$918	2.60%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$1,655	4.70%	No	0%	$0	0%	$0	$0
		Subtotal	$35,243	100%			$12,928		$12,863	$11,692
									36%	

1 MP Los Angeles

2 Based on weighted average of affordable housing income thresholds provided by MP Los Angeles.

3 HR&A Advisors assumption that affordable housing will operate with no structural vacancy.

4 HR&A Advisors assumption of spending that will be captured within the City of Los Angeles, excluding anticipated spending at the Project so as to not double count resident spending.

5 Bureau of Labor Statistics Consumer Expenditure Survey 2015-16 mean income before taxes for households earning $70,000 or more annually.

6 Average consumer spending in total and by category correspond to the 2015-16 Consumer Expenditure Survey for households earning $70,000 or more annually.

7 HR&A Advisors, Inc.

8 HR&A Advisors adjustment to reflect likely resident spending at the Project's restaurant space to avoid double counting.

9 HR&A Advisors adjustment to inflate all spending categories to reflect the projected household income rather than the benchmark CES household income.

Appendix B, Table 9

Hollywood Center

Estimated Sales Tax for Project Household Spending - Affordable Units

East Site

Sr. Affordable For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**65**	Estimated Gross Hhld Income	$23,423							
Required Gross Hhld. Income[2]	$23,423	Comparable CES 2016 Hhld Income Band[6]	$25,086							
Total Project Gross Hhld. Income	$1,522,464	Personal Taxes	-$945							
Total From Occupied Units (100% Occupied)[4]	$1,522,464	Income After Taxes	$26,031							
Annual Hhld. Spending/Total Hhld. Income	140%	Annual Consumer Expenditures[7]	$35,242							
Annual Hhld. Spending	$2,138,829.17	Hhld. Expenditures/Income Before Taxes	140%							
Adjustment for Consumer Spending in City of Los Angeles[5]	36.5%	Food Away from Home	$1,858	5.27%	Yes	70%	$1,300.60	-5%	$1,236	$1,154
Annual Hhld. Retail Spending After Adjustment	**$780,623**	Alcoholic Beverages	$277	0.79%	Yes	90%	$249	0%	$249	$233
City Sales Tax Rate	1%	Household Furnishings & Equipment	$1,172	3.33%	Yes	60%	$703	0%	$703	$657
Annual Sales Tax Revenue (2018 $)	**$7,806**	Housekeeping Supplies	$448	1.27%	Yes	80%	$358	0%	$358	$335
		Apparel & Services	$1,101	3.12%	Yes	70%	$771	0%	$771	$720
		Transportation	$5,601	15.89%	Yes	80%	$4,481	0%	$4,481	$4,184
		Entertainment (less Fees & Admissions)	$1,314	3.73%	Yes	75%	$986	0%	$986	$920
		Personal Care Products & Services	$489	1.39%	Yes	90%	$440	0%	$440	$411
		Tobacco Products	$186	0.53%	Yes	90%	$167	0%	$167.40	$156
		Reading	$70	0.20%	Yes	90%	$63.00	0%	$63	$59
		Miscellaneous	$681	1.93%	Yes	70%	$477	0%	$477	$445
		Food at Home	$3,258	9.24%	Yes	90%	$2,932	0%	$2,932	$2,738
		All Other Housing Costs	$12,498	35.46%	No	0%	$0	0%	$0	$0
		Health Care	$2,805	7.96%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$344	0.98%	No	0%	$0	0%	$0	$0
		Education	$568	1.61%	No	0%	$0	0%	$0	$0
		Cash Contributions	$918	2.60%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$1,655	4.70%	No	0%	$0	0%	$0	$0
		Subtotal	$35,243	100%			$12,928		$12,863	$12,010
									36%	

1 MP Los Angeles

2 Based on weighted average of affordable housing income thresholds provided by MP Los Angeles.

3 HR&A Advisors assumption that affordable housing will operate with no structural vacancy.

4 HR&A Advisors assumption of spending that will be captured within the City of Los Angeles, excluding anticipated spending at the Project so as to not double count resident spending.

5 Bureau of Labor Statistics Consumer Expenditure Survey 2015-16 mean income before taxes for households earning $70,000 or more annually.

6 Average consumer spending in total and by category correspond to the 2015-16 Consumer Expenditure Survey for households earning $70,000 or more annually.

7 HR&A Advisors, Inc.

8 HR&A Advisors adjustment to reflect likely resident spending at the Project's restaurant space to avoid double counting.

9 HR&A Advisors adjustment to inflate all spending categories to reflect the projected household income rather than the benchmark CES household income.

Appendix B, Table 9

Hollywood Center

Estimated Sales Tax for Project Household Spending - Affordable Units

East Site: Alternative

Sr. Affordable For Rent		Hhld. Spending Category	Amount	Percent	Taxable?	% of Taxable Purchases in City of Los Angeles[7]	Purchases in City of Los Angeles	Adjustment for Shopping @ Project[8]	Adjusted Purchases in City of Los Angeles	Project Household Income Adjustment[9]
Total Apartments[1]	**48**	Estimated Gross Hhld Income	$23,899							
Required Gross Hhld. Income[2]	$23,899	Comparable CES 2016 Hhld Income Band[6]	$25,086							
Total Project Gross Hhld. Income	$1,147,147	Personal Taxes	-$945							
Total From Occupied Units (100% Occupied)[4]	$1,147,147	Income After Taxes	$26,031							
Annual Hhld. Spending/Total Hhld. Income	140%	Annual Consumer Expenditures[7]	$35,242							
Annual Hhld. Spending	$1,611,567	Hhld. Expenditures/Income Before Taxes	140%							
Adjustment for Consumer Spending in City of Los Angeles[5]	36.5%	Food Away from Home	$1,858	5.27%	Yes	70%	$1,300.60	-5%	$1,236	$1,177
Annual Hhld. Retail Spending After Adjustment	**$588,184**	Alcoholic Beverages	$277	0.79%	Yes	90%	$249	0%	$249	$238
City Sales Tax Rate	1%	Household Furnishings & Equipment	$1,172	3.33%	Yes	60%	$703	0%	$703	$670
Annual Sales Tax Revenue (2018 $)	**$5,882**	Housekeeping Supplies	$448	1.27%	Yes	80%	$358	0%	$358	$341
		Apparel & Services	$1,101	3.12%	Yes	70%	$771	0%	$771	$734
		Transportation	$5,601	15.89%	Yes	80%	$4,481	0%	$4,481	$4,269
		Entertainment (less Fees & Admissions)	$1,314	3.73%	Yes	75%	$986	0%	$986	$939
		Personal Care Products & Services	$489	1.39%	Yes	90%	$440	0%	$440	$419
		Tobacco Products	$186	0.53%	Yes	90%	$167	0%	$167.40	$159
		Reading	$70	0.20%	Yes	90%	$63.00	0%	$63	$60
		Miscellaneous	$681	1.93%	Yes	70%	$477	0%	$477	$454
		Food at Home	$3,258	9.24%	Yes	90%	$2,932	0%	$2,932	$2,793
		All Other Housing Costs	$12,498	35.46%	No	0%	$0	0%	$0	$0
		Health Care	$2,805	7.96%	No	0%	$0	0%	$0	$0
		Entertainment-Fees & Admissions	$344	0.98%	No	0%	$0	0%	$0	$0
		Education	$568	1.61%	No	0%	$0	0%	$0	$0
		Cash Contributions	$918	2.60%	No	0%	$0	0%	$0	$0
		Personal Insurance and Pensions	$1,655	4.70%	No	0%	$0	0%	$0	$0
		Subtotal	$35,243	100%			$12,928		$12,863	$12,254
									36%	

1 MP Los Angeles

2 Based on weighted average of affordable housing income thresholds provided by MP Los Angeles.

3 HR&A Advisors assumption that affordable housing will operate with no structural vacancy.

4 HR&A Advisors assumption of spending that will be captured within the City of Los Angeles, excluding anticipated spending at the Project so as to not double count resident spending.

5 Bureau of Labor Statistics Consumer Expenditure Survey 2015-16 mean income before taxes for households earning $70,000 or more annually.

6 Average consumer spending in total and by category correspond to the 2015-16 Consumer Expenditure Survey for households earning $70,000 or more annually.

7 HR&A Advisors, Inc.

8 HR&A Advisors adjustment to reflect likely resident spending at the Project's restaurant space to avoid double counting.

9 HR&A Advisors adjustment to inflate all spending categories to reflect the projected household income rather than the benchmark CES household income.

Appendix B, Table 10
Hollywood Center
Estimated Transient Occupancy Tax

East Site: Alternative

		Post-Construction		
Year	**2018**	**2027**	**2028**	**2029**
Rooms	220	220	220	220
Room Nights @ 365/year	80,300	80,300	80,300	80,300
ADR[1]	$353	$441	$452	$463
Occupancy[1]	**71%**	**55%**	**67%**	**77%**
Room Revenue	$20,110,328.35	$19,455,316	$24,292,615	$28,616,338
Transient Occupancy Tax Rate[2]	14%	14%	14%	14%
Annual TOT Revenue	**$2,815,446**	**$2,723,744**	**$3,400,966**	**$4,006,287**

[1] Per MP Los Angeles
[2] Assumes tax rates effective 1/1/2018 remain in effect without change over the projection period.

Appendix B, Table 11

Hollywood Center

Estimated Sales Tax

West Site

Gross Receipts	Net Square Feet[1]	Avg Rent/Sales PSF[1]	Assumed Occupancy	Gross Receipts
Restaurant Tenant[1]	13,220	$387	90%	$4,599,538
Restaurant Landlord[1]	13,220	$5.15	90%	$735,926
Residential (Market Rate) Landlord[1]	351,141	$4.30	95%	$17,194,303
Total				**$22,529,767**

Gross Receipts Tax	Tax Per $1,000 Gross Receipts[2]	Tax Amount
Restaurant Tenant	$1.27	$5,841
Restaurant Landlord	$1.27	$935
Residential Landlord	$1.27	$21,837
Total Gross Receipts Tax (2018 $)		**$28,613**

1 MP Los Angeles
2 Per City of Los Angeles

East Site

Gross Receipts	Net Square Feet[1]	Avg Rent/Sales PSF[1]	Assumed Occupancy	Gross Receipts
Restaurant Tenant[1]	18,214	$398.12	90%	$6,526,185
Restaurant Landlord[1]	18,214	$5.18	90%	$1,018,085
Residential (Market Rate) Landlord[1]	299,943	$4.38	95%	$14,974,344
Total				**$22,518,614**

Gross Receipts Tax	Tax Per $1,000 Gross Receipts[4]	Tax Amount
Restaurant Tenant	$1.27	$8,288
Restaurant Landlord	$1.27	$1,293
Residential Landlord	$1.27	$19,017
Total Gross Receipts Tax (2018 $)		**$28,599**

1 MP Los Angeles
2 Per City of Los Angeles

East Site: Alternative

Gross Receipts	Net Square Feet[1]	Avg Rent/Sales PSF[1]	Assumed Occupancy	Gross Receipts
Restaurant Tenant[1]	18,214	$398.12	100%	$7,251,317
Restaurant Landlord[1]	18,214	$5.18	100%	$1,131,205
Total				**$8,382,522**

Gross Receipts Tax	Tax Per $1,000 Gross Receipts[2]	Tax Amount
Restaurant Tenant	$1.27	$9,209
Restaurant Landlord	$1.27	$1,437
Total Gross Receipts Tax (2018 $)		**$10,646**

1 MP Los Angeles
2 Per City of Los Angeles

Appendix B, Table 12

Hollywood Center

Estimated Utility Users' Tax

West Site

Tenant Type	Gross SF or Units[1]	Cost per SF or Unit[2]	Cost per SF or Unit with Vacancy	Utility Tax Rate[3]	Total Utility Taxes
Restaurant					
Electric	13,220	$1.72	$1.72	12.5%	$2,845
Natural Gas	13,220	$0.24	$0.24	10.0%	$311
					$3,156
Residential					
Electric	517	$814	$773	10.0%	$39,957
Natural Gas	517	$308	$293	10.0%	$15,150
					$55,107
Annual Utility Users' Tax Revenue (2018 $)					**$58,263**

1 MP Los Angeles

2 Per Commercial Building Energy Consumption Survey, U.S. Department of Energy, inflated to 2018 dollars.

3 Assumes tax rates effective 1/1/2018 remain in effect without change over the projection period.

Appendix B, Table 12

Hollywood Center

Estimated Utility Users' Tax

East Site

Tenant Type	Gross SF or Units[1]	Cost per SF or Unit[2]	Cost per SF or Unit with Vacancy	Utility Tax Rate[3]	Total Utility Taxes
Restaurant					
Electric	18,214	$1.72	$1.72	12.5%	$3,920
Natural Gas	18,214	$0.24	$0.24	10.0%	$429
					$4,349
Residential					
Electric	488	$814	$773	10.0%	$37,715
Natural Gas	488	$308	$293	10.0%	$14,301
					$52,016
Annual Utility Users' Tax Revenue (2018 $)					**$56,364**

1 MP Los Angeles

2 Per Commercial Building Energy Consumption Survey, U.S. Department of Energy, inflated to 2018 dollars.

3 Assumes tax rates effective 1/1/2018 remain in effect without change over the projection period.

Appendix B, Table 12

Hollywood Center

Estimated Utility Users' Tax

East Site: Alternative

Tenant Type	Gross SF or Units[1]	Cost per SF or Unit[2]	Cost per SF or Unit with Vacancy	Utility Tax Rate[3]	Total Utility Taxes
Restaurant					
Electric	18,214	$1.72	$1.72	12.5%	$3,920
Natural Gas	18,214	$0.24	$0.24	10.0%	$429
					$4,349
Hotel					
Electric	141,606	$1.50	$1.43	12.5%	$25,272
Natural Gas	141,606	$0.45	$0.43	10.0%	$6,045
					$31,316
Residential					
Electric	367	$814	$773	10.0%	$28,364
Natural Gas	367	$308	$293	10.0%	$10,755
					$39,119
Annual Utility Users' Tax Revenue (2018 $)					**$74,783**

1 MP Los Angeles

2 Per Commercial Building Energy Consumption Survey, U.S. Department of Energy, inflated to 2018 dollars.

3 Assumes tax rates effective 1/1/2018 remain in effect without change over the projection period.

Appendix B, Table 13

Hollywood Center

Estimated Other Taxes from New Project

West Site

		% of Day in City[1]	Resident-Equivalents
Total Resident Population[2]	1,386	96%	1,328
Restaurant Workers	132	59%	78
Total Resident-Equivalents			**1,406**
Licenses and Permits, and Fees and Charges			
FY 2017-18 Proposed Budget[3]	$1,026,404,799		
Total Resident-Equivalents[1]	3,937,080		
Per Resident-Equivalent	$261		
Annual Revenues (2018 $)			**$366,655**
Parking Fines			
FY 2017-18 Proposed Budget[3]	$140,900,000		
Total Resident-Equivalents[1]	3,937,080		
Per Resident-Equivalent	$36		
Annual Revenues (2018 $)			**$50,332.69**
Total Other Taxes			**$416,988**

[1] See Resident-Equivalent calculation, Appendix B, Table 16.

[2] Population per 2016 American Community Survey (5-year Estimates), U.S. Census Bureau.

[3] FY 2017-18 Approved Budget, City of Los Angeles projected estimates FY 2017-18 of Licenses and Permits, and Fees and Charges revenues.

Appendix B, Table 13

Hollywood Center

Estimated Other Taxes from New Project

East Site

		% of Day in City[1]	Resident-Equivalents
Total Resident Population[2]	1,329	96%	1,274
Restaurant Workers	182	59%	108
Total Resident-Equivalents			**1,381**
Licenses and Permits, and Fees and Charges			
FY 2017-18 Proposed Budget[3]	$1,026,404,799		
Total Resident-Equivalents[1]	3,937,080		
Per Resident-Equivalent	$261		
Annual Revenues (2018 $)			**$360,068.66**
Parking Fines			
FY 2017-18 Proposed Budget[3]	$140,900,000		
Total Resident-Equivalents[1]	3,937,080		
Per Resident-Equivalent	$36		
Annual Revenues (2018 $)			**$49,429**
Total Other Taxes			**$409,497**

[1] See Resident-Equivalent calculation, Appendix B, Table 16.

[2] Population per 2016 American Community Survey (5-year Estimates), U.S. Census Bureau.

[3] FY 2017-18 Approved Budget, City of Los Angeles projected estimates FY 2017-18 of Licenses and Permits, and Fees and Charges revenues.

Appendix B, Table 13

Hollywood Center

Estimated Other Taxes from New Project

East Site: Alternative

		% of Day in City[1]	Resident-Equivalents
Total Resident Population[2]	1,047	96%	1,003
Hotel Visitors	169	70%	119
Hotel Workers	154	59%	91
Restaurant Workers	182	59%	108
Total Resident-Equivalents			**1,321**
Licenses and Permits, and Fees and Charges			
FY 2017-18 Proposed Budget[3]	$1,026,404,799		
Total Resident-Equivalents[1]	3,937,080		
Per Resident-Equivalent	$261		
Annual Revenues (2018 $)			**$344,310**
Parking Fines			
FY 2017-18 Proposed Budget[3]	$140,900,000		
Total Resident-Equivalents[1]	3,937,080		
Per Resident-Equivalent	$36		
Annual Revenues (2018 $)			**$47,265.20**
Total Other Taxes			**$391,575**

[1] See Resident-Equivalent calculation, Appendix B, Table 16.

[2] Population per 2016 American Community Survey (5-year Estimates), U.S. Census Bureau.

[3] FY 2017-18 Approved Budget, City of Los Angeles projected estimates FY 2017-18 of Licenses and Permits, and Fees and Charges revenues.

Appendix B, Table 14

Hollywood Center

Estimated Construction Related (One-Time) Taxes

West Site	
Construction Materials Sales Tax	
Total Hard Construction Cost[1]	$374,149,430
Materials Share[2]	60%
Materials Share Subject to Tax[2]	50%
Materials Share Subject to Tax in City of Los Angeles[2]	75%
Tax Rate[3]	1%
One-Time Revenue (2018 $)	**$841,836.22**
Contractor's Business License Tax	
Hard Construction Costs[1]	$374,149,430
Tax per $1,000 Gross Receipts[3]	$4.25
One-Time Revenue (2018 $)	**$1,590,135**
Residential Development Tax	
Number of Proposed Residential Units[1]	517
Tax Rate per New Unit[3]	$300
One-Time Revenue (2018 $)	**$155,100**
Total One-Time Revenue (2018 $)	**$2,587,071**

1 MP Los Angeles. Assumes all construction material sales are transacted in Beverly Hills.

2 Per HR&A; assumes Project site is registered with the State Board of Equalization as point of sale.

3 Per Fiscal Year 2017/2018 Schedule of Taxes, Fees, & Charges; Assumes tax rates effective 1/1/2018 remain in effect without change over the projection period.

Appendix B, Table 14

Hollywood Center

Estimated Construction Related (One-Time) Taxes

East Site	
Construction Materials Sales Tax	
Total Hard Construction Cost[1]	$373,728,195
Materials Share[2]	60%
Materials Share Subject to Tax[2]	50%
Materials Share Subject to Tax in City of Los Angeles[2]	75%
Tax Rate[3]	1%
One-Time Revenue (2018 $)	**$840,888.44**
Contractor's Business License Tax	
Hard Construction Costs[1]	$373,728,195
Tax per $1,000 Gross Receipts[3]	$4.25
One-Time Revenue (2018 $)	**$1,588,345**
Residential Development Tax	
Number of Proposed Residential Units[1]	488
Tax Rate per New Unit[3]	$300
One-Time Revenue (2018 $)	**$146,400**
Total One-Time Revenue (2018 $)	**$2,575,633**

1 MP Los Angeles. Assumes all construction material sales are transacted in Beverly Hills.

2 Per HR&A; assumes Project site is registered with the State Board of Equalization as point of sale.

3 Per Fiscal Year 2017/2018 Schedule of Taxes, Fees, & Charges; Assumes tax rates effective 1/1/2018 remain in effect without change over the projection period.

Appendix B, Table 14

Hollywood Center

Estimated Construction Related (One-Time) Taxes

East Site: Alternative

Construction Materials Sales Tax	
Total Hard Construction Cost[1]	$382,312,779
Materials Share[2]	60%
Materials Share Subject to Tax[2]	50%
Materials Share Subject to Tax in City of Los Angeles[2]	75%
Tax Rate[3]	1%
One-Time Revenue (2018 $)	**$860,203.75**
Contractor's Business License Tax	
Hard Construction Costs[1]	$382,312,779
Tax per $1,000 Gross Receipts[3]	$4.25
One-Time Revenue (2018 $)	**$1,624,829**
Residential Development Tax	
Number of Proposed Residential Units[1]	367
Tax Rate per New Unit[3]	$300
One-Time Revenue (2018 $)	**$110,100**
Total One-Time Revenue (2018 $)	**$2,595,133**

1 MP Los Angeles. Assumes all construction material sales are transacted in Beverly Hills.

2 Per HR&A; assumes Project site is registered with the State Board of Equalization as point of sale.

3 Per Fiscal Year 2017/2018 Schedule of Taxes, Fees, & Charges; Assumes tax rates effective 1/1/2018 remain in effect without change over the projection period.

Appendix B, Table 15

Hollywood Center

City Resident-Equivalents

(ALL)

	Number	% of Day in City[4]	Resident-Equivalents
City of Los Angeles Population[1]	3,900,794		
Out-Commuting Resident Workers[2]	679,358	76%	517,606
Remaining Residential Population	3,221,436	100%	3,221,436
Subtotal	3,900,794	**96%**	3,739,042
Non-Resident Daytime Employment Population[3]			
	831,759	**24%**	198,038
Subtotal	831,759		198,038
Grand Total	**4,732,553**		**3,937,080**

Employee % of Day in City	Number	% of Workers	% of Day in City[4]
Total Workers in City	1,549,208		
Number of Workers in City who are also Residents[3]	717,449	46%	100%
Number of Workers in City who are not Residents[5]	831,759	54%	24%
Weighted Average % of Day in City			**59%**

[1] Population per 2016 American Community Survey (5-year Estimates), U.S. Census Bureau.

[2] Out-commuting resident workers per Longitudinal Employment Housing Data, 2015, U.S. Census Bureau.

[3] In-commuting resident workers per Longitudinal Employment Housing Data, 2015, U.S. Census Bureau.

[4] Calculated per an assumed percentage the individual is actually within the City. For example, non-resident daytime employees are assumed to be in the City 8 hours per day, 5 days per week for a total of 40 hours per week out of a total of 168 hours, this equates to 24% of the week within the City.

Appendix B, Table 16

Hollywood Center
Estimated City Service Costs

City Deparrtments Affected by New Development	FY 2017-18 Estimated Budget[1]	Total Resident- Equivalent Population[2]	Cost Per Resident-Equivalent
City Clerk	$19,500,000	3,937,080	$5
Cultural Affairs	$18,900,000	3,937,080	$5
Fire	$1,025,000,000	3,937,080	$260
Police	$2,706,700,000	3,937,080	$687
Board of Public Works	$295,000,000	3,937,080	$75
Bureau of Street Services	$164,513,522	3,937,080	$42
Transportation	$295,000,000	3,937,080	$75
Appropriations to Library Fund	$223,700,000	3,937,080	$57
Appropriations to Recreation and Parks Fund	$274,600,000	3,937,080	$70
Total Operating Budget	**$5,022,913,522**		**$1,276**

West Site

	Number	% of Day in LA[5]	Resident-Equivalents
Residential (Market Rate and Affordable)			
Number of Rental Units	404		
Persons per Rental Household[3]	2.71		
Total Rental Population	1,040		
Number of For-Sale Units	113		
Persons per Owner-Occupied Household[3]	3.06		
Total For-Sale Population	346		
Total Resident Population	1,386	96%	1,328.41
Restaurant Workers[4]	132	59%	78
Total Resident-Equivalents	**1,518**		**1,406**
Total Cost of City Services (2018 $)			**$1,794,299**

[1] FY 2017-18 Adopted Budget, Los Angeles

[2] See Resident-Equivalent calculation, Appendix B, Table 15.

[3] 2016 American Community Survey (5-year Estimates), U.S. Census Bureau.

[4] Per US Green Building Council. Estimated square footage per employee.

[5] Calculated per an assumed percentage the individual is actually within the City. For example, the resident population is assumed to be in the City 90% of the time per the weighted average of time out commuting resident workers are within the City and those who live and work within the City. See City Resident-Equivalent calculation for more info.

Appendix B, Table 16

Hollywood Center
Estimated City Service Costs

East Site

	Number	% of Day in LA[3]	Resident-Equivalents
Residential (Market Rate and Affordable)			
Number of Rental Units	339		
Persons per Rental Household[1]	2.71		
Total Rental Population	873		
Number of For-Sale Units	149		
Persons per Owner-Occupied Household[1]	3.06		
Total For-Sale Population	456		
Total Resident Population	1,329	96%	1,274
Restaurant Workers[2]	182	59%	108
Total Resident-Equivalents			**1,381**
Total Cost of City Services (2018 $)			**$1,762,067**

[1] 2016 American Community Survey (5-year Estimates), U.S. Census Bureau.
[2] Per US Green Building Council. Estimated square footage per full-time equivalent. This estimate differs from the Economic Impact Analysis, which counts all employees, not full-time equivalents.
[3] Calculated per an assumed percentage the individual is actually within the City. For example, the resident population is assumed to be in the City 90% of the time per the weighted average of time out commuting resident workers are within the City and those who live and work within the City. See City Resident-Equivalent calculation for more info.

Appendix B, Table 16

Hollywood Center
Estimated City Service Costs

East Site: Alternative

	Number	% of Day in LA[3]	Resident-Equivalents
Residential (Market Rate and Affordable)			
Number of Rental Units	218		
Persons per Rental Household[1]	2.71		
Total Rental Population	591		
Number of For-Sale Units	149		
Persons per Owner-Occupied Household[1]	3.06		
Total For-Sale Population	456		
Total Resident Population	1,047	96%	1,003
Hotel Visitors			
Number of Rooms	220		
Persons per Room	1.0		
Occupancy	77%		
Total Hotel Visitor Population	169	70%	119
Total Hotel Workers[2]	154	59%	91
Restaurant Workers[2]	182	59%	108
Total Resident-Equivalents			**1,321**
Total Cost of City Services (2018 $)			**$1,684,947**

[1] 2016 American Community Survey (5-year Estimates), U.S. Census Bureau.
[2] Per US Green Building Council. Estimated square footage per full-time equivalent. This estimate differs from the Economic Impact Analysis, which counts all employees, not full-time equivalents.
[3] Calculated per an assumed percentage the individual is actually within the City. For example, the resident population is assumed to be in the City 90% of the time per the weighted average of time out commuting resident workers are within the City and those who live and work within the City. See City Resident-Equivalent calculation for more info.

Appendix B, Table 17

Hollywood Center

Condominium Appreciation Assumptions

	Year	Price	Range	CAGR
Real Estate Research Council - Q4 2017 - LA County Existing Condo Prices	2017	$479,520	2013-2017	7.03%
	2013	$365,427		
Real Estate Research Council - Q4 2017 - New Home Sales	2017	$643,430	2013-2017	9.58%
	2013	$446,175		
Redfin - Zip Code Median Sale Price (All homes)	Jan-17	$700,000	2000-2017	1.14%
	Jan-13	$577,000		
Redfin - City of Los Angeles Median Sale Price (Con	Jan-17	$481,000	2013-2017	9.55%
	Jan-13	$334,000		
Trulia - City of Los Angeles Median Sale Price (All h	Jan-17	$697,000	2013-2017	11.25%
	Jan-13	$455,000		
Average Annual Appreciation Rate Used in Analysis				**7.71%**
Rate Used in Analysis				**6%**

Appendix B, Table 18
Hollywood Center
West Site Cash Flow

General Fund Revenues	Static Values	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Property Tax	$1,084,579	$0	$0	$242,748	$615,007	$833,741	$331,316	$820,417	$1,145,511	$1,296,172	$1,324,140
MVLF In Lieu	$363,313	$0	$0	$81,316	$206,015	$279,287	$110,984	$274,824	$383,724	$434,192	$443,561
Documentary Transfer Tax on Sale	$0	$0	$0	$0	$0	$0	$31,723	$25,689	$26,202	$26,726	$11,332
Sales Tax - Restaurant Tenant	$51,106	$0	$0	$0	$0	$0	$59,267	$60,749	$62,268	$63,824	$65,420
Sales Tax - Residential Tenants	$196,517	$0	$0	$0	$0	$0	$56,975	$175,197	$239,437	$245,422	$251,558
Transient Occupancy Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gross Receipts Tax	$28,613	$0	$0	$0	$0	$0	$14,189	$27,522	$34,862	$35,733	$36,627
Utility Users Tax	$58,263	$0	$0	$0	$0	$0	$19,637	$52,880	$70,988	$72,763	$74,582
Licenses, Permits, Fees, and Fines	$416,988	$0	$0	$0	$0	$0	$141,010	$378,623	$508,059	$520,761	$533,780
Total Annual Recurring Revenues to City's General Fund	**$2,199,378**	**$0**	**$0**	**$324,064**	**$821,022**	**$1,113,028**	**$765,101**	**$1,815,902**	**$2,471,051**	**$2,695,595**	**$2,740,999**
Less: Property Tax and MVLF Revenue from Existing Site	-$16,958	-$17,297	-$17,643	-$17,996	-$18,356	-$18,723	-$19,098	-$19,480	-$19,869	-$20,267	-$20,672
Less: City Service Costs	-$1,794,299	$0	$0	$0	$0	$0	-$606,766	-$1,629,217	-$2,186,179	-$2,240,834	-$2,296,854
Net Fiscal Impact to City's General Fund	**$388,121**	**-$17,297**	**-$17,643**	**$306,068**	**$802,666**	**$1,094,304**	**$139,237**	**$167,206**	**$265,002**	**$434,495**	**$423,473**
One-Time Revenues to the City of Los Angeles General Fund											
Construction Materials Sales Tax	$841,836	$0	$0	$229,974	$473,747	$243,980	$0	$0	$0	$0	$0
Contractor's Business License Tax	$1,590,135	$0	$0	$434,396	$894,856	$460,851	$0	$0	$0	$0	$0
Residential Development Tax	$155,100	$0	$0	$42,370	$87,283	$44,951	$0	$0	$0	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$2,587,071**	**$0**	**$0**	**$706,741**	**$1,455,886**	**$749,781**	**$0**	**$0**	**$0**	**$0**	**$0**

Construction Materials Inflation Rate[1]	**3.0%**
Annual Inflation Rate[2]	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[3]	**10.0%**

1 Per AECOM, MP Los Angeles
2 UCLA Anderson Forecast for the Nation and California June 2017 Report
3 HR&A Advisors, Inc.
Prepared by: HR&A Advisors, Inc.

Appendix B, Table 18
Hollywood Center
West Site Cash Flow

General Fund Revenues	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Property Tax	$1,356,044	$1,392,385	$1,433,791	$1,481,048	$1,535,144	$1,597,327	$1,669,180	$1,752,723	$1,850,554	$1,966,035
MVLF In Lieu	$454,248	$466,422	$480,292	$496,122	$514,243	$535,074	$559,143	$587,128	$619,899	$658,583
Documentary Transfer Tax on Sale	$12,300	$13,434	$14,768	$16,347	$18,226	$20,476	$23,188	$26,482	$30,511	$35,482
Sales Tax - Restaurant Tenant	$67,055	$68,732	$70,450	$72,211	$74,017	$75,867	$77,764	$79,708	$81,701	$83,743
Sales Tax - Residential Tenants	$257,847	$264,293	$270,900	$277,673	$284,615	$291,730	$299,023	$306,499	$314,161	$322,016
Transient Occupancy Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gross Receipts Tax	$37,542	$38,481	$39,443	$40,429	$41,440	$42,476	$43,538	$44,626	$45,742	$46,885
Utility Users Tax	$76,446	$78,358	$80,317	$82,324	$84,383	$86,492	$88,654	$90,871	$93,143	$95,471
Licenses, Permits, Fees, and Fines	$547,124	$560,802	$574,822	$589,193	$603,923	$619,021	$634,496	$650,359	$666,618	$683,283
Total Annual Recurring Revenues to City's General Fund	**$2,808,607**	**$2,882,907**	**$2,964,784**	**$3,055,348**	**$3,155,990**	**$3,268,463**	**$3,394,987**	**$3,538,396**	**$3,702,328**	**$3,891,499**
Less: Property Tax and MVLF Revenue from Existing Site	-$21,085	-$21,507	-$21,937	-$22,376	-$22,823	-$23,280	-$23,746	-$24,220	-$24,705	-$25,199
Less: City Service Costs	-$2,354,276	-$2,413,133	-$2,473,461	-$2,535,297	-$2,598,680	-$2,663,647	-$2,730,238	-$2,798,494	-$2,868,456	-$2,940,168
Net Fiscal Impact to City's General Fund	**$433,246**	**$448,267**	**$469,386**	**$497,675**	**$534,487**	**$581,536**	**$641,003**	**$715,681**	**$809,167**	**$926,132**
One-Time Revenues to the City of Los Angeles General Fund										
Construction Materials Sales Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contractor's Business License Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residential Development Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

1 Per AECOM, MP Los Angeles
[2] UCLA Anderson Forecast for the Nation and California June 2017 Report
[3] HR&A Advisors, Inc.
Prepared by: HR&A Advisors, Inc.

Appendix B, Table 18
Hollywood Center
West Site Cash Flow

General Fund Revenues	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Property Tax	$2,103,561	$2,268,920	$2,469,811	$2,716,578	$3,023,265	$3,409,151	$3,901,016	$4,536,513	$5,369,267	$6,476,675	$7,972,027
MVLF In Lieu	$704,652	$760,044	$827,339	$910,001	$1,012,735	$1,141,999	$1,306,764	$1,519,643	$1,798,600	$2,169,560	$2,670,474
Documentary Transfer Tax on Sale	$41,666	$49,432	$59,277	$71,887	$88,214	$109,593	$137,925	$175,943	$227,633	$298,891	$398,551
Sales Tax - Restaurant Tenant	$85,837	$87,983	$90,182	$92,437	$94,748	$97,116	$99,544	$102,033	$104,584	$107,198	$109,878
Sales Tax - Residential Tenants	$330,066	$338,318	$346,776	$355,445	$364,331	$373,439	$382,775	$392,345	$402,153	$412,207	$422,512
Transient Occupancy Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gross Receipts Tax	$48,058	$49,259	$50,490	$51,753	$53,047	$54,373	$55,732	$57,125	$58,553	$60,017	$61,518
Utility Users Tax	$97,858	$100,304	$102,812	$105,382	$108,017	$110,717	$113,485	$116,322	$119,230	$122,211	$125,266
Licenses, Permits, Fees, and Fines	$700,365	$717,874	$735,821	$754,217	$773,072	$792,399	$812,209	$832,514	$853,327	$874,660	$896,527
Total Annual Recurring Revenues to City's General Fund	**$4,112,063**	**$4,372,134**	**$4,682,508**	**$5,057,700**	**$5,517,428**	**$6,088,788**	**$6,809,451**	**$7,732,438**	**$8,933,347**	**$10,521,420**	**$12,656,753**
Less: Property Tax and MVLF Revenue from Existing Site	-$25,703	-$26,217	-$26,741	-$27,276	-$27,822	-$28,378	-$28,946	-$29,525	-$30,115	-$30,717	-$31,332
Less: City Service Costs	-$3,013,672	-$3,089,014	-$3,166,239	-$3,245,395	-$3,326,530	-$3,409,693	-$3,494,936	-$3,582,309	-$3,671,867	-$3,763,663	-$3,857,755
Net Fiscal Impact to City's General Fund	**$1,072,688**	**$1,256,903**	**$1,489,528**	**$1,785,029**	**$2,163,076**	**$2,650,716**	**$3,285,569**	**$4,120,605**	**$5,231,365**	**$6,727,039**	**$8,767,666**
One-Time Revenues to the City of Los Angeles General Fund											
Construction Materials Sales Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contractor's Business License Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residential Development Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

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Appendix B, Table 18
Hollywood Center
West Site Cash Flow

General Fund Revenues	2050	Nominal $	NPV-2018 $
Property Tax	$10,023,587	$76,913,653	$10,893,993
MVLF In Lieu	$3,357,706	$25,764,574	$3,649,275
Documentary Transfer Tax on Sale	$540,059	$2,531,959	$248,124
Sales Tax - Restaurant Tenant	$112,625	$2,246,940	$417,770
Sales Tax - Residential Tenants	$433,075	$8,410,789	$1,479,992
Transient Occupancy Tax	$0	$0	$0
Gross Receipts Tax	$63,056	$1,232,517	$219,847
Utility Users Tax	$128,398	$2,497,314	$440,819
Licenses, Permits, Fees, and Fines	$918,940	$17,873,799	$3,155,269
Total Annual Recurring Revenues to City's General Fund	**$15,577,445**	**$137,471,544**	**$20,505,088**
Less: Property Tax and MVLF Revenue from Existing Site	-$31,958	-$765,009	-$196,918
Less: City Service Costs	-$3,954,199	-$76,910,972	-$13,577,123
Net Fiscal Impact to City's General Fund	**$11,591,288**	**$59,795,563**	**$6,731,047**
One-Time Revenues to the City of Los Angeles General Fund			
Construction Materials Sales Tax	$0	$947,701	$647,851
Contractor's Business License Tax	$0	$1,790,102	$1,223,718
Residential Development Tax	$0	$174,605	$119,360
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$2,912,408**	**$1,990,929**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

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Appendix B, Table 18
Hollywood Center
East Site Cash Flow

General Fund Revenues	Static Values	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Property Tax	$1,147,256	$0	$0	$0	$0	$0	$256,616	$792,942	$1,088,974	$354,284	$891,377
MVLF In Lieu	$384,308	$0	$0	$0	$0	$0	$85,961	$265,620	$364,785	$118,678	$298,594
Documentary Transfer Tax on Sale	$0	$0	$0	$0	$0	$0	$0	$0	$0	$49,424	$35,661
Sales Tax - Restaurant Tenant	$72,513	$0	$0	$0	$0	$0	$0	$0	$0	$90,559	$92,823
Sales Tax - Residential Tenants	$200,600	$0	$0	$0	$0	$0	$0	$0	$0	$62,631	$192,589
Transient Occupancy Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gross Receipts Tax	$28,599	$0	$0	$0	$0	$0	$0	$0	$0	$14,400	$26,932
Utility Users Tax	$56,364	$0	$0	$0	$0	$0	0	$0	$0	$21,671	$55,505
Licenses, Permits, Fees, and Fines	$409,497	$0	$0	$0	$0	$0	0	$0	$0	$157,719	$403,348
Total Annual Recurring Revenues to City's General Fund	**$2,299,139**	**$0**	**$0**	**$0**	**$0**	**$0**	**$342,577**	**$1,058,563**	**$1,453,760**	**$869,366**	**$1,996,829**
Less: Property Tax and MVLF Revenue from Existing Site	-$161,657	-$164,890	-$168,188	-$171,551	-$174,982	-$178,482	-$182,052	-$185,693	-$189,407	-$193,195	-$197,059
Less: City Service Costs	-$1,762,067	$0	$0	$0	$0	$0	$0	$0	$0	-$678,665	-$1,735,607
Net Fiscal Impact to City's General Fund	**$375,415**	**-$164,890**	**-$168,188**	**-$171,551**	**-$174,982**	**-$178,482**	**$160,525**	**$872,870**	**$1,264,353**	**-$2,494**	**$64,164**
One-Time Revenues to the City of Los Angeles General Fund											
Construction Materials Sales Tax	$840,888	$0	$0	$0	$0	$0	$251,016	$517,093	$266,303	$0	$0
Contractor's Business License Tax	$1,588,345	$0	$0	$0	$0	$0	$474,142	$976,732	$503,017	$0	$0
Residential Development Tax	$146,400	$0	$0	$0	$0	$0	$43,702	$90,027	$46,364	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$2,575,633**	**$0**	**$0**	**$0**	**$0**	**$0**	**$768,860**	**$1,583,852**	**$815,684**	**$0**	**$0**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

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Appendix B, Table 18
Hollywood Center
East Site Cash Flow

General Fund Revenues	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Property Tax	$1,252,604	$1,454,998	$1,486,936	$1,524,200	$1,567,484	$1,617,655	$1,675,802	$1,743,294	$1,821,861	$1,913,696
MVLF In Lieu	$419,598	$487,396	$498,094	$510,577	$525,076	$541,883	$561,361	$583,970	$610,288	$641,051
Documentary Transfer Tax on Sale	$36,374	$37,101	$15,731	$17,075	$17,593	$18,246	$19,053	$20,041	$21,240	$22,692
Sales Tax - Restaurant Tenant	$95,144	$97,522	$99,960	$102,459	$105,021	$107,646	$110,337	$113,096	$115,923	$118,821
Sales Tax - Residential Tenants	$263,205	$269,785	$276,530	$283,443	$290,529	$297,792	$305,237	$312,868	$320,690	$328,707
Transient Occupancy Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gross Receipts Tax	$33,843	$38,462	$39,424	$40,409	$41,419	$42,455	$43,516	$44,604	$45,719	$46,862
Utility Users Tax	$73,955	$75,804	$77,699	$79,642	$81,633	$83,673	$85,765	$87,909	$90,107	$92,360
Licenses, Permits, Fees, and Fines	$537,296	$550,728	$564,496	$578,609	$593,074	$607,901	$623,098	$638,676	$654,643	$671,009
Total Annual Recurring Revenues to City's General Fund	**$2,712,018**	**$3,011,797**	**$3,058,870**	**$3,136,414**	**$3,221,829**	**$3,317,251**	**$3,424,171**	**$3,544,458**	**$3,680,471**	**$3,835,198**
Less: Property Tax and MVLF Revenue from Existing Site	-$201,000	-$205,020	-$209,120	-$213,303	-$217,569	-$221,920	-$226,358	-$230,886	-$235,503	-$240,213
Less: City Service Costs	-$2,311,984	-$2,369,784	-$2,429,028	-$2,489,754	-$2,551,998	-$2,615,798	-$2,681,193	-$2,748,223	-$2,816,928	-$2,887,351
Net Fiscal Impact to City's General Fund	**$199,034**	**$436,994**	**$420,722**	**$433,357**	**$452,263**	**$479,533**	**$516,620**	**$565,350**	**$628,040**	**$707,633**
One-Time Revenues to the City of Los Angeles General Fund										
Construction Materials Sales Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contractor's Business License Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residential Development Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

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Appendix B, Table 18
Hollywood Center
East Site Cash Flow

General Fund Revenues	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Property Tax	$2,021,600	$2,149,177	$2,301,092	$2,483,442	$2,704,257	$2,974,223	$3,307,695	$3,724,165	$4,250,393	$4,923,552	$5,795,905
MVLF In Lieu	$677,197	$719,932	$770,821	$831,905	$905,873	$996,307	$1,108,013	$1,247,523	$1,423,799	$1,649,294	$1,941,515
Documentary Transfer Tax on Sale	$24,448	$26,574	$29,154	$32,298	$36,148	$40,894	$46,787	$54,163	$63,481	$75,370	$90,703
Sales Tax - Restaurant Tenant	$121,792	$124,837	$127,958	$131,156	$134,435	$137,796	$141,241	$144,772	$148,391	$152,101	$155,904
Sales Tax - Residential Tenants	$336,925	$345,348	$353,982	$362,831	$371,902	$381,199	$390,729	$400,498	$410,510	$420,773	$431,292
Transient Occupancy Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gross Receipts Tax	$48,034	$49,235	$50,465	$51,727	$53,020	$54,346	$55,704	$57,097	$58,524	$59,988	$61,487
Utility Users Tax	$94,669	$97,035	$99,461	$101,948	$104,497	$107,109	$109,787	$112,531	$115,345	$118,228	$121,184
Licenses, Permits, Fees, and Fines	$687,784	$704,979	$722,603	$740,668	$759,185	$778,165	$797,619	$817,559	$837,998	$858,948	$880,422
Total Annual Recurring Revenues to City's General Fund	**$4,012,448**	**$4,217,117**	**$4,455,537**	**$4,735,975**	**$5,069,318**	**$5,470,039**	**$5,957,576**	**$6,558,308**	**$7,308,442**	**$8,258,253**	**$9,478,412**
Less: Property Tax and MVLF Revenue from Existing Site	-$245,018	-$249,918	-$254,916	-$260,015	-$265,215	-$270,519	-$275,930	-$281,448	-$287,077	-$292,819	-$298,675
Less: City Service Costs	-$2,959,535	-$3,033,524	-$3,109,362	-$3,187,096	-$3,266,773	-$3,348,443	-$3,432,154	-$3,517,957	-$3,605,906	-$3,696,054	-$3,788,455
Net Fiscal Impact to City's General Fund	**$807,896**	**$933,675**	**$1,091,258**	**$1,288,864**	**$1,537,330**	**$1,851,077**	**$2,249,493**	**$2,758,903**	**$3,415,459**	**$4,269,380**	**$5,391,281**
One-Time Revenues to the City of Los Angeles General Fund											
Construction Materials Sales Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contractor's Business License Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residential Development Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

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Appendix B, Table 18
Hollywood Center
East Site Cash Flow

General Fund Revenues	2050	Nominal $	NPV-2017 $
Property Tax	$6,941,891	$63,020,116	$8,479,997
MVLF In Lieu	$2,325,398	$21,110,510	$2,840,634
Documentary Transfer Tax on Sale	$110,708	$940,962	$136,221
Sales Tax - Restaurant Tenant	$159,801	$2,929,497	$459,849
Sales Tax - Residential Tenants	$442,074	$7,852,069	$1,167,690
Transient Occupancy Tax	$0	$0	$0
Gross Receipts Tax	$63,024	$1,120,698	$167,300
Utility Users Tax	$124,214	$2,211,731	$330,360
Licenses, Permits, Fees, and Fines	$902,432	$16,068,958	$2,400,274
Total Annual Recurring Revenues to City's General Fund	**$11,069,543**	**$115,254,540**	**$15,982,325**
Less: Property Tax and MVLF Revenue from Existing Site	-$304,649	-$7,292,588	-$1,877,155
Less: City Service Costs	-$3,883,167	-$69,144,740	-$10,328,383
Net Fiscal Impact to City's General Fund	**$6,881,728**	**$38,817,213**	**$3,776,787**
One-Time Revenues to the City of Los Angeles General Fund			
Construction Materials Sales Tax	$0	$1,034,413	$531,275
Contractor's Business License Tax	$0	$1,953,891	$1,003,520
Residential Development Tax	$0	$180,093	$92,496
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$3,168,396**	**$1,627,291**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

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Appendix B, Table 18
Hollywood Center
East Site: Alternative Cash Flow

General Fund Revenues	Static Values	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Property Tax	$963,548	$0	$0	$0	$0	$0	$269,962	$834,184	$1,145,612	$742,492	$1,100,148
MVLF In Lieu	$322,770	$0	$0	$0	$0	$0	$90,432	$279,435	$383,758	$248,720	$368,528
Documentary Transfer Tax on Sale	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,764	$35,184
Sales Tax - Restaurant Tenant	$72,513	$0	$0	$0	$0	$0	$0	$0	$0	$90,559	$92,823
Sales Tax - Residential Tenants	$158,028	$0	$0	$0	$0	$0	$0	$0	$0	$49,339	$101,144
Transient Occupancy Tax	$2,815,446	$0	$0	$0	$0	$0	$0	$0	$0	$2,723,744	$3,400,966
Gross Receipts Tax	$10,646	$0	$0	$0	$0	$0	$0	$0	$0	$13,295	$13,628
Utility Users Tax	$74,783	$0	$0	$0	$0	$0	0	$0	$0	$56,754	$70,692
Licenses, Permits, Fees, and Fines	$391,575	$0	$0	$0	$0	$0	0	$0	$0	$210,396	$310,853
Total Annual Recurring Revenues to City's General Fund	**$4,809,309**	**$0**	**$0**	**$0**	**$0**	**$0**	**$360,394**	**$1,113,619**	**$1,529,370**	**$4,184,062**	**$5,493,966**
Less: Property Tax and MVLF Revenue from Existing Site	-$161,657	-$164,890	-$168,188	-$171,551	-$174,982	-$178,482	-$182,052	-$185,693	-$189,407	-$193,195	-$197,059
Less: City Service Costs	-$1,684,947	$0	$0	$0	$0	$0	$0	$0	$0	-$905,333	-$1,337,603
Net Fiscal Impact to City's General Fund	**$2,962,705**	**-$164,890**	**-$168,188**	**-$171,551**	**-$174,982**	**-$178,482**	**$178,343**	**$927,926**	**$1,339,963**	**$3,085,534**	**$3,959,305**
One-Time Revenues to the City of Los Angeles General Fund											
Construction Materials Sales Tax	$860,204	$0	$0	$0	$0	$0	$770,346	$1,057,942	$272,420	$0	$0
Contractor's Business License Tax	$1,624,829	$0	$0	$0	$0	$0	$1,455,098	$1,998,335	$514,571	$0	$0
Residential Development Tax	$110,100	$0	$0	$0	$0	$0	$98,599	$135,409	$34,868	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$2,595,133**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,324,043**	**$3,191,686**	**$821,859**	**$0**	**$0**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

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East Site: Alternative Cash Flow

General Fund Revenues	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Property Tax	$1,382,753	$1,585,380	$1,619,888	$1,659,710	$1,705,533	$1,758,214	$1,818,827	$1,888,726	$1,969,617	$2,063,667
MVLF In Lieu	$463,195	$531,072	$542,631	$555,971	$571,320	$588,967	$609,272	$632,686	$659,783	$691,288
Documentary Transfer Tax on Sale	$35,888	$36,605	$15,521	$16,847	$17,358	$18,002	$18,799	$19,773	$20,956	$22,389
Sales Tax - Restaurant Tenant	$95,144	$97,522	$99,960	$102,459	$105,021	$107,646	$110,337	$113,096	$115,923	$118,821
Sales Tax - Residential Tenants	$155,509	$212,530	$217,843	$223,289	$228,871	$234,593	$240,458	$246,469	$252,631	$258,947
Transient Occupancy Tax	$4,006,287	$3,786,462	$3,881,123	$3,978,151	$4,077,605	$4,179,545	$4,284,034	$4,391,135	$4,500,913	$4,613,436
Gross Receipts Tax	$13,968	$14,317	$14,675	$15,042	$15,418	$15,804	$16,199	$16,604	$17,019	$17,444
Utility Users Tax	$85,291	$100,575	$103,090	$105,667	$108,309	$111,016	$113,792	$116,637	$119,553	$122,541
Licenses, Permits, Fees, and Fines	$416,202	$526,625	$539,790	$553,285	$567,117	$581,295	$595,827	$610,723	$625,991	$641,641
Total Annual Recurring Revenues to City's General Fund	**$6,654,238**	**$6,891,088**	**$7,034,521**	**$7,210,421**	**$7,396,553**	**$7,595,083**	**$7,807,545**	**$8,035,849**	**$8,282,387**	**$8,550,174**
Less: Property Tax and MVLF Revenue from Existing Site	-$201,000	-$205,020	-$209,120	-$213,303	-$217,569	-$221,920	-$226,358	-$230,886	-$235,503	-$240,213
Less: City Service Costs	-$1,790,919	-$2,266,066	-$2,322,718	-$2,380,786	-$2,440,305	-$2,501,313	-$2,563,846	-$2,627,942	-$2,693,641	-$2,760,982
Net Fiscal Impact to City's General Fund	**$4,662,319**	**$4,420,002**	**$4,502,683**	**$4,616,333**	**$4,738,679**	**$4,871,850**	**$5,017,341**	**$5,177,021**	**$5,353,243**	**$5,548,979**
One-Time Revenues to the City of Los Angeles General Fund										
Construction Materials Sales Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contractor's Business License Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residential Development Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

1 Per AECOM, MP Los Angeles
[2] UCLA Anderson Forecast for the Nation and California June 2017 Report
[3] HR&A Advisors, Inc.
Prepared by: HR&A Advisors, Inc.

Appendix B, Table 18
Hollywood Center
East Site: Alternative Cash Flow

General Fund Revenues	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Property Tax	$2,173,640	$2,303,093	$2,456,630	$2,640,268	$2,861,933	$3,132,167	$3,465,136	$3,880,072	$4,403,381	$5,071,737	$5,936,711
MVLF In Lieu	$728,127	$771,491	$822,923	$884,438	$958,692	$1,049,215	$1,160,753	$1,299,748	$1,475,047	$1,698,933	$1,988,683
Documentary Transfer Tax on Sale	$24,122	$26,219	$28,765	$31,866	$35,665	$40,348	$46,162	$53,439	$62,633	$74,362	$89,490
Sales Tax - Restaurant Tenant	$121,792	$124,837	$127,958	$131,156	$134,435	$137,796	$141,241	$144,772	$148,391	$152,101	$155,904
Sales Tax - Residential Tenants	$265,420	$272,056	$278,857	$285,829	$292,974	$300,299	$307,806	$315,501	$323,389	$331,474	$339,760
Transient Occupancy Tax	$4,728,772	$4,846,991	$4,968,166	$5,092,370	$5,219,679	$5,350,171	$5,483,926	$5,621,024	$5,761,549	$5,905,588	$6,053,228
Gross Receipts Tax	$17,880	$18,328	$18,786	$19,255	$19,737	$20,230	$20,736	$21,254	$21,786	$22,330	$22,889
Utility Users Tax	$125,605	$128,745	$131,964	$135,263	$138,644	$142,110	$145,663	$149,305	$153,037	$156,863	$160,785
Licenses, Permits, Fees, and Fines	$657,682	$674,124	$690,977	$708,252	$725,958	$744,107	$762,709	$781,777	$801,322	$821,355	$841,889
Total Annual Recurring Revenues to City's General Fund	**$8,843,040**	**$9,165,883**	**$9,525,025**	**$9,928,698**	**$10,387,718**	**$10,916,443**	**$11,534,132**	**$12,266,893**	**$13,150,535**	**$14,234,744**	**$15,589,338**
Less: Property Tax and MVLF Revenue from Existing Site	-$245,018	-$249,918	-$254,916	-$260,015	-$265,215	-$270,519	-$275,930	-$281,448	-$287,077	-$292,819	-$298,675
Less: City Service Costs	-$2,830,006	-$2,900,756	-$2,973,275	-$3,047,607	-$3,123,797	-$3,201,892	-$3,281,939	-$3,363,988	-$3,448,088	-$3,534,290	-$3,622,647
Net Fiscal Impact to City's General Fund	**$5,768,016**	**$6,015,209**	**$6,296,834**	**$6,621,076**	**$6,998,705**	**$7,444,032**	**$7,976,263**	**$8,621,457**	**$9,415,370**	**$10,407,636**	**$11,668,016**
One-Time Revenues to the City of Los Angeles General Fund											
Construction Materials Sales Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contractor's Business License Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residential Development Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

1 Per AECOM, MP Los Angeles
2 UCLA Anderson Forecast for the Nation and California June 2017 Report
3 HR&A Advisors, Inc.
Prepared by: HR&A Advisors, Inc.

Appendix B, Table 18
Hollywood Center
East Site: Alternative Cash Flow

General Fund Revenues	2050	Nominal $	NPV-2017 $
Property Tax	$7,071,745	$66,941,227	$9,261,137
MVLF In Lieu	$2,368,897	$22,424,005	$3,102,300
Documentary Transfer Tax on Sale	$109,228	$928,385	$134,401
Sales Tax - Restaurant Tenant	$159,801	$2,929,497	$459,849
Sales Tax - Residential Tenants	$348,254	$6,083,242	$882,209
Transient Occupancy Tax	$6,204,559	$113,059,427	$17,549,494
Gross Receipts Tax	$23,461	$430,085	$67,511
Utility Users Tax	$164,804	$2,946,704	$444,556
Licenses, Permits, Fees, and Fines	$862,936	$15,252,833	$2,257,435
Total Annual Recurring Revenues to City's General Fund	**$17,313,686**	**$230,995,406**	**$34,158,892**
Less: Property Tax and MVLF Revenue from Existing Site	-$304,649	-$7,292,588	-$1,877,155
Less: City Service Costs	-$3,713,213	-$65,632,954	-$9,713,745
Net Fiscal Impact to City's General Fund	**$13,295,824**	**$158,069,865**	**$22,567,992**
One-Time Revenues to the City of Los Angeles General Fund			
Construction Materials Sales Tax	$0	$2,100,708	$1,104,818
Contractor's Business License Tax	$0	$3,968,005	$2,086,878
Residential Development Tax	$0	$268,876	$141,409
Total One-Time Revenues to the City of Los Angeles General Fund	**$0**	**$6,337,589**	**$3,333,105**

Construction Materials Inflation Rate	**3.0%**
Annual Inflation Rate	**2.5%**
Annual Inflation Rate (Property Tax and MVLF In Lieu)	**2.0%**
Discount Rate[1]	**10.0%**

1 Per AECOM, MP Los Angeles
[2] UCLA Anderson Forecast for the Nation and California June 2017 Report
[3] HR&A Advisors, Inc.
Prepared by: HR&A Advisors, Inc.

APPENDIX C – EXISTING SITE PROPERTY TAX CALCULATION DETAIL

Appendix C, Table 1
Existing Site
Estimated Property Taxes

West Site Valuation		**Assessed Value[3]**
5546 004 021	West Site	4,733,072
5546 004 032	West Site	45,288
5546 004 029	West Site	53,540
Total Assessed Value		**$4,831,900**
West Site Property Tax	**Factors**	
City of Los Angeles General Fund		
General Levy (x Assessed Value)	1.0%	$48,319
City Share of General Levy[5]	26.3%	$12,703
MVLF In Lieu (x Assessed Value)[6]	0.088%	$4,255
Total General Levy	**100%**	**$48,319**

East Site Valuation		**Assessed Value[3]**
5546 030 034	East Site	13,852,914
5546 004 006	East Site	17,835,629
5546 004 020	East Site	14,372,397
Total Assessed Value		**$46,060,940**
Existing Site Property Tax	**Factors**	
City of Los Angeles General Fund		
General Levy (x Assessed Value)	1.0%	$460,609
City Share of General Levy[5]	26.3%	$121,093
MVLF In Lieu (x Assessed Value)[6]	0.0881%	$40,564
Total General Levy	**100%**	**$460,609**

[1] Property tax share of the general levy derived per ATI report for TRA 00200.

[2] MVLF In Lieu is calculated as the Project's AV multiplied by the percent of MVLF In Lieu generated in the previous year ($437 million) divided by total City assessed valuation ($496 billion), or 0.0881%.

[3] 2017 assessed value derived from the Los Angeles County Assessor and includes both land and improvement value.

APPENDIX D - GENERAL AND LIMITING CONDITIONS

- HR&A Advisors, Inc. (HR&A) has been engaged and compensated by MP Los Angeles (the "Developer") to prepare this economic and fiscal analysis impact document ("Report"). In preparing this Report, HR&A has used its independent professional judgment and skills in good faith, subject to the limitations, disclosures and disclaimers herein.
- This Report is based on estimates, assumptions and other information developed by HR&A and other third-party consultants. Every reasonable effort has been made to ensure that the data contained in this Report are accurate as of the date of this Report; however, factors exist that are outside the control of HR&A and that may affect the estimates and/or projections noted herein. HR&A neither guarantees any results nor takes responsibility for their actual achievement or continuing applicability, as actual outcomes will depend on future events and circumstances beyond HR&A's control.
- HR&A Advisors, Inc. is not a registered Municipal Advisor. HR&A is not recommending an action to the Developer or any municipal entity or obligated person regarding municipal financial products or the issuance of municipal securities pursuant to Section 15B of the Securities Exchange Act of 1934. Our services on behalf of MP Los Angeles included analyzing potential capital funding sources and economic value premiums associated with the revitalization of Hollywood Center, but does not include providing advice or recommendations regarding the issuance of municipal securities. Prior to taking any action related to the structuring or issuance of municipal securities or financial products, whether or not related to information provided in HR&A's analysis, MP Los Angeles, any municipality or potential investor in municipal securities should consult with any and all internal or external advisors and experts that the municipal entity or obligated person deems appropriate before acting on this information or material.
- HR&A relied on information, reports, and tax revenue forecasts provided by MP Los Angeles, AECOM. the Los Angeles County Assessor, CoStar, and other sources. HR&A reviewed the information and projections provided by these third parties using its independent professional judgment and skills in good faith. HR&A assumes no liability resulting from errors, omissions or any other inaccuracies with respect to the information provided by such third parties referenced in this Report.
- In addition to relying on data, information, projections and forecasts of others as referred to above, HR&A has included in this Report estimates and assumptions made by HR&A that HR&A believes are appropriate under the circumstances, but HR&A makes no representation that there will be no variances between actual outcomes and such estimates and assumptions.
- No summary or abstract of this Report, and no excerpts from this Report, may be made for any purpose without HR&A's prior written consent.
- No opinion is intended to be expressed and no responsibility is assumed for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate/urban economics consultant.

- Many of the figures presented in this Report have been rounded. HR&A disclaims any and all liability relating to rounding errors.
- Many of the variables associated with these estimates and forecasts, tax rates and associated legislation are policy driven. HR&A assumes that legislation having an impact on this Report (e.g., property tax rates and methods of calculating assessments) will not change and makes no prediction of the impact of future policy changes.
- This Report may be relied on and otherwise used only by persons who receive this Report from HR&A or with HR&A's prior written consent and only for the purpose stated in writing in conjunction with such receipt or consent. No reliance on or other use of this Report by any person or for any purpose other than as stated in the previous sentence is permitted. HR&A disclaims all responsibility in the case of any reliance on or other use of this Report in conflict with the above provisions of this paragraph.
- If the Report is referred to or included in any offering material or prospectus, the Report shall be deemed to have been included for informational purposes only and its use shall be subject to these General and Limiting Conditions. HR&A, its directors, officers and employees have no liability to recipients of any such offering material or prospectus. HR&A disclaims any and all liability to any party.
- This Report is qualified in its entirety by, and should be considered in light of these General and Limiting Conditions. By use of this Report each party that uses this Report agrees to be bound by all of the General and Limiting Conditions stated herein.

HR&A Analyze. Advise. Act.

APPENDIX E – SUMMARY OF HR&A QUALIFICATIONS

Over more than 40 years, HR&A Advisors, Inc. (HR&A) has built a distinguished track record solving complex real estate and economic development challenges.

HR&A Advisors, Inc. (HR&A) is an industry-leading development advisor with over three decades of experience working in collaboration with government agencies, private developers, architects, engineers, and other specialists. We bring a wealth of national experience in corridor redevelopment projects through place making and mixed-use development including transit-oriented development. Our work has been recognized with numerous prestigious real estate industry awards, including:

- 2015, **American Society of Landscape Architects, Award of Excellence in Analysis and Planning**, Penn's Landing Redevelopment Feasibility Study, Philadelphia, PA
- 2013, **American Planning Association New York, Meritorious Achievement Award**, Brooklyn Tech Triangle Strategic Plan, Brooklyn, NY
- 2012 **American Institute of Architects Honor Award for Regional and Urban Design, Master Plan** for the Central Delaware Riverfront, Philadelphia, PA
- 2010 **Society for College and University Planning, Excellence in Planning for a District or Campus Component, Merit Award**, The Aga Khan University for the AKU Faculty of Arts and Sciences University Village Land Use Plan, Karachi, Pakistan
- 2010 **International Economic Development Council Neighborhood Development Prize**, High Line Park Transformation, New York, NY
- 2009 **International Economic Development Council Public Private Partnership Award**, Cincinnati Center City Development Corporation (3CDC) Creation, Cincinnati, OH
- 2007 **Urban Land Institute Award for Excellence**, Daniel Island Redevelopment, Charleston, SC
- 2005 **American Institute of Architects Honor Award for Regional and Urban Design**, Anacostia Waterfront Initiative Framework Plan, Washington, D.C.

HR&A was founded in 1976 (our predecessor corporation was Hamilton, Rabinovitz & Alschuler, Inc.) and has maintained an office in Los Angeles for 40 years. The firm's four offices in New York, Los Angeles, Dallas and Washington, D.C. enable us to serve clients around the U.S. and the world.

OUR SERVICES

Strategic Positioning and Project Management. Complex redevelopment projects require strategic positioning and focused messaging to secure public land use approvals. HR&A has a successful track record spearheading large scale master plans and mixed-use projects through the public review processes, often in tandem with our other services including project management, economic impact and financial feasibility analyses, and master plan support. HR&A has been retained by developers and public agencies to perform a variety of management assignments ranging from project conceptualization to management of the technical team responsible for project development. In addition to a thorough understanding of the development business, our clients particularly value our ability to think strategically about their projects. This has propelled the firm into the forefront of reuse planning for closed military bases and development of downtown and urban waterfront revitalization strategies. HR&A has been awarded multiple assignments to manage the interdisciplinary teams of architects, urban designers, engineers and others to develop market-sensitive urban development and redevelopment strategies such projects require.

Market Analysis and Financial Feasibility Analysis. HR&A provides objective assessments of market and financial feasibility for public and private investments in real estate developments, open space, infrastructure and mass transit. The firm provides robust analysis of real estate market conditions – for the residential, commercial, retail, industrial, cultural and hotel sectors – to inform development strategies and programs for master plans and development projects, and support repositioning of existing real estate and infrastructure to anchor new development, including historic train stations, elevated highways, and industrial waterfronts. We also create retail redevelopment and revitalization strategies including development of marketing materials and tenant outreach strategies. HR&A is frequently retained to provide specialized analytic services in all areas of real estate market analysis and feasibility analysis. This includes pro forma development and review, cash flow modeling, investment return analysis, deal structuring, and the identification of equity, debt and subsidy resources and development capital structures. We have led and/or been key participants in negotiating many different kinds of real estate transactions on behalf of private and public clients, including experience with public ground lease deals.

Economic and Fiscal Impact Analysis. HR&A's economic and fiscal impact analyses help clients secure project approvals and public-private financing by providing clear rationales for action. HR&A regularly prepares analyses of the impacts development projects and planning proposals may have on the revenues and expenditures of local public agencies, and/or the regional economies in which they are situated. The firm is an expert user of static equilibrium models, including IMPLAN, and computable general equilibrium models, including REMI. HR&A has analyzed the impacts of film studio campus expansions, professional and collegiate sports stadia, hotels, high-rise office buildings, shopping centers, hospital complexes, performing arts centers, convention centers, industrial parks, international hub and general aviation airports, for-sale and rental residential developments and large-scale, mixed-use, and transit-oriented developments.

Other Socio-Economic Impacts Analyses. HR&A has a long history of experience in all aspects of population, housing, and employment forecasting and analysis and public-school impacts analysis. The firm's population and public-school enrollment forecasting has been relied on by several school districts in making long-term facilities decisions, and was cited in a state appellate court case which determined that the Santa Barbara campus of the University of California was exempt from school impact fees. HR&A also has extensive experience with all aspects of developer fees and exactions. Beginning in the early 1980s, HR&A was retained by jurisdictions to design exaction systems in which the firm followed the basic principles of nexus and "fair share" later codified in the *Nollan* and *Dolan* decisions by the U.S. Supreme Court, the *Ehrlich* decision by the California Supreme Court and California Government Code Section 66000, *et seq*. HR&A has also been retained by a number of developers and developer/owner organizations to evaluate, critique and participate in seeking changes to adopted and proposed developer fee programs to better ensure compliance with nexus principles. The firm's technical rigor and thoughtfulness about these issues are respected by all sides in the continuing debate about this method of infrastructure financing.

Developer Negotiations. All of HR&A's Partners and Principals are very experienced negotiators, and the firm has particular expertise in negotiating real estate transactions, often in the context of public private development projects. These services have been performed on behalf of both private and public real estate clients, owing to our keen understanding of each party's interests and needs. HR&A has been involved in all aspects of the formal real estate negotiations process, from structuring the process through direct participation on behalf of clients and/or acting as technical advisor during the negotiation process. HR&A has participated in drafting exclusive negotiating agreements, memoranda of understanding, owner-participation agreements and development agreements, particularly with respect to financial terms and conditions.

Affordable Housing Strategies and Development. For over 30 years, HR&A has guided the design and implementation of the innovative programs that produce and preserve affordable housing. HR&A works with public and private sector clients across North America to formulate affordable housing strategies redevelop public housing projects and assist with the implementation of affordable housing policies and programs. HR&A has worked with jurisdictions to prepare affordable housing development financing plans, including the design of public-private real estate partnerships and the issuance of tax-exempt financing and tax-advantaged equity investments. The firm has a long history of consulting for a variety of parties in the housing development industry including: The Department of Housing and Urban Development (HUD); private lenders; public lenders; national intermediaries (e.g., NEF, CEF, LISC, Enterprise Foundation); local public agencies; community-based, non-profit developers; affordable housing developers; and some of the nation's leading private residential development organizations.

Energy Efficiency Solutions. HR&A is one of the few national consulting firms able to blend its practices in real estate and economic development advisory services into energy efficiency program development for our clients' benefit. Our work achieves environmental benefits while maximizing the opportunities for job creation and workforce development. In the past decade, we have emerged as a leader in economic feasibility assessment and management of large-scale energy efficiency initiatives for existing buildings, helping clients advance environmental responsibility through innovative strategies grounded in market pragmatism. We work with government clients to design meaningful public policy that adequately addresses private risk and advances public energy efficiency objectives. As experienced project leaders, we bring together the brightest minds in multidisciplinary fields and fuse their efforts into a cohesive whole. We also work with property owners and managers to project the accrual of energy savings given current lease structures and investment objectives, and quantify the combined impact of the investments on net operating income and overall asset value. HR&A carried out this practice area through ***G.Works***, a unique partnership with global leader Buro Happold Engineers to provide a single source for energy efficiency projects from planning through implementation

OUR CLIENTS

We engage our clients, understand their aspirations, fully immerse in their communities, and are passionately committed to their success.

– John H. Alschuler, Jr.

HR&A provides consulting services to a diverse group of public- and private-sector clients. Our industry knowledge allows us to develop recommendations that are feasible and tailored to meet the needs of each client.

Financial Institutions & Investment Companies
American Council on Life Insurance
Citibank Private Banking Group
Citicorp Real Estate, Inc.
Community Preservation Corporation
First Union National Bank
Fleet Financial Group
Goldman Sachs
Hartland Asset Management
Lehman Bros.
Shorebank Corporation

Real Estate Development Organizations and Private Companies
Alloy Development Corp.
American Council of Life Insurance
ARC Development
ARCORP Properties
Asfrie Properties
Atlantic Realty Development Corp.
AvalonBay Communities
Bermant Development Company
Brick City Development Corp.
Boeing Realty Corporation
Brookfield Properties
Casden Properties, Inc.
Castle & Cook Development Company
Centex Homes
Citicorp Real Estate, Inc.
Continental Development Corporation
Daniel Island Development Company
Disney Development Corporation
Duke Energy
Edison Properties
Edward J. Minskoff Equities
Forest City Ratner
Galesi Group
Gaylord Entertainment
General Growth Properties
Gibson Speno LLC
Goldman Sachs & Co.

Hackman Capital Partners
Hanjin International
Harland Asset Management

Home Depot Company
JMB Urban Realty Corporation
K. Hovnanian Companies of California
Landmark Land Company
LCOR
Macerich Company
Madison Square Garden
Maefield Development Corporation
Maguire Thomas Partners
Millennium Partners
NBC Universal
Newhall Land & Farming Company
New York Times Company
Northland Development LLC
Olympia & York (USA)
P&O Ports North America
The Related Companies
Reliance Development Group
Santa Monica Beach Development Corporation
SFI Bridgeview, LLC
S.L. Green Realty Corp.
Southeast Los Angeles Regional Center
Starrett Housing Corporation
Sunset Development Corporation
Time Equities, Inc.
Tishman Speyer Properties
Trammell Crow Company
Trammell Crow Residential
TransAction Companies, Ltd.
Trinity Wall Street
Twentieth Century Fox
The Walt Disney Company
United Technologies
Westfield Corporation, Inc.
William Lyon Homes
World Financial Properties
Young Woo & Associates

Public Development Agencies

Alliance for Downtown New York
Atlanta Belt Line Corporation
Atlantic City Alliance
Battery Park City Authority
Brooklyn Bridge Park Development
Brooklyn Navy Yard Development Corporation
Catskill Watershed Corporation

Catholic Charities of Brooklyn
Cincinnati Business Committee
Columbus Downtown Development Corporation Delaware River Waterfront Corp.
Downtown Brooklyn Local Development Corporation Downtown Cincinnati, Inc.
Economic Development Growth Enterprises, Oneida Co., NY
Empire State Development Corporation
Glen Cove Industrial Development Agency
HemisFare Park Area Redevelopment Corporation Inland Valley Development Agency
Longwood Gardens, Inc.
Lower Manhattan Development Corp.
Mohawk Valley Economic Development Growth Enterprise Corp.
Memphis Riverfront Development Corp.

National Capital Revitalization Corp.
New Haven Economic Development Corp.
New York City Economic Development Corporation New York State Urban Development Corporation
Olympic Park Legacy Company
Patriots Point Development Authority
Penmar Development Corporation
Queens West Development Corporation
Saudi Arabia General Investment Authority
Upper Manhattan Empowerment Zone Development Corp.

Cultural, Recreational & Special Events Clients

92nd Street Y
Action Greensboro
Actors' Fund of America
American Museum of Natural History
Brooklyn Academy of Music Corporation
Brooklyn Botanic Garden
Brooklyn Museum of Art
City of New Haven Arts & Entertainment Facilities Committee
Council of Fashion Designers of America
Levoy Theater Preservation Society
Lincoln Center for the Performing Arts
Madison Square Garden
Museum for African Art
New Jersey Performing Arts Center
NYC2008
Public Space for Public Life
Randall's Island Sports Foundation
The Trust for Public Land

Other Quasi-Public and Non-Profit Organizations and Foundations

Albert Einstein College of Medicine
Apartment Association of Greater Los Angeles
The Bowery Mission
ChooseNJ
Cincinnati Business Committee

City University of New York
Common Ground Community
Community Environmental Center
Cornell University
Corporation for Supportive Housing
Community Services Society of New York
Design Trust for Public Space
The Enterprise Foundation
Fashion Center BID
Ford Foundation
Friends of the High Line
Gay Men's Health Crisis
George Mason University
Griffiss Local Development Corporation
Harry Frank Guggenheim Foundation
Kaiser Permanente
Lehigh University
Lehman College
Local Initiatives Support Corporation
Los Angeles Collaborative for Community Development
Metropolitan Boston Housing Partnership
Metropolitan Jewish Geriatric Center
National Equity Fund

National Resource Defense Council
Neighborhood Progress, Inc.
New York Blood Center
Newark Alliance
Omaha Community Center for Sustainability Pepperdine University
Preservation League of New York State
Research Triangle Foundation
Rose Kennedy Greenway Conservancy
Sustainable Playland, Inc.
Saint John's Hospital and Health Center
Saint Vincent's Hospital
San Gabriel Valley Council of Governments
Spanish-American Merchant's Assoc.
The Willows Community School
Times Square Alliance
Union Square Partnership, Inc.
Union Theological Seminary
United Jewish Organizations
University of California, Los Angeles
University of California, Santa Barbara
University of North Carolina at Greensboro
University of Southern California
Upper Manhattan Empowerment Zone Development Corp.
Uptown Consortium
Washington University in St. Louis
Williamsburg Affordable Housing
Wesleyan University
Westside Urban Forum

Governmental Agencies

Boulder Urban Renewal Authority
City of Berkeley Rent Stabilization Board
City of Beverly Hills
City of Chester (PA)
City of Cincinnati
City of Columbus
City of Culver City (CA)
City of Detroit
City of Houston
City of Huntington Beach (CA)
City of Indianapolis
City of Lancaster
City of Long Branch
City of Los Angeles, City Administrative Officer
City of Los Angeles, City Attorney
City of Los Angeles, Community Development Department
City of Los Angeles, Dept. of City Planning
City of Mount Vernon
City of New Rochelle
City of New York Dept. of Planning
City of New York, Mayor's Office of Long-Term Planning & Sustainability
City of Newark
City of Olathe (KS)
City of Phoenix
City of Ranson
City of Saint Paul

City of San Antonio
City of San Luis Obispo (CA)
City of Santa Monica
City of Seattle
City of Ventura
City of West Hollywood (CA)
City of Yonkers
Community Redevelopment Agency of the City of Los Angeles
Compton Unified School District (CA)
County of Santa Barbara
District of Columbia
Long Island Regional Planning Council
Maryland National Capital Parks & Planning Commission
Mecklenburg County Real Estate Services Department
Minneapolis Parks and Recreation Board
New Jersey Department of Commerce
and Economic Development
Perth Amboy Redevelopment Agency
Philadelphia City Planning Commission
Port Authority of New York and New Jersey
Miami Downtown Development Authority Redevelopment Authority of the City of Philadelphia
San Diego Association of Governments
San Diego Centre City Development Corp.
Santa Ana Unified School District (CA)
Santa Monica-Malibu Unified School District
Saratoga County Industrial Development
Southern California Association of Governments
Town of New Castle
U.S. General Services Administration
Village of Port Chester
Village of Nyack (NY)
Washington, D.C., Office of the Deputy Mayor for Planning & Economic Development
Waterfront Toronto
Yonkers Office of Downtown & Waterfront Development

Transportation Agencies

City of Chicago Department of Airports
Connecticut Dept. of Transportation
Delaware Dept. of Transportation
Hennipen County Regional Railroad Authority
Los Angeles County Metropolitan Transportation Authority
Los Angeles World Airports
Massachusetts Bay Transportation Authority
New Jersey Transportation Corp.
New York Metropolitan Transportation Authority
Ramsey County Regional Railroad Authority
San Diego County Regional Airport Authority
South Carolina State Ports Authority
Transport for London
U.S. Dept. of Transportation

Housing Agencies

Chicago Housing Authority
Cuyahoga Metropolitan Housing Authority (IN)
Detroit Housing Commission
Housing Authority of Baltimore City
Housing Authority of the City of Houston
Housing Authority of the County of Los Angeles
Housing Authority of the City of Santa Monica

Housing Bureau, City of Los Angeles
Indianapolis Housing Authority
Los Angeles Housing Department
New York City Housing Authority
New York City Housing Development Corporation New York State Association for Affordable Housing
New York State Housing Finance Agency
Omaha Housing Authority (NE)
Redevelopment Authority of the City of Philadelphia
St. Louis Housing Authority (MO)
U.S. Department of Housing and Urban Development

Exhibit 6

Hollywood Center Project Labor Agreement Letter of Commitment

LETTER OF COMMITMENT

MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC (collectively, the "Owner") is the owner of that certain real property located near the intersection of Vine Street and Yucca Street in the City of Los Angeles, California. Owner has retained MCAF Vine LLC as the Development Manager ("Developer") for the Hollywood Center project ("Project"). The Project will consist of 872 market-rate units, 133 senior units, 30,176 square feet of commercial space, open space, and parking garages.

Owner will competitively bid and construct the Project, exclusively with contractors and subcontractors that are signatory to a local construction Master Labor Agreement with the Unions affiliated with the Los Angeles/Orange Counties Building and Construction Trades Council ("Council"). Owner will require that the Project be built under the terms and conditions of a Project Labor Agreement (hereinafter "Agreement") to be negotiated between the Developer and the Council.

Upon selecting a General Contractor/Construction Manager (hereinafter "CM") to oversee the Project, Owner will require that such CM execute the Agreement and require that each contractor and subcontractor performing jobsite work shall execute a Letter of Assent to the Agreement, agreeing to be bound thereby. Owner acknowledges the rights, duties and obligations of the parties to be covered by the Agreement, including the CM, the contractors and subcontractors, the Council and the Unions. Owner agrees to sign the Acknowledgment section of the Agreement, as set forth on the signature page of said agreement.

Should Owner, Developer or the CM assign or sell all or any portion of the Project or Project Work to another owner, developer, construction manager, general contractor or other entity, prior to the receipt of a temporary certificate of occupancy on the portion of the project being assigned or sold, such work shall only be assigned or sold to an owner, developer, construction manager, general contractor or other entity which agrees to sign and does sign the Agreement prior to the commencement of any Project Work. Owner, Developer, or the CM shall give the Council thirty (30) days written notice of any actual assignments or sale of all or any portion of the Project or Project Work by such new owner, developer, construction manager, general contractor or other entity.

This Letter of Commitment shall terminate upon the first to occur: a) the Project Labor Agreement is mutually executed by the CM, Owner, and the Council, b) Owner abandons its pursuit of the entitlements by notifying the Council in writing of its election to do so and does, in fact, abandon such pursuit, c) the Project fails to be approved by the City of Los Angeles, or if the project materially changes such that it loses its AB900 certification.

Dated: 4/12/18

MCAF Vine LLC

By: _____

Title: VP

Exhibit 7

Greenhouse Gas Emissions Methodology and Documentation

Greenhouse Gas Emissions Methodology and Documentation for the Hollywood Center Project

Application for CEQA Streamlining Under the "Jobs and Economic Improvement through Environmental Leadership Act" (Public Resources Code Section 21178 et seq.)

Prepared for

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC

May 2018

ESA

Greenhouse Gas Emissions Methodology and Documentation for the Hollywood Center Project

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May 2018

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Section 1
Executive Summary

ESA has been retained to conduct a comprehensive greenhouse gas (GHG) emissions assessment for the Hollywood Center Project (Project) and to demonstrate that the Project meets the requirements of the Jobs and Economic Improvement Through Environmental Leadership Act ("the Act") (Public Resources Code Section 21178 et seq.), also referred to as Assembly Bill (AB) 900. In September 2011, the Governor signed the Act, which required the Governor to establish procedures for applying for streamlined environmental review under the California Environmental Quality Act (CEQA) for projects that meet certain requirements. In 2016, Senate Bill (SB) 734 was signed, which extended the authority of the Governor to certify a project to January 1, 2018 and provides that the certification expires and is no longer valid if the lead agency fails to approve a certified project before January 1, 2019. In October 2017, AB 246 was signed, which further extends the authority of the Governor to certify a project to January 1, 2020 and provides that the certification expires and is no longer valid if the lead agency fails to approve a certified project before January 1, 2021. The Office of Planning and Research (OPR) has provided approved guidelines for submitting applications for streamlined environmental review pursuant to the Act. With respect to GHG emissions, a project must demonstrate that it would not result in any net additional GHGs including GHG emissions from employee transportation in accordance with Public Resources Code Section 21183(c).

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant) propose a new mixed-use development ("Project") in the City of Los Angeles ("City") on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard (Project Site). The portion of the Project located between Ivar Avenue and Vine Street is identified as the "West Site," while the portion located between Vine Street and Argyle Avenue is identified as the "East Site." The Project is composed of 10 individual parcels, and is currently occupied by the Gogerty Building (the Capitol Records Complex) and adjoining parking facilities on the East Site, and a former rental car facility and surface parking facilities on the West Site.

The Project would remove existing surface parking areas and the approximately 1,237 square foot former rental car facility (currently leased and utilized by the American Musical and Dramatic Academy College and Conservatory of the Performing Arts) on the West Site and surface parking on the East Site (the Capitol Records Complex would be preserved although its supporting parking area would be altered) and would construct in their place new mixed-use high rise developments to include residential uses including senior affordable units, ground floor fast food/coffee shops and high-turnover sit-down restaurant spaces, public paseos providing contiguous pedestrian access through the site from west to east, landscaping, and vehicle and bicycle parking. The West Site would be developed with a 35-story West Building and an 11-

story West Senior Building. The West Building would contain 449 market rate residential dwelling units with associated residential common spaces and retail uses. The West Senior Building would contain 68 senior affordable dwelling units and associated residential common spaces. The East Site would be developed with a 46-story East Building and an 11-story East Senior Building. There are two scenarios being considered for the East Site, a Residential Scenario and a Hotel Scenario, both of which would have the same massing, commercial square footage, and outdoor areas. The East Site Residential Scenario would contain 423 market rate residential dwelling units with associated residential common spaces and retail uses. The East Senior Building would contain 65 affordable dwelling units and associated residential common spaces of residential common spaces. The East Site Hotel Scenario would contain 319 market rate residential dwelling units, 220 hotel rooms, associated common spaces, and retail uses. The East Senior Building would contain 48 affordable dwelling units and associated residential common spaces.

Construction of the Project would generate one-time GHG emissions of approximately 1,945 $MTCO_2e$, during the first year, 1,614 $MTCO_2e$ during the second year, 1,300 $MTCO_2e$ during the third year, 1,955 $MTCO_2e$ during the fourth year, 1,555 $MTCO_2e$ during the fifth year and 1,395 $MTCO_2e$ during the sixth year of construction. At full Project buildout of the East and West Sites under the Residential Scenario (i.e., year 2027), emissions of approximately 9,096 $MTCO_2e$ would be generated during the first full year of operation using EMFAC2014 operational mobile source emissions factors and 8,772 $MTCO_2e$ using EMFAC2017 operational mobile source emission factors. At full Project buildout of the East and West Sites under the Hotel Scenario (i.e., year 2027), emissions of approximately 10,145 $MTCO_2e$ would be generated during the first full year of operation using EMFAC2014 operational mobile source emission factors and 9,766 $MTCO_2e$ using EMFAC2017 operational mobile source emission factors. The Project operational GHG emissions would decline in future years primarily as a result of vehicle fleet turnover and as utilities provide a greater percentage of electricity from renewable sources. Future year emissions would decline as a greater percentage of motor vehicles meet more stringent emissions standards, including the Pavley Phase I and Phase II emissions standards,[1] and the a greater percentage of electricity is provided by renewable sources in accordance with the Renewables Portfolio Standard, which requires 50 percent renewable electricity by 2030.[2] The Project would obtain GHG offsets that would result in the Project to having no net increase in GHG emissions. As a result, the Project would generate decreased GHG emissions in future years and would require a decreased amount of offsets in future years to achieve no net increase in GHG emissions.

Based on this assessment, the Project would not result in any net additional GHGs including GHG emissions from employee transportation in accordance with Public Resources Code Section 21183(c). Therefore, the Project would meet the GHG emissions requirements for streamlined environmental review under CEQA.

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1 Assembly Bill 1493 (Pavley Regulations) reduces GHG emissions in new passenger vehicles from model year 2012 through 2016 (Phase I) and model years 2017–2025 (Phase II). Also reduces gasoline consumption to a rate of 31 percent of 1990 gasoline consumption (and associated GHG emissions) by 2020.

2 On April 12, 2011, Governor Jerry Brown signed SB X1-2 to increase California's Renewables Portfolio Standard to 33 percent by 2020. SB 350 (Chapter 547, Statues of 2015) further increased the Renewables Portfolio Standard to 50 percent by 2030. The legislation also included interim targets of 40 percent by 2024 and 45 percent by 2027. SB 350 was signed into law on October 7, 2015.

Section 2
Introduction

2.1 Purpose

ESA has been retained to conduct a comprehensive greenhouse gas (GHG) emissions assessment for the Hollywood Center Project (Project) and to demonstrate that the Project meets the requirements of the Jobs and Economic Improvement Through Environmental Leadership Act ("the Act") (Public Resources Code Section 21178 et seq.). This assessment describes the methodology used to estimate the GHG emissions from baseline and Project conditions, provides an estimate of the net change in GHG emissions for the Project as compared to baseline conditions, and describes the methodology used to quantify GHG emission reductions from Project design features and mitigation measures. The following baseline and Project-related emission sources have been evaluated:

- Construction Activities – Fossil fueled on- and off-road vehicles and equipment needed for demolition, mass and fine grading, building construction, paving, and architectural coating;
- Direct Emission Sources – Consumption of natural gas on-site for cooking, space heating and water heating, combustion of fossil fuels for lawn care and maintenance activities, and motor vehicles including employee transportation; and
- Indirect Emission Sources – Off-site electricity generation, wastewater treatment and water conveyance, and solid waste disposal.

2.2 Project Description, Site Location, Existing Uses

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant) propose a new mixed-use development on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard (Project Site). The portion of the Project located between Ivar Avenue and Vine Street is identified as the "West Site," while the portion located between Vine Street and Argyle Avenue is identified as the "East Site." The Project is composed of 10 individual parcels, and is currently occupied by the Capitol Records and Gogerty Building (the Capitol Records Complex) and adjoining parking facilities on the East Site, and a former rental car facility and surface parking facilities on the West Site.

The Project would remove existing underutilized surface parking areas and the approximately 1,237 square foot former rental car facility (currently leased and utilized by the American Musical and Dramatic Academy College and Conservatory of the Performing Arts) on the West Site and surface parking on the East Site (the Capitol Records Complex would be preserved although its supporting parking area would be altered) and would construct in their place new

mixed-use high rise developments to include residential uses including senior affordable units, ground floor fast food/coffee shops and high-turnover sit-down restaurant spaces, public paseos providing contiguous pedestrian access through the site from west to east, landscaping, and vehicle and bicycle parking.

For the purposes of this GHG emissions assessment, the gross square feet (gsf) values are used, where applicable, in the GHG emissions calculations to account for GHG emissions from useable (e.g., leasable) floor area and non-useable (e.g., corridors and other non-leasable spaces) floor area.

The West Site would be developed with a 35-story West Building and an 11-story West Senior Building. The West Building would contain 449 market rate residential dwelling units with associated residential common spaces (35,001 zoning square feet [zsf]; 37,600 gsf) and retail uses (12,691 zsf; 13,220 gsf).[3] The West Senior Building would contain 68 senior affordable dwelling units and associated residential common spaces (3,840 zsf; 4,000 gsf). The West Senior Building and West Building would be connected by a basement which would contain five floors of subterranean parking with 837 total parking spaces. The West Site would include approximately 61,075 sf of open space, including 14,970 sf of indoor amenity space, 25,549 sf of outdoor amenity deck, 8,656 sf of outdoor ground level open space, and 11,900 sf of private open space from balconies.

The East Site would preserve the existing Capitol Records Complex and would be developed with a 46-story East Building and an 11-story East Senior Building. There are two scenarios being considered for the East Site: a Residential Scenario and a Hotel Scenario. The East Site Residential Scenario would contain 423 market rate residential dwelling units with associated residential common spaces (26,178 zsf; 28,454 gsf) and retail uses (17,485 zsf; 18,214 gsf). The East Senior Building would contain 65 affordable dwelling units and associated residential common spaces (3,874 zsf; 4,210 gsf). The East Senior Building and East Building would be connected by a basement which would contain five floors of subterranean parking with a total of 684 parking spaces. The East Site Residential Scenario would include approximately 59,100 sf of open space, including 10,900 sf of indoor amenity space, 13,000 sf of outdoor amenity deck, 22,300 sf of outdoor ground level open space, and 12,900 sf of private open space from balconies.

The East Site Hotel Scenario would contain 319 market rate residential dwelling units, 220 hotel rooms (130,278 zsf; 141,606 gsf), associated common spaces (16,420 zsf; 17,848 gsf), and retail uses (17,485 zsf; 18,214 gsf). The East Senior Building would contain 48 affordable dwelling units and associated residential common spaces (3,496 zsf; 3,800 gsf). The East Senior Building and East Building would be connected by a basement which would contain five floors of subterranean parking with a total of 684 parking spaces. The East Site Hotel Scenario would include approximately 59,100 sf of open space, including 10,900 sf of indoor amenity space,

[3] Calculations included in the analysis of environmental impacts for this Project conservatively assume that all of the commercial space would be used for restaurant uses. This provides for conservative analyses as restaurant uses generate greater impacts than retail uses. For example, restaurant uses generate greater levels of traffic, consumption of resources such as energy and water consumption, and associated GHG emissions.

13,000 sf of outdoor amenity deck, 22,300 sf of outdoor ground level open space, and 12,900 sf of private open space from balconies.

Vehicular site access to the Project will be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site will be provided via a driveway on Ivar Avenue. Loading access to the West Site will also be provided via Ivar Avenue. Access to the East Site will be provided via an alley off Argyle Avenue. Loading access to the East Site will also be provided via Argyle Avenue. The Yucca Street driveway, located between Vine Street and Argyle Avenue, also provides access to the East Site parking facilities, as well as direct access to the Capitol Records Complex. There would be no vehicular access on Vine Street.

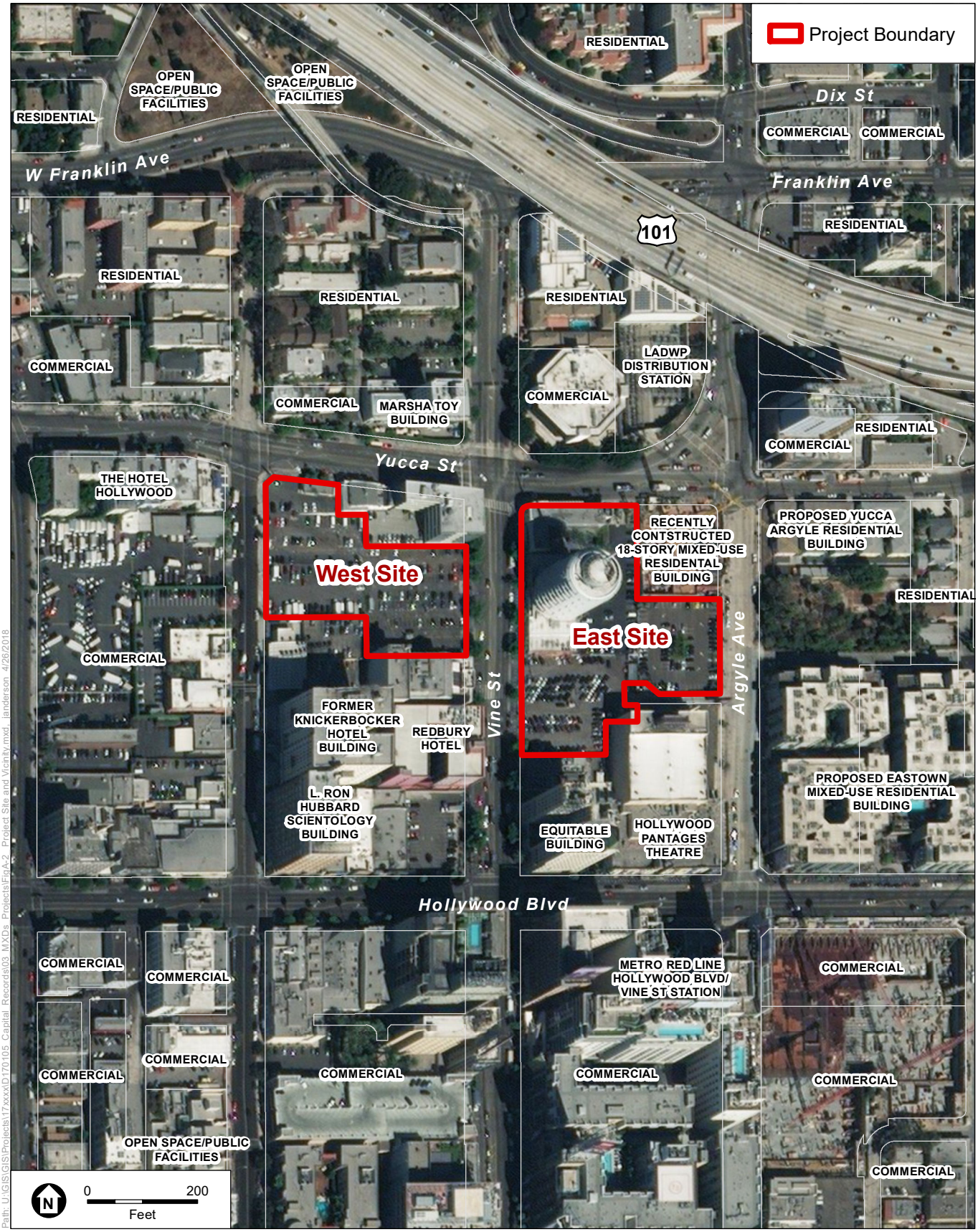
The Project would provide up to 1,521 vehicle parking spaces, including 1,242 spaces dedicated to residential parking, 182 spaces provided for commercial uses, and 97 spaces reserved for the existing Capitol Records Complex use. Bicycle parking would also be provided consistent with the requirements of the Los Angeles Municipal Code (LAMC), with 551 bicycle parking spaces under the Residential Scenario and 554 bicycle parking spaces under the Hotel Scenario.

The Project Site contains 19 existing street trees and 49 existing on-site trees, none of which are protected. All existing trees would be removed and the Project would include the addition of 130 trees on the West Site and 122 trees on the East Site for a total of 252 trees. In addition, planting areas would consist of native plants, shrubs, perennials, and ground-cover to the Project Site. Both the West Site and East Site would provide a large elevated garden on Level 2, outdoor amenity spaces with planting areas and canopy trees, and a rooftop terrace on the senior buildings with planting areas and canopy trees. Landscaping would be provided along the street edges and throughout all of the Project's open space and would be selected from a large pallet of native plants.

The Project Site is located in the Hollywood Community Plan area of the City of Los Angeles (City). The Project Site is served by a network of regional transportation facilities that provide access to the greater metropolitan area. The Project Site is located approximately 600feet north of the Hollywood/Vine Metro Red Line Station, which extends to Union Station and connects Downtown Los Angeles to North Hollywood. The Project is located in proximity to Metro Local Lines 180, 181 and 217 and Metro Rapid Line 780, which serves Hollywood Boulevard and Vine Street. The Project Site is located approximately 500 feet south of the Hollywood Freeway (US-101).

Construction of the Project would be completed over an approximately 6-year period. The Project would export approximately 321,675 cubic yards of soil and generate approximately 1,616 cubic yards of demolition debris (asphalt, interior and exterior building demolition, and general demolition debris).

The Project Site and surrounding uses are shown in **Figure 1**. The conceptual plot plan for the Project is provide in **Figure 2** for the West Site and **Figure 3** for the East Site.



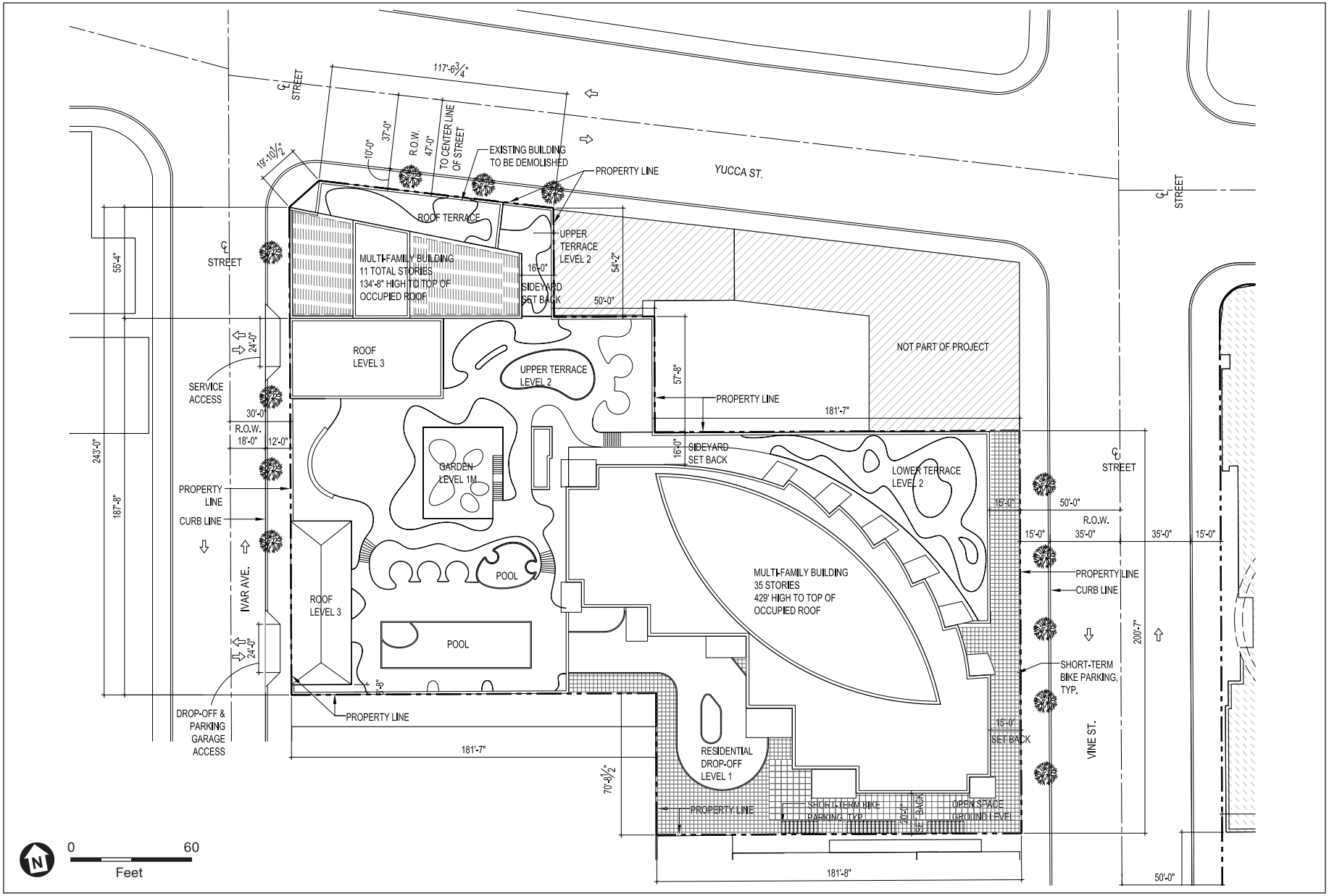
SOURCE: Google Earth, 2016.

Hollywood Center Project

Figure 1

Aerial Photograph of Project Site and Vicinity

ESA



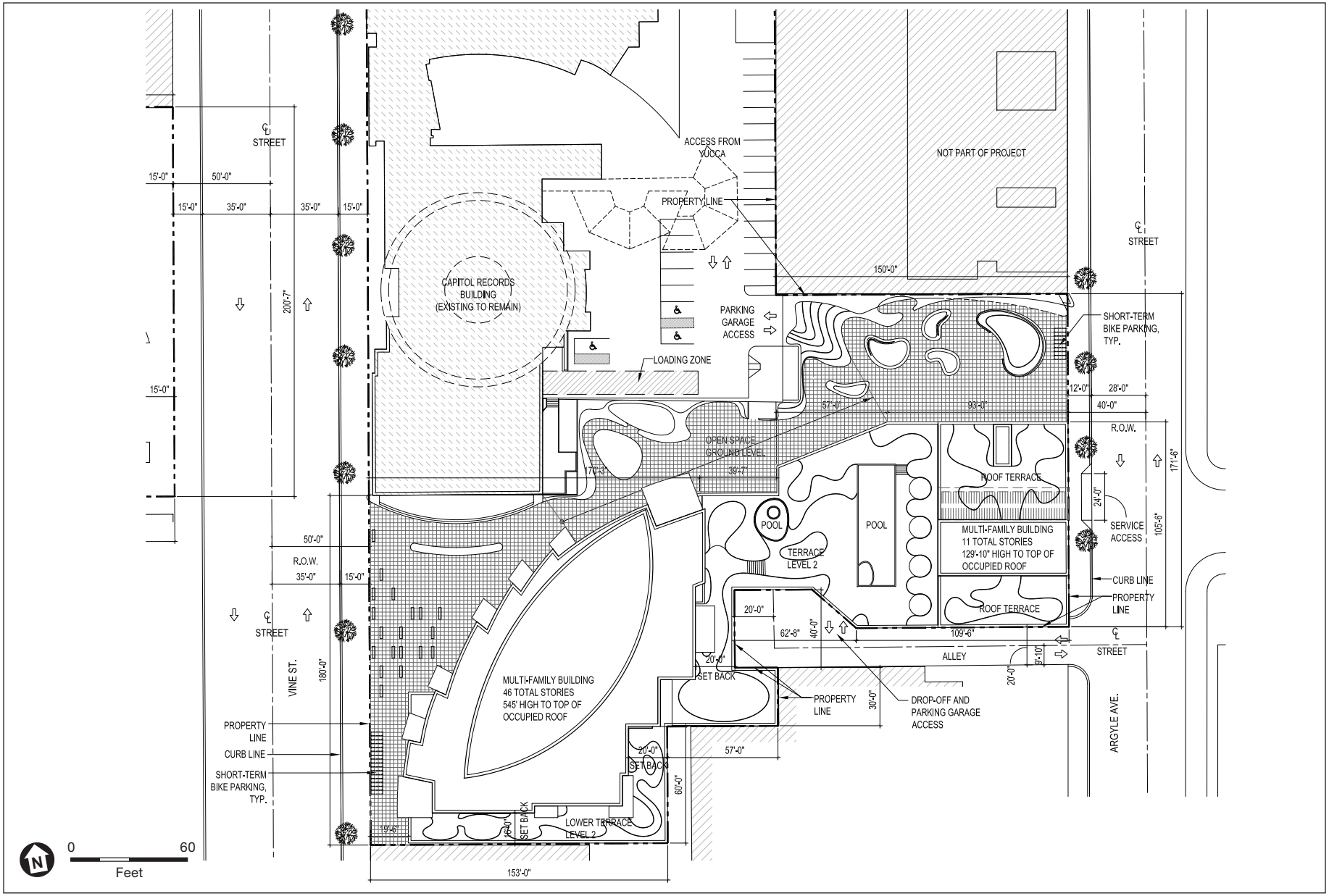
SOURCE: Handel Architects, 2018

Hollywood Center Project

Figure 2

Conceptual Plot Plan, West Site

ESA



SOURCE: Handel Architects, 2018

Hollywood Center Project

Figure 3

Conceptual Plot Plan, East Site

ESA

2.3 Jobs and Economic Improvement Through Environmental Leadership Act

In September 2011, the Governor signed the Act, which required the Governor to establish procedures for applying for streamlined environmental review under the California Environmental Quality Act (CEQA) for projects that meet certain requirements. The Office of Planning and Research (OPR) has provided approved guidelines for submitting applications for streamlined environmental review pursuant to the Act. With respect to GHG emissions, a project must demonstrate that it would not result in any net additional GHGs including GHG emissions from employee transportation in accordance with Public Resources Code Section 21183(c). For purposes of California Public Resources Code Section 21183(c) the following process applies:

a. The applicant shall submit electronically to AB900ARBsubmittals@arb.ca.gov a proposed methodology for quantifying the project's net additional greenhouse gas emissions. The Air Resources Board will review and comment on the methodology, at its discretion, within 30 days of submission.

b. At the same time, the applicant shall submit to AB900ARBsubmittals@arb.ca.gov documentation that the project does not result in any net additional greenhouse gas emissions. The documentation must at least quantify:

   (1) Both direct and indirect greenhouse gas emissions associated with the project's construction and operation, including emissions from the project's projected energy use and transportation related emissions; and

   (2) The net emissions of the project after accounting for any mitigation measures that will be monitored and enforced consistent with Public Resources Code section 21183(d).

c. Within 60 days of receiving the documentation in b. above, the Board will determine whether the condition specified in Public Resources section 21183(c) has been met or, if more time is needed, notify the applicant of the expected completion date.

d. The Board will determine and report to the Governor in writing that a project does not result in any net additional emissions of greenhouse gases if the project demonstrates through a combination of project design features, compliance with (or exceeding minimum requirements of) existing regulations, and mitigation that it would result in zero additional greenhouse gas emissions.

Section 3
Greenhouse Gas Emissions

3.1 Global Climate Change and Greenhouse Gases

The natural process through which heat is retained in the troposphere[4] is called the "greenhouse effect." The greenhouse effect traps heat in the troposphere through a three-fold process as follows: (1) short wave radiation in the form of visible light emitted by the Sun is absorbed by the Earth as heat; (2) long-wave radiation re-emitted by the Earth; and (3) GHGs in the atmosphere absorbing or trapping the long-wave radiation and re-emitting it back towards the Earth and into space. This third process is the focus of global climate change actions.

The most commonly emitted GHG from anthropogenic (i.e., human) activities is carbon dioxide (CO_2). Not all GHGs possess the same ability to induce climate change; as a result, GHG contributions are commonly quantified in the units of equivalent mass of carbon dioxide (CO_2e). Mass emissions are calculated by converting pollutant-specific emissions to CO_2e emissions by applying the proper global warming potential (GWP) value.[5] These GWP ratios are available from the Intergovernmental Panel on Climate Change (IPCC). Historically, GHG emission inventories have been calculated using the GWPs from the IPCC's Second Assessment Report (SAR). The IPCC updated the GWP values based on the latest science in its Fourth Assessment Report (AR4). The updated GWPs in the IPCC AR4 are currently in use by the State of California for official GHG emission inventory purposes; therefore, this Project assessment also uses the GWP values from the IPCC AR4. By applying the GWP ratios, Project-related CO_2e emissions can be tabulated in metric tons of CO_2e ($MTCO_2e$) per year. Typically, the GWP ratio corresponding to the warming potential of CO_2 over a 100-year period is used as a baseline. The CO_2e values are calculated for construction years as well as existing and Project build-out conditions in order to generate a net change in GHG emissions for construction and operation. Compounds that are regulated as GHGs are discussed below.

- Carbon Dioxide (CO_2): CO_2 is the most abundant GHG in the atmosphere and is primarily generated from fossil fuel combustion from stationary and mobile sources. CO2 is the reference gas (GWP of 1) for determining the GWPs of other GHGs.

4 The troposphere is the bottom layer of the atmosphere, which varies in height from the Earth's surface to 10 to 12 kilometers.

5 GWPs and associated CO_2e values were developed by the Intergovernmental Panel on Climate Change (IPCC). Historically, GHG emission inventories have been calculated using the GWPs from the IPCC's Second Assessment Report (SAR). The IPCC updated the GWP values based on the latest science in its Fourth Assessment Report (AR4). The California Air Resources Board (CARB) has begun reporting GHG emission inventories for California, starting with the 2012 inventory, using the GWP values from the IPCC AR4.

- Methane (CH_4): CH_4 is emitted from biogenic sources (i.e., resulting from the activity of living organisms), incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. The GWP of CH_4 is 25 in the IPCC AR4.
- Nitrous Oxide (N_2O): N_2O produced by human-related sources including agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. The GWP of N_2O is 298 in the IPCC AR4.
- Hydrofluorocarbons (HFCs): HFCs are fluorinated compounds consisting of hydrogen, carbon, and fluorine. They are typically used as refrigerants in both stationary refrigeration and mobile air conditioning systems. The GWPs of HFCs ranges from 124 for HFC-152a to 14,800 for HFC-23 in the IPCC AR4.
- Perfluorocarbons (PFCs): PFCs are fluorinated compounds consisting of carbon and fluorine. They are primarily created as a byproduct of aluminum production and semiconductor manufacturing. The GWPs of PFCs range from 7,390 to 17,700 in the IPCC AR4.
- Sulfur Hexafluoride (SF6): SF6 is a fluorinated compound consisting of sulfur and fluoride. It is a colorless, odorless, nontoxic, nonflammable gas. It is most commonly used as an electrical insulator in high voltage equipment that transmits and distributes electricity. SF6 has a GWP of 22,800 in the IPCC AR4.

The Climate Registry (TCR) has prepared the General Reporting Protocol for calculating and reporting GHG emissions from a number of general and industry-specific activities (The Climate Registry 2016). No specific protocols are available for land use development projects; however, the General Reporting Protocol has been adapted to address the land use development GHG emissions in this assessment. The information provided in this assessment is generally consistent with the General Reporting Protocol minimum reporting requirements. The General Reporting Protocol recommends the separation of GHG emissions into three categories that reflect different aspects of ownership or control over emissions. They include:

- Scope 1: Direct GHG emissions from human activity (e.g., stationary combustion of fuels, mobile combustion of fuels in transportation).
- Scope 2: Indirect GHG emissions associated with activities of the reporting entity but occur at sources controlled by another entity (e.g., purchased electricity or purchased steam).
- Scope 3: Indirect emissions associated with other emissions sources, such as employee commute and business travel and waste disposal.

According to the California Air Resources Board (CARB), the consideration of so-called indirect emissions provides a more complete picture of the GHG footprint of a facility: “As facilities consider changes that would affect their emissions – addition of a cogeneration unit to boost overall efficiency even as it increases direct emissions, for example – the relative impact on total (direct plus indirect) emissions by the facility should be monitored. Annually reported indirect energy usage also aids the conservation awareness of the facility and provides information” to CARB to be considered for future strategies by the industrial sector (CARB 2007). Additionally, the Office of Planning and Research directs lead agencies to “make a good-faith effort, based on available information, to calculate, model, or estimate…GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction

activities." (OPR 2008). Therefore, direct and indirect emissions are considered in this assessment.

3.2 Baseline Operational Emissions

3.2.1 Description of Baseline Condition

The East Site comprises the 13-story Capitol Records Building and two-story Gogerty Building (Capitol Records Complex). The Capitol Records Building was constructed in 1956. The Gogerty Building was renovated in 2003, but portions of the interior and façade from the original 1930 building are intact. The West Site comprises a one-story former rental car facility and surface parking lot. The Capitol Records Complex on the East Site will be preserved and maintained, and the former rental car facility on the West Site would be demolished.

3.2.2 GHG Emission Sources

Construction

The Project Site is currently built-out. Construction of the Capitol Records Complex, former rental car facility, and associated parking areas and infrastructure resulted in one-time GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O from heavy-duty construction equipment, haul trucks, and worker vehicles. However, sufficient detail is not available with respect to the construction schedule, equipment usage, and number of haul trips to provide a quantitative construction GHG emissions assessment for the Baseline Condition. Therefore, construction-related GHG emissions are not included for the Baseline Condition. This is a conservative approach since, by excluding the Baseline Condition construction-related GHG emissions, the Project would need to provide slightly greater GHG reductions in order to meet the requirements of AB 900 of no net additional GHG emissions.

Operation

For the purposes of this analysis, no operational GHG emissions credit is assumed from the removal of the former rental car facility on the West Site because it is unknown whether the facility would relocate and continue to operate. Since the Capitol Records Complex on the East Site would continue to operate as under existing conditions and no GHG emissions credit is assumed from the removal of the former rental car facility on the West Site, this analysis assumes the Baseline Condition would generate the same operation GHG emissions with or without the Project. Therefore, Baseline Condition operational GHG emissions are not required to be calculated and the Project's GHG emissions would be considered net new. This is a conservative approach since the Project would need to provide GHG reductions based on the Project's total annual GHG emissions in order to meet the requirements of AB 900 of no net additional GHG emissions.

3.3 Project Construction and Operational Emissions

3.3.1 Description of Project Condition

A summary of the Project land uses is provided below in **Table 1**. The land uses listed below were used in the GHG emissions model as input values in the California Emissions Estimator Model (CalEEMod).

TABLE 1
PROJECT LAND USES

Land Use	CalEEMod Land Use	Units [a]
West Site		
West Senior Building	Apartments Mid Rise	68 dwelling units
West Building	Condo/Townhouse High Rise	449 dwelling units
Commercial - Ground Floor	Fast Food Restaurant without Drive Through	1,983 gsf
Commercial - Ground Floor	High Turnover (Sit Down Restaurant)	11,237 gsf
Residential Common Space	General Office [b]	41,600 gsf
Private Balconies	Other Non-Asphalt Surfaces	11,900 sf
Open Space	City Park [c]	34,205 sf
Sidewalk	User Defined Non-Asphalt	1,569 sf
Parking	Enclosed Parking with Elevator	837 spaces (414,005 gsf)
East Site – Residential Scenario		
East Senior Building	Apartments Mid Rise	65 dwelling units
East Building	Condo/Townhouse High Rise	423 dwelling units
Commercial - Ground Floor	Fast Food Restaurant without Drive Through	2,732 gsf
Commercial - Ground Floor	High Turnover (Sit Down Restaurant)	15,482 gsf
Residential Common Space	General Office [b]	32,665 gsf
Private Balconies	Other Non-Asphalt Surfaces	12,900 sf
Open Space	City Park [c]	35,300 sf
Sidewalk	User Defined Non-Asphalt	3,545 sf
Parking	Enclosed Parking with Elevator	684 spaces (338,450 gsf)

Land Use	CalEEMod Land Use	Units [a]
East Site – Hotel Scenario		
East Senior Building	Apartments Mid Rise	48 dwelling units
East Building	Condo/Townhouse High Rise	319 dwelling units
Hotel	Hotel	220 rooms (141,606 gsf)
Commercial - Ground Floor	Fast Food Restaurant without Drive Through	2,732 gsf
Commercial - Ground Floor	High Turnover (Sit Down Restaurant)	15,482 gsf
Residential Common Space	General Office [b]	21,648 gsf
Private Balconies	Other Non-Asphalt Surfaces	15,644 sf
Open Space	City Park [c]	35,300 sf
Sidewalk	User Defined Non-Asphalt	3,545 sf
Parking	Enclosed Parking with Elevator	680 spaces (338,450 gsf)

[a] For the purposes of the GHG emissions calculations, the gross square footages of land uses, as applicable, was modeled rather than zoning floor area to provide a conservative analysis.

[b] For emissions calculation purposes, Common Open Space was categorized in CalEEMod as the land use type General Office Building which is defined as land uses that house multiple tenants where affairs of businesses commercial or industrial organizations or professional persons or firms are conducted. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses.

[c] For emissions calculation purposes, Open Space refers to outdoor open space and was categorized in CalEEMod as the land use type City Park which is the closest fit in CalEEMod for this land use type. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses. The Project does not include any City-owned parks.

SOURCE: Handel Architects LLP, 2018; ESA, 2018

For the purposes of this assessment, in order to provide a comparison of the Project's GHG emissions with the Baseline Condition, and to assess future GHG emissions trends of the Project, emissions of GHGs are estimated for the Project's construction and operational lifetime. Within the Project's operational lifetime, there are several key milestone years. The milestone years correspond to the following circumstances:[6, 7]

- 2024: Expected full initial operational year of the West Site of the Project concurrent with commencement of construction of East Site (electric utilities, including Los Angeles Department of Water and Power [LADWP], are expected to supply a minimum of 40 percent of electricity via renewable sources by year 2024);
- 2025: The year in which the model year 2017-2025 light-duty vehicle GHG emissions and Corporate Average Fuel Economy standards are to be fully implemented for new vehicles;
- 2027: Expected full initial operational year of the Project (electric utilities, including LADWP, are expected to supply a minimum of 45 percent of electricity via renewable sources by year 2027);

6 Assembly Bill 1493 (Pavley Regulations) reduces GHG emissions in new passenger vehicles from model year 2012 through 2016 (Phase I) and model years 2017–2025 (Phase II). Also reduces gasoline consumption to a rate of 31 percent of 1990 gasoline consumption (and associated GHG emissions) by 2020.

7 On April 12, 2011, Governor Jerry Brown signed SB X1-2 to increase California's Renewables Portfolio Standard to 33 percent by 2020. SB 350 (Chapter 547, Statues of 2015) further increased the Renewables Portfolio Standard to 50 percent by 2030. The legislation also included interim targets of 40 percent by 2024 and 45 percent by 2027. SB 350 was signed into law on October 7, 2015.

- 2030: The year in which electric utilities, including LADWP, are expected to supply a minimum of 50 percent of electricity via renewable sources.

3.3.2 GHG Emission Sources and Calculation Methodology

Construction

Construction of the Project would result in one-time GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O from heavy-duty construction equipment, vendor trucks, and worker vehicles. Construction emissions are forecasted by assuming a conservative estimate of construction activities (i.e., assuming all construction occurs at the earliest feasible date) and applying the off-road and on-road emissions factors. The emissions are estimated using the CalEEMod tool, which incorporates the CARB off-road equipment emissions factor model (OFFROAD) and on-road vehicle emissions factor model (EMFAC). The output values used in this analysis are adjusted to be Project-specific based on equipment types and the construction schedule. These values are applied to the construction phasing assumptions to generate GHG emissions values for each construction year. The CalEEMod tool provides options for specifying equipment, horsepower ratings, load factors, and operational hours per day. Since a construction contractor(s) has not yet been retained for the Project, specific equipment specifications are not yet known. Therefore, recommended equipment and vehicle horsepower ratings and load factors provided in CalEEMod are used in this assessment. According to the CalEEMod User's Guide, the model "utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available." (CARB 2017a) Therefore, the use of the recommended CalEEMod data is an appropriate methodology. In addition, certain equipment, such as tower cranes and compressors, would be electric powered and were modeled in CalEEMod using the electric fuel input, rather than diesel fuel. Haul trucks would be used to export soil from the Project Site. Concrete trucks would be used to import concrete to the Project Site. Emissions from haul trucks and continuous pour concrete trucks were estimated outside of CalEEMod using EMFAC2014 emission factors for heavy-duty trucks because soil would be exported for only a portion of the days during the site preparation and grading/excavation construction phases, and the continuous concrete pour would occur for approximately 1 day for each site, so 2 days total (i.e., CalEEMod would incorrectly assume soil export and concrete import would occur every day during these phases).

Construction of the Project would occur over a number of phases and include activities such as demolition, debris and soil hauling, building construction, architectural coating, and paving. Information regarding the activities that would occur during these phases is provided below:

West Site:

- **Demolition:** This phase is anticipated to begin as early as 2021 and last for approximately two months. If construction commences at a later date, this assessment would be considered conservative as future year emission factors tend to decline in future years. Construction equipment would include an air compressor, concrete saw, loader, haul trucks, jackhammer, dumper/tender and other construction equipment.
- **Utilities/Trenching:** This activity is anticipated to have some overlap with demolition and site preparation and last for approximately one month. During this phase, trenching for site

utilities would occur. Construction equipment would include an air compressor, concrete saw, backhoe and loader.

- **Site Preparation:** This phase is anticipated to overlap with demolition, utilities/trenching, and grading and excavation and last for approximately one month. Construction equipment would include an excavator and loader.
- **Grading and Excavation:** This phase is anticipated to have some overlap with the demolition and site preparation phases and last for just over approximately five months. Construction equipment would include a backhoe, dumper/tenders, excavators, haul trucks, and loaders. Approximately 168,020 cubic yards of soil would be excavated and exported.
- **Foundation/Concrete Pouring:** This activity is anticipated to occur after grading and excavation and would be before building construction activities for approximately two months. During this activity, the building foundations would be prepared and concrete pouring would occur along with cast-in drilled hole foundations and column footings. Construction equipment would include concrete trucks, an air compressor, backhoe, crane, forklift, jackhammer and a pump.
- **Building Construction:** This phase is anticipated to begin after foundations/concrete pouring for approximately two years. During this phase, the building would be constructed. Construction equipment would include an air compressor, backhoe, drill rig, cranes, dumper/tenders, forklift, jackhammer, pumps, and material/vendor supply trucks.
- **Paving:** This activity is anticipated to last for approximately three months and occur during the building construction phase and overlap with the architectural coating phase. During this activity, paving materials would be poured during construction of the buildings and related features and the surfaces would be paved. Construction equipment would include a backhoe, concrete saw, grader, paver, paving equipment, plate compactor, roller, surfacing equipment, sweeper/scrubber, and other equipment.
- **Architectural Coating:** This activity is anticipated to last for approximately 15 months and occur during the building construction phase and overlap with the paving phase. During this activity, the interior and exterior coating would be applied to the residential and commercial uses as the floors are built out. Specific coating equipment would include an air compressor, dumper/tender, and forklift.

East Site

- **Site Preparation:** This phase is anticipated to begin as early as 2024 and last for approximately one month. If construction commences at a later date, this assessment would be considered conservative as future year emission factors tend to decline in future years. Construction equipment would include an excavator and loader.
- **Grading and Excavation:** This phase is anticipated to have some overlap with the site preparation and utilities/trenching phases and last for approximately five months. Construction equipment would include a backhoe, dumper/tenders, excavators, haul trucks, and loaders. Up to approximately 153,655 cubic yards of soil would be excavated and exported
- **Utilities/Trenching:** This activity is anticipated to have some overlap with site preparation and grading and excavation and last for approximately one month. During this phase, trenching for site utilities would occur. Construction equipment would include an air compressor, concrete saw, backhoe and loader.

- **Foundations/Concrete Pouring:** This activity is anticipated to occur after the grading and excavation phase and would be before the building construction activities for just under approximately two months. During this activity, the building foundations would be prepared and concrete pouring would occur along with cast-in drilled hole foundations and column footings. Construction equipment would include concrete trucks, an air compressor, backhoe, crane, forklift, jackhammer and a pump.
- **Building Construction:** This phase is anticipated to begin after the foundations/concrete pouring phase and would have last for approximately two years and 4 months. During this phase, the building would be constructed. Construction equipment would include an air compressor, backhoe, drill rig, cranes, dumper/tenders, forklift, jackhammer, pumps, and material/vendor supply trucks.
- **Paving:** This activity is anticipated to last for approximately three months and overlap with the building construction phase. During this activity, paving materials would be poured during construction of the buildings and related features and the surfaces would be paved. Construction equipment would include a backhoe, concrete saw, grader, paver, paving equipment, plate compactor, roller, surfacing equipment, sweeper/scrubber, and other equipment.
- **Architectural Coating:** This activity is anticipated to last for approximately 15 months and occur during the building construction phase. During this activity, the interior and exterior coating would be applied to the residential and commercial uses as the floors are built out. Specific coating equipment would include an air compressor, dumper/tender and forklift.

The emissions of GHGs associated with construction of the Project were calculated for each year of construction activity. Detailed emissions calculations are provided in **Appendix A**. Results of the GHG emissions calculations are presented in **Table 2**. Although GHGs are generated during construction and are accordingly considered one-time emissions, it is important to them when assessing all of the long-term GHG emissions associated with the Project.

TABLE 2
ESTIMATED UNMITIGATED PROJECT CONSTRUCTION GREENHOUSE GAS EMISSIONS

Emission Source	Annual GHG Emissions [a] (MTCO2e)
Construction Year 1	1,945
Construction Year 2	1,614
Construction Year 3	1,300
Construction Year 4	1,955
Construction Year 5	1,555
Construction Year 6	1,395

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix A**.

SOURCE: ESA 2018.

Operational Energy – Electricity

The generation of electricity in California is achieved through the combustion of fossil fuels, primarily natural gas, using steam boilers, internal combustion engines, and combustion turbines. A portion of the electricity in California is imported from outside the state and is derived from the combustion of coal and other non-gaseous fossil fuels. The combustion of fossil fuels to produce electricity results in GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O. These emissions occur due to the electrical demand of the existing land uses that currently operate on the Project Site. The electricity generation occurs off-site; therefore, electricity use results in GHG emissions that are considered to be indirect.

Emissions of GHGs associated with the Project energy demand are based on the size of the retail, manufacturing, and parking/hardscape land uses, the electrical demand factors for the land uses, the GHG emission factors for the electricity utility provider, and the GWP values for the GHGs emitted. Annual electricity GHG emissions in units of $MTCO_2e$ are generally calculated as follows:

<u>Electricity:</u>

Annual Emissions $[MTCO_2e] = (\sum_i (Units \times D_E \times EF_E \times GWP)_i) \div 2204.62$ **[Equation 1]**

Where:	Units	=	Number of land use units or developed area (same land use type) [dwelling unit (DU) or 1000 sqft]
	D_E	=	Electrical demand factor [megawatt-hour (MWh)/DU/year or MWh/1000 sqft/year]
	EF_E	=	GHG emission factor [pounds per megawatt-hour (MWh)]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	2204.62	=	Conversion factor [pounds/MT]
	i	=	Summation index

For residential land uses, emission factors are specified in units of dwelling units (DU). For nonresidential land uses, emission factors are specified in units of 1,000 square feet. This assessment also includes electricity-related GHG emissions from the proposed enclosed parking structure, which would include elevators, lighting, and a ventilation system.

Electricity demand is based on data from the California Commercial End-Use Survey (CEUS), which lists energy demand by building type (CEC 2018). However, since the data from the CEUS is from 2002, CalEEMod incorporates correction factors to account for compliance with the 2016 Title 24 Building Standards Code, which went into effect on January 1, 2017. The Project would be required to meet the Title 24 standards in effect at the time of building permit application. For example, new Title 24 standards are anticipated to be adopted in the 2019 timeframe. Although the energy efficiency requirements of these future standards are not yet known, if these standards are in effect at the time of building permit application, the Project would be expected achieve greater levels of energy efficiency compared to the 2016 Title 24 standards and energy-related GHG emissions would be reduced further below the levels shown in the analysis.

The Project would be designed to incorporate Project Design Features (PDFs) that would reduce its energy demand with the goal of achieving or exceeding the requirements of the State of California Green Building Standards (CALGreen) Code, the City of Los Angeles Green Building Code, and the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Gold Certification.[8] According to the USGBC, LEED is the most widely used green building rating system in the world. Thus, the Project would reduce its electricity demand as compared to the default electricity factors in CalEEMod. The PDFs were accounted for in CalEEMod by selecting the appropriate options in the "mitigation measures" section of the model. Green building features that would result in quantifiable reductions in GHG emissions would include the following:

> **Green Building Features**: The Project will achieve the USGBC LEED Gold Certification and will be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. A summary of key green building and LEED measures are provided below:
>
> - The Project will incorporate heat island reduction strategies for 50 percent of the site hardscapes or provide 100 percent structured parking and incorporate heat island reduction strategies for the Project roof areas.
> - The Project will promote alternatives to conventionally fueled automobiles by providing electric vehicle charging stations and/or preferred parking for alternative-fuel vehicles, low-emitting, and fuel-efficient and ride-sharing vehicles.
> - The Project will optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements (equivalent to approximately 11.6 percent reduction from the 2016 Title 24 standards) (DOE 2014, Energy Star 2018).
> - The Project will reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.
> - The Project will provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

The LADWP provides electric service to the Project Site. Currently, LADWP provides 21 percent of electricity via renewable sources (LADWP 2016). LADWP is required to provide an increasing percentage from renewable sources in compliance with the Renewables Portfolio Standard with 33 percent by 2020, 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. During calendar year 2015, 36 percent of the energy delivered to LADWP customers was generated from two coal-fired generating stations: the Intermountain Power Project (IPP), located in Utah, and the Navajo Generating Station (NGS), located in Arizona. These stations provide base load generation to Los Angeles; however, they emit about twice as much CO_2 as energy generated from natural gas (LADWP 2016). On July 1, 2016, LADWP sold its 477 MW share in NGS to Salt River Project, three and a half years before the operating agreement and land lease

[8] The LEED Gold Certification requirement for the Jobs and Economic Improvement Through Environmental Leadership Act for ELDP projects is established pursuant to AB 246 (Santiago, Ch. 522, Statutes of 2017), which was signed by the Governor on October 6, 2017.

expires in December 2019 (LADWP 2016). LADWP continues to focus on early coal replacement options as a means to lower LADWP's CO_2 emission levels and increase renewable sources in accordance with the Renewables Portfolio Standard.

Based on data obtained from CARB staff, "[i]f an applicant would like to use an EF [emission factor] that represents the state's Renewable Portfolio Standard (RPS) law and growth in electricity demand, the EF of 595 [pounds] CO_2/MWh may be used."[9] According to CARB staff, the "EF represents a 'marginal' supply profile for new generation that will be added to the grid in the years 2020 and beyond, and is consistent with the methodology used in state emission rule impact assessments." (CARB 2017b) Therefore, consistent with the CARB staff recommendation, a CO_2 intensity factor of 595 pounds of CO_2 per MWh applies to operational electricity emissions between 2020 and 2023. However, because the first full operational year would be 2024 for the West Site and 2027 for the East Site, these future year CO_2 intensity factors were scaled proportionately based on the future year renewable energy targets of 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Emission factors for CH_4 and N_2O were obtained from CalEEMod (CAPCOA 2018). The estimated annual emissions from electrical demand from the Project's land uses during the opening year are provided in **Table 3, Table 4** and **Table 5**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 3
WEST SITE - ELECTRICAL DEMAND GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Electrical Demand Factor, D_E (MWh/year) [a]	Emission Factor, EF_E (pounds/MWh)			Annual GHG Emissions ($MTCO_2e$/year) [d]
			CO_2 [b]	CH_4 [c]	N_2O [c]	
West Site						
2024-2026						
West Building	449 DU	1,886.1	533	0.029	0.0062	458.1
West Senior Building	68 DU	268.0	533	0.029	0.0062	65.1
Fast Food Restaurant	4.0	8.6	533	0.029	0.0062	20.8
High Turnover (Sit Down Rest.)	9.3	485.4	533	0.029	0.0062	117.9
Residential Common Open Space	41.6	518.1	533	0.029	0.0062	125.9
Open Space [e]	34.2	12.0	533	0.029	0.0062	2.9
Enclosed Parking with Elevator	414.0	2,237.8	533	0.029	0.0062	543.6
Subtotal						**1,334**

9 California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects, January 2017. The emission factor of 595 pounds CO_2/MWh is from the California LEV III Initial Statement Of Reasons (ISOR, Dec. 7, 2011), http://www.arb.ca.gov/regact/2012/leviiighg2012/leviiighg2012.htm, based on analysis with CA-GREET model. This document is provided in **Appendix C**.

Land Use	Units (DU or 1000 sqft)	Annual Electrical Demand Factor, D_E (MWh/year) [a]	Emission Factor, EF_E (pounds/MWh)			Annual GHG Emissions ($MTCO_2e$/year) [d]
			CO_2 [b]	CH_4 [c]	N_2O [c]	
2027-2029						
West Building	449 DU	1,886.1	488	0.029	0.0062	419.6
West Senior Building	68 DU	268.0	488	0.029	0.0062	59.6
Fast Food Restaurant	4.0	8.6	488	0.029	0.0062	19.1
High Turnover (Sit Down Rest.)	9.3	485.4	488	0.029	0.0062	108.0
Residential Common Open Space	41.6	518.2	488	0.029	0.0062	115.3
Open Space [e]	34.2	12.0	488	0.029	0.0062	2.7
Enclosed Parking with Elevator	414.0	2,237.8	488	0.029	0.0062	497.9
Subtotal						**1,222**
2030-2052						
West Building	449 DU	1,886.1	444	0.029	0.0062	382.0
West Senior Building	68 DU	268.0	444	0.029	0.0062	54.3
Fast Food Restaurant	4.0	8.6	444	0.029	0.0062	17.4
High Turnover (Sit Down Rest.)	9.3	485.4	444	0.029	0.0062	98.3
Residential Common Open Space	41.6	518.2	444	0.029	0.0062	105.0
Open Space [e]	34.2	12.0	444	0.029	0.0062	2.4
Enclosed Parking with Elevator	414.0	2,237.8	444	0.029	0.0062	453.2
Subtotal						**1,112**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Resources Board, Statewide Emission Factors (EF) for Use with AB 900 Projects, January 2017.

[c] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[d] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[e] For emissions calculation purposes, lighting electricity values from the CalEEMod land use type parking lot was assigned to this outdoor open space land use to account for lighting electricity-related GHG emissions.

SOURCE: ESA 2018.

TABLE 4
EAST SITE (RESIDENTIAL SCENARIO) - ELECTRICAL DEMAND GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Electrical Demand Factor, D_E (MWh/year) [a]	Emission Factor, EF_E (pounds/MWh)			Annual GHG Emissions ($MTCO_2e$/year) [d]
			CO_2 [b]	CH_4 [c]	N_2O [c]	
East Site – Residential Scenario						
2027-2029						
East Building	423 DU	1,776.9	488	0.029	0.0062	395.3
East Senior Building	65 DU	356.2	488	0.029	0.0062	57.0
Fast Food Restaurant	2.7	118.0	488	0.029	0.0062	26.3
High Turnover (Sit Down Rest.)	15.5	668.8	488	0.029	0.0062	148.8
Residential Common Open Space	32.7	406.9	488	0.029	0.0062	90.5
Open Space [e]	35.3	12.4	488	0.029	0.0062	2.7
Enclosed Parking with Elevator	338.5	1,829.4	488	0.029	0.0062	407.0
Subtotal						**1,128**
2030-2056						
East Building	423 DU	1,776.9	444	0.029	0.0062	359.9
East Senior Building	65 DU	356.2	444	0.029	0.0062	51.9
Fast Food Restaurant	2.7	118.0	444	0.029	0.0062	23.9
High Turnover (Sit Down Rest.)	15.5	668.8	444	0.029	0.0062	135.5
Residential Common Open Space	32.7	406.9	444	0.029	0.0062	82.4
Open Space [e]	35.3	12.4	444	0.029	0.0062	2.5
Enclosed Parking with Elevator	338.5	1,829.4	444	0.029	0.0062	371.0
Subtotal						**1,027**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Resources Board, Statewide Emission Factors (EF) for Use with AB 900 Projects, January 2017.

[c] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[d] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[e] For emissions calculation purposes, lighting electricity values from the CalEEMod land use type parking lot was assigned to this outdoor open space land use to account for lighting electricity-related GHG emissions.

SOURCE: ESA 2018.

TABLE 5
EAST SITE (HOTEL SCENARIO) - ELECTRICAL DEMAND GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Electrical Demand Factor, D_E (MWh/year) [a]	Emission Factor, EF_E (pounds/MWh)			Annual GHG Emissions ($MTCO_2e$/year) [d]
			CO_2 [b]	CH_4 [c]	N_2O [c]	
East Site – Hotel Scenario						
2027-2029						
East Building	319 DU	1,340.0	488	0.029	0.0062	298.1
East Senior Building	48 DU	189.2	488	0.029	0.0062	42.1
Hotel	220 Rooms	1,031.5	488	0.029	0.0062	229.5
Fast Food Restaurant	2.7	118.0	488	0.029	0.0062	26.3
High Turnover (Sit Down Rest.)	15.5	668.8	488	0.029	0.0062	148.8
Residential Common Open Space	21.6	269.7	488	0.029	0.0062	60.0
Open Space [e]	35.3	12.4	488	0.029	0.0062	2.7
Enclosed Parking with Elevator	338.5	1,829.4	488	0.029	0.0062	407.0
Subtotal						**1,215**
2030-2056						
East Building	319 DU	1,340.0	444	0.029	0.0062	271.4
East Senior Building	48 DU	189.2	444	0.029	0.0062	38.3
Hotel	220 Rooms	1,031.5	444	0.029	0.0062	208.9
Fast Food Restaurant	2.7	118.0	444	0.029	0.0062	23.9
High Turnover (Sit Down Rest.)	15.5	668.8	444	0.029	0.0062	135.5
Residential Common Open Space	21.6	269.7	444	0.029	0.0062	54.6
Open Space [e]	35.3	2.7	444	0.029	0.0062	2.5
Enclosed Parking with Elevator	338.5	1,829.4	444	0.029	0.0062	371.0
Subtotal						**1,106**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Resources Board, Statewide Emission Factors (EF) for Use with AB 900 Projects, January 2017.

[c] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[d] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[e] For emissions calculation purposes, lighting electricity values from the CalEEMod land use type parking lot was assigned to this outdoor open space land use to account for lighting electricity-related GHG emissions.

SOURCE: ESA 2018.

Operational Energy – Natural Gas

Natural gas-related emissions of GHGs associated with operation of the Project are based on the size of the commercial, restaurant, and residential land uses (including residential amenities), the

natural gas demand factors for the land uses, the GHG emission factors for the natural gas combustion, and the GWP values for the GHGs emitted. For residential land uses, emission factors are specified in units of DU. For nonresidential land uses, emission factors are specified in units of 1,000 square feet. Annual natural gas GHG emissions in units of $MTCO_2e$ are generally calculated as follows:

<u>Natural Gas:</u>

Annual Emissions $[MTCO_2e] = (\sum_i (Units \times D_{NG} \times EF_{NG} \times GWP)_i) \div 2204.62$ **[Equation 2]**

Where:	Units	=	Number of land use units or developed area [DU or 1000 sqft]
	D_{NG}	=	Nat. gas demand factor [MMBtu/DU/year or MMBtu/1000 sqft/year]
	EF_{NG}	=	GHG emission factor [pounds/MMBtu]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	2204.62	=	Conversion factor [pounds/MT]
	i	=	Summation index

Natural gas demand is based on data from the CEUS, which lists energy demand by building type (CEC 2018). However, since the data from the CEUS is from 2002, CalEEMod incorporates correction factors to account for compliance with the 2016 Title 24 Building Standards Code, which went into effect on January 1, 2017 (since the LEED baseline is established based on prior building energy efficiency standards, additional energy reductions from LEED energy efficiency measures are not applied to avoid double counting reductions).[10] The Project would be designed to incorporate PDFs that would reduce its energy demand with the goal of achieving or exceeding the requirements of the CALGreen Code, the City of Los Angeles Green Building Code, and the USGBC LEED Gold Certification. Thus, the Project would reduce its natural gas demand as compared to the default electricity factors in CalEEMod. The PDFs were accounted for in CalEEMod by selecting the appropriate options in the "mitigation measures" section of the model. A summary of the energy-efficiency PDFs is provided above in PDF-GHG-1.

The combustion of natural gas results in relatively equal amounts of GHG emissions per unit of gas combusted in the state. Emission factors for GHGs due to natural gas combustion to serve the heating and cooking demands of the Project were obtained from CalEEMod, which provides statewide emission factors (CAPCOA 2018). The emissions of GHGs due to natural gas demand would be relatively steady for the years assessed. The estimated annual emissions from natural gas combustion from the Project are provided in **Table 6, Table 7** and **Table 8**. Detailed emissions calculations are provided in **Appendix B**.

[10] The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The LEED baseline uses prior energy standards; therefore, in order to avoid double counting reductions, additional energy reductions for LEED compliance are not included in the current calculations. As a result, this assessment provides a conservative assessment of energy-related GHG emissions.

TABLE 6
WEST SITE - NATURAL GAS COMBUSTION GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Natural Gas Demand Factor (MBtu/year) [a]	Emission Factor (pounds/MMBtu)			Annual GHG Emissions ($MTCO_2e$/year) [c]
			CO_2 [b]	CH_4 [b]	N_2O [b]	
West Site						
2024-2056						
West Building	449 DU	3,910.0	117.65	0.0023	0.0022	209.9
West Senior Building	68 DU	592.2	117.65	0.0023	0.0022	31.8
Fast Food Restaurant	4.0	447.7	117.65	0.0023	0.0022	24.0
High Turnover (Sit Down Rest.)	9.3	2,537.0	117.65	0.0023	0.0022	136.2
Residential Common Open Space	41.6	383.6	117.65	0.0023	0.0022	20.7
Subtotal						**422**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[c] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

SOURCE: ESA 2018.

TABLE 7
EAST SITE (RESIDENTIAL SCENARIO) - NATURAL GAS COMBUSTION GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Natural Gas Demand Factor (MBtu/year) [a]	Emission Factor (pounds/MMBtu)			Annual GHG Emissions ($MTCO_2e$/year) [c]
			CO_2 [b]	CH_4 [b]	N_2O [b]	
East Site – Residential Scenario						
2027-2056						
East Building	423 DU	3,683.6	117.65	0.0023	0.0022	197.7
East Senior Building	65 DU	566.0	117.65	0.0023	0.0022	30.4
Fast Food Restaurant	2.7	616.8	117.65	0.0023	0.0022	33.1
High Turnover (Sit Down Rest.)	15.5	3,495.4	117.65	0.0023	0.0022	187.6
Residential Common Open Space	32.7	302.1	117.65	0.0023	0.0022	16.2
Subtotal						**465**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[c] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

SOURCE: ESA 2018.

TABLE 8
EAST SITE (HOTEL SCENARIO) - NATURAL GAS COMBUSTION GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Natural Gas Demand Factor (MBtu/year) [a]	Emission Factor (pounds/MMBtu)			Annual GHG Emissions ($MTCO_2e$/year) [c]
			CO_2 [b]	CH_4 [b]	N_2O [b]	
East Site - Hotel Scenario						
2027-2056						
East Building	319 DU	2,777.9	117.65	0.0023	0.0022	149.1
East Senior Building	48 DU	418.0	117.65	0.0023	0.0022	22.4
Hotel	220 Rooms	3,068.5	117.65	0.0023	0.0022	164.7
Fast Food Restaurant	2.7	616.8	117.65	0.0023	0.0022	33.1
High Turnover (Sit Down Rest.)	15.5	3,495.4	117.65	0.0023	0.0022	187.6
Residential Common Open Space	21.6	200.2	117.65	0.0023	0.0022	10.7
Subtotal						**568**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[c] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

SOURCE: ESA 2018.

Operational Mobile

Mobile source emission calculations associated with the Project are calculated using the vehicle miles traveled (VMT) from the Transportation Efficiency Analysis prepared by Fehr and Peers for the Project (Fehr and Peers 2018). The trip lengths are based on the location and urbanization of the project area. The average trip length of each land use is the sum of the trip length of each trip type multiplied by the percentage of trip type.

The Project is considered an urban infill project, as it is located in a currently developed site adjacent to other high-density, office and mixed-use developments. The Project proposes higher density, consistent with compact growth, on a parcel of infill urban land accessible to and well served by public transit including frequent and comprehensive transit services provided by the nearby Metro Red Line, where the Red Line provides convenient access to locations within Downtown Los Angeles. The Red Line connects to various other Metro lines, including the Purple Line at Vermont Avenue, and the Exposition and Blue Lines at the 7th Street/Metro Center that provide convenient access to Long Beach and Compton, and where the Expo line provides convenient access to locations in Los Angeles, Culver City and Santa Monica. The Project would be located within a half-mile of public transportation, including the Metro Local Lines 180, 181 and 217 and Metro Rapid Line 780, which serves Hollywood Boulevard and Vine Street. New housing and job growth, as a result of the completed Project, is focused in a high-quality transit area (HQTA), which the Southern California Association of Governments (SCAG) defines as an area within a half mile of a well-serviced transit stop. These land use characteristics are analyzed below to demonstrate that the Project would result in reduced vehicle trips, VMT, and associated

transportation-related GHG emissions, as well as air pollutant emissions, compared to the statewide and South Coast Air Basin average.

Based on the Project's Transportation Efficiency Analysis, Project related reductions in trip generation and VMT due to the Project's infill nature, location, design, and TDM program were quantified (Fehr and Peers 2018). The characteristics of the Project listed below would result in a reduction in VMT and associated GHG and air pollutant emissions.

- **Internal Capture Reduction:** The Project's restaurant spaces would provide a convenient local destination for the residential element of the Project without having to drive to other locations. It was estimated that a reduction of 7 percent of the daily vehicle trips to and from the Project's fast food restaurant and the high-turnover sit down restaurant spaces come from the on-site residential element of the Project. It was also estimated that a reduction of 9 percent of daily vehicle trips to and from the high-rise condominiums/townhouses and 8 percent of daily vehicle trips to and from the senior affordable housing on both the West and East Sites of the Project would come from on-site restaurant and outdoor performance space elements of the Project. In addition, it was estimated that a reduction of 6 percent of daily vehicle trips to and from the outdoor performance would come from the on-site residential and restaurant elements of the Project

- **Transit and Walk/Bike Reduction:** The Project is located in a highly-walkable area of Hollywood with a high level of provision of bicycle facilities and excellent access to transit services such as a Metro Red Line Hollywood/Vine station and bus stops served by both Metro Local and Rapid Lines within walking distance, that will provide convenient access to local employment, shopping and entertainment opportunities without using a car for the residents of the Project. Therefore, it was estimated that daily vehicle trips would be reduced by 15 percent due to transit and walk/bike trips, consistent with Los Angeles Department of Transportation (LADOT) guidelines and methodology.

- **Transportation Demand Management (TDM) Reduction:** The Project proposes a TDM package to encourage the use of non-auto modes and reduce vehicle trips, that could include the following measures:
    - Parking
        - Unbundle residential parking
        - Unbundle commercial parking coupled with pricing workplace parking and parking cash-out
        - Contribute to LADOT Express Park program to upgrade local parking meter technology
        - Daily parking discount for Metro Commuters
    - Transit
        - Provide a location on-site at which to purchase Metro passes and bus info
        - Transit subsidies (residential and commercial employees)

  - Provide parking spaces for monthly lease to non-resident Metro park n ride users
  - Provide discounted daily parking to non-resident Metro transit pass holders
  - Bus stop upgrades
  - Upgrade/repair public sidewalks on route to Metro Red Line Hollywood/Vine Station
- Commute Trip Reductions
  - Commute trip reduction program:
    - rideshare (carpool/vanpool) matching and preferential parking
    - guaranteed ride home (e.g., monthly Uber/Lyft/taxi reimbursement)
    - alternative work schedules and telecommute
  - Business center/work center for residents working at home
- Shared Mobility
  - On-site car share
  - Rideshare matching
  - On-site bike share station and/or subsidized membership (residents, employees); on-site guest bike share service (hotel) (if/when public bike share comes to Hollywood)
  - LADOT Mobility Hub program
- Bicycle Infrastructure
  - Develop a bicycle amenities plan
  - Bicycle parking (indoors & outdoors)
  - Bike lockers, showers, and repair station
  - Convenient access to on-site bicycle facilities (wayfinding, etc.)
  - Contribution towards City's Bicycle Plan Trust Fund
- Site Design
  - Integrated pedestrian network within and adjacent to site (transit, bike, ped friendly)

- Education & Encouragement
    - Transportation information center, kiosks and/or other on-site measures
    - Tech-enabled mobility: website/mobile app (comprehensive commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, etc.)
    - Marketing and promotions (including digital gamification – participants can log trips for prizes, promotions, discounts for local merchants, incentives, etc.)
- Management
    - On-site TDM program coordinator and administrative support
    - Conduct user surveys
    - Join future Hollywood Transportation Management Organization (TMO)

The implementation of the TDM package would result in an estimated reduction of 13.5 percent of the daily vehicle trips to and from the residential element and 1.2 percent of the daily vehicle trips to and from the restaurant spaces of the Proposed Project.

- **Pass-by Trip Reduction:** The Project's commercial restaurant spaces would provide a convenient local destination for residents in the local neighborhood without having to drive to other locations. It was estimated that a reduction of 50 percent of daily vehicle trips to and from the Project's fast food restaurant space would result from pass-by customers. It was also estimated that a reduction of 20 percent of daily vehicle trips to and from the Project's high-turnover sit down restaurant spaces would result from pass-by customers.

The annual VMT is based on the Transportation Efficiency Analysis prepared by Fehr and Peers (Fehr and Peers 2018). Emissions of GHGs from motor vehicles are dependent on model years and the specific types of vehicles that are used to travel to and from the existing Project Site. The national policy for fuel efficiency and emissions standards for the United States auto industry requires that new passenger cars and light-duty trucks achieve an average fuel economy standard of 35.5 miles per gallon (mpg) and 250 grams of CO_2 per mile by model year 2016 (Phase I standards), based on USEPA calculation methods. In August 2012, more stringent phased-in standards were adopted for new model year 2017 through 2025 passenger cars and light-duty trucks. By 2020, new vehicles are projected to achieve 41.7 mpg (if GHG reductions are achieved exclusively through fuel economy improvements) and 213 grams of CO_2 per mile (Phase II standards). By 2025, new vehicles are required to achieve 54.5 mpg (if GHG reductions are achieved exclusively through fuel economy improvements) and 163 grams of CO_2 per mile (Phase II standards) (EPA 2012). All vehicle types would visit the Project Site. Therefore, this assessment uses the South Coast Air Basin motor vehicle fleet mix and the fleet average calendar year emissions factors from EMFAC2014 and EMFAC2017 to estimate mobile source GHG emissions. Mobile source emissions are estimates for calendar years 2024 through 2056.

The estimated annual emissions from mobile sources from the Project are provided in **Table 9** and **Table 10**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 9
PROJECT (WEST SITE + EAST SITE [RESIDENTIAL SCENARIO])
MOBILE SOURCE GREENHOUSE GAS EMISSIONS

Fleet Mix Year (All Vehicle Classes)	Estimated Annual VMT [a]	EMFAC 2014 CO_2e Emission Factor (grams/mile) [b]	Annual GHG Emissions ($MTCO_2e$/year)	EMFAC 2017 CO_2e Emission Factor (grams/mile) [b]	Annual GHG Emissions ($MTCO_2e$/year)
2024-2056					
2024 [c]	6,328,005	382.7	2,422	358.6	2,269
2025	6,328,005	371.0	2,348	348.1	2,203
2026 [d]	7,032,303	361.2	2,540	339.0	2,384
2027 [e]	14,779,580	352.5	5,210	330.6	4,886
2028	14,779,580	344.9	5,098	323.0	4,774
2029	14,779,580	338.2	4,999	316.2	4,673
2030	14,779,580	332.4	4,913	310.1	4,583
2031	14,779,580	327.7	4,843	304.6	4,502
2032	14,779,580	323.3	4,778	299.8	4,431
2033	14,779,580	319.4	4,721	295.5	4,368
2034	14,779,580	316.2	4,673	291.7	4,312
2035	14,779,580	313.6	4,634	288.5	4,264
2036	14,779,580	311.6	4,606	285.8	4,223
2037	14,779,580	310.0	4,582	283.4	4,189
2038	14,779,580	308.8	4,564	281.5	4,160
2039	14,779,580	307.9	4,550	279.8	4,136
2040	14,779,580	307.2	4,541	278.5	4,116
2041	14,779,580	306.8	4,534	277.4	4,100
2042	14,779,580	306.5	4,530	276.6	4,088
2043	14,779,580	306.5	4,530	276.0	4,079
2044	14,779,580	306.5	4,530	275.5	4,072
2045	14,779,580	306.6	4,532	275.1	4,066
2046	14,779,580	306.9	4,536	274.9	4,063
2047	14,779,580	307.2	4,540	274.8	4,062
2048	14,779,580	307.6	4,546	274.8	4,061
2049	14,779,580	308.0	4,553	274.8	4,061
2050	14,779,580	308.6	4,562	275.1	4,065
2051 [f]	14,779,580	308.6	4,562	275.1	4,065
2052 [f]	14,779,580	308.6	4,562	275.1	4,065
2053 [f]	14,779,580	308.6	4,562	275.1	4,065
2054 [f]	14,779,580	308.6	4,562	275.1	4,065
2055 [f]	14,779,580	308.6	4,562	275.1	4,065
2056 [f]	14,779,580	308.6	4,562	275.1	4,065

[a] Fehr and Peers, ELDP Transportation Efficiency Analysis for the Hollywood Center Project, April 2018.
[b] EMFAC2014 and EMFAC2017 Emission Factors for the South Coast Air Basin motor vehicle fleet mix.
[c] Anticipated first full operational year of the West Site.
[d] Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).
[e] Anticipated first full operational year of the East Site.
[f] EMFAC2014 and EMFAC2017 do not generate emission factors for calendar years after 2050. Therefore, 2050 emission factors were used to represent emissions in calendar years 2051 through 2056.

SOURCE: ESA 2018.

TABLE 10
PROJECT (WEST SITE + EAST SITE [HOTEL SCENARIO])
MOBILE SOURCE GREENHOUSE GAS EMISSIONS

Fleet Mix Year (All Vehicle Classes)	Estimated Annual VMT [a]	EMFAC 2014 CO_2e Emission Factor (grams/mile) [b]	Annual GHG Emissions ($MTCO_2e$/year)	EMFAC 2017 CO_2e Emission Factor (grams/mile)[b]	Annual GHG Emissions ($MTCO_2e$/year)
2024-2056					
2024 [c]	6,245,880	382.7	2,390	358.6	2,240
2025	6,245,880	371.0	2,317	348.1	2,174
2026 [d]	7,169,056	361.2	2,590	339.0	2,430
2027 [e]	17,323,995	352.5	6,107	330.6	5,728
2028	17,323,995	344.9	5,975	323.0	5,596
2029	17,323,995	338.2	5,859	316.2	5,478
2030	17,323,995	332.4	5,759	310.1	5,372
2031	17,323,995	327.7	5,677	304.6	5,277
2032	17,323,995	323.3	5,600	299.8	5,193
2033	17,323,995	319.4	5,534	295.5	5,119
2034	17,323,995	316.2	5,478	291.7	5,054
2035	17,323,995	313.6	5,432	288.5	4,998
2036	17,323,995	311.6	5,399	285.8	4,950
2037	17,323,995	310.0	5,371	283.4	4,910
2038	17,323,995	308.8	5,349	281.5	4,876
2039	17,323,995	307.9	5,334	279.8	4,848
2040	17,323,995	307.2	5,323	278.5	4,825
2041	17,323,995	306.8	5,314	277.4	4,806
2042	17,323,995	306.5	5,310	276.6	4,792
2043	17,323,995	306.5	5,309	276.0	4,781
2044	17,323,995	306.5	5,310	275.5	4,773
2045	17,323,995	306.6	5,312	275.1	4,767
2046	17,323,995	306.9	5,316	274.9	4,763
2047	17,323,995	307.2	5,322	274.8	4,761
2048	17,323,995	307.6	5,329	274.8	4,760
2049	17,323,995	308.0	5,336	274.8	4,760
2050	17,323,995	308.6	5,347	275.1	4,765
2051 [f]	17,323,995	308.6	5,347	275.1	4,765
2052 [f]	17,323,995	308.6	5,347	275.1	4,765
2053 [f]	17,323,995	308.6	5,347	275.1	4,765
2054 [f]	17,323,995	308.6	5,347	275.1	4,765
2055 [f]	17,323,995	308.6	5,347	275.1	4,765
2056 [f]	17,323,995	308.6	5,347	275.1	4,765

[a] Fehr and Peers, ELDP Transportation Efficiency Analysis for the Hollywood Center Project, April 2018.
[b] EMFAC2014 and EMFAC2017 Emission Factors for the South Coast Air Basin motor vehicle fleet mix.
[c] Anticipated first full operational year of the West Site.
[d] Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).
[e] Anticipated first full operational year of the East Site.
[f] EMFAC2014 and EMFAC2017 do not generate emission factors for calendar years after 2050. Therefore, 2050 emission factors were used to represent emissions in calendar years 2051 through 2056.

SOURCE: ESA 2018.

Operational Solid Waste

The Project would generate municipal solid waste (MSW) from day-to-day operational activities, which generally consists of product packaging, grass clippings, furniture, clothing, bottles, food scraps, newspapers, plastic, and other items routinely disposed of in trash bins. A portion of the MSW is diverted to waste recycling and reclamation facilities. Waste that is not diverted is usually sent to local landfills for disposal. MSW that is disposed in landfills results in GHG emissions of CO_2 and CH_4 from the decomposition of the waste that occurs over the span of many years.

Emissions of GHGs associated with solid waste disposal from the Project are calculated using CalEEMod. The emissions are based on the size of the amount of waste disposed, which is the product of the waste disposal rate times the land use units, GHG emission factors for solid waste decomposition, and the GWP values for the GHGs emitted. The amount of solid waste that would be generated by the Project was estimated by applying solid waste generation factors from the California Department of Resources Recycling and Recovery (CalRecycle) to the proposed land uses, and identifying the solid waste generation at the Project Site under the Project, taking account the prevailing diversion rate. Annual waste disposal GHG emissions in units of $MTCO_2e$ are generally calculated in CalEEMod as follows:

<u>Solid Waste:</u>

Annual Emissions [$MTCO_2e$] = $(\sum_i (\text{Units} \times D_{MSW} \times EF_{MSW} \times GWP)_i) \div 1.1023$ **[Equation 3]**

Where:	Units	=	Number of land use units or developed area [DU or 1000 sqft]
	D_{MSW}	=	Waste disposal rate [tons/DU/year or tons/1000 sqft/year]
	EF_{MSW}	=	GHG emission factor [tons/ton waste]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	1.1023	=	Conversion factor [tons/MT]
	i	=	Summation index

The total amount of waste disposed was reduced by the diversion rate for the City of Los Angeles of 76 percent, according to data available from the City (City of Los Angeles, Bureau of Sanitation 2013). The GHG emission factors, particularly for CH_4, depend on characteristics of the landfill, such as the presence of a landfill gas capture system and subsequent flaring or energy recovery. The default values, as provided in CalEEMod, for landfill gas capture (e.g., no capture, flaring, energy recovery), which are statewide averages, are used in this assessment.

The estimated annual emissions from solid waste disposal from the Project are provided in **Table 11, Table 12** and **Table 13**. The emissions of GHGs due to waste generation would be relatively steady for the years assessed. Detailed emissions calculations are provided in **Appendix B**.

TABLE 11
WEST SITE - PROJECT SOLID WASTE DISPOSAL GREENHOUSE GAS EMISSIONS

Land Use [a]	Waste Diversion [b]	Waste Disposal Rate After Diversion (tons/year)	Landfill gas (no capture)	Landfill Gas (capture with flaring)	Annual GHG Emissions ($MTCO_2e$/year) [c]
West Site					
2024-2056					
West Building	76%	240.5	6%	94%	120.1
West Senior Building	76%	14.9	6%	94%	7.5
Fast Food Restaurant	76%	0.43	6%	94%	0.22
High Turnover (Sit Down Rest.)	76%	2.46	6%	94%	1.24
Subtotal					**130**

[a] CalRecyle, Estimated Solid Waste Generation Rates, Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed March 2018.
[b] City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, (2013).
[c] Emissions are based on CalEEMod default values for landfill gas capture and flaring for the South Coast Air Basin region. Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

SOURCE: ESA 2018.

TABLE 12
EAST SITE (RESIDENTIAL SCENARIO) - PROJECT SOLID WASTE DISPOSAL GREENHOUSE GAS EMISSIONS

Land Use [a]	Waste Diversion [b]	Waste Disposal Rate After Diversion (tons/year)	Landfill gas (no capture)	Landfill Gas (capture with flaring)	Annual GHG Emissions ($MTCO_2e$/year) [c]
East Site (Residential Scenario)					
2027-2056					
East Building	76%	226.6	6%	94%	113.9
East Senior Building	76%	14.2	6%	94%	7.16
Fast Food Restaurant	76%	0.6	6%	94%	0.30
High Turnover (Sit Down Rest.)	76%	3.4	6%	94%	1.70
Open Space [d]	76%	37.4	6%	94%	18.8
Subtotal					**142**

[a] CalRecyle, Estimated Solid Waste Generation Rates, Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed March 2018.
[b] City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, (2013).
[c] Emissions are based on CalEEMod default values for landfill gas capture and flaring for the South Coast Air Basin region. Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**
[d] The East Site would include a public outdoor performance space as part of the open spaces use. Due to the availability of other amenities and the need to keep walk aisles clear, the attendance of events will be limited to 350 people. Solid waste was included for this outdoor performance space based on waste generation rates for public venues and events (244 pounds per 100 visitors). Refer to CalRecycle, Waste Disposal and Diversion Findings for Selected Industry Groups, June 2006, http://www.calrecycle.ca.gov/Publications/Documents/Disposal/34106006.pdf, Accessed March 2018.

SOURCE: ESA 2018.

TABLE 13
EAST SITE (HOTEL SCENARIO) - PROJECT SOLID WASTE DISPOSAL GREENHOUSE GAS EMISSIONS

Land Use [a]	Waste Diversion [b]	Waste Disposal Rate After Diversion (tons/year)	Landfill gas (no capture)	Landfill Gas (capture with flaring)	Annual GHG Emissions ($MTCO_2e$/year) [c]
East Site (Hotel Scenario)					
2027-2056					
East Building	76%	170.9	6%	94%	85.9
East Senior Building	76%	10.5	6%	94%	5.3
Hotel	76%	19.3	6%	94%	9.7
Fast Food Restaurant	76%	0.6	6%	94%	0.30
High Turnover (Sit Down Rest.)	76%	3.4	6%	94%	1.70
Open Space [d]	76%	37.4	6%	94%	18.8
Subtotal					**122**

[a] CalRecyle, Estimated Solid Waste Generation Rates, Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed March 2018.

[b] City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, (2013).

[c] Emissions are based on CalEEMod default values for landfill gas capture and flaring for the South Coast Air Basin region. Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[d] The East Site would include a public outdoor performance space as part of the open spaces use. Due to the availability of other amenities and the need to keep walk aisles clear, the attendance of events will be limited to 350 people. Solid waste was included for this outdoor performance space based on waste generation rates for public venues and events (244 pounds per 100 visitors). Refer to CalRecycle, Waste Disposal and Diversion Findings for Selected Industry Groups, June 2006, http://www.calrecycle.ca.gov/Publications/Documents/Disposal/34106006.pdf, Accessed March 2018.

SOURCE: ESA 2018.

With respect to municipal solid waste, the State has enacted regulations to address solid waste services and recycling. California Public Resources Code, Division 30, Part 3 Chapter 12.8, Section 42649 et seq. requires businesses that produce four cubic yards or more of solid waste per week or multifamily residential dwellings of five units or more to arrange for recycling services that are consistent with state or local laws or requirements, including a local ordinance or agreement, applicable to the collection, handling, or recycling of solid waste, to the extent that these services are offered and reasonably available from a local service provider (CPRC 2011). In addition, California Public Resources Code, Division 30, Part 3 Chapter 12.9, Section 42649.8 et seq. requires after January 1, 2020, if the department determines that statewide disposal of organic waste has not been reduced to 50 percent of the level of disposal during 2014, a business that generates two cubic yards or more per week of commercial solid waste is required to arrange for organic waste recycling services that include at least one of the following actions: (1) source separate of organic waste from other waste and subscribe to a basic level of organic waste recycling service that includes collection and recycling of organic waste, (2) recycle its organic waste on-site or self-haul its own organic waste for recycling, (3) subscribe to an organic waste recycling service that may include mixed waste processing that specifically recycles organic waste, (4) make other arrangements to meet the organic waste requirements of a local governmental agency that are more stringent or comprehensive than the requirements of Chapter 12.9, unless the department determines that this requirement will not result in significant

additional reductions of organics disposal (CPRC 2011). The City has developed and is in the process of implementing the Solid Waste Integrated Resources Plan (SWIRP), also referred to as the City's Zero Waste Plan, whose goal is to lead Los Angeles towards being a "zero waste" City by 2030 (DPW 2013). These waste reduction plans, policies, and regulations, along with Mayoral and City Council directives, have increased the level of waste diversion (e.g., recycling) for the City to 76 percent as of 2013 (DPW 2017). The City has also approved Ordinance No. 181519 (Los Angeles Municipal Code (LAMC) Chapter VI, Article 6, Section 66.32-66.32.5), which requires the diversion of mixed construction and demolition debris to City certified construction and demolition waste processors. The Project would be consistent with the City and State waste requirements by utilizing waste collection services that are approved by the City and that meet the applicable requirements for waste diversion and recycling mandates. The City generally relies on single-stream waste recycling where mixed waste is collected and sorted for recycling at a waste reclamation facility. The Project would subscribe to a municipal solid waste collection service that is approved by the City and that meets applicable City and State waste collection, management, recycling and diversion requirements.

Operational Water and Wastewater

Water and wastewater generated from the existing land uses under the Project would require energy to supply, distribute, and treat. Emissions of GHGs would result from the combustion of fossil fuels to produce electricity as well as the wastewater treatment process itself, which results in GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O.

The emissions of GHGs associated with water demand and wastewater generation from the Project are calculated using CalEEMod. The emissions are based on the size of the existing land uses, the water demand factors, the electrical intensity factors for water supply, treatment, and distribution and for wastewater treatment, the GHG emission factors for the electricity utility provider, and the GWP values for the GHGs emitted. Annual water demand and wastewater GHG emissions due to electricity are generally calculated in CalEEMod as follows for indoor and outdoor water demand:

<u>Water Supply, Treatment, and Distribution; Wastewater Treatment (electricity):</u>

Annual Emissions [$MTCO_2e$] = $(\sum_i (Units \times D_W \times (EI_W \div 1000) \times EF_W \times GWP)_i) \div 2204.62$
[Equation 4]

Where:	Units	=	Number of land use units or developed area [DU or 1000 sqft]
	D_W	=	Demand factor [million gal (Mgal)/DU/year or Mgal/1000 sqft/year]
	EI_W	=	Electricity intensity factor [kilowatt-hours (kWh)/Mgal]
	1000	=	Conversion factor [kWh/MWh]
	EF_W	=	GHG emission factor [pounds/MWh]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	2204.62	=	Conversion factor [pounds/MT]
	i	=	Summation index

CalEEMod calculates water demand based on annual rates in the Pacific Institute *Waste Not Want Not* report (Gleick, et al. 2003). CalEEMod provides options to account for the use of indoor water saving features such as the use of low-flow water fixtures (e.g., low-flow faucets, low-flow toilets) and outdoor water saving features such as using water-efficient irrigation systems and landscapes, and turf reduction. The Project would incorporate PDFs to reduce indoor and outdoor water usage, as described above. Implementation of these PDFs would reduce indoor water usage by approximately 40 percent compared to typical usage values for developments meeting the minimum requirements and would reduce outdoor water usage by approximately 50 percent compared to typical usage values for developments meeting the minimum requirements. These water reduction factors have been accounted for in CalEEMod. The CEC's estimate for energy intensity of the water use cycle in Southern California, as provided in the 2006 CEC report *Refining Estimates of Water-Related Energy Use in California*, is used to calculate the energy usage related to water supply, treatment, and distribution and wastewater treatment (CEC 2006). The same electricity GHG emissions factors discussed under the **Operational Energy – Electricity** subheading are used for water and wastewater energy usage.

The emissions of GHGs associated with wastewater treatment process emissions are also calculated using CalEEMod. The emissions are based on the type of treatment (e.g., aerobic, facultative lagoons, septic systems). The emissions are calculating using the default settings in CalEEMod for the type of wastewater treatment. Calculation formulas are described in detail in the *California Emissions Estimator Model User's Guide, Appendix A* (CARB 2017a). As stated in the *User's Guide*, the GHGs emitted from each type of wastewater treatment are based on the CARB's *Local Government Operations Protocol* (LGOP) (CARB 2008), which are in turn based on United States Environmental Protection Agency (USEPA) methodologies (EPA 2008). The default CalEEMod settings for wastewater treatment are: 10.33 percent septic tank, 87.46 percent aerobic, 2.21 percent facultative lagoons and 100 percent anaerobic combustion of gas. The estimated annual emissions from water and wastewater from the Project are provided in **Tables 14, 15** and **16**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 14
WEST SITE - WATER AND WASTEWATER GREENHOUSE GAS EMISSIONS

Land Use	Indoor Water Demand (Mgal/yr) [a]	Outdoor Water Demand (Mgal/yr) [a]	Suppy Water (kwh/Mgal)	Treat Water (kWh/Mgal)	Distribute Water (kWh/Mgal)	Wastewater Treatment (kWh/Mgal)	Annual GHG Emissions ($MTCO_2e$/year) [b]
West Site							
2024-2026 (Electricity CO_2 Intensity Factor = 533 pounds/MWh)							
West Building	17.55	9.22	9,727	111	1,272	1,911	104.3
West Senior Building	2.66	1.40	9,727	111	1,272	1,911	15.8
Fast Food Restaurant	0.36	0.02	9,727	111	1,272	1,911	1.68
High Turnover (Sit Down Rest.)	2.05	0.11	9,727	111	1,272	1,911	9.55
Residential Common Open Space [c]	4.50	2.30	9,727	111	1,272	1,911	26.6
Open Space [d]	0	0.48	9,727	111	1,272	1,911	1.29
Subtotal							**159**

Land Use	Indoor Water Demand (Mgal/yr) [a]	Outdoor Water Demand (Mgal/yr) [a]	Suppy Water (kwh/Mgal)	Treat Water (kWh/Mgal)	Distribute Water (kWh/Mgal)	Wastewater Treatment (kWh/Mgal)	Annual GHG Emissions ($MTCO_2e$/year) [b]
2027-2029 (Electricity CO_2 Intensity Factor = 488 pounds/MWh)							
West Building	17.55	9.22	9,727	111	1,272	1,911	97.5
West Senior Building	2.66	1.40	9,727	111	1,272	1,911	14.8
Fast Food Restaurant	0.36	0.02	9,727	111	1,272	1,911	1.58
High Turnover (Sit Down Rest.)	2.05	0.11	9,727	111	1,272	1,911	8.99
Residential Common Open Space [c]	4.50	2.30	9,727	111	1,272	1,911	24.8
Open Space [d]	0	0.48	9,727	111	1,272	1,911	1.18
Subtotal							**149**
2030-2056 (Electricity CO_2 Intensity Factor = 444 pounds/MWh)							
West Building	17.55	9.22	9,727	111	1,272	1,911	90.9
West Senior Building	2.66	1.40	9,727	111	1,272	1,911	13.8
Fast Food Restaurant	0.36	0.02	9,727	111	1,272	1,911	1.49
High Turnover (Sit Down Rest.)	2.05	0.11	9,727	111	1,272	1,911	8.43
Residential Common Open Space [c]	4.50	2.30	9,727	111	1,272	1,911	23.2
Open Space [d]	0	0.48	9,727	111	1,272	1,911	1.07
Subtotal							**139**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[b] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[c] For emissions calculation purposes, Common Open Space was categorized in CalEEMod as the land use type General Office Building which is defined as land uses that house multiple tenants where affairs of businesses commercial or industrial organizations or professional persons or firms are conducted. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses.

[d] For emissions calculation purposes, Open Space refers to outdoor open space and was categorized in CalEEMod as the land use type City Park which is the closest fit for this land use type. This CalEEMod land use type was determined to provide a reasonably conservative estimate of water-related emissions for these Project uses. The Project does not include any City-owned parks.

SOURCE: ESA 2018.

TABLE 15
EAST SITE (RESIDENTIAL SCENARIO) - WATER AND WASTEWATER GREENHOUSE GAS EMISSIONS

Land Use	Indoor Water Demand (Mgal/yr) [a]	Outdoor Water Demand (Mgal/yr) [a]	Suppy Water (kwh/Mgal)	Treat Water (kWh/Mgal)	Distribute Water (kWh/Mgal)	Wastewater Treatment (kWh/Mgal)	Annual GHG Emissions ($MTCO_2e$/year) [b]
East Site (Residential Scenario)							
2027-2029 (Electricity CO_2 Intensity Factor = 488 pounds/MWh)							
East Building	16.54	8.69	9,727	111	1,272	1,911	91.9
East Senior Building	2.54	1.33	9,727	111	1,272	1,911	14.1
Fast Food Restaurant	0.50	0.03	9,727	111	1,272	1,911	2.18
High Turnover (Sit Down Rest.)	2.82	0.15	9,727	111	1,272	1,911	12.4
Residential Common Open Space [c]	3.48	1.78	9,727	111	1,272	1,911	19.2
Open Space [d]	0	0.49	9,727	111	1,272	1,911	1.21
Subtotal							**141**
2030-2056 (Electricity CO_2 Intensity Factor = 444 pounds/MWh)							
East Building	16.54	8.69	9,727	111	1,272	1,911	85.7
East Senior Building	2.54	1.33	9,727	111	1,272	1,911	13.2
Fast Food Restaurant	0.50	0.03	9,727	111	1,272	1,911	2.0
High Turnover (Sit Down Rest.)	2.82	0.15	9,727	111	1,272	1,911	11.6
Residential Common Open Space [c]	3.48	1.78	9,727	111	1,272	1,911	17.9
Open Space [d]	0	0.49	9,727	111	1,272	1,911	1.10
Subtotal							**132**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[b] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[c] For emissions calculation purposes, Common Open Space was categorized in CalEEMod as the land use type General Office Building which is defined as land uses that house multiple tenants where affairs of businesses commercial or industrial organizations or professional persons or firms are conducted. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses.

[d] For emissions calculation purposes, Open Space refers to outdoor open space and was categorized in CalEEMod as the land use type City Park which is the closest fit for this land use type. This CalEEMod land use type was determined to provide a reasonably conservative estimate of water-related emissions for these Project uses. The Project does not include any City-owned parks.

SOURCE: ESA 2018.

TABLE 16
EAST SITE (HOTEL SCENARIO) - WATER AND WASTEWATER GREENHOUSE GAS EMISSIONS

Land Use	Indoor Water Demand (Mgal/yr) [a]	Outdoor Water Demand (Mgal/yr) [a]	Suppy Water (kwh/Mgal)	Treat Water (kWh/Mgal)	Distribute Water (kWh/Mgal)	Wastewater Treatment (kWh/Mgal)	Annual GHG Emissions ($MTCO_2e$/year) [b]
East Site (Hotel Scenario)							
2027-2029 (Electricity CO_2 Intensity Factor = 488 pounds/MWh)							
East Building	12.47	6.55	9,727	111	1,272	1,911	69.3
East Senior Building	1.88	0.99	9,727	111	1,272	1,911	10.4
Hotel	3.35	0.31	9,727	111	1,272	1,911	15.0
Fast Food Restaurant	0.50	0.03	9,727	111	1,272	1,911	2.18
High Turnover (Sit Down Rest.)	2.82	0.15	9,727	111	1,272	1,911	12.4
Residential Common Open Space [c]	2.31	1.18	9,727	111	1,272	1,911	12.7
Open Space [d]	0	0.44	9,727	111	1,272	1,911	1.09
Subtotal							**123**
2030-2056 (Electricity CO_2 Intensity Factor = 444 pounds/MWh)							
East Building	12.47	6.55	9,727	111	1,272	1,911	64.6
East Senior Building	1.88	0.99	9,727	111	1,272	1,911	9.72
Hotel	3.35	0.31	9,727	111	1,272	1,911	14.1
Fast Food Restaurant	0.50	0.03	9,727	111	1,272	1,911	2.0
High Turnover (Sit Down Rest.)	2.82	0.15	9,727	111	1,272	1,911	11.6
Residential Common Open Space [c]	2.31	1.18	9,727	111	1,272	1,911	11.9
Open Space [d]	0	0.44	9,727	111	1,272	1,911	1.0
Subtotal							**115**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018

[b] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[c] For emissions calculation purposes, Common Open Space was categorized in CalEEMod as the land use type General Office Building which is defined as land uses that house multiple tenants where affairs of businesses commercial or industrial organizations or professional persons or firms are conducted. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses.

[d] For emissions calculation purposes, Open Space refers to outdoor open space and was categorized in CalEEMod as the land use type City Park which is the closest fit for this land use type. This CalEEMod land use type was determined to provide a reasonably conservative estimate of water-related emissions for these Project uses. The Project does not include any City-owned parks.

SOURCE: ESA 2018.

Operational Area and Stationary

Area sources of GHG emissions resulting from operation of the Project include equipment used to maintain landscaping, such as lawnmowers and trimmers. The combustion of fossil fuels to operate these equipment results in GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O. Stationary sources would include on-site emergency generators on the West Site and East Site with an estimated capacity rated at approximately 1,500 kilowatts (2,012 horsepower) for each site, which would provide emergency power primarily for lighting and other emergency building

systems. There are no other substantial stationary sources on-site besides the generators, such as industrial sized boilers. Residential hearths would not be installed in the Project's residential uses.

The emissions of GHGs associated with operational area sources under the Project are calculated using CalEEMod. The emissions for landscaping equipment are based on the size of the commercial and residential land uses, the GHG emission factors for fuel combustion, and the GWP values for the GHGs emitted. Annual GHG emissions from landscaping equipment in units of $MTCO_2e$ are generally calculated in CalEEMod as follows:

Landscaping Equipment:

Annual Emissions $[MTCO_2e] = (\sum_i (Units \times EF_{LE} \times A_{LE} \times GWP)_i) \div 10^6$ **[Equation 5]**

Where:	Units	=	Number of land use units (same land use type) [DU or 1000 sqft]
	EF_{LE}	=	GHG emission factor [grams (g)/DU/day or g/1000 sqft/day]
	A_{LE}	=	Landscaping equipment operating days per year [day/year]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	10^6	=	Conversion factor [g/MT]
	i	=	Summation index

CalEEMod uses landscaping equipment GHG emission factors from the CARB OFFROAD model and the CARB *Technical Memo: Change in Population and Activity Factors for Lawn and Garden Equipment (6/13/2003)* (CARB 2003). CalEEMod estimates that landscaping equipment operate for 250 days per year in the South Coast Air Basin.

As mentioned above, stationary sources would include on-site emergency generators on the West Site and East Site, which would provide emergency power primarily for lighting and other emergency building systems. Emissions of GHGs would be generated during maintenance and testing operations and emissions were estimated separately outside of the CalEEMod software. Emergency generators are permitted by the SCAQMD and regulated under SCAQMD Rule 1470 (Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Ignition Engines). Maintenance and testing would not occur daily, but rather periodically, up to 50 hours per year per Rule 1470. In general, stationary-source emergency generator emissions are calculated as follows:

<u>Stationary Source Emergency Generator:</u>

$Emissions_{Diesel}\,[g] = \sum_i (EF \times Pop \times HP \times Load \times Activity)_i$ **[Equation 6]**

Where:	EF	=	Emission factor [g/bhp-hr]
	Pop	=	Population [quantity of same equipment type]
	HP	=	Maximum rated horsepower [hp]
	Load	=	Load Factor [dimensionless]
	Activity	=	Hours of operation [hours per day, hours per year]
	i	=	Summation index

The estimated annual emissions from area and stationary sources under the Project are provided in **Table 17**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 17
WEST SITE AND EAST SITE (RESIDENTIAL SCENARIO AND HOTEL SCENARIO) PROJECT AREA AND STATIONARY SOURCE GREENHOUSE GAS EMISSIONS

Emission Source	Annual GHG Emissions [a]
West Site	
2024-2056	
Landscaping Equipment	8.94
Emergency Generator	39.5
Total West Site GHG Emissions	**48**
East Site (Residential Scenario and Hotel Scenario) [b]	
2027-2056	
Landscaping Equipment	8.44
Emergency Generator	39.5
Total West Site GHG Emissions	**48**

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B**.

[b] The maximum of the Residential Scenario and the Hotel Scenario is used for the East Site as a conservative assumption.

SOURCE: ESA 2018.

Carbon Sequestration from Vegetation

The Project site includes a number of green spaces that will include a mix of trees and native shrubs, perennials, and ground cover. Trees will provide a source of carbon sequestration that would offer a reduction in GHG emissions produced by the Project. Carbon sequestration was estimated using CalEEMod, which calculates carbon sequestration from vegetation based on the Project's net addition of vegetated land uses, the number of new trees, and the types of trees being planted. The Project would include the addition of 130 trees on the West Site and 122 trees on the East Site for a total of 252 trees. According the methodology in the CalEEMod User's Guide, carbon sequestration from vegetation are calculated as follows:

<u>Carbon Sequestration from Vegetation (Trees):</u>

$$\text{Total Sequestered } CO_2 = GP \times \sum_i (SeqCO_2 \times Trees)_i \qquad \textbf{[Equation 7]}$$

Where:

GP	=	Growing period for all trees, expressed in years (20)
$SeqCO_2$	=	Annual CO_2 accumulation per tree for species class [$MTCO_2$/tree]
Trees	=	Number of net new trees of broad species class
i	=	Summation index for broad species class

The Project will provide 252 trees; however, the exact type and species are not known at this Project planning stage. According to the CalEEMod User's Guide, if specific tree types are not known, the "miscellaneous" tree type should be used (CARB 2017a). Therefore, therefore, the "miscellaneous" tree type option was used per the CalEEMod User's Guide.

The effects of carbon sequestration from trees assume the IPCC active growing period of 20 years. Accumulation of carbon in biomass decreases as the trees age and would eventually be offset by clipping, pruning, and tree death. Therefore, GHG reductions from carbon sequestration are only applied to the first 20 years of the Project's operation. The estimated annual carbon sequestration rate is provided in **Table 18**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 18
CARBON SEQUESTRATION FROM VEGETATION

Reduction Source	Carbon Sequestered ($MTCO_2e$) [a]
West Site GHG Reduction	(92)
West Site Annual GHG Reduction (20-year growing period) [b]	**(5)**
East Site GHG Reduction	(86)
East Site Annual GHG Reduction (20-year growing period) [b]	**(4)**

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B**.

[b] Annual CO_2 sequestration applied over a 20-year period beginning in the Project's first full operational year.

SOURCE: ESA 2018.

Summary of Project GHG Emissions

A summary of the GHG emissions under the project buildout options is provided in **Tables 19** and **20**.

TABLE 19
WEST SITE + EAST SITE (RESIDENTIAL SCENARIO) – SUMMARY OF ANNUAL GHG EMISSIONS FOR PROJECT

Year	Annual GHG Emissions ($MTCO_2e$/year)									Total [a,b]	Total [a,b]
	Construc-tion	Electricity	Natural Gas	Mobile (EMFAC 2014)	Mobile (EMFAC 2017)	Waste	Water and Waste Water	Area and Stationary	CO_2 Seq. from Net New Vegetation [a]	(Using EMFAC 2014)	(Using EMFAC 2017)
Const Yr 1 / 2021	1,945	–	–	–	–	–	–	–	–	1,945	1,945
Const Yr 2 / 2022	1,614	–	–	–	–	–	–	–	–	1,614	1,614
Const Yr 3 / 2023 [c]	1,300	334	106	621	582	19	40	12	–	2,431	2,391
Const Yr 4 / 2024	1,955	1,334	422	2,422	2,269	130	159	48	(5)	6,464	6,312
Const Yr 5 / 2025	1,555	1,334	422	2,348	2,203	130	159	48	(5)	5,991	5,846
Const Yr 6 / 2026 [d]	1,395	1,435	461	2,540	2,384	142	171	52	(5)	6,184	6,027
2027	–	2,350	887	5,210	4,886	272	290	96	(9)	9,096	8,772
2028	–	2,350	887	5,098	4,774	272	290	96	(9)	8,984	8,660
2029	–	2,350	887	4,999	4,673	272	290	96	(9)	8,885	8,559
2030	–	2,139	887	4,913	4,583	272	271	96	(9)	8,569	8,239
2031	–	2,139	887	4,843	4,502	272	271	96	(9)	8,499	8,158
2032	–	2,139	887	4,778	4,431	272	271	96	(9)	8,434	8,087
2033	–	2,139	887	4,721	4,368	272	271	96	(9)	8,377	8,024
2034	–	2,139	887	4,673	4,312	272	271	96	(9)	8,329	7,968
2035	–	2,139	887	4,634	4,264	272	271	96	(9)	8,290	7,920
2036	–	2,139	887	4,606	4,223	272	271	96	(9)	8,262	7,879
2037	–	2,139	887	4,582	4,189	272	271	96	(9)	8,238	7,845
2038	–	2,139	887	4,564	4,160	272	271	96	(9)	8,220	7,816
2039	–	2,139	887	4,550	4,136	272	271	96	(9)	8,206	7,792
2040	–	2,139	887	4,541	4,116	272	271	96	(9)	8,197	7,772
2041	–	2,139	887	4,534	4,100	272	271	96	(9)	8,190	7,756
2042	–	2,139	887	4,530	4,088	272	271	96	(9)	8,186	7,744
2043	–	2,139	887	4,530	4,079	272	271	96	(9)	8,186	7,735
2044	–	2,139	887	4,530	4,072	272	271	96	(4)	8,191	7,733
2045	–	2,139	887	4,532	4,066	272	271	96	(4)	8,193	7,727
2046	–	2,139	887	4,536	4,063	272	271	96	(4)	8,197	7,724
2047	–	2,139	887	4,540	4,062	272	271	96	–	8,205	7,727
2048	–	2,139	887	4,546	4,061	272	271	96	–	8,211	7,726
2049	–	2,139	887	4,553	4,061	272	271	96	–	8,218	7,726
2050	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2051	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2052	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2053	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2054	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2055	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2056	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B**.

[b] The Project GHG emissions may be re-evaluated periodically to account for future reductions from the promulgation of state regulations, such as post-2025 model year vehicle emissions standards and post-2030 Renewables Portfolio Standard and other regulations that would reduce Project-related operational GHG emissions but cannot be quantified at this time.

[c] Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

[d] Based on the construction schedule, this year includes 1 month of operations of the East Site (first full year of East Site operation is expected to be 2027).

SOURCE: ESA 2018.

TABLE 20
WEST SITE + EAST SITE (HOTEL SCENARIO) – SUMMARY OF ANNUAL GHG EMISSIONS FOR PROJECT

Year	Annual GHG Emissions ($MTCO_2e$/year)									Total [a,b]	Total [a,b]
	Construc-tion	Electricity	Natural Gas	Mobile (EMFAC 2014)	Mobile (EMFAC 2017)	Waste	Water and Waste Water	Area and Stationary	CO_2 Seq. from Net New Vegetation	(Using EMFAC 2014)	(Using EMFAC 2017)
Const Yr 1 / 2021	1,945	–	–	–	–	–	–	–	–	1,945	1,945
Const Yr 2 / 2022	1,614	–	–	–	–	–	–	–	–	1,614	1,614
Const Yr 3 / 2023 [c]	1,300	334	106	613	574	19	40	12	–	2,423	2,384
Const Yr 4 / 2024	1,955	1,334	422	2,390	2,240	130	159	48	(5)	6,433	6,282
Const Yr 5 / 2025	1,555	1,334	422	2,317	2,174	130	159	48	(5)	5,961	5,817
Const Yr 6 / 2026 [d]	1,395	1,435	469	2,590	2,430	140	169	52	(5)	6,246	6,086
2027	–	2,437	990	6,107	5,728	252	272	96	(9)	10,145	9,766
2028	–	2,437	990	5,975	5,596	252	272	96	(9)	10,013	9,634
2029	–	2,437	990	5,859	5,478	252	272	96	(9)	9,897	9,516
2030	–	2,218	990	5,759	5,372	252	254	96	(9)	9,560	9,173
2031	–	2,218	990	5,677	5,277	252	254	96	(9)	9,478	9,078
2032	–	2,218	990	5,600	5,193	252	254	96	(9)	9,401	8,994
2033	–	2,218	990	5,534	5,119	252	254	96	(9)	9,335	8,920
2034	–	2,218	990	5,478	5,054	252	254	96	(9)	9,279	8,855
2035	–	2,218	990	5,432	4,998	252	254	96	(9)	9,233	8,799
2036	–	2,218	990	5,399	4,950	252	254	96	(9)	9,200	8,751
2037	–	2,218	990	5,371	4,910	252	254	96	(9)	9,172	8,711
2038	–	2,218	990	5,349	4,876	252	254	96	(9)	9,150	8,677
2039	–	2,218	990	5,334	4,848	252	254	96	(9)	9,135	8,649
2040	–	2,218	990	5,323	4,825	252	254	96	(9)	9,124	8,626
2041	–	2,218	990	5,314	4,806	252	254	96	(9)	9,115	8,607
2042	–	2,218	990	5,310	4,792	252	254	96	(9)	9,111	8,593
2043	–	2,218	990	5,309	4,781	252	254	96	(9)	9,110	8,582
2044	–	2,218	990	5,310	4,773	252	254	96	(4)	9,116	8,579
2045	–	2,218	990	5,312	4,767	252	254	96	(4)	9,118	8,573
2046	–	2,218	990	5,316	4,763	252	254	96	(4)	9,122	8,569
2047	–	2,218	990	5,322	4,761	252	254	96	–	9,132	8,571
2048	–	2,218	990	5,329	4,760	252	254	96	–	9,139	8,570
2049	–	2,218	990	5,336	4,760	252	254	96	–	9,146	8,570
2050	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2051	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2052	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2053	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2054	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2055	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2056	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B**.

[b] The Project GHG emissions may be re-evaluated periodically to account for future reductions from the promulgation of state regulations, such as post-2025 model year vehicle emissions standards and post-2030 Renewables Portfolio Standard and other regulations that would reduce Project-related operational GHG emissions but cannot be quantified at this time.

[c] Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

[d] Based on the construction schedule, this year includes 1 month of operations of the East Site (first full year of East Site operation is expected to be 2027).

SOURCE: ESA 2018.

3.3.3 Project GHG Emissions Offsets

Annual emissions of GHGs from the Project will incorporate GHG emission offsets as necessary to achieve a net zero increase in site GHG emissions, relative to the baseline annual GHG emissions, for the estimated Project lifetime. The Project proposes to meet the requirement set forth in California Public Resources Code Section 21183 (c), which requires that the Project demonstrate that it will not result in net additional emissions of GHG, through Project-based or community-based program measures that will reduce GHG emissions in the region. Examples of the types of Project-based or community-based program measures that could be considered are as follows:

- Seek opportunities for installing solar photovoltaic panels on Project building rooftops based on available physical roof space taking into account space dedicated for rooftop amenities, open space/landscaping, decks/pool areas, and space required for rooftop equipment, such as heating, ventilation, and air conditioning units.
- Purchase certified green-power from the local utility provider to offset Project-related GHG emissions from electricity demand.
- Coordinating with property owners in the City of Los Angeles or in other cities or communities in California for the installation of rooftop solar photovoltaic panels in accordance with state and local permitting standards on existing buildings, parking structures, carports, or other facilities.
- Seek opportunities for offsetting GHG emissions from existing sources in the City of Los Angeles or in other cities or communities in California or elsewhere. Examples include coordinating with local transportation agencies and property owners and establishing electric vehicle supply equipment (EVSE) at park-and-ride lots or other appropriate locations, coordinating with local transportation agencies and school districts and replacing diesel- or gasoline-fueled buses with less-polluting technologies such as compressed natural gas, electric, hybrid-electric, fuel cell, or other commercially available technologies, implementing methane capture and destruction programs at dairy farms, or other GHG emissions offset programs.
- Seek opportunities for planting new drought-tolerant, high-carbon sequestering, and/or native trees of appropriate size and type at off-site locations such as parks in the City of Los Angeles or in other cities or communities in California or elsewhere, that would result in a net sequestration of CO_2 emissions.
- Purchase carbon credits from a reputable carbon market. Priority should be given to those credits generated within the City of Los Angeles, and in decreasing preference, credits generated within the region, in-state, and out-of-state.

Through implementation of the Project-based or community-based GHG reduction program, the Project will meet the requirement set forth in California Public Resources Code Section 21183 (c), which requires that the Project demonstrate that it will not result in net additional emissions of GHG emissions. The acquisition of carbon credits as part of the Project-based or community-based GHG reduction program will serve to ensure that all projected additional GHG emissions are offset. If acquiring carbon credits, the Applicant or its successor shall enter into one or more contracts to purchase carbon credits from a qualified GHG emissions broker (to be selected from an accredited registry), which contract, together with any previous contracts for the purchase of

carbon credits, shall evidence the purchase of carbon credits in an amount sufficient to achieve a net zero increase in site GHG emissions. Consistent with SCAQMD's definition of the "life of the project" for CEQA GHG purposes, provided in SCAQMD's Governing Board Agenda Item 31, December 5, 2008, the Project would be required to offset emissions over a 30-year lifetime. The SCAQMD recommends that offsets should have a 30-year project life, should be real, quantifiable, verifiable, and surplus and will be considered in the following prioritized manner: (1) project design feature/on-site reduction measures; (2) off-site within the neighborhood; (3) off-site within the SCAQMD jurisdiction; (4) off-site within the State; (5) off-site out-of-State. The Project would obtain offsets following this prioritization. The necessary offsets are summarized below in **Section 4.0**. Offsets are estimated for a project useful lifetime of 30 years, which is recommended as a presumed project lifetime per SCAQMD guidance (SCAQMD 2008).

Section 4
Project Comparisons

4.1 Comparison of Project to Baseline Condition

Tables 21 and **22** provides a summary of the determination of net additional GHG emissions comparing the existing site GHG emissions and the Project GHG emissions including the Project's total construction-related GHG emissions. Based on these GHG emissions estimates, the Project would not result in net additional contemporaneous GHG emissions compared to the baseline annual operational emissions at any time.

The Project will commit to implementing Project-based or community-based program measures, as discussed in the previous section, that will achieve no net increase in GHG emissions. As such, the Project would not result in net contemporaneous GHG emissions compared to the Baseline Condition, taking into account GHG Project-based or community-based program measures and offsets. Therefore, this analysis demonstrates that the Project meets the GHG emissions requirements of the "Jobs and Economic Improvement through Environmental Leadership Act" (Public Resources Code Section 21178 et seq.) and would result in no net GHG emissions.

TABLE 21
WEST SITE + EAST SITE (RESIDENTIAL SCENARIO) – EVALUATION OF NET GHG EMISSIONS FOR THE PROJECT

Year	Project Total (Using EMFAC 2014 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline	Project Total (Using EMFAC 2017 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline
Const Yr 1 / 2021	1,945	1,945	0	1,945	1,945	0
Const Yr 2 / 2022	1,614	1,614	0	1,614	1,614	0
Const Yr 3 / 2023	2,431	2,431	0	2,391	2,391	0
Const Yr 4 / 2024	6,464	6,464	0	6,312	6,312	0
Const Yr 5 / 2025	5,991	5,991	0	5,846	5,846	0
Const Yr 6 / 2026	6,184	6,184	0	6,027	6,027	0
2027	9,096	9,096	0	8,772	8,772	0
2028	8,984	8,984	0	8,660	8,660	0
2029	8,885	8,885	0	8,559	8,559	0
2030	8,569	8,569	0	8,239	8,239	0
2031	8,499	8,499	0	8,158	8,158	0
2032	8,434	8,434	0	8,087	8,087	0
2033	8,377	8,377	0	8,024	8,024	0
2034	8,329	8,329	0	7,968	7,968	0
2035	8,290	8,290	0	7,920	7,920	0
2036	8,262	8,262	0	7,879	7,879	0
2037	8,238	8,238	0	7,845	7,845	0
2038	8,220	8,220	0	7,816	7,816	0
2039	8,206	8,206	0	7,792	7,792	0
2040	8,197	8,197	0	7,772	7,772	0
2041	8,190	8,190	0	7,756	7,756	0
2042	8,186	8,186	0	7,744	7,744	0
2043	8,186	8,186	0	7,735	7,735	0
2044	8,191	8,191	0	7,733	7,733	0
2045	8,193	8,193	0	7,727	7,727	0
2046	8,197	8,197	0	7,724	7,724	0
2047	8,205	8,205	0	7,727	7,727	0
2048	8,211	8,211	0	7,726	7,726	0
2049	8,218	8,218	0	7,726	7,726	0
2050	8,227	8,227	0	7,730	7,730	0
2051	8,227	8,227	0	7,730	7,730	0
2052	8,227	8,227	0	7,730	7,730	0
2053	8,227	8,227	0	7,730	7,730	0
2054	8,227	8,227	0	7,730	7,730	0
2055	8,227	8,227	0	7,730	7,730	0
2056	8,227	8,227	0	7,730	7,730	0

[a] The quantity of GHG emissions offsets may be re-evaluated periodically to account for future reductions from the promulgation of state regulations, such as post-2025 model year vehicle emissions standards and post-2030 Renewables Portfolio Standard and other regulations that would reduce Project-related operational GHG emissions but cannot be quantified at this time.

SOURCE: ESA 2018.

TABLE 22
WEST SITE + EAST SITE (HOTEL SCENARIO) – EVALUATION OF NET GHG EMISSIONS FOR THE PROJECT

Year	Project Total (EMFAC 2014 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline	Project Total (EMFAC 2017 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline
Const Yr 1 / 2021	1,945	1,945	0	1,945	1,945	0
Const Yr 2 / 2022	1,614	1,614	0	1,614	1,614	0
Const Yr 3 / 2023	2,423	2,423	0	2,384	2,384	0
Const Yr 4 / 2024	6,433	6,433	0	6,282	6,282	0
Const Yr 5 / 2025	5,961	5,961	0	5,817	5,817	0
Const Yr 6 / 2026	6,246	6,246	0	6,086	6,086	0
2027	10,145	10,145	0	9,766	9,766	0
2028	10,013	10,013	0	9,634	9,634	0
2029	9,897	9,897	0	9,516	9,516	0
2030	9,560	9,560	0	9,173	9,173	0
2031	9,478	9,478	0	9,078	9,078	0
2032	9,401	9,401	0	8,994	8,994	0
2033	9,335	9,335	0	8,920	8,920	0
2034	9,279	9,279	0	8,855	8,855	0
2035	9,233	9,233	0	8,799	8,799	0
2036	9,200	9,200	0	8,751	8,751	0
2037	9,172	9,172	0	8,711	8,711	0
2038	9,150	9,150	0	8,677	8,677	0
2039	9,135	9,135	0	8,649	8,649	0
2040	9,124	9,124	0	8,626	8,626	0
2041	9,115	9,115	0	8,607	8,607	0
2042	9,111	9,111	0	8,593	8,593	0
2043	9,110	9,110	0	8,582	8,582	0
2044	9,116	9,116	0	8,579	8,579	0
2045	9,118	9,118	0	8,573	8,573	0
2046	9,122	9,122	0	8,569	8,569	0
2047	9,132	9,132	0	8,571	8,571	0
2048	9,139	9,139	0	8,570	8,570	0
2049	9,146	9,146	0	8,570	8,570	0
2050	9,157	9,157	0	8,575	8,575	0
2051	9,157	9,157	0	8,575	8,575	0
2052	9,157	9,157	0	8,575	8,575	0
2053	9,157	9,157	0	8,575	8,575	0
2054	9,157	9,157	0	8,575	8,575	0
2055	9,157	9,157	0	8,575	8,575	0
2056	9,157	9,157	0	8,575	8,575	0

[a] The quantity of GHG emissions offsets may be re-evaluated periodically to account for future reductions from the promulgation of state regulations, such as post-2025 model year vehicle emissions standards and post-2030 Renewables Portfolio Standard and other regulations that would reduce Project-related operational GHG emissions but cannot be quantified at this time.

SOURCE: ESA 2018.

4.2 Comparison of Project with ITE Trip Generation Manual – 9th Edition and 10th Edition

The Institute of Transportation Engineers (ITE) released an update to their *Trip Generation* manual in September 2017 (*10th Edition*). Trip rates published in the ITE's *Trip Generation, 9th Edition (9th Edition),* were used to estimate mobile GHG emissions for trips to the proposed high-rise residential, hotel, fast food restaurant, and high-turnover sit-down restaurant land uses during Project operations because utilizing *9th Edition* results in a higher estimated trip generation to provide a more conservative analysis. The Transportation Efficiency Analysis prepared by Fehr and Peers accounts for application of either trip generation manual edition.[11] Specifically relating to the Project, the *10th Edition* offers lower trip generation rates for high-rise residential land uses for the daily, morning peak hour, and afternoon peak hour periods, for hotel land uses for the morning peak hour period, for fast food restaurant land uses for the daily and morning peak hour periods, and for high-turnover sit-down restaurant land uses for the daily, morning peak hour, and afternoon peak hour periods. **Table 23** provides a summary of the net change in mobile source GHG emissions from the Project comparing the emissions with the application of ITE *9th Edition* and the *10th Edition* trip generation rates for the Residential Scenario.

As shown in **Table 23** below, the mobile GHG emissions of the Project would be reduced on average by approximately 1,250 $MTCO_2e$ per year during Project operation using trip generation rate values from the ITE *10th Edition* as compared to the ITE *9th Edition* when using EMFAC 2014 emission factors, and approximately 1,138 $MTCO_2e$ per year during Project operation using trip generation rate values from the ITE *10th Edition* as compared to the ITE *9th Edition* when using EMFAC 2017 emission factors. For the Hotel Scenario, the reduction in mobile source GHG emissions from the use of the ITE *10th Edition* trip generation rates would be expected to achieve a similar proportionate reduction as compared to the ITE *9th Edition* trip generation rates.

Should LADOT request or require application of the ITE's *Trip Generation 10th Edition* or future editions, the Project shall reserve the right to re-evaluate GHG emissions using City-approved *10th Edition* trip generation rates or City-approved future edition trip generation rates as applicable to the proposed Project to determine the necessary GHG offsets required to achieve net zero GHG emissions.

[11] Fehr and Peers, ELDP Transportation Efficiency Analysis for the Hollywood Center Project, April 2018.

TABLE 23
WEST SITE + EAST SITE (RESIDENTIAL SCENARIO) – EVALUATION OF NET CHANGE IN GHG MOBILE EMISSIONS FOR THE PROJECT FROM ITE 9TH AND 10TH EDITION TRIP GENERATION RATES

Year	Project Mobile Emissions using ITE Trip Generation Manual , 9th Edition (EMFAC 2014)	Project Mobile Emissions using ITE Trip Generation Manual , 10th Edition (EMFAC 2014)[a]	Net Change from ITE Trip Generation Manual , 9th Edition	Project Mobile Emissions using ITE Trip Generation Manual , 9th Edition (EMFAC 2017)	Project Mobile Emissions using ITE Trip Generation Manual , 10th Edition (EMFAC 2017)[a]	Net Change from ITE Trip Generation Manual , 9th Edition
Const Yr 1 / 2021	–	–	–	–	–	–
Const Yr 2 / 2022	–	–	–	–	–	–
Const Yr 3 / 2023	621	442	179	582	414	168
Const Yr 4 / 2024	2,422	1,723	698	2,269	1,615	654
Const Yr 5 / 2025	2,348	1,671	677	2,203	1,567	635
Const Yr 6 / 2026	2,540	1,808	732	2,384	1,696	687
2027	5,210	3,708	1,502	4,886	3,477	1,409
2028	5,098	3,628	1,470	4,774	3,397	1,377
2029	4,999	3,557	1,441	4,673	3,326	1,348
2030	4,913	3,496	1,417	4,583	3,262	1,322
2031	4,843	3,446	1,396	4,502	3,204	1,298
2032	4,778	3,400	1,378	4,431	3,153	1,278
2033	4,721	3,360	1,361	4,368	3,108	1,259
2034	4,673	3,326	1,348	4,312	3,069	1,243
2035	4,634	3,298	1,336	4,264	3,034	1,229
2036	4,606	3,278	1,328	4,223	3,006	1,218
2037	4,582	3,261	1,321	4,189	2,981	1,208
2038	4,564	3,248	1,316	4,160	2,960	1,200
2039	4,550	3,238	1,312	4,136	2,943	1,193
2040	4,541	3,232	1,309	4,116	2,929	1,187
2041	4,534	3,226	1,307	4,100	2,918	1,182
2042	4,530	3,224	1,306	4,088	2,909	1,179
2043	4,530	3,223	1,306	4,079	2,903	1,176
2044	4,530	3,224	1,306	4,072	2,898	1,174
2045	4,532	3,225	1,307	4,066	2,894	1,173
2046	4,536	3,228	1,308	4,063	2,892	1,172
2047	4,540	3,231	1,309	4,062	2,890	1,171
2048	4,546	3,235	1,311	4,061	2,890	1,171
2049	4,553	3,240	1,313	4,061	2,890	1,171
2050	4,562	3,246	1,315	4,065	2,893	1,172
2051	4,562	3,246	1,315	4,065	2,893	1,172
2052	4,562	3,246	1,315	4,065	2,893	1,172
2053	4,562	3,246	1,315	4,065	2,893	1,172
2054	4,562	3,246	1,315	4,065	2,893	1,172
2055	4,562	3,246	1,315	4,065	2,893	1,172
2056	4,562	3,246	1,315	4,065	2,893	1,172

[a] The quantity of GHG emissions may be re-evaluated periodically to account for future reductions from the City's adoption of the 10th Edition or future editions of ITE Trip Generation Manuals.

SOURCE: ESA 2018.

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Appendix A
Project Construction Emissions

Hollywood Center Project
Air Quality and Greenhouse Gas Assessment

last update: 4/6/2018 Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

Construction Schedule and Vehicle Data

CalEEMod Construction Phase	Start Date	End Date	Number of Work Days (up to 6 days/week)	Max Daily Number of Workers	Max Daily Inbound + Outbound Worker Trips	Number of Hauling Days	Materia/ Soil Export (CY)	Materia/ Soil Import (CY)	Truck Capacity (CY)	Max Daily Number of Trucks	Max Daily Inbound + Outbound Truck Trips	Distance to Disposal Site (miles) (Distance to Irwindale disposal site)	Number of Concrete Truck Days	Concrete Mat Volume (CY)	Concrete Truck Capacity (CY)	Max Daily Number of Concrete Trucks	Max Daily Inbound + Outbound Concrete Truck Trips	Distance to Concrete Supply Site (miles) (Used average distance of the 4 identified concrete sites)	Max Daily Number of Delivery/ Vendor Trucks	Max Daily Inbound + Outbound Delivery/ Vendor Truck Trips
Project																				
WEST SITE																				
Demolition	1/4/2021	3/1/2021	49	6	12	2	912	-	20	**23**	**46**	30								
Site Preparation	2/1/2021	2/28/2021	24	12	24															
Grading/Excavation	2/11/2021	7/20/2021	137	112	224	88	168,020	-	20	**96**	**192**	30								
Foundations/Concrete Pour (Revised) [MHW104: Foundation]	*7/21/2021*	*9/15/2021*	*49*	*125*	*250*															
Shoring Wall													*19*			*10*	*20*	*7.5*		
Cast in Drilled Hole Foundation								*Assume overlap with Shoring Wall to keep within phase schedule -->*					*41*			*2*	*4*	*7.5*		
Mat Foundation (Continuous Pour)													*1*	*853*	*9 (approx.)*	***94***	***188***	*7.5*		
Column Footings													*4*			*21*	*42*	*7.5*		
Utilities/Trenching (Revised) [MHD101: Relocate/Protect Site Utilities]	*1/14/2021*	*2/3/2021*	*18*	*6*	*12*	70,412														
Building Construction (Revised) [Starting with MHW111: Parking Str.]	*9/16/2021*	*9/30/2023*	*639*	*300*	*600*														*25*	*50*
Structure Equipment Garage						*70*							*52*			***42***	***84***	*7.5*		
Structure Equipment Tower													*42*			*21*	*42*	*7.5*		
Structure Equipment Affordable													*22*			*24*	*48*	*7.5*		
Retail													*2*			*14*	*28*	*7.5*		
Paving (Revised) [MHW112: Hardscape & Landscape]	*2/23/2023*	*5/22/2023*	*76*	*12*	*24*															
Architectural Coatings (Revised) [MHW109: Interior Finish]	*5/12/2022*	*8/18/2023*	*398*	*8*	*16*															
WEST SITE MAX DAILY WORKERS (Building + Paving + Architectural Coating):				**320**	**640**															
EAST SITE																				
Site Preparation	1/3/2024	2/2/2024	27	12	24	2	704	-	20	18	36	30								
Grading/Excavation	1/15/2024	6/10/2024	127	112	224	80	153,655	-	20	**96**	**192**	30								
Foundations/Concrete Pour (Revised) [MHE104: Foundation]	*6/11/2024*	*7/26/2024*	*40*	*124*	*248*															
Shoring Wall													*16*			*10*	*20*	*7.5*		
Cast in Drilled Hole Foundation								*Assume overlap with Shoring Wall to keep within phase schedule -->*					*30*			*2*	*4*	*7.5*		
Mat Foundation (Continuous Pour)													*1*	*632*	*9 (approx.)*	***71***	***142***	*7.5*		
Column Footings													*4*			*21*	*42*	*7.5*		
Utilities/Trenching (Revised) [MHD101: Relocate/Protect Site Utilities]	*1/15/2024*	*1/26/2024*	*11*	*6*	*12*															
Building Construction (Revised) [Starting with MHE111: Parking Str.]	*7/29/2024*	*11/22/2026*	*726*	*300*	*600*														*25*	*50*
Structure Equipment Garage													*58*			***44***	***88***	*7.5*		
Structure Equipment Tower													*82*			*20*	*40*	*7.5*		
Structure Equipment Affordable													*18*			*18*	*36*	*7.5*		
Retail													*3*			*30*	*60*	*7.5*		
Paving (Revised) [MHE112: Hardscape & Landscape]	*12/11/2025*	*3/11/2026*	*78*	*12*	*24*															
Architectural Coatings (Revised) [MHE109: Interior Finish]	*3/12/2025*	*6/22/2026*	*401*	*8*	*16*															
EAST SITE MAX DAILY WORKERS (Building + Paving + Architectural Coating):				**320**	**640**															

MAXIMUM POTENTIAL OVERLAP (EAST BEGINS AFTER GRADING/EXCAVATION OF WEST)

	Number of Vehicles	Inbound + Outbound Trips
WORKERS	640	1,280
TRUCKS (HAUL AND/OR CONCRETE)	163	326

Hollywood Center Project last updated: 2/12/2018

Air Quality and Greenhouse Gas Assessment - Construction Assumptions

Off-Road Heavy-Duty Construction Equipment - West Site

Construction Phase	Heavy-Duty Equipment	No. of Heavy-Duty Equipment	Project Hours of Operation/Day Per Equipment	Hours of Operation/Week Per Equipment	Emissions Tier Rating (After Mitigation)	Notes/Comments
Demolition	Air Compressors	1	8	48		
	Concrete/Industrial Saws	2	8	48		
	Dumpers/Tenders	1	8	48		
	Excavator	1	8	48		
	Jackhammers (generator)	1	8	48		Powered by generator
	Rubber Tired Loaders	1	8	48		
Site Preparation	Excavator	1	8	48		
	Rubber Tired Loaders	1	8	48		
Grading/Excavation	Dumper/Tenders	2	8	48		
	Excavator	4	8	48		
	Plate Compactor	2	8	48		
	Rubber Tired Loaders	2	8	48		
	Tractors/Loaders/Backhoes	1	8	48		
Drainage/Utilities/Trenching	Air Compressors	1	8	48		
	Concrete/Industrial Saws	1	8	48		
	Cranes (Electric)	1	8	48		Electric
	Tractors/Loaders/Backhoes	1	8	48		
Foundation/Concrete Pour	Air Compressors	1	8	48		
	Cranes (Electric)	1	8	48		Electric
	Dumpers/Tenders	2	8	48		
	Forklifts	1	8	48		
	Jackhammers (generator)	1	8	48		Powered by generator
	Pumps	2	8	48		Run separately (1 day)
	Tractors/Loaders/Backhoes	1	8	48		
Building Construction	Air Compressors	1	8	48		
	Bore/Drill Rigs	1	8	48		
	Cranes (Electric)	2	8	48		Electric
	Dumpers/Tenders	2	8	48		
	Forklifts	1	8	48		
	Jackhammers (generator)	1	8	48		Powered by generator
	Pumps	1	8	48		
	Tractors/Loaders/Backhoes	1	8	48		
Paving	Concrete/Industrial Saws	1	8	48		
	Graders	1	8	48		
	Pavers	1	8	48		
	Paving Equipment	1	8	48		
	Plate Compactor	1	8	48		
	Rollers	1	8	48		
	Surfacing Equipment	1	8	48		
	Sweepers/Scrubbers	1	8	48		
Architectural Coating	Air Compressor	1	8	48		
	Dumpers/Tenders	1	8	48		
	Forklifts	1	8	48		

Source: AECOM Tishman, 2018

Hollywood Center Project last updated: 2/12/2018

Air Quality and Greenhouse Gas Assessment - Construction Assumptions

Off-Road Heavy-Duty Construction Equipment - East Site

Construction Phase	Heavy-Duty Equipment	No. of Heavy-Duty Equipment	Project Hours of Operation/Day Per Equipment	Hours of Operation/Week Per Equipment	Notes/Comments
Site Preparation	Excavator	1	8	48	
	Rubber Tired Loaders	1	8	48	
Grading/Excavation	Dumper/Tenders	2	8	48	
	Excavator	4	8	48	
	Plate Compactor	2	8	48	
	Rubber Tired Loaders	2	8	48	
	Tractors/Loaders/Backhoes	1	8	48	
Drainage/Utilities/Trenching	Air Compressors	1	8	48	
	Concrete/Industrial Saws	1	8	48	
	Cranes	1	8	48	Electric
	Tractors/Loaders/Backhoes	1	8	48	
Foundation/Concrete Pour	Air Compressors	1	8	48	
	Cranes	1	8	48	Electric
	Dumpers/Tenders	2	8	48	
	Forklifts	1	8	48	
	Jackhammers (generator)	1	8	48	Powered by generator
	Pumps	2	8	48	Run separately (1 day)
	Tractors/Loaders/Backhoes	1	8	48	
Building Construction	Air Compressors	1	8	48	
	Bore/Drill Rigs	1	8	48	
	Cranes	2	8	48	Electric
	Dumpers/Tenders	2	8	48	
	Forklifts	1	8	48	
	Jackhammers (generator)	1	8	48	Powered by generator
	Pumps	1	8	48	
	Tractors/Loaders/Backhoes	1	8	48	
Paving	Concrete/Industrial Saws	1	8	48	
	Graders	1	8	48	
	Pavers	1	8	48	
	Paving Equipment	1	8	48	
	Plate Compactor	1	8	48	
	Rollers	1	8	48	
	Surfacing Equipment	1	8	48	
	Sweepers/Scrubbers	1	8	48	
Architectural Coating	Air Compressor	1	8	48	
	Dumpers/Tenders	1	8	48	
	Forklifts	1	8	48	

Source: AECOM Tishman, 2018

Hollywood Center - East Site - Construction

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	32.66	1000sqft	0.10	32,665.00	0
Enclosed Parking with Elevator	684.00	Space	0.90	338,450.00	0
Other Non-Asphalt Surfaces	12.90	1000sqft	0.10	12,900.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.82	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Apartments Mid Rise	65.00	Dwelling Unit	0.30	67,149.00	186
Condo/Townhouse High Rise	423.00	Dwelling Unit	0.85	575,100.00	1210

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - For construction, the all residential option was modelled. This is because the difference between this option and the residential/hotel option is negligible. See construction assumptions

Construction Phase - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions. jackhammers are assumed to be powered by generator sets.

Off-road Equipment - see construction assumptions. jackhammers are assumed to be powered by generator sets.

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions.

Grading - see construction assumptions.

Woodstoves - see construction assumptions

Construction Off-road Equipment Mitigation - see construction assumptions

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	43,090.00	43,340.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	129,269.00	130,019.00
tblArchitecturalCoating	ConstArea_Parking	22,426.00	22,318.00
tblAreaCoating	Area_Nonresidential_Exterior	43090	43340
tblAreaCoating	Area_Nonresidential_Interior	129269	130019
tblAreaCoating	Area_Parking	22426	22318
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstructionPhase	NumDays	10.00	401.00
tblConstructionPhase	NumDays	220.00	40.00
tblConstructionPhase	NumDays	220.00	726.00
tblConstructionPhase	NumDays	6.00	127.00
tblConstructionPhase	NumDays	10.00	78.00
tblConstructionPhase	NumDays	3.00	27.00
tblConstructionPhase	NumDaysWeek	5.00	6.00

tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberGas	359.55	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberNoFireplace	42.30	0.00
tblFireplaces	NumberWood	3.25	0.00
tblFireplaces	NumberWood	21.15	0.00
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tblGrading	AcresOfGrading	0.00	2.73
tblGrading	MaterialExported	0.00	153,655.00
tblGrading	MaterialExported	0.00	704.00
tblLandUse	LandUseSquareFeet	32,660.00	32,665.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00
tblLandUse	LandUseSquareFeet	0.00	4,812.00
tblLandUse	LandUseSquareFeet	35,719.20	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00
tblLandUse	LandUseSquareFeet	15,480.00	15,482.00
tblLandUse	LandUseSquareFeet	65,000.00	67,149.00
tblLandUse	LandUseSquareFeet	423,000.00	575,100.00

tblLandUse	LotAcreage	0.75	0.10
tblLandUse	LotAcreage	6.16	0.90
tblLandUse	LotAcreage	0.30	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.82	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	1.71	0.30
tblLandUse	LotAcreage	6.61	0.85
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
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tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
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tblTripsAndVMT	HaulingTripNumber	19,207.00	0.00
tblTripsAndVMT	VendorTripNumber	128.00	0.00
tblTripsAndVMT	VendorTripNumber	128.00	50.00
tblTripsAndVMT	WorkerTripNumber	5.00	24.00
tblTripsAndVMT	WorkerTripNumber	28.00	224.00
tblTripsAndVMT	WorkerTripNumber	10.00	12.00
tblTripsAndVMT	WorkerTripNumber	541.00	248.00
tblTripsAndVMT	WorkerTripNumber	541.00	600.00
tblTripsAndVMT	WorkerTripNumber	108.00	16.00
tblTripsAndVMT	WorkerTripNumber	20.00	24.00
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tblWoodstoves	NumberNoncatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	21.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.4985	2.7972	4.7169	0.0128	0.6877	0.1087	0.7964	0.1817	0.1025	0.2842	0.0000	1,141.9829	1,141.9829	0.1509	0.0000	1,145.7547
2025	2.2706	4.0043	6.4555	0.0190	1.1028	0.1440	1.2468	0.2940	0.1372	0.4313	0.0000	1,700.7095	1,700.7095	0.1703	0.0000	1,704.9680
2026	1.5508	3.7385	5.8036	0.0172	0.9820	0.1358	1.1178	0.2618	0.1290	0.3909	0.0000	1,533.5363	1,533.5363	0.1653	0.0000	1,537.6685
Maximum	**2.2706**	**4.0043**	**6.4555**	**0.0190**	**1.1028**	**0.1440**	**1.2468**	**0.2940**	**0.1372**	**0.4313**	**0.0000**	**1,700.7095**	**1,700.7095**	**0.1703**	**0.0000**	**1,704.9680**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.4456	2.2383	4.4338	0.0128	0.6806	0.0854	0.7661	0.1807	0.0811	0.2618	0.0000	1,061.1252	1,061.1252	0.1247	0.0000	1,064.2432
2025	2.1726	3.0127	5.9120	0.0190	1.1028	0.1019	1.2047	0.2940	0.0985	0.3925	0.0000	1,542.0308	1,542.0308	0.1190	0.0000	1,545.0063
2026	1.4635	2.8547	5.3191	0.0172	0.9820	0.0982	1.0802	0.2618	0.0945	0.3563	0.0000	1,392.0943	1,392.0943	0.1195	0.0000	1,395.0828
Maximum	**2.1726**	**3.0127**	**5.9120**	**0.0190**	**1.1028**	**0.1019**	**1.2047**	**0.2940**	**0.0985**	**0.3925**	**0.0000**	**1,542.0308**	**1,542.0308**	**0.1247**	**0.0000**	**1,545.0063**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**5.51**	**23.10**	**7.72**	**0.00**	**0.26**	**26.50**	**3.48**	**0.13**	**25.69**	**8.65**	**0.00**	**8.71**	**8.71**	**25.33**	**0.00**	**8.75**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**1-3-2024**	**4-2-2024**	0.6573	0.6375
2	**4-3-2024**	**7-2-2024**	0.5975	0.5613
3	**7-3-2024**	**10-2-2024**	0.9285	0.6720
4	**10-3-2024**	**1-2-2025**	1.1204	0.8185
5	**1-3-2025**	**4-2-2025**	1.1797	0.9112
6	**4-3-2025**	**7-2-2025**	1.6372	1.3657
7	**7-3-2025**	**10-2-2025**	1.6556	1.3811
8	**10-3-2025**	**1-2-2026**	1.8196	1.5451
9	**1-3-2026**	**4-2-2026**	2.0660	1.7975
10	**4-3-2026**	**7-2-2026**	1.5617	1.2902
11	**7-3-2026**	**9-30-2026**	1.0102	0.7417
		Highest	2.0660	1.7975

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/3/2024	2/2/2024	6	27	
2	Grading	Grading	1/15/2024	6/10/2024	6	127	
3	Utilities/Trenching	Trenching	1/15/2024	1/26/2024	6	11	
4	Foundations/Concrete Pour	Building Construction	6/11/2024	7/26/2024	6	40	
5	Building Construction	Building Construction	7/29/2024	11/22/2026	6	726	
6	Architectural Coating	Architectural Coating	3/12/2025	6/22/2026	6	401	
7	Paving	Paving	12/11/2025	3/11/2026	6	78	

Acres of Grading (Site Preparation Phase): 2.73

Acres of Grading (Grading Phase): 2.73

Acres of Paving: 1.181

Residential Indoor: 1,300,554; Residential Outdoor: 433,518; Non-Residential Indoor: 130,019; Non-Residential Outdoor: 43,340; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Rubber Tired Loaders	1	8.00	203	0.36
Site Preparation	Scrapers	0	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Grading	Dumpers/Tenders	2	8.00	16	0.38
Grading	Excavators	4	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Plate Compactors	2	8.00	8	0.43
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Utilities/Trenching	Air Compressors	1	8.00	78	0.48
Utilities/Trenching	Concrete/Industrial Saws	1	8.00	81	0.73
Utilities/Trenching	Cranes	1	8.00	231	0.29
Utilities/Trenching	Rubber Tired Dozers	0	8.00	247	0.40

Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Air Compressors	1	8.00	78	0.48
Foundations/Concrete Pour	Cranes	1	8.00	231	0.29
Foundations/Concrete Pour	Dumpers/Tenders	1	8.00	16	0.38
Foundations/Concrete Pour	Forklifts	1	8.00	89	0.20
Foundations/Concrete Pour	Generator Sets	1	8.00	84	0.74
Foundations/Concrete Pour	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Welders	0	8.00	46	0.45
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Bore/Drill Rigs	1	8.00	221	0.50
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Dumpers/Tenders	2	8.00	16	0.38
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Forklifts	1	8.00	89	0.20
Paving	Cement and Mortar Mixers	0	8.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	1	8.00	80	0.38
Paving	Surfacing Equipment	1	8.00	263	0.30
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	11	224.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Utilities/Trenching	4	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	6	248.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	10	600.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.4900e-003	0.0000	1.4900e-003	1.6000e-004	0.0000	1.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.8600e-003	0.0504	0.0643	1.5000e-004		1.9800e-003	1.9800e-003		1.8300e-003	1.8300e-003	0.0000	13.5425	13.5425	4.3800e-003	0.0000	13.6520
Total	**5.8600e-003**	**0.0504**	**0.0643**	**1.5000e-004**	**1.4900e-003**	**1.9800e-003**	**3.4700e-003**	**1.6000e-004**	**1.8300e-003**	**1.9900e-003**	**0.0000**	**13.5425**	**13.5425**	**4.3800e-003**	**0.0000**	**13.6520**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1600e-003	8.1000e-004	9.6700e-003	3.0000e-005	3.5500e-003	3.0000e-005	3.5800e-003	9.4000e-004	2.0000e-005	9.7000e-004	0.0000	2.8860	2.8860	7.0000e-005	0.0000	2.8878
Total	**1.1600e-003**	**8.1000e-004**	**9.6700e-003**	**3.0000e-005**	**3.5500e-003**	**3.0000e-005**	**3.5800e-003**	**9.4000e-004**	**2.0000e-005**	**9.7000e-004**	**0.0000**	**2.8860**	**2.8860**	**7.0000e-005**	**0.0000**	**2.8878**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-004	0.0000	5.8000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.8600e-003	0.0504	0.0643	1.5000e-004		1.9800e-003	1.9800e-003		1.8300e-003	1.8300e-003	0.0000	13.5425	13.5425	4.3800e-003	0.0000	13.6520
Total	**5.8600e-003**	**0.0504**	**0.0643**	**1.5000e-004**	**5.8000e-004**	**1.9800e-003**	**2.5600e-003**	**6.0000e-005**	**1.8300e-003**	**1.8900e-003**	**0.0000**	**13.5425**	**13.5425**	**4.3800e-003**	**0.0000**	**13.6520**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1600e-003	8.1000e-004	9.6700e-003	3.0000e-005	3.5500e-003	3.0000e-005	3.5800e-003	9.4000e-004	2.0000e-005	9.7000e-004	0.0000	2.8860	2.8860	7.0000e-005	0.0000	2.8878
Total	**1.1600e-003**	**8.1000e-004**	**9.6700e-003**	**3.0000e-005**	**3.5500e-003**	**3.0000e-005**	**3.5800e-003**	**9.4000e-004**	**2.0000e-005**	**9.7000e-004**	**0.0000**	**2.8860**	**2.8860**	**7.0000e-005**	**0.0000**	**2.8878**

3.3 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0101	0.0000	0.0101	1.4700e-003	0.0000	1.4700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	0.8348	1.2199	2.4600e-003		0.0351	0.0351		0.0326	0.0326	0.0000	213.4136	213.4136	0.0666	0.0000	215.0794
Total	**0.1016**	**0.8348**	**1.2199**	**2.4600e-003**	**0.0101**	**0.0351**	**0.0452**	**1.4700e-003**	**0.0326**	**0.0340**	**0.0000**	**213.4136**	**213.4136**	**0.0666**	**0.0000**	**215.0794**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0511	0.0355	0.4244	1.4000e-003	0.1559	1.1900e-003	0.1571	0.0414	1.1000e-003	0.0425	0.0000	126.6985	126.6985	3.0800e-003	0.0000	126.7756
Total	**0.0511**	**0.0355**	**0.4244**	**1.4000e-003**	**0.1559**	**1.1900e-003**	**0.1571**	**0.0414**	**1.1000e-003**	**0.0425**	**0.0000**	**126.6985**	**126.6985**	**3.0800e-003**	**0.0000**	**126.7756**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.9500e-003	0.0000	3.9500e-003	5.7000e-004	0.0000	5.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	0.8348	1.2199	2.4600e-003		0.0351	0.0351		0.0326	0.0326	0.0000	213.4133	213.4133	0.0666	0.0000	215.0791
Total	**0.1016**	**0.8348**	**1.2199**	**2.4600e-003**	**3.9500e-003**	**0.0351**	**0.0391**	**5.7000e-004**	**0.0326**	**0.0331**	**0.0000**	**213.4133**	**213.4133**	**0.0666**	**0.0000**	**215.0791**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0511	0.0355	0.4244	1.4000e-003	0.1559	1.1900e-003	0.1571	0.0414	1.1000e-003	0.0425	0.0000	126.6985	126.6985	3.0800e-003	0.0000	126.7756
Total	**0.0511**	**0.0355**	**0.4244**	**1.4000e-003**	**0.1559**	**1.1900e-003**	**0.1571**	**0.0414**	**1.1000e-003**	**0.0425**	**0.0000**	**126.6985**	**126.6985**	**3.0800e-003**	**0.0000**	**126.7756**

3.4 Utilities/Trenching - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.6600e-003	0.0495	0.0554	1.1000e-004		2.2200e-003	2.2200e-003		2.1300e-003	2.1300e-003	0.0000	9.1233	9.1233	1.6300e-003	0.0000	9.1642
Total	**5.6600e-003**	**0.0495**	**0.0554**	**1.1000e-004**		**2.2200e-003**	**2.2200e-003**		**2.1300e-003**	**2.1300e-003**	**0.0000**	**9.1233**	**9.1233**	**1.6300e-003**	**0.0000**	**9.1642**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4000e-004	1.6000e-004	1.9700e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.5879	0.5879	1.0000e-005	0.0000	0.5882
Total	**2.4000e-004**	**1.6000e-004**	**1.9700e-003**	**1.0000e-005**	**7.2000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.5879**	**0.5879**	**1.0000e-005**	**0.0000**	**0.5882**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.8400e-003	0.0302	0.0457	1.1000e-004		1.4200e-003	1.4200e-003		1.3900e-003	1.3900e-003	0.0000	6.3352	6.3352	7.3000e-004	0.0000	6.3535
Total	**3.8400e-003**	**0.0302**	**0.0457**	**1.1000e-004**		**1.4200e-003**	**1.4200e-003**		**1.3900e-003**	**1.3900e-003**	**0.0000**	**6.3352**	**6.3352**	**7.3000e-004**	**0.0000**	**6.3535**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4000e-004	1.6000e-004	1.9700e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.5879	0.5879	1.0000e-005	0.0000	0.5882
Total	**2.4000e-004**	**1.6000e-004**	**1.9700e-003**	**1.0000e-005**	**7.2000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.5879**	**0.5879**	**1.0000e-005**	**0.0000**	**0.5882**

3.5 Foundations/Concrete Pour - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0234	0.2094	0.2296	4.3000e-004		9.4500e-003	9.4500e-003		9.0300e-003	9.0300e-003	0.0000	37.5183	37.5183	6.8800e-003	0.0000	37.6903
Total	**0.0234**	**0.2094**	**0.2296**	**4.3000e-004**		**9.4500e-003**	**9.4500e-003**		**9.0300e-003**	**9.0300e-003**	**0.0000**	**37.5183**	**37.5183**	**6.8800e-003**	**0.0000**	**37.6903**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0178	0.0124	0.1480	4.9000e-004	0.0544	4.2000e-004	0.0548	0.0144	3.8000e-004	0.0148	0.0000	44.1806	44.1806	1.0800e-003	0.0000	44.2075
Total	**0.0178**	**0.0124**	**0.1480**	**4.9000e-004**	**0.0544**	**4.2000e-004**	**0.0548**	**0.0144**	**3.8000e-004**	**0.0148**	**0.0000**	**44.1806**	**44.1806**	**1.0800e-003**	**0.0000**	**44.2075**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0168	0.1393	0.1941	4.3000e-004		6.5300e-003	6.5300e-003		6.3500e-003	6.3500e-003	0.0000	27.3795	27.3795	3.6000e-003	0.0000	27.4694
Total	**0.0168**	**0.1393**	**0.1941**	**4.3000e-004**		**6.5300e-003**	**6.5300e-003**		**6.3500e-003**	**6.3500e-003**	**0.0000**	**27.3795**	**27.3795**	**3.6000e-003**	**0.0000**	**27.4694**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0178	0.0124	0.1480	4.9000e-004	0.0544	4.2000e-004	0.0548	0.0144	3.8000e-004	0.0148	0.0000	44.1806	44.1806	1.0800e-003	0.0000	44.2075
Total	**0.0178**	**0.0124**	**0.1480**	**4.9000e-004**	**0.0544**	**4.2000e-004**	**0.0548**	**0.0144**	**3.8000e-004**	**0.0148**	**0.0000**	**44.1806**	**44.1806**	**1.0800e-003**	**0.0000**	**44.2075**

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1401	1.2675	1.2905	2.9700e-003		0.0546	0.0546		0.0521	0.0521	0.0000	256.9830	256.9830	0.0541	0.0000	258.3361
Total	**0.1401**	**1.2675**	**1.2905**	**2.9700e-003**		**0.0546**	**0.0546**		**0.0521**	**0.0521**	**0.0000**	**256.9830**	**256.9830**	**0.0541**	**0.0000**	**258.3361**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0700e-003	0.2364	0.0738	8.1000e-004	0.0211	2.7000e-004	0.0214	6.0900e-003	2.6000e-004	6.3500e-003	0.0000	78.9727	78.9727	4.2600e-003	0.0000	79.0792
Worker	0.1445	0.1003	1.1995	3.9600e-003	0.4405	3.3700e-003	0.4439	0.1170	3.1000e-003	0.1201	0.0000	358.0765	358.0765	8.7200e-003	0.0000	358.2945
Total	**0.1515**	**0.3368**	**1.2732**	**4.7700e-003**	**0.4616**	**3.6400e-003**	**0.4653**	**0.1231**	**3.3600e-003**	**0.1265**	**0.0000**	**437.0492**	**437.0492**	**0.0130**	**0.0000**	**437.3736**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0956	0.7980	1.0527	2.9700e-003		0.0351	0.0351		0.0341	0.0341	0.0000	189.0526	189.0526	0.0322	0.0000	189.8565
Total	**0.0956**	**0.7980**	**1.0527**	**2.9700e-003**		**0.0351**	**0.0351**		**0.0341**	**0.0341**	**0.0000**	**189.0526**	**189.0526**	**0.0322**	**0.0000**	**189.8565**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0700e-003	0.2364	0.0738	8.1000e-004	0.0211	2.7000e-004	0.0214	6.0900e-003	2.6000e-004	6.3500e-003	0.0000	78.9727	78.9727	4.2600e-003	0.0000	79.0792
Worker	0.1445	0.1003	1.1995	3.9600e-003	0.4405	3.3700e-003	0.4439	0.1170	3.1000e-003	0.1201	0.0000	358.0765	358.0765	8.7200e-003	0.0000	358.2945
Total	**0.1515**	**0.3368**	**1.2732**	**4.7700e-003**	**0.4616**	**3.6400e-003**	**0.4653**	**0.1231**	**3.3600e-003**	**0.1265**	**0.0000**	**437.0492**	**437.0492**	**0.0130**	**0.0000**	**437.3736**

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3101	2.7596	2.9988	6.9300e-003		0.1139	0.1139		0.1086	0.1086	0.0000	600.2967	600.2967	0.1257	0.0000	603.4396
Total	**0.3101**	**2.7596**	**2.9988**	**6.9300e-003**		**0.1139**	**0.1139**		**0.1086**	**0.1086**	**0.0000**	**600.2967**	**600.2967**	**0.1257**	**0.0000**	**603.4396**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0161	0.5475	0.1678	1.8900e-003	0.0493	6.3000e-004	0.0499	0.0142	6.0000e-004	0.0148	0.0000	183.4610	183.4610	9.8000e-003	0.0000	183.7060
Worker	0.3208	0.2144	2.6002	8.8900e-003	1.0290	7.7000e-003	1.0367	0.2733	7.0900e-003	0.2804	0.0000	804.0162	804.0162	0.0186	0.0000	804.4803
Total	**0.3369**	**0.7619**	**2.7681**	**0.0108**	**1.0783**	**8.3300e-003**	**1.0866**	**0.2875**	**7.6900e-003**	**0.2952**	**0.0000**	**987.4772**	**987.4772**	**0.0284**	**0.0000**	**988.1863**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2122	1.7680	2.4552	6.9300e-003		0.0718	0.0718		0.0698	0.0698	0.0000	441.6181	441.6181	0.0744	0.0000	443.4780
Total	**0.2122**	**1.7680**	**2.4552**	**6.9300e-003**		**0.0718**	**0.0718**		**0.0698**	**0.0698**	**0.0000**	**441.6181**	**441.6181**	**0.0744**	**0.0000**	**443.4780**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0161	0.5475	0.1678	1.8900e-003	0.0493	6.3000e-004	0.0499	0.0142	6.0000e-004	0.0148	0.0000	183.4610	183.4610	9.8000e-003	0.0000	183.7060
Worker	0.3208	0.2144	2.6002	8.8900e-003	1.0290	7.7000e-003	1.0367	0.2733	7.0900e-003	0.2804	0.0000	804.0162	804.0162	0.0186	0.0000	804.4803
Total	**0.3369**	**0.7619**	**2.7681**	**0.0108**	**1.0783**	**8.3300e-003**	**1.0866**	**0.2875**	**7.6900e-003**	**0.2952**	**0.0000**	**987.4772**	**987.4772**	**0.0284**	**0.0000**	**988.1863**

3.6 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2764	2.4598	2.6730	6.1800e-003		0.1015	0.1015		0.0968	0.0968	0.0000	535.0887	535.0887	0.1121	0.0000	537.8902
Total	**0.2764**	**2.4598**	**2.6730**	**6.1800e-003**		**0.1015**	**0.1015**		**0.0968**	**0.0968**	**0.0000**	**535.0887**	**535.0887**	**0.1121**	**0.0000**	**537.8902**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0140	0.4834	0.1466	1.6700e-003	0.0439	5.5000e-004	0.0445	0.0127	5.2000e-004	0.0132	0.0000	162.6723	162.6723	8.6100e-003	0.0000	162.8875
Worker	0.2733	0.1761	2.1658	7.6500e-003	0.9172	6.6300e-003	0.9238	0.2436	6.1100e-003	0.2497	0.0000	691.7861	691.7861	0.0152	0.0000	692.1653
Total	**0.2873**	**0.6595**	**2.3124**	**9.3200e-003**	**0.9611**	**7.1800e-003**	**0.9683**	**0.2563**	**6.6300e-003**	**0.2629**	**0.0000**	**854.4584**	**854.4584**	**0.0238**	**0.0000**	**855.0528**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1891	1.5759	2.1885	6.1800e-003		0.0640	0.0640		0.0622	0.0622	0.0000	393.6468	393.6468	0.0663	0.0000	395.3047
Total	**0.1891**	**1.5759**	**2.1885**	**6.1800e-003**		**0.0640**	**0.0640**		**0.0622**	**0.0622**	**0.0000**	**393.6468**	**393.6468**	**0.0663**	**0.0000**	**395.3047**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0140	0.4834	0.1466	1.6700e-003	0.0439	5.5000e-004	0.0445	0.0127	5.2000e-004	0.0132	0.0000	162.6723	162.6723	8.6100e-003	0.0000	162.8875
Worker	0.2733	0.1761	2.1658	7.6500e-003	0.9172	6.6300e-003	0.9238	0.2436	6.1100e-003	0.2497	0.0000	691.7861	691.7861	0.0152	0.0000	692.1653
Total	**0.2873**	**0.6595**	**2.3124**	**9.3200e-003**	**0.9611**	**7.1800e-003**	**0.9683**	**0.2563**	**6.6300e-003**	**0.2629**	**0.0000**	**854.4584**	**854.4584**	**0.0238**	**0.0000**	**855.0528**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5539					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0491	0.3555	0.4803	7.9000e-004		0.0164	0.0164		0.0160	0.0160	0.0000	67.0462	67.0462	8.5900e-003	0.0000	67.2610
Total	**1.6030**	**0.3555**	**0.4803**	**7.9000e-004**		**0.0164**	**0.0164**		**0.0160**	**0.0160**	**0.0000**	**67.0462**	**67.0462**	**8.5900e-003**	**0.0000**	**67.2610**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9200e-003	4.6200e-003	0.0561	1.9000e-004	0.0222	1.7000e-004	0.0224	5.8900e-003	1.5000e-004	6.0400e-003	0.0000	17.3304	17.3304	4.0000e-004	0.0000	17.3405
Total	**6.9200e-003**	**4.6200e-003**	**0.0561**	**1.9000e-004**	**0.0222**	**1.7000e-004**	**0.0224**	**5.8900e-003**	**1.5000e-004**	**6.0400e-003**	**0.0000**	**17.3304**	**17.3304**	**4.0000e-004**	**0.0000**	**17.3405**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5539					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0491	0.3555	0.4803	7.9000e-004		0.0164	0.0164		0.0160	0.0160	0.0000	67.0461	67.0461	8.5900e-003	0.0000	67.2609
Total	**1.6030**	**0.3555**	**0.4803**	**7.9000e-004**		**0.0164**	**0.0164**		**0.0160**	**0.0160**	**0.0000**	**67.0461**	**67.0461**	**8.5900e-003**	**0.0000**	**67.2609**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9200e-003	4.6200e-003	0.0561	1.9000e-004	0.0222	1.7000e-004	0.0224	5.8900e-003	1.5000e-004	6.0400e-003	0.0000	17.3304	17.3304	4.0000e-004	0.0000	17.3405
Total	**6.9200e-003**	**4.6200e-003**	**0.0561**	**1.9000e-004**	**0.0222**	**1.7000e-004**	**0.0224**	**5.8900e-003**	**1.5000e-004**	**6.0400e-003**	**0.0000**	**17.3304**	**17.3304**	**4.0000e-004**	**0.0000**	**17.3405**

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9090					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0287	0.2080	0.2810	4.6000e-004		9.6000e-003	9.6000e-003		9.3400e-003	9.3400e-003	0.0000	39.2207	39.2207	5.0300e-003	0.0000	39.3464
Total	**0.9377**	**0.2080**	**0.2810**	**4.6000e-004**		**9.6000e-003**	**9.6000e-003**		**9.3400e-003**	**9.3400e-003**	**0.0000**	**39.2207**	**39.2207**	**5.0300e-003**	**0.0000**	**39.3464**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8700e-003	2.4900e-003	0.0306	1.1000e-004	0.0130	9.0000e-005	0.0131	3.4500e-003	9.0000e-005	3.5300e-003	0.0000	9.7858	9.7858	2.1000e-004	0.0000	9.7912
Total	**3.8700e-003**	**2.4900e-003**	**0.0306**	**1.1000e-004**	**0.0130**	**9.0000e-005**	**0.0131**	**3.4500e-003**	**9.0000e-005**	**3.5300e-003**	**0.0000**	**9.7858**	**9.7858**	**2.1000e-004**	**0.0000**	**9.7912**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9090					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0287	0.2080	0.2810	4.6000e-004		9.6000e-003	9.6000e-003		9.3400e-003	9.3400e-003	0.0000	39.2206	39.2206	5.0300e-003	0.0000	39.3463
Total	**0.9377**	**0.2080**	**0.2810**	**4.6000e-004**		**9.6000e-003**	**9.6000e-003**		**9.3400e-003**	**9.3400e-003**	**0.0000**	**39.2206**	**39.2206**	**5.0300e-003**	**0.0000**	**39.3463**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8700e-003	2.4900e-003	0.0306	1.1000e-004	0.0130	9.0000e-005	0.0131	3.4500e-003	9.0000e-005	3.5300e-003	0.0000	9.7858	9.7858	2.1000e-004	0.0000	9.7912
Total	**3.8700e-003**	**2.4900e-003**	**0.0306**	**1.1000e-004**	**0.0130**	**9.0000e-005**	**0.0131**	**3.4500e-003**	**9.0000e-005**	**3.5300e-003**	**0.0000**	**9.7858**	**9.7858**	**2.1000e-004**	**0.0000**	**9.7912**

3.8 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0130	0.1222	0.1464	3.1000e-004		5.1900e-003	5.1900e-003		4.8500e-003	4.8500e-003	0.0000	26.7095	26.7095	7.2200e-003	0.0000	26.8902
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0130**	**0.1222**	**0.1464**	**3.1000e-004**		**5.1900e-003**	**5.1900e-003**		**4.8500e-003**	**4.8500e-003**	**0.0000**	**26.7095**	**26.7095**	**7.2200e-003**	**0.0000**	**26.8902**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-004	4.9000e-004	5.9800e-003	2.0000e-005	2.3700e-003	2.0000e-005	2.3800e-003	6.3000e-004	2.0000e-005	6.4000e-004	0.0000	1.8495	1.8495	4.0000e-005	0.0000	1.8506
Total	**7.4000e-004**	**4.9000e-004**	**5.9800e-003**	**2.0000e-005**	**2.3700e-003**	**2.0000e-005**	**2.3800e-003**	**6.3000e-004**	**2.0000e-005**	**6.4000e-004**	**0.0000**	**1.8495**	**1.8495**	**4.0000e-005**	**0.0000**	**1.8506**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0130	0.1222	0.1464	3.1000e-004		5.1900e-003	5.1900e-003		4.8500e-003	4.8500e-003	0.0000	26.7095	26.7095	7.2200e-003	0.0000	26.8901
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0130**	**0.1222**	**0.1464**	**3.1000e-004**		**5.1900e-003**	**5.1900e-003**		**4.8500e-003**	**4.8500e-003**	**0.0000**	**26.7095**	**26.7095**	**7.2200e-003**	**0.0000**	**26.8901**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-004	4.9000e-004	5.9800e-003	2.0000e-005	2.3700e-003	2.0000e-005	2.3800e-003	6.3000e-004	2.0000e-005	6.4000e-004	0.0000	1.8495	1.8495	4.0000e-005	0.0000	1.8506
Total	**7.4000e-004**	**4.9000e-004**	**5.9800e-003**	**2.0000e-005**	**2.3700e-003**	**2.0000e-005**	**2.3800e-003**	**6.3000e-004**	**2.0000e-005**	**6.4000e-004**	**0.0000**	**1.8495**	**1.8495**	**4.0000e-005**	**0.0000**	**1.8506**

3.8 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0432	0.4073	0.4880	1.0200e-003		0.0173	0.0173		0.0162	0.0162	0.0000	89.0318	89.0318	0.0241	0.0000	89.6339
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0432**	**0.4073**	**0.4880**	**1.0200e-003**		**0.0173**	**0.0173**		**0.0162**	**0.0162**	**0.0000**	**89.0318**	**89.0318**	**0.0241**	**0.0000**	**89.6339**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3500e-003	1.5100e-003	0.0186	7.0000e-005	7.8900e-003	6.0000e-005	7.9500e-003	2.1000e-003	5.0000e-005	2.1500e-003	0.0000	5.9509	5.9509	1.3000e-004	0.0000	5.9541
Total	**2.3500e-003**	**1.5100e-003**	**0.0186**	**7.0000e-005**	**7.8900e-003**	**6.0000e-005**	**7.9500e-003**	**2.1000e-003**	**5.0000e-005**	**2.1500e-003**	**0.0000**	**5.9509**	**5.9509**	**1.3000e-004**	**0.0000**	**5.9541**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0432	0.4073	0.4880	1.0200e-003		0.0173	0.0173		0.0162	0.0162	0.0000	89.0317	89.0317	0.0241	0.0000	89.6337
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0432**	**0.4073**	**0.4880**	**1.0200e-003**		**0.0173**	**0.0173**		**0.0162**	**0.0162**	**0.0000**	**89.0317**	**89.0317**	**0.0241**	**0.0000**	**89.6337**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3500e-003	1.5100e-003	0.0186	7.0000e-005	7.8900e-003	6.0000e-005	7.9500e-003	2.1000e-003	5.0000e-005	2.1500e-003	0.0000	5.9509	5.9509	1.3000e-004	0.0000	5.9541
Total	**2.3500e-003**	**1.5100e-003**	**0.0186**	**7.0000e-005**	**7.8900e-003**	**6.0000e-005**	**7.9500e-003**	**2.1000e-003**	**5.0000e-005**	**2.1500e-003**	**0.0000**	**5.9509**	**5.9509**	**1.3000e-004**	**0.0000**	**5.9541**

Hollywood Center - East Site - Pumps

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	423.00	Dwelling Unit	0.85	575,100.00	1181

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - see construction assumptions

Construction Phase - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Woodstoves - see construction assumptions

Construction Off-road Equipment Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Residential_Exterior	388193	370188
tblAreaCoating	Area_Residential_Interior	1164578	1110563
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	100.00	1.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	359.55	0.00
tblFireplaces	NumberNoFireplace	42.30	0.00
tblFireplaces	NumberWood	21.15	0.00
tblLandUse	LandUseSquareFeet	423,000.00	575,100.00
tblLandUse	LotAcreage	6.82	0.85
tblLandUse	Population	1,210.00	1,181.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	4.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblSolidWaste	SolidWasteGenerationRate	194.58	189.98
tblTripsAndVMT	VendorTripNumber	45.00	0.00
tblTripsAndVMT	WorkerTripNumber	305.00	4.00
tblWater	IndoorWaterUseRate	27,560,152.84	26,908,612.58
tblWater	OutdoorWaterUseRate	17,374,878.96	16,964,125.32
tblWoodstoves	NumberCatalytic	21.15	0.00
tblWoodstoves	NumberNoncatalytic	21.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	4.3000e-004	3.5500e-003	5.1700e-003	1.0000e-005	2.0000e-005	1.6000e-004	1.8000e-004	1.0000e-005	1.6000e-004	1.7000e-004	0.0000	0.7950	0.7950	3.0000e-005	0.0000	0.7958
Maximum	**4.3000e-004**	**3.5500e-003**	**5.1700e-003**	**1.0000e-005**	**2.0000e-005**	**1.6000e-004**	**1.8000e-004**	**1.0000e-005**	**1.6000e-004**	**1.7000e-004**	**0.0000**	**0.7950**	**0.7950**	**3.0000e-005**	**0.0000**	**0.7958**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	4.3000e-004	3.5500e-003	5.1700e-003	1.0000e-005	2.0000e-005	1.6000e-004	1.8000e-004	1.0000e-005	1.6000e-004	1.7000e-004	0.0000	0.7950	0.7950	3.0000e-005	0.0000	0.7958
Maximum	**4.3000e-004**	**3.5500e-003**	**5.1700e-003**	**1.0000e-005**	**2.0000e-005**	**1.6000e-004**	**1.8000e-004**	**1.0000e-005**	**1.6000e-004**	**1.7000e-004**	**0.0000**	**0.7950**	**0.7950**	**3.0000e-005**	**0.0000**	**0.7958**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	**Start Date**	**End Date**	**Maximum Unmitigated ROG + NOX (tons/quarter)**	**Maximum Mitigated ROG + NOX (tons/quarter)**
1	**6-11-2024**	**9-10-2024**	0.0034	0.0034
		Highest	0.0034	0.0034

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Foundations/Concrete Pour	Building Construction	6/11/2024	6/11/2024	6	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Foundations/Concrete Pour	Cranes	0	6.00	231	0.29
Foundations/Concrete Pour	Forklifts	0	6.00	89	0.20
Foundations/Concrete Pour	Generator Sets	0	8.00	84	0.74
Foundations/Concrete Pour	Pumps	2	11.00	84	0.74
Foundations/Concrete Pour	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Foundations/Concrete Pour	Welders	0	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Foundations/Concrete Pour	2	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Foundations/Concrete Pour - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.2000e-004	3.5500e-003	5.1100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.7772	0.7772	3.0000e-005	0.0000	0.7780
Total	**4.2000e-004**	**3.5500e-003**	**5.1100e-003**	**1.0000e-005**		**1.6000e-004**	**1.6000e-004**		**1.6000e-004**	**1.6000e-004**	**0.0000**	**0.7772**	**0.7772**	**3.0000e-005**	**0.0000**	**0.7780**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	0.0000	6.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178
Total	**1.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0178**	**0.0178**	**0.0000**	**0.0000**	**0.0178**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.2000e-004	3.5500e-003	5.1100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.7772	0.7772	3.0000e-005	0.0000	0.7780
Total	**4.2000e-004**	**3.5500e-003**	**5.1100e-003**	**1.0000e-005**		**1.6000e-004**	**1.6000e-004**		**1.6000e-004**	**1.6000e-004**	**0.0000**	**0.7772**	**0.7772**	**3.0000e-005**	**0.0000**	**0.7780**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	0.0000	6.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178
Total	**1.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0178**	**0.0178**	**0.0000**	**0.0000**	**0.0178**

Hollywood Center - West Site - Pumps

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	449.00	Dwelling Unit	0.50	581,000.00	1659

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2021
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - see construction assumptions

Construction Phase - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Woodstoves - see construction assumptions

Construction Off-road Equipment Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Residential_Exterior	392175	492589
tblAreaCoating	Area_Residential_Interior	1176525	1477766
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	100.00	1.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00
tblFireplaces	NumberWood	22.45	0.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	7.24	0.50
tblLandUse	Population	1,284.00	1,659.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	4.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblSolidWaste	SolidWasteGenerationRate	206.54	266.80
tblTripsAndVMT	VendorTripNumber	48.00	0.00
tblTripsAndVMT	WorkerTripNumber	323.00	4.00
tblWater	IndoorWaterUseRate	29,254,157.50	37,789,334.86
tblWater	OutdoorWaterUseRate	18,442,838.43	23,823,711.11
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	6.7000e-004	5.6200e-003	6.6200e-003	1.0000e-005	2.0000e-005	3.1000e-004	3.3000e-004	1.0000e-005	3.1000e-004	3.2000e-004	0.0000	1.0089	1.0089	5.0000e-005	0.0000	1.0103
Maximum	**6.7000e-004**	**5.6200e-003**	**6.6200e-003**	**1.0000e-005**	**2.0000e-005**	**3.1000e-004**	**3.3000e-004**	**1.0000e-005**	**3.1000e-004**	**3.2000e-004**	**0.0000**	**1.0089**	**1.0089**	**5.0000e-005**	**0.0000**	**1.0103**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	6.7000e-004	5.6200e-003	6.6200e-003	1.0000e-005	2.0000e-005	3.1000e-004	3.3000e-004	1.0000e-005	3.1000e-004	3.2000e-004	0.0000	1.0089	1.0089	5.0000e-005	0.0000	1.0103
Maximum	**6.7000e-004**	**5.6200e-003**	**6.6200e-003**	**1.0000e-005**	**2.0000e-005**	**3.1000e-004**	**3.3000e-004**	**1.0000e-005**	**3.1000e-004**	**3.2000e-004**	**0.0000**	**1.0089**	**1.0089**	**5.0000e-005**	**0.0000**	**1.0103**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	**Start Date**	**End Date**	**Maximum Unmitigated ROG + NOX (tons/quarter)**	**Maximum Mitigated ROG + NOX (tons/quarter)**
1	**7-21-2021**	**9-30-2021**	0.0054	0.0054
		Highest	0.0054	0.0054

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Foundations/Concrete Pour	Building Construction	7/21/2021	7/21/2021	6	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Foundations/Concrete Pour	Cranes	0	6.00	231	0.29
Foundations/Concrete Pour	Forklifts	0	6.00	89	0.20
Foundations/Concrete Pour	Generator Sets	0	8.00	84	0.74
Foundations/Concrete Pour	Pumps	2	14.00	84	0.74
Foundations/Concrete Pour	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Foundations/Concrete Pour	Welders	0	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Foundations/Concrete Pour	2	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Foundations/Concrete Pour - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7000e-004	5.6200e-003	6.5500e-003	1.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	0.9891	0.9891	5.0000e-005	0.0000	0.9905
Total	**6.7000e-004**	**5.6200e-003**	**6.5500e-003**	**1.0000e-005**		**3.1000e-004**	**3.1000e-004**		**3.1000e-004**	**3.1000e-004**	**0.0000**	**0.9891**	**0.9891**	**5.0000e-005**	**0.0000**	**0.9905**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0198	0.0198	0.0000	0.0000	0.0198
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0198**	**0.0198**	**0.0000**	**0.0000**	**0.0198**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7000e-004	5.6200e-003	6.5500e-003	1.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	0.9891	0.9891	5.0000e-005	0.0000	0.9905
Total	**6.7000e-004**	**5.6200e-003**	**6.5500e-003**	**1.0000e-005**		**3.1000e-004**	**3.1000e-004**		**3.1000e-004**	**3.1000e-004**	**0.0000**	**0.9891**	**0.9891**	**5.0000e-005**	**0.0000**	**0.9905**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0198	0.0198	0.0000	0.0000	0.0198
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0198**	**0.0198**	**0.0000**	**0.0000**	**0.0198**

Hollywood Center - West - Construction

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - see construction assumptions

Construction Phase - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions. Jackhammer assumed to be powered by generator set.

Off-road Equipment - see construction assumptions. Jackhammers assumed to be powered by generator set.

Off-road Equipment - see construction assumptions. Jackhammers assumed to be powered by generator.

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Demolition - 912 CY converted to building square footage.

Grading - see construction assumptions

Woodstoves - see construction assumptions

Construction Off-road Equipment Mitigation - see construction assumptions

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	44,455.00	45,115.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	133,364.00	135,344.00
tblArchitecturalCoating	ConstArea_Parking	26,974.00	26,786.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	437,738.00	437,603.00
tblArchitecturalCoating	ConstArea_Residential_Interior	1,313,213.00	1,312,808.00
tblAreaCoating	Area_Nonresidential_Exterior	44455	45115
tblAreaCoating	Area_Nonresidential_Interior	133364	135344
tblAreaCoating	Area_Parking	26974	26786
tblAreaCoating	Area_Residential_Exterior	437738	437603
tblAreaCoating	Area_Residential_Interior	1313213	1312808
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00

tblConstructionPhase	NumDays	20.00	49.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	4.00	137.00
tblConstructionPhase	NumDays	200.00	49.00
tblConstructionPhase	NumDays	200.00	639.00
tblConstructionPhase	NumDays	10.00	398.00
tblConstructionPhase	NumDays	10.00	76.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00
tblFireplaces	NumberWood	3.40	0.00
tblFireplaces	NumberWood	22.45	0.00
tblGrading	AcresOfGrading	0.00	1.84
tblGrading	AcresOfGrading	0.00	1.84
tblGrading	MaterialExported	0.00	168,020.00

tblLandUse	LandUseSquareFeet	334,800.00	414,005.00
tblLandUse	LandUseSquareFeet	0.00	1,636.00
tblLandUse	LandUseSquareFeet	34,412.40	34,205.00
tblLandUse	LandUseSquareFeet	1,980.00	1,983.00
tblLandUse	LandUseSquareFeet	11,240.00	11,237.00
tblLandUse	LandUseSquareFeet	68,000.00	67,500.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	0.96	0.10
tblLandUse	LotAcreage	7.53	0.51
tblLandUse	LotAcreage	0.27	0.10
tblLandUse	LotAcreage	0.00	0.14
tblLandUse	LotAcreage	0.79	0.10
tblLandUse	LotAcreage	0.05	0.10
tblLandUse	LotAcreage	0.26	0.10
tblLandUse	LotAcreage	1.79	0.20
tblLandUse	LotAcreage	7.02	0.50
tblOffRoadEquipment	HorsePower	187.00	84.00
tblOffRoadEquipment	LoadFactor	0.41	0.74
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblSolidWaste	SolidWasteGenerationRate	38.58	39.23
tblTripsAndVMT	HaulingTripNumber	45.00	0.00
tblTripsAndVMT	HaulingTripNumber	21,003.00	0.00
tblTripsAndVMT	VendorTripNumber	144.00	0.00
tblTripsAndVMT	VendorTripNumber	144.00	50.00
tblTripsAndVMT	WorkerTripNumber	18.00	12.00
tblTripsAndVMT	WorkerTripNumber	10.00	12.00
tblTripsAndVMT	WorkerTripNumber	5.00	24.00
tblTripsAndVMT	WorkerTripNumber	28.00	224.00
tblTripsAndVMT	WorkerTripNumber	594.00	250.00
tblTripsAndVMT	WorkerTripNumber	594.00	600.00
tblTripsAndVMT	WorkerTripNumber	119.00	16.00
tblTripsAndVMT	WorkerTripNumber	20.00	24.00
tblWater	IndoorWaterUseRate	7,372,395.87	7,496,809.49
tblWater	OutdoorWaterUseRate	941,270.27	953,185.08
tblWater	OutdoorWaterUseRate	4,518,565.21	4,594,818.72
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00

tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5843	3.8554	5.0895	0.0124	0.5761	0.1649	0.7411	0.1514	0.1561	0.3075	0.0000	1,103.7582	1,103.7582	0.1540	0.0000	1,107.6078
2022	2.0890	4.8180	6.9689	0.0196	1.0959	0.1901	1.2860	0.2922	0.1816	0.4738	0.0000	1,755.4076	1,755.4076	0.1717	0.0000	1,759.6987
2023	1.9086	3.9833	5.8403	0.0159	0.8334	0.1704	1.0038	0.2222	0.1618	0.3840	0.0000	1,415.8350	1,415.8350	0.1558	0.0000	1,419.7290
Maximum	**2.0890**	**4.8180**	**6.9689**	**0.0196**	**1.0959**	**0.1901**	**1.2860**	**0.2922**	**0.1816**	**0.4738**	**0.0000**	**1,755.4076**	**1,755.4076**	**0.1717**	**0.0000**	**1,759.6987**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5325	3.2468	4.8407	0.0124	0.5661	0.1402	0.7064	0.1499	0.1333	0.2833	0.0000	1,040.1443	1,040.1443	0.1334	0.0000	1,043.4796
2022	1.9723	3.5083	6.3766	0.0196	1.0959	0.1357	1.2316	0.2922	0.1315	0.4237	0.0000	1,596.7278	1,596.7278	0.1203	0.0000	1,599.7359
2023	1.8264	3.0905	5.4110	0.0159	0.8334	0.1331	0.9665	0.2222	0.1275	0.3497	0.0000	1,297.2076	1,297.2076	0.1174	0.0000	1,300.1424
Maximum	**1.9723**	**3.5083**	**6.3766**	**0.0196**	**1.0959**	**0.1402**	**1.2316**	**0.2922**	**0.1333**	**0.4237**	**0.0000**	**1,596.7278**	**1,596.7278**	**0.1334**	**0.0000**	**1,599.7359**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**5.47**	**22.21**	**7.10**	**0.00**	**0.40**	**22.15**	**4.17**	**0.22**	**21.44**	**9.31**	**0.00**	**7.97**	**7.97**	**22.91**	**0.00**	**8.02**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-4-2021	4-3-2021	1.2099	1.1625
2	4-4-2021	7-3-2021	0.9089	0.9089
3	7-4-2021	10-3-2021	0.8811	0.6714
4	10-4-2021	1-3-2022	1.4750	1.0618
5	1-4-2022	4-3-2022	1.2965	0.9449
6	4-4-2022	7-3-2022	1.6706	1.3151
7	7-4-2022	10-3-2022	1.9623	1.6030
8	10-4-2022	1-3-2023	1.9750	1.6166
9	1-4-2023	4-3-2023	2.1409	1.8195
10	4-4-2023	7-3-2023	2.2225	1.8974
11	7-4-2023	9-30-2023	1.4589	1.1410
		Highest	2.2225	1.8974

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	3/1/2021	6	49	
2	Utilities/Trenching	Trenching	1/14/2021	2/3/2021	6	18	
3	Site Preparation	Site Preparation	2/1/2021	2/28/2021	6	24	
4	Grading	Grading	2/11/2021	7/20/2021	6	137	
5	Foundations/Concrete Pour	Building Construction	7/21/2021	9/15/2021	6	49	
6	Building Construction	Building Construction	9/16/2021	9/30/2023	6	639	
7	Architectural Coating	Architectural Coating	5/12/2022	8/18/2023	6	398	
8	Paving	Paving	2/23/2023	5/22/2023	6	76	

Acres of Grading (Site Preparation Phase): 1.84

Acres of Grading (Grading Phase): 1.84

Acres of Paving: 0.746

Residential Indoor: 1,312,808; Residential Outdoor: 437,603; Non-Residential Indoor: 135,344; Non-Residential Outdoor: 45,115; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition	Dumpers/Tenders	1	8.00	16	0.38
Demolition	Excavators	1	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Utilities/Trenching	Air Compressors	1	8.00	78	0.48
Utilities/Trenching	Concrete/Industrial Saws	1	8.00	81	0.73
Utilities/Trenching	Cranes	1	8.00	231	0.29
Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	0	7.00	247	0.40
Site Preparation	Rubber Tired Loaders	1	8.00	203	0.36
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Dumpers/Tenders	2	8.00	16	0.38
Grading	Excavators	4	8.00	158	0.38
Grading	Graders	0	6.00	187	0.41
Grading	Plate Compactors	2	8.00	8	0.43
Grading	Rubber Tired Dozers	0	6.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Air Compressors	1	8.00	78	0.48
Foundations/Concrete Pour	Cranes	1	8.00	231	0.29
Foundations/Concrete Pour	Dumpers/Tenders	2	8.00	16	0.38

Foundations/Concrete Pour	Forklifts	1	8.00	89	0.20
Foundations/Concrete Pour	Generator Sets	1	8.00	84	0.74
Foundations/Concrete Pour	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Welders	0	8.00	46	0.45
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Bore/Drill Rigs	1	8.00	221	0.50
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Dumpers/Tenders	2	8.00	16	0.38
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Forklifts	1	8.00	89	0.20
Paving	Cement and Mortar Mixers	0	6.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Graders	1	8.00	84	0.74
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	1	8.00	80	0.38
Paving	Surfacing Equipment	1	8.00	263	0.30
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	7	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Utilities/Trenching	4	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	11	224.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	7	250.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	10	600.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.9200e-003	0.0000	4.9200e-003	7.5000e-004	0.0000	7.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0506	0.4351	0.4552	8.6000e-004		0.0218	0.0218		0.0214	0.0214	0.0000	74.4569	74.4569	0.0109	0.0000	74.7294
Total	**0.0506**	**0.4351**	**0.4552**	**8.6000e-004**	**4.9200e-003**	**0.0218**	**0.0267**	**7.5000e-004**	**0.0214**	**0.0221**	**0.0000**	**74.4569**	**74.4569**	**0.0109**	**0.0000**	**74.7294**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2700e-003	9.8000e-004	0.0111	3.0000e-005	3.2200e-003	3.0000e-005	3.2500e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	2.9074	2.9074	9.0000e-005	0.0000	2.9096
Total	**1.2700e-003**	**9.8000e-004**	**0.0111**	**3.0000e-005**	**3.2200e-003**	**3.0000e-005**	**3.2500e-003**	**8.6000e-004**	**2.0000e-005**	**8.8000e-004**	**0.0000**	**2.9074**	**2.9074**	**9.0000e-005**	**0.0000**	**2.9096**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.9200e-003	0.0000	1.9200e-003	2.9000e-004	0.0000	2.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0506	0.4351	0.4552	8.6000e-004		0.0218	0.0218		0.0214	0.0214	0.0000	74.4568	74.4568	0.0109	0.0000	74.7293
Total	**0.0506**	**0.4351**	**0.4552**	**8.6000e-004**	**1.9200e-003**	**0.0218**	**0.0237**	**2.9000e-004**	**0.0214**	**0.0216**	**0.0000**	**74.4568**	**74.4568**	**0.0109**	**0.0000**	**74.7293**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2700e-003	9.8000e-004	0.0111	3.0000e-005	3.2200e-003	3.0000e-005	3.2500e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	2.9074	2.9074	9.0000e-005	0.0000	2.9096
Total	**1.2700e-003**	**9.8000e-004**	**0.0111**	**3.0000e-005**	**3.2200e-003**	**3.0000e-005**	**3.2500e-003**	**8.6000e-004**	**2.0000e-005**	**8.8000e-004**	**0.0000**	**2.9074**	**2.9074**	**9.0000e-005**	**0.0000**	**2.9096**

3.3 Utilities/Trenching - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0115	0.1064	0.0931	1.7000e-004		5.4700e-003	5.4700e-003		5.2400e-003	5.2400e-003	0.0000	14.9215	14.9215	2.7600e-003	0.0000	14.9905
Total	**0.0115**	**0.1064**	**0.0931**	**1.7000e-004**		**5.4700e-003**	**5.4700e-003**		**5.2400e-003**	**5.2400e-003**	**0.0000**	**14.9215**	**14.9215**	**2.7600e-003**	**0.0000**	**14.9905**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.6000e-004	4.0800e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0680	1.0680	3.0000e-005	0.0000	1.0688
Total	**4.6000e-004**	**3.6000e-004**	**4.0800e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**1.0680**	**1.0680**	**3.0000e-005**	**0.0000**	**1.0688**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.7800e-003	0.0627	0.0752	1.7000e-004		3.6900e-003	3.6900e-003		3.6100e-003	3.6100e-003	0.0000	10.3596	10.3596	1.2900e-003	0.0000	10.3917
Total	**7.7800e-003**	**0.0627**	**0.0752**	**1.7000e-004**		**3.6900e-003**	**3.6900e-003**		**3.6100e-003**	**3.6100e-003**	**0.0000**	**10.3596**	**10.3596**	**1.2900e-003**	**0.0000**	**10.3917**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.6000e-004	4.0800e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0680	1.0680	3.0000e-005	0.0000	1.0688
Total	**4.6000e-004**	**3.6000e-004**	**4.0800e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**1.0680**	**1.0680**	**3.0000e-005**	**0.0000**	**1.0688**

3.4 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8000e-004	0.0000	9.8000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8700e-003	0.0722	0.0585	1.4000e-004		2.8000e-003	2.8000e-003		2.5800e-003	2.5800e-003	0.0000	12.0338	12.0338	3.8900e-003	0.0000	12.1311
Total	**6.8700e-003**	**0.0722**	**0.0585**	**1.4000e-004**	**9.8000e-004**	**2.8000e-003**	**3.7800e-003**	**1.1000e-004**	**2.5800e-003**	**2.6900e-003**	**0.0000**	**12.0338**	**12.0338**	**3.8900e-003**	**0.0000**	**12.1311**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2400e-003	9.6000e-004	0.0109	3.0000e-005	3.1600e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004	0.0000	2.8481	2.8481	8.0000e-005	0.0000	2.8502
Total	**1.2400e-003**	**9.6000e-004**	**0.0109**	**3.0000e-005**	**3.1600e-003**	**3.0000e-005**	**3.1800e-003**	**8.4000e-004**	**2.0000e-005**	**8.6000e-004**	**0.0000**	**2.8481**	**2.8481**	**8.0000e-005**	**0.0000**	**2.8502**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.8000e-004	0.0000	3.8000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8700e-003	0.0722	0.0585	1.4000e-004		2.8000e-003	2.8000e-003		2.5800e-003	2.5800e-003	0.0000	12.0338	12.0338	3.8900e-003	0.0000	12.1311
Total	**6.8700e-003**	**0.0722**	**0.0585**	**1.4000e-004**	**3.8000e-004**	**2.8000e-003**	**3.1800e-003**	**4.0000e-005**	**2.5800e-003**	**2.6200e-003**	**0.0000**	**12.0338**	**12.0338**	**3.8900e-003**	**0.0000**	**12.1311**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2400e-003	9.6000e-004	0.0109	3.0000e-005	3.1600e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004	0.0000	2.8481	2.8481	8.0000e-005	0.0000	2.8502
Total	**1.2400e-003**	**9.6000e-004**	**0.0109**	**3.0000e-005**	**3.1600e-003**	**3.0000e-005**	**3.1800e-003**	**8.4000e-004**	**2.0000e-005**	**8.6000e-004**	**0.0000**	**2.8481**	**2.8481**	**8.0000e-005**	**0.0000**	**2.8502**

3.5 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0105	0.0000	0.0105	1.5400e-003	0.0000	1.5400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1382	1.3473	1.3335	2.6500e-003		0.0577	0.0577		0.0533	0.0533	0.0000	230.1099	230.1099	0.0718	0.0000	231.9060
Total	**0.1382**	**1.3473**	**1.3335**	**2.6500e-003**	**0.0105**	**0.0577**	**0.0681**	**1.5400e-003**	**0.0533**	**0.0549**	**0.0000**	**230.1099**	**230.1099**	**0.0718**	**0.0000**	**231.9060**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0660	0.0514	0.5803	1.6800e-003	0.1681	1.3900e-003	0.1695	0.0447	1.2800e-003	0.0459	0.0000	151.7394	151.7394	4.4700e-003	0.0000	151.8511
Total	**0.0660**	**0.0514**	**0.5803**	**1.6800e-003**	**0.1681**	**1.3900e-003**	**0.1695**	**0.0447**	**1.2800e-003**	**0.0459**	**0.0000**	**151.7394**	**151.7394**	**4.4700e-003**	**0.0000**	**151.8511**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0900e-003	0.0000	4.0900e-003	6.0000e-004	0.0000	6.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1382	1.3473	1.3335	2.6500e-003		0.0577	0.0577		0.0533	0.0533	0.0000	230.1096	230.1096	0.0718	0.0000	231.9057
Total	**0.1382**	**1.3473**	**1.3335**	**2.6500e-003**	**4.0900e-003**	**0.0577**	**0.0618**	**6.0000e-004**	**0.0533**	**0.0539**	**0.0000**	**230.1096**	**230.1096**	**0.0718**	**0.0000**	**231.9057**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0660	0.0514	0.5803	1.6800e-003	0.1681	1.3900e-003	0.1695	0.0447	1.2800e-003	0.0459	0.0000	151.7394	151.7394	4.4700e-003	0.0000	151.8511
Total	**0.0660**	**0.0514**	**0.5803**	**1.6800e-003**	**0.1681**	**1.3900e-003**	**0.1695**	**0.0447**	**1.2800e-003**	**0.0459**	**0.0000**	**151.7394**	**151.7394**	**4.4700e-003**	**0.0000**	**151.8511**

3.6 Foundations/Concrete Pour - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0374	0.3444	0.2945	5.5000e-004		0.0177	0.0177		0.0169	0.0169	0.0000	47.2936	47.2936	8.8100e-003	0.0000	47.5140
Total	**0.0374**	**0.3444**	**0.2945**	**5.5000e-004**		**0.0177**	**0.0177**		**0.0169**	**0.0169**	**0.0000**	**47.2936**	**47.2936**	**8.8100e-003**	**0.0000**	**47.5140**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0264	0.0205	0.2316	6.7000e-004	0.0671	5.5000e-004	0.0677	0.0178	5.1000e-004	0.0183	0.0000	60.5712	60.5712	1.7800e-003	0.0000	60.6157
Total	**0.0264**	**0.0205**	**0.2316**	**6.7000e-004**	**0.0671**	**5.5000e-004**	**0.0677**	**0.0178**	**5.1000e-004**	**0.0183**	**0.0000**	**60.5712**	**60.5712**	**1.7800e-003**	**0.0000**	**60.6157**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0273	0.2256	0.2459	5.5000e-004		0.0128	0.0128		0.0125	0.0125	0.0000	34.8750	34.8750	4.8000e-003	0.0000	34.9950
Total	**0.0273**	**0.2256**	**0.2459**	**5.5000e-004**		**0.0128**	**0.0128**		**0.0125**	**0.0125**	**0.0000**	**34.8750**	**34.8750**	**4.8000e-003**	**0.0000**	**34.9950**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0264	0.0205	0.2316	6.7000e-004	0.0671	5.5000e-004	0.0677	0.0178	5.1000e-004	0.0183	0.0000	60.5712	60.5712	1.7800e-003	0.0000	60.6157
Total	**0.0264**	**0.0205**	**0.2316**	**6.7000e-004**	**0.0671**	**5.5000e-004**	**0.0677**	**0.0178**	**5.1000e-004**	**0.0183**	**0.0000**	**60.5712**	**60.5712**	**1.7800e-003**	**0.0000**	**60.6157**

3.7 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1186	1.1563	0.9116	2.0300e-003		0.0546	0.0546		0.0521	0.0521	0.0000	176.1731	176.1731	0.0378	0.0000	177.1185
Total	**0.1186**	**1.1563**	**0.9116**	**2.0300e-003**		**0.0546**	**0.0546**		**0.0521**	**0.0521**	**0.0000**	**176.1731**	**176.1731**	**0.0378**	**0.0000**	**177.1185**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1400e-003	0.2270	0.0615	5.8000e-004	0.0145	4.6000e-004	0.0150	4.1800e-003	4.4000e-004	4.6200e-003	0.0000	56.6942	56.6942	3.4800e-003	0.0000	56.7812
Worker	0.1188	0.0925	1.0437	3.0200e-003	0.3024	2.4900e-003	0.3049	0.0803	2.3000e-003	0.0826	0.0000	272.9411	272.9411	8.0300e-003	0.0000	273.1419
Total	**0.1259**	**0.3194**	**1.1053**	**3.6000e-003**	**0.3169**	**2.9500e-003**	**0.3199**	**0.0845**	**2.7400e-003**	**0.0872**	**0.0000**	**329.6353**	**329.6353**	**0.0115**	**0.0000**	**329.9231**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0806	0.7102	0.7292	2.0300e-003		0.0365	0.0365		0.0354	0.0354	0.0000	129.5400	129.5400	0.0227	0.0000	130.1084
Total	**0.0806**	**0.7102**	**0.7292**	**2.0300e-003**		**0.0365**	**0.0365**		**0.0354**	**0.0354**	**0.0000**	**129.5400**	**129.5400**	**0.0227**	**0.0000**	**130.1084**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1400e-003	0.2270	0.0615	5.8000e-004	0.0145	4.6000e-004	0.0150	4.1800e-003	4.4000e-004	4.6200e-003	0.0000	56.6942	56.6942	3.4800e-003	0.0000	56.7812
Worker	0.1188	0.0925	1.0437	3.0200e-003	0.3024	2.4900e-003	0.3049	0.0803	2.3000e-003	0.0826	0.0000	272.9411	272.9411	8.0300e-003	0.0000	273.1419
Total	**0.1259**	**0.3194**	**1.1053**	**3.6000e-003**	**0.3169**	**2.9500e-003**	**0.3199**	**0.0845**	**2.7400e-003**	**0.0872**	**0.0000**	**329.6353**	**329.6353**	**0.0115**	**0.0000**	**329.9231**

3.7 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3678	3.4539	3.0588	6.9200e-003		0.1607	0.1607		0.1534	0.1534	0.0000	599.6581	599.6581	0.1279	0.0000	602.8566
Total	**0.3678**	**3.4539**	**3.0588**	**6.9200e-003**		**0.1607**	**0.1607**		**0.1534**	**0.1534**	**0.0000**	**599.6581**	**599.6581**	**0.1279**	**0.0000**	**602.8566**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0228	0.7337	0.1981	1.9700e-003	0.0493	1.3800e-003	0.0507	0.0142	1.3200e-003	0.0155	0.0000	191.1894	191.1894	0.0114	0.0000	191.4749
Worker	0.3789	0.2841	3.2718	9.9100e-003	1.0290	8.2200e-003	1.0372	0.2733	7.5700e-003	0.2809	0.0000	895.9514	895.9514	0.0247	0.0000	896.5682
Total	**0.4017**	**1.0178**	**3.4699**	**0.0119**	**1.0783**	**9.6000e-003**	**1.0878**	**0.2875**	**8.8900e-003**	**0.2964**	**0.0000**	**1,087.1408**	**1,087.1408**	**0.0361**	**0.0000**	**1,088.0431**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2510	2.1442	2.4665	6.9200e-003		0.1063	0.1063		0.1034	0.1034	0.0000	440.9783	440.9783	0.0766	0.0000	442.8938
Total	**0.2510**	**2.1442**	**2.4665**	**6.9200e-003**		**0.1063**	**0.1063**		**0.1034**	**0.1034**	**0.0000**	**440.9783**	**440.9783**	**0.0766**	**0.0000**	**442.8938**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0228	0.7337	0.1981	1.9700e-003	0.0493	1.3800e-003	0.0507	0.0142	1.3200e-003	0.0155	0.0000	191.1894	191.1894	0.0114	0.0000	191.4749
Worker	0.3789	0.2841	3.2718	9.9100e-003	1.0290	8.2200e-003	1.0372	0.2733	7.5700e-003	0.2809	0.0000	895.9514	895.9514	0.0247	0.0000	896.5682
Total	**0.4017**	**1.0178**	**3.4699**	**0.0119**	**1.0783**	**9.6000e-003**	**1.0878**	**0.2875**	**8.8900e-003**	**0.2964**	**0.0000**	**1,087.1408**	**1,087.1408**	**0.0361**	**0.0000**	**1,088.0431**

3.7 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2583	2.3752	2.2685	5.1800e-003		0.1067	0.1067		0.1019	0.1019	0.0000	448.5357	448.5357	0.0949	0.0000	450.9090
Total	**0.2583**	**2.3752**	**2.2685**	**5.1800e-003**		**0.1067**	**0.1067**		**0.1019**	**0.1019**	**0.0000**	**448.5357**	**448.5357**	**0.0949**	**0.0000**	**450.9090**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0127	0.4144	0.1329	1.4200e-003	0.0369	4.8000e-004	0.0373	0.0106	4.6000e-004	0.0111	0.0000	138.4592	138.4592	7.5400e-003	0.0000	138.6478
Worker	0.2663	0.1921	2.2492	7.1400e-003	0.7693	5.9700e-003	0.7752	0.2043	5.4900e-003	0.2098	0.0000	645.3061	645.3061	0.0166	0.0000	645.7214
Total	**0.2790**	**0.6065**	**2.3821**	**8.5600e-003**	**0.8061**	**6.4500e-003**	**0.8126**	**0.2150**	**5.9500e-003**	**0.2209**	**0.0000**	**783.7654**	**783.7654**	**0.0242**	**0.0000**	**784.3693**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1761	1.4824	1.8393	5.1800e-003		0.0694	0.0694		0.0676	0.0676	0.0000	329.9085	329.9085	0.0566	0.0000	331.3226
Total	**0.1761**	**1.4824**	**1.8393**	**5.1800e-003**		**0.0694**	**0.0694**		**0.0676**	**0.0676**	**0.0000**	**329.9085**	**329.9085**	**0.0566**	**0.0000**	**331.3226**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0127	0.4144	0.1329	1.4200e-003	0.0369	4.8000e-004	0.0373	0.0106	4.6000e-004	0.0111	0.0000	138.4592	138.4592	7.5400e-003	0.0000	138.6478
Worker	0.2663	0.1921	2.2492	7.1400e-003	0.7693	5.9700e-003	0.7752	0.2043	5.4900e-003	0.2098	0.0000	645.3061	645.3061	0.0166	0.0000	645.7214
Total	**0.2790**	**0.6065**	**2.3821**	**8.5600e-003**	**0.8061**	**6.4500e-003**	**0.8126**	**0.2150**	**5.9500e-003**	**0.2209**	**0.0000**	**783.7654**	**783.7654**	**0.0242**	**0.0000**	**784.3693**

3.8 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2669					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0462	0.3414	0.3842	6.3000e-004		0.0197	0.0197		0.0192	0.0192	0.0000	53.2659	53.2659	7.1900e-003	0.0000	53.4457
Total	**1.3131**	**0.3414**	**0.3842**	**6.3000e-004**		**0.0197**	**0.0197**		**0.0192**	**0.0192**	**0.0000**	**53.2659**	**53.2659**	**7.1900e-003**	**0.0000**	**53.4457**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4900e-003	4.8700e-003	0.0560	1.7000e-004	0.0176	1.4000e-004	0.0178	4.6800e-003	1.3000e-004	4.8100e-003	0.0000	15.3428	15.3428	4.2000e-004	0.0000	15.3534
Total	**6.4900e-003**	**4.8700e-003**	**0.0560**	**1.7000e-004**	**0.0176**	**1.4000e-004**	**0.0178**	**4.6800e-003**	**1.3000e-004**	**4.8100e-003**	**0.0000**	**15.3428**	**15.3428**	**4.2000e-004**	**0.0000**	**15.3534**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2669					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0462	0.3414	0.3842	6.3000e-004		0.0197	0.0197		0.0192	0.0192	0.0000	53.2659	53.2659	7.1900e-003	0.0000	53.4456
Total	**1.3131**	**0.3414**	**0.3842**	**6.3000e-004**		**0.0197**	**0.0197**		**0.0192**	**0.0192**	**0.0000**	**53.2659**	**53.2659**	**7.1900e-003**	**0.0000**	**53.4456**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4900e-003	4.8700e-003	0.0560	1.7000e-004	0.0176	1.4000e-004	0.0178	4.6800e-003	1.3000e-004	4.8100e-003	0.0000	15.3428	15.3428	4.2000e-004	0.0000	15.3534
Total	**6.4900e-003**	**4.8700e-003**	**0.0560**	**1.7000e-004**	**0.0176**	**1.4000e-004**	**0.0178**	**4.6800e-003**	**1.3000e-004**	**4.8100e-003**	**0.0000**	**15.3428**	**15.3428**	**4.2000e-004**	**0.0000**	**15.3534**

3.8 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2417					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0425	0.3114	0.3753	6.1000e-004		0.0169	0.0169		0.0164	0.0164	0.0000	52.2059	52.2059	6.8700e-003	0.0000	52.3776
Total	**1.2842**	**0.3114**	**0.3753**	**6.1000e-004**		**0.0169**	**0.0169**		**0.0164**	**0.0164**	**0.0000**	**52.2059**	**52.2059**	**6.8700e-003**	**0.0000**	**52.3776**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9800e-003	4.3100e-003	0.0505	1.6000e-004	0.0173	1.3000e-004	0.0174	4.5900e-003	1.2000e-004	4.7100e-003	0.0000	14.4872	14.4872	3.7000e-004	0.0000	14.4965
Total	**5.9800e-003**	**4.3100e-003**	**0.0505**	**1.6000e-004**	**0.0173**	**1.3000e-004**	**0.0174**	**4.5900e-003**	**1.2000e-004**	**4.7100e-003**	**0.0000**	**14.4872**	**14.4872**	**3.7000e-004**	**0.0000**	**14.4965**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2417					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0425	0.3114	0.3753	6.1000e-004		0.0169	0.0169		0.0164	0.0164	0.0000	52.2059	52.2059	6.8700e-003	0.0000	52.3776
Total	**1.2842**	**0.3114**	**0.3753**	**6.1000e-004**		**0.0169**	**0.0169**		**0.0164**	**0.0164**	**0.0000**	**52.2059**	**52.2059**	**6.8700e-003**	**0.0000**	**52.3776**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9800e-003	4.3100e-003	0.0505	1.6000e-004	0.0173	1.3000e-004	0.0174	4.5900e-003	1.2000e-004	4.7100e-003	0.0000	14.4872	14.4872	3.7000e-004	0.0000	14.4965
Total	**5.9800e-003**	**4.3100e-003**	**0.0505**	**1.6000e-004**	**0.0173**	**1.3000e-004**	**0.0174**	**4.5900e-003**	**1.2000e-004**	**4.7100e-003**	**0.0000**	**14.4872**	**14.4872**	**3.7000e-004**	**0.0000**	**14.4965**

3.9 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0777	0.6834	0.7346	1.2400e-003		0.0402	0.0402		0.0374	0.0374	0.0000	108.4574	108.4574	0.0292	0.0000	109.1877
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0777**	**0.6834**	**0.7346**	**1.2400e-003**		**0.0402**	**0.0402**		**0.0374**	**0.0374**	**0.0000**	**108.4574**	**108.4574**	**0.0292**	**0.0000**	**109.1877**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4600e-003	2.5000e-003	0.0292	9.0000e-005	9.9900e-003	8.0000e-005	0.0101	2.6500e-003	7.0000e-005	2.7300e-003	0.0000	8.3835	8.3835	2.2000e-004	0.0000	8.3889
Total	**3.4600e-003**	**2.5000e-003**	**0.0292**	**9.0000e-005**	**9.9900e-003**	**8.0000e-005**	**0.0101**	**2.6500e-003**	**7.0000e-005**	**2.7300e-003**	**0.0000**	**8.3835**	**8.3835**	**2.2000e-004**	**0.0000**	**8.3889**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0777	0.6834	0.7346	1.2400e-003		0.0402	0.0402		0.0374	0.0374	0.0000	108.4572	108.4572	0.0292	0.0000	109.1876
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0777**	**0.6834**	**0.7346**	**1.2400e-003**		**0.0402**	**0.0402**		**0.0374**	**0.0374**	**0.0000**	**108.4572**	**108.4572**	**0.0292**	**0.0000**	**109.1876**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4600e-003	2.5000e-003	0.0292	9.0000e-005	9.9900e-003	8.0000e-005	0.0101	2.6500e-003	7.0000e-005	2.7300e-003	0.0000	8.3835	8.3835	2.2000e-004	0.0000	8.3889
Total	**3.4600e-003**	**2.5000e-003**	**0.0292**	**9.0000e-005**	**9.9900e-003**	**8.0000e-005**	**0.0101**	**2.6500e-003**	**7.0000e-005**	**2.7300e-003**	**0.0000**	**8.3835**	**8.3835**	**2.2000e-004**	**0.0000**	**8.3889**

Hollywood Center
On-Road Soil/Material Haul Truck Regional Emissions

On-Road Truck Total Emissions

Construction Phase	Source	Year	Daily One-Way Truck Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions CO2e (metric tons/year)
West Site							
Demolition	T7 - Single Construction	2021	23	2	8	30	2.25
Grading	T7 - Single Construction	2021	192	88	8	30	814.00
Foundations	T7 - Single Construction	2021					
Shoring Wall	T7 - Single Construction	2021	20	19	8	7.5	4.61
Cast in Drilled Hole Foundation	T7 - Single Construction	2021	4	41	8	7.5	1.98
Mat Foundation (Continuous Pour)	T7 - Single Construction	2021	188	1	14	7.5	2.56
Column Footings	T7 - Single Construction	2021	42	4	8	7.5	2.09
Building Construction	T7 - Single Construction	2021					
Structure Equipment Garage	T7 - Single Construction	2021	84	52	8	7.5	52.72
Structure Equipment Tower	T7 - Single Construction	2021/2022	42	42	8	7.5	21.31
Structure Equipment Affordable	T7 - Single Construction	2022	48	22	8	7.5	12.79
Retail	T7 - Single Construction	2022	28	2	8	7.5	0.72
							915.03
East Site							
Site Preparation	T7 - Single Construction	2024	36	2	8	30	3.39
Grading	T7 - Single Construction	2024	192	88	8	30	782.64
Foundations	T7 - Single Construction	2024					
Shoring Wall	T7 - Single Construction	2024	20	16	8	7.5	3.73
Cast in Drilled Hole Foundation	T7 - Single Construction	2024	4	30	8	7.5	1.40
Mat Foundation (Continuous Pour)	T7 - Single Construction	2024	142	1	11	7.5	1.86
Column Footings	T7 - Single Construction	2024	42	4	8	7.5	2.01
Building Construction	T7 - Single Construction	2024					
Structure Equipment Garage	T7 - Single Construction	2024	88	58	8	7.5	59.22
Structure Equipment Tower	T7 - Single Construction	2024/2025	40	82	8	7.5	38.03
Structure Equipment Affordable	T7 - Single Construction	2025	36	13	8	7.5	5.47
Retail	T7 - Single Construction	2025	60	3	8	7.5	2.17
							899.91

Source: Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

Capitol Records
On-Road Soil/Material Haul Truck Regional Emissions

On-Road Truck Regional Running Emissions

Construction Phase	Source	Year	Daily One-Way Truck Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Running Emissions Factor (grams/mile) CO2e	Regional Emissions CO2e (metric tons/year)
West Site								
Demolition	T7 - Single Construction	2021	23	2	8	30	1,605.29	2.22
Grading	T7 - Single Construction	2021	192	88	8	30	1,605.29	813.69
Foundations	T7 - Single Construction	2021						
Shoring Wall	T7 - Single Construction	2021	20	19	8	7.5	1,605.29	4.58
Cast in Drilled Hole Foundation	T7 - Single Construction	2021	4	41	8	7.5	1,605.29	1.97
Mat Foundation (Continuous Pour)	T7 - Single Construction	2021	188	1	14	7.5	1,605.29	2.26
Column Footings	T7 - Single Construction	2021	42	4	8	7.5	1,605.29	2.02
Building Construction	T7 - Single Construction	2021						
Structure Equipment Garage	T7 - Single Construction	2021	84	52	8	7.5	1,605.29	52.59
Structure Equipment Tower	T7 - Single Construction	2021/2022	42	42	8	7.5	1,605.29	21.24
Structure Equipment Affordable	T7 - Single Construction	2022	48	22	8	7.5	1,605.29	12.71
Retail	T7 - Single Construction	2022	28	2	8	7.5	1,605.29	0.67
							Total	**913.96**
East Site								
Site Preparation	T7 - Single Construction	2024	36	2	8	30	1,543.46	3.33
Grading	T7 - Single Construction	2024	192	88	8	30	1,543.46	782.35
Foundations	T7 - Single Construction	2024						
Shoring Wall	T7 - Single Construction	2024	20	16	8	7.5	1,543.46	3.70
Cast in Drilled Hole Foundation	T7 - Single Construction	2024	4	30	8	7.5	1,543.46	1.39
Mat Foundation (Continuous Pour)	T7 - Single Construction	2024	142	1	11	7.5	1,543.46	1.64
Column Footings	T7 - Single Construction	2024	42	4	8	7.5	1,543.46	1.94
Building Construction	T7 - Single Construction	2024						
Structure Equipment Garage	T7 - Single Construction	2024	88	58	8	7.5	1,543.46	59.08
Structure Equipment Tower	T7 - Single Construction	2024/2025	40	82	8	7.5	1,543.46	37.97
Structure Equipment Affordable	T7 - Single Construction	2025	36	13	8	7.5	1,543.46	5.42
Retail	T7 - Single Construction	2025	60	3	8	7.5	1,543.46	2.08
							Total	**898.92**

Source: Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

Capitol Records
On-Road Soil/Material Haul Truck Regional Emissions

On-Road Truck Idling Emissions

Construction Phase	Source	Year	Daily One-Way Truck Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling Time per Truck (minutes)	Idling Emissions Factor (grams/mile) CO2e	Regional Emissions CO2e (metric tons/year)
West Site								
Demolition	T7 - Single Construction	2021	23	2	8	15	6,401.61	0.04
Grading	T7 - Single Construction	2021	192	88	8	15	6,401.61	0.31
Foundations	T7 - Single Construction	2021						
Shoring Wall	T7 - Single Construction	2021	20	19	8	15	6,401.61	0.03
Cast in Drilled Hole Foundation	T7 - Single Construction	2021	4	41	8	15	6,401.61	0.01
Mat Foundation (Continuous Pour)	T7 - Single Construction	2021	188	1	14	15	6,401.61	0.30
Column Footings	T7 - Single Construction	2021	42	4	8	15	6,401.61	0.07
Building Construction	T7 - Single Construction	2021						
Structure Equipment Garage	T7 - Single Construction	2021	84	52	8	15	6,401.61	0.13
Structure Equipment Tower	T7 - Single Construction	2021/2022	42	42	8	15	6,401.61	0.07
Structure Equipment Affordable	T7 - Single Construction	2022	48	22	8	15	6,401.61	0.08
Retail	T7 - Single Construction	2022	28	2	8	15	6,401.61	0.04
							Total	**1.07**
East Site								
Site Preparation	T7 - Single Construction	2024	36	2	8	15	6,003.53	0.05
Grading	T7 - Single Construction	2024	192	88	8	15	6,003.53	0.29
Foundations	T7 - Single Construction	2024						
Shoring Wall	T7 - Single Construction	2024	20	16	8	15	6,003.53	0.03
Cast in Drilled Hole Foundation	T7 - Single Construction	2024	4	30	8	15	6,003.53	0.01
Mat Foundation (Continuous Pour)	T7 - Single Construction	2024	142	1	11	15	6,003.53	0.21
Column Footings	T7 - Single Construction	2024	42	4	8	15	6,003.53	0.06
Building Construction	T7 - Single Construction	2024						
Structure Equipment Garage	T7 - Single Construction	2024	88	58	8	15	6,003.53	0.13
Structure Equipment Tower	T7 - Single Construction	2024/2025	40	82	8	15	6,003.53	0.06
Structure Equipment Affordable	T7 - Single Construction	2025	36	13	8	15	6,003.53	0.05
Retail	T7 - Single Construction	2025	60	3	8	15	6,003.53	0.09
							Total	**0.99**

Source: Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

1045 Olive Street Project
On-Road Truck Emission Factors (Aggregate Model Year, Aggregate Speeds)

EMFAC2014 (v1.0.7) Emission Rates
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Years: 2017, 2018, 2019, 2020, 2021, 2022, 2023
Season: Annual
Vehicle Classification: EMFAC2011 Categories
Units: miles/day for VMT, trips/day for Trips, g/mile for RUNEX, PMBW and PMTW, g/trip for STREX, HTSK and RUNLS, g/vehicle/hour for IDLEX, RESTL and DIURN

	1	2	3	4	5	22	23	24	25	26	27
						GREENHOUSE GASES					
Region	**CalYr**	**VehClass**	**MdlYr**	**Speed**	**Fuel**	**CO2_RUNEX**	**CO2_IDLEX**	**CH4_RUNEX**	**CH4_IDLEX**	**CO2e_RUNEX**	**CO2e_IDLEX**
Los Angeles County (SC)	2021	T7 single construction	Aggregated	Aggregated	All	1,605.18	6,400.53	0.0046	0.0434	1,605.29	6,401.61
Los Angeles County (SC)	2024	T7 single construction	Aggregated	Aggregated	All	1,543.35	6,002.94	0.0045	0.0238	1,543.46	6,003.53

Source: California Air Resources Board, EMFAC2014, http://www.arb.ca.gov/emfac/2014/. Accessed April 2018.

Appendix B
Project Operational Emissions

Hollywood Center - East Site (All Res) - Operation

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	32.66	1000sqft	0.10	32,665.00	0
Enclosed Parking with Elevator	684.00	Space	0.80	338,450.00	0
Other Non-Asphalt Surfaces	12.90	1000sqft	0.10	12,900.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Apartments Mid Rise	65.00	Dwelling Unit	0.30	67,149.00	186
Condo/Townhouse High Rise	423.00	Dwelling Unit	0.95	575,100.00	1210

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	488	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 45% RPS by 2027.

Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions

Sequestration - Miscellaneous trees; 122 trees on East Site.

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	43,090.00	43,340.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	129,269.00	130,019.00
tblArchitecturalCoating	ConstArea_Parking	21,370.00	22,318.00
tblAreaCoating	Area_Nonresidential_Exterior	43090	43340
tblAreaCoating	Area_Nonresidential_Interior	129269	130019
tblAreaCoating	Area_Parking	21370	22318
tblConstructionPhase	NumDays	220.00	200.00
tblConstructionPhase	NumDays	6.00	4.00
tblConstructionPhase	NumDays	3.00	2.00
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberGas	359.55	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberNoFireplace	42.30	0.00
tblFireplaces	NumberWood	3.25	0.00
tblFireplaces	NumberWood	21.15	0.00
tblLandUse	LandUseSquareFeet	32,660.00	32,665.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00

tblLandUse	LandUseSquareFeet	0.00	4,812.00
tblLandUse	LandUseSquareFeet	35,283.60	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00
tblLandUse	LandUseSquareFeet	15,480.00	15,482.00
tblLandUse	LandUseSquareFeet	65,000.00	67,149.00
tblLandUse	LandUseSquareFeet	423,000.00	575,100.00
tblLandUse	LotAcreage	0.75	0.10
tblLandUse	LotAcreage	6.16	0.80
tblLandUse	LotAcreage	0.30	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.81	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	1.71	0.30
tblLandUse	LotAcreage	6.61	0.95
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	1227.89	488
tblSequestration	NumberOfNewTrees	0.00	122.00
tblSolidWaste	SolidWasteGenerationRate	29.90	59.30
tblSolidWaste	SolidWasteGenerationRate	0.07	155.90

tblSolidWaste	SolidWasteGenerationRate	194.58	944.10
tblSolidWaste	SolidWasteGenerationRate	31.45	2.50
tblSolidWaste	SolidWasteGenerationRate	30.37	0.00
tblSolidWaste	SolidWasteGenerationRate	184.21	14.10
tblTripsAndVMT	VendorTripNumber	125.00	127.00
tblTripsAndVMT	WorkerTripNumber	534.00	541.00
tblTripsAndVMT	WorkerTripNumber	107.00	108.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00

tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	OutdoorWaterUseRate	965,099.89	977,014.71
tblWoodstoves	NumberCatalytic	3.25	0.00
tblWoodstoves	NumberCatalytic	21.15	0.00
tblWoodstoves	NumberNoncatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	21.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.0533	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Energy	0.0488	0.4300	0.2753	2.6600e-003		0.0337	0.0337		0.0337	0.0337	0.0000	1,648.1750	1,648.1750	0.0785	0.0232	1,657.0449
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	238.6971	0.0000	238.6971	14.1066	0.0000	591.3619
Water						0.0000	0.0000		0.0000	0.0000	13.6823	185.6177	199.3000	1.4163	0.0355	245.2767
Total	**3.1021**	**0.4880**	**5.3127**	**2.9300e-003**	**0.0000**	**0.0616**	**0.0616**	**0.0000**	**0.0616**	**0.0616**	**252.3794**	**1,842.0319**	**2,094.4113**	**15.6094**	**0.0586**	**2,502.1209**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.0533	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Energy	0.0467	0.4122	0.2651	2.5500e-003		0.0323	0.0323		0.0323	0.0323	0.0000	1,584.2748	1,584.2748	0.0755	0.0223	1,592.7997
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	57.2873	0.0000	57.2873	3.3856	0.0000	141.9269
Water						0.0000	0.0000		0.0000	0.0000	8.2094	105.2392	113.4485	0.8494	0.0212	141.0030
Total	**3.1000**	**0.4702**	**5.3025**	**2.8200e-003**	**0.0000**	**0.0602**	**0.0602**	**0.0000**	**0.0602**	**0.0602**	**65.4967**	**1,697.7532**	**1,763.2499**	**4.3185**	**0.0435**	**1,884.1669**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.07**	**3.64**	**0.19**	**3.75**	**0.00**	**2.27**	**2.27**	**0.00**	**2.27**	**2.27**	**74.05**	**7.83**	**15.81**	**72.33**	**25.87**	**24.70**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	86.3760
Total	**86.3760**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	0.00	0.00	0.00	33.00	48.00	19.00	66	28	6

Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00	1.50	79.50	19.00	51	37	12
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Parking	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
City Park	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Condo/Townhouse High Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Enclosed Parking with Elevator	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Fast Food Restaurant w/o Drive Thru	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
General Office Building	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
High Turnover (Sit Down Restaurant)	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Other Non-Asphalt Surfaces	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
User Defined Parking	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,121.9352	1,121.9352	0.0667	0.0138	1,127.7127
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,165.7143	1,165.7143	0.0693	0.0143	1,171.7172
NaturalGas Mitigated	0.0467	0.4122	0.2651	2.5500e-003		0.0323	0.0323		0.0323	0.0323	0.0000	462.3396	462.3396	8.8600e-003	8.4800e-003	465.0870
NaturalGas Unmitigated	0.0488	0.4300	0.2753	2.6600e-003		0.0337	0.0337		0.0337	0.0337	0.0000	482.4607	482.4607	9.2500e-003	8.8500e-003	485.3277

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	599101	3.2300e-003	0.0276	0.0118	1.8000e-004		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003	0.0000	31.9703	31.9703	6.1000e-004	5.9000e-004	32.1603
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.89877e+006	0.0210	0.1797	0.0765	1.1500e-003		0.0145	0.0145		0.0145	0.0145	0.0000	208.0530	208.0530	3.9900e-003	3.8100e-003	209.2893
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	630436	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6425	33.6425	6.4000e-004	6.2000e-004	33.8424
General Office Building	340043	1.8300e-003	0.0167	0.0140	1.0000e-004		1.2700e-003	1.2700e-003		1.2700e-003	1.2700e-003	0.0000	18.1460	18.1460	3.5000e-004	3.3000e-004	18.2538
High Turnover (Sit Down Restaurant)	3.57263e+006	0.0193	0.1751	0.1471	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.6490	190.6490	3.6500e-003	3.5000e-003	191.7819
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0487**	**0.4300**	**0.2753**	**2.6700e-003**		**0.0337**	**0.0337**		**0.0337**	**0.0337**	**0.0000**	**482.4607**	**482.4607**	**9.2400e-003**	**8.8500e-003**	**485.3277**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	566031	3.0500e-003	0.0261	0.0111	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003	0.0000	30.2056	30.2056	5.8000e-004	5.5000e-004	30.3851
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.68356e+006	0.0199	0.1697	0.0722	1.0800e-003		0.0137	0.0137		0.0137	0.0137	0.0000	196.5686	196.5686	3.7700e-003	3.6000e-003	197.7367
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	616815	3.3300e-003	0.0302	0.0254	1.8000e-004		2.3000e-003	2.3000e-003		2.3000e-003	2.3000e-003	0.0000	32.9156	32.9156	6.3000e-004	6.0000e-004	33.1112

General Office Building	302075	1.6300e-003	0.0148	0.0124	9.0000e-005		1.1300e-003	1.1300e-003		1.1300e-003	1.1300e-003	0.0000	16.1199	16.1199	3.1000e-004	3.0000e-004	16.2157
High Turnover (Sit Down Restaurant)	3.49544e+006	0.0189	0.1714	0.1439	1.0300e-003		0.0130	0.0130		0.0130	0.0130	0.0000	186.5299	186.5299	3.5800e-003	3.4200e-003	187.6383
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0467**	**0.4122**	**0.2651**	**2.5500e-003**		**0.0323**	**0.0323**		**0.0323**	**0.0323**	**0.0000**	**462.3396**	**462.3396**	**8.8700e-003**	**8.4700e-003**	**465.0870**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	257405	56.9774	3.3900e-003	7.0000e-004	57.2708
City Park	12355	2.7348	1.6000e-004	3.0000e-005	2.7489
Condo/Townhouse High Rise	1.78495e+006	395.1042	0.0235	4.8600e-003	397.1388
Enclosed Parking with Elevator	1.98332e+006	439.0133	0.0261	5.4000e-003	441.2741
Fast Food Restaurant w/o Drive Thru	120590	26.6931	1.5900e-003	3.3000e-004	26.8305
General Office Building	424318	93.9242	5.5800e-003	1.1500e-003	94.4078
High Turnover (Sit Down Restaurant)	683375	151.2673	8.9900e-003	1.8600e-003	152.0462
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,165.7143**	**0.0693**	**0.0143**	**1,171.7172**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	256165	56.7028	3.3700e-003	7.0000e-004	56.9948
City Park	12355	2.7348	1.6000e-004	3.0000e-005	2.7489
Condo/Townhouse High Rise	1.77688e+006	393.3171	0.0234	4.8400e-003	395.3425
Enclosed Parking with Elevator	1.82942e+006	404.9471	0.0241	4.9800e-003	407.0324
Fast Food Restaurant w/o Drive Thru	118020	26.1242	1.5500e-003	3.2000e-004	26.2587
General Office Building	406888	90.0660	5.3500e-003	1.1100e-003	90.5298
High Turnover (Sit Down Restaurant)	668811	148.0433	8.8000e-003	1.8200e-003	148.8057
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,121.9352**	**0.0667**	**0.0138**	**1,127.7127**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.0533	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Unmitigated	3.0533	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2463					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6552					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1518	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Total	**3.0533**	**0.0580**	**5.0374**	**2.7000e-004**		**0.0279**	**0.0279**		**0.0279**	**0.0279**	**0.0000**	**8.2393**	**8.2393**	**7.9200e-003**	**0.0000**	**8.4374**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2463					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6552					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1518	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Total	**3.0533**	**0.0580**	**5.0374**	**2.7000e-004**		**0.0279**	**0.0279**		**0.0279**	**0.0279**	**0.0000**	**8.2393**	**8.2393**	**7.9200e-003**	**0.0000**	**8.4374**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	113.4485	0.8494	0.0212	141.0030
Unmitigated	199.3000	1.4163	0.0355	245.2767

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.23501 / 2.6699	20.1158	0.1391	3.4900e-003	24.6334
City Park	0 / 0.977015	2.4027	1.4000e-004	3.0000e-005	2.4151
Condo/Townhouse High Rise	27.5602 / 17.3749	130.9074	0.9053	0.0227	160.3067
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.828647 / 0.0528924	2.7813	0.0272	6.7000e-004	3.6593
General Office Building	5.80478 / 3.55777	27.3218	0.1907	4.7800e-003	33.5126
High Turnover (Sit Down Restaurant)	4.6987 / 0.299917	15.7710	0.1540	3.7900e-003	20.7496
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**199.3000**	**1.4163**	**0.0355**	**245.2767**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.54101 / 1.33495	11.4129	0.0834	2.0900e-003	14.1201
City Park	0 / 0.488507	1.2014	7.0000e-005	1.0000e-005	1.2075
Condo/Townhouse High Rise	16.5361 / 8.68744	74.2715	0.5429	0.0136	91.8891
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	0.497188 / 0.0264462	1.6558	0.0163	4.0000e-004	2.1825
General Office Building	3.48287 / 1.77889	15.5181	0.1144	2.8600e-003	19.2281
High Turnover (Sit Down Restaurant)	2.81922 / 0.149959	9.3889	0.0924	2.2700e-003	12.3756
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**113.4485**	**0.8494**	**0.0212**	**141.0030**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	57.2873	3.3856	0.0000	141.9269
Unmitigated	238.6971	14.1066	0.0000	591.3619

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	59.3	12.0374	0.7114	0.0000	29.8221
City Park	155.9	31.6463	1.8702	0.0000	78.4024
Condo/Townhouse High Rise	944.1	191.6438	11.3258	0.0000	474.7893
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	2.5	0.5075	0.0300	0.0000	1.2573
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	14.1	2.8622	0.1692	0.0000	7.0909
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**238.6971**	**14.1066**	**0.0000**	**591.3619**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.232	2.8890	0.1707	0.0000	7.1573
City Park	37.416	7.5951	0.4489	0.0000	18.8166
Condo/Townhouse High Rise	226.584	45.9945	2.7182	0.0000	113.9494
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.6	0.1218	7.2000e-003	0.0000	0.3017
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.384	0.6869	0.0406	0.0000	1.7018
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**57.2873**	**3.3856**	**0.0000**	**141.9269**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	86.3760	0.0000	0.0000	86.3760

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	122	86.3760	0.0000	0.0000	86.3760
Total		**86.3760**	**0.0000**	**0.0000**	**86.3760**

Hollywood Center - East Site (All Res) - Operation

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	32.66	1000sqft	0.10	32,665.00	0
Enclosed Parking with Elevator	684.00	Space	0.80	338,450.00	0
Other Non-Asphalt Surfaces	12.90	1000sqft	0.10	12,900.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Apartments Mid Rise	65.00	Dwelling Unit	0.30	67,149.00	186
Condo/Townhouse High Rise	423.00	Dwelling Unit	0.95	575,100.00	1210

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2030
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	444	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 50% RPS by 2030.
Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy

Solid Waste - see operational assumptions

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	43,090.00	43,340.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	129,269.00	130,019.00
tblArchitecturalCoating	ConstArea_Parking	22,426.00	22,318.00
tblAreaCoating	Area_Nonresidential_Exterior	43090	43340
tblAreaCoating	Area_Nonresidential_Interior	129269	130019
tblAreaCoating	Area_Parking	22426	22318
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberGas	359.55	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberNoFireplace	42.30	0.00
tblFireplaces	NumberWood	3.25	0.00
tblFireplaces	NumberWood	21.15	0.00
tblLandUse	LandUseSquareFeet	32,660.00	32,665.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00
tblLandUse	LandUseSquareFeet	0.00	4,812.00
tblLandUse	LandUseSquareFeet	35,283.60	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00

tblLandUse	LandUseSquareFeet	15,480.00	15,482.00
tblLandUse	LandUseSquareFeet	65,000.00	67,149.00
tblLandUse	LandUseSquareFeet	423,000.00	575,100.00
tblLandUse	LotAcreage	0.75	0.10
tblLandUse	LotAcreage	6.16	0.80
tblLandUse	LotAcreage	0.30	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.81	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	1.71	0.30
tblLandUse	LotAcreage	6.61	0.95
tblProjectCharacteristics	CO2IntensityFactor	1227.89	444
tblSolidWaste	SolidWasteGenerationRate	29.90	59.30
tblSolidWaste	SolidWasteGenerationRate	0.07	155.90
tblSolidWaste	SolidWasteGenerationRate	194.58	944.10
tblSolidWaste	SolidWasteGenerationRate	31.45	2.50
tblSolidWaste	SolidWasteGenerationRate	30.37	0.00
tblSolidWaste	SolidWasteGenerationRate	184.21	14.10
tblTripsAndVMT	VendorTripNumber	128.00	127.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00

tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00

tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	OutdoorWaterUseRate	965,099.89	977,014.71
tblWoodstoves	NumberCatalytic	3.25	0.00
tblWoodstoves	NumberCatalytic	21.15	0.00
tblWoodstoves	NumberNoncatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	21.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.0525	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Energy	0.0488	0.4300	0.2753	2.6600e-003		0.0337	0.0337		0.0337	0.0337	0.0000	1,543.0696	1,543.0696	0.0785	0.0232	1,551.9396
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	238.6971	0.0000	238.6971	14.1066	0.0000	591.3619
Water						0.0000	0.0000		0.0000	0.0000	13.6823	168.8816	182.5639	1.4163	0.0355	228.5407
Total	**3.1012**	**0.4879**	**5.3041**	**2.9300e-003**	**0.0000**	**0.0616**	**0.0616**	**0.0000**	**0.0616**	**0.0616**	**252.3794**	**1,720.1905**	**1,972.5699**	**15.6093**	**0.0586**	**2,380.2785**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.0525	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Energy	0.0467	0.4122	0.2651	2.5500e-003		0.0323	0.0323		0.0323	0.0323	0.0000	1,483.1167	1,483.1167	0.0755	0.0223	1,491.6416
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	57.2873	0.0000	57.2873	3.3856	0.0000	141.9269
Water						0.0000	0.0000		0.0000	0.0000	8.2094	95.7504	103.9598	0.8494	0.0212	131.5142
Total	**3.0992**	**0.4702**	**5.2939**	**2.8200e-003**	**0.0000**	**0.0602**	**0.0602**	**0.0000**	**0.0602**	**0.0602**	**65.4967**	**1,587.1064**	**1,652.6031**	**4.3184**	**0.0435**	**1,773.5191**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.07**	**3.64**	**0.19**	**3.75**	**0.00**	**2.27**	**2.27**	**0.00**	**2.27**	**2.27**	**74.05**	**7.74**	**16.22**	**72.33**	**25.87**	**25.49**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		

General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	0.00	0.00	0.00	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00	1.50	79.50	19.00	51	37	12
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Parking	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
City Park	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Condo/Townhouse High Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Enclosed Parking with Elevator	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Fast Food Restaurant w/o Drive Thru	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
General Office Building	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
High Turnover (Sit Down Restaurant)	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Other Non-Asphalt Surfaces	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
User Defined Parking	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,020.7771	1,020.7771	0.0667	0.0138	1,026.5546
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,060.6089	1,060.6089	0.0693	0.0143	1,066.6118
NaturalGas Mitigated	0.0467	0.4122	0.2651	2.5500e-003		0.0323	0.0323		0.0323	0.0323	0.0000	462.3396	462.3396	8.8600e-003	8.4800e-003	465.0870
NaturalGas Unmitigated	0.0488	0.4300	0.2753	2.6600e-003		0.0337	0.0337		0.0337	0.0337	0.0000	482.4607	482.4607	9.2500e-003	8.8500e-003	485.3277

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	599101	3.2300e-003	0.0276	0.0118	1.8000e-004		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003	0.0000	31.9703	31.9703	6.1000e-004	5.9000e-004	32.1603
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.89877e+006	0.0210	0.1797	0.0765	1.1500e-003		0.0145	0.0145		0.0145	0.0145	0.0000	208.0530	208.0530	3.9900e-003	3.8100e-003	209.2893
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	630436	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6425	33.6425	6.4000e-004	6.2000e-004	33.8424
General Office Building	340043	1.8300e-003	0.0167	0.0140	1.0000e-004		1.2700e-003	1.2700e-003		1.2700e-003	1.2700e-003	0.0000	18.1460	18.1460	3.5000e-004	3.3000e-004	18.2538
High Turnover (Sit Down Restaurant)	3.57263e+006	0.0193	0.1751	0.1471	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.6490	190.6490	3.6500e-003	3.5000e-003	191.7819
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0487**	**0.4300**	**0.2753**	**2.6700e-003**		**0.0337**	**0.0337**		**0.0337**	**0.0337**	**0.0000**	**482.4607**	**482.4607**	**9.2400e-003**	**8.8500e-003**	**485.3277**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	566031	3.0500e-003	0.0261	0.0111	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003	0.0000	30.2056	30.2056	5.8000e-004	5.5000e-004	30.3851
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.68356e+006	0.0199	0.1697	0.0722	1.0800e-003		0.0137	0.0137		0.0137	0.0137	0.0000	196.5686	196.5686	3.7700e-003	3.6000e-003	197.7367
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	616815	3.3300e-003	0.0302	0.0254	1.8000e-004		2.3000e-003	2.3000e-003		2.3000e-003	2.3000e-003	0.0000	32.9156	32.9156	6.3000e-004	6.0000e-004	33.1112
General Office Building	302075	1.6300e-003	0.0148	0.0124	9.0000e-005		1.1300e-003	1.1300e-003		1.1300e-003	1.1300e-003	0.0000	16.1199	16.1199	3.1000e-004	3.0000e-004	16.2157
High Turnover (Sit Down Restaurant)	3.49544e+006	0.0189	0.1714	0.1439	1.0300e-003		0.0130	0.0130		0.0130	0.0130	0.0000	186.5299	186.5299	3.5800e-003	3.4200e-003	187.6383
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0467**	**0.4122**	**0.2651**	**2.5500e-003**		**0.0323**	**0.0323**		**0.0323**	**0.0323**	**0.0000**	**462.3396**	**462.3396**	**8.8700e-003**	**8.4700e-003**	**465.0870**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	257405	51.8401	3.3900e-003	7.0000e-004	52.1335
City Park	12355	2.4882	1.6000e-004	3.0000e-005	2.5023
Condo/Townhouse High Rise	1.78495e+006	359.4800	0.0235	4.8600e-003	361.5147
Enclosed Parking with Elevator	1.98332e+006	399.4302	0.0261	5.4000e-003	401.6909
Fast Food Restaurant w/o Drive Thru	120590	24.2863	1.5900e-003	3.3000e-004	24.4238

General Office Building	424318	85.4556	5.5800e-003	1.1500e-003	85.9393
High Turnover (Sit Down Restaurant)	683375	137.6284	8.9900e-003	1.8600e-003	138.4074
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,060.6089**	**0.0693**	**0.0143**	**1,066.6118**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	256165	51.5903	3.3700e-003	7.0000e-004	51.8823
City Park	12355	2.4882	1.6000e-004	3.0000e-005	2.5023
Condo/Townhouse High Rise	1.77688e+006	357.8540	0.0234	4.8400e-003	359.8795
Enclosed Parking with Elevator	1.82942e+006	368.4355	0.0241	4.9800e-003	370.5208
Fast Food Restaurant w/o Drive Thru	118020	23.7687	1.5500e-003	3.2000e-004	23.9032
General Office Building	406888	81.9453	5.3500e-003	1.1100e-003	82.4091
High Turnover (Sit Down Restaurant)	668811	134.6951	8.8000e-003	1.8200e-003	135.4575
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,020.7771**	**0.0667**	**0.0138**	**1,026.5546**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.0525	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Unmitigated	3.0525	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2463					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6552					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1510	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Total	**3.0525**	**0.0580**	**5.0288**	**2.7000e-004**		**0.0279**	**0.0279**		**0.0279**	**0.0279**	**0.0000**	**8.2393**	**8.2393**	**7.8800e-003**	**0.0000**	**8.4363**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2463					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6552					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1510	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Total	**3.0525**	**0.0580**	**5.0288**	**2.7000e-004**		**0.0279**	**0.0279**		**0.0279**	**0.0279**	**0.0000**	**8.2393**	**8.2393**	**7.8800e-003**	**0.0000**	**8.4363**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	103.9598	0.8494	0.0212	131.5142
Unmitigated	182.5639	1.4163	0.0355	228.5407

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.23501 / 2.6699	18.4232	0.1391	3.4900e-003	22.9408
City Park	0 / 0.977015	2.1861	1.4000e-004	3.0000e-005	2.1984
Condo/Townhouse High Rise	27.5602 / 17.3749	119.8926	0.9053	0.0227	149.2919
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.828647 / 0.0528924	2.5543	0.0272	6.7000e-004	3.4323
General Office Building	5.80478 / 3.55777	25.0244	0.1907	4.7800e-003	31.2152
High Turnover (Sit Down Restaurant)	4.6987 / 0.299917	14.4835	0.1540	3.7900e-003	19.4620
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**182.5639**	**1.4163**	**0.0355**	**228.5407**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.54101 / 1.33495	10.4565	0.0834	2.0900e-003	13.1637
City Park	0 / 0.488507	1.0930	7.0000e-005	1.0000e-005	1.0992
Condo/Townhouse High Rise	16.5361 / 8.68744	68.0479	0.5429	0.0136	85.6655
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.497188 / 0.0264462	1.5207	0.0163	4.0000e-004	2.0475
General Office Building	3.48287 / 1.77889	14.2186	0.1144	2.8600e-003	17.9286
High Turnover (Sit Down Restaurant)	2.81922 / 0.149959	8.6230	0.0924	2.2700e-003	11.6097
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**103.9598**	**0.8494**	**0.0212**	**131.5142**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	57.2873	3.3856	0.0000	141.9269
Unmitigated	238.6971	14.1066	0.0000	591.3619

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	59.3	12.0374	0.7114	0.0000	29.8221
City Park	155.9	31.6463	1.8702	0.0000	78.4024
Condo/Townhouse High Rise	944.1	191.6438	11.3258	0.0000	474.7893
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	2.5	0.5075	0.0300	0.0000	1.2573
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	14.1	2.8622	0.1692	0.0000	7.0909
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**238.6971**	**14.1066**	**0.0000**	**591.3619**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.232	2.8890	0.1707	0.0000	7.1573
City Park	37.416	7.5951	0.4489	0.0000	18.8166
Condo/Townhouse High Rise	226.584	45.9945	2.7182	0.0000	113.9494
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	0.6	0.1218	7.2000e-003	0.0000	0.3017
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.384	0.6869	0.0406	0.0000	1.7018
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**57.2873**	**3.3856**	**0.0000**	**141.9269**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center- East Site (Res and Hotel) - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	21.65	1000sqft	0.10	21,648.00	0
Enclosed Parking with Elevator	684.00	Space	0.90	338,450.00	0
Other Non-Asphalt Surfaces	15.64	1000sqft	0.10	15,644.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Hotel	220.00	Room	0.30	141,606.00	0
Apartments Mid Rise	48.00	Dwelling Unit	0.30	51,898.00	137
Condo/Townhouse High Rise	319.00	Dwelling Unit	0.55	444,100.00	912

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	488	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 45% RPS by 2027.

Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions

Energy Mitigation - Compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient than 2016 Title 24 Standards.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	108,384.00	106,734.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	325,152.00	320,202.00
tblArchitecturalCoating	ConstArea_Parking	22,570.00	21,934.00
tblAreaCoating	Area_Nonresidential_Exterior	108384	106734
tblAreaCoating	Area_Nonresidential_Interior	325152	320202
tblAreaCoating	Area_Parking	22570	21934
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	40.80	0.00
tblFireplaces	NumberGas	271.15	0.00
tblFireplaces	NumberNoFireplace	4.80	0.00
tblFireplaces	NumberNoFireplace	31.90	0.00
tblFireplaces	NumberWood	2.40	0.00
tblFireplaces	NumberWood	15.95	0.00
tblLandUse	LandUseSquareFeet	21,650.00	21,648.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00
tblLandUse	LandUseSquareFeet	0.00	4,812.00
tblLandUse	LandUseSquareFeet	35,283.60	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00
tblLandUse	LandUseSquareFeet	15,480.00	15,482.00

tblLandUse	LandUseSquareFeet	319,440.00	141,606.00
tblLandUse	LandUseSquareFeet	48,000.00	51,898.00
tblLandUse	LandUseSquareFeet	319,000.00	444,100.00
tblLandUse	LotAcreage	0.50	0.10
tblLandUse	LotAcreage	6.16	0.90
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.81	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	7.33	0.30
tblLandUse	LotAcreage	1.26	0.30
tblLandUse	LotAcreage	4.98	0.55
tblProjectCharacteristics	CO2IntensityFactor	1227.89	488
tblSolidWaste	SolidWasteGenerationRate	22.08	43.80
tblSolidWaste	SolidWasteGenerationRate	0.07	155.90
tblSolidWaste	SolidWasteGenerationRate	146.74	712.00
tblSolidWaste	SolidWasteGenerationRate	31.45	2.50
tblSolidWaste	SolidWasteGenerationRate	20.13	0.00
tblSolidWaste	SolidWasteGenerationRate	184.21	14.10
tblSolidWaste	SolidWasteGenerationRate	120.45	80.30
tblTripsAndVMT	VendorTripNumber	136.00	134.00
tblTripsAndVMT	WorkerTripNumber	511.00	505.00
tblTripsAndVMT	WorkerTripNumber	102.00	101.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00

tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.19	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	5.95	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	8.17	0.00
tblWater	OutdoorWaterUseRate	965,099.89	881,696.20
tblWoodstoves	NumberCatalytic	2.40	0.00
tblWoodstoves	NumberCatalytic	15.95	0.00
tblWoodstoves	NumberNoncatalytic	2.40	0.00
tblWoodstoves	NumberNoncatalytic	15.95	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.9726	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Energy	0.0604	0.5394	0.3885	3.3000e-003		0.0418	0.0418		0.0418	0.0418	0.0000	1,857.6222	1,857.6222	0.0863	0.0265	1,867.6624
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	204.7367	0.0000	204.7367	12.0996	0.0000	507.2265
Water						0.0000	0.0000		0.0000	0.0000	12.3309	159.4582	171.7891	1.2760	0.0319	213.1843
Total	**3.0331**	**0.5831**	**4.1820**	**3.5000e-003**	**0.0000**	**0.0628**	**0.0628**	**0.0000**	**0.0628**	**0.0628**	**217.0676**	**2,023.2867**	**2,240.3543**	**13.4679**	**0.0583**	**2,594.4290**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.9726	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Energy	0.0570	0.5091	0.3666	3.1100e-003		0.0394	0.0394		0.0394	0.0394	0.0000	1,772.7699	1,772.7699	0.0826	0.0252	1,782.3465
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	49.1368	0.0000	49.1368	2.9039	0.0000	121.7344
Water						0.0000	0.0000		0.0000	0.0000	7.3985	90.9317	98.3302	0.7653	0.0191	123.1429
Total	**3.0297**	**0.5527**	**4.1600**	**3.3100e-003**	**0.0000**	**0.0604**	**0.0604**	**0.0000**	**0.0604**	**0.0604**	**56.5353**	**1,869.9078**	**1,926.4431**	**3.7578**	**0.0443**	**2,033.5795**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.11**	**5.20**	**0.52**	**5.43**	**0.00**	**3.74**	**3.74**	**0.00**	**3.74**	**3.74**	**73.95**	**7.58**	**14.01**	**72.10**	**24.11**	**21.62**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Hotel	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
City Park	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Condo/Townhouse High Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Enclosed Parking with Elevator	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Fast Food Restaurant w/o Drive Thru	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
General Office Building	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
High Turnover (Sit Down Restaurant)	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Hotel	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Other Non-Asphalt Surfaces	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
User Defined Parking	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,208.3491	1,208.3491	0.0718	0.0149	1,214.5716
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,259.5875	1,259.5875	0.0749	0.0155	1,266.0739
NaturalGas Mitigated	0.0570	0.5091	0.3666	3.1100e-003		0.0394	0.0394		0.0394	0.0394	0.0000	564.4208	564.4208	0.0108	0.0104	567.7749
NaturalGas Unmitigated	0.0604	0.5394	0.3885	3.3000e-003		0.0418	0.0418		0.0418	0.0418	0.0000	598.0347	598.0347	0.0115	0.0110	601.5885

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	442413	2.3900e-003	0.0204	8.6700e-003	1.3000e-004		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	23.6089	23.6089	4.5000e-004	4.3000e-004	23.7491
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	2.9402e+006	0.0159	0.1355	0.0577	8.6000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	156.9005	156.9005	3.0100e-003	2.8800e-003	157.8329
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	630436	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6425	33.6425	6.4000e-004	6.2000e-004	33.8424
General Office Building	225356	1.2200e-003	0.0111	9.2800e-003	7.0000e-005		8.4000e-004	8.4000e-004		8.4000e-004	8.4000e-004	0.0000	12.0258	12.0258	2.3000e-004	2.2000e-004	12.0973
High Turnover (Sit Down Restaurant)	3.57263e+006	0.0193	0.1751	0.1471	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.6490	190.6490	3.6500e-003	3.5000e-003	191.7819
Hotel	3.39571e+006	0.0183	0.1665	0.1398	1.0000e-003		0.0127	0.0127		0.0127	0.0127	0.0000	181.2081	181.2081	3.4700e-003	3.3200e-003	182.2850
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0604**	**0.5394**	**0.3885**	**3.3000e-003**		**0.0418**	**0.0418**		**0.0418**	**0.0418**	**0.0000**	**598.0347**	**598.0347**	**0.0115**	**0.0110**	**601.5885**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	417992	2.2500e-003	0.0193	8.2000e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3057	22.3057	4.3000e-004	4.1000e-004	22.4382
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	2.77791e+006	0.0150	0.1280	0.0545	8.2000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	148.2397	148.2397	2.8400e-003	2.7200e-003	149.1206
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	616815	3.3300e-003	0.0302	0.0254	1.8000e-004		2.3000e-003	2.3000e-003		2.3000e-003	2.3000e-003	0.0000	32.9156	32.9156	6.3000e-004	6.0000e-004	33.1112
General Office Building	200194	1.0800e-003	9.8100e-003	8.2400e-003	6.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	10.6831	10.6831	2.0000e-004	2.0000e-004	10.7466
High Turnover (Sit Down Restaurant)	3.49544e+006	0.0189	0.1714	0.1439	1.0300e-003		0.0130	0.0130		0.0130	0.0130	0.0000	186.5299	186.5299	3.5800e-003	3.4200e-003	187.6383
Hotel	3.0685e+006	0.0166	0.1504	0.1264	9.0000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	163.7469	163.7469	3.1400e-003	3.0000e-003	164.7199
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0570**	**0.5091**	**0.3666**	**3.1100e-003**		**0.0394**	**0.0394**		**0.0394**	**0.0394**	**0.0000**	**564.4208**	**564.4208**	**0.0108**	**0.0104**	**567.7749**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	190084	42.0756	2.5000e-003	5.2000e-004	42.2923
City Park	12355	2.7348	1.6000e-004	3.0000e-005	2.7489
Condo/Townhouse High Rise	1.3461e+006	297.9627	0.0177	3.6600e-003	299.4971
Enclosed Parking with Elevator	1.98332e+006	439.0133	0.0261	5.4000e-003	441.2741
Fast Food Restaurant w/o Drive Thru	120590	26.6931	1.5900e-003	3.3000e-004	26.8305
General Office Building	281208	62.2462	3.7000e-003	7.7000e-004	62.5667
High Turnover (Sit Down Restaurant)	683375	151.2673	8.9900e-003	1.8600e-003	152.0462
Hotel	1.07337e+006	237.5945	0.0141	2.9200e-003	238.8180
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,259.5875**	**0.0749**	**0.0155**	**1,266.0739**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	189168	41.8729	2.4900e-003	5.1000e-004	42.0885
City Park	12355	2.7348	1.6000e-004	3.0000e-005	2.7489
Condo/Townhouse High Rise	1.34001e+006	296.6150	0.0176	3.6500e-003	298.1424
Enclosed Parking with Elevator	1.82942e+006	404.9471	0.0241	4.9800e-003	407.0324
Fast Food Restaurant w/o Drive Thru	118020	26.1242	1.5500e-003	3.2000e-004	26.2587
General Office Building	269656	59.6892	3.5500e-003	7.3000e-004	59.9966
High Turnover (Sit Down Restaurant)	668811	148.0433	8.8000e-003	1.8200e-003	148.8057
Hotel	1.03149e+006	228.3227	0.0136	2.8100e-003	229.4985
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,208.3491**	**0.0718**	**0.0149**	**1,214.5716**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.9726	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Unmitigated	2.9726	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2592					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5988					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1147	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Total	**2.9726**	**0.0437**	**3.7935**	**2.0000e-004**		**0.0210**	**0.0210**		**0.0210**	**0.0210**	**0.0000**	**6.2063**	**6.2063**	**5.9800e-003**	**0.0000**	**6.3558**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2592					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5988					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1147	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Total	**2.9726**	**0.0437**	**3.7935**	**2.0000e-004**		**0.0210**	**0.0210**		**0.0210**	**0.0210**	**0.0000**	**6.2063**	**6.2063**	**5.9800e-003**	**0.0000**	**6.3558**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	98.3302	0.7653	0.0191	123.1429
Unmitigated	171.7891	1.2760	0.0319	213.1843

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	3.12739 / 1.97162	14.8547	0.1027	2.5800e-003	18.1908
City Park	0 / 0.881696	2.1683	1.3000e-004	3.0000e-005	2.1795
Condo/Townhouse High Rise	20.7841 / 13.103	98.7221	0.6827	0.0171	120.8932
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.828647 / 0.0528924	2.7813	0.0272	6.7000e-004	3.6593
General Office Building	3.84794 / 2.35841	18.1113	0.1264	3.1700e-003	22.2152
High Turnover (Sit Down Restaurant)	4.6987 / 0.299917	15.7710	0.1540	3.7900e-003	20.7496
Hotel	5.58069 / 0.620077	19.3803	0.1829	4.5100e-003	25.2967
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**171.7891**	**1.2760**	**0.0319**	**213.1843**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.87644 / 0.985809	8.4280	0.0616	1.5400e-003	10.4271
City Park	0 / 0.440848	1.0842	6.0000e-005	1.0000e-005	1.0897
Condo/Townhouse High Rise	12.4705 / 6.55152	56.0109	0.4094	0.0102	69.2970
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.497188 / 0.0264462	1.6558	0.0163	4.0000e-004	2.1825
General Office Building	2.30876 / 1.17921	10.2868	0.0758	1.8900e-003	12.7461
High Turnover (Sit Down Restaurant)	2.81922 / 0.149959	9.3889	0.0924	2.2700e-003	12.3756
Hotel	3.34841 / 0.310038	11.4757	0.1097	2.7000e-003	15.0247
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**98.3302**	**0.7653**	**0.0190**	**123.1429**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	49.1368	2.9039	0.0000	121.7344
Unmitigated	204.7367	12.0996	0.0000	507.2265

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	43.8	8.8910	0.5254	0.0000	22.0271
City Park	155.9	31.6463	1.8702	0.0000	78.4024
Condo/Townhouse High Rise	712	144.5296	8.5415	0.0000	358.0659
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	2.5	0.5075	0.0300	0.0000	1.2573
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	14.1	2.8622	0.1692	0.0000	7.0909
Hotel	80.3	16.3002	0.9633	0.0000	40.3830
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**204.7367**	**12.0996**	**0.0000**	**507.2265**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	10.512	2.1338	0.1261	0.0000	5.2865
City Park	37.416	7.5951	0.4489	0.0000	18.8166
Condo/Townhouse High Rise	170.88	34.6871	2.0500	0.0000	85.9358
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	0.6	0.1218	7.2000e-003	0.0000	0.3017
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.384	0.6869	0.0406	0.0000	1.7018
Hotel	19.272	3.9120	0.2312	0.0000	9.6919
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**49.1368**	**2.9039**	**0.0000**	**121.7344**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center- East Site (Res and Hotel) - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	21.65	1000sqft	0.10	21,648.00	0
Enclosed Parking with Elevator	684.00	Space	0.90	338,450.00	0
Other Non-Asphalt Surfaces	15.64	1000sqft	0.10	15,644.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Hotel	220.00	Room	0.30	141,606.00	0
Apartments Mid Rise	48.00	Dwelling Unit	0.30	51,898.00	137
Condo/Townhouse High Rise	319.00	Dwelling Unit	0.55	444,100.00	912

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2030
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	444	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 50% RPS by 2030.
Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions

Energy Mitigation - Compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient than 2016 Title 24 Standards.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	108,384.00	106,734.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	325,152.00	320,202.00
tblArchitecturalCoating	ConstArea_Parking	22,570.00	21,934.00
tblAreaCoating	Area_Nonresidential_Exterior	108384	106734
tblAreaCoating	Area_Nonresidential_Interior	325152	320202
tblAreaCoating	Area_Parking	22570	21934
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	40.80	0.00
tblFireplaces	NumberGas	271.15	0.00
tblFireplaces	NumberNoFireplace	4.80	0.00
tblFireplaces	NumberNoFireplace	31.90	0.00
tblFireplaces	NumberWood	2.40	0.00
tblFireplaces	NumberWood	15.95	0.00
tblLandUse	LandUseSquareFeet	21,650.00	21,648.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00
tblLandUse	LandUseSquareFeet	0.00	4,812.00

tblLandUse	LandUseSquareFeet	35,283.60	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00
tblLandUse	LandUseSquareFeet	15,480.00	15,482.00
tblLandUse	LandUseSquareFeet	319,440.00	141,606.00
tblLandUse	LandUseSquareFeet	48,000.00	51,898.00
tblLandUse	LandUseSquareFeet	319,000.00	444,100.00
tblLandUse	LotAcreage	0.50	0.10
tblLandUse	LotAcreage	6.16	0.90
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.81	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	7.33	0.30
tblLandUse	LotAcreage	1.26	0.30
tblLandUse	LotAcreage	4.98	0.55
tblProjectCharacteristics	CO2IntensityFactor	1227.89	444
tblSolidWaste	SolidWasteGenerationRate	22.08	43.80
tblSolidWaste	SolidWasteGenerationRate	0.07	155.90
tblSolidWaste	SolidWasteGenerationRate	146.74	712.00
tblSolidWaste	SolidWasteGenerationRate	31.45	2.50
tblSolidWaste	SolidWasteGenerationRate	20.13	0.00
tblSolidWaste	SolidWasteGenerationRate	184.21	14.10
tblSolidWaste	SolidWasteGenerationRate	120.45	80.30
tblTripsAndVMT	VendorTripNumber	136.00	134.00
tblTripsAndVMT	WorkerTripNumber	511.00	505.00
tblTripsAndVMT	WorkerTripNumber	102.00	101.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HS_TL	5.90	0.00

tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.19	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	5.95	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	8.17	0.00
tblWater	OutdoorWaterUseRate	965,099.89	881,696.20
tblWoodstoves	NumberCatalytic	2.40	0.00
tblWoodstoves	NumberCatalytic	15.95	0.00
tblWoodstoves	NumberNoncatalytic	2.40	0.00
tblWoodstoves	NumberNoncatalytic	15.95	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.9720	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Energy	0.0604	0.5394	0.3885	3.3000e-003		0.0418	0.0418		0.0418	0.0418	0.0000	1,744.0529	1,744.0529	0.0863	0.0265	1,754.0930
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	204.7367	0.0000	204.7367	12.0996	0.0000	507.2265
Water						0.0000	0.0000		0.0000	0.0000	12.3309	145.0809	157.4117	1.2760	0.0319	198.8069
Total	**3.0324**	**0.5830**	**4.1755**	**3.5000e-003**	**0.0000**	**0.0628**	**0.0628**	**0.0000**	**0.0628**	**0.0628**	**217.0676**	**1,895.3400**	**2,112.4075**	**13.4678**	**0.0583**	**2,466.4815**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.9720	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Energy	0.0570	0.5091	0.3666	3.1100e-003		0.0394	0.0394		0.0394	0.0394	0.0000	1,663.8204	1,663.8204	0.0826	0.0252	1,673.3970
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	49.1368	0.0000	49.1368	2.9039	0.0000	121.7344
Water						0.0000	0.0000		0.0000	0.0000	7.3985	82.7329	90.1314	0.7653	0.0191	114.9441
Total	**3.0290**	**0.5527**	**4.1536**	**3.3100e-003**	**0.0000**	**0.0604**	**0.0604**	**0.0000**	**0.0604**	**0.0604**	**56.5353**	**1,752.7596**	**1,809.2949**	**3.7578**	**0.0443**	**1,916.4305**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.11**	**5.20**	**0.52**	**5.43**	**0.00**	**3.74**	**3.74**	**0.00**	**3.74**	**3.74**	**73.95**	**7.52**	**14.35**	**72.10**	**24.11**	**22.30**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Hotel	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
City Park	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Condo/Townhouse High Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Enclosed Parking with Elevator	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Fast Food Restaurant w/o Drive Thru	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
General Office Building	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
High Turnover (Sit Down Restaurant)	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Hotel	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Other Non-Asphalt Surfaces	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
User Defined Parking	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,099.3996	1,099.3996	0.0718	0.0149	1,105.6221
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,146.0182	1,146.0182	0.0749	0.0155	1,152.5045
NaturalGas Mitigated	0.0570	0.5091	0.3666	3.1100e-003		0.0394	0.0394		0.0394	0.0394	0.0000	564.4208	564.4208	0.0108	0.0104	567.7749
NaturalGas Unmitigated	0.0604	0.5394	0.3885	3.3000e-003		0.0418	0.0418		0.0418	0.0418	0.0000	598.0347	598.0347	0.0115	0.0110	601.5885

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	442413	2.3900e-003	0.0204	8.6700e-003	1.3000e-004		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	23.6089	23.6089	4.5000e-004	4.3000e-004	23.7491
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	2.9402e+006	0.0159	0.1355	0.0577	8.6000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	156.9005	156.9005	3.0100e-003	2.8800e-003	157.8329
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	630436	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6425	33.6425	6.4000e-004	6.2000e-004	33.8424
General Office Building	225356	1.2200e-003	0.0111	9.2800e-003	7.0000e-005		8.4000e-004	8.4000e-004		8.4000e-004	8.4000e-004	0.0000	12.0258	12.0258	2.3000e-004	2.2000e-004	12.0973
High Turnover (Sit Down Restaurant)	3.57263e+006	0.0193	0.1751	0.1471	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.6490	190.6490	3.6500e-003	3.5000e-003	191.7819
Hotel	3.39571e+006	0.0183	0.1665	0.1398	1.0000e-003		0.0127	0.0127		0.0127	0.0127	0.0000	181.2081	181.2081	3.4700e-003	3.3200e-003	182.2850
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0604**	**0.5394**	**0.3885**	**3.3000e-003**		**0.0418**	**0.0418**		**0.0418**	**0.0418**	**0.0000**	**598.0347**	**598.0347**	**0.0115**	**0.0110**	**601.5885**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	417992	2.2500e-003	0.0193	8.2000e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3057	22.3057	4.3000e-004	4.1000e-004	22.4382
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	2.77791e+006	0.0150	0.1280	0.0545	8.2000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	148.2397	148.2397	2.8400e-003	2.7200e-003	149.1206
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	616815	3.3300e-003	0.0302	0.0254	1.8000e-004		2.3000e-003	2.3000e-003		2.3000e-003	2.3000e-003	0.0000	32.9156	32.9156	6.3000e-004	6.0000e-004	33.1112
General Office Building	200194	1.0800e-003	9.8100e-003	8.2400e-003	6.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	10.6831	10.6831	2.0000e-004	2.0000e-004	10.7466
High Turnover (Sit Down Restaurant)	3.49544e+006	0.0189	0.1714	0.1439	1.0300e-003		0.0130	0.0130		0.0130	0.0130	0.0000	186.5299	186.5299	3.5800e-003	3.4200e-003	187.6383
Hotel	3.0685e+006	0.0166	0.1504	0.1264	9.0000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	163.7469	163.7469	3.1400e-003	3.0000e-003	164.7199
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0570**	**0.5091**	**0.3666**	**3.1100e-003**		**0.0394**	**0.0394**		**0.0394**	**0.0394**	**0.0000**	**564.4208**	**564.4208**	**0.0108**	**0.0104**	**567.7749**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	190084	38.2819	2.5000e-003	5.2000e-004	38.4986
City Park	12355	2.4882	1.6000e-004	3.0000e-005	2.5023
Condo/Townhouse High Rise	1.3461e+006	271.0972	0.0177	3.6600e-003	272.6316
Enclosed Parking with Elevator	1.98332e+006	399.4302	0.0261	5.4000e-003	401.6909
Fast Food Restaurant w/o Drive Thru	120590	24.2863	1.5900e-003	3.3000e-004	24.4238
General Office Building	281208	56.6338	3.7000e-003	7.7000e-004	56.9543
High Turnover (Sit Down Restaurant)	683375	137.6284	8.9900e-003	1.8600e-003	138.4074
Hotel	1.07337e+006	216.1721	0.0141	2.9200e-003	217.3956
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,146.0182**	**0.0749**	**0.0155**	**1,152.5045**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	189168	38.0974	2.4900e-003	5.1000e-004	38.3131
City Park	12355	2.4882	1.6000e-004	3.0000e-005	2.5023
Condo/Townhouse High Rise	1.34001e+006	269.8710	0.0176	3.6500e-003	271.3985
Enclosed Parking with Elevator	1.82942e+006	368.4355	0.0241	4.9800e-003	370.5208
Fast Food Restaurant w/o Drive Thru	118020	23.7687	1.5500e-003	3.2000e-004	23.9032
General Office Building	269656	54.3074	3.5500e-003	7.3000e-004	54.6148
High Turnover (Sit Down Restaurant)	668811	134.6951	8.8000e-003	1.8200e-003	135.4575
Hotel	1.03149e+006	207.7362	0.0136	2.8100e-003	208.9120
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,099.3996**	**0.0718**	**0.0149**	**1,105.6221**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.9720	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Unmitigated	2.9720	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2592					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5988					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1140	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Total	**2.9720**	**0.0436**	**3.7870**	**2.0000e-004**		**0.0210**	**0.0210**		**0.0210**	**0.0210**	**0.0000**	**6.2063**	**6.2063**	**5.9500e-003**	**0.0000**	**6.3551**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2592					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5988					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1140	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Total	**2.9720**	**0.0436**	**3.7870**	**2.0000e-004**		**0.0210**	**0.0210**		**0.0210**	**0.0210**	**0.0000**	**6.2063**	**6.2063**	**5.9500e-003**	**0.0000**	**6.3551**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	90.1314	0.7653	0.0191	114.9441
Unmitigated	157.4117	1.2760	0.0319	198.8069

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	3.12739 / 1.97162	13.6048	0.1027	2.5800e-003	16.9409
City Park	0 / 0.881696	1.9728	1.3000e-004	3.0000e-005	1.9840
Condo/Townhouse High Rise	20.7841 / 13.103	90.4155	0.6827	0.0171	112.5866
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.828647 / 0.0528924	2.5543	0.0272	6.7000e-004	3.4323
General Office Building	3.84794 / 2.35841	16.5884	0.1264	3.1700e-003	20.6923
High Turnover (Sit Down Restaurant)	4.6987 / 0.299917	14.4835	0.1540	3.7900e-003	19.4620
Hotel	5.58069 / 0.620077	17.7925	0.1829	4.5100e-003	23.7089
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**157.4117**	**1.2760**	**0.0319**	**198.8069**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.87644 / 0.985809	7.7218	0.0616	1.5400e-003	9.7209
City Park	0 / 0.440848	0.9864	6.0000e-005	1.0000e-005	0.9920
Condo/Townhouse High Rise	12.4705 / 6.55152	51.3175	0.4094	0.0102	64.6036
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.497188 / 0.0264462	1.5207	0.0163	4.0000e-004	2.0475
General Office Building	2.30876 / 1.17921	9.4254	0.0758	1.8900e-003	11.8847
High Turnover (Sit Down Restaurant)	2.81922 / 0.149959	8.6230	0.0924	2.2700e-003	11.6097
Hotel	3.34841 / 0.310038	10.5368	0.1097	2.7000e-003	14.0858
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**90.1314**	**0.7653**	**0.0190**	**114.9441**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	49.1368	2.9039	0.0000	121.7344
Unmitigated	204.7367	12.0996	0.0000	507.2265

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	43.8	8.8910	0.5254	0.0000	22.0271
City Park	155.9	31.6463	1.8702	0.0000	78.4024
Condo/Townhouse High Rise	712	144.5296	8.5415	0.0000	358.0659
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	2.5	0.5075	0.0300	0.0000	1.2573
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	14.1	2.8622	0.1692	0.0000	7.0909
Hotel	80.3	16.3002	0.9633	0.0000	40.3830
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**204.7367**	**12.0996**	**0.0000**	**507.2265**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	10.512	2.1338	0.1261	0.0000	5.2865
City Park	37.416	7.5951	0.4489	0.0000	18.8166
Condo/Townhouse High Rise	170.88	34.6871	2.0500	0.0000	85.9358

Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.6	0.1218	7.2000e-003	0.0000	0.3017
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.384	0.6869	0.0406	0.0000	1.7018
Hotel	19.272	3.9120	0.2312	0.0000	9.6919
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**49.1368**	**2.9039**	**0.0000**	**121.7344**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center - East Site (All Res) - Operation (Vegetation-Trees)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	32.66	1000sqft	0.10	32,665.00	0
Enclosed Parking with Elevator	684.00	Space	0.80	338,450.00	0
Other Non-Asphalt Surfaces	12.90	1000sqft	0.10	12,900.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Apartments Mid Rise	65.00	Dwelling Unit	0.30	67,149.00	186
Condo/Townhouse High Rise	423.00	Dwelling Unit	0.95	575,100.00	1210

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	488	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

tblSequestration	NumberOfNewTrees	0.00	122.00

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	86.3760	0.0000	0.0000	86.3760

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	122	86.3760	0.0000	0.0000	86.3760
Total		**86.3760**	**0.0000**	**0.0000**	**86.3760**

Hollywood Center - West - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	533	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 40% RPS by 2024.

Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions.

Sequestration - Miscellaneous trees; 130 trees on West Site.

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	44,513.00	45,115.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	133,538.00	135,344.00
tblArchitecturalCoating	ConstArea_Parking	25,652.00	26,786.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	437,738.00	437,603.00
tblArchitecturalCoating	ConstArea_Residential_Interior	1,313,213.00	1,312,808.00
tblAreaCoating	Area_Nonresidential_Exterior	44513	45115
tblAreaCoating	Area_Nonresidential_Interior	133538	135344
tblAreaCoating	Area_Parking	25652	26786
tblAreaCoating	Area_Residential_Exterior	437738	437603
tblAreaCoating	Area_Residential_Interior	1313213	1312808
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00
tblFireplaces	NumberWood	3.40	0.00

tblFireplaces	NumberWood	22.45	0.00
tblLandUse	LandUseSquareFeet	334,800.00	414,005.00
tblLandUse	LandUseSquareFeet	0.00	1,636.00
tblLandUse	LandUseSquareFeet	34,412.40	34,205.00
tblLandUse	LandUseSquareFeet	1,980.00	1,983.00
tblLandUse	LandUseSquareFeet	11,240.00	11,237.00
tblLandUse	LandUseSquareFeet	68,000.00	67,500.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	0.96	0.10
tblLandUse	LotAcreage	7.53	0.51
tblLandUse	LotAcreage	0.27	0.10
tblLandUse	LotAcreage	0.00	0.14
tblLandUse	LotAcreage	0.79	0.10
tblLandUse	LotAcreage	0.05	0.10
tblLandUse	LotAcreage	0.26	0.10
tblLandUse	LotAcreage	1.79	0.20
tblLandUse	LotAcreage	7.02	0.50
tblProjectCharacteristics	CO2IntensityFactor	1227.89	533
tblSequestration	NumberOfNewTrees	0.00	130.00
tblSolidWaste	SolidWasteGenerationRate	31.28	62.05
tblSolidWaste	SolidWasteGenerationRate	0.07	0.00
tblSolidWaste	SolidWasteGenerationRate	206.54	1,002.16
tblSolidWaste	SolidWasteGenerationRate	22.81	1.81
tblSolidWaste	SolidWasteGenerationRate	38.69	0.00
tblSolidWaste	SolidWasteGenerationRate	133.76	10.25
tblTripsAndVMT	VendorTripNumber	140.00	143.00
tblTripsAndVMT	WorkerTripNumber	585.00	593.00
tblTripsAndVMT	WorkerTripNumber	117.00	119.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00

tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	IndoorWaterUseRate	7,393,723.92	7,496,809.49
tblWater	OutdoorWaterUseRate	941,270.27	953,185.08
tblWater	OutdoorWaterUseRate	4,531,637.24	4,594,818.72
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1049	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Energy	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	1,824.5124	1,824.5124	0.0838	0.0237	1,833.6551
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	218.4731	0.0000	218.4731	12.9114	0.0000	541.2578
Water						0.0000	0.0000		0.0000	0.0000	14.3380	214.9019	229.2399	1.4843	0.0372	277.4317
Total	**3.1493**	**0.4519**	**5.5778**	**2.7100e-003**	**0.0000**	**0.0603**	**0.0603**	**0.0000**	**0.0603**	**0.0603**	**232.8111**	**2,048.1460**	**2,280.9571**	**14.4879**	**0.0608**	**2,661.2866**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1049	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Energy	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	1,748.1056	1,748.1056	0.0803	0.0227	1,756.8633
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	52.4335	0.0000	52.4335	3.0987	0.0000	129.9019
Water						0.0000	0.0000		0.0000	0.0000	8.6028	121.6782	130.2810	0.8902	0.0222	159.1618
Total	**3.1473**	**0.4341**	**5.5680**	**2.6000e-003**	**0.0000**	**0.0589**	**0.0589**	**0.0000**	**0.0589**	**0.0589**	**61.0364**	**1,878.5154**	**1,939.5517**	**4.0777**	**0.0449**	**2,054.8689**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.06**	**3.92**	**0.18**	**4.06**	**0.00**	**2.32**	**2.32**	**0.00**	**2.32**	**2.32**	**73.78**	**8.28**	**14.97**	**71.85**	**26.23**	**22.79**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	92.0400
Total	**92.0400**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Condo/Townhouse High Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Fast Food Restaurant w/o Drive Thru	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
General Office Building	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Other Non-Asphalt Surfaces	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
User Defined Parking	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,328.0489	1,328.0489	0.0723	0.0150	1,334.3104
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,384.3218	1,384.3218	0.0753	0.0156	1,390.8486
NaturalGas Mitigated	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	420.0567	420.0567	8.0500e-003	7.7000e-003	422.5528
NaturalGas Unmitigated	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	440.1907	440.1907	8.4400e-003	8.0700e-003	442.8065

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	626752	3.3800e-003	0.0289	0.0123	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	33.4459	33.4459	6.4000e-004	6.1000e-004	33.6446
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.13841e+006	0.0223	0.1907	0.0812	1.2200e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.8411	220.8411	4.2300e-003	4.0500e-003	222.1535
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	457597	2.4700e-003	0.0224	0.0188	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.4191	24.4191	4.7000e-004	4.5000e-004	24.5642
General Office Building	433056	2.3400e-003	0.0212	0.0178	1.3000e-004		1.6100e-003	1.6100e-003		1.6100e-003	1.6100e-003	0.0000	23.1095	23.1095	4.4000e-004	4.2000e-004	23.2469
High Turnover (Sit Down Restaurant)	2.59305e+006	0.0140	0.1271	0.1068	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003	0.0000	138.3750	138.3750	2.6500e-003	2.5400e-003	139.1973
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0445**	**0.3903**	**0.2369**	**2.4200e-003**		**0.0307**	**0.0307**		**0.0307**	**0.0307**	**0.0000**	**440.1907**	**440.1907**	**8.4300e-003**	**8.0700e-003**	**442.8065**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	592156	3.1900e-003	0.0273	0.0116	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.5997	31.5997	6.1000e-004	5.8000e-004	31.7875
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.90997e+006	0.0211	0.1802	0.0767	1.1500e-003		0.0146	0.0146		0.0146	0.0146	0.0000	208.6508	208.6508	4.0000e-003	3.8300e-003	209.8907
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	447710	2.4100e-003	0.0220	0.0184	1.3000e-004		1.6700e-003	1.6700e-003		1.6700e-003	1.6700e-003	0.0000	23.8915	23.8915	4.6000e-004	4.4000e-004	24.0335
General Office Building	384703	2.0700e-003	0.0189	0.0158	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5292	20.5292	3.9000e-004	3.8000e-004	20.6512
High Turnover (Sit Down Restaurant)	2.53703e+006	0.0137	0.1244	0.1045	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3854	135.3854	2.5900e-003	2.4800e-003	136.1899
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0424**	**0.3726**	**0.2270**	**2.3100e-003**		**0.0293**	**0.0293**		**0.0293**	**0.0293**	**0.0000**	**420.0567**	**420.0567**	**8.0500e-003**	**7.7100e-003**	**422.5528**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	269285	65.1037	3.5400e-003	7.3000e-004	65.4107
City Park	11971.8	2.8944	1.6000e-004	3.0000e-005	2.9080
Condo/Townhouse High Rise	1.89466e+006	458.0628	0.0249	5.1600e-003	460.2224
Enclosed Parking with Elevator	2.42607e+006	586.5380	0.0319	6.6000e-003	589.3034
Fast Food Restaurant w/o Drive Thru	87529.6	21.1616	1.1500e-003	2.4000e-004	21.2614
General Office Building	540384	130.6458	7.1100e-003	1.4700e-003	131.2618
High Turnover (Sit Down Restaurant)	496001	119.9156	6.5200e-003	1.3500e-003	120.4810
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,384.3218**	**0.0753**	**0.0156**	**1,390.8486**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	267988	64.7899	3.5300e-003	7.3000e-004	65.0954
City Park	11971.8	2.8944	1.6000e-004	3.0000e-005	2.9080
Condo/Townhouse High Rise	1.88609e+006	455.9909	0.0248	5.1300e-003	458.1408
Enclosed Parking with Elevator	2.23781e+006	541.0243	0.0294	6.0900e-003	543.5751
Fast Food Restaurant w/o Drive Thru	85664.1	20.7106	1.1300e-003	2.3000e-004	20.8082
General Office Building	518186	125.2792	6.8200e-003	1.4100e-003	125.8698
High Turnover (Sit Down Restaurant)	485430	117.3598	6.3900e-003	1.3200e-003	117.9132
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,328.0489**	**0.0723**	**0.0149**	**1,334.3104**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.1049	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Unmitigated	3.1049	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1613	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Total	**3.1049**	**0.0615**	**5.3410**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.4200e-003**	**0.0000**	**8.9420**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1613	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Total	**3.1049**	**0.0615**	**5.3410**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.4200e-003**	**0.0000**	**8.9420**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	130.2810	0.8902	0.0222	159.1618
Unmitigated	229.2399	1.4843	0.0372	277.4317

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.43047 / 2.79312	22.8552	0.1455	3.6500e-003	27.5813
City Park	0 / 0.953185	2.5603	1.4000e-004	3.0000e-005	2.5723
Condo/Townhouse High Rise	29.2542 / 18.4428	150.9112	0.9610	0.0241	182.1176
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.600997 / 0.0383615	2.1857	0.0197	4.8000e-004	2.8225
General Office Building	7.49681 / 4.59482	38.3202	0.2462	6.1700e-003	46.3156
High Turnover (Sit Down Restaurant)	3.41172 / 0.217769	12.4075	0.1118	2.7500e-003	16.0224
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.2399**	**1.4843**	**0.0372**	**277.4317**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.65828 / 1.39656	12.9629	0.0873	2.1800e-003	15.7950
City Park	0 / 0.476593	1.2801	7.0000e-005	1.0000e-005	1.2862
Condo/Townhouse High Rise	17.5525 / 9.22142	85.5930	0.5763	0.0144	104.2934
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.360598 / 0.0191807	1.3011	0.0118	2.9000e-004	1.6831
General Office Building	4.49809 / 2.29741	21.7580	0.1477	3.6900e-003	26.5494
High Turnover (Sit Down Restaurant)	2.04703 / 0.108885	7.3860	0.0671	1.6500e-003	9.5547
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**130.2810**	**0.8902**	**0.0222**	**159.1618**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	52.4335	3.0987	0.0000	129.9019
Unmitigated	218.4731	12.9114	0.0000	541.2578

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.05	12.5956	0.7444	0.0000	31.2050
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1002.16	203.4294	12.0223	0.0000	503.9878
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	1.81	0.3674	0.0217	0.0000	0.9103
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	10.25	2.0807	0.1230	0.0000	5.1547
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**218.4731**	**12.9114**	**0.0000**	**541.2578**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.892	3.0229	0.1787	0.0000	7.4892
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	240.518	48.8231	2.8854	0.0000	120.9571
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.4344	0.0882	5.2100e-003	0.0000	0.2185

General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.46	0.4994	0.0295	0.0000	1.2371
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**52.4335**	**3.0987**	**0.0000**	**129.9019**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	92.0400	0.0000	0.0000	92.0400

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	130	92.0400	0.0000	0.0000	92.0400
Total		**92.0400**	**0.0000**	**0.0000**	**92.0400**

Hollywood Center - West - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	488	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 45% RPS by 2027.
Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions.

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	44,455.00	45,115.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	133,364.00	135,344.00
tblArchitecturalCoating	ConstArea_Parking	26,974.00	26,786.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	437,738.00	437,603.00
tblArchitecturalCoating	ConstArea_Residential_Interior	1,313,213.00	1,312,808.00
tblAreaCoating	Area_Nonresidential_Exterior	44455	45115
tblAreaCoating	Area_Nonresidential_Interior	133364	135344
tblAreaCoating	Area_Parking	26974	26786
tblAreaCoating	Area_Residential_Exterior	437738	437603
tblAreaCoating	Area_Residential_Interior	1313213	1312808
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00

tblFireplaces	NumberWood	3.40	0.00
tblFireplaces	NumberWood	22.45	0.00
tblFleetMix	UBUS	1.8620e-003	2.0710e-003
tblLandUse	LandUseSquareFeet	334,800.00	414,005.00
tblLandUse	LandUseSquareFeet	0.00	1,636.00
tblLandUse	LandUseSquareFeet	34,412.40	34,205.00
tblLandUse	LandUseSquareFeet	1,980.00	1,983.00
tblLandUse	LandUseSquareFeet	11,240.00	11,237.00
tblLandUse	LandUseSquareFeet	68,000.00	67,500.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	0.96	0.10
tblLandUse	LotAcreage	7.53	0.51
tblLandUse	LotAcreage	0.27	0.10
tblLandUse	LotAcreage	0.00	0.14
tblLandUse	LotAcreage	0.79	0.10
tblLandUse	LotAcreage	0.05	0.10
tblLandUse	LotAcreage	0.26	0.10
tblLandUse	LotAcreage	1.79	0.20
tblLandUse	LotAcreage	7.02	0.50
tblProjectCharacteristics	CO2IntensityFactor	1227.89	488
tblSolidWaste	SolidWasteGenerationRate	31.28	62.05
tblSolidWaste	SolidWasteGenerationRate	0.07	0.00
tblSolidWaste	SolidWasteGenerationRate	206.54	1,002.16
tblSolidWaste	SolidWasteGenerationRate	22.81	1.81
tblSolidWaste	SolidWasteGenerationRate	38.58	0.00
tblSolidWaste	SolidWasteGenerationRate	133.76	10.25
tblTripsAndVMT	VendorTripNumber	144.00	143.00
tblTripsAndVMT	WorkerTripNumber	594.00	593.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00

tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	IndoorWaterUseRate	7,372,395.87	7,496,809.49
tblWater	OutdoorWaterUseRate	941,270.27	953,185.08
tblWater	OutdoorWaterUseRate	4,518,565.21	4,594,818.72
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1045	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Energy	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	1,707.6372	1,707.6372	0.0838	0.0237	1,716.7799
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	218.4731	0.0000	218.4731	12.9114	0.0000	541.2578
Water						0.0000	0.0000		0.0000	0.0000	14.3380	196.7582	211.0963	1.4843	0.0372	259.2880
Total	**3.1490**	**0.4518**	**5.5750**	**2.7100e-003**	**0.0000**	**0.0603**	**0.0603**	**0.0000**	**0.0603**	**0.0603**	**232.8111**	**1,913.1271**	**2,145.9382**	**14.4879**	**0.0608**	**2,526.2673**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1045	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Energy	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	1,635.9814	1,635.9814	0.0803	0.0227	1,644.7391
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	52.4335	0.0000	52.4335	3.0987	0.0000	129.9019
Water						0.0000	0.0000		0.0000	0.0000	8.6028	111.4052	120.0080	0.8902	0.0222	148.8888
Total	**3.1470**	**0.4341**	**5.5652**	**2.6000e-003**	**0.0000**	**0.0589**	**0.0589**	**0.0000**	**0.0589**	**0.0589**	**61.0364**	**1,756.1182**	**1,817.1545**	**4.0777**	**0.0449**	**1,932.4713**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.06**	**3.92**	**0.18**	**4.06**	**0.00**	**2.32**	**2.32**	**0.00**	**2.32**	**2.32**	**73.78**	**8.21**	**15.32**	**71.85**	**26.23**	**23.50**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Condo/Townhouse High Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Fast Food Restaurant w/o Drive Thru	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
General Office Building	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Other Non-Asphalt Surfaces	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
User Defined Parking	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,215.9247	1,215.9247	0.0723	0.0150	1,222.1862
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,267.4466	1,267.4466	0.0753	0.0156	1,273.9734
NaturalGas Mitigated	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	420.0567	420.0567	8.0500e-003	7.7000e-003	422.5528
NaturalGas Unmitigated	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	440.1907	440.1907	8.4400e-003	8.0700e-003	442.8065

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	626752	3.3800e-003	0.0289	0.0123	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	33.4459	33.4459	6.4000e-004	6.1000e-004	33.6446
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.13841e+006	0.0223	0.1907	0.0812	1.2200e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.8411	220.8411	4.2300e-003	4.0500e-003	222.1535
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	457597	2.4700e-003	0.0224	0.0188	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.4191	24.4191	4.7000e-004	4.5000e-004	24.5642
General Office Building	433056	2.3400e-003	0.0212	0.0178	1.3000e-004		1.6100e-003	1.6100e-003		1.6100e-003	1.6100e-003	0.0000	23.1095	23.1095	4.4000e-004	4.2000e-004	23.2469
High Turnover (Sit Down Restaurant)	2.59305e+006	0.0140	0.1271	0.1068	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003	0.0000	138.3750	138.3750	2.6500e-003	2.5400e-003	139.1973
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0445**	**0.3903**	**0.2369**	**2.4200e-003**		**0.0307**	**0.0307**		**0.0307**	**0.0307**	**0.0000**	**440.1907**	**440.1907**	**8.4300e-003**	**8.0700e-003**	**442.8065**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	592156	3.1900e-003	0.0273	0.0116	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.5997	31.5997	6.1000e-004	5.8000e-004	31.7875
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.90997e+006	0.0211	0.1802	0.0767	1.1500e-003		0.0146	0.0146		0.0146	0.0146	0.0000	208.6508	208.6508	4.0000e-003	3.8300e-003	209.8907
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	447710	2.4100e-003	0.0220	0.0184	1.3000e-004		1.6700e-003	1.6700e-003		1.6700e-003	1.6700e-003	0.0000	23.8915	23.8915	4.6000e-004	4.4000e-004	24.0335

General Office Building	384703	2.0700e-003	0.0189	0.0158	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5292	20.5292	3.9000e-004	3.8000e-004	20.6512
High Turnover (Sit Down Restaurant)	2.53703e+006	0.0137	0.1244	0.1045	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3854	135.3854	2.5900e-003	2.4800e-003	136.1899
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0424**	**0.3726**	**0.2270**	**2.3100e-003**		**0.0293**	**0.0293**		**0.0293**	**0.0293**	**0.0000**	**420.0567**	**420.0567**	**8.0500e-003**	**7.7100e-003**	**422.5528**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	269285	59.6072	3.5400e-003	7.3000e-004	59.9141
City Park	11971.8	2.6500	1.6000e-004	3.0000e-005	2.6636
Condo/Townhouse High Rise	1.89466e+006	419.3895	0.0249	5.1600e-003	421.5492
Enclosed Parking with Elevator	2.42607e+006	537.0179	0.0319	6.6000e-003	539.7833
Fast Food Restaurant w/o Drive Thru	87529.6	19.3750	1.1500e-003	2.4000e-004	19.4747
General Office Building	540384	119.6157	7.1100e-003	1.4700e-003	120.2316
High Turnover (Sit Down Restaurant)	496001	109.7914	6.5200e-003	1.3500e-003	110.3568
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,267.4466**	**0.0753**	**0.0156**	**1,273.9734**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	267988	59.3199	3.5300e-003	7.3000e-004	59.6253
City Park	11971.8	2.6500	1.6000e-004	3.0000e-005	2.6636
Condo/Townhouse High Rise	1.88609e+006	417.4926	0.0248	5.1300e-003	419.6425
Enclosed Parking with Elevator	2.23781e+006	495.3468	0.0294	6.0900e-003	497.8976
Fast Food Restaurant w/o Drive Thru	85664.1	18.9620	1.1300e-003	2.3000e-004	19.0597
General Office Building	518186	114.7021	6.8200e-003	1.4100e-003	115.2928
High Turnover (Sit Down Restaurant)	485430	107.4514	6.3900e-003	1.3200e-003	108.0047
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,215.9247**	**0.0723**	**0.0149**	**1,222.1862**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.1045	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Unmitigated	3.1045	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1610	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Total	**3.1045**	**0.0615**	**5.3381**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.4000e-003**	**0.0000**	**8.9416**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1610	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Total	**3.1045**	**0.0615**	**5.3381**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.4000e-003**	**0.0000**	**8.9416**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	120.0080	0.8902	0.0222	148.8888
Unmitigated	211.0963	1.4843	0.0372	259.2880

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.43047 / 2.79312	21.0442	0.1455	3.6500e-003	25.7704
City Park	0 / 0.953185	2.3441	1.4000e-004	3.0000e-005	2.3562
Condo/Townhouse High Rise	29.2542 / 18.4428	138.9537	0.9610	0.0241	170.1601
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.600997 / 0.0383615	2.0172	0.0197	4.8000e-004	2.6540
General Office Building	7.49681 / 4.59482	35.2857	0.2462	6.1700e-003	43.2812
High Turnover (Sit Down Restaurant)	3.41172 / 0.217769	11.4513	0.1118	2.7500e-003	15.0662
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**211.0962**	**1.4843**	**0.0372**	**259.2880**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.65828 / 1.39656	11.9396	0.0873	2.1800e-003	14.7718
City Park	0 / 0.476593	1.1721	7.0000e-005	1.0000e-005	1.1781
Condo/Townhouse High Rise	17.5525 / 9.22142	78.8367	0.5763	0.0144	97.5372
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.360598 / 0.0191807	1.2009	0.0118	2.9000e-004	1.5829
General Office Building	4.49809 / 2.29741	20.0415	0.1477	3.6900e-003	24.8329
High Turnover (Sit Down Restaurant)	2.04703 / 0.108885	6.8172	0.0671	1.6500e-003	8.9859
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**120.0080**	**0.8902**	**0.0222**	**148.8888**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	52.4335	3.0987	0.0000	129.9019
Unmitigated	218.4731	12.9114	0.0000	541.2578

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.05	12.5956	0.7444	0.0000	31.2050
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1002.16	203.4294	12.0223	0.0000	503.9878
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	1.81	0.3674	0.0217	0.0000	0.9103
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	10.25	2.0807	0.1230	0.0000	5.1547
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**218.4731**	**12.9114**	**0.0000**	**541.2578**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.892	3.0229	0.1787	0.0000	7.4892
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	240.518	48.8231	2.8854	0.0000	120.9571
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.4344	0.0882	5.2100e-003	0.0000	0.2185

General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.46	0.4994	0.0295	0.0000	1.2371
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**52.4335**	**3.0987**	**0.0000**	**129.9019**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center - West - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2030
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	444	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 50% RPS by 2030.

Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions.

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	44,455.00	45,115.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	133,364.00	135,344.00
tblArchitecturalCoating	ConstArea_Parking	26,974.00	26,786.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	437,738.00	437,603.00
tblArchitecturalCoating	ConstArea_Residential_Interior	1,313,213.00	1,312,808.00
tblAreaCoating	Area_Nonresidential_Exterior	44455	45115
tblAreaCoating	Area_Nonresidential_Interior	133364	135344
tblAreaCoating	Area_Parking	26974	26786
tblAreaCoating	Area_Residential_Exterior	437738	437603
tblAreaCoating	Area_Residential_Interior	1313213	1312808
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00
tblFireplaces	NumberWood	3.40	0.00

tblFireplaces	NumberWood	22.45	0.00
tblLandUse	LandUseSquareFeet	334,800.00	414,005.00
tblLandUse	LandUseSquareFeet	0.00	1,636.00
tblLandUse	LandUseSquareFeet	34,412.40	34,205.00
tblLandUse	LandUseSquareFeet	1,980.00	1,983.00
tblLandUse	LandUseSquareFeet	11,240.00	11,237.00
tblLandUse	LandUseSquareFeet	68,000.00	67,500.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	0.96	0.10
tblLandUse	LotAcreage	7.53	0.51
tblLandUse	LotAcreage	0.27	0.10
tblLandUse	LotAcreage	0.00	0.14
tblLandUse	LotAcreage	0.79	0.10
tblLandUse	LotAcreage	0.05	0.10
tblLandUse	LotAcreage	0.26	0.10
tblLandUse	LotAcreage	1.79	0.20
tblLandUse	LotAcreage	7.02	0.50
tblProjectCharacteristics	CO2IntensityFactor	1227.89	444
tblSolidWaste	SolidWasteGenerationRate	31.28	62.05
tblSolidWaste	SolidWasteGenerationRate	0.07	0.00
tblSolidWaste	SolidWasteGenerationRate	206.54	1,002.16
tblSolidWaste	SolidWasteGenerationRate	22.81	1.81
tblSolidWaste	SolidWasteGenerationRate	38.58	0.00
tblSolidWaste	SolidWasteGenerationRate	133.76	10.25
tblTripsAndVMT	VendorTripNumber	144.00	143.00
tblTripsAndVMT	WorkerTripNumber	594.00	593.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00

tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	IndoorWaterUseRate	7,372,395.87	7,496,809.49
tblWater	OutdoorWaterUseRate	941,270.27	953,185.08
tblWater	OutdoorWaterUseRate	4,518,565.21	4,594,818.72
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1037	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Energy	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	1,593.3593	1,593.3593	0.0838	0.0237	1,602.5019
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	218.4731	0.0000	218.4731	12.9114	0.0000	541.2578
Water						0.0000	0.0000		0.0000	0.0000	14.3380	179.0177	193.3558	1.4843	0.0372	241.5475
Total	**3.1481**	**0.4518**	**5.5659**	**2.7100e-003**	**0.0000**	**0.0603**	**0.0603**	**0.0000**	**0.0603**	**0.0603**	**232.8111**	**1,781.1086**	**2,013.9197**	**14.4879**	**0.0608**	**2,394.2478**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1037	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Energy	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	1,526.3488	1,526.3488	0.0803	0.0227	1,535.1065
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	52.4335	0.0000	52.4335	3.0987	0.0000	129.9019
Water						0.0000	0.0000		0.0000	0.0000	8.6028	101.3604	109.9632	0.8902	0.0222	138.8440
Total	**3.1461**	**0.4340**	**5.5561**	**2.6000e-003**	**0.0000**	**0.0589**	**0.0589**	**0.0000**	**0.0589**	**0.0589**	**61.0364**	**1,636.4409**	**1,697.4772**	**4.0776**	**0.0449**	**1,812.7930**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.06**	**3.92**	**0.18**	**4.06**	**0.00**	**2.32**	**2.32**	**0.00**	**2.32**	**2.32**	**73.78**	**8.12**	**15.71**	**71.85**	**26.23**	**24.29**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Condo/Townhouse High Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Fast Food Restaurant w/o Drive Thru	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
General Office Building	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Other Non-Asphalt Surfaces	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
User Defined Parking	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,106.2922	1,106.2922	0.0723	0.0150	1,112.5537
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,153.1686	1,153.1686	0.0753	0.0156	1,159.6955
NaturalGas Mitigated	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	420.0567	420.0567	8.0500e-003	7.7000e-003	422.5528
NaturalGas Unmitigated	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	440.1907	440.1907	8.4400e-003	8.0700e-003	442.8065

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	626752	3.3800e-003	0.0289	0.0123	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	33.4459	33.4459	6.4000e-004	6.1000e-004	33.6446
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.13841e+006	0.0223	0.1907	0.0812	1.2200e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.8411	220.8411	4.2300e-003	4.0500e-003	222.1535
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	457597	2.4700e-003	0.0224	0.0188	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.4191	24.4191	4.7000e-004	4.5000e-004	24.5642
General Office Building	433056	2.3400e-003	0.0212	0.0178	1.3000e-004		1.6100e-003	1.6100e-003		1.6100e-003	1.6100e-003	0.0000	23.1095	23.1095	4.4000e-004	4.2000e-004	23.2469
High Turnover (Sit Down Restaurant)	2.59305e+006	0.0140	0.1271	0.1068	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003	0.0000	138.3750	138.3750	2.6500e-003	2.5400e-003	139.1973
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0445**	**0.3903**	**0.2369**	**2.4200e-003**		**0.0307**	**0.0307**		**0.0307**	**0.0307**	**0.0000**	**440.1907**	**440.1907**	**8.4300e-003**	**8.0700e-003**	**442.8065**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	592156	3.1900e-003	0.0273	0.0116	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.5997	31.5997	6.1000e-004	5.8000e-004	31.7875
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.90997e+006	0.0211	0.1802	0.0767	1.1500e-003		0.0146	0.0146		0.0146	0.0146	0.0000	208.6508	208.6508	4.0000e-003	3.8300e-003	209.8907
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	447710	2.4100e-003	0.0220	0.0184	1.3000e-004		1.6700e-003	1.6700e-003		1.6700e-003	1.6700e-003	0.0000	23.8915	23.8915	4.6000e-004	4.4000e-004	24.0335

General Office Building	384703	2.0700e-003	0.0189	0.0158	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5292	20.5292	3.9000e-004	3.8000e-004	20.6512
High Turnover (Sit Down Restaurant)	2.53703e+006	0.0137	0.1244	0.1045	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3854	135.3854	2.5900e-003	2.4800e-003	136.1899
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0424**	**0.3726**	**0.2270**	**2.3100e-003**		**0.0293**	**0.0293**		**0.0293**	**0.0293**	**0.0000**	**420.0567**	**420.0567**	**8.0500e-003**	**7.7100e-003**	**422.5528**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	269285	54.2327	3.5400e-003	7.3000e-004	54.5397
City Park	11971.8	2.4111	1.6000e-004	3.0000e-005	2.4247
Condo/Townhouse High Rise	1.89466e+006	381.5757	0.0249	5.1600e-003	383.7354
Enclosed Parking with Elevator	2.42607e+006	488.5983	0.0319	6.6000e-003	491.3637
Fast Food Restaurant w/o Drive Thru	87529.6	17.6280	1.1500e-003	2.4000e-004	17.7278
General Office Building	540384	108.8306	7.1100e-003	1.4700e-003	109.4466
High Turnover (Sit Down Restaurant)	496001	99.8922	6.5200e-003	1.3500e-003	100.4575
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,153.1686**	**0.0753**	**0.0156**	**1,159.6954**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	267988	53.9714	3.5300e-003	7.3000e-004	54.2768
City Park	11971.8	2.4111	1.6000e-004	3.0000e-005	2.4247
Condo/Townhouse High Rise	1.88609e+006	379.8498	0.0248	5.1300e-003	381.9997
Enclosed Parking with Elevator	2.23781e+006	450.6844	0.0294	6.0900e-003	453.2352
Fast Food Restaurant w/o Drive Thru	85664.1	17.2523	1.1300e-003	2.3000e-004	17.3500
General Office Building	518186	104.3601	6.8200e-003	1.4100e-003	104.9508
High Turnover (Sit Down Restaurant)	485430	97.7632	6.3900e-003	1.3200e-003	98.3165
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,106.2922**	**0.0723**	**0.0149**	**1,112.5537**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.1037	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Unmitigated	3.1037	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1601	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Total	**3.1036**	**0.0614**	**5.3291**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.3600e-003**	**0.0000**	**8.9405**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1601	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Total	**3.1036**	**0.0614**	**5.3291**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.3600e-003**	**0.0000**	**8.9405**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	109.9632	0.8902	0.0222	138.8440
Unmitigated	193.3558	1.4843	0.0372	241.5475

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.43047 / 2.79312	19.2735	0.1455	3.6500e-003	23.9997
City Park	0 / 0.953185	2.1328	1.4000e-004	3.0000e-005	2.1448
Condo/Townhouse High Rise	29.2542 / 18.4428	127.2619	0.9610	0.0241	158.4683
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.600997 / 0.0383615	1.8525	0.0197	4.8000e-004	2.4893
General Office Building	7.49681 / 4.59482	32.3187	0.2462	6.1700e-003	40.3141
High Turnover (Sit Down Restaurant)	3.41172 / 0.217769	10.5164	0.1118	2.7500e-003	14.1313
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**193.3557**	**1.4843**	**0.0372**	**241.5475**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.65828 / 1.39656	10.9392	0.0873	2.1800e-003	13.7713
City Park	0 / 0.476593	1.0664	7.0000e-005	1.0000e-005	1.0724
Condo/Townhouse High Rise	17.5525 / 9.22142	72.2306	0.5763	0.0144	90.9310
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.360598 / 0.0191807	1.1029	0.0118	2.9000e-004	1.4850
General Office Building	4.49809 / 2.29741	18.3631	0.1477	3.6900e-003	23.1546
High Turnover (Sit Down Restaurant)	2.04703 / 0.108885	6.2611	0.0671	1.6500e-003	8.4298
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**109.9633**	**0.8902**	**0.0222**	**138.8440**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	52.4335	3.0987	0.0000	129.9019
Unmitigated	218.4731	12.9114	0.0000	541.2578

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.05	12.5956	0.7444	0.0000	31.2050
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1002.16	203.4294	12.0223	0.0000	503.9878
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	1.81	0.3674	0.0217	0.0000	0.9103
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	10.25	2.0807	0.1230	0.0000	5.1547
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**218.4731**	**12.9114**	**0.0000**	**541.2578**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.892	3.0229	0.1787	0.0000	7.4892
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	240.518	48.8231	2.8854	0.0000	120.9571
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.4344	0.0882	5.2100e-003	0.0000	0.2185

General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.46	0.4994	0.0295	0.0000	1.2371
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**52.4335**	**3.0987**	**0.0000**	**129.9019**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center - West - Operations (Vegetation-Trees)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	533	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

tblSequestration	NumberOfNewTrees	0.00	130.00

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	92.0400	0.0000	0.0000	92.0400

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	130	92.0400	0.0000	0.0000	92.0400
Total		**92.0400**	**0.0000**	**0.0000**	**92.0400**

Hollywood Center Project
Greenhouse Gas Assessment

ALL RESIDENTIAL SCENARIO

			With EMFAC2014 (v1.0.7) Emission Factors GHG Emissions (metric tons/year)					With EMFAC2017 (v1.0.2) Emission Factors GHG Emissions (metric tons/year)				
Scenario	**Year**	**VMT/year**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**
			1	*25*	*298*		**g/mi**	*1*	*25*	*298*		**g/mi**
3 Months (WT)	2023	1,582,001	620.55	0.03	-	621	392.7	571.54	0.03	0.03	582	367.6
West Tower	2024	6,328,005	2,419.28	0.10	-	2,422	382.7	2,230.05	0.13	0.12	2,269	358.6
	2025	6,328,005	2,345.46	0.09	-	2,348	371.0	2,164.52	0.13	0.12	2,203	348.1
1 Month (ET)	2026	7,032,303	2,537.66	0.10	-	2,540	361.2	2,342.26	0.14	0.13	2,384	339.0
East Tower	2027	14,779,580	5,204.76	0.20	-	5,210	352.5	4,801.20	0.29	0.26	4,886	330.6
	2028	14,779,580	5,092.74	0.19	-	5,098	344.9	4,690.43	0.28	0.26	4,774	323.0
	2029	14,779,580	4,994.23	0.19	-	4,999	338.2	4,591.09	0.28	0.25	4,673	316.2
	2030	14,779,580	4,908.67	0.18	-	4,913	332.4	4,502.26	0.27	0.25	4,583	310.1
	2031	14,779,580	4,838.51	0.17	-	4,843	327.7	4,422.66	0.27	0.24	4,502	304.6
	2032	14,779,580	4,773.26	0.17	-	4,778	323.3	4,351.99	0.26	0.24	4,431	299.8
	2033	14,779,580	4,717.02	0.17	-	4,721	319.4	4,289.83	0.26	0.24	4,368	295.5
	2034	14,779,580	4,669.43	0.16	-	4,673	316.2	4,234.86	0.26	0.24	4,312	291.7
	2035	14,779,580	4,630.26	0.16	-	4,634	313.6	4,187.11	0.25	0.24	4,264	288.5
	2036	14,779,580	4,601.88	0.16	-	4,606	311.6	4,147.33	0.25	0.23	4,223	285.8
	2037	14,779,580	4,577.89	0.15	-	4,582	310.0	4,113.25	0.25	0.23	4,189	283.4
	2038	14,779,580	4,559.86	0.15	-	4,564	308.8	4,084.58	0.25	0.23	4,160	281.5
	2039	14,779,580	4,546.57	0.15	-	4,550	307.9	4,060.81	0.25	0.23	4,136	279.8
	2040	14,779,580	4,537.28	0.15	-	4,541	307.2	4,041.32	0.25	0.23	4,116	278.5
	2041	14,779,580	4,530.06	0.15	-	4,534	306.8	4,025.19	0.25	0.23	4,100	277.4
	2042	14,779,580	4,526.75	0.15	-	4,530	306.5	4,012.89	0.25	0.23	4,088	276.6
	2043	14,779,580	4,525.89	0.15	-	4,530	306.5	4,003.50	0.24	0.23	4,079	276.0
	2044	14,779,580	4,526.51	0.15	-	4,530	306.5	3,996.25	0.24	0.23	4,072	275.5
	2045	14,779,580	4,528.31	0.14	-	4,532	306.6	3,990.70	0.24	0.23	4,066	275.1
	2046	14,779,580	4,532.01	0.14	-	4,536	306.9	3,987.37	0.24	0.23	4,063	274.9
	2047	14,779,580	4,536.90	0.14	-	4,540	307.2	3,985.31	0.24	0.24	4,062	274.8
	2048	14,779,580	4,542.66	0.14	-	4,546	307.6	3,984.23	0.24	0.24	4,061	274.8
	2049	14,779,580	4,549.15	0.14	-	4,553	308.0	3,984.18	0.24	0.24	4,061	274.8
	2050	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2051	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2052	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2053	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2054	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2055	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2056	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1

Sources: EMFAC2014; EMFAC2017; ESA 2018

Hollywood Center Project
Greenhouse Gas Assessment

RESIDENTIAL/HOTEL SCENARIO

			With EMFAC2014 (v1.0.7) Emission Factors GHG Emissions (metric tons/year)					With EMFAC2017 (v1.0.2) Emission Factors GHG Emissions (metric tons/year)				
Scenario	**Year**	**VMT/year**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**
			1	*25*	*298*		**g/mi**	*1*	*25*	*298*		**g/mi**
3 Months (WT)	2023	1,561,470	612.49	0.03	-	613	392.7	564.12	0.03	0.03	574	367.6
West Tower	2024	6,245,880	2,387.88	0.10	-	2,390	382.7	2,201.11	0.13	0.12	2,240	358.6
	2025	6,245,880	2,315.02	0.09	-	2,317	371.0	2,136.43	0.13	0.12	2,174	348.1
1 Month (ET)	2026	7,169,056	2,587.01	0.10	-	2,590	361.2	2,387.80	0.14	0.13	2,430	339.0
East Tower	2027	17,323,995	6,100.80	0.20	-	6,107	352.5	5,627.76	0.34	0.31	5,728	330.6
	2028	17,323,995	5,969.50	0.19	-	5,975	344.9	5,497.92	0.33	0.30	5,596	323.0
	2029	17,323,995	5,854.03	0.19	-	5,859	338.2	5,381.48	0.32	0.30	5,478	316.2
	2030	17,323,995	5,753.73	0.18	-	5,759	332.4	5,277.36	0.32	0.29	5,372	310.1
	2031	17,323,995	5,671.49	0.17	-	5,677	327.7	5,184.05	0.31	0.29	5,277	304.6
	2032	17,323,995	5,595.02	0.17	-	5,600	323.3	5,101.22	0.31	0.28	5,193	299.8
	2033	17,323,995	5,529.09	0.17	-	5,534	319.4	5,028.35	0.30	0.28	5,119	295.5
	2034	17,323,995	5,473.30	0.16	-	5,478	316.2	4,963.93	0.30	0.28	5,054	291.7
	2035	17,323,995	5,427.39	0.16	-	5,432	313.6	4,907.96	0.30	0.28	4,998	288.5
	2036	17,323,995	5,394.12	0.16	-	5,399	311.6	4,861.33	0.30	0.27	4,950	285.8
	2037	17,323,995	5,366.00	0.15	-	5,371	310.0	4,821.38	0.29	0.27	4,910	283.4
	2038	17,323,995	5,344.87	0.15	-	5,349	308.8	4,787.78	0.29	0.27	4,876	281.5
	2039	17,323,995	5,329.29	0.15	-	5,334	307.9	4,759.91	0.29	0.27	4,848	279.8
	2040	17,323,995	5,318.41	0.15	-	5,323	307.2	4,737.06	0.29	0.27	4,825	278.5
	2041	17,323,995	5,309.95	0.15	-	5,314	306.8	4,718.16	0.29	0.27	4,806	277.4
	2042	17,323,995	5,306.06	0.15	-	5,310	306.5	4,703.73	0.29	0.27	4,792	276.6
	2043	17,323,995	5,305.05	0.15	-	5,309	306.5	4,692.74	0.29	0.27	4,781	276.0
	2044	17,323,995	5,305.79	0.15	-	5,310	306.5	4,684.24	0.29	0.27	4,773	275.5
	2045	17,323,995	5,307.89	0.14	-	5,312	306.6	4,677.73	0.29	0.27	4,767	275.1
	2046	17,323,995	5,312.23	0.14	-	5,316	306.9	4,673.83	0.29	0.28	4,763	274.9
	2047	17,323,995	5,317.97	0.14	-	5,322	307.2	4,671.41	0.29	0.28	4,761	274.8
	2048	17,323,995	5,324.72	0.14	-	5,329	307.6	4,670.14	0.29	0.28	4,760	274.8
	2049	17,323,995	5,332.32	0.14	-	5,336	308.0	4,670.08	0.29	0.28	4,760	274.8
	2050	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2051	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2052	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2053	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2054	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2055	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2056	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1

Sources: EMFAC2014; EMFAC2017; ESA 2018

Hollywood Center Project
Greenhouse Gas Assessment

ALL RESIDENTIAL SCENARIO

			With EMFAC2014 (v1.0.7) Emission Factors GHG Emissions (metric tons/year)					With EMFAC2017 (v1.0.2) Emission Factors GHG Emissions (metric tons/year)				
Scenario	**Year**	**VMT/year**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**
			1	*25*	*298*		**g/mi**	*1*	*25*	*298*		**g/mi**
3 Months (WT)	2023	1,125,826	441.61	0.02	-	442	392.7	406.73	0.02	0.02	414	367.6
West Tower	2024	4,503,304	1,721.67	0.07	-	1,723	382.7	1,587.01	0.10	0.09	1,615	358.6
	2025	4,503,304	1,669.14	0.07	-	1,671	371.0	1,540.37	0.09	0.08	1,567	348.1
1 Month (ET)	2026	5,004,515	1,805.92	0.07	-	1,808	361.2	1,666.86	0.10	0.09	1,696	339.0
East Tower	2027	10,517,840	3,703.95	0.14	-	3,708	352.5	3,416.76	0.20	0.19	3,477	330.6
	2028	10,517,840	3,624.23	0.14	-	3,628	344.9	3,337.93	0.20	0.18	3,397	323.0
	2029	10,517,840	3,554.13	0.13	-	3,557	338.2	3,267.23	0.20	0.18	3,326	316.2
	2030	10,517,840	3,493.24	0.13	-	3,496	332.4	3,204.02	0.19	0.18	3,262	310.1
	2031	10,517,840	3,443.31	0.12	-	3,446	327.7	3,147.37	0.19	0.17	3,204	304.6
	2032	10,517,840	3,396.88	0.12	-	3,400	323.3	3,097.08	0.19	0.17	3,153	299.8
	2033	10,517,840	3,356.85	0.12	-	3,360	319.4	3,052.84	0.19	0.17	3,108	295.5
	2034	10,517,840	3,322.98	0.12	-	3,326	316.2	3,013.73	0.18	0.17	3,069	291.7
	2035	10,517,840	3,295.11	0.11	-	3,298	313.6	2,979.75	0.18	0.17	3,034	288.5
	2036	10,517,840	3,274.91	0.11	-	3,278	311.6	2,951.44	0.18	0.17	3,006	285.8
	2037	10,517,840	3,257.84	0.11	-	3,261	310.0	2,927.18	0.18	0.17	2,981	283.4
	2038	10,517,840	3,245.01	0.11	-	3,248	308.8	2,906.78	0.18	0.17	2,960	281.5
	2039	10,517,840	3,235.55	0.11	-	3,238	307.9	2,889.86	0.18	0.16	2,943	279.8
	2040	10,517,840	3,228.94	0.11	-	3,232	307.2	2,875.99	0.18	0.16	2,929	278.5
	2041	10,517,840	3,223.80	0.11	-	3,226	306.8	2,864.51	0.17	0.16	2,918	277.4
	2042	10,517,840	3,221.44	0.10	-	3,224	306.5	2,855.76	0.17	0.16	2,909	276.6
	2043	10,517,840	3,220.83	0.10	-	3,223	306.5	2,849.08	0.17	0.17	2,903	276.0
	2044	10,517,840	3,221.28	0.10	-	3,224	306.5	2,843.92	0.17	0.17	2,898	275.5
	2045	10,517,840	3,222.56	0.10	-	3,225	306.6	2,839.97	0.17	0.17	2,894	275.1
	2046	10,517,840	3,225.19	0.10	-	3,228	306.9	2,837.60	0.17	0.17	2,892	274.9
	2047	10,517,840	3,228.67	0.10	-	3,231	307.2	2,836.13	0.17	0.17	2,890	274.8
	2048	10,517,840	3,232.77	0.10	-	3,235	307.6	2,835.36	0.17	0.17	2,890	274.8
	2049	10,517,840	3,237.38	0.10	-	3,240	308.0	2,835.33	0.17	0.17	2,890	274.8
	2050	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2051	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2052	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2053	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2054	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2055	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2056	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1

Sources: EMFAC2014; EMFAC2017; ESA 2018

Hollywood Center Project
Greenhouse Gas Assessment

ALL RESIDENTIAL SCENARIO

	Project Mobile Emissions using ITE Trip Generation Manual , 9th Edition (EMFAC 2014)	Project Mobile Emissions using ITE Trip Generation Manual , 10th Edition (EMFAC 2014)[a]	Net Change from ITE Trip Generation Manual , 9th Edition	Project Mobile Emissions using ITE Trip Generation Manual , 9th Edition (EMFAC 2017)	Project Mobile Emissions using ITE Trip Generation Manual , 10th Edition (EMFAC 2017)[a]	Net Change from ITE Trip Generation Manual , 9th Edition
Const Yr 1 / 2021						
Const Yr 2 / 2022						
Const Yr 3 / 2023	621	442	179	582	414	168
Const Yr 4 / 2024	2,422	1,723	698	2,269	1,615	654
Const Yr 5 / 2025	2,348	1,671	677	2,203	1,567	635
Const Yr 6 / 2026	2,540	1,808	732	2,384	1,696	687
2027	5,210	3,708	1,502	4,886	3,477	1,409
2028	5,098	3,628	1,470	4,774	3,397	1,377
2029	4,999	3,557	1,441	4,673	3,326	1,348
2030	4,913	3,496	1,417	4,583	3,262	1,322
2031	4,843	3,446	1,396	4,502	3,204	1,298
2032	4,778	3,400	1,378	4,431	3,153	1,278
2033	4,721	3,360	1,361	4,368	3,108	1,259
2034	4,673	3,326	1,348	4,312	3,069	1,243
2035	4,634	3,298	1,336	4,264	3,034	1,229
2036	4,606	3,278	1,328	4,223	3,006	1,218
2037	4,582	3,261	1,321	4,189	2,981	1,208
2038	4,564	3,248	1,316	4,160	2,960	1,200
2039	4,550	3,238	1,312	4,136	2,943	1,193
2040	4,541	3,232	1,309	4,116	2,929	1,187
2041	4,534	3,226	1,307	4,100	2,918	1,182
2042	4,530	3,224	1,306	4,088	2,909	1,179
2043	4,530	3,223	1,306	4,079	2,903	1,176
2044	4,530	3,224	1,306	4,072	2,898	1,174
2045	4,532	3,225	1,307	4,066	2,894	1,173
2046	4,536	3,228	1,308	4,063	2,892	1,172
2047	4,540	3,231	1,309	4,062	2,890	1,171
2048	4,546	3,235	1,311	4,061	2,890	1,171
2049	4,553	3,240	1,313	4,061	2,890	1,171
2050	4,562	3,246	1,315	4,065	2,893	1,172
2051	4,562	3,246	1,315	4,065	2,893	1,172
2052	4,562	3,246	1,315	4,065	2,893	1,172
2053	4,562	3,246	1,315	4,065	2,893	1,172
2054	4,562	3,246	1,315	4,065	2,893	1,172
2055	4,562	3,246	1,315	4,065	2,893	1,172
2056	4,562	3,246	1,315	4,065	2,893	1,172

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Residential Scenario with EMFAC2014

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG Offsets	Net Change from Baseline	Exceeds Baseline?
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal			
Construction Yr 1	1,945	-	-	-	-	-	-	-	**1,945**	1,945	-	NO
Construction Yr 2	1,614	-	-	-	-	-	-	-	**1,614**	1,614	-	NO
Construction Yr 3 [a]	1,300	334	106	621	19	40	12	-	**2,431**	2,431	-	NO
Construction Yr 4	1,955	1,334	422	2,422	130	159	48	(5)	**6,464**	6,464	-	NO
Construction Yr 5	1,555	1,334	422	2,348	130	159	48	(5)	**5,991**	5,991	-	NO
Construction Yr 6 [b]	1,395	1,428	461	2,540	142	171	52	(5)	**6,184**	6,184	-	NO
2027	-	2,350	887	5,210	272	290	96	(9)	**9,096**	9,096	-	NO
2028	-	2,350	887	5,098	272	290	96	(9)	**8,984**	8,984	-	NO
2029	-	2,350	887	4,999	272	290	96	(9)	**8,885**	8,885	-	NO
2030	-	2,139	887	4,913	272	271	96	(9)	**8,569**	8,569	-	NO
2031	-	2,139	887	4,843	272	271	96	(9)	**8,499**	8,499	-	NO
2032	-	2,139	887	4,778	272	271	96	(9)	**8,434**	8,434	-	NO
2033	-	2,139	887	4,721	272	271	96	(9)	**8,377**	8,377	-	NO
2034	-	2,139	887	4,673	272	271	96	(9)	**8,329**	8,329	-	NO
2035	-	2,139	887	4,634	272	271	96	(9)	**8,290**	8,290	-	NO
2036	-	2,139	887	4,606	272	271	96	(9)	**8,262**	8,262	-	NO
2037	-	2,139	887	4,582	272	271	96	(9)	**8,238**	8,238	-	NO
2038	-	2,139	887	4,564	272	271	96	(9)	**8,220**	8,220	-	NO
2039	-	2,139	887	4,550	272	271	96	(9)	**8,206**	8,206	-	NO
2040	-	2,139	887	4,541	272	271	96	(9)	**8,197**	8,197	-	NO
2041	-	2,139	887	4,534	272	271	96	(9)	**8,190**	8,190	-	NO
2042	-	2,139	887	4,530	272	271	96	(9)	**8,186**	8,186	-	NO
2043	-	2,139	887	4,530	272	271	96	(9)	**8,186**	8,186	-	NO
2044	-	2,139	887	4,530	272	271	96	(4)	**8,191**	8,191	-	NO
2045	-	2,139	887	4,532	272	271	96	(4)	**8,193**	8,193	-	NO
2046	-	2,139	887	4,536	272	271	96	(4)	**8,197**	8,197	-	NO
2047	-	2,139	887	4,540	272	271	96	-	**8,205**	8,205	-	NO
2048	-	2,139	887	4,546	272	271	96	-	**8,211**	8,211	-	NO
2049	-	2,139	887	4,553	272	271	96	-	**8,218**	8,218	-	NO
2050	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2051	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2052	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2053	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2054	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2055	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2056	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Residential Scenario with EMFAC2017

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG Offsets	Net Change from Baseline	Exceeds Baseline?
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal			
Construction Yr 1	1,945	-	-	-	-	-	-	-	**1,945**	1,945	-	NO
Construction Yr 2	1,614	-	-	-	-	-	-	-	**1,614**	1,614	-	NO
Construction Yr 3 [a]	1,300	334	106	582	19	40	12	-	**2,391**	2,391	-	NO
Construction Yr 4	1,955	1,334	422	2,269	130	159	48	(5)	**6,312**	6,312	-	NO
Construction Yr 5	1,555	1,334	422	2,203	130	159	48	(5)	**5,846**	5,846	-	NO
Construction Yr 6 [b]	1,395	1,428	461	2,384	142	171	52	(5)	**6,027**	6,027	-	NO
2027	-	2,350	887	4,886	272	290	96	(9)	**8,772**	8,772	-	NO
2028	-	2,350	887	4,774	272	290	96	(9)	**8,660**	8,660	-	NO
2029	-	2,350	887	4,673	272	290	96	(9)	**8,559**	8,559	-	NO
2030	-	2,139	887	4,583	272	271	96	(9)	**8,239**	8,239	-	NO
2031	-	2,139	887	4,502	272	271	96	(9)	**8,158**	8,158	-	NO
2032	-	2,139	887	4,431	272	271	96	(9)	**8,087**	8,087	-	NO
2033	-	2,139	887	4,368	272	271	96	(9)	**8,024**	8,024	-	NO
2034	-	2,139	887	4,312	272	271	96	(9)	**7,968**	7,968	-	NO
2035	-	2,139	887	4,264	272	271	96	(9)	**7,920**	7,920	-	NO
2036	-	2,139	887	4,223	272	271	96	(9)	**7,879**	7,879	-	NO
2037	-	2,139	887	4,189	272	271	96	(9)	**7,845**	7,845	-	NO
2038	-	2,139	887	4,160	272	271	96	(9)	**7,816**	7,816	-	NO
2039	-	2,139	887	4,136	272	271	96	(9)	**7,792**	7,792	-	NO
2040	-	2,139	887	4,116	272	271	96	(9)	**7,772**	7,772	-	NO
2041	-	2,139	887	4,100	272	271	96	(9)	**7,756**	7,756	-	NO
2042	-	2,139	887	4,088	272	271	96	(9)	**7,744**	7,744	-	NO
2043	-	2,139	887	4,079	272	271	96	(9)	**7,735**	7,735	-	NO
2044	-	2,139	887	4,072	272	271	96	(4)	**7,733**	7,733	-	NO
2045	-	2,139	887	4,066	272	271	96	(4)	**7,727**	7,727	-	NO
2046	-	2,139	887	4,063	272	271	96	(4)	**7,724**	7,724	-	NO
2047	-	2,139	887	4,062	272	271	96	-	**7,727**	7,727	-	NO
2048	-	2,139	887	4,061	272	271	96	-	**7,726**	7,726	-	NO
2049	-	2,139	887	4,061	272	271	96	-	**7,726**	7,726	-	NO
2050	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2051	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2052	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2053	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2054	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2055	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2056	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Hotel Scenario with EMFAC2014

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG	Net Change	Exceeds
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal	Offsets	from Baseline	Baseline?
Construction Yr 1	1,945	-	-	-	-	-	-	-	**1,945**	1,945	-	NO
Construction Yr 2	1,614	-	-	-	-	-	-	-	**1,614**	1,614	-	NO
Construction Yr 3 [a]	1,300	334	106	613	19	40	12	-	**2,423**	2,423	-	NO
Construction Yr 4	1,955	1,334	422	2,390	130	159	48	(5)	**6,433**	6,433	-	NO
Construction Yr 5	1,555	1,334	422	2,317	130	159	48	(5)	**5,961**	5,961	-	NO
Construction Yr 6 [b]	1,395	1,435	469	2,590	140	169	52	(5)	**6,246**	6,246	-	NO
2027	-	2,437	990	6,107	252	272	96	(9)	**10,145**	10,145	-	NO
2028	-	2,437	990	5,975	252	272	96	(9)	**10,013**	10,013	-	NO
2029	-	2,437	990	5,859	252	272	96	(9)	**9,897**	9,897	-	NO
2030	-	2,218	990	5,759	252	254	96	(9)	**9,560**	9,560	-	NO
2031	-	2,218	990	5,677	252	254	96	(9)	**9,478**	9,478	-	NO
2032	-	2,218	990	5,600	252	254	96	(9)	**9,401**	9,401	-	NO
2033	-	2,218	990	5,534	252	254	96	(9)	**9,335**	9,335	-	NO
2034	-	2,218	990	5,478	252	254	96	(9)	**9,279**	9,279	-	NO
2035	-	2,218	990	5,432	252	254	96	(9)	**9,233**	9,233	-	NO
2036	-	2,218	990	5,399	252	254	96	(9)	**9,200**	9,200	-	NO
2037	-	2,218	990	5,371	252	254	96	(9)	**9,172**	9,172	-	NO
2038	-	2,218	990	5,349	252	254	96	(9)	**9,150**	9,150	-	NO
2039	-	2,218	990	5,334	252	254	96	(9)	**9,135**	9,135	-	NO
2040	-	2,218	990	5,323	252	254	96	(9)	**9,124**	9,124	-	NO
2041	-	2,218	990	5,314	252	254	96	(9)	**9,115**	9,115	-	NO
2042	-	2,218	990	5,310	252	254	96	(9)	**9,111**	9,111	-	NO
2043	-	2,218	990	5,309	252	254	96	(9)	**9,110**	9,110	-	NO
2044	-	2,218	990	5,310	252	254	96	(4)	**9,116**	9,116	-	NO
2045	-	2,218	990	5,312	252	254	96	(4)	**9,118**	9,118	-	NO
2046	-	2,218	990	5,316	252	254	96	(4)	**9,122**	9,122	-	NO
2047	-	2,218	990	5,322	252	254	96	-	**9,132**	9,132	-	NO
2048	-	2,218	990	5,329	252	254	96	-	**9,139**	9,139	-	NO
2049	-	2,218	990	5,336	252	254	96	-	**9,146**	9,146	-	NO
2050	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2051	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2052	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2053	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2054	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2055	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2056	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Hotel Scenario with EMFAC2017

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG Offsets	Net Change from Baseline	Exceeds Baseline?
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal			
Construction Yr 1	1,945	-	-	-	-	-	-	-	**1,945**	1,945	-	NO
Construction Yr 2	1,614	-	-	-	-	-	-	-	**1,614**	1,614	-	NO
Construction Yr 3 [a]	1,300	334	106	574	19	40	12	-	**2,384**	2,384	-	NO
Construction Yr 4	1,955	1,334	422	2,240	130	159	48	(5)	**6,282**	6,282	-	NO
Construction Yr 5	1,555	1,334	422	2,174	130	159	48	(5)	**5,817**	5,817	-	NO
Construction Yr 6 [b]	1,395	1,435	469	2,430	140	169	52	(5)	**6,086**	6,086	-	NO
2027	-	2,437	990	5,728	252	272	96	(9)	**9,766**	9,766	-	NO
2028	-	2,437	990	5,596	252	272	96	(9)	**9,634**	9,634	-	NO
2029	-	2,437	990	5,478	252	272	96	(9)	**9,516**	9,516	-	NO
2030	-	2,218	990	5,372	252	254	96	(9)	**9,173**	9,173	-	NO
2031	-	2,218	990	5,277	252	254	96	(9)	**9,078**	9,078	-	NO
2032	-	2,218	990	5,193	252	254	96	(9)	**8,994**	8,994	-	NO
2033	-	2,218	990	5,119	252	254	96	(9)	**8,920**	8,920	-	NO
2034	-	2,218	990	5,054	252	254	96	(9)	**8,855**	8,855	-	NO
2035	-	2,218	990	4,998	252	254	96	(9)	**8,799**	8,799	-	NO
2036	-	2,218	990	4,950	252	254	96	(9)	**8,751**	8,751	-	NO
2037	-	2,218	990	4,910	252	254	96	(9)	**8,711**	8,711	-	NO
2038	-	2,218	990	4,876	252	254	96	(9)	**8,677**	8,677	-	NO
2039	-	2,218	990	4,848	252	254	96	(9)	**8,649**	8,649	-	NO
2040	-	2,218	990	4,825	252	254	96	(9)	**8,626**	8,626	-	NO
2041	-	2,218	990	4,806	252	254	96	(9)	**8,607**	8,607	-	NO
2042	-	2,218	990	4,792	252	254	96	(9)	**8,593**	8,593	-	NO
2043	-	2,218	990	4,781	252	254	96	(9)	**8,582**	8,582	-	NO
2044	-	2,218	990	4,773	252	254	96	(4)	**8,579**	8,579	-	NO
2045	-	2,218	990	4,767	252	254	96	(4)	**8,573**	8,573	-	NO
2046	-	2,218	990	4,763	252	254	96	(4)	**8,569**	8,569	-	NO
2047	-	2,218	990	4,761	252	254	96	-	**8,571**	8,571	-	NO
2048	-	2,218	990	4,760	252	254	96	-	**8,570**	8,570	-	NO
2049	-	2,218	990	4,760	252	254	96	-	**8,570**	8,570	-	NO
2050	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2051	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2052	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2053	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2054	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2055	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2056	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Appendix C
California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects, January 2017

Attachment 2
Statewide Emission Factors for Use With AB 900 Projects

Mobile-Source Emissions

Project applicants under AB 900 may use default GHG emission factors (EFs) from the California Emissions Estimator Model (CalEEMod). However, ARB acknowledges that CalEEMod does not contain the latest mobile-source emissions reductions from State and federal regulations. If an AB 900 project applicant does not wish to use CalEEMod EFs, and the project's mobile sources include "all vehicle classifications," the EFs provided via the EMFAC2014 Web Database provide a quick and easy way to access commonly used emission rates data. The Web Database contains daily emissions and emission rates data for all areas, calendar years and seasons.

See https://www.arb.ca.gov/emfac/2014/.

Electricity Emissions

An AB 900 project applicant may use the local electric utility provider's EFs and electricity intensities for today's electric supply generation.

If an applicant would like to use an EF that represents the State's Renewable Portfolio Standard (RPS) law and growth in electricity demand, the EF of 595 pounds CO_2/MWh may be used[2]. This EF represents a "marginal" supply profile for new generation that will be added to the grid in the years 2020 and beyond, and is consistent with the methodology used in State emission rule impact assessments. It represents a generation supply mix of 67 percent natural gas-fueled combined cycle power plants, and 33 percent renewable energy. ARB believes this marginal profile represents new generation plans in any electric utility territory in California.

[2] LEV III Initial Statement Of Reasons (ISOR, Dec. 7, 2011), http://www.arb.ca.gov/regact/2012/leviiighg2012/leviiighg2012.htm, based on analysis with CA-GREET model.

Exhibit 8

Applicant's Acknowledgement of Obligations under Public Resources Code §21183 with the City of Los Angeles

March 26, 2018

Ms. Lisa Webber
Department of City Planning, Deputy Director
City of Los Angeles
200 N. Spring Street
Los Angeles, California 90012

Re: Hollywood Center: Acknowledgment of Obligations under Public Resources Code §21183(d), (e), and (f)

Dear Ms. Webber:

As you are aware, MCAF Vine LLC (the "Applicant") will be applying to the California Governor to request certification of the Hollywood Center project (the "Project") as a Leadership Project subjected to streamlined environmental review pursuant to the Jobs and Economic Improvement through Environment Leadership Act of 2011 (the "Act"), California Public Resources Code §21178 *et seq*. as amended by SB 763 and AB 734. By this letter, the Applicant acknowledges and agrees to its obligations under the Act as set forth at Public Resources Code Sections 21183(d), (e), and (f).

As required by Public Resources Code Section 21183(d), the Applicant agrees that all mitigation measures required pursuant to CEQA to certify the Project under the Act shall be conditions of approval, and those conditions will be fully enforceable by the City of Los Angeles (the "City") or another agency designated by the City. The Applicant agrees that all environmental mitigation measures required to certify the Project under the Act will be monitored and enforced by the City for the life of the obligation.

As required by Public Resources Code Section 21183(e), the Applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to the Act.

As required by Public Resources Code Section 21183(f), the Applicant agrees to pay the costs of preparing the administrative record for the Project, in a form and manner specified by the City, concurrent with review and consideration of the Project pursuant to CEQA and the Act.

Sincerely,

MCAF Vine LLC,
a Delaware limited liability company

By: Mario Palumbo
Authorized Representative

Acknowledged and agreed to by:

Lisa Webber
City of Los Angeles – Deputy Director of Planning

CALIFORNIA
AIR RESOURCES BOARD

Mary D. Nichols, Chair
Matthew Rodriquez, CalEPA Secretary
Edmund G. Brown Jr., Governor

June 22, 2018

Mr. Ken Alex, Director
Office of Planning and Research
Office of Governor Edmund G. Brown Jr.
State Capitol
1400 10th Street
Sacramento, California 95814

Dear Mr. Alex:

The Jobs and Economic Improvement through Environmental Leadership Act (Assembly Bill 900, statutes of 2011) authorizes the Governor to certify a leadership project for streamlining under the California Environmental Quality Act (CEQA) if the project meets certain conditions. One condition for certification is that the project does not result in any net additional emissions of greenhouse gases (GHG), including GHG emissions from employee transportation, as determined by the California Air Resources Board (CARB).

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant) submitted an original application to CARB on May 2, 2018, and clarifying documentation on May 17, 2018 and May 29, 2018, for the proposed Hollywood Center Project (Proposed Project). As required by the Governor's Guidelines for Streamlining Judicial Review under CEQA, the application includes proposed GHG quantification methodologies and supporting documentation.

CARB staff conducted an evaluation of the GHG emissions estimates and voluntary improvement measures submitted by the Applicant, and confirmed that the Applicant's methodology, calculations, and documentation are adequate. Based on the documentation submitted by the Applicant, CARB has determined that the Proposed Project will not result in any net additional GHG emissions for purposes of certification under AB 900, once the conditions of approval of the project described in the enclosed staff analysis document are satisfied.

The following documents are enclosed:

1. CARB Staff's Evaluation of the AB 900 Application for the Hollywood Center Project.

2. CARB's Executive Order G-18-046 Relating to Determination of No Net Additional Greenhouse Gas Emissions Under Public Resources Code section 21183, subdivision noting CARB's determination are enclosed.

If you have any questions regarding the evaluation or determination, please contact Dr. Michael Benjamin, Chief, Air Quality Planning and Science Division at (916) 201-8968, or by email at michael.benjamin@arb.ca.gov.

Sincerely,

Richard W. Corey
Executive Officer

Enclosures

cc: See next page.

cc: (w/enclosures via email)

Mr. Alan Sako
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Continued next page.

cc: (continued)

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scott.morgan@opr.ca.gov

Dr. Michael Benjamin, Chief
Air Quality Planning and Science Division
California Air Resources Board

bcc: (via email w/o enclosures)

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Enclosures:

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X:\AB900\Hollywood Center\Sharepoint Uploads\ Attachment 1 (Hollywood Center) CARB Staff Evaluation.docx

X:\AB900\Hollywood Center\Sharepoint Uploads\ Attachment 2 (Hollywood Center AB 900) Application.pdf

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State of California
AIR RESOURCES BOARD

EXECUTIVE ORDER G-18-046

Relating to Determination of No Net Additional Greenhouse Gas Emissions Under Public Resources Code section 21183, subdivision (c) For the Hollywood Center Project

WHEREAS, in September 2011, Governor Edmund G. Brown Jr. (Governor) signed the "Jobs and Economic Improvement through Environmental Leadership Act" (AB 900);

WHEREAS, under AB 900, the Governor may certify certain projects for judicial streamlining under the California Environmental Quality Act (CEQA) if certain conditions are met;

WHEREAS, under California Public Resources Code section 21183, subdivision (c), one condition for the Governor's certification is that the project does not result in any net additional emissions of greenhouse gases (GHG), as determined by the California Air Resources Board (CARB);

WHEREAS, the Governor's Guidelines for Streamlining Judicial Review (Guidelines) under CEQA require that, for purposes of CARB's determination on GHG emissions, an applicant submit electronically to CARB a proposed methodology for quantifying a project's net additional GHG emissions, and documentation that the project does not result in any net additional GHG emissions;

WHEREAS, pursuant to the Governor's Guidelines, MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant) submitted its initial proposed GHG quantification methodologies and documentation to CARB on the proposed Hollywood Center Project (Proposed Project) on May 2, 2018, and clarifying documentation submitted on May 17, 2018, and May 29, 2018;

WHEREAS, the application submitted for the Proposed Project estimates net additional GHG emissions as follows:

1. <u>Construction GHG Emissions</u>: An additional 9,842 metric tons CO2e emissions from Proposed Project construction and demolition activities. Construction-generated GHG emissions were estimated from equipment used for construction activities and from both on-site and off-site vehicles and equipment;

2. Operation-Related GHG Emissions: An additional 10,145 metric tons CO2e emissions (or 9,096 metric tons CO2e emissions, if the Residential Scenario is selected) during the first full year of Proposed Project operation (2027), and reduced operational emissions in future years over the lifetime of the Proposed Project.

WHEREAS, the Applicant proposes to secure 9,842 metric tons of one-time carbon credits to offset emissions generated during construction and to secure 293,187 metric tons (or 264,813 metric tons, if the Residential Scenario is selected) of carbon credits on a net present value basis to offset the net increase in emissions generated during Proposed Project operation through purchasing credible offset credits issued by an accredited carbon registry to fully offset these identified construction and operational GHG emissions;

WHEREAS, on March 26, 2018, the Applicant has entered into a binding and enforceable agreement with the City of Los Angeles (Lead Agency) that all mitigation measures required to certify the Proposed Project under AB 900 shall be conditions of approval of the Proposed Project, and those conditions will be fully monitored and enforced by the Lead Agency for the life of the obligation, pursuant to Public Resources Code section 21183, subdivision (e).

WHEREAS, CARB staff reviewed and evaluated the application in consultation with the Lead Agency;

WHEREAS, CARB staff conducted an evaluation of the GHG emission estimates and voluntary mitigation included in the application submitted by the Applicant and confirmed the documentation provides an adequate technical basis for estimating total GHG emissions and voluntary mitigation for the Proposed Project;

WHEREAS, CARB's review and determination on the Proposed Project's GHG emissions is for the limited purpose of the Governor's findings and certification under AB 900, and should not be construed as meeting any other requirement under State or federal law, including CEQA, and the Lead Agency remains responsible for full CEQA compliance for the Proposed Project;

NOW, THEREFORE, based on the *CARB Staff Evaluation of the AB 900 Application for the Hollywood Center Project* submitted by Applicant (Attachment 1 hereto), and the *Greenhouse Gas Emissions Methodology and Documentation* (Attachment 2 hereto), I determine that the Hollywood Center Project will not result in any net additional GHG emissions pursuant to Public Resources Code section 21183, subdivision (c) for purposes of certification under AB 900.

Executed this 21st day of June 2018, at Sacramento, California.

Richard W. Corey
Executive Officer

Attachments

1. CARB Staff Evaluation of AB 900 Application for the Hollywood Center Project
2. Greenhouse Gas Emissions Methodology and Documentation (Exhibit 7)

ATTACHMENT 1

ARB Staff Evaluation of AB 900 Application for

Hollywood Center Project

CARB Staff Evaluation of AB 900 Application for Hollywood Center Project

May 30, 2018

I. Introduction

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant) propose a new mixed-use development on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard (The Project). The portion of the Project located between Ivar Avenue and Vine Street is identified as the West Site, while the portion located between Vine Street and Argyle Avenue is identified as the East Site. The Project would remove existing underutilized surface parking areas and the approximately 1,237 square foot (sf) former rental car facility while the existing Capitol Records and Gogerty buildings (Capitol Records Complex) will be preserved.

The West Site would be developed with a 35-story West Building and an 11-story West Senior Building, with 449 residential dwelling units, 68 senior affordable dwelling units, 38,841 zoning square foot (zsf) of associated common spaces and 12,691 zsf of retail uses. The West Senior Building and West Building would be connected by a basement which would contain five floors of subterranean parking with 837 total parking spaces.

Two scenarios are being considered for the East Site, one with all residential dwelling units (Residential Scenario) and one which would include some hotel space in place of a portion of the residential units and common space (Hotel Scenario). Both scenarios would preserve the existing Capitol Records Complex and have the same massing, resulting in the same estimated construction emissions. In the Residential Scenario, the East Site would be developed with a 46-story East Building and an 11-story East Senior Building, with 423 residential dwelling units, 65 senior affordable dwelling units, 30,052 zsf of associated common spaces and 17,485 zsf of retail uses. The East Senior Building and East Building would be connected by a basement which would contain five floors of subterranean parking with a total of 684 parking spaces.

The Hotel Scenario for the East Site would include the same 46-story and 11-story buildings with the same associated basement of five floors and 684 parking spaces, however it would consist of 319 residential dwelling units, 220 hotel rooms, 48 senior affordable dwelling units, 150,194 zsf of associated common spaces and 17,485 zsf of retail uses. As the Hotel Scenario would result in higher operational emissions than the

Residential Scenario, the Hotel scenario will be considered the primary scenario for purposes of this evaluation.

The Applicant is seeking certification for the project under Assembly Bill 900 (AB 900), the Jobs and Economic Improvement through Environmental Leadership Act.

AB 900 provides for streamlined judicial review under the California Environmental Quality Act (CEQA) if certain conditions are met. One condition is that the proposed project does not result in any net additional greenhouse gas (GHG) emissions as determined by the California Air Resources Board (CARB). This is the only condition that involves a determination by CARB. CARB staff prepared this technical evaluation of the GHG emissions from the proposed project as part of its determination.

This evaluation includes an executive summary, an overview of the AB 900 zero net additional GHG emissions requirement, a brief description of the proposed project, a technical review and assessment of GHG emissions information provided by the Applicant in its AB 900 application, and CARB staff's recommendation on the AB 900 GHG emissions determination for the proposed project.

II. Executive Summary

CARB staff reviewed the projected GHG emissions provided by the Applicant and confirmed the GHG emission factors used to estimate construction and operational emissions. Staff concurs with the GHG quantification in the Applicant's proposal (Attachment 2).

Based on an evaluation of the documentation provided by the Applicant, CARB staff concludes that, with commitments to purchase voluntary carbon credits documented in Attachment 2, the proposed project would not result in any net additional GHG emissions relative to the baseline as summarized in Tables 1 and 2 below. CARB staff confirms that the proposed project would meet the GHG emissions requirements of the Jobs and Economic Improvement through Environmental Leadership Act. (Pub. Resources Code, 21178 et seq.) A detailed description of emissions by source is reviewed in subsequent sections.

Table 1 shows project GHG emissions generated by construction activities. Project construction is expected to be completed over an approximately 6 year period, with demolition activities beginning as early as 2021. The construction emissions are estimated to be the same for both proposed scenarios. The Applicant has committed to offset the GHG emissions generated during project construction. The Applicant will provide courtesy copies of the calculations to CARB and the Governor's Office. Additionally, the Applicant has agreed to enter into one or more contracts to purchase

voluntary carbon credits issued by an accredited carbon registry* in an amount sufficient to offset the construction emissions and submit copies of executed contracts for purchased carbon credits to CARB and the Governor's Office.

Table 1: Project Construction-Generated GHG Emissions[1]

Construction Year	GHG Emissions (MT CO_2e/year)
2021	1,982
2022	1,616
2023	1,300
2024	1,992
2025	1,557
2026	1,395
Total	9,842
GHG Credits Required[2]	**9,842**

Notes:
GHG = greenhouse gas; MT CO_2e = Metric tons carbon dioxide equivalent;
[1] Source: as documented in Attachment 2, and confirmed by CARB staff.
[2] Applicant committed to purchase carbon credits in an amount sufficient to offset net increase in construction-related GHG emissions. The project would obtain offsets using the following prioritization: (1) project design feature/on-site reduction measures; (2) off-site local reductions; (3) off-site regional reductions, and (4) offset credits issued by an accredited carbon registry.

Table 2 summarizes the net increase in the Hotel and Residential project scenario operation related GHG emissions during a 30-year analysis horizon. The continued operation of the existing land uses that would be demolished under the proposed project serves as the reference point for the purpose of defining a baseline. The Applicant has assumed that the existing land uses would continue without significant change and so claims no (zero) baseline emissions, a more conservative approach. The Applicant shall use the higher operating emissions of the two scenarios (the Hotel Scenario in this case) as the basis for determining GHG credits needed to offset this part of the Project. The Applicant has committed to execute contracts to offset the net increase in GHG emissions generated during project operation for any building in the project prior to issuance of any Certificate of Occupancy for that building. The Applicant will purchase voluntary carbon credits for the net increase in operational emissions on a net-present value basis. The Applicant has agreed to submit copies of executed contracts for purchased carbon credits to CARB and the Governor's Office. The

* Accredited carbon registries include the American Climate Registry (ACR), Climate Action Reserve (CAR), and Verified Carbon Standard (VCS).

commitment to enter into contracts to offset net additional GHG emissions will be a condition of project approval.

Table 2: Comparison of Baseline and Project Operation-Related GHG Emissions[1]

Year[2]	GHG Emissions (MT CO_2e year)						
	Baseline	Project: Residential Scenario	Project: Hotel Scenario	Difference (Residential)	Difference (Hotel)	GHG Credits Required[3] (Residential)	GHG Credits Required[3] (Hotel)
2023	0	1,131	1,122	1,131	1,122	1,131	1,122
2024	0	4,510	4,478	4,510	4,478	4,510	4,478
2025	0	4,436	4,405	4,436	4,405	4,436	4,405
2026	0	4,789	4,851	4,789	4,851	4,789	4,851
2027	0	9,096	10,145	9,096	10,145	9,096	10,145
2028	0	8,984	10,013	8,984	10,013	8,984	10,013
2029	0	8,885	9,897	8,885	9,897	8,885	9,897
2030	0	8,569	9,560	8,569	9,560	8,569	9,560
2031	0	8,499	9,478	8,499	9,478	8,499	9,478
2032	0	8,434	9,401	8,434	9,401	8,434	9,401
2033	0	8,377	9,335	8,377	9,335	8,377	9,335
2034	0	8,329	9,279	8,329	9,279	8,329	9,279
2035	0	8,290	9,233	8,290	9,233	8,290	9,233
2036	0	8,262	9,200	8,262	9,200	8,262	9,200
2037	0	8,238	9,172	8,238	9,172	8,238	9,172
2038	0	8,220	9,150	8,220	9,150	8,220	9,150
2039	0	8,206	9,135	8,206	9,135	8,206	9,135
2040	0	8,197	9,124	8,197	9,124	8,197	9,124
2041	0	8,190	9,115	8,190	9,115	8,190	9,115
2042	0	8,186	9,111	8,186	9,111	8,186	9,111
2043	0	8,186	9,110	8,186	9,110	8,186	9,110
2044	0	8,191	9,116	8,191	9,116	8,191	9,116
2045	0	8,193	9,118	8,193	9,118	8,193	9,118
2046	0	8,197	9,122	8,197	9,122	8,197	9,122
2047	0	8,205	9,132	8,205	9,132	8,205	9,132
2048	0	8,211	9,139	8,211	9,139	8,211	9,139
2049	0	8,218	9,146	8,218	9,146	8,218	9,146
2050	0	8,227	9,157	8,227	9,157	8,227	9,157
2051	0	8,227	9,157	8,227	9,157	8,227	9,157
2052	0	8,227	9,157	8,227	9,157	8,227	9,157
2053	0	8,227	9,157	8,227	9,157	8,227	9,157
2054	0	8,227	9,157	8,227	9,157	8,227	9,157
2055	0	8,227	9,157	8,227	9,157	8,227	9,157
2056	0	8,227	9,157	8,227	9,157	8,227	9,157
Total						**264,813**	**293,187**

Notes: GHG greenhouse gas; MT CO_2e Metric tons carbon dioxide equivalent.
[1] Source: as documented in Attachment 2, and confirmed by CARB staff.
[2] Applicant uses an analysis horizon of 30 years, with first year of occupancy as early as October 2023 for the West Side and December 2026 for the East Side. Therefore 2027 represents the first full year of operation for both sides.
[3] Applicant commits to purchase carbon credits in an amount sufficient to offset net increase in operation-related GHG emissions for the higher of the two scenarios (the Hotel Scenario in this case). The project would obtain offsets using the following prioritization: (1) project design feature/on-site reduction measures; (2) off-site local reductions; (3) off-site regional reductions, and (4) offset credits issued by an accredited carbon registry.

III. Overview of AB 900

AB 900, as amended by SB 743 (2013) and SB 734 (2016) provides streamlined judicial review for development projects if, among other conditions, the project does not result in any net additional emissions of greenhouse gases, including greenhouse gas emissions from employee transportation, as determined by the State Air Resources Board pursuant to Division 25.5 (commencing with Section 38500) of the Health and Safety Code. (Pub. Resources Code, section 21183, subdivision (c).)

The Governor's Guidelines for AB 900 applications require Applicants to submit a proposed methodology for quantifying the project's GHG emissions and documentation that the project will not result in any net additional GHG emissions. The documentation must quantify direct and indirect GHG emissions associated with the project's construction and operation, including GHG emissions from employee transportation, and the net emissions of the project after accounting for any mitigation measures. The project's net emissions, after mitigation, must be monitored and enforced consistent with Public Resources Code section 21183, subdivision (e).

The role of CARB in reviewing AB 900 applications for purposes of the Governor's certification is limited to an evaluation of the quantification methods and documentation submitted by the Applicant to determine whether the project would result in no net additional emissions of greenhouse gases. CARB staff evaluated the technical elements of the project application, assumptions regarding baseline conditions, input data and assumptions used for emissions and mitigation calculations, quantification methods, and an estimate of the project's net GHG emissions after any mitigation.

IV. Existing Conditions

The East Site comprises the 13-story Capitol Records Building and two-story Gogerty Building (Capitol Records Complex). The Capitol Records Building was constructed in 1956. The Gogerty Building was renovated in 2003, but portions of the interior and façade from the original 1930 building are intact. The West Site comprises a one-story former rental car facility and surface parking lot. The Capitol Records Complex on the East Site will be preserved and maintained, while the rental car facility on the West Site will be demolished.

V. Proposed Project Description

The Project is located in the Hollywood Community Plan area of the City of Los Angeles (City) on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard (Project Site). The portion of the Project located between Ivar Avenue and Vine Street is identified as the "West Site," while the

portion located between Vine Street and Argyle Avenue is identified as the East Site. The Project is composed of 10 individual parcels, and is currently occupied by the Capitol Records and Gogerty Building (the Capitol Records Complex) and adjoining parking facilities on the East Site, and a former rental car facility and surface parking facilities on the West Site.

The Project would remove existing underutilized surface parking areas and the approximately 1,237 sf former rental car facility (currently leased and utilized by the American Musical and Dramatic Academy College and Conservatory of the Performing Arts) on the West Site and surface parking on the East Site (the Capitol Records Complex would be preserved although its supporting parking area would be altered) and would construct in their place new mixed-use high rise developments to include residential uses including senior affordable units, ground floor fast food and coffee shops and high-turnover sit-down restaurant spaces, public paseos providing contiguous pedestrian access through the site from west to east, landscaping, and vehicle and bicycle parking.

The West Site would be developed with a 35-story West Building and an 11-story West Senior Building. The West Building would contain 449 market rate residential dwelling units with associated residential common spaces (35,001 zsf) and retail uses (12,691 zsf). The West Senior Building would contain 68 senior affordable dwelling units and associated residential common spaces (3,840 zsf). The West Senior Building and West Building would be connected by a basement which would contain five floors of subterranean parking with 837 total parking spaces. The West Site would include approximately 61,075 sf of open space, including 14,970 sf of indoor amenity space, 25,549 sf of outdoor amenity deck, 8,656 sf of outdoor ground level open space, and 11,900 sf of private open space from balconies.

The East Site would preserve the existing Capitol Records Complex and would be developed with a 46-story East Building and an 11-story East Senior Building. There are two scenarios being considered for the East Site: a Residential Scenario and an Hotel Scenario. The East Site Residential Scenario would contain 423 market rate residential dwelling units with associated residential common spaces (26,178 zsf) and retail uses (17,485 zsf). The East Senior Building would contain 65 affordable dwelling units and associated residential common spaces (3,874 zsf). The East Senior Building and East Building would be connected by a basement which would contain five floors of subterranean parking with a total of 684 parking spaces. The East Site Residential Scenario would include approximately 59,100 sf of open space, including 10,900 sf of indoor amenity space, 13,000 sf of outdoor amenity deck, 22,300 sf of outdoor ground level open space, and 12,900 sf of private open space from balconies.

The East Site Hotel Scenario would contain 319 market rate residential dwelling units, 220 hotel rooms (130,278 zsf), associated common spaces (16,420 zsf), and retail uses (17,485 zsf). The East Senior Building would contain 48 affordable dwelling units and associated residential common spaces (3,496 zsf). The East Senior Building and East Building would be connected by a basement which would contain five floors of subterranean parking with a total of 684 parking spaces. The East Site Hotel Scenario would include approximately 59,100 sf of open space, including 10,900 sf of indoor amenity space, 13,000 sf of outdoor amenity deck, 22,300 sf of outdoor ground level open space, and 12,900 sf of private open space from balconies. As the Hotel Scenario would result in higher operational emissions than the Residential Scenario, the Hotel scenario will be considered the primary scenario for purposes of this evaluation.

Vehicular site access to the Project will be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site will be provided via a driveway on Ivar Avenue. Loading access to the West Site will also be provided via Ivar Avenue. Access to the East Site will be provided via an alley off Argyle Avenue. Loading access to the East Site will also be provided via Argyle Avenue. The Yucca Street driveway, located between Vine Street and Argyle Avenue, also provides access to the East Site parking facilities, as well as direct access to the Capitol Records Complex. There would be no vehicular access from Vine Street.

The Project would provide up to 1,521 vehicle parking spaces, including 1,242 spaces dedicated to residential parking, 182 spaces provided for commercial uses, and 97 spaces reserved for the existing Capitol Records Complex use. Bicycle parking would also be provided consistent with the requirements of the Los Angeles Municipal Code (LAMC), with 551 bicycle parking spaces under the Residential Scenario and 554 bicycle parking spaces under the Hotel Scenario.

The Project Site is served by a network of regional transportation facilities that provide access to the greater metropolitan area. The Project Site is located approximately 600 feet north of the Hollywood/Vine Metro Red Line Station, which extends to Union Station and connects Downtown Los Angeles to North Hollywood. The Project is located in proximity to Metro Local Lines 180, 181 and 217 and Metro Rapid Line 780, which serves Hollywood Boulevard and Vine Street. The Project Site is located approximately 500 feet south of the Hollywood Freeway (US-101).

The Project Site contains 19 existing street trees and 49 existing on-site trees, none of which are protected. All existing trees would be removed and the Project would include the addition of 130 trees on the West Site and 122 trees on the East Site for a total of 252 trees. In addition, planting areas would consist of native plants, shrubs, perennials, and ground-cover to the Project Site. Both the West Site and East Site would provide a large elevated garden on Level 2 and outdoor amenity spaces and rooftop terraces on

the senior buildings with planting areas and canopy trees. Landscaping would be provided along the street edges and throughout all of the Project's open space and would be selected from a large palette of native plants.

Construction of the Project would be completed over an approximately 6-year period. The Project would export approximately 321,675 cubic yards of soil and generate approximately 1,616 cubic yards of demolition debris such as asphalt, interior and exterior building demolition, and general demolition debris.

The baseline and proposed land uses are summarized in Table 3.

Table 3: Baseline and Project Scenario Land Uses

Land Use Type	Baseline Land Uses to be Demolished	Residential Scenario Land Uses	Hotel Scenario Land Uses
Rental Car Facility	1,237 sf	-	-
Residential/Apartments	-	1,005 du	884 du
Hotel	-	-	220 du
Commercial (Restaurant)	-	32,318 sf	32,318 sf
Residential (Commons)	-	74,265 sf	63,248 sf
Private Balcony Space	-	24,800 sf	27,544 sf
Open Space	-	69,505 sf	69,505 sf
Parking	-	752,455 sf (1,521 spaces)	752,455 sf (1,521 spaces)
Sidewalk	-	5,114 sf	5,114 sf

Notes:
du = dwelling units, sf = square feet
Source: as documented in Attachment 2, and confirmed by CARB staff.

VI. Technical Review and Assessment

ESA, on behalf of the Applicant, prepared a GHG emissions assessment for the proposed project to demonstrate that the requirements of AB 900 can be met. A full copy of this proposal can be found in Attachment 2.

The Applicant relied upon a variety of sources for activity data and emission factors to quantify GHG emissions. This CARB staff evaluation is focused on reviewing the data sources, emission factors, emission calculations, and assumptions used for the application, and determining whether these sources and assumptions are reasonable.

The Applicant utilized Version 2016.3.2 of the California Emissions Estimator Model (CalEEMod), a widely-used emissions quantification tool developed in coordination with

local air districts to quantify criteria pollutant and GHG emissions from land use development projects in California. CalEEMod uses widely-accepted sources for emission estimates combined with appropriate default data that can be used if site-specific information is not available. CalEEMod is populated with data from the United States Environmental Protection Agency (U.S. EPA) AP-42 emission factors, CARB's on-road and off-road equipment emission models such as the Emission Factor 2014 model (EMFAC2014), and the Off-road Emissions Inventory Program model (OFFROAD). The Applicant used the latest CalEEMod version including correction factors to account for compliance with the 2016 Title 24 Building Standards Code, in combination with project-specific data and CARB's EMFAC2014 mobile-source emission factors, to calculate GHG emissions from construction and operational emissions.

VII. Project Construction Emissions

Construction-related GHG emissions, including demolition-related emissions, are one-time, direct emissions and would occur over an approximately 6 year construction period. The Applicant estimated GHG emissions associated with project construction by using the CalEEMod tool and EMFAC2014. With some exceptions, the Applicant used CalEEMod default settings to estimate construction-related GHG emissions. For haul and concrete trucks, EMFAC2014 was used to estimate emissions instead of CalEEMod since CalEEMod assumes these activities occur every day during the relevant construction phases, while the Project will only use these trucks for a portion of the time. The Applicant estimates a total of 9,842 metric tons carbon dioxide equivalent (MT CO_2e) over the project construction period for either scenario, as shown in Table 1. Construction-related GHG emissions reflect the types of equipment expected and the number of hours of operation anticipated over the construction schedule. This includes heavy-duty equipment, such as refuse hauling trucks, excavators, cranes, and conventional work vehicles.

CARB staff concluded that the methodology and estimated GHG emissions provided by the Applicant for construction are appropriate.

VIII. Baseline Operational Emissions

Baseline conditions are represented by operational emissions from land uses at the existing project site that would be demolished and removed as part of the project. Operational emissions were assumed to continue unchanged and the Applicant has chosen to claim zero baseline emissions. This is a conservative approach, as any baseline operational emissions could otherwise be used to offset project emissions in determining net GHG emissions.

CARB staff concluded that the assumptions provided by the Applicant of continued baseline operations and therefore zero GHG emissions offsets associated with baseline operations are appropriate.

IX. Proposed Project Operational Emissions

Operational GHG emissions from the proposed project include those from mobile, electricity, natural gas, area, stationary, solid waste, water, and wastewater sources. Operational GHG emissions from the proposed project were assumed to begin in October 2023.

The Project will achieve the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Gold Certification and will be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. A summary of key green building and LEED measures are provided below:

- The Project will incorporate heat island reduction strategies for 50 percent of the site hardscapes or provide 100 percent structured parking and incorporate heat island reduction strategies for the Project roof areas.
- The Project will promote alternatives to conventionally fueled automobiles by providing electric vehicle charging stations and/or preferred parking for alternative- fuel vehicles, low-emitting, and fuel-efficient and ride-sharing vehicles.
- The Project will optimize building energy performance with a minimum of a 20 percent reduction from the LEED baseline consistent with LEED requirements.
- The Project will reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.
- The Project will provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

Although the Project resides within the Los Angeles Department of Water and Power (LADWP) domain, the Applicant has chosen to use the option of a statewide electricity factor. Therefore, consistent with CARB guidance on statewide electricity emission factors for use with AB 900 projects, a CO_2 emission factor of 595 pounds of CO_2 per MWh was used for electricity emissions for Project operational year 2023. This emission factor reflects a 2020 power grid in compliance with the 33 percent Renewable Portfolio Standard. Future year CO_2 emission factors were scaled proportionately based on the future year renewable energy targets of 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Emission factors for CH4 and N2O were obtained from CalEEMod.

Mobile-source emissions were derived from estimates of vehicle miles traveled (VMT) induced by the Project, assumed fleet mix of the vehicles involved and associated emissions factors. The estimated VMT based on each land use were determined using the Transportation Efficiency Analysis prepared by Fehr and Peers for the Project (Fehr and Peers 2018). The trip lengths are based on the location and urbanization of the project area. The average trip length of each land use is the sum of the trip length of each trip type multiplied by the percentage of trip type. This VMT estimate was then reduced based on the Project's infill nature, location, design, and Travel Demand Management (TDM) program. A summary of key characteristics resulting in VMT reductions are provided below:

- Internal Capture Reduction: The Project's restaurant spaces would provide a convenient local destination for the residential element of the Project without having to drive to other locations. It was estimated that a reduction of 7 percent of the daily vehicle trips to and from the Project's fast food restaurant and the high-turnover sit down restaurant spaces come from the on-site residential element of the Project. It was also estimated that a reduction of 9 percent of daily vehicle trips to and from the high-rise condominiums/townhouses and 8 percent of daily vehicle trips to and from the senior affordable housing on both the West and East Sites of the Project would come from on-site restaurant and outdoor performance space elements of the Project. In addition, it was estimated that a reduction of 6 percent of daily vehicle trips to and from the outdoor performance would come from the on-site residential and restaurant elements of the Project.

- Transit and Walk/Bike Reduction: The Project is located in a highly-walkable area of Hollywood with a high level of provision of bicycle facilities and excellent access to transit services such as the Metro Red Line Hollywood/Vine station and bus stops served by both Metro Local and Rapid Lines within walking distance, that will provide convenient access to local employment, shopping and entertainment opportunities without using a car for the residents of the Project. Therefore, it was estimated that daily vehicle trips would be reduced by 15 percent due to transit and walk/bike trips, consistent with Los Angeles Department of Transportation (LADOT) guidelines and methodology.

- Transportation Demand Management (TDM) Reduction: The Project proposes a TDM package to encourage the use of non-auto modes and reduce vehicle trips that could include the following measures in Table 4:

Table 4: Transportation Demand Management (TDM) Reduction Measures

Parking	• Unbundle residential parking • Unbundle commercial parking coupled with pricing workplace parking and parking cash-out • Contribute to LADOT Express Park program to upgrade local parking meter technology • Daily parking discount for Metro Commuters
Transit	• On-site location to purchase Metro passes and bus info • Transit subsidies for residents and employees • Provide parking spaces for monthly lease to non-resident Metro park-n-ride users • Provide discounted daily parking to non-resident Metro transit pass holders • Bus stop upgrades • Upgrade/repair public sidewalks on route to Metro Red Line Hollywood/Vine Station
Commute Trip Reductions	• Rideshare matching and preferential parking • Guaranteed ride home • Alternative work schedules and telecommute • Business center/work center for residents working at home
Shared Mobility	• On-site car share • Rideshare matching • On-site bike share station and/or subsidized membership (residents, employees); on-site guest bike share service in Hotel scenario (if/when public bike share becomes available) • LADOT Mobility Hub program
Bicycle Infrastructure	• Develop a bicycle amenities plan • Bicycle parking (indoors and outdoors) • Bike lockers, showers, and repair station • Convenient access to on-site bicycle facilities • Contribution towards City s Bicycle Plan Trust Fund
Site Design	• Integrated pedestrian network within and adjacent to site (transit, bike, pedestrian friendly)
Education and Encouragement	• Transportation information center, kiosks and/or other on-site measures • Tech-enabled mobility: website/mobile app for comprehensive commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, etc. • Marketing and promotions
Management	• On-site TDM program coordinator and administrative support • Conduct user surveys • Join future Hollywood Transportation Management Organization (TMO)

The implementation of the TDM package would result in an estimated reduction of 13.5 percent of the daily vehicle trips to and from the residential element and 1.2 percent of the daily vehicle trips to and from the restaurant spaces of the Proposed Project.

- Pass-by Trip Reduction: The Project's commercial restaurant spaces would provide a convenient local destination for residents in the local neighborhood without having to drive to other locations. It was estimated that a reduction of 50 percent of daily vehicle trips to and from the Project's fast food restaurant space would result from pass-by customers. It was also estimated that a reduction of 20 percent of daily vehicle trips to and from the Project's high-turnover sit down restaurant spaces would result from pass-by customers.

This assessment uses the South Coast Air Basin motor vehicle fleet mix and the fleet average calendar year emissions factors from CARB's EMFAC2014 and EMFAC2017 models to estimate mobile source GHG emissions. The emissions estimated from EMFAC2014 will be considered for this evaluation as EMFAC2014 is the latest approved on-road emissions model for use in conformity purposes.

CalEEMod default emission factors and calculation methods were also used to estimate GHG emissions from natural gas, incorporating the above mentioned reductions in energy use from the USGBC LEED Gold Certification.

Emissions from solid waste disposal used the CalEEMod model with allowed outside inputs for waste disposal and diversion rates obtained from the City of Los Angeles and CalRecycle.

Emissions from water consumption used CalEEMod defaults with additional reductions in water usage incorporated from the USGBC LEED Gold Certification detailed above. The electricity usage related to water supply, treatment, distribution and wastewater treatment used the same statewide emission factors for electricity as were used for on-site electricity calculations.

Emissions from area sources, including equipment used to maintain landscaping, such as lawnmowers and trimmers, were estimated using CalEEMod defaults. The only additional stationary sources of emissions are two on-site emergency generators (one for the West Site and one for the East Site), each with an estimated capacity rated at approximately 1,500 kilowatts (2,012 horsepower), which would provide emergency power primarily for lighting and other emergency building systems. Emissions of GHGs

would be generated during maintenance and testing operations and emissions were estimated separately outside of the CalEEMod software using U.S. EPA emission factors and CalEEMod load factors. Emergency generators are permitted by the SCAQMD and regulated under SCAQMD Rule 1470 (Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Ignition Engines). Maintenance and testing would not occur daily, but rather periodically, up to 50 hours per year per Rule 1470.

Carbon sequestration was estimated using CalEEMod. The Project's net addition of 252 trees are estimated to sequester 178 metric tons of CO_2 over their active growing period of 20 years (or about 9 metric tons of CO_2 per year for the first 20 years of the Project's operation). The effects of carbon sequestration from trees assumes the Intergovernmental Panel on Climate Change (IPCC) active growing period of 20 years. Accumulation of carbon in biomass decreases as the trees age and would eventually be offset by clipping, pruning, and tree death. Therefore, GHG reductions from carbon sequestration are only applied to the first 20 years of the project's operation.

The Applicant's assumptions and inputs are reasonably conservative, and represent an upper-bound for the net increase in GHG emissions that could occur. CARB staff evaluated the proposed project's emission calculations, demand factors, and assumptions used to estimate operational GHG emissions and concluded that the methodology and estimated operational GHG emissions provided by the Applicant are appropriate.

Based on the Applicant's proposal, annual project operational emissions would exceed baseline throughout the lifetime of the project, as summarized in Table 2.

X. Method to Offset Emissions

Under the GHG quantification methodology used by the Applicant, the proposed project would result in a one-time net GHG emissions increase of 9,842 MT CO_2e during project construction, and an estimated net increase of 10,145 MT CO_2e during the first year of full project operation (2027), when both the West and East Site are at full operation under the most emissive of the two scenarios (the Hotel Scenario).

Operational emissions would be on-going for project analysis horizon (defined as 30 years), and would be expected to decline over the life of the project as emission factors decline associated with adoption of lower-GHG-emitting vehicle technologies and renewable sources of electricity. The Applicant has agreed to meet the requirement set forth in California Public Resources Code section 21183, subdivision (c) to demonstrate that the proposed project would result in no net additional GHG emissions through the

purchase of credible voluntary carbon credits issued by an accredited carbon registry sufficient to offset all projected additional GHG emissions, as detailed in Attachment 2. The project would obtain offsets using the following prioritization: (1) project design feature/on-site reduction measures; (2) off-site local reductions; (3) off-site regional reductions, and (4) offset credits issued by an accredited carbon registry, consistent with policy recommendations included in CARB's Proposed 2017 Climate Change Scoping Plan Update. The Applicant will purchase credible voluntary carbon credits issued by an accredited carbon registry for the net increase in construction and operational emissions prior to issuance of any Certificate of Occupancy for the project. The commitments to enter into contracts to offset net additional GHG emissions will be incorporated as condition of project approval. The Applicant has agreed to submit copies of executed contracts for purchased carbon credits to CARB and the Governor's Office as evidence that this condition has been met.

XI. Conclusions and Recommendations

Based on an evaluation of the documentation provided by the Applicant and its commitment to purchase voluntary carbon credits, CARB staff concludes that the proposed project would not result in any net additional GHG emissions relative to the baseline.

ATTACHMENT 2

Greenhouse Gas Emissions Methodology Documentation for Environmental Leadership Development Project Application (Exhibit 7)

Hollywood Center Project

(Submitted May 2, 2018)

Addendum to Greenhouse Gas Emissions Methodology Documentation for Environmental Leadership Development Project Application (Exhibit 7)

(Submitted May 29, 2018)

Greenhouse Gas Emissions Offset Approach for the Hollywood Center Project LEED Measures (Exhibit 3)

(Submitted May 2, 2018)

Addendum to Greenhouse Gas Emissions Offset Approach for the Hollywood Center Project LEED Measures (Exhibit 3)

(Submitted May 17, 2018)

Applicant s Acknowledgement of Obligations under Public Resources Code 21183 with the City of Los Angeles (Exhibit 8)

(Submitted May 2, 2018)

Exhibit 7

Greenhouse Gas Emissions Methodology and Documentation

Greenhouse Gas Emissions Methodology and Documentation for the Hollywood Center Project

Application for CEQA Streamlining Under the "Jobs and Economic Improvement through Environmental Leadership Act" (Public Resources Code Section 21178 et seq.)

Prepared for

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC

May 2018

ESA

Greenhouse Gas Emissions Methodology and Documentation for the Hollywood Center Project

Application for CEQA Streamlining Under the "Jobs and Economic Improvement through Environmental Leadership Act" (Public Resources Code Section 21178 et seq.)

Prepared for

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC

May 2018

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Section 1
Executive Summary

ESA has been retained to conduct a comprehensive greenhouse gas (GHG) emissions assessment for the Hollywood Center Project (Project) and to demonstrate that the Project meets the requirements of the Jobs and Economic Improvement Through Environmental Leadership Act ("the Act") (Public Resources Code Section 21178 et seq.), also referred to as Assembly Bill (AB) 900. In September 2011, the Governor signed the Act, which required the Governor to establish procedures for applying for streamlined environmental review under the California Environmental Quality Act (CEQA) for projects that meet certain requirements. In 2016, Senate Bill (SB) 734 was signed, which extended the authority of the Governor to certify a project to January 1, 2018 and provides that the certification expires and is no longer valid if the lead agency fails to approve a certified project before January 1, 2019. In October 2017, AB 246 was signed, which further extends the authority of the Governor to certify a project to January 1, 2020 and provides that the certification expires and is no longer valid if the lead agency fails to approve a certified project before January 1, 2021. The Office of Planning and Research (OPR) has provided approved guidelines for submitting applications for streamlined environmental review pursuant to the Act. With respect to GHG emissions, a project must demonstrate that it would not result in any net additional GHGs including GHG emissions from employee transportation in accordance with Public Resources Code Section 21183(c).

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant) propose a new mixed-use development ("Project") in the City of Los Angeles ("City") on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard (Project Site). The portion of the Project located between Ivar Avenue and Vine Street is identified as the "West Site," while the portion located between Vine Street and Argyle Avenue is identified as the "East Site." The Project is composed of 10 individual parcels, and is currently occupied by the Gogerty Building (the Capitol Records Complex) and adjoining parking facilities on the East Site, and a former rental car facility and surface parking facilities on the West Site.

The Project would remove existing surface parking areas and the approximately 1,237 square foot former rental car facility (currently leased and utilized by the American Musical and Dramatic Academy College and Conservatory of the Performing Arts) on the West Site and surface parking on the East Site (the Capitol Records Complex would be preserved although its supporting parking area would be altered) and would construct in their place new mixed-use high rise developments to include residential uses including senior affordable units, ground floor fast food/coffee shops and high-turnover sit-down restaurant spaces, public paseos providing contiguous pedestrian access through the site from west to east, landscaping, and vehicle and bicycle parking. The West Site would be developed with a 35-story West Building and an 11-

story West Senior Building. The West Building would contain 449 market rate residential dwelling units with associated residential common spaces and retail uses. The West Senior Building would contain 68 senior affordable dwelling units and associated residential common spaces. The East Site would be developed with a 46-story East Building and an 11-story East Senior Building. There are two scenarios being considered for the East Site, a Residential Scenario and a Hotel Scenario, both of which would have the same massing, commercial square footage, and outdoor areas. The East Site Residential Scenario would contain 423 market rate residential dwelling units with associated residential common spaces and retail uses. The East Senior Building would contain 65 affordable dwelling units and associated residential common spaces of residential common spaces. The East Site Hotel Scenario would contain 319 market rate residential dwelling units, 220 hotel rooms, associated common spaces, and retail uses. The East Senior Building would contain 48 affordable dwelling units and associated residential common spaces.

Construction of the Project would generate one-time GHG emissions of approximately 1,945 $MTCO_2e$, during the first year, 1,614 $MTCO_2e$ during the second year, 1,300 $MTCO_2e$ during the third year, 1,955 $MTCO_2e$ during the fourth year, 1,555 $MTCO_2e$ during the fifth year and 1,395 $MTCO_2e$ during the sixth year of construction. At full Project buildout of the East and West Sites under the Residential Scenario (i.e., year 2027), emissions of approximately 9,096 $MTCO_2e$ would be generated during the first full year of operation using EMFAC2014 operational mobile source emissions factors and 8,772 $MTCO_2e$ using EMFAC2017 operational mobile source emission factors. At full Project buildout of the East and West Sites under the Hotel Scenario (i.e., year 2027), emissions of approximately 10,145 $MTCO_2e$ would be generated during the first full year of operation using EMFAC2014 operational mobile source emission factors and 9,766 $MTCO_2e$ using EMFAC2017 operational mobile source emission factors. The Project operational GHG emissions would decline in future years primarily as a result of vehicle fleet turnover and as utilities provide a greater percentage of electricity from renewable sources. Future year emissions would decline as a greater percentage of motor vehicles meet more stringent emissions standards, including the Pavley Phase I and Phase II emissions standards,[1] and the a greater percentage of electricity is provided by renewable sources in accordance with the Renewables Portfolio Standard, which requires 50 percent renewable electricity by 2030.[2] The Project would obtain GHG offsets that would result in the Project to having no net increase in GHG emissions. As a result, the Project would generate decreased GHG emissions in future years and would require a decreased amount of offsets in future years to achieve no net increase in GHG emissions.

Based on this assessment, the Project would not result in any net additional GHGs including GHG emissions from employee transportation in accordance with Public Resources Code Section 21183(c). Therefore, the Project would meet the GHG emissions requirements for streamlined environmental review under CEQA.

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1 Assembly Bill 1493 (Pavley Regulations) reduces GHG emissions in new passenger vehicles from model year 2012 through 2016 (Phase I) and model years 2017–2025 (Phase II). Also reduces gasoline consumption to a rate of 31 percent of 1990 gasoline consumption (and associated GHG emissions) by 2020.

2 On April 12, 2011, Governor Jerry Brown signed SB X1-2 to increase California's Renewables Portfolio Standard to 33 percent by 2020. SB 350 (Chapter 547, Statues of 2015) further increased the Renewables Portfolio Standard to 50 percent by 2030. The legislation also included interim targets of 40 percent by 2024 and 45 percent by 2027. SB 350 was signed into law on October 7, 2015.

Section 2
Introduction

2.1 Purpose

ESA has been retained to conduct a comprehensive greenhouse gas (GHG) emissions assessment for the Hollywood Center Project (Project) and to demonstrate that the Project meets the requirements of the Jobs and Economic Improvement Through Environmental Leadership Act ("the Act") (Public Resources Code Section 21178 et seq.). This assessment describes the methodology used to estimate the GHG emissions from baseline and Project conditions, provides an estimate of the net change in GHG emissions for the Project as compared to baseline conditions, and describes the methodology used to quantify GHG emission reductions from Project design features and mitigation measures. The following baseline and Project-related emission sources have been evaluated:

- Construction Activities – Fossil fueled on- and off-road vehicles and equipment needed for demolition, mass and fine grading, building construction, paving, and architectural coating;
- Direct Emission Sources – Consumption of natural gas on-site for cooking, space heating and water heating, combustion of fossil fuels for lawn care and maintenance activities, and motor vehicles including employee transportation; and
- Indirect Emission Sources – Off-site electricity generation, wastewater treatment and water conveyance, and solid waste disposal.

2.2 Project Description, Site Location, Existing Uses

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant) propose a new mixed-use development on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard (Project Site). The portion of the Project located between Ivar Avenue and Vine Street is identified as the "West Site," while the portion located between Vine Street and Argyle Avenue is identified as the "East Site." The Project is composed of 10 individual parcels, and is currently occupied by the Capitol Records and Gogerty Building (the Capitol Records Complex) and adjoining parking facilities on the East Site, and a former rental car facility and surface parking facilities on the West Site.

The Project would remove existing underutilized surface parking areas and the approximately 1,237 square foot former rental car facility (currently leased and utilized by the American Musical and Dramatic Academy College and Conservatory of the Performing Arts) on the West Site and surface parking on the East Site (the Capitol Records Complex would be preserved although its supporting parking area would be altered) and would construct in their place new

mixed-use high rise developments to include residential uses including senior affordable units, ground floor fast food/coffee shops and high-turnover sit-down restaurant spaces, public paseos providing contiguous pedestrian access through the site from west to east, landscaping, and vehicle and bicycle parking.

For the purposes of this GHG emissions assessment, the gross square feet (gsf) values are used, where applicable, in the GHG emissions calculations to account for GHG emissions from useable (e.g., leasable) floor area and non-useable (e.g., corridors and other non-leasable spaces) floor area.

The West Site would be developed with a 35-story West Building and an 11-story West Senior Building. The West Building would contain 449 market rate residential dwelling units with associated residential common spaces (35,001 zoning square feet [zsf]; 37,600 gsf) and retail uses (12,691 zsf; 13,220 gsf).[3] The West Senior Building would contain 68 senior affordable dwelling units and associated residential common spaces (3,840 zsf; 4,000 gsf). The West Senior Building and West Building would be connected by a basement which would contain five floors of subterranean parking with 837 total parking spaces. The West Site would include approximately 61,075 sf of open space, including 14,970 sf of indoor amenity space, 25,549 sf of outdoor amenity deck, 8,656 sf of outdoor ground level open space, and 11,900 sf of private open space from balconies.

The East Site would preserve the existing Capitol Records Complex and would be developed with a 46-story East Building and an 11-story East Senior Building. There are two scenarios being considered for the East Site: a Residential Scenario and a Hotel Scenario. The East Site Residential Scenario would contain 423 market rate residential dwelling units with associated residential common spaces (26,178 zsf; 28,454 gsf) and retail uses (17,485 zsf; 18,214 gsf). The East Senior Building would contain 65 affordable dwelling units and associated residential common spaces (3,874 zsf; 4,210 gsf). The East Senior Building and East Building would be connected by a basement which would contain five floors of subterranean parking with a total of 684 parking spaces. The East Site Residential Scenario would include approximately 59,100 sf of open space, including 10,900 sf of indoor amenity space, 13,000 sf of outdoor amenity deck, 22,300 sf of outdoor ground level open space, and 12,900 sf of private open space from balconies.

The East Site Hotel Scenario would contain 319 market rate residential dwelling units, 220 hotel rooms (130,278 zsf; 141,606 gsf), associated common spaces (16,420 zsf; 17,848 gsf), and retail uses (17,485 zsf; 18,214 gsf). The East Senior Building would contain 48 affordable dwelling units and associated residential common spaces (3,496 zsf; 3,800 gsf). The East Senior Building and East Building would be connected by a basement which would contain five floors of subterranean parking with a total of 684 parking spaces. The East Site Hotel Scenario would include approximately 59,100 sf of open space, including 10,900 sf of indoor amenity space,

[3] Calculations included in the analysis of environmental impacts for this Project conservatively assume that all of the commercial space would be used for restaurant uses. This provides for conservative analyses as restaurant uses generate greater impacts than retail uses. For example, restaurant uses generate greater levels of traffic, consumption of resources such as energy and water consumption, and associated GHG emissions.

13,000 sf of outdoor amenity deck, 22,300 sf of outdoor ground level open space, and 12,900 sf of private open space from balconies.

Vehicular site access to the Project will be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site will be provided via a driveway on Ivar Avenue. Loading access to the West Site will also be provided via Ivar Avenue. Access to the East Site will be provided via an alley off Argyle Avenue. Loading access to the East Site will also be provided via Argyle Avenue. The Yucca Street driveway, located between Vine Street and Argyle Avenue, also provides access to the East Site parking facilities, as well as direct access to the Capitol Records Complex. There would be no vehicular access on Vine Street.

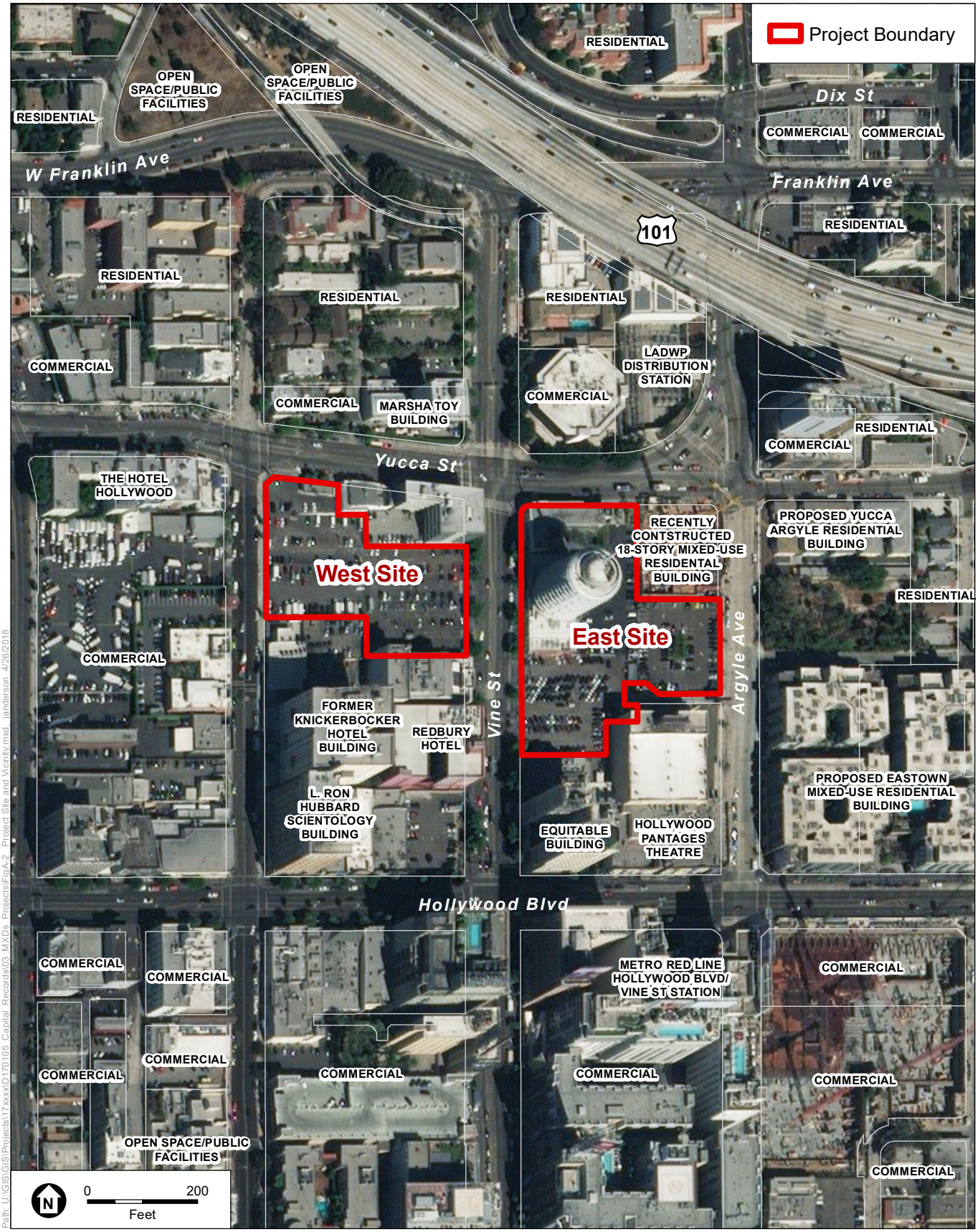
The Project would provide up to 1,521 vehicle parking spaces, including 1,242 spaces dedicated to residential parking, 182 spaces provided for commercial uses, and 97 spaces reserved for the existing Capitol Records Complex use. Bicycle parking would also be provided consistent with the requirements of the Los Angeles Municipal Code (LAMC), with 551 bicycle parking spaces under the Residential Scenario and 554 bicycle parking spaces under the Hotel Scenario.

The Project Site contains 19 existing street trees and 49 existing on-site trees, none of which are protected. All existing trees would be removed and the Project would include the addition of 130 trees on the West Site and 122 trees on the East Site for a total of 252 trees. In addition, planting areas would consist of native plants, shrubs, perennials, and ground-cover to the Project Site. Both the West Site and East Site would provide a large elevated garden on Level 2, outdoor amenity spaces with planting areas and canopy trees, and a rooftop terrace on the senior buildings with planting areas and canopy trees. Landscaping would be provided along the street edges and throughout all of the Project's open space and would be selected from a large pallet of native plants.

The Project Site is located in the Hollywood Community Plan area of the City of Los Angeles (City). The Project Site is served by a network of regional transportation facilities that provide access to the greater metropolitan area. The Project Site is located approximately 600feet north of the Hollywood/Vine Metro Red Line Station, which extends to Union Station and connects Downtown Los Angeles to North Hollywood. The Project is located in proximity to Metro Local Lines 180, 181 and 217 and Metro Rapid Line 780, which serves Hollywood Boulevard and Vine Street. The Project Site is located approximately 500 feet south of the Hollywood Freeway (US-101).

Construction of the Project would be completed over an approximately 6-year period. The Project would export approximately 321,675 cubic yards of soil and generate approximately 1,616 cubic yards of demolition debris (asphalt, interior and exterior building demolition, and general demolition debris).

The Project Site and surrounding uses are shown in **Figure 1**. The conceptual plot plan for the Project is provide in **Figure 2** for the West Site and **Figure 3** for the East Site.



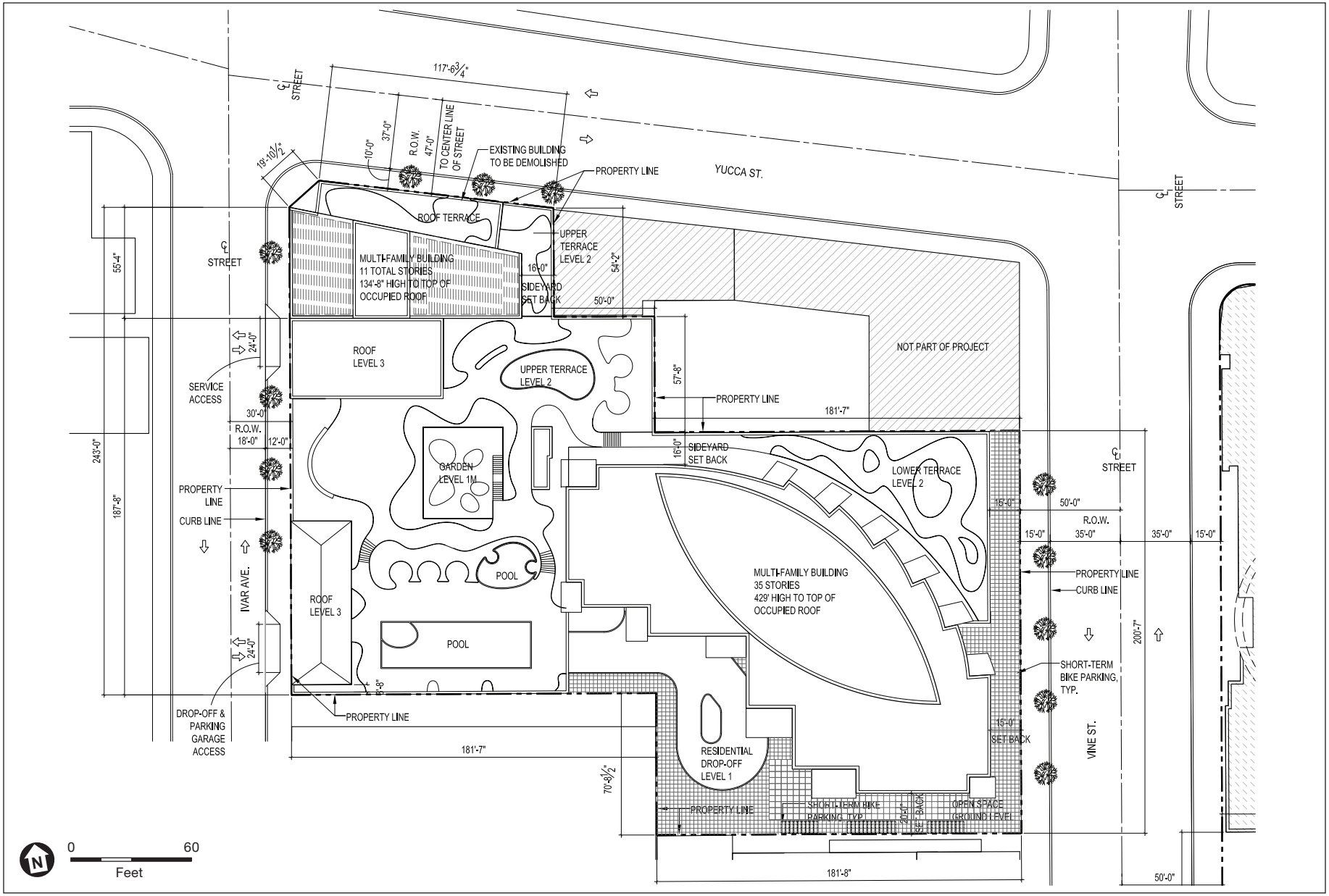
SOURCE: Google Earth, 2016.

Hollywood Center Project

Figure 1

Aerial Photograph of Project Site and Vicinity

ESA



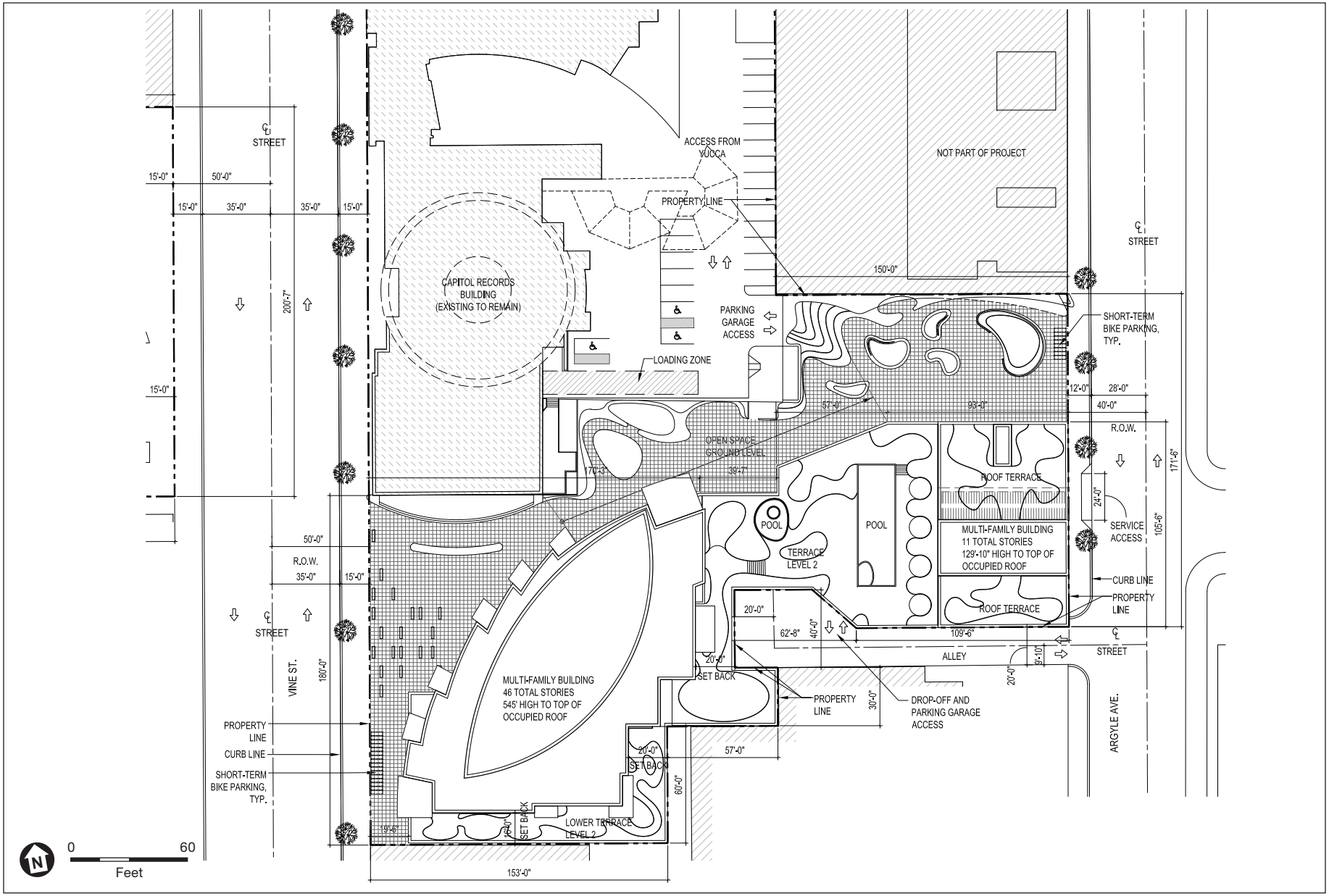
SOURCE: Handel Architects, 2018

Hollywood Center Project

Figure 2

Conceptual Plot Plan, West Site

ESA



SOURCE: Handel Architects, 2018

Hollywood Center Project

Figure 3

Conceptual Plot Plan, East Site

ESA

2.3 Jobs and Economic Improvement Through Environmental Leadership Act

In September 2011, the Governor signed the Act, which required the Governor to establish procedures for applying for streamlined environmental review under the California Environmental Quality Act (CEQA) for projects that meet certain requirements. The Office of Planning and Research (OPR) has provided approved guidelines for submitting applications for streamlined environmental review pursuant to the Act. With respect to GHG emissions, a project must demonstrate that it would not result in any net additional GHGs including GHG emissions from employee transportation in accordance with Public Resources Code Section 21183(c). For purposes of California Public Resources Code Section 21183(c) the following process applies:

a. The applicant shall submit electronically to AB900ARBsubmittals@arb.ca.gov a proposed methodology for quantifying the project's net additional greenhouse gas emissions. The Air Resources Board will review and comment on the methodology, at its discretion, within 30 days of submission.

b. At the same time, the applicant shall submit to AB900ARBsubmittals@arb.ca.gov documentation that the project does not result in any net additional greenhouse gas emissions. The documentation must at least quantify:

   (1) Both direct and indirect greenhouse gas emissions associated with the project's construction and operation, including emissions from the project's projected energy use and transportation related emissions; and

   (2) The net emissions of the project after accounting for any mitigation measures that will be monitored and enforced consistent with Public Resources Code section 21183(d).

c. Within 60 days of receiving the documentation in b. above, the Board will determine whether the condition specified in Public Resources section 21183(c) has been met or, if more time is needed, notify the applicant of the expected completion date.

d. The Board will determine and report to the Governor in writing that a project does not result in any net additional emissions of greenhouse gases if the project demonstrates through a combination of project design features, compliance with (or exceeding minimum requirements of) existing regulations, and mitigation that it would result in zero additional greenhouse gas emissions.

Section 3
Greenhouse Gas Emissions

3.1 Global Climate Change and Greenhouse Gases

The natural process through which heat is retained in the troposphere[4] is called the "greenhouse effect." The greenhouse effect traps heat in the troposphere through a three-fold process as follows: (1) short wave radiation in the form of visible light emitted by the Sun is absorbed by the Earth as heat; (2) long-wave radiation re-emitted by the Earth; and (3) GHGs in the atmosphere absorbing or trapping the long-wave radiation and re-emitting it back towards the Earth and into space. This third process is the focus of global climate change actions.

The most commonly emitted GHG from anthropogenic (i.e., human) activities is carbon dioxide (CO_2). Not all GHGs possess the same ability to induce climate change; as a result, GHG contributions are commonly quantified in the units of equivalent mass of carbon dioxide (CO_2e). Mass emissions are calculated by converting pollutant-specific emissions to CO_2e emissions by applying the proper global warming potential (GWP) value.[5] These GWP ratios are available from the Intergovernmental Panel on Climate Change (IPCC). Historically, GHG emission inventories have been calculated using the GWPs from the IPCC's Second Assessment Report (SAR). The IPCC updated the GWP values based on the latest science in its Fourth Assessment Report (AR4). The updated GWPs in the IPCC AR4 are currently in use by the State of California for official GHG emission inventory purposes; therefore, this Project assessment also uses the GWP values from the IPCC AR4. By applying the GWP ratios, Project-related CO_2e emissions can be tabulated in metric tons of CO_2e ($MTCO_2e$) per year. Typically, the GWP ratio corresponding to the warming potential of CO_2 over a 100-year period is used as a baseline. The CO_2e values are calculated for construction years as well as existing and Project build-out conditions in order to generate a net change in GHG emissions for construction and operation. Compounds that are regulated as GHGs are discussed below.

- Carbon Dioxide (CO_2): CO_2 is the most abundant GHG in the atmosphere and is primarily generated from fossil fuel combustion from stationary and mobile sources. CO2 is the reference gas (GWP of 1) for determining the GWPs of other GHGs.

4 The troposphere is the bottom layer of the atmosphere, which varies in height from the Earth's surface to 10 to 12 kilometers.

5 GWPs and associated CO_2e values were developed by the Intergovernmental Panel on Climate Change (IPCC). Historically, GHG emission inventories have been calculated using the GWPs from the IPCC's Second Assessment Report (SAR). The IPCC updated the GWP values based on the latest science in its Fourth Assessment Report (AR4). The California Air Resources Board (CARB) has begun reporting GHG emission inventories for California, starting with the 2012 inventory, using the GWP values from the IPCC AR4.

- Methane (CH_4): CH_4 is emitted from biogenic sources (i.e., resulting from the activity of living organisms), incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. The GWP of CH_4 is 25 in the IPCC AR4.
- Nitrous Oxide (N_2O): N_2O produced by human-related sources including agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. The GWP of N_2O is 298 in the IPCC AR4.
- Hydrofluorocarbons (HFCs): HFCs are fluorinated compounds consisting of hydrogen, carbon, and fluorine. They are typically used as refrigerants in both stationary refrigeration and mobile air conditioning systems. The GWPs of HFCs ranges from 124 for HFC-152a to 14,800 for HFC-23 in the IPCC AR4.
- Perfluorocarbons (PFCs): PFCs are fluorinated compounds consisting of carbon and fluorine. They are primarily created as a byproduct of aluminum production and semiconductor manufacturing. The GWPs of PFCs range from 7,390 to 17,700 in the IPCC AR4.
- Sulfur Hexafluoride (SF6): SF6 is a fluorinated compound consisting of sulfur and fluoride. It is a colorless, odorless, nontoxic, nonflammable gas. It is most commonly used as an electrical insulator in high voltage equipment that transmits and distributes electricity. SF6 has a GWP of 22,800 in the IPCC AR4.

The Climate Registry (TCR) has prepared the General Reporting Protocol for calculating and reporting GHG emissions from a number of general and industry-specific activities (The Climate Registry 2016). No specific protocols are available for land use development projects; however, the General Reporting Protocol has been adapted to address the land use development GHG emissions in this assessment. The information provided in this assessment is generally consistent with the General Reporting Protocol minimum reporting requirements. The General Reporting Protocol recommends the separation of GHG emissions into three categories that reflect different aspects of ownership or control over emissions. They include:

- Scope 1: Direct GHG emissions from human activity (e.g., stationary combustion of fuels, mobile combustion of fuels in transportation).
- Scope 2: Indirect GHG emissions associated with activities of the reporting entity but occur at sources controlled by another entity (e.g., purchased electricity or purchased steam).
- Scope 3: Indirect emissions associated with other emissions sources, such as employee commute and business travel and waste disposal.

According to the California Air Resources Board (CARB), the consideration of so-called indirect emissions provides a more complete picture of the GHG footprint of a facility: “As facilities consider changes that would affect their emissions – addition of a cogeneration unit to boost overall efficiency even as it increases direct emissions, for example – the relative impact on total (direct plus indirect) emissions by the facility should be monitored. Annually reported indirect energy usage also aids the conservation awareness of the facility and provides information” to CARB to be considered for future strategies by the industrial sector (CARB 2007). Additionally, the Office of Planning and Research directs lead agencies to “make a good-faith effort, based on available information, to calculate, model, or estimate…GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction

activities." (OPR 2008). Therefore, direct and indirect emissions are considered in this assessment.

3.2 Baseline Operational Emissions

3.2.1 Description of Baseline Condition

The East Site comprises the 13-story Capitol Records Building and two-story Gogerty Building (Capitol Records Complex). The Capitol Records Building was constructed in 1956. The Gogerty Building was renovated in 2003, but portions of the interior and façade from the original 1930 building are intact. The West Site comprises a one-story former rental car facility and surface parking lot. The Capitol Records Complex on the East Site will be preserved and maintained, and the former rental car facility on the West Site would be demolished.

3.2.2 GHG Emission Sources

Construction

The Project Site is currently built-out. Construction of the Capitol Records Complex, former rental car facility, and associated parking areas and infrastructure resulted in one-time GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O from heavy-duty construction equipment, haul trucks, and worker vehicles. However, sufficient detail is not available with respect to the construction schedule, equipment usage, and number of haul trips to provide a quantitative construction GHG emissions assessment for the Baseline Condition. Therefore, construction-related GHG emissions are not included for the Baseline Condition. This is a conservative approach since, by excluding the Baseline Condition construction-related GHG emissions, the Project would need to provide slightly greater GHG reductions in order to meet the requirements of AB 900 of no net additional GHG emissions.

Operation

For the purposes of this analysis, no operational GHG emissions credit is assumed from the removal of the former rental car facility on the West Site because it is unknown whether the facility would relocate and continue to operate. Since the Capitol Records Complex on the East Site would continue to operate as under existing conditions and no GHG emissions credit is assumed from the removal of the former rental car facility on the West Site, this analysis assumes the Baseline Condition would generate the same operation GHG emissions with or without the Project. Therefore, Baseline Condition operational GHG emissions are not required to be calculated and the Project's GHG emissions would be considered net new. This is a conservative approach since the Project would need to provide GHG reductions based on the Project's total annual GHG emissions in order to meet the requirements of AB 900 of no net additional GHG emissions.

3.3 Project Construction and Operational Emissions

3.3.1 Description of Project Condition

A summary of the Project land uses is provided below in **Table 1**. The land uses listed below were used in the GHG emissions model as input values in the California Emissions Estimator Model (CalEEMod).

TABLE 1
PROJECT LAND USES

Land Use	CalEEMod Land Use	Units [a]
West Site		
West Senior Building	Apartments Mid Rise	68 dwelling units
West Building	Condo/Townhouse High Rise	449 dwelling units
Commercial - Ground Floor	Fast Food Restaurant without Drive Through	1,983 gsf
Commercial - Ground Floor	High Turnover (Sit Down Restaurant)	11,237 gsf
Residential Common Space	General Office [b]	41,600 gsf
Private Balconies	Other Non-Asphalt Surfaces	11,900 sf
Open Space	City Park [c]	34,205 sf
Sidewalk	User Defined Non-Asphalt	1,569 sf
Parking	Enclosed Parking with Elevator	837 spaces (414,005 gsf)
East Site – Residential Scenario		
East Senior Building	Apartments Mid Rise	65 dwelling units
East Building	Condo/Townhouse High Rise	423 dwelling units
Commercial - Ground Floor	Fast Food Restaurant without Drive Through	2,732 gsf
Commercial - Ground Floor	High Turnover (Sit Down Restaurant)	15,482 gsf
Residential Common Space	General Office [b]	32,665 gsf
Private Balconies	Other Non-Asphalt Surfaces	12,900 sf
Open Space	City Park [c]	35,300 sf
Sidewalk	User Defined Non-Asphalt	3,545 sf
Parking	Enclosed Parking with Elevator	684 spaces (338,450 gsf)

Land Use	CalEEMod Land Use	Units [a]
East Site – Hotel Scenario		
East Senior Building	Apartments Mid Rise	48 dwelling units
East Building	Condo/Townhouse High Rise	319 dwelling units
Hotel	Hotel	220 rooms (141,606 gsf)
Commercial - Ground Floor	Fast Food Restaurant without Drive Through	2,732 gsf
Commercial - Ground Floor	High Turnover (Sit Down Restaurant)	15,482 gsf
Residential Common Space	General Office [b]	21,648 gsf
Private Balconies	Other Non-Asphalt Surfaces	15,644 sf
Open Space	City Park [c]	35,300 sf
Sidewalk	User Defined Non-Asphalt	3,545 sf
Parking	Enclosed Parking with Elevator	680 spaces (338,450 gsf)

[a] For the purposes of the GHG emissions calculations, the gross square footages of land uses, as applicable, was modeled rather than zoning floor area to provide a conservative analysis.

[b] For emissions calculation purposes, Common Open Space was categorized in CalEEMod as the land use type General Office Building which is defined as land uses that house multiple tenants where affairs of businesses commercial or industrial organizations or professional persons or firms are conducted. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses.

[c] For emissions calculation purposes, Open Space refers to outdoor open space and was categorized in CalEEMod as the land use type City Park which is the closest fit in CalEEMod for this land use type. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses. The Project does not include any City-owned parks.

SOURCE: Handel Architects LLP, 2018; ESA, 2018

For the purposes of this assessment, in order to provide a comparison of the Project's GHG emissions with the Baseline Condition, and to assess future GHG emissions trends of the Project, emissions of GHGs are estimated for the Project's construction and operational lifetime. Within the Project's operational lifetime, there are several key milestone years. The milestone years correspond to the following circumstances:[6, 7]

- 2024: Expected full initial operational year of the West Site of the Project concurrent with commencement of construction of East Site (electric utilities, including Los Angeles Department of Water and Power [LADWP], are expected to supply a minimum of 40 percent of electricity via renewable sources by year 2024);
- 2025: The year in which the model year 2017-2025 light-duty vehicle GHG emissions and Corporate Average Fuel Economy standards are to be fully implemented for new vehicles;
- 2027: Expected full initial operational year of the Project (electric utilities, including LADWP, are expected to supply a minimum of 45 percent of electricity via renewable sources by year 2027);

6 Assembly Bill 1493 (Pavley Regulations) reduces GHG emissions in new passenger vehicles from model year 2012 through 2016 (Phase I) and model years 2017–2025 (Phase II). Also reduces gasoline consumption to a rate of 31 percent of 1990 gasoline consumption (and associated GHG emissions) by 2020.

7 On April 12, 2011, Governor Jerry Brown signed SB X1-2 to increase California's Renewables Portfolio Standard to 33 percent by 2020. SB 350 (Chapter 547, Statues of 2015) further increased the Renewables Portfolio Standard to 50 percent by 2030. The legislation also included interim targets of 40 percent by 2024 and 45 percent by 2027. SB 350 was signed into law on October 7, 2015.

- 2030: The year in which electric utilities, including LADWP, are expected to supply a minimum of 50 percent of electricity via renewable sources.

3.3.2 GHG Emission Sources and Calculation Methodology

Construction

Construction of the Project would result in one-time GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O from heavy-duty construction equipment, vendor trucks, and worker vehicles. Construction emissions are forecasted by assuming a conservative estimate of construction activities (i.e., assuming all construction occurs at the earliest feasible date) and applying the off-road and on-road emissions factors. The emissions are estimated using the CalEEMod tool, which incorporates the CARB off-road equipment emissions factor model (OFFROAD) and on-road vehicle emissions factor model (EMFAC). The output values used in this analysis are adjusted to be Project-specific based on equipment types and the construction schedule. These values are applied to the construction phasing assumptions to generate GHG emissions values for each construction year. The CalEEMod tool provides options for specifying equipment, horsepower ratings, load factors, and operational hours per day. Since a construction contractor(s) has not yet been retained for the Project, specific equipment specifications are not yet known. Therefore, recommended equipment and vehicle horsepower ratings and load factors provided in CalEEMod are used in this assessment. According to the CalEEMod User's Guide, the model "utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available." (CARB 2017a) Therefore, the use of the recommended CalEEMod data is an appropriate methodology. In addition, certain equipment, such as tower cranes and compressors, would be electric powered and were modeled in CalEEMod using the electric fuel input, rather than diesel fuel. Haul trucks would be used to export soil from the Project Site. Concrete trucks would be used to import concrete to the Project Site. Emissions from haul trucks and continuous pour concrete trucks were estimated outside of CalEEMod using EMFAC2014 emission factors for heavy-duty trucks because soil would be exported for only a portion of the days during the site preparation and grading/excavation construction phases, and the continuous concrete pour would occur for approximately 1 day for each site, so 2 days total (i.e., CalEEMod would incorrectly assume soil export and concrete import would occur every day during these phases).

Construction of the Project would occur over a number of phases and include activities such as demolition, debris and soil hauling, building construction, architectural coating, and paving. Information regarding the activities that would occur during these phases is provided below:

West Site:

- **Demolition:** This phase is anticipated to begin as early as 2021 and last for approximately two months. If construction commences at a later date, this assessment would be considered conservative as future year emission factors tend to decline in future years. Construction equipment would include an air compressor, concrete saw, loader, haul trucks, jackhammer, dumper/tender and other construction equipment.
- **Utilities/Trenching:** This activity is anticipated to have some overlap with demolition and site preparation and last for approximately one month. During this phase, trenching for site

utilities would occur. Construction equipment would include an air compressor, concrete saw, backhoe and loader.

- **Site Preparation:** This phase is anticipated to overlap with demolition, utilities/trenching, and grading and excavation and last for approximately one month. Construction equipment would include an excavator and loader.
- **Grading and Excavation:** This phase is anticipated to have some overlap with the demolition and site preparation phases and last for just over approximately five months. Construction equipment would include a backhoe, dumper/tenders, excavators, haul trucks, and loaders. Approximately 168,020 cubic yards of soil would be excavated and exported.
- **Foundation/Concrete Pouring:** This activity is anticipated to occur after grading and excavation and would be before building construction activities for approximately two months. During this activity, the building foundations would be prepared and concrete pouring would occur along with cast-in drilled hole foundations and column footings. Construction equipment would include concrete trucks, an air compressor, backhoe, crane, forklift, jackhammer and a pump.
- **Building Construction:** This phase is anticipated to begin after foundations/concrete pouring for approximately two years. During this phase, the building would be constructed. Construction equipment would include an air compressor, backhoe, drill rig, cranes, dumper/tenders, forklift, jackhammer, pumps, and material/vendor supply trucks.
- **Paving:** This activity is anticipated to last for approximately three months and occur during the building construction phase and overlap with the architectural coating phase. During this activity, paving materials would be poured during construction of the buildings and related features and the surfaces would be paved. Construction equipment would include a backhoe, concrete saw, grader, paver, paving equipment, plate compactor, roller, surfacing equipment, sweeper/scrubber, and other equipment.
- **Architectural Coating:** This activity is anticipated to last for approximately 15 months and occur during the building construction phase and overlap with the paving phase. During this activity, the interior and exterior coating would be applied to the residential and commercial uses as the floors are built out. Specific coating equipment would include an air compressor, dumper/tender, and forklift.

East Site

- **Site Preparation:** This phase is anticipated to begin as early as 2024 and last for approximately one month. If construction commences at a later date, this assessment would be considered conservative as future year emission factors tend to decline in future years. Construction equipment would include an excavator and loader.
- **Grading and Excavation:** This phase is anticipated to have some overlap with the site preparation and utilities/trenching phases and last for approximately five months. Construction equipment would include a backhoe, dumper/tenders, excavators, haul trucks, and loaders. Up to approximately 153,655 cubic yards of soil would be excavated and exported
- **Utilities/Trenching:** This activity is anticipated to have some overlap with site preparation and grading and excavation and last for approximately one month. During this phase, trenching for site utilities would occur. Construction equipment would include an air compressor, concrete saw, backhoe and loader.

- **Foundations/Concrete Pouring:** This activity is anticipated to occur after the grading and excavation phase and would be before the building construction activities for just under approximately two months. During this activity, the building foundations would be prepared and concrete pouring would occur along with cast-in drilled hole foundations and column footings. Construction equipment would include concrete trucks, an air compressor, backhoe, crane, forklift, jackhammer and a pump.
- **Building Construction:** This phase is anticipated to begin after the foundations/concrete pouring phase and would have last for approximately two years and 4 months. During this phase, the building would be constructed. Construction equipment would include an air compressor, backhoe, drill rig, cranes, dumper/tenders, forklift, jackhammer, pumps, and material/vendor supply trucks.
- **Paving:** This activity is anticipated to last for approximately three months and overlap with the building construction phase. During this activity, paving materials would be poured during construction of the buildings and related features and the surfaces would be paved. Construction equipment would include a backhoe, concrete saw, grader, paver, paving equipment, plate compactor, roller, surfacing equipment, sweeper/scrubber, and other equipment.
- **Architectural Coating:** This activity is anticipated to last for approximately 15 months and occur during the building construction phase. During this activity, the interior and exterior coating would be applied to the residential and commercial uses as the floors are built out. Specific coating equipment would include an air compressor, dumper/tender and forklift.

The emissions of GHGs associated with construction of the Project were calculated for each year of construction activity. Detailed emissions calculations are provided in **Appendix A**. Results of the GHG emissions calculations are presented in **Table 2**. Although GHGs are generated during construction and are accordingly considered one-time emissions, it is important to them when assessing all of the long-term GHG emissions associated with the Project.

TABLE 2
ESTIMATED UNMITIGATED PROJECT CONSTRUCTION GREENHOUSE GAS EMISSIONS

Emission Source	Annual GHG Emissions [a] (MTCO2e)
Construction Year 1	1,945
Construction Year 2	1,614
Construction Year 3	1,300
Construction Year 4	1,955
Construction Year 5	1,555
Construction Year 6	1,395

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix A**.

SOURCE: ESA 2018.

Operational Energy – Electricity

The generation of electricity in California is achieved through the combustion of fossil fuels, primarily natural gas, using steam boilers, internal combustion engines, and combustion turbines. A portion of the electricity in California is imported from outside the state and is derived from the combustion of coal and other non-gaseous fossil fuels. The combustion of fossil fuels to produce electricity results in GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O. These emissions occur due to the electrical demand of the existing land uses that currently operate on the Project Site. The electricity generation occurs off-site; therefore, electricity use results in GHG emissions that are considered to be indirect.

Emissions of GHGs associated with the Project energy demand are based on the size of the retail, manufacturing, and parking/hardscape land uses, the electrical demand factors for the land uses, the GHG emission factors for the electricity utility provider, and the GWP values for the GHGs emitted. Annual electricity GHG emissions in units of $MTCO_2e$ are generally calculated as follows:

<u>Electricity:</u>

Annual Emissions $[MTCO_2e] = (\sum_i (Units \times D_E \times EF_E \times GWP)_i) \div 2204.62$ **[Equation 1]**

Where:	Units	=	Number of land use units or developed area (same land use type) [dwelling unit (DU) or 1000 sqft]
	D_E	=	Electrical demand factor [megawatt-hour (MWh)/DU/year or MWh/1000 sqft/year]
	EF_E	=	GHG emission factor [pounds per megawatt-hour (MWh)]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	2204.62	=	Conversion factor [pounds/MT]
	i	=	Summation index

For residential land uses, emission factors are specified in units of dwelling units (DU). For nonresidential land uses, emission factors are specified in units of 1,000 square feet. This assessment also includes electricity-related GHG emissions from the proposed enclosed parking structure, which would include elevators, lighting, and a ventilation system.

Electricity demand is based on data from the California Commercial End-Use Survey (CEUS), which lists energy demand by building type (CEC 2018). However, since the data from the CEUS is from 2002, CalEEMod incorporates correction factors to account for compliance with the 2016 Title 24 Building Standards Code, which went into effect on January 1, 2017. The Project would be required to meet the Title 24 standards in effect at the time of building permit application. For example, new Title 24 standards are anticipated to be adopted in the 2019 timeframe. Although the energy efficiency requirements of these future standards are not yet known, if these standards are in effect at the time of building permit application, the Project would be expected achieve greater levels of energy efficiency compared to the 2016 Title 24 standards and energy-related GHG emissions would be reduced further below the levels shown in the analysis.

The Project would be designed to incorporate Project Design Features (PDFs) that would reduce its energy demand with the goal of achieving or exceeding the requirements of the State of California Green Building Standards (CALGreen) Code, the City of Los Angeles Green Building Code, and the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Gold Certification.[8] According to the USGBC, LEED is the most widely used green building rating system in the world. Thus, the Project would reduce its electricity demand as compared to the default electricity factors in CalEEMod. The PDFs were accounted for in CalEEMod by selecting the appropriate options in the "mitigation measures" section of the model. Green building features that would result in quantifiable reductions in GHG emissions would include the following:

> **Green Building Features**: The Project will achieve the USGBC LEED Gold Certification and will be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. A summary of key green building and LEED measures are provided below:
>
> - The Project will incorporate heat island reduction strategies for 50 percent of the site hardscapes or provide 100 percent structured parking and incorporate heat island reduction strategies for the Project roof areas.
> - The Project will promote alternatives to conventionally fueled automobiles by providing electric vehicle charging stations and/or preferred parking for alternative-fuel vehicles, low-emitting, and fuel-efficient and ride-sharing vehicles.
> - The Project will optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements (equivalent to approximately 11.6 percent reduction from the 2016 Title 24 standards) (DOE 2014, Energy Star 2018).
> - The Project will reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.
> - The Project will provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

The LADWP provides electric service to the Project Site. Currently, LADWP provides 21 percent of electricity via renewable sources (LADWP 2016). LADWP is required to provide an increasing percentage from renewable sources in compliance with the Renewables Portfolio Standard with 33 percent by 2020, 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. During calendar year 2015, 36 percent of the energy delivered to LADWP customers was generated from two coal-fired generating stations: the Intermountain Power Project (IPP), located in Utah, and the Navajo Generating Station (NGS), located in Arizona. These stations provide base load generation to Los Angeles; however, they emit about twice as much CO_2 as energy generated from natural gas (LADWP 2016). On July 1, 2016, LADWP sold its 477 MW share in NGS to Salt River Project, three and a half years before the operating agreement and land lease

[8] The LEED Gold Certification requirement for the Jobs and Economic Improvement Through Environmental Leadership Act for ELDP projects is established pursuant to AB 246 (Santiago, Ch. 522, Statutes of 2017), which was signed by the Governor on October 6, 2017.

expires in December 2019 (LADWP 2016). LADWP continues to focus on early coal replacement options as a means to lower LADWP's CO_2 emission levels and increase renewable sources in accordance with the Renewables Portfolio Standard.

Based on data obtained from CARB staff, "[i]f an applicant would like to use an EF [emission factor] that represents the state's Renewable Portfolio Standard (RPS) law and growth in electricity demand, the EF of 595 [pounds] CO_2/MWh may be used."[9] According to CARB staff, the "EF represents a 'marginal' supply profile for new generation that will be added to the grid in the years 2020 and beyond, and is consistent with the methodology used in state emission rule impact assessments." (CARB 2017b) Therefore, consistent with the CARB staff recommendation, a CO_2 intensity factor of 595 pounds of CO_2 per MWh applies to operational electricity emissions between 2020 and 2023. However, because the first full operational year would be 2024 for the West Site and 2027 for the East Site, these future year CO_2 intensity factors were scaled proportionately based on the future year renewable energy targets of 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Emission factors for CH_4 and N_2O were obtained from CalEEMod (CAPCOA 2018). The estimated annual emissions from electrical demand from the Project's land uses during the opening year are provided in **Table 3, Table 4** and **Table 5**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 3
WEST SITE - ELECTRICAL DEMAND GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Electrical Demand Factor, D_E (MWh/year) [a]	Emission Factor, EF_E (pounds/MWh)			Annual GHG Emissions ($MTCO_2e$/year) [d]
			CO_2 [b]	CH_4 [c]	N_2O [c]	
West Site						
2024-2026						
West Building	449 DU	1,886.1	533	0.029	0.0062	458.1
West Senior Building	68 DU	268.0	533	0.029	0.0062	65.1
Fast Food Restaurant	4.0	8.6	533	0.029	0.0062	20.8
High Turnover (Sit Down Rest.)	9.3	485.4	533	0.029	0.0062	117.9
Residential Common Open Space	41.6	518.1	533	0.029	0.0062	125.9
Open Space [e]	34.2	12.0	533	0.029	0.0062	2.9
Enclosed Parking with Elevator	414.0	2,237.8	533	0.029	0.0062	543.6
Subtotal						**1,334**

9 California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects, January 2017. The emission factor of 595 pounds CO_2/MWh is from the California LEV III Initial Statement Of Reasons (ISOR, Dec. 7, 2011), http://www.arb.ca.gov/regact/2012/leviiighg2012/leviiighg2012.htm, based on analysis with CA-GREET model. This document is provided in **Appendix C**.

Land Use	Units (DU or 1000 sqft)	Annual Electrical Demand Factor, D_E (MWh/year) [a]	Emission Factor, EF_E (pounds/MWh)			Annual GHG Emissions ($MTCO_2e$/year) [d]
			CO_2 [b]	CH_4 [c]	N_2O [c]	
2027-2029						
West Building	449 DU	1,886.1	488	0.029	0.0062	419.6
West Senior Building	68 DU	268.0	488	0.029	0.0062	59.6
Fast Food Restaurant	4.0	8.6	488	0.029	0.0062	19.1
High Turnover (Sit Down Rest.)	9.3	485.4	488	0.029	0.0062	108.0
Residential Common Open Space	41.6	518.2	488	0.029	0.0062	115.3
Open Space [e]	34.2	12.0	488	0.029	0.0062	2.7
Enclosed Parking with Elevator	414.0	2,237.8	488	0.029	0.0062	497.9
Subtotal						**1,222**
2030-2052						
West Building	449 DU	1,886.1	444	0.029	0.0062	382.0
West Senior Building	68 DU	268.0	444	0.029	0.0062	54.3
Fast Food Restaurant	4.0	8.6	444	0.029	0.0062	17.4
High Turnover (Sit Down Rest.)	9.3	485.4	444	0.029	0.0062	98.3
Residential Common Open Space	41.6	518.2	444	0.029	0.0062	105.0
Open Space [e]	34.2	12.0	444	0.029	0.0062	2.4
Enclosed Parking with Elevator	414.0	2,237.8	444	0.029	0.0062	453.2
Subtotal						**1,112**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Resources Board, Statewide Emission Factors (EF) for Use with AB 900 Projects, January 2017.

[c] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[d] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[e] For emissions calculation purposes, lighting electricity values from the CalEEMod land use type parking lot was assigned to this outdoor open space land use to account for lighting electricity-related GHG emissions.

SOURCE: ESA 2018.

TABLE 4
EAST SITE (RESIDENTIAL SCENARIO) - ELECTRICAL DEMAND GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Electrical Demand Factor, D_E (MWh/year) [a]	Emission Factor, EF_E (pounds/MWh)			Annual GHG Emissions ($MTCO_2e$/year) [d]
			CO_2 [b]	CH_4 [c]	N_2O [c]	
East Site – Residential Scenario						
2027-2029						
East Building	423 DU	1,776.9	488	0.029	0.0062	395.3
East Senior Building	65 DU	356.2	488	0.029	0.0062	57.0
Fast Food Restaurant	2.7	118.0	488	0.029	0.0062	26.3
High Turnover (Sit Down Rest.)	15.5	668.8	488	0.029	0.0062	148.8
Residential Common Open Space	32.7	406.9	488	0.029	0.0062	90.5
Open Space [e]	35.3	12.4	488	0.029	0.0062	2.7
Enclosed Parking with Elevator	338.5	1,829.4	488	0.029	0.0062	407.0
Subtotal						**1,128**
2030-2056						
East Building	423 DU	1,776.9	444	0.029	0.0062	359.9
East Senior Building	65 DU	356.2	444	0.029	0.0062	51.9
Fast Food Restaurant	2.7	118.0	444	0.029	0.0062	23.9
High Turnover (Sit Down Rest.)	15.5	668.8	444	0.029	0.0062	135.5
Residential Common Open Space	32.7	406.9	444	0.029	0.0062	82.4
Open Space [e]	35.3	12.4	444	0.029	0.0062	2.5
Enclosed Parking with Elevator	338.5	1,829.4	444	0.029	0.0062	371.0
Subtotal						**1,027**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Resources Board, Statewide Emission Factors (EF) for Use with AB 900 Projects, January 2017.

[c] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[d] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[e] For emissions calculation purposes, lighting electricity values from the CalEEMod land use type parking lot was assigned to this outdoor open space land use to account for lighting electricity-related GHG emissions.

SOURCE: ESA 2018.

TABLE 5
EAST SITE (HOTEL SCENARIO) - ELECTRICAL DEMAND GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Electrical Demand Factor, D_E (MWh/year) [a]	Emission Factor, EF_E (pounds/MWh)			Annual GHG Emissions ($MTCO_2e$/year) [d]
			CO_2 [b]	CH_4 [c]	N_2O [c]	
East Site – Hotel Scenario						
2027-2029						
East Building	319 DU	1,340.0	488	0.029	0.0062	298.1
East Senior Building	48 DU	189.2	488	0.029	0.0062	42.1
Hotel	220 Rooms	1,031.5	488	0.029	0.0062	229.5
Fast Food Restaurant	2.7	118.0	488	0.029	0.0062	26.3
High Turnover (Sit Down Rest.)	15.5	668.8	488	0.029	0.0062	148.8
Residential Common Open Space	21.6	269.7	488	0.029	0.0062	60.0
Open Space [e]	35.3	12.4	488	0.029	0.0062	2.7
Enclosed Parking with Elevator	338.5	1,829.4	488	0.029	0.0062	407.0
Subtotal						**1,215**
2030-2056						
East Building	319 DU	1,340.0	444	0.029	0.0062	271.4
East Senior Building	48 DU	189.2	444	0.029	0.0062	38.3
Hotel	220 Rooms	1,031.5	444	0.029	0.0062	208.9
Fast Food Restaurant	2.7	118.0	444	0.029	0.0062	23.9
High Turnover (Sit Down Rest.)	15.5	668.8	444	0.029	0.0062	135.5
Residential Common Open Space	21.6	269.7	444	0.029	0.0062	54.6
Open Space [e]	35.3	2.7	444	0.029	0.0062	2.5
Enclosed Parking with Elevator	338.5	1,829.4	444	0.029	0.0062	371.0
Subtotal						**1,106**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Resources Board, Statewide Emission Factors (EF) for Use with AB 900 Projects, January 2017.

[c] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[d] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[e] For emissions calculation purposes, lighting electricity values from the CalEEMod land use type parking lot was assigned to this outdoor open space land use to account for lighting electricity-related GHG emissions.

SOURCE: ESA 2018.

Operational Energy – Natural Gas

Natural gas-related emissions of GHGs associated with operation of the Project are based on the size of the commercial, restaurant, and residential land uses (including residential amenities), the

natural gas demand factors for the land uses, the GHG emission factors for the natural gas combustion, and the GWP values for the GHGs emitted. For residential land uses, emission factors are specified in units of DU. For nonresidential land uses, emission factors are specified in units of 1,000 square feet. Annual natural gas GHG emissions in units of $MTCO_2e$ are generally calculated as follows:

<u>Natural Gas:</u>

Annual Emissions $[MTCO_2e] = (\sum_i (Units \times D_{NG} \times EF_{NG} \times GWP)_i) \div 2204.62$ **[Equation 2]**

Where:	Units	=	Number of land use units or developed area [DU or 1000 sqft]
	D_{NG}	=	Nat. gas demand factor [MMBtu/DU/year or MMBtu/1000 sqft/year]
	EF_{NG}	=	GHG emission factor [pounds/MMBtu]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	2204.62	=	Conversion factor [pounds/MT]
	i	=	Summation index

Natural gas demand is based on data from the CEUS, which lists energy demand by building type (CEC 2018). However, since the data from the CEUS is from 2002, CalEEMod incorporates correction factors to account for compliance with the 2016 Title 24 Building Standards Code, which went into effect on January 1, 2017 (since the LEED baseline is established based on prior building energy efficiency standards, additional energy reductions from LEED energy efficiency measures are not applied to avoid double counting reductions).[10] The Project would be designed to incorporate PDFs that would reduce its energy demand with the goal of achieving or exceeding the requirements of the CALGreen Code, the City of Los Angeles Green Building Code, and the USGBC LEED Gold Certification. Thus, the Project would reduce its natural gas demand as compared to the default electricity factors in CalEEMod. The PDFs were accounted for in CalEEMod by selecting the appropriate options in the "mitigation measures" section of the model. A summary of the energy-efficiency PDFs is provided above in PDF-GHG-1.

The combustion of natural gas results in relatively equal amounts of GHG emissions per unit of gas combusted in the state. Emission factors for GHGs due to natural gas combustion to serve the heating and cooking demands of the Project were obtained from CalEEMod, which provides statewide emission factors (CAPCOA 2018). The emissions of GHGs due to natural gas demand would be relatively steady for the years assessed. The estimated annual emissions from natural gas combustion from the Project are provided in **Table 6, Table 7** and **Table 8**. Detailed emissions calculations are provided in **Appendix B**.

[10] The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The LEED baseline uses prior energy standards; therefore, in order to avoid double counting reductions, additional energy reductions for LEED compliance are not included in the current calculations. As a result, this assessment provides a conservative assessment of energy-related GHG emissions.

TABLE 6
WEST SITE - NATURAL GAS COMBUSTION GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Natural Gas Demand Factor (MBtu/year) [a]	Emission Factor (pounds/MMBtu)			Annual GHG Emissions ($MTCO_2e$/year) [c]
			CO_2 [b]	CH_4 [b]	N_2O [b]	
West Site						
2024-2056						
West Building	449 DU	3,910.0	117.65	0.0023	0.0022	209.9
West Senior Building	68 DU	592.2	117.65	0.0023	0.0022	31.8
Fast Food Restaurant	4.0	447.7	117.65	0.0023	0.0022	24.0
High Turnover (Sit Down Rest.)	9.3	2,537.0	117.65	0.0023	0.0022	136.2
Residential Common Open Space	41.6	383.6	117.65	0.0023	0.0022	20.7
Subtotal						**422**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[c] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

SOURCE: ESA 2018.

TABLE 7
EAST SITE (RESIDENTIAL SCENARIO) - NATURAL GAS COMBUSTION GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Natural Gas Demand Factor (MBtu/year) [a]	Emission Factor (pounds/MMBtu)			Annual GHG Emissions ($MTCO_2e$/year) [c]
			CO_2 [b]	CH_4 [b]	N_2O [b]	
East Site – Residential Scenario						
2027-2056						
East Building	423 DU	3,683.6	117.65	0.0023	0.0022	197.7
East Senior Building	65 DU	566.0	117.65	0.0023	0.0022	30.4
Fast Food Restaurant	2.7	616.8	117.65	0.0023	0.0022	33.1
High Turnover (Sit Down Rest.)	15.5	3,495.4	117.65	0.0023	0.0022	187.6
Residential Common Open Space	32.7	302.1	117.65	0.0023	0.0022	16.2
Subtotal						**465**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[c] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

SOURCE: ESA 2018.

TABLE 8
EAST SITE (HOTEL SCENARIO) - NATURAL GAS COMBUSTION GREENHOUSE GAS EMISSIONS

Land Use	Units (DU or 1000 sqft)	Annual Natural Gas Demand Factor (MBtu/year) [a]	Emission Factor (pounds/MMBtu)			Annual GHG Emissions ($MTCO_2e$/year) [c]
			CO_2 [b]	CH_4 [b]	N_2O [b]	
East Site - Hotel Scenario						
2027-2056						
East Building	319 DU	2,777.9	117.65	0.0023	0.0022	149.1
East Senior Building	48 DU	418.0	117.65	0.0023	0.0022	22.4
Hotel	220 Rooms	3,068.5	117.65	0.0023	0.0022	164.7
Fast Food Restaurant	2.7	616.8	117.65	0.0023	0.0022	33.1
High Turnover (Sit Down Rest.)	15.5	3,495.4	117.65	0.0023	0.0022	187.6
Residential Common Open Space	21.6	200.2	117.65	0.0023	0.0022	10.7
Subtotal						**568**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, Climate Zone 11, http://www.caleemod.com/. Accessed March 2018. The current version of CalEEMod (version 2016.3.2) includes electricity and natural gas correction factors for the 2016 version of the Title 24 building standards. The Project would be approximately 11.6% more efficient than 2016 Title 24 Standards per LEED Gold Certification.

[b] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[c] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

SOURCE: ESA 2018.

Operational Mobile

Mobile source emission calculations associated with the Project are calculated using the vehicle miles traveled (VMT) from the Transportation Efficiency Analysis prepared by Fehr and Peers for the Project (Fehr and Peers 2018). The trip lengths are based on the location and urbanization of the project area. The average trip length of each land use is the sum of the trip length of each trip type multiplied by the percentage of trip type.

The Project is considered an urban infill project, as it is located in a currently developed site adjacent to other high-density, office and mixed-use developments. The Project proposes higher density, consistent with compact growth, on a parcel of infill urban land accessible to and well served by public transit including frequent and comprehensive transit services provided by the nearby Metro Red Line, where the Red Line provides convenient access to locations within Downtown Los Angeles. The Red Line connects to various other Metro lines, including the Purple Line at Vermont Avenue, and the Exposition and Blue Lines at the 7th Street/Metro Center that provide convenient access to Long Beach and Compton, and where the Expo line provides convenient access to locations in Los Angeles, Culver City and Santa Monica. The Project would be located within a half-mile of public transportation, including the Metro Local Lines 180, 181 and 217 and Metro Rapid Line 780, which serves Hollywood Boulevard and Vine Street. New housing and job growth, as a result of the completed Project, is focused in a high-quality transit area (HQTA), which the Southern California Association of Governments (SCAG) defines as an area within a half mile of a well-serviced transit stop. These land use characteristics are analyzed below to demonstrate that the Project would result in reduced vehicle trips, VMT, and associated

transportation-related GHG emissions, as well as air pollutant emissions, compared to the statewide and South Coast Air Basin average.

Based on the Project's Transportation Efficiency Analysis, Project related reductions in trip generation and VMT due to the Project's infill nature, location, design, and TDM program were quantified (Fehr and Peers 2018). The characteristics of the Project listed below would result in a reduction in VMT and associated GHG and air pollutant emissions.

- **Internal Capture Reduction:** The Project's restaurant spaces would provide a convenient local destination for the residential element of the Project without having to drive to other locations. It was estimated that a reduction of 7 percent of the daily vehicle trips to and from the Project's fast food restaurant and the high-turnover sit down restaurant spaces come from the on-site residential element of the Project. It was also estimated that a reduction of 9 percent of daily vehicle trips to and from the high-rise condominiums/townhouses and 8 percent of daily vehicle trips to and from the senior affordable housing on both the West and East Sites of the Project would come from on-site restaurant and outdoor performance space elements of the Project. In addition, it was estimated that a reduction of 6 percent of daily vehicle trips to and from the outdoor performance would come from the on-site residential and restaurant elements of the Project

- **Transit and Walk/Bike Reduction:** The Project is located in a highly-walkable area of Hollywood with a high level of provision of bicycle facilities and excellent access to transit services such as a Metro Red Line Hollywood/Vine station and bus stops served by both Metro Local and Rapid Lines within walking distance, that will provide convenient access to local employment, shopping and entertainment opportunities without using a car for the residents of the Project. Therefore, it was estimated that daily vehicle trips would be reduced by 15 percent due to transit and walk/bike trips, consistent with Los Angeles Department of Transportation (LADOT) guidelines and methodology.

- **Transportation Demand Management (TDM) Reduction:** The Project proposes a TDM package to encourage the use of non-auto modes and reduce vehicle trips, that could include the following measures:
    - Parking
        - Unbundle residential parking
        - Unbundle commercial parking coupled with pricing workplace parking and parking cash-out
        - Contribute to LADOT Express Park program to upgrade local parking meter technology
        - Daily parking discount for Metro Commuters
    - Transit
        - Provide a location on-site at which to purchase Metro passes and bus info
        - Transit subsidies (residential and commercial employees)

  - Provide parking spaces for monthly lease to non-resident Metro park n ride users
  - Provide discounted daily parking to non-resident Metro transit pass holders
  - Bus stop upgrades
  - Upgrade/repair public sidewalks on route to Metro Red Line Hollywood/Vine Station
- Commute Trip Reductions
  - Commute trip reduction program:
    - rideshare (carpool/vanpool) matching and preferential parking
    - guaranteed ride home (e.g., monthly Uber/Lyft/taxi reimbursement)
    - alternative work schedules and telecommute
  - Business center/work center for residents working at home
- Shared Mobility
  - On-site car share
  - Rideshare matching
  - On-site bike share station and/or subsidized membership (residents, employees); on-site guest bike share service (hotel) (if/when public bike share comes to Hollywood)
  - LADOT Mobility Hub program
- Bicycle Infrastructure
  - Develop a bicycle amenities plan
  - Bicycle parking (indoors & outdoors)
  - Bike lockers, showers, and repair station
  - Convenient access to on-site bicycle facilities (wayfinding, etc.)
  - Contribution towards City's Bicycle Plan Trust Fund
- Site Design
  - Integrated pedestrian network within and adjacent to site (transit, bike, ped friendly)

- Education & Encouragement
    - Transportation information center, kiosks and/or other on-site measures
    - Tech-enabled mobility: website/mobile app (comprehensive commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, etc.)
    - Marketing and promotions (including digital gamification – participants can log trips for prizes, promotions, discounts for local merchants, incentives, etc.)
- Management
    - On-site TDM program coordinator and administrative support
    - Conduct user surveys
    - Join future Hollywood Transportation Management Organization (TMO)

The implementation of the TDM package would result in an estimated reduction of 13.5 percent of the daily vehicle trips to and from the residential element and 1.2 percent of the daily vehicle trips to and from the restaurant spaces of the Proposed Project.

- **Pass-by Trip Reduction:** The Project's commercial restaurant spaces would provide a convenient local destination for residents in the local neighborhood without having to drive to other locations. It was estimated that a reduction of 50 percent of daily vehicle trips to and from the Project's fast food restaurant space would result from pass-by customers. It was also estimated that a reduction of 20 percent of daily vehicle trips to and from the Project's high-turnover sit down restaurant spaces would result from pass-by customers.

The annual VMT is based on the Transportation Efficiency Analysis prepared by Fehr and Peers (Fehr and Peers 2018). Emissions of GHGs from motor vehicles are dependent on model years and the specific types of vehicles that are used to travel to and from the existing Project Site. The national policy for fuel efficiency and emissions standards for the United States auto industry requires that new passenger cars and light-duty trucks achieve an average fuel economy standard of 35.5 miles per gallon (mpg) and 250 grams of CO_2 per mile by model year 2016 (Phase I standards), based on USEPA calculation methods. In August 2012, more stringent phased-in standards were adopted for new model year 2017 through 2025 passenger cars and light-duty trucks. By 2020, new vehicles are projected to achieve 41.7 mpg (if GHG reductions are achieved exclusively through fuel economy improvements) and 213 grams of CO_2 per mile (Phase II standards). By 2025, new vehicles are required to achieve 54.5 mpg (if GHG reductions are achieved exclusively through fuel economy improvements) and 163 grams of CO_2 per mile (Phase II standards) (EPA 2012). All vehicle types would visit the Project Site. Therefore, this assessment uses the South Coast Air Basin motor vehicle fleet mix and the fleet average calendar year emissions factors from EMFAC2014 and EMFAC2017 to estimate mobile source GHG emissions. Mobile source emissions are estimates for calendar years 2024 through 2056.

The estimated annual emissions from mobile sources from the Project are provided in **Table 9** and **Table 10**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 9
PROJECT (WEST SITE + EAST SITE [RESIDENTIAL SCENARIO])
MOBILE SOURCE GREENHOUSE GAS EMISSIONS

Fleet Mix Year (All Vehicle Classes)	Estimated Annual VMT [a]	EMFAC 2014 CO_2e Emission Factor (grams/mile) [b]	Annual GHG Emissions ($MTCO_2e$/year)	EMFAC 2017 CO_2e Emission Factor (grams/mile) [b]	Annual GHG Emissions ($MTCO_2e$/year)
2024-2056					
2024 [c]	6,328,005	382.7	2,422	358.6	2,269
2025	6,328,005	371.0	2,348	348.1	2,203
2026 [d]	7,032,303	361.2	2,540	339.0	2,384
2027 [e]	14,779,580	352.5	5,210	330.6	4,886
2028	14,779,580	344.9	5,098	323.0	4,774
2029	14,779,580	338.2	4,999	316.2	4,673
2030	14,779,580	332.4	4,913	310.1	4,583
2031	14,779,580	327.7	4,843	304.6	4,502
2032	14,779,580	323.3	4,778	299.8	4,431
2033	14,779,580	319.4	4,721	295.5	4,368
2034	14,779,580	316.2	4,673	291.7	4,312
2035	14,779,580	313.6	4,634	288.5	4,264
2036	14,779,580	311.6	4,606	285.8	4,223
2037	14,779,580	310.0	4,582	283.4	4,189
2038	14,779,580	308.8	4,564	281.5	4,160
2039	14,779,580	307.9	4,550	279.8	4,136
2040	14,779,580	307.2	4,541	278.5	4,116
2041	14,779,580	306.8	4,534	277.4	4,100
2042	14,779,580	306.5	4,530	276.6	4,088
2043	14,779,580	306.5	4,530	276.0	4,079
2044	14,779,580	306.5	4,530	275.5	4,072
2045	14,779,580	306.6	4,532	275.1	4,066
2046	14,779,580	306.9	4,536	274.9	4,063
2047	14,779,580	307.2	4,540	274.8	4,062
2048	14,779,580	307.6	4,546	274.8	4,061
2049	14,779,580	308.0	4,553	274.8	4,061
2050	14,779,580	308.6	4,562	275.1	4,065
2051 [f]	14,779,580	308.6	4,562	275.1	4,065
2052 [f]	14,779,580	308.6	4,562	275.1	4,065
2053 [f]	14,779,580	308.6	4,562	275.1	4,065
2054 [f]	14,779,580	308.6	4,562	275.1	4,065
2055 [f]	14,779,580	308.6	4,562	275.1	4,065
2056 [f]	14,779,580	308.6	4,562	275.1	4,065

[a] Fehr and Peers, ELDP Transportation Efficiency Analysis for the Hollywood Center Project, April 2018.
[b] EMFAC2014 and EMFAC2017 Emission Factors for the South Coast Air Basin motor vehicle fleet mix.
[c] Anticipated first full operational year of the West Site.
[d] Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).
[e] Anticipated first full operational year of the East Site.
[f] EMFAC2014 and EMFAC2017 do not generate emission factors for calendar years after 2050. Therefore, 2050 emission factors were used to represent emissions in calendar years 2051 through 2056.

SOURCE: ESA 2018.

TABLE 10
PROJECT (WEST SITE + EAST SITE [HOTEL SCENARIO])
MOBILE SOURCE GREENHOUSE GAS EMISSIONS

Fleet Mix Year (All Vehicle Classes)	Estimated Annual VMT [a]	EMFAC 2014 CO_2e Emission Factor (grams/mile) [b]	Annual GHG Emissions ($MTCO_2e$/year)	EMFAC 2017 CO_2e Emission Factor (grams/mile)[b]	Annual GHG Emissions ($MTCO_2e$/year)
2024-2056					
2024 [c]	6,245,880	382.7	2,390	358.6	2,240
2025	6,245,880	371.0	2,317	348.1	2,174
2026 [d]	7,169,056	361.2	2,590	339.0	2,430
2027 [e]	17,323,995	352.5	6,107	330.6	5,728
2028	17,323,995	344.9	5,975	323.0	5,596
2029	17,323,995	338.2	5,859	316.2	5,478
2030	17,323,995	332.4	5,759	310.1	5,372
2031	17,323,995	327.7	5,677	304.6	5,277
2032	17,323,995	323.3	5,600	299.8	5,193
2033	17,323,995	319.4	5,534	295.5	5,119
2034	17,323,995	316.2	5,478	291.7	5,054
2035	17,323,995	313.6	5,432	288.5	4,998
2036	17,323,995	311.6	5,399	285.8	4,950
2037	17,323,995	310.0	5,371	283.4	4,910
2038	17,323,995	308.8	5,349	281.5	4,876
2039	17,323,995	307.9	5,334	279.8	4,848
2040	17,323,995	307.2	5,323	278.5	4,825
2041	17,323,995	306.8	5,314	277.4	4,806
2042	17,323,995	306.5	5,310	276.6	4,792
2043	17,323,995	306.5	5,309	276.0	4,781
2044	17,323,995	306.5	5,310	275.5	4,773
2045	17,323,995	306.6	5,312	275.1	4,767
2046	17,323,995	306.9	5,316	274.9	4,763
2047	17,323,995	307.2	5,322	274.8	4,761
2048	17,323,995	307.6	5,329	274.8	4,760
2049	17,323,995	308.0	5,336	274.8	4,760
2050	17,323,995	308.6	5,347	275.1	4,765
2051 [f]	17,323,995	308.6	5,347	275.1	4,765
2052 [f]	17,323,995	308.6	5,347	275.1	4,765
2053 [f]	17,323,995	308.6	5,347	275.1	4,765
2054 [f]	17,323,995	308.6	5,347	275.1	4,765
2055 [f]	17,323,995	308.6	5,347	275.1	4,765
2056 [f]	17,323,995	308.6	5,347	275.1	4,765

[a] Fehr and Peers, ELDP Transportation Efficiency Analysis for the Hollywood Center Project, April 2018.
[b] EMFAC2014 and EMFAC2017 Emission Factors for the South Coast Air Basin motor vehicle fleet mix.
[c] Anticipated first full operational year of the West Site.
[d] Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).
[e] Anticipated first full operational year of the East Site.
[f] EMFAC2014 and EMFAC2017 do not generate emission factors for calendar years after 2050. Therefore, 2050 emission factors were used to represent emissions in calendar years 2051 through 2056.

SOURCE: ESA 2018.

Operational Solid Waste

The Project would generate municipal solid waste (MSW) from day-to-day operational activities, which generally consists of product packaging, grass clippings, furniture, clothing, bottles, food scraps, newspapers, plastic, and other items routinely disposed of in trash bins. A portion of the MSW is diverted to waste recycling and reclamation facilities. Waste that is not diverted is usually sent to local landfills for disposal. MSW that is disposed in landfills results in GHG emissions of CO_2 and CH_4 from the decomposition of the waste that occurs over the span of many years.

Emissions of GHGs associated with solid waste disposal from the Project are calculated using CalEEMod. The emissions are based on the size of the amount of waste disposed, which is the product of the waste disposal rate times the land use units, GHG emission factors for solid waste decomposition, and the GWP values for the GHGs emitted. The amount of solid waste that would be generated by the Project was estimated by applying solid waste generation factors from the California Department of Resources Recycling and Recovery (CalRecycle) to the proposed land uses, and identifying the solid waste generation at the Project Site under the Project, taking account the prevailing diversion rate. Annual waste disposal GHG emissions in units of $MTCO_2e$ are generally calculated in CalEEMod as follows:

<u>Solid Waste:</u>

Annual Emissions [$MTCO_2e$] = $(\sum_i (\text{Units} \times D_{MSW} \times EF_{MSW} \times GWP)_i) \div 1.1023$ **[Equation 3]**

Where:	Units	=	Number of land use units or developed area [DU or 1000 sqft]
	D_{MSW}	=	Waste disposal rate [tons/DU/year or tons/1000 sqft/year]
	EF_{MSW}	=	GHG emission factor [tons/ton waste]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	1.1023	=	Conversion factor [tons/MT]
	i	=	Summation index

The total amount of waste disposed was reduced by the diversion rate for the City of Los Angeles of 76 percent, according to data available from the City (City of Los Angeles, Bureau of Sanitation 2013). The GHG emission factors, particularly for CH_4, depend on characteristics of the landfill, such as the presence of a landfill gas capture system and subsequent flaring or energy recovery. The default values, as provided in CalEEMod, for landfill gas capture (e.g., no capture, flaring, energy recovery), which are statewide averages, are used in this assessment.

The estimated annual emissions from solid waste disposal from the Project are provided in **Table 11, Table 12** and **Table 13**. The emissions of GHGs due to waste generation would be relatively steady for the years assessed. Detailed emissions calculations are provided in **Appendix B**.

TABLE 11
WEST SITE - PROJECT SOLID WASTE DISPOSAL GREENHOUSE GAS EMISSIONS

Land Use [a]	Waste Diversion [b]	Waste Disposal Rate After Diversion (tons/year)	Landfill gas (no capture)	Landfill Gas (capture with flaring)	Annual GHG Emissions ($MTCO_2e$/year) [c]
West Site					
2024-2056					
West Building	76%	240.5	6%	94%	120.1
West Senior Building	76%	14.9	6%	94%	7.5
Fast Food Restaurant	76%	0.43	6%	94%	0.22
High Turnover (Sit Down Rest.)	76%	2.46	6%	94%	1.24
Subtotal					**130**

[a] CalRecyle, Estimated Solid Waste Generation Rates, Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed March 2018.
[b] City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, (2013).
[c] Emissions are based on CalEEMod default values for landfill gas capture and flaring for the South Coast Air Basin region. Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

SOURCE: ESA 2018.

TABLE 12
EAST SITE (RESIDENTIAL SCENARIO) - PROJECT SOLID WASTE DISPOSAL GREENHOUSE GAS EMISSIONS

Land Use [a]	Waste Diversion [b]	Waste Disposal Rate After Diversion (tons/year)	Landfill gas (no capture)	Landfill Gas (capture with flaring)	Annual GHG Emissions ($MTCO_2e$/year) [c]
East Site (Residential Scenario)					
2027-2056					
East Building	76%	226.6	6%	94%	113.9
East Senior Building	76%	14.2	6%	94%	7.16
Fast Food Restaurant	76%	0.6	6%	94%	0.30
High Turnover (Sit Down Rest.)	76%	3.4	6%	94%	1.70
Open Space [d]	76%	37.4	6%	94%	18.8
Subtotal					**142**

[a] CalRecyle, Estimated Solid Waste Generation Rates, Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed March 2018.
[b] City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, (2013).
[c] Emissions are based on CalEEMod default values for landfill gas capture and flaring for the South Coast Air Basin region. Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**
[d] The East Site would include a public outdoor performance space as part of the open spaces use. Due to the availability of other amenities and the need to keep walk aisles clear, the attendance of events will be limited to 350 people. Solid waste was included for this outdoor performance space based on waste generation rates for public venues and events (244 pounds per 100 visitors). Refer to CalRecycle, Waste Disposal and Diversion Findings for Selected Industry Groups, June 2006, http://www.calrecycle.ca.gov/Publications/Documents/Disposal/34106006.pdf, Accessed March 2018.

SOURCE: ESA 2018.

TABLE 13
EAST SITE (HOTEL SCENARIO) - PROJECT SOLID WASTE DISPOSAL GREENHOUSE GAS EMISSIONS

Land Use [a]	Waste Diversion [b]	Waste Disposal Rate After Diversion (tons/year)	Landfill gas (no capture)	Landfill Gas (capture with flaring)	Annual GHG Emissions ($MTCO_2e$/year) [c]
East Site (Hotel Scenario)					
2027-2056					
East Building	76%	170.9	6%	94%	85.9
East Senior Building	76%	10.5	6%	94%	5.3
Hotel	76%	19.3	6%	94%	9.7
Fast Food Restaurant	76%	0.6	6%	94%	0.30
High Turnover (Sit Down Rest.)	76%	3.4	6%	94%	1.70
Open Space [d]	76%	37.4	6%	94%	18.8
Subtotal					**122**

[a] CalRecyle, Estimated Solid Waste Generation Rates, Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed March 2018.

[b] City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, (2013).

[c] Emissions are based on CalEEMod default values for landfill gas capture and flaring for the South Coast Air Basin region. Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[d] The East Site would include a public outdoor performance space as part of the open spaces use. Due to the availability of other amenities and the need to keep walk aisles clear, the attendance of events will be limited to 350 people. Solid waste was included for this outdoor performance space based on waste generation rates for public venues and events (244 pounds per 100 visitors). Refer to CalRecycle, Waste Disposal and Diversion Findings for Selected Industry Groups, June 2006, http://www.calrecycle.ca.gov/Publications/Documents/Disposal/34106006.pdf, Accessed March 2018.

SOURCE: ESA 2018.

With respect to municipal solid waste, the State has enacted regulations to address solid waste services and recycling. California Public Resources Code, Division 30, Part 3 Chapter 12.8, Section 42649 et seq. requires businesses that produce four cubic yards or more of solid waste per week or multifamily residential dwellings of five units or more to arrange for recycling services that are consistent with state or local laws or requirements, including a local ordinance or agreement, applicable to the collection, handling, or recycling of solid waste, to the extent that these services are offered and reasonably available from a local service provider (CPRC 2011). In addition, California Public Resources Code, Division 30, Part 3 Chapter 12.9, Section 42649.8 et seq. requires after January 1, 2020, if the department determines that statewide disposal of organic waste has not been reduced to 50 percent of the level of disposal during 2014, a business that generates two cubic yards or more per week of commercial solid waste is required to arrange for organic waste recycling services that include at least one of the following actions: (1) source separate of organic waste from other waste and subscribe to a basic level of organic waste recycling service that includes collection and recycling of organic waste, (2) recycle its organic waste on-site or self-haul its own organic waste for recycling, (3) subscribe to an organic waste recycling service that may include mixed waste processing that specifically recycles organic waste, (4) make other arrangements to meet the organic waste requirements of a local governmental agency that are more stringent or comprehensive than the requirements of Chapter 12.9, unless the department determines that this requirement will not result in significant

additional reductions of organics disposal (CPRC 2011). The City has developed and is in the process of implementing the Solid Waste Integrated Resources Plan (SWIRP), also referred to as the City's Zero Waste Plan, whose goal is to lead Los Angeles towards being a "zero waste" City by 2030 (DPW 2013). These waste reduction plans, policies, and regulations, along with Mayoral and City Council directives, have increased the level of waste diversion (e.g., recycling) for the City to 76 percent as of 2013 (DPW 2017). The City has also approved Ordinance No. 181519 (Los Angeles Municipal Code (LAMC) Chapter VI, Article 6, Section 66.32-66.32.5), which requires the diversion of mixed construction and demolition debris to City certified construction and demolition waste processors. The Project would be consistent with the City and State waste requirements by utilizing waste collection services that are approved by the City and that meet the applicable requirements for waste diversion and recycling mandates. The City generally relies on single-stream waste recycling where mixed waste is collected and sorted for recycling at a waste reclamation facility. The Project would subscribe to a municipal solid waste collection service that is approved by the City and that meets applicable City and State waste collection, management, recycling and diversion requirements.

Operational Water and Wastewater

Water and wastewater generated from the existing land uses under the Project would require energy to supply, distribute, and treat. Emissions of GHGs would result from the combustion of fossil fuels to produce electricity as well as the wastewater treatment process itself, which results in GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O.

The emissions of GHGs associated with water demand and wastewater generation from the Project are calculated using CalEEMod. The emissions are based on the size of the existing land uses, the water demand factors, the electrical intensity factors for water supply, treatment, and distribution and for wastewater treatment, the GHG emission factors for the electricity utility provider, and the GWP values for the GHGs emitted. Annual water demand and wastewater GHG emissions due to electricity are generally calculated in CalEEMod as follows for indoor and outdoor water demand:

<u>Water Supply, Treatment, and Distribution; Wastewater Treatment (electricity):</u>

Annual Emissions [$MTCO_2e$] = $(\sum_i (Units \times D_W \times (EI_W \div 1000) \times EF_W \times GWP)_i) \div 2204.62$
[Equation 4]

Where:	Units	=	Number of land use units or developed area [DU or 1000 sqft]
	D_W	=	Demand factor [million gal (Mgal)/DU/year or Mgal/1000 sqft/year]
	EI_W	=	Electricity intensity factor [kilowatt-hours (kWh)/Mgal]
	1000	=	Conversion factor [kWh/MWh]
	EF_W	=	GHG emission factor [pounds/MWh]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	2204.62	=	Conversion factor [pounds/MT]
	i	=	Summation index

CalEEMod calculates water demand based on annual rates in the Pacific Institute *Waste Not Want Not* report (Gleick, et al. 2003). CalEEMod provides options to account for the use of indoor water saving features such as the use of low-flow water fixtures (e.g., low-flow faucets, low-flow toilets) and outdoor water saving features such as using water-efficient irrigation systems and landscapes, and turf reduction. The Project would incorporate PDFs to reduce indoor and outdoor water usage, as described above. Implementation of these PDFs would reduce indoor water usage by approximately 40 percent compared to typical usage values for developments meeting the minimum requirements and would reduce outdoor water usage by approximately 50 percent compared to typical usage values for developments meeting the minimum requirements. These water reduction factors have been accounted for in CalEEMod. The CEC's estimate for energy intensity of the water use cycle in Southern California, as provided in the 2006 CEC report *Refining Estimates of Water-Related Energy Use in California*, is used to calculate the energy usage related to water supply, treatment, and distribution and wastewater treatment (CEC 2006). The same electricity GHG emissions factors discussed under the **Operational Energy – Electricity** subheading are used for water and wastewater energy usage.

The emissions of GHGs associated with wastewater treatment process emissions are also calculated using CalEEMod. The emissions are based on the type of treatment (e.g., aerobic, facultative lagoons, septic systems). The emissions are calculating using the default settings in CalEEMod for the type of wastewater treatment. Calculation formulas are described in detail in the *California Emissions Estimator Model User's Guide, Appendix A* (CARB 2017a). As stated in the *User's Guide*, the GHGs emitted from each type of wastewater treatment are based on the CARB's *Local Government Operations Protocol* (LGOP) (CARB 2008), which are in turn based on United States Environmental Protection Agency (USEPA) methodologies (EPA 2008). The default CalEEMod settings for wastewater treatment are: 10.33 percent septic tank, 87.46 percent aerobic, 2.21 percent facultative lagoons and 100 percent anaerobic combustion of gas. The estimated annual emissions from water and wastewater from the Project are provided in **Tables 14, 15** and **16**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 14
WEST SITE - WATER AND WASTEWATER GREENHOUSE GAS EMISSIONS

Land Use	Indoor Water Demand (Mgal/yr) [a]	Outdoor Water Demand (Mgal/yr) [a]	Suppy Water (kwh/Mgal)	Treat Water (kWh/Mgal)	Distribute Water (kWh/Mgal)	Wastewater Treatment (kWh/Mgal)	Annual GHG Emissions ($MTCO_2e$/year) [b]
West Site							
2024-2026 (Electricity CO_2 Intensity Factor = 533 pounds/MWh)							
West Building	17.55	9.22	9,727	111	1,272	1,911	104.3
West Senior Building	2.66	1.40	9,727	111	1,272	1,911	15.8
Fast Food Restaurant	0.36	0.02	9,727	111	1,272	1,911	1.68
High Turnover (Sit Down Rest.)	2.05	0.11	9,727	111	1,272	1,911	9.55
Residential Common Open Space [c]	4.50	2.30	9,727	111	1,272	1,911	26.6
Open Space [d]	0	0.48	9,727	111	1,272	1,911	1.29
Subtotal							**159**

Land Use	Indoor Water Demand (Mgal/yr) [a]	Outdoor Water Demand (Mgal/yr) [a]	Suppy Water (kwh/Mgal)	Treat Water (kWh/Mgal)	Distribute Water (kWh/Mgal)	Wastewater Treatment (kWh/Mgal)	Annual GHG Emissions ($MTCO_2e$/year) [b]
2027-2029 (Electricity CO_2 Intensity Factor = 488 pounds/MWh)							
West Building	17.55	9.22	9,727	111	1,272	1,911	97.5
West Senior Building	2.66	1.40	9,727	111	1,272	1,911	14.8
Fast Food Restaurant	0.36	0.02	9,727	111	1,272	1,911	1.58
High Turnover (Sit Down Rest.)	2.05	0.11	9,727	111	1,272	1,911	8.99
Residential Common Open Space [c]	4.50	2.30	9,727	111	1,272	1,911	24.8
Open Space [d]	0	0.48	9,727	111	1,272	1,911	1.18
Subtotal							**149**
2030-2056 (Electricity CO_2 Intensity Factor = 444 pounds/MWh)							
West Building	17.55	9.22	9,727	111	1,272	1,911	90.9
West Senior Building	2.66	1.40	9,727	111	1,272	1,911	13.8
Fast Food Restaurant	0.36	0.02	9,727	111	1,272	1,911	1.49
High Turnover (Sit Down Rest.)	2.05	0.11	9,727	111	1,272	1,911	8.43
Residential Common Open Space [c]	4.50	2.30	9,727	111	1,272	1,911	23.2
Open Space [d]	0	0.48	9,727	111	1,272	1,911	1.07
Subtotal							**139**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[b] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[c] For emissions calculation purposes, Common Open Space was categorized in CalEEMod as the land use type General Office Building which is defined as land uses that house multiple tenants where affairs of businesses commercial or industrial organizations or professional persons or firms are conducted. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses.

[d] For emissions calculation purposes, Open Space refers to outdoor open space and was categorized in CalEEMod as the land use type City Park which is the closest fit for this land use type. This CalEEMod land use type was determined to provide a reasonably conservative estimate of water-related emissions for these Project uses. The Project does not include any City-owned parks.

SOURCE: ESA 2018.

TABLE 15
EAST SITE (RESIDENTIAL SCENARIO) - WATER AND WASTEWATER GREENHOUSE GAS EMISSIONS

Land Use	Indoor Water Demand (Mgal/yr) [a]	Outdoor Water Demand (Mgal/yr) [a]	Suppy Water (kwh/Mgal)	Treat Water (kWh/Mgal)	Distribute Water (kWh/Mgal)	Wastewater Treatment (kWh/Mgal)	Annual GHG Emissions ($MTCO_2e$/year) [b]
East Site (Residential Scenario)							
2027-2029 (Electricity CO_2 Intensity Factor = 488 pounds/MWh)							
East Building	16.54	8.69	9,727	111	1,272	1,911	91.9
East Senior Building	2.54	1.33	9,727	111	1,272	1,911	14.1
Fast Food Restaurant	0.50	0.03	9,727	111	1,272	1,911	2.18
High Turnover (Sit Down Rest.)	2.82	0.15	9,727	111	1,272	1,911	12.4
Residential Common Open Space [c]	3.48	1.78	9,727	111	1,272	1,911	19.2
Open Space [d]	0	0.49	9,727	111	1,272	1,911	1.21
Subtotal							**141**
2030-2056 (Electricity CO_2 Intensity Factor = 444 pounds/MWh)							
East Building	16.54	8.69	9,727	111	1,272	1,911	85.7
East Senior Building	2.54	1.33	9,727	111	1,272	1,911	13.2
Fast Food Restaurant	0.50	0.03	9,727	111	1,272	1,911	2.0
High Turnover (Sit Down Rest.)	2.82	0.15	9,727	111	1,272	1,911	11.6
Residential Common Open Space [c]	3.48	1.78	9,727	111	1,272	1,911	17.9
Open Space [d]	0	0.49	9,727	111	1,272	1,911	1.10
Subtotal							**132**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018.

[b] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[c] For emissions calculation purposes, Common Open Space was categorized in CalEEMod as the land use type General Office Building which is defined as land uses that house multiple tenants where affairs of businesses commercial or industrial organizations or professional persons or firms are conducted. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses.

[d] For emissions calculation purposes, Open Space refers to outdoor open space and was categorized in CalEEMod as the land use type City Park which is the closest fit for this land use type. This CalEEMod land use type was determined to provide a reasonably conservative estimate of water-related emissions for these Project uses. The Project does not include any City-owned parks.

SOURCE: ESA 2018.

TABLE 16
EAST SITE (HOTEL SCENARIO) - WATER AND WASTEWATER GREENHOUSE GAS EMISSIONS

Land Use	Indoor Water Demand (Mgal/yr) [a]	Outdoor Water Demand (Mgal/yr) [a]	Suppy Water (kwh/Mgal)	Treat Water (kWh/Mgal)	Distribute Water (kWh/Mgal)	Wastewater Treatment (kWh/Mgal)	Annual GHG Emissions ($MTCO_2e$/year) [b]
East Site (Hotel Scenario)							
2027-2029 (Electricity CO_2 Intensity Factor = 488 pounds/MWh)							
East Building	12.47	6.55	9,727	111	1,272	1,911	69.3
East Senior Building	1.88	0.99	9,727	111	1,272	1,911	10.4
Hotel	3.35	0.31	9,727	111	1,272	1,911	15.0
Fast Food Restaurant	0.50	0.03	9,727	111	1,272	1,911	2.18
High Turnover (Sit Down Rest.)	2.82	0.15	9,727	111	1,272	1,911	12.4
Residential Common Open Space [c]	2.31	1.18	9,727	111	1,272	1,911	12.7
Open Space [d]	0	0.44	9,727	111	1,272	1,911	1.09
Subtotal							**123**
2030-2056 (Electricity CO_2 Intensity Factor = 444 pounds/MWh)							
East Building	12.47	6.55	9,727	111	1,272	1,911	64.6
East Senior Building	1.88	0.99	9,727	111	1,272	1,911	9.72
Hotel	3.35	0.31	9,727	111	1,272	1,911	14.1
Fast Food Restaurant	0.50	0.03	9,727	111	1,272	1,911	2.0
High Turnover (Sit Down Rest.)	2.82	0.15	9,727	111	1,272	1,911	11.6
Residential Common Open Space [c]	2.31	1.18	9,727	111	1,272	1,911	11.9
Open Space [d]	0	0.44	9,727	111	1,272	1,911	1.0
Subtotal							**115**

[a] California Air Pollution Control Officers Association, California Emissions Estimator Model, http://www.caleemod.com/. Accessed March 2018

[b] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B.**

[c] For emissions calculation purposes, Common Open Space was categorized in CalEEMod as the land use type General Office Building which is defined as land uses that house multiple tenants where affairs of businesses commercial or industrial organizations or professional persons or firms are conducted. This CalEEMod land use type was determined to provide a reasonably conservative estimate of emissions for these Project uses.

[d] For emissions calculation purposes, Open Space refers to outdoor open space and was categorized in CalEEMod as the land use type City Park which is the closest fit for this land use type. This CalEEMod land use type was determined to provide a reasonably conservative estimate of water-related emissions for these Project uses. The Project does not include any City-owned parks.

SOURCE: ESA 2018.

Operational Area and Stationary

Area sources of GHG emissions resulting from operation of the Project include equipment used to maintain landscaping, such as lawnmowers and trimmers. The combustion of fossil fuels to operate these equipment results in GHG emissions of CO_2 and smaller amounts of CH_4 and N_2O. Stationary sources would include on-site emergency generators on the West Site and East Site with an estimated capacity rated at approximately 1,500 kilowatts (2,012 horsepower) for each site, which would provide emergency power primarily for lighting and other emergency building

systems. There are no other substantial stationary sources on-site besides the generators, such as industrial sized boilers. Residential hearths would not be installed in the Project's residential uses.

The emissions of GHGs associated with operational area sources under the Project are calculated using CalEEMod. The emissions for landscaping equipment are based on the size of the commercial and residential land uses, the GHG emission factors for fuel combustion, and the GWP values for the GHGs emitted. Annual GHG emissions from landscaping equipment in units of $MTCO_2e$ are generally calculated in CalEEMod as follows:

Landscaping Equipment:

Annual Emissions $[MTCO_2e] = (\sum_i (Units \times EF_{LE} \times A_{LE} \times GWP)_i) \div 10^6$ **[Equation 5]**

Where:	Units	=	Number of land use units (same land use type) [DU or 1000 sqft]
	EF_{LE}	=	GHG emission factor [grams (g)/DU/day or g/1000 sqft/day]
	A_{LE}	=	Landscaping equipment operating days per year [day/year]
	GWP	=	Global warming potential [CO_2 = 1, CH_4 = 25, N_2O = 298]
	10^6	=	Conversion factor [g/MT]
	i	=	Summation index

CalEEMod uses landscaping equipment GHG emission factors from the CARB OFFROAD model and the CARB *Technical Memo: Change in Population and Activity Factors for Lawn and Garden Equipment (6/13/2003)* (CARB 2003). CalEEMod estimates that landscaping equipment operate for 250 days per year in the South Coast Air Basin.

As mentioned above, stationary sources would include on-site emergency generators on the West Site and East Site, which would provide emergency power primarily for lighting and other emergency building systems. Emissions of GHGs would be generated during maintenance and testing operations and emissions were estimated separately outside of the CalEEMod software. Emergency generators are permitted by the SCAQMD and regulated under SCAQMD Rule 1470 (Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Ignition Engines). Maintenance and testing would not occur daily, but rather periodically, up to 50 hours per year per Rule 1470. In general, stationary-source emergency generator emissions are calculated as follows:

<u>Stationary Source Emergency Generator:</u>

$Emissions_{Diesel}\,[g] = \sum_i (EF \times Pop \times HP \times Load \times Activity)_i$ **[Equation 6]**

Where:	EF	=	Emission factor [g/bhp-hr]
	Pop	=	Population [quantity of same equipment type]
	HP	=	Maximum rated horsepower [hp]
	Load	=	Load Factor [dimensionless]
	Activity	=	Hours of operation [hours per day, hours per year]
	i	=	Summation index

The estimated annual emissions from area and stationary sources under the Project are provided in **Table 17**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 17
WEST SITE AND EAST SITE (RESIDENTIAL SCENARIO AND HOTEL SCENARIO) PROJECT AREA AND STATIONARY SOURCE GREENHOUSE GAS EMISSIONS

Emission Source	Annual GHG Emissions [a]
West Site	
2024-2056	
Landscaping Equipment	8.94
Emergency Generator	39.5
Total West Site GHG Emissions	**48**
East Site (Residential Scenario and Hotel Scenario) [b]	
2027-2056	
Landscaping Equipment	8.44
Emergency Generator	39.5
Total West Site GHG Emissions	**48**

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B**.

[b] The maximum of the Residential Scenario and the Hotel Scenario is used for the East Site as a conservative assumption.

SOURCE: ESA 2018.

Carbon Sequestration from Vegetation

The Project site includes a number of green spaces that will include a mix of trees and native shrubs, perennials, and ground cover. Trees will provide a source of carbon sequestration that would offer a reduction in GHG emissions produced by the Project. Carbon sequestration was estimated using CalEEMod, which calculates carbon sequestration from vegetation based on the Project's net addition of vegetated land uses, the number of new trees, and the types of trees being planted. The Project would include the addition of 130 trees on the West Site and 122 trees on the East Site for a total of 252 trees. According the methodology in the CalEEMod User's Guide, carbon sequestration from vegetation are calculated as follows:

<u>Carbon Sequestration from Vegetation (Trees):</u>

$$\text{Total Sequestered } CO_2 = GP \times \sum_i (SeqCO_2 \times Trees)_i \qquad \textbf{[Equation 7]}$$

Where:

GP	=	Growing period for all trees, expressed in years (20)
$SeqCO_2$	=	Annual CO_2 accumulation per tree for species class [$MTCO_2$/tree]
Trees	=	Number of net new trees of broad species class
i	=	Summation index for broad species class

The Project will provide 252 trees; however, the exact type and species are not known at this Project planning stage. According to the CalEEMod User's Guide, if specific tree types are not known, the "miscellaneous" tree type should be used (CARB 2017a). Therefore, therefore, the "miscellaneous" tree type option was used per the CalEEMod User's Guide.

The effects of carbon sequestration from trees assume the IPCC active growing period of 20 years. Accumulation of carbon in biomass decreases as the trees age and would eventually be offset by clipping, pruning, and tree death. Therefore, GHG reductions from carbon sequestration are only applied to the first 20 years of the Project's operation. The estimated annual carbon sequestration rate is provided in **Table 18**. Detailed emissions calculations are provided in **Appendix B**.

TABLE 18
CARBON SEQUESTRATION FROM VEGETATION

Reduction Source	Carbon Sequestered ($MTCO_2e$) [a]
West Site GHG Reduction	(92)
West Site Annual GHG Reduction (20-year growing period) [b]	**(5)**
East Site GHG Reduction	(86)
East Site Annual GHG Reduction (20-year growing period) [b]	**(4)**

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B**.

[b] Annual CO_2 sequestration applied over a 20-year period beginning in the Project's first full operational year.

SOURCE: ESA 2018.

Summary of Project GHG Emissions

A summary of the GHG emissions under the project buildout options is provided in **Tables 19** and **20**.

TABLE 19
WEST SITE + EAST SITE (RESIDENTIAL SCENARIO) – SUMMARY OF ANNUAL GHG EMISSIONS FOR PROJECT

Year	Annual GHG Emissions ($MTCO_2e$/year)									Total [a,b]	Total [a,b]
	Construc-tion	Electricity	Natural Gas	Mobile (EMFAC 2014)	Mobile (EMFAC 2017)	Waste	Water and Waste Water	Area and Stationary	CO_2 Seq. from Net New Vegetation [a]	(Using EMFAC 2014)	(Using EMFAC 2017)
Const Yr 1 / 2021	1,945	–	–	–	–	–	–	–	–	1,945	1,945
Const Yr 2 / 2022	1,614	–	–	–	–	–	–	–	–	1,614	1,614
Const Yr 3 / 2023 [c]	1,300	334	106	621	582	19	40	12	–	2,431	2,391
Const Yr 4 / 2024	1,955	1,334	422	2,422	2,269	130	159	48	(5)	6,464	6,312
Const Yr 5 / 2025	1,555	1,334	422	2,348	2,203	130	159	48	(5)	5,991	5,846
Const Yr 6 / 2026 [d]	1,395	1,435	461	2,540	2,384	142	171	52	(5)	6,184	6,027
2027	–	2,350	887	5,210	4,886	272	290	96	(9)	9,096	8,772
2028	–	2,350	887	5,098	4,774	272	290	96	(9)	8,984	8,660
2029	–	2,350	887	4,999	4,673	272	290	96	(9)	8,885	8,559
2030	–	2,139	887	4,913	4,583	272	271	96	(9)	8,569	8,239
2031	–	2,139	887	4,843	4,502	272	271	96	(9)	8,499	8,158
2032	–	2,139	887	4,778	4,431	272	271	96	(9)	8,434	8,087
2033	–	2,139	887	4,721	4,368	272	271	96	(9)	8,377	8,024
2034	–	2,139	887	4,673	4,312	272	271	96	(9)	8,329	7,968
2035	–	2,139	887	4,634	4,264	272	271	96	(9)	8,290	7,920
2036	–	2,139	887	4,606	4,223	272	271	96	(9)	8,262	7,879
2037	–	2,139	887	4,582	4,189	272	271	96	(9)	8,238	7,845
2038	–	2,139	887	4,564	4,160	272	271	96	(9)	8,220	7,816
2039	–	2,139	887	4,550	4,136	272	271	96	(9)	8,206	7,792
2040	–	2,139	887	4,541	4,116	272	271	96	(9)	8,197	7,772
2041	–	2,139	887	4,534	4,100	272	271	96	(9)	8,190	7,756
2042	–	2,139	887	4,530	4,088	272	271	96	(9)	8,186	7,744
2043	–	2,139	887	4,530	4,079	272	271	96	(9)	8,186	7,735
2044	–	2,139	887	4,530	4,072	272	271	96	(4)	8,191	7,733
2045	–	2,139	887	4,532	4,066	272	271	96	(4)	8,193	7,727
2046	–	2,139	887	4,536	4,063	272	271	96	(4)	8,197	7,724
2047	–	2,139	887	4,540	4,062	272	271	96	–	8,205	7,727
2048	–	2,139	887	4,546	4,061	272	271	96	–	8,211	7,726
2049	–	2,139	887	4,553	4,061	272	271	96	–	8,218	7,726
2050	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2051	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2052	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2053	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2054	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2055	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730
2056	–	2,139	887	4,562	4,065	272	271	96	–	8,227	7,730

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B**.

[b] The Project GHG emissions may be re-evaluated periodically to account for future reductions from the promulgation of state regulations, such as post-2025 model year vehicle emissions standards and post-2030 Renewables Portfolio Standard and other regulations that would reduce Project-related operational GHG emissions but cannot be quantified at this time.

[c] Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

[d] Based on the construction schedule, this year includes 1 month of operations of the East Site (first full year of East Site operation is expected to be 2027).

SOURCE: ESA 2018.

TABLE 20
WEST SITE + EAST SITE (HOTEL SCENARIO) – SUMMARY OF ANNUAL GHG EMISSIONS FOR PROJECT

Year	Annual GHG Emissions ($MTCO_2e$/year)									Total [a,b]	Total [a,b]
	Construc-tion	Electricity	Natural Gas	Mobile (EMFAC 2014)	Mobile (EMFAC 2017)	Waste	Water and Waste Water	Area and Stationary	CO_2 Seq. from Net New Vegetation	(Using EMFAC 2014)	(Using EMFAC 2017)
Const Yr 1 / 2021	1,945	–	–	–	–	–	–	–	–	1,945	1,945
Const Yr 2 / 2022	1,614	–	–	–	–	–	–	–	–	1,614	1,614
Const Yr 3 / 2023 [c]	1,300	334	106	613	574	19	40	12	–	2,423	2,384
Const Yr 4 / 2024	1,955	1,334	422	2,390	2,240	130	159	48	(5)	6,433	6,282
Const Yr 5 / 2025	1,555	1,334	422	2,317	2,174	130	159	48	(5)	5,961	5,817
Const Yr 6 / 2026 [d]	1,395	1,435	469	2,590	2,430	140	169	52	(5)	6,246	6,086
2027	–	2,437	990	6,107	5,728	252	272	96	(9)	10,145	9,766
2028	–	2,437	990	5,975	5,596	252	272	96	(9)	10,013	9,634
2029	–	2,437	990	5,859	5,478	252	272	96	(9)	9,897	9,516
2030	–	2,218	990	5,759	5,372	252	254	96	(9)	9,560	9,173
2031	–	2,218	990	5,677	5,277	252	254	96	(9)	9,478	9,078
2032	–	2,218	990	5,600	5,193	252	254	96	(9)	9,401	8,994
2033	–	2,218	990	5,534	5,119	252	254	96	(9)	9,335	8,920
2034	–	2,218	990	5,478	5,054	252	254	96	(9)	9,279	8,855
2035	–	2,218	990	5,432	4,998	252	254	96	(9)	9,233	8,799
2036	–	2,218	990	5,399	4,950	252	254	96	(9)	9,200	8,751
2037	–	2,218	990	5,371	4,910	252	254	96	(9)	9,172	8,711
2038	–	2,218	990	5,349	4,876	252	254	96	(9)	9,150	8,677
2039	–	2,218	990	5,334	4,848	252	254	96	(9)	9,135	8,649
2040	–	2,218	990	5,323	4,825	252	254	96	(9)	9,124	8,626
2041	–	2,218	990	5,314	4,806	252	254	96	(9)	9,115	8,607
2042	–	2,218	990	5,310	4,792	252	254	96	(9)	9,111	8,593
2043	–	2,218	990	5,309	4,781	252	254	96	(9)	9,110	8,582
2044	–	2,218	990	5,310	4,773	252	254	96	(4)	9,116	8,579
2045	–	2,218	990	5,312	4,767	252	254	96	(4)	9,118	8,573
2046	–	2,218	990	5,316	4,763	252	254	96	(4)	9,122	8,569
2047	–	2,218	990	5,322	4,761	252	254	96	–	9,132	8,571
2048	–	2,218	990	5,329	4,760	252	254	96	–	9,139	8,570
2049	–	2,218	990	5,336	4,760	252	254	96	–	9,146	8,570
2050	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2051	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2052	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2053	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2054	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2055	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575
2056	–	2,218	990	5,347	4,765	252	254	96	–	9,157	8,575

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix B**.

[b] The Project GHG emissions may be re-evaluated periodically to account for future reductions from the promulgation of state regulations, such as post-2025 model year vehicle emissions standards and post-2030 Renewables Portfolio Standard and other regulations that would reduce Project-related operational GHG emissions but cannot be quantified at this time.

[c] Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

[d] Based on the construction schedule, this year includes 1 month of operations of the East Site (first full year of East Site operation is expected to be 2027).

SOURCE: ESA 2018.

3.3.3 Project GHG Emissions Offsets

Annual emissions of GHGs from the Project will incorporate GHG emission offsets as necessary to achieve a net zero increase in site GHG emissions, relative to the baseline annual GHG emissions, for the estimated Project lifetime. The Project proposes to meet the requirement set forth in California Public Resources Code Section 21183 (c), which requires that the Project demonstrate that it will not result in net additional emissions of GHG, through Project-based or community-based program measures that will reduce GHG emissions in the region. Examples of the types of Project-based or community-based program measures that could be considered are as follows:

- Seek opportunities for installing solar photovoltaic panels on Project building rooftops based on available physical roof space taking into account space dedicated for rooftop amenities, open space/landscaping, decks/pool areas, and space required for rooftop equipment, such as heating, ventilation, and air conditioning units.
- Purchase certified green-power from the local utility provider to offset Project-related GHG emissions from electricity demand.
- Coordinating with property owners in the City of Los Angeles or in other cities or communities in California for the installation of rooftop solar photovoltaic panels in accordance with state and local permitting standards on existing buildings, parking structures, carports, or other facilities.
- Seek opportunities for offsetting GHG emissions from existing sources in the City of Los Angeles or in other cities or communities in California or elsewhere. Examples include coordinating with local transportation agencies and property owners and establishing electric vehicle supply equipment (EVSE) at park-and-ride lots or other appropriate locations, coordinating with local transportation agencies and school districts and replacing diesel- or gasoline-fueled buses with less-polluting technologies such as compressed natural gas, electric, hybrid-electric, fuel cell, or other commercially available technologies, implementing methane capture and destruction programs at dairy farms, or other GHG emissions offset programs.
- Seek opportunities for planting new drought-tolerant, high-carbon sequestering, and/or native trees of appropriate size and type at off-site locations such as parks in the City of Los Angeles or in other cities or communities in California or elsewhere, that would result in a net sequestration of CO_2 emissions.
- Purchase carbon credits from a reputable carbon market. Priority should be given to those credits generated within the City of Los Angeles, and in decreasing preference, credits generated within the region, in-state, and out-of-state.

Through implementation of the Project-based or community-based GHG reduction program, the Project will meet the requirement set forth in California Public Resources Code Section 21183 (c), which requires that the Project demonstrate that it will not result in net additional emissions of GHG emissions. The acquisition of carbon credits as part of the Project-based or community-based GHG reduction program will serve to ensure that all projected additional GHG emissions are offset. If acquiring carbon credits, the Applicant or its successor shall enter into one or more contracts to purchase carbon credits from a qualified GHG emissions broker (to be selected from an accredited registry), which contract, together with any previous contracts for the purchase of

carbon credits, shall evidence the purchase of carbon credits in an amount sufficient to achieve a net zero increase in site GHG emissions. Consistent with SCAQMD's definition of the "life of the project" for CEQA GHG purposes, provided in SCAQMD's Governing Board Agenda Item 31, December 5, 2008, the Project would be required to offset emissions over a 30-year lifetime. The SCAQMD recommends that offsets should have a 30-year project life, should be real, quantifiable, verifiable, and surplus and will be considered in the following prioritized manner: (1) project design feature/on-site reduction measures; (2) off-site within the neighborhood; (3) off-site within the SCAQMD jurisdiction; (4) off-site within the State; (5) off-site out-of-State. The Project would obtain offsets following this prioritization. The necessary offsets are summarized below in **Section 4.0**. Offsets are estimated for a project useful lifetime of 30 years, which is recommended as a presumed project lifetime per SCAQMD guidance (SCAQMD 2008).

Section 4
Project Comparisons

4.1 Comparison of Project to Baseline Condition

Tables 21 and **22** provides a summary of the determination of net additional GHG emissions comparing the existing site GHG emissions and the Project GHG emissions including the Project's total construction-related GHG emissions. Based on these GHG emissions estimates, the Project would not result in net additional contemporaneous GHG emissions compared to the baseline annual operational emissions at any time.

The Project will commit to implementing Project-based or community-based program measures, as discussed in the previous section, that will achieve no net increase in GHG emissions. As such, the Project would not result in net contemporaneous GHG emissions compared to the Baseline Condition, taking into account GHG Project-based or community-based program measures and offsets. Therefore, this analysis demonstrates that the Project meets the GHG emissions requirements of the "Jobs and Economic Improvement through Environmental Leadership Act" (Public Resources Code Section 21178 et seq.) and would result in no net GHG emissions.

TABLE 21
WEST SITE + EAST SITE (RESIDENTIAL SCENARIO) – EVALUATION OF NET GHG EMISSIONS FOR THE PROJECT

Year	Project Total (Using EMFAC 2014 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline	Project Total (Using EMFAC 2017 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline
Const Yr 1 / 2021	1,945	1,945	0	1,945	1,945	0
Const Yr 2 / 2022	1,614	1,614	0	1,614	1,614	0
Const Yr 3 / 2023	2,431	2,431	0	2,391	2,391	0
Const Yr 4 / 2024	6,464	6,464	0	6,312	6,312	0
Const Yr 5 / 2025	5,991	5,991	0	5,846	5,846	0
Const Yr 6 / 2026	6,184	6,184	0	6,027	6,027	0
2027	9,096	9,096	0	8,772	8,772	0
2028	8,984	8,984	0	8,660	8,660	0
2029	8,885	8,885	0	8,559	8,559	0
2030	8,569	8,569	0	8,239	8,239	0
2031	8,499	8,499	0	8,158	8,158	0
2032	8,434	8,434	0	8,087	8,087	0
2033	8,377	8,377	0	8,024	8,024	0
2034	8,329	8,329	0	7,968	7,968	0
2035	8,290	8,290	0	7,920	7,920	0
2036	8,262	8,262	0	7,879	7,879	0
2037	8,238	8,238	0	7,845	7,845	0
2038	8,220	8,220	0	7,816	7,816	0
2039	8,206	8,206	0	7,792	7,792	0
2040	8,197	8,197	0	7,772	7,772	0
2041	8,190	8,190	0	7,756	7,756	0
2042	8,186	8,186	0	7,744	7,744	0
2043	8,186	8,186	0	7,735	7,735	0
2044	8,191	8,191	0	7,733	7,733	0
2045	8,193	8,193	0	7,727	7,727	0
2046	8,197	8,197	0	7,724	7,724	0
2047	8,205	8,205	0	7,727	7,727	0
2048	8,211	8,211	0	7,726	7,726	0
2049	8,218	8,218	0	7,726	7,726	0
2050	8,227	8,227	0	7,730	7,730	0
2051	8,227	8,227	0	7,730	7,730	0
2052	8,227	8,227	0	7,730	7,730	0
2053	8,227	8,227	0	7,730	7,730	0
2054	8,227	8,227	0	7,730	7,730	0
2055	8,227	8,227	0	7,730	7,730	0
2056	8,227	8,227	0	7,730	7,730	0

[a] The quantity of GHG emissions offsets may be re-evaluated periodically to account for future reductions from the promulgation of state regulations, such as post-2025 model year vehicle emissions standards and post-2030 Renewables Portfolio Standard and other regulations that would reduce Project-related operational GHG emissions but cannot be quantified at this time.

SOURCE: ESA 2018.

TABLE 22
WEST SITE + EAST SITE (HOTEL SCENARIO) – EVALUATION OF NET GHG EMISSIONS FOR THE PROJECT

Year	Project Total (EMFAC 2014 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline	Project Total (EMFAC 2017 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline
Const Yr 1 / 2021	1,945	1,945	0	1,945	1,945	0
Const Yr 2 / 2022	1,614	1,614	0	1,614	1,614	0
Const Yr 3 / 2023	2,423	2,423	0	2,384	2,384	0
Const Yr 4 / 2024	6,433	6,433	0	6,282	6,282	0
Const Yr 5 / 2025	5,961	5,961	0	5,817	5,817	0
Const Yr 6 / 2026	6,246	6,246	0	6,086	6,086	0
2027	10,145	10,145	0	9,766	9,766	0
2028	10,013	10,013	0	9,634	9,634	0
2029	9,897	9,897	0	9,516	9,516	0
2030	9,560	9,560	0	9,173	9,173	0
2031	9,478	9,478	0	9,078	9,078	0
2032	9,401	9,401	0	8,994	8,994	0
2033	9,335	9,335	0	8,920	8,920	0
2034	9,279	9,279	0	8,855	8,855	0
2035	9,233	9,233	0	8,799	8,799	0
2036	9,200	9,200	0	8,751	8,751	0
2037	9,172	9,172	0	8,711	8,711	0
2038	9,150	9,150	0	8,677	8,677	0
2039	9,135	9,135	0	8,649	8,649	0
2040	9,124	9,124	0	8,626	8,626	0
2041	9,115	9,115	0	8,607	8,607	0
2042	9,111	9,111	0	8,593	8,593	0
2043	9,110	9,110	0	8,582	8,582	0
2044	9,116	9,116	0	8,579	8,579	0
2045	9,118	9,118	0	8,573	8,573	0
2046	9,122	9,122	0	8,569	8,569	0
2047	9,132	9,132	0	8,571	8,571	0
2048	9,139	9,139	0	8,570	8,570	0
2049	9,146	9,146	0	8,570	8,570	0
2050	9,157	9,157	0	8,575	8,575	0
2051	9,157	9,157	0	8,575	8,575	0
2052	9,157	9,157	0	8,575	8,575	0
2053	9,157	9,157	0	8,575	8,575	0
2054	9,157	9,157	0	8,575	8,575	0
2055	9,157	9,157	0	8,575	8,575	0
2056	9,157	9,157	0	8,575	8,575	0

[a] The quantity of GHG emissions offsets may be re-evaluated periodically to account for future reductions from the promulgation of state regulations, such as post-2025 model year vehicle emissions standards and post-2030 Renewables Portfolio Standard and other regulations that would reduce Project-related operational GHG emissions but cannot be quantified at this time.

SOURCE: ESA 2018.

4.2 Comparison of Project with ITE Trip Generation Manual – 9th Edition and 10th Edition

The Institute of Transportation Engineers (ITE) released an update to their *Trip Generation* manual in September 2017 (*10th Edition*). Trip rates published in the ITE's *Trip Generation, 9th Edition (9th Edition),* were used to estimate mobile GHG emissions for trips to the proposed high-rise residential, hotel, fast food restaurant, and high-turnover sit-down restaurant land uses during Project operations because utilizing *9th Edition* results in a higher estimated trip generation to provide a more conservative analysis. The Transportation Efficiency Analysis prepared by Fehr and Peers accounts for application of either trip generation manual edition.[11] Specifically relating to the Project, the *10th Edition* offers lower trip generation rates for high-rise residential land uses for the daily, morning peak hour, and afternoon peak hour periods, for hotel land uses for the morning peak hour period, for fast food restaurant land uses for the daily and morning peak hour periods, and for high-turnover sit-down restaurant land uses for the daily, morning peak hour, and afternoon peak hour periods. **Table 23** provides a summary of the net change in mobile source GHG emissions from the Project comparing the emissions with the application of ITE *9th Edition* and the *10th Edition* trip generation rates for the Residential Scenario.

As shown in **Table 23** below, the mobile GHG emissions of the Project would be reduced on average by approximately 1,250 $MTCO_2e$ per year during Project operation using trip generation rate values from the ITE *10th Edition* as compared to the ITE *9th Edition* when using EMFAC 2014 emission factors, and approximately 1,138 $MTCO_2e$ per year during Project operation using trip generation rate values from the ITE *10th Edition* as compared to the ITE *9th Edition* when using EMFAC 2017 emission factors. For the Hotel Scenario, the reduction in mobile source GHG emissions from the use of the ITE *10th Edition* trip generation rates would be expected to achieve a similar proportionate reduction as compared to the ITE *9th Edition* trip generation rates.

Should LADOT request or require application of the ITE's *Trip Generation 10th Edition* or future editions, the Project shall reserve the right to re-evaluate GHG emissions using City-approved *10th Edition* trip generation rates or City-approved future edition trip generation rates as applicable to the proposed Project to determine the necessary GHG offsets required to achieve net zero GHG emissions.

[11] Fehr and Peers, ELDP Transportation Efficiency Analysis for the Hollywood Center Project, April 2018.

TABLE 23
WEST SITE + EAST SITE (RESIDENTIAL SCENARIO) – EVALUATION OF NET CHANGE IN GHG MOBILE EMISSIONS FOR THE PROJECT FROM ITE 9TH AND 10TH EDITION TRIP GENERATION RATES

Year	Project Mobile Emissions using ITE Trip Generation Manual , 9th Edition (EMFAC 2014)	Project Mobile Emissions using ITE Trip Generation Manual , 10th Edition (EMFAC 2014)[a]	Net Change from ITE Trip Generation Manual , 9th Edition	Project Mobile Emissions using ITE Trip Generation Manual , 9th Edition (EMFAC 2017)	Project Mobile Emissions using ITE Trip Generation Manual , 10th Edition (EMFAC 2017)[a]	Net Change from ITE Trip Generation Manual , 9th Edition
Const Yr 1 / 2021	–	–	–	–	–	–
Const Yr 2 / 2022	–	–	–	–	–	–
Const Yr 3 / 2023	621	442	179	582	414	168
Const Yr 4 / 2024	2,422	1,723	698	2,269	1,615	654
Const Yr 5 / 2025	2,348	1,671	677	2,203	1,567	635
Const Yr 6 / 2026	2,540	1,808	732	2,384	1,696	687
2027	5,210	3,708	1,502	4,886	3,477	1,409
2028	5,098	3,628	1,470	4,774	3,397	1,377
2029	4,999	3,557	1,441	4,673	3,326	1,348
2030	4,913	3,496	1,417	4,583	3,262	1,322
2031	4,843	3,446	1,396	4,502	3,204	1,298
2032	4,778	3,400	1,378	4,431	3,153	1,278
2033	4,721	3,360	1,361	4,368	3,108	1,259
2034	4,673	3,326	1,348	4,312	3,069	1,243
2035	4,634	3,298	1,336	4,264	3,034	1,229
2036	4,606	3,278	1,328	4,223	3,006	1,218
2037	4,582	3,261	1,321	4,189	2,981	1,208
2038	4,564	3,248	1,316	4,160	2,960	1,200
2039	4,550	3,238	1,312	4,136	2,943	1,193
2040	4,541	3,232	1,309	4,116	2,929	1,187
2041	4,534	3,226	1,307	4,100	2,918	1,182
2042	4,530	3,224	1,306	4,088	2,909	1,179
2043	4,530	3,223	1,306	4,079	2,903	1,176
2044	4,530	3,224	1,306	4,072	2,898	1,174
2045	4,532	3,225	1,307	4,066	2,894	1,173
2046	4,536	3,228	1,308	4,063	2,892	1,172
2047	4,540	3,231	1,309	4,062	2,890	1,171
2048	4,546	3,235	1,311	4,061	2,890	1,171
2049	4,553	3,240	1,313	4,061	2,890	1,171
2050	4,562	3,246	1,315	4,065	2,893	1,172
2051	4,562	3,246	1,315	4,065	2,893	1,172
2052	4,562	3,246	1,315	4,065	2,893	1,172
2053	4,562	3,246	1,315	4,065	2,893	1,172
2054	4,562	3,246	1,315	4,065	2,893	1,172
2055	4,562	3,246	1,315	4,065	2,893	1,172
2056	4,562	3,246	1,315	4,065	2,893	1,172

[a] The quantity of GHG emissions may be re-evaluated periodically to account for future reductions from the City's adoption of the 10th Edition or future editions of ITE Trip Generation Manuals.

SOURCE: ESA 2018.

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Appendix A
Project Construction Emissions

Hollywood Center Project
Air Quality and Greenhouse Gas Assessment

last update: 4/6/2018 Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

Construction Schedule and Vehicle Data

CalEEMod Construction Phase	Start Date	End Date	Number of Work Days (up to 6 days/week)	Max Daily Number of Workers	Max Daily Inbound + Outbound Worker Trips	Number of Hauling Days	Materia/ Soil Export (CY)	Materia/ Soil Import (CY)	Truck Capacity (CY)	Max Daily Number of Trucks	Max Daily Inbound + Outbound Truck Trips	Distance to Disposal Site (miles) (Distance to Irwindale disposal site)	Number of Concrete Truck Days	Concrete Mat Volume (CY)	Concrete Truck Capacity (CY)	Max Daily Number of Concrete Trucks	Max Daily Inbound + Outbound Concrete Truck Trips	Distance to Concrete Supply Site (miles) (Used average distance of the 4 identified concrete sites)	Max Daily Number of Delivery/ Vendor Trucks	Max Daily Inbound + Outbound Delivery/ Vendor Truck Trips
Project																				
WEST SITE																				
Demolition	1/4/2021	3/1/2021	49	6	12	2	912	-	20	**23**	**46**	30								
Site Preparation	2/1/2021	2/28/2021	24	12	24															
Grading/Excavation	2/11/2021	7/20/2021	137	112	224	88	168,020	-	20	**96**	**192**	30								
Foundations/Concrete Pour (Revised) [MHW104: Foundation]	*7/21/2021*	*9/15/2021*	*49*	*125*	*250*															
Shoring Wall													*19*			*10*	*20*	*7.5*		
Cast in Drilled Hole Foundation								*Assume overlap with Shoring Wall to keep within phase schedule -->*					*41*			*2*	*4*	*7.5*		
Mat Foundation (Continuous Pour)													*1*	*853*	*9 (approx.)*	***94***	***188***	*7.5*		
Column Footings													*4*			*21*	*42*	*7.5*		
Utilities/Trenching (Revised) [MHD101: Relocate/Protect Site Utilities]	*1/14/2021*	*2/3/2021*	*18*	*6*	*12*	70,412														
Building Construction (Revised) [Starting with MHW111: Parking Str.]	*9/16/2021*	*9/30/2023*	*639*	*300*	*600*														*25*	*50*
Structure Equipment Garage						*70*							*52*			***42***	***84***	*7.5*		
Structure Equipment Tower													*42*			*21*	*42*	*7.5*		
Structure Equipment Affordable													*22*			*24*	*48*	*7.5*		
Retail													*2*			*14*	*28*	*7.5*		
Paving (Revised) [MHW112: Hardscape & Landscape]	*2/23/2023*	*5/22/2023*	*76*	*12*	*24*															
Architectural Coatings (Revised) [MHW109: Interior Finish]	*5/12/2022*	*8/18/2023*	*398*	*8*	*16*															
WEST SITE MAX DAILY WORKERS (Building + Paving + Architectural Coating):				**320**	**640**															
EAST SITE																				
Site Preparation	1/3/2024	2/2/2024	27	12	24	2	704	-	20	18	36	30								
Grading/Excavation	1/15/2024	6/10/2024	127	112	224	80	153,655	-	20	**96**	**192**	30								
Foundations/Concrete Pour (Revised) [MHE104: Foundation]	*6/11/2024*	*7/26/2024*	*40*	*124*	*248*															
Shoring Wall													*16*			*10*	*20*	*7.5*		
Cast in Drilled Hole Foundation								*Assume overlap with Shoring Wall to keep within phase schedule -->*					*30*			*2*	*4*	*7.5*		
Mat Foundation (Continuous Pour)													*1*	*632*	*9 (approx.)*	***71***	***142***	*7.5*		
Column Footings													*4*			*21*	*42*	*7.5*		
Utilities/Trenching (Revised) [MHD101: Relocate/Protect Site Utilities]	*1/15/2024*	*1/26/2024*	*11*	*6*	*12*															
Building Construction (Revised) [Starting with MHE111: Parking Str.]	*7/29/2024*	*11/22/2026*	*726*	*300*	*600*														*25*	*50*
Structure Equipment Garage													*58*			***44***	***88***	*7.5*		
Structure Equipment Tower													*82*			*20*	*40*	*7.5*		
Structure Equipment Affordable													*18*			*18*	*36*	*7.5*		
Retail													*3*			*30*	*60*	*7.5*		
Paving (Revised) [MHE112: Hardscape & Landscape]	*12/11/2025*	*3/11/2026*	*78*	*12*	*24*															
Architectural Coatings (Revised) [MHE109: Interior Finish]	*3/12/2025*	*6/22/2026*	*401*	*8*	*16*															
EAST SITE MAX DAILY WORKERS (Building + Paving + Architectural Coating):				**320**	**640**															

MAXIMUM POTENTIAL OVERLAP (EAST BEGINS AFTER GRADING/EXCAVATION OF WEST)

	Number of Vehicles	Inbound + Outbound Trips
WORKERS	640	1,280
TRUCKS (HAUL AND/OR CONCRETE)	163	326

Hollywood Center Project last updated: 2/12/2018

Air Quality and Greenhouse Gas Assessment - Construction Assumptions

Off-Road Heavy-Duty Construction Equipment - West Site

Construction Phase	Heavy-Duty Equipment	No. of Heavy-Duty Equipment	Project Hours of Operation/Day Per Equipment	Hours of Operation/Week Per Equipment	Emissions Tier Rating (After Mitigation)	Notes/Comments
Demolition	Air Compressors	1	8	48		
	Concrete/Industrial Saws	2	8	48		
	Dumpers/Tenders	1	8	48		
	Excavator	1	8	48		
	Jackhammers (generator)	1	8	48		Powered by generator
	Rubber Tired Loaders	1	8	48		
Site Preparation	Excavator	1	8	48		
	Rubber Tired Loaders	1	8	48		
Grading/Excavation	Dumper/Tenders	2	8	48		
	Excavator	4	8	48		
	Plate Compactor	2	8	48		
	Rubber Tired Loaders	2	8	48		
	Tractors/Loaders/Backhoes	1	8	48		
Drainage/Utilities/Trenching	Air Compressors	1	8	48		
	Concrete/Industrial Saws	1	8	48		
	Cranes (Electric)	1	8	48		Electric
	Tractors/Loaders/Backhoes	1	8	48		
Foundation/Concrete Pour	Air Compressors	1	8	48		
	Cranes (Electric)	1	8	48		Electric
	Dumpers/Tenders	2	8	48		
	Forklifts	1	8	48		
	Jackhammers (generator)	1	8	48		Powered by generator
	Pumps	2	8	48		Run separately (1 day)
	Tractors/Loaders/Backhoes	1	8	48		
Building Construction	Air Compressors	1	8	48		
	Bore/Drill Rigs	1	8	48		
	Cranes (Electric)	2	8	48		Electric
	Dumpers/Tenders	2	8	48		
	Forklifts	1	8	48		
	Jackhammers (generator)	1	8	48		Powered by generator
	Pumps	1	8	48		
	Tractors/Loaders/Backhoes	1	8	48		
Paving	Concrete/Industrial Saws	1	8	48		
	Graders	1	8	48		
	Pavers	1	8	48		
	Paving Equipment	1	8	48		
	Plate Compactor	1	8	48		
	Rollers	1	8	48		
	Surfacing Equipment	1	8	48		
	Sweepers/Scrubbers	1	8	48		
Architectural Coating	Air Compressor	1	8	48		
	Dumpers/Tenders	1	8	48		
	Forklifts	1	8	48		

Source: AECOM Tishman, 2018

Hollywood Center Project last updated: 2/12/2018

Air Quality and Greenhouse Gas Assessment - Construction Assumptions

Off-Road Heavy-Duty Construction Equipment - East Site

Construction Phase	Heavy-Duty Equipment	No. of Heavy-Duty Equipment	Project Hours of Operation/Day Per Equipment	Hours of Operation/Week Per Equipment	Notes/Comments
Site Preparation	Excavator	1	8	48	
	Rubber Tired Loaders	1	8	48	
Grading/Excavation	Dumper/Tenders	2	8	48	
	Excavator	4	8	48	
	Plate Compactor	2	8	48	
	Rubber Tired Loaders	2	8	48	
	Tractors/Loaders/Backhoes	1	8	48	
Drainage/Utilities/Trenching	Air Compressors	1	8	48	
	Concrete/Industrial Saws	1	8	48	
	Cranes	1	8	48	Electric
	Tractors/Loaders/Backhoes	1	8	48	
Foundation/Concrete Pour	Air Compressors	1	8	48	
	Cranes	1	8	48	Electric
	Dumpers/Tenders	2	8	48	
	Forklifts	1	8	48	
	Jackhammers (generator)	1	8	48	Powered by generator
	Pumps	2	8	48	Run separately (1 day)
	Tractors/Loaders/Backhoes	1	8	48	
Building Construction	Air Compressors	1	8	48	
	Bore/Drill Rigs	1	8	48	
	Cranes	2	8	48	Electric
	Dumpers/Tenders	2	8	48	
	Forklifts	1	8	48	
	Jackhammers (generator)	1	8	48	Powered by generator
	Pumps	1	8	48	
	Tractors/Loaders/Backhoes	1	8	48	
Paving	Concrete/Industrial Saws	1	8	48	
	Graders	1	8	48	
	Pavers	1	8	48	
	Paving Equipment	1	8	48	
	Plate Compactor	1	8	48	
	Rollers	1	8	48	
	Surfacing Equipment	1	8	48	
	Sweepers/Scrubbers	1	8	48	
Architectural Coating	Air Compressor	1	8	48	
	Dumpers/Tenders	1	8	48	
	Forklifts	1	8	48	

Source: AECOM Tishman, 2018

Hollywood Center - East Site - Construction

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	32.66	1000sqft	0.10	32,665.00	0
Enclosed Parking with Elevator	684.00	Space	0.90	338,450.00	0
Other Non-Asphalt Surfaces	12.90	1000sqft	0.10	12,900.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.82	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Apartments Mid Rise	65.00	Dwelling Unit	0.30	67,149.00	186
Condo/Townhouse High Rise	423.00	Dwelling Unit	0.85	575,100.00	1210

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - For construction, the all residential option was modelled. This is because the difference between this option and the residential/hotel option is negligible. See construction assumptions

Construction Phase - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions. jackhammers are assumed to be powered by generator sets.

Off-road Equipment - see construction assumptions. jackhammers are assumed to be powered by generator sets.

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions.

Grading - see construction assumptions.

Woodstoves - see construction assumptions

Construction Off-road Equipment Mitigation - see construction assumptions

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	43,090.00	43,340.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	129,269.00	130,019.00
tblArchitecturalCoating	ConstArea_Parking	22,426.00	22,318.00
tblAreaCoating	Area_Nonresidential_Exterior	43090	43340
tblAreaCoating	Area_Nonresidential_Interior	129269	130019
tblAreaCoating	Area_Parking	22426	22318
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstructionPhase	NumDays	10.00	401.00
tblConstructionPhase	NumDays	220.00	40.00
tblConstructionPhase	NumDays	220.00	726.00
tblConstructionPhase	NumDays	6.00	127.00
tblConstructionPhase	NumDays	10.00	78.00
tblConstructionPhase	NumDays	3.00	27.00
tblConstructionPhase	NumDaysWeek	5.00	6.00

tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberGas	359.55	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberNoFireplace	42.30	0.00
tblFireplaces	NumberWood	3.25	0.00
tblFireplaces	NumberWood	21.15	0.00
tblGrading	AcresOfGrading	0.00	2.73
tblGrading	AcresOfGrading	0.00	2.73
tblGrading	MaterialExported	0.00	153,655.00
tblGrading	MaterialExported	0.00	704.00
tblLandUse	LandUseSquareFeet	32,660.00	32,665.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00
tblLandUse	LandUseSquareFeet	0.00	4,812.00
tblLandUse	LandUseSquareFeet	35,719.20	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00
tblLandUse	LandUseSquareFeet	15,480.00	15,482.00
tblLandUse	LandUseSquareFeet	65,000.00	67,149.00
tblLandUse	LandUseSquareFeet	423,000.00	575,100.00

tblLandUse	LotAcreage	0.75	0.10
tblLandUse	LotAcreage	6.16	0.90
tblLandUse	LotAcreage	0.30	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.82	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	1.71	0.30
tblLandUse	LotAcreage	6.61	0.85
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
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tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	88.00	0.00

tblTripsAndVMT	HaulingTripNumber	19,207.00	0.00
tblTripsAndVMT	VendorTripNumber	128.00	0.00
tblTripsAndVMT	VendorTripNumber	128.00	50.00
tblTripsAndVMT	WorkerTripNumber	5.00	24.00
tblTripsAndVMT	WorkerTripNumber	28.00	224.00
tblTripsAndVMT	WorkerTripNumber	10.00	12.00
tblTripsAndVMT	WorkerTripNumber	541.00	248.00
tblTripsAndVMT	WorkerTripNumber	541.00	600.00
tblTripsAndVMT	WorkerTripNumber	108.00	16.00
tblTripsAndVMT	WorkerTripNumber	20.00	24.00
tblWoodstoves	NumberCatalytic	3.25	0.00
tblWoodstoves	NumberCatalytic	21.15	0.00
tblWoodstoves	NumberNoncatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	21.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.4985	2.7972	4.7169	0.0128	0.6877	0.1087	0.7964	0.1817	0.1025	0.2842	0.0000	1,141.9829	1,141.9829	0.1509	0.0000	1,145.7547
2025	2.2706	4.0043	6.4555	0.0190	1.1028	0.1440	1.2468	0.2940	0.1372	0.4313	0.0000	1,700.7095	1,700.7095	0.1703	0.0000	1,704.9680
2026	1.5508	3.7385	5.8036	0.0172	0.9820	0.1358	1.1178	0.2618	0.1290	0.3909	0.0000	1,533.5363	1,533.5363	0.1653	0.0000	1,537.6685
Maximum	**2.2706**	**4.0043**	**6.4555**	**0.0190**	**1.1028**	**0.1440**	**1.2468**	**0.2940**	**0.1372**	**0.4313**	**0.0000**	**1,700.7095**	**1,700.7095**	**0.1703**	**0.0000**	**1,704.9680**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.4456	2.2383	4.4338	0.0128	0.6806	0.0854	0.7661	0.1807	0.0811	0.2618	0.0000	1,061.1252	1,061.1252	0.1247	0.0000	1,064.2432
2025	2.1726	3.0127	5.9120	0.0190	1.1028	0.1019	1.2047	0.2940	0.0985	0.3925	0.0000	1,542.0308	1,542.0308	0.1190	0.0000	1,545.0063
2026	1.4635	2.8547	5.3191	0.0172	0.9820	0.0982	1.0802	0.2618	0.0945	0.3563	0.0000	1,392.0943	1,392.0943	0.1195	0.0000	1,395.0828
Maximum	**2.1726**	**3.0127**	**5.9120**	**0.0190**	**1.1028**	**0.1019**	**1.2047**	**0.2940**	**0.0985**	**0.3925**	**0.0000**	**1,542.0308**	**1,542.0308**	**0.1247**	**0.0000**	**1,545.0063**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**5.51**	**23.10**	**7.72**	**0.00**	**0.26**	**26.50**	**3.48**	**0.13**	**25.69**	**8.65**	**0.00**	**8.71**	**8.71**	**25.33**	**0.00**	**8.75**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**1-3-2024**	**4-2-2024**	0.6573	0.6375
2	**4-3-2024**	**7-2-2024**	0.5975	0.5613
3	**7-3-2024**	**10-2-2024**	0.9285	0.6720
4	**10-3-2024**	**1-2-2025**	1.1204	0.8185
5	**1-3-2025**	**4-2-2025**	1.1797	0.9112
6	**4-3-2025**	**7-2-2025**	1.6372	1.3657
7	**7-3-2025**	**10-2-2025**	1.6556	1.3811
8	**10-3-2025**	**1-2-2026**	1.8196	1.5451
9	**1-3-2026**	**4-2-2026**	2.0660	1.7975
10	**4-3-2026**	**7-2-2026**	1.5617	1.2902
11	**7-3-2026**	**9-30-2026**	1.0102	0.7417
		Highest	2.0660	1.7975

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/3/2024	2/2/2024	6	27	
2	Grading	Grading	1/15/2024	6/10/2024	6	127	
3	Utilities/Trenching	Trenching	1/15/2024	1/26/2024	6	11	
4	Foundations/Concrete Pour	Building Construction	6/11/2024	7/26/2024	6	40	
5	Building Construction	Building Construction	7/29/2024	11/22/2026	6	726	
6	Architectural Coating	Architectural Coating	3/12/2025	6/22/2026	6	401	
7	Paving	Paving	12/11/2025	3/11/2026	6	78	

Acres of Grading (Site Preparation Phase): 2.73

Acres of Grading (Grading Phase): 2.73

Acres of Paving: 1.181

Residential Indoor: 1,300,554; Residential Outdoor: 433,518; Non-Residential Indoor: 130,019; Non-Residential Outdoor: 43,340; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Rubber Tired Loaders	1	8.00	203	0.36
Site Preparation	Scrapers	0	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Grading	Dumpers/Tenders	2	8.00	16	0.38
Grading	Excavators	4	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Plate Compactors	2	8.00	8	0.43
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Utilities/Trenching	Air Compressors	1	8.00	78	0.48
Utilities/Trenching	Concrete/Industrial Saws	1	8.00	81	0.73
Utilities/Trenching	Cranes	1	8.00	231	0.29
Utilities/Trenching	Rubber Tired Dozers	0	8.00	247	0.40

Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Air Compressors	1	8.00	78	0.48
Foundations/Concrete Pour	Cranes	1	8.00	231	0.29
Foundations/Concrete Pour	Dumpers/Tenders	1	8.00	16	0.38
Foundations/Concrete Pour	Forklifts	1	8.00	89	0.20
Foundations/Concrete Pour	Generator Sets	1	8.00	84	0.74
Foundations/Concrete Pour	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Welders	0	8.00	46	0.45
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Bore/Drill Rigs	1	8.00	221	0.50
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Dumpers/Tenders	2	8.00	16	0.38
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Forklifts	1	8.00	89	0.20
Paving	Cement and Mortar Mixers	0	8.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	1	8.00	80	0.38
Paving	Surfacing Equipment	1	8.00	263	0.30
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	11	224.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Utilities/Trenching	4	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	6	248.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	10	600.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.4900e-003	0.0000	1.4900e-003	1.6000e-004	0.0000	1.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.8600e-003	0.0504	0.0643	1.5000e-004		1.9800e-003	1.9800e-003		1.8300e-003	1.8300e-003	0.0000	13.5425	13.5425	4.3800e-003	0.0000	13.6520
Total	**5.8600e-003**	**0.0504**	**0.0643**	**1.5000e-004**	**1.4900e-003**	**1.9800e-003**	**3.4700e-003**	**1.6000e-004**	**1.8300e-003**	**1.9900e-003**	**0.0000**	**13.5425**	**13.5425**	**4.3800e-003**	**0.0000**	**13.6520**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1600e-003	8.1000e-004	9.6700e-003	3.0000e-005	3.5500e-003	3.0000e-005	3.5800e-003	9.4000e-004	2.0000e-005	9.7000e-004	0.0000	2.8860	2.8860	7.0000e-005	0.0000	2.8878
Total	**1.1600e-003**	**8.1000e-004**	**9.6700e-003**	**3.0000e-005**	**3.5500e-003**	**3.0000e-005**	**3.5800e-003**	**9.4000e-004**	**2.0000e-005**	**9.7000e-004**	**0.0000**	**2.8860**	**2.8860**	**7.0000e-005**	**0.0000**	**2.8878**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-004	0.0000	5.8000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.8600e-003	0.0504	0.0643	1.5000e-004		1.9800e-003	1.9800e-003		1.8300e-003	1.8300e-003	0.0000	13.5425	13.5425	4.3800e-003	0.0000	13.6520
Total	**5.8600e-003**	**0.0504**	**0.0643**	**1.5000e-004**	**5.8000e-004**	**1.9800e-003**	**2.5600e-003**	**6.0000e-005**	**1.8300e-003**	**1.8900e-003**	**0.0000**	**13.5425**	**13.5425**	**4.3800e-003**	**0.0000**	**13.6520**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1600e-003	8.1000e-004	9.6700e-003	3.0000e-005	3.5500e-003	3.0000e-005	3.5800e-003	9.4000e-004	2.0000e-005	9.7000e-004	0.0000	2.8860	2.8860	7.0000e-005	0.0000	2.8878
Total	**1.1600e-003**	**8.1000e-004**	**9.6700e-003**	**3.0000e-005**	**3.5500e-003**	**3.0000e-005**	**3.5800e-003**	**9.4000e-004**	**2.0000e-005**	**9.7000e-004**	**0.0000**	**2.8860**	**2.8860**	**7.0000e-005**	**0.0000**	**2.8878**

3.3 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0101	0.0000	0.0101	1.4700e-003	0.0000	1.4700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	0.8348	1.2199	2.4600e-003		0.0351	0.0351		0.0326	0.0326	0.0000	213.4136	213.4136	0.0666	0.0000	215.0794
Total	**0.1016**	**0.8348**	**1.2199**	**2.4600e-003**	**0.0101**	**0.0351**	**0.0452**	**1.4700e-003**	**0.0326**	**0.0340**	**0.0000**	**213.4136**	**213.4136**	**0.0666**	**0.0000**	**215.0794**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0511	0.0355	0.4244	1.4000e-003	0.1559	1.1900e-003	0.1571	0.0414	1.1000e-003	0.0425	0.0000	126.6985	126.6985	3.0800e-003	0.0000	126.7756
Total	**0.0511**	**0.0355**	**0.4244**	**1.4000e-003**	**0.1559**	**1.1900e-003**	**0.1571**	**0.0414**	**1.1000e-003**	**0.0425**	**0.0000**	**126.6985**	**126.6985**	**3.0800e-003**	**0.0000**	**126.7756**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.9500e-003	0.0000	3.9500e-003	5.7000e-004	0.0000	5.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	0.8348	1.2199	2.4600e-003		0.0351	0.0351		0.0326	0.0326	0.0000	213.4133	213.4133	0.0666	0.0000	215.0791
Total	**0.1016**	**0.8348**	**1.2199**	**2.4600e-003**	**3.9500e-003**	**0.0351**	**0.0391**	**5.7000e-004**	**0.0326**	**0.0331**	**0.0000**	**213.4133**	**213.4133**	**0.0666**	**0.0000**	**215.0791**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0511	0.0355	0.4244	1.4000e-003	0.1559	1.1900e-003	0.1571	0.0414	1.1000e-003	0.0425	0.0000	126.6985	126.6985	3.0800e-003	0.0000	126.7756
Total	**0.0511**	**0.0355**	**0.4244**	**1.4000e-003**	**0.1559**	**1.1900e-003**	**0.1571**	**0.0414**	**1.1000e-003**	**0.0425**	**0.0000**	**126.6985**	**126.6985**	**3.0800e-003**	**0.0000**	**126.7756**

3.4 Utilities/Trenching - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.6600e-003	0.0495	0.0554	1.1000e-004		2.2200e-003	2.2200e-003		2.1300e-003	2.1300e-003	0.0000	9.1233	9.1233	1.6300e-003	0.0000	9.1642
Total	**5.6600e-003**	**0.0495**	**0.0554**	**1.1000e-004**		**2.2200e-003**	**2.2200e-003**		**2.1300e-003**	**2.1300e-003**	**0.0000**	**9.1233**	**9.1233**	**1.6300e-003**	**0.0000**	**9.1642**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4000e-004	1.6000e-004	1.9700e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.5879	0.5879	1.0000e-005	0.0000	0.5882
Total	**2.4000e-004**	**1.6000e-004**	**1.9700e-003**	**1.0000e-005**	**7.2000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.5879**	**0.5879**	**1.0000e-005**	**0.0000**	**0.5882**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.8400e-003	0.0302	0.0457	1.1000e-004		1.4200e-003	1.4200e-003		1.3900e-003	1.3900e-003	0.0000	6.3352	6.3352	7.3000e-004	0.0000	6.3535
Total	**3.8400e-003**	**0.0302**	**0.0457**	**1.1000e-004**		**1.4200e-003**	**1.4200e-003**		**1.3900e-003**	**1.3900e-003**	**0.0000**	**6.3352**	**6.3352**	**7.3000e-004**	**0.0000**	**6.3535**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4000e-004	1.6000e-004	1.9700e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.5879	0.5879	1.0000e-005	0.0000	0.5882
Total	**2.4000e-004**	**1.6000e-004**	**1.9700e-003**	**1.0000e-005**	**7.2000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.5879**	**0.5879**	**1.0000e-005**	**0.0000**	**0.5882**

3.5 Foundations/Concrete Pour - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0234	0.2094	0.2296	4.3000e-004		9.4500e-003	9.4500e-003		9.0300e-003	9.0300e-003	0.0000	37.5183	37.5183	6.8800e-003	0.0000	37.6903
Total	**0.0234**	**0.2094**	**0.2296**	**4.3000e-004**		**9.4500e-003**	**9.4500e-003**		**9.0300e-003**	**9.0300e-003**	**0.0000**	**37.5183**	**37.5183**	**6.8800e-003**	**0.0000**	**37.6903**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0178	0.0124	0.1480	4.9000e-004	0.0544	4.2000e-004	0.0548	0.0144	3.8000e-004	0.0148	0.0000	44.1806	44.1806	1.0800e-003	0.0000	44.2075
Total	**0.0178**	**0.0124**	**0.1480**	**4.9000e-004**	**0.0544**	**4.2000e-004**	**0.0548**	**0.0144**	**3.8000e-004**	**0.0148**	**0.0000**	**44.1806**	**44.1806**	**1.0800e-003**	**0.0000**	**44.2075**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0168	0.1393	0.1941	4.3000e-004		6.5300e-003	6.5300e-003		6.3500e-003	6.3500e-003	0.0000	27.3795	27.3795	3.6000e-003	0.0000	27.4694
Total	**0.0168**	**0.1393**	**0.1941**	**4.3000e-004**		**6.5300e-003**	**6.5300e-003**		**6.3500e-003**	**6.3500e-003**	**0.0000**	**27.3795**	**27.3795**	**3.6000e-003**	**0.0000**	**27.4694**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0178	0.0124	0.1480	4.9000e-004	0.0544	4.2000e-004	0.0548	0.0144	3.8000e-004	0.0148	0.0000	44.1806	44.1806	1.0800e-003	0.0000	44.2075
Total	**0.0178**	**0.0124**	**0.1480**	**4.9000e-004**	**0.0544**	**4.2000e-004**	**0.0548**	**0.0144**	**3.8000e-004**	**0.0148**	**0.0000**	**44.1806**	**44.1806**	**1.0800e-003**	**0.0000**	**44.2075**

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1401	1.2675	1.2905	2.9700e-003		0.0546	0.0546		0.0521	0.0521	0.0000	256.9830	256.9830	0.0541	0.0000	258.3361
Total	**0.1401**	**1.2675**	**1.2905**	**2.9700e-003**		**0.0546**	**0.0546**		**0.0521**	**0.0521**	**0.0000**	**256.9830**	**256.9830**	**0.0541**	**0.0000**	**258.3361**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0700e-003	0.2364	0.0738	8.1000e-004	0.0211	2.7000e-004	0.0214	6.0900e-003	2.6000e-004	6.3500e-003	0.0000	78.9727	78.9727	4.2600e-003	0.0000	79.0792
Worker	0.1445	0.1003	1.1995	3.9600e-003	0.4405	3.3700e-003	0.4439	0.1170	3.1000e-003	0.1201	0.0000	358.0765	358.0765	8.7200e-003	0.0000	358.2945
Total	**0.1515**	**0.3368**	**1.2732**	**4.7700e-003**	**0.4616**	**3.6400e-003**	**0.4653**	**0.1231**	**3.3600e-003**	**0.1265**	**0.0000**	**437.0492**	**437.0492**	**0.0130**	**0.0000**	**437.3736**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0956	0.7980	1.0527	2.9700e-003		0.0351	0.0351		0.0341	0.0341	0.0000	189.0526	189.0526	0.0322	0.0000	189.8565
Total	**0.0956**	**0.7980**	**1.0527**	**2.9700e-003**		**0.0351**	**0.0351**		**0.0341**	**0.0341**	**0.0000**	**189.0526**	**189.0526**	**0.0322**	**0.0000**	**189.8565**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0700e-003	0.2364	0.0738	8.1000e-004	0.0211	2.7000e-004	0.0214	6.0900e-003	2.6000e-004	6.3500e-003	0.0000	78.9727	78.9727	4.2600e-003	0.0000	79.0792
Worker	0.1445	0.1003	1.1995	3.9600e-003	0.4405	3.3700e-003	0.4439	0.1170	3.1000e-003	0.1201	0.0000	358.0765	358.0765	8.7200e-003	0.0000	358.2945
Total	**0.1515**	**0.3368**	**1.2732**	**4.7700e-003**	**0.4616**	**3.6400e-003**	**0.4653**	**0.1231**	**3.3600e-003**	**0.1265**	**0.0000**	**437.0492**	**437.0492**	**0.0130**	**0.0000**	**437.3736**

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3101	2.7596	2.9988	6.9300e-003		0.1139	0.1139		0.1086	0.1086	0.0000	600.2967	600.2967	0.1257	0.0000	603.4396
Total	**0.3101**	**2.7596**	**2.9988**	**6.9300e-003**		**0.1139**	**0.1139**		**0.1086**	**0.1086**	**0.0000**	**600.2967**	**600.2967**	**0.1257**	**0.0000**	**603.4396**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0161	0.5475	0.1678	1.8900e-003	0.0493	6.3000e-004	0.0499	0.0142	6.0000e-004	0.0148	0.0000	183.4610	183.4610	9.8000e-003	0.0000	183.7060
Worker	0.3208	0.2144	2.6002	8.8900e-003	1.0290	7.7000e-003	1.0367	0.2733	7.0900e-003	0.2804	0.0000	804.0162	804.0162	0.0186	0.0000	804.4803
Total	**0.3369**	**0.7619**	**2.7681**	**0.0108**	**1.0783**	**8.3300e-003**	**1.0866**	**0.2875**	**7.6900e-003**	**0.2952**	**0.0000**	**987.4772**	**987.4772**	**0.0284**	**0.0000**	**988.1863**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2122	1.7680	2.4552	6.9300e-003		0.0718	0.0718		0.0698	0.0698	0.0000	441.6181	441.6181	0.0744	0.0000	443.4780
Total	**0.2122**	**1.7680**	**2.4552**	**6.9300e-003**		**0.0718**	**0.0718**		**0.0698**	**0.0698**	**0.0000**	**441.6181**	**441.6181**	**0.0744**	**0.0000**	**443.4780**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0161	0.5475	0.1678	1.8900e-003	0.0493	6.3000e-004	0.0499	0.0142	6.0000e-004	0.0148	0.0000	183.4610	183.4610	9.8000e-003	0.0000	183.7060
Worker	0.3208	0.2144	2.6002	8.8900e-003	1.0290	7.7000e-003	1.0367	0.2733	7.0900e-003	0.2804	0.0000	804.0162	804.0162	0.0186	0.0000	804.4803
Total	**0.3369**	**0.7619**	**2.7681**	**0.0108**	**1.0783**	**8.3300e-003**	**1.0866**	**0.2875**	**7.6900e-003**	**0.2952**	**0.0000**	**987.4772**	**987.4772**	**0.0284**	**0.0000**	**988.1863**

3.6 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2764	2.4598	2.6730	6.1800e-003		0.1015	0.1015		0.0968	0.0968	0.0000	535.0887	535.0887	0.1121	0.0000	537.8902
Total	**0.2764**	**2.4598**	**2.6730**	**6.1800e-003**		**0.1015**	**0.1015**		**0.0968**	**0.0968**	**0.0000**	**535.0887**	**535.0887**	**0.1121**	**0.0000**	**537.8902**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0140	0.4834	0.1466	1.6700e-003	0.0439	5.5000e-004	0.0445	0.0127	5.2000e-004	0.0132	0.0000	162.6723	162.6723	8.6100e-003	0.0000	162.8875
Worker	0.2733	0.1761	2.1658	7.6500e-003	0.9172	6.6300e-003	0.9238	0.2436	6.1100e-003	0.2497	0.0000	691.7861	691.7861	0.0152	0.0000	692.1653
Total	**0.2873**	**0.6595**	**2.3124**	**9.3200e-003**	**0.9611**	**7.1800e-003**	**0.9683**	**0.2563**	**6.6300e-003**	**0.2629**	**0.0000**	**854.4584**	**854.4584**	**0.0238**	**0.0000**	**855.0528**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1891	1.5759	2.1885	6.1800e-003		0.0640	0.0640		0.0622	0.0622	0.0000	393.6468	393.6468	0.0663	0.0000	395.3047
Total	**0.1891**	**1.5759**	**2.1885**	**6.1800e-003**		**0.0640**	**0.0640**		**0.0622**	**0.0622**	**0.0000**	**393.6468**	**393.6468**	**0.0663**	**0.0000**	**395.3047**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0140	0.4834	0.1466	1.6700e-003	0.0439	5.5000e-004	0.0445	0.0127	5.2000e-004	0.0132	0.0000	162.6723	162.6723	8.6100e-003	0.0000	162.8875
Worker	0.2733	0.1761	2.1658	7.6500e-003	0.9172	6.6300e-003	0.9238	0.2436	6.1100e-003	0.2497	0.0000	691.7861	691.7861	0.0152	0.0000	692.1653
Total	**0.2873**	**0.6595**	**2.3124**	**9.3200e-003**	**0.9611**	**7.1800e-003**	**0.9683**	**0.2563**	**6.6300e-003**	**0.2629**	**0.0000**	**854.4584**	**854.4584**	**0.0238**	**0.0000**	**855.0528**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5539					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0491	0.3555	0.4803	7.9000e-004		0.0164	0.0164		0.0160	0.0160	0.0000	67.0462	67.0462	8.5900e-003	0.0000	67.2610
Total	**1.6030**	**0.3555**	**0.4803**	**7.9000e-004**		**0.0164**	**0.0164**		**0.0160**	**0.0160**	**0.0000**	**67.0462**	**67.0462**	**8.5900e-003**	**0.0000**	**67.2610**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9200e-003	4.6200e-003	0.0561	1.9000e-004	0.0222	1.7000e-004	0.0224	5.8900e-003	1.5000e-004	6.0400e-003	0.0000	17.3304	17.3304	4.0000e-004	0.0000	17.3405
Total	**6.9200e-003**	**4.6200e-003**	**0.0561**	**1.9000e-004**	**0.0222**	**1.7000e-004**	**0.0224**	**5.8900e-003**	**1.5000e-004**	**6.0400e-003**	**0.0000**	**17.3304**	**17.3304**	**4.0000e-004**	**0.0000**	**17.3405**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5539					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0491	0.3555	0.4803	7.9000e-004		0.0164	0.0164		0.0160	0.0160	0.0000	67.0461	67.0461	8.5900e-003	0.0000	67.2609
Total	**1.6030**	**0.3555**	**0.4803**	**7.9000e-004**		**0.0164**	**0.0164**		**0.0160**	**0.0160**	**0.0000**	**67.0461**	**67.0461**	**8.5900e-003**	**0.0000**	**67.2609**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9200e-003	4.6200e-003	0.0561	1.9000e-004	0.0222	1.7000e-004	0.0224	5.8900e-003	1.5000e-004	6.0400e-003	0.0000	17.3304	17.3304	4.0000e-004	0.0000	17.3405
Total	**6.9200e-003**	**4.6200e-003**	**0.0561**	**1.9000e-004**	**0.0222**	**1.7000e-004**	**0.0224**	**5.8900e-003**	**1.5000e-004**	**6.0400e-003**	**0.0000**	**17.3304**	**17.3304**	**4.0000e-004**	**0.0000**	**17.3405**

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9090					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0287	0.2080	0.2810	4.6000e-004		9.6000e-003	9.6000e-003		9.3400e-003	9.3400e-003	0.0000	39.2207	39.2207	5.0300e-003	0.0000	39.3464
Total	**0.9377**	**0.2080**	**0.2810**	**4.6000e-004**		**9.6000e-003**	**9.6000e-003**		**9.3400e-003**	**9.3400e-003**	**0.0000**	**39.2207**	**39.2207**	**5.0300e-003**	**0.0000**	**39.3464**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8700e-003	2.4900e-003	0.0306	1.1000e-004	0.0130	9.0000e-005	0.0131	3.4500e-003	9.0000e-005	3.5300e-003	0.0000	9.7858	9.7858	2.1000e-004	0.0000	9.7912
Total	**3.8700e-003**	**2.4900e-003**	**0.0306**	**1.1000e-004**	**0.0130**	**9.0000e-005**	**0.0131**	**3.4500e-003**	**9.0000e-005**	**3.5300e-003**	**0.0000**	**9.7858**	**9.7858**	**2.1000e-004**	**0.0000**	**9.7912**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9090					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0287	0.2080	0.2810	4.6000e-004		9.6000e-003	9.6000e-003		9.3400e-003	9.3400e-003	0.0000	39.2206	39.2206	5.0300e-003	0.0000	39.3463
Total	**0.9377**	**0.2080**	**0.2810**	**4.6000e-004**		**9.6000e-003**	**9.6000e-003**		**9.3400e-003**	**9.3400e-003**	**0.0000**	**39.2206**	**39.2206**	**5.0300e-003**	**0.0000**	**39.3463**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8700e-003	2.4900e-003	0.0306	1.1000e-004	0.0130	9.0000e-005	0.0131	3.4500e-003	9.0000e-005	3.5300e-003	0.0000	9.7858	9.7858	2.1000e-004	0.0000	9.7912
Total	**3.8700e-003**	**2.4900e-003**	**0.0306**	**1.1000e-004**	**0.0130**	**9.0000e-005**	**0.0131**	**3.4500e-003**	**9.0000e-005**	**3.5300e-003**	**0.0000**	**9.7858**	**9.7858**	**2.1000e-004**	**0.0000**	**9.7912**

3.8 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0130	0.1222	0.1464	3.1000e-004		5.1900e-003	5.1900e-003		4.8500e-003	4.8500e-003	0.0000	26.7095	26.7095	7.2200e-003	0.0000	26.8902
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0130**	**0.1222**	**0.1464**	**3.1000e-004**		**5.1900e-003**	**5.1900e-003**		**4.8500e-003**	**4.8500e-003**	**0.0000**	**26.7095**	**26.7095**	**7.2200e-003**	**0.0000**	**26.8902**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-004	4.9000e-004	5.9800e-003	2.0000e-005	2.3700e-003	2.0000e-005	2.3800e-003	6.3000e-004	2.0000e-005	6.4000e-004	0.0000	1.8495	1.8495	4.0000e-005	0.0000	1.8506
Total	**7.4000e-004**	**4.9000e-004**	**5.9800e-003**	**2.0000e-005**	**2.3700e-003**	**2.0000e-005**	**2.3800e-003**	**6.3000e-004**	**2.0000e-005**	**6.4000e-004**	**0.0000**	**1.8495**	**1.8495**	**4.0000e-005**	**0.0000**	**1.8506**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0130	0.1222	0.1464	3.1000e-004		5.1900e-003	5.1900e-003		4.8500e-003	4.8500e-003	0.0000	26.7095	26.7095	7.2200e-003	0.0000	26.8901
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0130**	**0.1222**	**0.1464**	**3.1000e-004**		**5.1900e-003**	**5.1900e-003**		**4.8500e-003**	**4.8500e-003**	**0.0000**	**26.7095**	**26.7095**	**7.2200e-003**	**0.0000**	**26.8901**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-004	4.9000e-004	5.9800e-003	2.0000e-005	2.3700e-003	2.0000e-005	2.3800e-003	6.3000e-004	2.0000e-005	6.4000e-004	0.0000	1.8495	1.8495	4.0000e-005	0.0000	1.8506
Total	**7.4000e-004**	**4.9000e-004**	**5.9800e-003**	**2.0000e-005**	**2.3700e-003**	**2.0000e-005**	**2.3800e-003**	**6.3000e-004**	**2.0000e-005**	**6.4000e-004**	**0.0000**	**1.8495**	**1.8495**	**4.0000e-005**	**0.0000**	**1.8506**

3.8 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0432	0.4073	0.4880	1.0200e-003		0.0173	0.0173		0.0162	0.0162	0.0000	89.0318	89.0318	0.0241	0.0000	89.6339
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0432**	**0.4073**	**0.4880**	**1.0200e-003**		**0.0173**	**0.0173**		**0.0162**	**0.0162**	**0.0000**	**89.0318**	**89.0318**	**0.0241**	**0.0000**	**89.6339**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3500e-003	1.5100e-003	0.0186	7.0000e-005	7.8900e-003	6.0000e-005	7.9500e-003	2.1000e-003	5.0000e-005	2.1500e-003	0.0000	5.9509	5.9509	1.3000e-004	0.0000	5.9541
Total	**2.3500e-003**	**1.5100e-003**	**0.0186**	**7.0000e-005**	**7.8900e-003**	**6.0000e-005**	**7.9500e-003**	**2.1000e-003**	**5.0000e-005**	**2.1500e-003**	**0.0000**	**5.9509**	**5.9509**	**1.3000e-004**	**0.0000**	**5.9541**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0432	0.4073	0.4880	1.0200e-003		0.0173	0.0173		0.0162	0.0162	0.0000	89.0317	89.0317	0.0241	0.0000	89.6337
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0432**	**0.4073**	**0.4880**	**1.0200e-003**		**0.0173**	**0.0173**		**0.0162**	**0.0162**	**0.0000**	**89.0317**	**89.0317**	**0.0241**	**0.0000**	**89.6337**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3500e-003	1.5100e-003	0.0186	7.0000e-005	7.8900e-003	6.0000e-005	7.9500e-003	2.1000e-003	5.0000e-005	2.1500e-003	0.0000	5.9509	5.9509	1.3000e-004	0.0000	5.9541
Total	**2.3500e-003**	**1.5100e-003**	**0.0186**	**7.0000e-005**	**7.8900e-003**	**6.0000e-005**	**7.9500e-003**	**2.1000e-003**	**5.0000e-005**	**2.1500e-003**	**0.0000**	**5.9509**	**5.9509**	**1.3000e-004**	**0.0000**	**5.9541**

Hollywood Center - East Site - Pumps

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	423.00	Dwelling Unit	0.85	575,100.00	1181

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - see construction assumptions

Construction Phase - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Woodstoves - see construction assumptions

Construction Off-road Equipment Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Residential_Exterior	388193	370188
tblAreaCoating	Area_Residential_Interior	1164578	1110563
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	100.00	1.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	359.55	0.00
tblFireplaces	NumberNoFireplace	42.30	0.00
tblFireplaces	NumberWood	21.15	0.00
tblLandUse	LandUseSquareFeet	423,000.00	575,100.00
tblLandUse	LotAcreage	6.82	0.85
tblLandUse	Population	1,210.00	1,181.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	4.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblSolidWaste	SolidWasteGenerationRate	194.58	189.98
tblTripsAndVMT	VendorTripNumber	45.00	0.00
tblTripsAndVMT	WorkerTripNumber	305.00	4.00
tblWater	IndoorWaterUseRate	27,560,152.84	26,908,612.58
tblWater	OutdoorWaterUseRate	17,374,878.96	16,964,125.32
tblWoodstoves	NumberCatalytic	21.15	0.00
tblWoodstoves	NumberNoncatalytic	21.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	4.3000e-004	3.5500e-003	5.1700e-003	1.0000e-005	2.0000e-005	1.6000e-004	1.8000e-004	1.0000e-005	1.6000e-004	1.7000e-004	0.0000	0.7950	0.7950	3.0000e-005	0.0000	0.7958
Maximum	**4.3000e-004**	**3.5500e-003**	**5.1700e-003**	**1.0000e-005**	**2.0000e-005**	**1.6000e-004**	**1.8000e-004**	**1.0000e-005**	**1.6000e-004**	**1.7000e-004**	**0.0000**	**0.7950**	**0.7950**	**3.0000e-005**	**0.0000**	**0.7958**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	4.3000e-004	3.5500e-003	5.1700e-003	1.0000e-005	2.0000e-005	1.6000e-004	1.8000e-004	1.0000e-005	1.6000e-004	1.7000e-004	0.0000	0.7950	0.7950	3.0000e-005	0.0000	0.7958
Maximum	**4.3000e-004**	**3.5500e-003**	**5.1700e-003**	**1.0000e-005**	**2.0000e-005**	**1.6000e-004**	**1.8000e-004**	**1.0000e-005**	**1.6000e-004**	**1.7000e-004**	**0.0000**	**0.7950**	**0.7950**	**3.0000e-005**	**0.0000**	**0.7958**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	**Start Date**	**End Date**	**Maximum Unmitigated ROG + NOX (tons/quarter)**	**Maximum Mitigated ROG + NOX (tons/quarter)**
1	**6-11-2024**	**9-10-2024**	0.0034	0.0034
		Highest	0.0034	0.0034

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Foundations/Concrete Pour	Building Construction	6/11/2024	6/11/2024	6	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Foundations/Concrete Pour	Cranes	0	6.00	231	0.29
Foundations/Concrete Pour	Forklifts	0	6.00	89	0.20
Foundations/Concrete Pour	Generator Sets	0	8.00	84	0.74
Foundations/Concrete Pour	Pumps	2	11.00	84	0.74
Foundations/Concrete Pour	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Foundations/Concrete Pour	Welders	0	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Foundations/Concrete Pour	2	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Foundations/Concrete Pour - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.2000e-004	3.5500e-003	5.1100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.7772	0.7772	3.0000e-005	0.0000	0.7780
Total	**4.2000e-004**	**3.5500e-003**	**5.1100e-003**	**1.0000e-005**		**1.6000e-004**	**1.6000e-004**		**1.6000e-004**	**1.6000e-004**	**0.0000**	**0.7772**	**0.7772**	**3.0000e-005**	**0.0000**	**0.7780**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	0.0000	6.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178
Total	**1.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0178**	**0.0178**	**0.0000**	**0.0000**	**0.0178**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.2000e-004	3.5500e-003	5.1100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.7772	0.7772	3.0000e-005	0.0000	0.7780
Total	**4.2000e-004**	**3.5500e-003**	**5.1100e-003**	**1.0000e-005**		**1.6000e-004**	**1.6000e-004**		**1.6000e-004**	**1.6000e-004**	**0.0000**	**0.7772**	**0.7772**	**3.0000e-005**	**0.0000**	**0.7780**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	0.0000	6.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178
Total	**1.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0178**	**0.0178**	**0.0000**	**0.0000**	**0.0178**

Hollywood Center - West Site - Pumps

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	449.00	Dwelling Unit	0.50	581,000.00	1659

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2021
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - see construction assumptions

Construction Phase - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Woodstoves - see construction assumptions

Construction Off-road Equipment Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Residential_Exterior	392175	492589
tblAreaCoating	Area_Residential_Interior	1176525	1477766
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	100.00	1.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00
tblFireplaces	NumberWood	22.45	0.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	7.24	0.50
tblLandUse	Population	1,284.00	1,659.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	4.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblSolidWaste	SolidWasteGenerationRate	206.54	266.80
tblTripsAndVMT	VendorTripNumber	48.00	0.00
tblTripsAndVMT	WorkerTripNumber	323.00	4.00
tblWater	IndoorWaterUseRate	29,254,157.50	37,789,334.86
tblWater	OutdoorWaterUseRate	18,442,838.43	23,823,711.11
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	6.7000e-004	5.6200e-003	6.6200e-003	1.0000e-005	2.0000e-005	3.1000e-004	3.3000e-004	1.0000e-005	3.1000e-004	3.2000e-004	0.0000	1.0089	1.0089	5.0000e-005	0.0000	1.0103
Maximum	**6.7000e-004**	**5.6200e-003**	**6.6200e-003**	**1.0000e-005**	**2.0000e-005**	**3.1000e-004**	**3.3000e-004**	**1.0000e-005**	**3.1000e-004**	**3.2000e-004**	**0.0000**	**1.0089**	**1.0089**	**5.0000e-005**	**0.0000**	**1.0103**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	6.7000e-004	5.6200e-003	6.6200e-003	1.0000e-005	2.0000e-005	3.1000e-004	3.3000e-004	1.0000e-005	3.1000e-004	3.2000e-004	0.0000	1.0089	1.0089	5.0000e-005	0.0000	1.0103
Maximum	**6.7000e-004**	**5.6200e-003**	**6.6200e-003**	**1.0000e-005**	**2.0000e-005**	**3.1000e-004**	**3.3000e-004**	**1.0000e-005**	**3.1000e-004**	**3.2000e-004**	**0.0000**	**1.0089**	**1.0089**	**5.0000e-005**	**0.0000**	**1.0103**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	**Start Date**	**End Date**	**Maximum Unmitigated ROG + NOX (tons/quarter)**	**Maximum Mitigated ROG + NOX (tons/quarter)**
1	**7-21-2021**	**9-30-2021**	0.0054	0.0054
		Highest	0.0054	0.0054

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Foundations/Concrete Pour	Building Construction	7/21/2021	7/21/2021	6	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Foundations/Concrete Pour	Cranes	0	6.00	231	0.29
Foundations/Concrete Pour	Forklifts	0	6.00	89	0.20
Foundations/Concrete Pour	Generator Sets	0	8.00	84	0.74
Foundations/Concrete Pour	Pumps	2	14.00	84	0.74
Foundations/Concrete Pour	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Foundations/Concrete Pour	Welders	0	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Foundations/Concrete Pour	2	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Foundations/Concrete Pour - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7000e-004	5.6200e-003	6.5500e-003	1.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	0.9891	0.9891	5.0000e-005	0.0000	0.9905
Total	**6.7000e-004**	**5.6200e-003**	**6.5500e-003**	**1.0000e-005**		**3.1000e-004**	**3.1000e-004**		**3.1000e-004**	**3.1000e-004**	**0.0000**	**0.9891**	**0.9891**	**5.0000e-005**	**0.0000**	**0.9905**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0198	0.0198	0.0000	0.0000	0.0198
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0198**	**0.0198**	**0.0000**	**0.0000**	**0.0198**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7000e-004	5.6200e-003	6.5500e-003	1.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	0.9891	0.9891	5.0000e-005	0.0000	0.9905
Total	**6.7000e-004**	**5.6200e-003**	**6.5500e-003**	**1.0000e-005**		**3.1000e-004**	**3.1000e-004**		**3.1000e-004**	**3.1000e-004**	**0.0000**	**0.9891**	**0.9891**	**5.0000e-005**	**0.0000**	**0.9905**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0198	0.0198	0.0000	0.0000	0.0198
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0198**	**0.0198**	**0.0000**	**0.0000**	**0.0198**

Hollywood Center - West - Construction

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - see construction assumptions

Construction Phase - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions. Jackhammer assumed to be powered by generator set.

Off-road Equipment - see construction assumptions. Jackhammers assumed to be powered by generator set.

Off-road Equipment - see construction assumptions. Jackhammers assumed to be powered by generator.

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Demolition - 912 CY converted to building square footage.

Grading - see construction assumptions

Woodstoves - see construction assumptions

Construction Off-road Equipment Mitigation - see construction assumptions

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	44,455.00	45,115.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	133,364.00	135,344.00
tblArchitecturalCoating	ConstArea_Parking	26,974.00	26,786.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	437,738.00	437,603.00
tblArchitecturalCoating	ConstArea_Residential_Interior	1,313,213.00	1,312,808.00
tblAreaCoating	Area_Nonresidential_Exterior	44455	45115
tblAreaCoating	Area_Nonresidential_Interior	133364	135344
tblAreaCoating	Area_Parking	26974	26786
tblAreaCoating	Area_Residential_Exterior	437738	437603
tblAreaCoating	Area_Residential_Interior	1313213	1312808
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00

tblConstructionPhase	NumDays	20.00	49.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	4.00	137.00
tblConstructionPhase	NumDays	200.00	49.00
tblConstructionPhase	NumDays	200.00	639.00
tblConstructionPhase	NumDays	10.00	398.00
tblConstructionPhase	NumDays	10.00	76.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00
tblFireplaces	NumberWood	3.40	0.00
tblFireplaces	NumberWood	22.45	0.00
tblGrading	AcresOfGrading	0.00	1.84
tblGrading	AcresOfGrading	0.00	1.84
tblGrading	MaterialExported	0.00	168,020.00

tblLandUse	LandUseSquareFeet	334,800.00	414,005.00
tblLandUse	LandUseSquareFeet	0.00	1,636.00
tblLandUse	LandUseSquareFeet	34,412.40	34,205.00
tblLandUse	LandUseSquareFeet	1,980.00	1,983.00
tblLandUse	LandUseSquareFeet	11,240.00	11,237.00
tblLandUse	LandUseSquareFeet	68,000.00	67,500.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	0.96	0.10
tblLandUse	LotAcreage	7.53	0.51
tblLandUse	LotAcreage	0.27	0.10
tblLandUse	LotAcreage	0.00	0.14
tblLandUse	LotAcreage	0.79	0.10
tblLandUse	LotAcreage	0.05	0.10
tblLandUse	LotAcreage	0.26	0.10
tblLandUse	LotAcreage	1.79	0.20
tblLandUse	LotAcreage	7.02	0.50
tblOffRoadEquipment	HorsePower	187.00	84.00
tblOffRoadEquipment	LoadFactor	0.41	0.74
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblSolidWaste	SolidWasteGenerationRate	38.58	39.23
tblTripsAndVMT	HaulingTripNumber	45.00	0.00
tblTripsAndVMT	HaulingTripNumber	21,003.00	0.00
tblTripsAndVMT	VendorTripNumber	144.00	0.00
tblTripsAndVMT	VendorTripNumber	144.00	50.00
tblTripsAndVMT	WorkerTripNumber	18.00	12.00
tblTripsAndVMT	WorkerTripNumber	10.00	12.00
tblTripsAndVMT	WorkerTripNumber	5.00	24.00
tblTripsAndVMT	WorkerTripNumber	28.00	224.00
tblTripsAndVMT	WorkerTripNumber	594.00	250.00
tblTripsAndVMT	WorkerTripNumber	594.00	600.00
tblTripsAndVMT	WorkerTripNumber	119.00	16.00
tblTripsAndVMT	WorkerTripNumber	20.00	24.00
tblWater	IndoorWaterUseRate	7,372,395.87	7,496,809.49
tblWater	OutdoorWaterUseRate	941,270.27	953,185.08
tblWater	OutdoorWaterUseRate	4,518,565.21	4,594,818.72
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00

tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5843	3.8554	5.0895	0.0124	0.5761	0.1649	0.7411	0.1514	0.1561	0.3075	0.0000	1,103.7582	1,103.7582	0.1540	0.0000	1,107.6078
2022	2.0890	4.8180	6.9689	0.0196	1.0959	0.1901	1.2860	0.2922	0.1816	0.4738	0.0000	1,755.4076	1,755.4076	0.1717	0.0000	1,759.6987
2023	1.9086	3.9833	5.8403	0.0159	0.8334	0.1704	1.0038	0.2222	0.1618	0.3840	0.0000	1,415.8350	1,415.8350	0.1558	0.0000	1,419.7290
Maximum	**2.0890**	**4.8180**	**6.9689**	**0.0196**	**1.0959**	**0.1901**	**1.2860**	**0.2922**	**0.1816**	**0.4738**	**0.0000**	**1,755.4076**	**1,755.4076**	**0.1717**	**0.0000**	**1,759.6987**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5325	3.2468	4.8407	0.0124	0.5661	0.1402	0.7064	0.1499	0.1333	0.2833	0.0000	1,040.1443	1,040.1443	0.1334	0.0000	1,043.4796
2022	1.9723	3.5083	6.3766	0.0196	1.0959	0.1357	1.2316	0.2922	0.1315	0.4237	0.0000	1,596.7278	1,596.7278	0.1203	0.0000	1,599.7359
2023	1.8264	3.0905	5.4110	0.0159	0.8334	0.1331	0.9665	0.2222	0.1275	0.3497	0.0000	1,297.2076	1,297.2076	0.1174	0.0000	1,300.1424
Maximum	**1.9723**	**3.5083**	**6.3766**	**0.0196**	**1.0959**	**0.1402**	**1.2316**	**0.2922**	**0.1333**	**0.4237**	**0.0000**	**1,596.7278**	**1,596.7278**	**0.1334**	**0.0000**	**1,599.7359**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**5.47**	**22.21**	**7.10**	**0.00**	**0.40**	**22.15**	**4.17**	**0.22**	**21.44**	**9.31**	**0.00**	**7.97**	**7.97**	**22.91**	**0.00**	**8.02**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-4-2021	4-3-2021	1.2099	1.1625
2	4-4-2021	7-3-2021	0.9089	0.9089
3	7-4-2021	10-3-2021	0.8811	0.6714
4	10-4-2021	1-3-2022	1.4750	1.0618
5	1-4-2022	4-3-2022	1.2965	0.9449
6	4-4-2022	7-3-2022	1.6706	1.3151
7	7-4-2022	10-3-2022	1.9623	1.6030
8	10-4-2022	1-3-2023	1.9750	1.6166
9	1-4-2023	4-3-2023	2.1409	1.8195
10	4-4-2023	7-3-2023	2.2225	1.8974
11	7-4-2023	9-30-2023	1.4589	1.1410
		Highest	2.2225	1.8974

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	3/1/2021	6	49	
2	Utilities/Trenching	Trenching	1/14/2021	2/3/2021	6	18	
3	Site Preparation	Site Preparation	2/1/2021	2/28/2021	6	24	
4	Grading	Grading	2/11/2021	7/20/2021	6	137	
5	Foundations/Concrete Pour	Building Construction	7/21/2021	9/15/2021	6	49	
6	Building Construction	Building Construction	9/16/2021	9/30/2023	6	639	
7	Architectural Coating	Architectural Coating	5/12/2022	8/18/2023	6	398	
8	Paving	Paving	2/23/2023	5/22/2023	6	76	

Acres of Grading (Site Preparation Phase): 1.84

Acres of Grading (Grading Phase): 1.84

Acres of Paving: 0.746

Residential Indoor: 1,312,808; Residential Outdoor: 437,603; Non-Residential Indoor: 135,344; Non-Residential Outdoor: 45,115; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition	Dumpers/Tenders	1	8.00	16	0.38
Demolition	Excavators	1	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Utilities/Trenching	Air Compressors	1	8.00	78	0.48
Utilities/Trenching	Concrete/Industrial Saws	1	8.00	81	0.73
Utilities/Trenching	Cranes	1	8.00	231	0.29
Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	0	7.00	247	0.40
Site Preparation	Rubber Tired Loaders	1	8.00	203	0.36
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Dumpers/Tenders	2	8.00	16	0.38
Grading	Excavators	4	8.00	158	0.38
Grading	Graders	0	6.00	187	0.41
Grading	Plate Compactors	2	8.00	8	0.43
Grading	Rubber Tired Dozers	0	6.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Air Compressors	1	8.00	78	0.48
Foundations/Concrete Pour	Cranes	1	8.00	231	0.29
Foundations/Concrete Pour	Dumpers/Tenders	2	8.00	16	0.38

Foundations/Concrete Pour	Forklifts	1	8.00	89	0.20
Foundations/Concrete Pour	Generator Sets	1	8.00	84	0.74
Foundations/Concrete Pour	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Welders	0	8.00	46	0.45
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Bore/Drill Rigs	1	8.00	221	0.50
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Dumpers/Tenders	2	8.00	16	0.38
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Forklifts	1	8.00	89	0.20
Paving	Cement and Mortar Mixers	0	6.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Graders	1	8.00	84	0.74
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	1	8.00	80	0.38
Paving	Surfacing Equipment	1	8.00	263	0.30
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	7	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Utilities/Trenching	4	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	11	224.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	7	250.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	10	600.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.9200e-003	0.0000	4.9200e-003	7.5000e-004	0.0000	7.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0506	0.4351	0.4552	8.6000e-004		0.0218	0.0218		0.0214	0.0214	0.0000	74.4569	74.4569	0.0109	0.0000	74.7294
Total	**0.0506**	**0.4351**	**0.4552**	**8.6000e-004**	**4.9200e-003**	**0.0218**	**0.0267**	**7.5000e-004**	**0.0214**	**0.0221**	**0.0000**	**74.4569**	**74.4569**	**0.0109**	**0.0000**	**74.7294**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2700e-003	9.8000e-004	0.0111	3.0000e-005	3.2200e-003	3.0000e-005	3.2500e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	2.9074	2.9074	9.0000e-005	0.0000	2.9096
Total	**1.2700e-003**	**9.8000e-004**	**0.0111**	**3.0000e-005**	**3.2200e-003**	**3.0000e-005**	**3.2500e-003**	**8.6000e-004**	**2.0000e-005**	**8.8000e-004**	**0.0000**	**2.9074**	**2.9074**	**9.0000e-005**	**0.0000**	**2.9096**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.9200e-003	0.0000	1.9200e-003	2.9000e-004	0.0000	2.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0506	0.4351	0.4552	8.6000e-004		0.0218	0.0218		0.0214	0.0214	0.0000	74.4568	74.4568	0.0109	0.0000	74.7293
Total	**0.0506**	**0.4351**	**0.4552**	**8.6000e-004**	**1.9200e-003**	**0.0218**	**0.0237**	**2.9000e-004**	**0.0214**	**0.0216**	**0.0000**	**74.4568**	**74.4568**	**0.0109**	**0.0000**	**74.7293**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2700e-003	9.8000e-004	0.0111	3.0000e-005	3.2200e-003	3.0000e-005	3.2500e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	2.9074	2.9074	9.0000e-005	0.0000	2.9096
Total	**1.2700e-003**	**9.8000e-004**	**0.0111**	**3.0000e-005**	**3.2200e-003**	**3.0000e-005**	**3.2500e-003**	**8.6000e-004**	**2.0000e-005**	**8.8000e-004**	**0.0000**	**2.9074**	**2.9074**	**9.0000e-005**	**0.0000**	**2.9096**

3.3 Utilities/Trenching - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0115	0.1064	0.0931	1.7000e-004		5.4700e-003	5.4700e-003		5.2400e-003	5.2400e-003	0.0000	14.9215	14.9215	2.7600e-003	0.0000	14.9905
Total	**0.0115**	**0.1064**	**0.0931**	**1.7000e-004**		**5.4700e-003**	**5.4700e-003**		**5.2400e-003**	**5.2400e-003**	**0.0000**	**14.9215**	**14.9215**	**2.7600e-003**	**0.0000**	**14.9905**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.6000e-004	4.0800e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0680	1.0680	3.0000e-005	0.0000	1.0688
Total	**4.6000e-004**	**3.6000e-004**	**4.0800e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**1.0680**	**1.0680**	**3.0000e-005**	**0.0000**	**1.0688**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.7800e-003	0.0627	0.0752	1.7000e-004		3.6900e-003	3.6900e-003		3.6100e-003	3.6100e-003	0.0000	10.3596	10.3596	1.2900e-003	0.0000	10.3917
Total	**7.7800e-003**	**0.0627**	**0.0752**	**1.7000e-004**		**3.6900e-003**	**3.6900e-003**		**3.6100e-003**	**3.6100e-003**	**0.0000**	**10.3596**	**10.3596**	**1.2900e-003**	**0.0000**	**10.3917**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.6000e-004	4.0800e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0680	1.0680	3.0000e-005	0.0000	1.0688
Total	**4.6000e-004**	**3.6000e-004**	**4.0800e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**1.0680**	**1.0680**	**3.0000e-005**	**0.0000**	**1.0688**

3.4 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8000e-004	0.0000	9.8000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8700e-003	0.0722	0.0585	1.4000e-004		2.8000e-003	2.8000e-003		2.5800e-003	2.5800e-003	0.0000	12.0338	12.0338	3.8900e-003	0.0000	12.1311
Total	**6.8700e-003**	**0.0722**	**0.0585**	**1.4000e-004**	**9.8000e-004**	**2.8000e-003**	**3.7800e-003**	**1.1000e-004**	**2.5800e-003**	**2.6900e-003**	**0.0000**	**12.0338**	**12.0338**	**3.8900e-003**	**0.0000**	**12.1311**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2400e-003	9.6000e-004	0.0109	3.0000e-005	3.1600e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004	0.0000	2.8481	2.8481	8.0000e-005	0.0000	2.8502
Total	**1.2400e-003**	**9.6000e-004**	**0.0109**	**3.0000e-005**	**3.1600e-003**	**3.0000e-005**	**3.1800e-003**	**8.4000e-004**	**2.0000e-005**	**8.6000e-004**	**0.0000**	**2.8481**	**2.8481**	**8.0000e-005**	**0.0000**	**2.8502**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.8000e-004	0.0000	3.8000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8700e-003	0.0722	0.0585	1.4000e-004		2.8000e-003	2.8000e-003		2.5800e-003	2.5800e-003	0.0000	12.0338	12.0338	3.8900e-003	0.0000	12.1311
Total	**6.8700e-003**	**0.0722**	**0.0585**	**1.4000e-004**	**3.8000e-004**	**2.8000e-003**	**3.1800e-003**	**4.0000e-005**	**2.5800e-003**	**2.6200e-003**	**0.0000**	**12.0338**	**12.0338**	**3.8900e-003**	**0.0000**	**12.1311**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2400e-003	9.6000e-004	0.0109	3.0000e-005	3.1600e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004	0.0000	2.8481	2.8481	8.0000e-005	0.0000	2.8502
Total	**1.2400e-003**	**9.6000e-004**	**0.0109**	**3.0000e-005**	**3.1600e-003**	**3.0000e-005**	**3.1800e-003**	**8.4000e-004**	**2.0000e-005**	**8.6000e-004**	**0.0000**	**2.8481**	**2.8481**	**8.0000e-005**	**0.0000**	**2.8502**

3.5 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0105	0.0000	0.0105	1.5400e-003	0.0000	1.5400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1382	1.3473	1.3335	2.6500e-003		0.0577	0.0577		0.0533	0.0533	0.0000	230.1099	230.1099	0.0718	0.0000	231.9060
Total	**0.1382**	**1.3473**	**1.3335**	**2.6500e-003**	**0.0105**	**0.0577**	**0.0681**	**1.5400e-003**	**0.0533**	**0.0549**	**0.0000**	**230.1099**	**230.1099**	**0.0718**	**0.0000**	**231.9060**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0660	0.0514	0.5803	1.6800e-003	0.1681	1.3900e-003	0.1695	0.0447	1.2800e-003	0.0459	0.0000	151.7394	151.7394	4.4700e-003	0.0000	151.8511
Total	**0.0660**	**0.0514**	**0.5803**	**1.6800e-003**	**0.1681**	**1.3900e-003**	**0.1695**	**0.0447**	**1.2800e-003**	**0.0459**	**0.0000**	**151.7394**	**151.7394**	**4.4700e-003**	**0.0000**	**151.8511**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0900e-003	0.0000	4.0900e-003	6.0000e-004	0.0000	6.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1382	1.3473	1.3335	2.6500e-003		0.0577	0.0577		0.0533	0.0533	0.0000	230.1096	230.1096	0.0718	0.0000	231.9057
Total	**0.1382**	**1.3473**	**1.3335**	**2.6500e-003**	**4.0900e-003**	**0.0577**	**0.0618**	**6.0000e-004**	**0.0533**	**0.0539**	**0.0000**	**230.1096**	**230.1096**	**0.0718**	**0.0000**	**231.9057**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0660	0.0514	0.5803	1.6800e-003	0.1681	1.3900e-003	0.1695	0.0447	1.2800e-003	0.0459	0.0000	151.7394	151.7394	4.4700e-003	0.0000	151.8511
Total	**0.0660**	**0.0514**	**0.5803**	**1.6800e-003**	**0.1681**	**1.3900e-003**	**0.1695**	**0.0447**	**1.2800e-003**	**0.0459**	**0.0000**	**151.7394**	**151.7394**	**4.4700e-003**	**0.0000**	**151.8511**

3.6 Foundations/Concrete Pour - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0374	0.3444	0.2945	5.5000e-004		0.0177	0.0177		0.0169	0.0169	0.0000	47.2936	47.2936	8.8100e-003	0.0000	47.5140
Total	**0.0374**	**0.3444**	**0.2945**	**5.5000e-004**		**0.0177**	**0.0177**		**0.0169**	**0.0169**	**0.0000**	**47.2936**	**47.2936**	**8.8100e-003**	**0.0000**	**47.5140**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0264	0.0205	0.2316	6.7000e-004	0.0671	5.5000e-004	0.0677	0.0178	5.1000e-004	0.0183	0.0000	60.5712	60.5712	1.7800e-003	0.0000	60.6157
Total	**0.0264**	**0.0205**	**0.2316**	**6.7000e-004**	**0.0671**	**5.5000e-004**	**0.0677**	**0.0178**	**5.1000e-004**	**0.0183**	**0.0000**	**60.5712**	**60.5712**	**1.7800e-003**	**0.0000**	**60.6157**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0273	0.2256	0.2459	5.5000e-004		0.0128	0.0128		0.0125	0.0125	0.0000	34.8750	34.8750	4.8000e-003	0.0000	34.9950
Total	**0.0273**	**0.2256**	**0.2459**	**5.5000e-004**		**0.0128**	**0.0128**		**0.0125**	**0.0125**	**0.0000**	**34.8750**	**34.8750**	**4.8000e-003**	**0.0000**	**34.9950**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0264	0.0205	0.2316	6.7000e-004	0.0671	5.5000e-004	0.0677	0.0178	5.1000e-004	0.0183	0.0000	60.5712	60.5712	1.7800e-003	0.0000	60.6157
Total	**0.0264**	**0.0205**	**0.2316**	**6.7000e-004**	**0.0671**	**5.5000e-004**	**0.0677**	**0.0178**	**5.1000e-004**	**0.0183**	**0.0000**	**60.5712**	**60.5712**	**1.7800e-003**	**0.0000**	**60.6157**

3.7 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1186	1.1563	0.9116	2.0300e-003		0.0546	0.0546		0.0521	0.0521	0.0000	176.1731	176.1731	0.0378	0.0000	177.1185
Total	**0.1186**	**1.1563**	**0.9116**	**2.0300e-003**		**0.0546**	**0.0546**		**0.0521**	**0.0521**	**0.0000**	**176.1731**	**176.1731**	**0.0378**	**0.0000**	**177.1185**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1400e-003	0.2270	0.0615	5.8000e-004	0.0145	4.6000e-004	0.0150	4.1800e-003	4.4000e-004	4.6200e-003	0.0000	56.6942	56.6942	3.4800e-003	0.0000	56.7812
Worker	0.1188	0.0925	1.0437	3.0200e-003	0.3024	2.4900e-003	0.3049	0.0803	2.3000e-003	0.0826	0.0000	272.9411	272.9411	8.0300e-003	0.0000	273.1419
Total	**0.1259**	**0.3194**	**1.1053**	**3.6000e-003**	**0.3169**	**2.9500e-003**	**0.3199**	**0.0845**	**2.7400e-003**	**0.0872**	**0.0000**	**329.6353**	**329.6353**	**0.0115**	**0.0000**	**329.9231**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0806	0.7102	0.7292	2.0300e-003		0.0365	0.0365		0.0354	0.0354	0.0000	129.5400	129.5400	0.0227	0.0000	130.1084
Total	**0.0806**	**0.7102**	**0.7292**	**2.0300e-003**		**0.0365**	**0.0365**		**0.0354**	**0.0354**	**0.0000**	**129.5400**	**129.5400**	**0.0227**	**0.0000**	**130.1084**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1400e-003	0.2270	0.0615	5.8000e-004	0.0145	4.6000e-004	0.0150	4.1800e-003	4.4000e-004	4.6200e-003	0.0000	56.6942	56.6942	3.4800e-003	0.0000	56.7812
Worker	0.1188	0.0925	1.0437	3.0200e-003	0.3024	2.4900e-003	0.3049	0.0803	2.3000e-003	0.0826	0.0000	272.9411	272.9411	8.0300e-003	0.0000	273.1419
Total	**0.1259**	**0.3194**	**1.1053**	**3.6000e-003**	**0.3169**	**2.9500e-003**	**0.3199**	**0.0845**	**2.7400e-003**	**0.0872**	**0.0000**	**329.6353**	**329.6353**	**0.0115**	**0.0000**	**329.9231**

3.7 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3678	3.4539	3.0588	6.9200e-003		0.1607	0.1607		0.1534	0.1534	0.0000	599.6581	599.6581	0.1279	0.0000	602.8566
Total	**0.3678**	**3.4539**	**3.0588**	**6.9200e-003**		**0.1607**	**0.1607**		**0.1534**	**0.1534**	**0.0000**	**599.6581**	**599.6581**	**0.1279**	**0.0000**	**602.8566**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0228	0.7337	0.1981	1.9700e-003	0.0493	1.3800e-003	0.0507	0.0142	1.3200e-003	0.0155	0.0000	191.1894	191.1894	0.0114	0.0000	191.4749
Worker	0.3789	0.2841	3.2718	9.9100e-003	1.0290	8.2200e-003	1.0372	0.2733	7.5700e-003	0.2809	0.0000	895.9514	895.9514	0.0247	0.0000	896.5682
Total	**0.4017**	**1.0178**	**3.4699**	**0.0119**	**1.0783**	**9.6000e-003**	**1.0878**	**0.2875**	**8.8900e-003**	**0.2964**	**0.0000**	**1,087.1408**	**1,087.1408**	**0.0361**	**0.0000**	**1,088.0431**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2510	2.1442	2.4665	6.9200e-003		0.1063	0.1063		0.1034	0.1034	0.0000	440.9783	440.9783	0.0766	0.0000	442.8938
Total	**0.2510**	**2.1442**	**2.4665**	**6.9200e-003**		**0.1063**	**0.1063**		**0.1034**	**0.1034**	**0.0000**	**440.9783**	**440.9783**	**0.0766**	**0.0000**	**442.8938**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0228	0.7337	0.1981	1.9700e-003	0.0493	1.3800e-003	0.0507	0.0142	1.3200e-003	0.0155	0.0000	191.1894	191.1894	0.0114	0.0000	191.4749
Worker	0.3789	0.2841	3.2718	9.9100e-003	1.0290	8.2200e-003	1.0372	0.2733	7.5700e-003	0.2809	0.0000	895.9514	895.9514	0.0247	0.0000	896.5682
Total	**0.4017**	**1.0178**	**3.4699**	**0.0119**	**1.0783**	**9.6000e-003**	**1.0878**	**0.2875**	**8.8900e-003**	**0.2964**	**0.0000**	**1,087.1408**	**1,087.1408**	**0.0361**	**0.0000**	**1,088.0431**

3.7 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2583	2.3752	2.2685	5.1800e-003		0.1067	0.1067		0.1019	0.1019	0.0000	448.5357	448.5357	0.0949	0.0000	450.9090
Total	**0.2583**	**2.3752**	**2.2685**	**5.1800e-003**		**0.1067**	**0.1067**		**0.1019**	**0.1019**	**0.0000**	**448.5357**	**448.5357**	**0.0949**	**0.0000**	**450.9090**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0127	0.4144	0.1329	1.4200e-003	0.0369	4.8000e-004	0.0373	0.0106	4.6000e-004	0.0111	0.0000	138.4592	138.4592	7.5400e-003	0.0000	138.6478
Worker	0.2663	0.1921	2.2492	7.1400e-003	0.7693	5.9700e-003	0.7752	0.2043	5.4900e-003	0.2098	0.0000	645.3061	645.3061	0.0166	0.0000	645.7214
Total	**0.2790**	**0.6065**	**2.3821**	**8.5600e-003**	**0.8061**	**6.4500e-003**	**0.8126**	**0.2150**	**5.9500e-003**	**0.2209**	**0.0000**	**783.7654**	**783.7654**	**0.0242**	**0.0000**	**784.3693**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1761	1.4824	1.8393	5.1800e-003		0.0694	0.0694		0.0676	0.0676	0.0000	329.9085	329.9085	0.0566	0.0000	331.3226
Total	**0.1761**	**1.4824**	**1.8393**	**5.1800e-003**		**0.0694**	**0.0694**		**0.0676**	**0.0676**	**0.0000**	**329.9085**	**329.9085**	**0.0566**	**0.0000**	**331.3226**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0127	0.4144	0.1329	1.4200e-003	0.0369	4.8000e-004	0.0373	0.0106	4.6000e-004	0.0111	0.0000	138.4592	138.4592	7.5400e-003	0.0000	138.6478
Worker	0.2663	0.1921	2.2492	7.1400e-003	0.7693	5.9700e-003	0.7752	0.2043	5.4900e-003	0.2098	0.0000	645.3061	645.3061	0.0166	0.0000	645.7214
Total	**0.2790**	**0.6065**	**2.3821**	**8.5600e-003**	**0.8061**	**6.4500e-003**	**0.8126**	**0.2150**	**5.9500e-003**	**0.2209**	**0.0000**	**783.7654**	**783.7654**	**0.0242**	**0.0000**	**784.3693**

3.8 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2669					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0462	0.3414	0.3842	6.3000e-004		0.0197	0.0197		0.0192	0.0192	0.0000	53.2659	53.2659	7.1900e-003	0.0000	53.4457
Total	**1.3131**	**0.3414**	**0.3842**	**6.3000e-004**		**0.0197**	**0.0197**		**0.0192**	**0.0192**	**0.0000**	**53.2659**	**53.2659**	**7.1900e-003**	**0.0000**	**53.4457**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4900e-003	4.8700e-003	0.0560	1.7000e-004	0.0176	1.4000e-004	0.0178	4.6800e-003	1.3000e-004	4.8100e-003	0.0000	15.3428	15.3428	4.2000e-004	0.0000	15.3534
Total	**6.4900e-003**	**4.8700e-003**	**0.0560**	**1.7000e-004**	**0.0176**	**1.4000e-004**	**0.0178**	**4.6800e-003**	**1.3000e-004**	**4.8100e-003**	**0.0000**	**15.3428**	**15.3428**	**4.2000e-004**	**0.0000**	**15.3534**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2669					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0462	0.3414	0.3842	6.3000e-004		0.0197	0.0197		0.0192	0.0192	0.0000	53.2659	53.2659	7.1900e-003	0.0000	53.4456
Total	**1.3131**	**0.3414**	**0.3842**	**6.3000e-004**		**0.0197**	**0.0197**		**0.0192**	**0.0192**	**0.0000**	**53.2659**	**53.2659**	**7.1900e-003**	**0.0000**	**53.4456**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4900e-003	4.8700e-003	0.0560	1.7000e-004	0.0176	1.4000e-004	0.0178	4.6800e-003	1.3000e-004	4.8100e-003	0.0000	15.3428	15.3428	4.2000e-004	0.0000	15.3534
Total	**6.4900e-003**	**4.8700e-003**	**0.0560**	**1.7000e-004**	**0.0176**	**1.4000e-004**	**0.0178**	**4.6800e-003**	**1.3000e-004**	**4.8100e-003**	**0.0000**	**15.3428**	**15.3428**	**4.2000e-004**	**0.0000**	**15.3534**

3.8 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2417					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0425	0.3114	0.3753	6.1000e-004		0.0169	0.0169		0.0164	0.0164	0.0000	52.2059	52.2059	6.8700e-003	0.0000	52.3776
Total	**1.2842**	**0.3114**	**0.3753**	**6.1000e-004**		**0.0169**	**0.0169**		**0.0164**	**0.0164**	**0.0000**	**52.2059**	**52.2059**	**6.8700e-003**	**0.0000**	**52.3776**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9800e-003	4.3100e-003	0.0505	1.6000e-004	0.0173	1.3000e-004	0.0174	4.5900e-003	1.2000e-004	4.7100e-003	0.0000	14.4872	14.4872	3.7000e-004	0.0000	14.4965
Total	**5.9800e-003**	**4.3100e-003**	**0.0505**	**1.6000e-004**	**0.0173**	**1.3000e-004**	**0.0174**	**4.5900e-003**	**1.2000e-004**	**4.7100e-003**	**0.0000**	**14.4872**	**14.4872**	**3.7000e-004**	**0.0000**	**14.4965**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2417					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0425	0.3114	0.3753	6.1000e-004		0.0169	0.0169		0.0164	0.0164	0.0000	52.2059	52.2059	6.8700e-003	0.0000	52.3776
Total	**1.2842**	**0.3114**	**0.3753**	**6.1000e-004**		**0.0169**	**0.0169**		**0.0164**	**0.0164**	**0.0000**	**52.2059**	**52.2059**	**6.8700e-003**	**0.0000**	**52.3776**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9800e-003	4.3100e-003	0.0505	1.6000e-004	0.0173	1.3000e-004	0.0174	4.5900e-003	1.2000e-004	4.7100e-003	0.0000	14.4872	14.4872	3.7000e-004	0.0000	14.4965
Total	**5.9800e-003**	**4.3100e-003**	**0.0505**	**1.6000e-004**	**0.0173**	**1.3000e-004**	**0.0174**	**4.5900e-003**	**1.2000e-004**	**4.7100e-003**	**0.0000**	**14.4872**	**14.4872**	**3.7000e-004**	**0.0000**	**14.4965**

3.9 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0777	0.6834	0.7346	1.2400e-003		0.0402	0.0402		0.0374	0.0374	0.0000	108.4574	108.4574	0.0292	0.0000	109.1877
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0777**	**0.6834**	**0.7346**	**1.2400e-003**		**0.0402**	**0.0402**		**0.0374**	**0.0374**	**0.0000**	**108.4574**	**108.4574**	**0.0292**	**0.0000**	**109.1877**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4600e-003	2.5000e-003	0.0292	9.0000e-005	9.9900e-003	8.0000e-005	0.0101	2.6500e-003	7.0000e-005	2.7300e-003	0.0000	8.3835	8.3835	2.2000e-004	0.0000	8.3889
Total	**3.4600e-003**	**2.5000e-003**	**0.0292**	**9.0000e-005**	**9.9900e-003**	**8.0000e-005**	**0.0101**	**2.6500e-003**	**7.0000e-005**	**2.7300e-003**	**0.0000**	**8.3835**	**8.3835**	**2.2000e-004**	**0.0000**	**8.3889**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0777	0.6834	0.7346	1.2400e-003		0.0402	0.0402		0.0374	0.0374	0.0000	108.4572	108.4572	0.0292	0.0000	109.1876
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0777**	**0.6834**	**0.7346**	**1.2400e-003**		**0.0402**	**0.0402**		**0.0374**	**0.0374**	**0.0000**	**108.4572**	**108.4572**	**0.0292**	**0.0000**	**109.1876**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4600e-003	2.5000e-003	0.0292	9.0000e-005	9.9900e-003	8.0000e-005	0.0101	2.6500e-003	7.0000e-005	2.7300e-003	0.0000	8.3835	8.3835	2.2000e-004	0.0000	8.3889
Total	**3.4600e-003**	**2.5000e-003**	**0.0292**	**9.0000e-005**	**9.9900e-003**	**8.0000e-005**	**0.0101**	**2.6500e-003**	**7.0000e-005**	**2.7300e-003**	**0.0000**	**8.3835**	**8.3835**	**2.2000e-004**	**0.0000**	**8.3889**

Hollywood Center
On-Road Soil/Material Haul Truck Regional Emissions

On-Road Truck Total Emissions

Construction Phase	Source	Year	Daily One-Way Truck Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions CO2e (metric tons/year)
West Site							
Demolition	T7 - Single Construction	2021	23	2	8	30	2.25
Grading	T7 - Single Construction	2021	192	88	8	30	814.00
Foundations	T7 - Single Construction	2021					
Shoring Wall	T7 - Single Construction	2021	20	19	8	7.5	4.61
Cast in Drilled Hole Foundation	T7 - Single Construction	2021	4	41	8	7.5	1.98
Mat Foundation (Continuous Pour)	T7 - Single Construction	2021	188	1	14	7.5	2.56
Column Footings	T7 - Single Construction	2021	42	4	8	7.5	2.09
Building Construction	T7 - Single Construction	2021					
Structure Equipment Garage	T7 - Single Construction	2021	84	52	8	7.5	52.72
Structure Equipment Tower	T7 - Single Construction	2021/2022	42	42	8	7.5	21.31
Structure Equipment Affordable	T7 - Single Construction	2022	48	22	8	7.5	12.79
Retail	T7 - Single Construction	2022	28	2	8	7.5	0.72
							915.03
East Site							
Site Preparation	T7 - Single Construction	2024	36	2	8	30	3.39
Grading	T7 - Single Construction	2024	192	88	8	30	782.64
Foundations	T7 - Single Construction	2024					
Shoring Wall	T7 - Single Construction	2024	20	16	8	7.5	3.73
Cast in Drilled Hole Foundation	T7 - Single Construction	2024	4	30	8	7.5	1.40
Mat Foundation (Continuous Pour)	T7 - Single Construction	2024	142	1	11	7.5	1.86
Column Footings	T7 - Single Construction	2024	42	4	8	7.5	2.01
Building Construction	T7 - Single Construction	2024					
Structure Equipment Garage	T7 - Single Construction	2024	88	58	8	7.5	59.22
Structure Equipment Tower	T7 - Single Construction	2024/2025	40	82	8	7.5	38.03
Structure Equipment Affordable	T7 - Single Construction	2025	36	13	8	7.5	5.47
Retail	T7 - Single Construction	2025	60	3	8	7.5	2.17
							899.91

Source: Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

Capitol Records
On-Road Soil/Material Haul Truck Regional Emissions

On-Road Truck Regional Running Emissions

Construction Phase	Source	Year	Daily One-Way Truck Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Running Emissions Factor (grams/mile) CO2e	Regional Emissions CO2e (metric tons/year)
West Site								
Demolition	T7 - Single Construction	2021	23	2	8	30	1,605.29	2.22
Grading	T7 - Single Construction	2021	192	88	8	30	1,605.29	813.69
Foundations	T7 - Single Construction	2021						
Shoring Wall	T7 - Single Construction	2021	20	19	8	7.5	1,605.29	4.58
Cast in Drilled Hole Foundation	T7 - Single Construction	2021	4	41	8	7.5	1,605.29	1.97
Mat Foundation (Continuous Pour)	T7 - Single Construction	2021	188	1	14	7.5	1,605.29	2.26
Column Footings	T7 - Single Construction	2021	42	4	8	7.5	1,605.29	2.02
Building Construction	T7 - Single Construction	2021						
Structure Equipment Garage	T7 - Single Construction	2021	84	52	8	7.5	1,605.29	52.59
Structure Equipment Tower	T7 - Single Construction	2021/2022	42	42	8	7.5	1,605.29	21.24
Structure Equipment Affordable	T7 - Single Construction	2022	48	22	8	7.5	1,605.29	12.71
Retail	T7 - Single Construction	2022	28	2	8	7.5	1,605.29	0.67
							Total	**913.96**
East Site								
Site Preparation	T7 - Single Construction	2024	36	2	8	30	1,543.46	3.33
Grading	T7 - Single Construction	2024	192	88	8	30	1,543.46	782.35
Foundations	T7 - Single Construction	2024						
Shoring Wall	T7 - Single Construction	2024	20	16	8	7.5	1,543.46	3.70
Cast in Drilled Hole Foundation	T7 - Single Construction	2024	4	30	8	7.5	1,543.46	1.39
Mat Foundation (Continuous Pour)	T7 - Single Construction	2024	142	1	11	7.5	1,543.46	1.64
Column Footings	T7 - Single Construction	2024	42	4	8	7.5	1,543.46	1.94
Building Construction	T7 - Single Construction	2024						
Structure Equipment Garage	T7 - Single Construction	2024	88	58	8	7.5	1,543.46	59.08
Structure Equipment Tower	T7 - Single Construction	2024/2025	40	82	8	7.5	1,543.46	37.97
Structure Equipment Affordable	T7 - Single Construction	2025	36	13	8	7.5	1,543.46	5.42
Retail	T7 - Single Construction	2025	60	3	8	7.5	1,543.46	2.08
							Total	**898.92**

Source: Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

Capitol Records
On-Road Soil/Material Haul Truck Regional Emissions

On-Road Truck Idling Emissions

Construction Phase	Source	Year	Daily One-Way Truck Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling Time per Truck (minutes)	Idling Emissions Factor (grams/mile) CO2e	Regional Emissions CO2e (metric tons/year)
West Site								
Demolition	T7 - Single Construction	2021	23	2	8	15	6,401.61	0.04
Grading	T7 - Single Construction	2021	192	88	8	15	6,401.61	0.31
Foundations	T7 - Single Construction	2021						
Shoring Wall	T7 - Single Construction	2021	20	19	8	15	6,401.61	0.03
Cast in Drilled Hole Foundation	T7 - Single Construction	2021	4	41	8	15	6,401.61	0.01
Mat Foundation (Continuous Pour)	T7 - Single Construction	2021	188	1	14	15	6,401.61	0.30
Column Footings	T7 - Single Construction	2021	42	4	8	15	6,401.61	0.07
Building Construction	T7 - Single Construction	2021						
Structure Equipment Garage	T7 - Single Construction	2021	84	52	8	15	6,401.61	0.13
Structure Equipment Tower	T7 - Single Construction	2021/2022	42	42	8	15	6,401.61	0.07
Structure Equipment Affordable	T7 - Single Construction	2022	48	22	8	15	6,401.61	0.08
Retail	T7 - Single Construction	2022	28	2	8	15	6,401.61	0.04
							Total	**1.07**
East Site								
Site Preparation	T7 - Single Construction	2024	36	2	8	15	6,003.53	0.05
Grading	T7 - Single Construction	2024	192	88	8	15	6,003.53	0.29
Foundations	T7 - Single Construction	2024						
Shoring Wall	T7 - Single Construction	2024	20	16	8	15	6,003.53	0.03
Cast in Drilled Hole Foundation	T7 - Single Construction	2024	4	30	8	15	6,003.53	0.01
Mat Foundation (Continuous Pour)	T7 - Single Construction	2024	142	1	11	15	6,003.53	0.21
Column Footings	T7 - Single Construction	2024	42	4	8	15	6,003.53	0.06
Building Construction	T7 - Single Construction	2024						
Structure Equipment Garage	T7 - Single Construction	2024	88	58	8	15	6,003.53	0.13
Structure Equipment Tower	T7 - Single Construction	2024/2025	40	82	8	15	6,003.53	0.06
Structure Equipment Affordable	T7 - Single Construction	2025	36	13	8	15	6,003.53	0.05
Retail	T7 - Single Construction	2025	60	3	8	15	6,003.53	0.09
							Total	**0.99**

Source: Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

1045 Olive Street Project
On-Road Truck Emission Factors (Aggregate Model Year, Aggregate Speeds)

EMFAC2014 (v1.0.7) Emission Rates
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Years: 2017, 2018, 2019, 2020, 2021, 2022, 2023
Season: Annual
Vehicle Classification: EMFAC2011 Categories
Units: miles/day for VMT, trips/day for Trips, g/mile for RUNEX, PMBW and PMTW, g/trip for STREX, HTSK and RUNLS, g/vehicle/hour for IDLEX, RESTL and DIURN

	1	2	3	4	5	22	23	24	25	26	27
						GREENHOUSE GASES					
Region	**CalYr**	**VehClass**	**MdlYr**	**Speed**	**Fuel**	**CO2_RUNEX**	**CO2_IDLEX**	**CH4_RUNEX**	**CH4_IDLEX**	**CO2e_RUNEX**	**CO2e_IDLEX**
Los Angeles County (SC)	2021	T7 single construction	Aggregated	Aggregated	All	1,605.18	6,400.53	0.0046	0.0434	1,605.29	6,401.61
Los Angeles County (SC)	2024	T7 single construction	Aggregated	Aggregated	All	1,543.35	6,002.94	0.0045	0.0238	1,543.46	6,003.53

Source: California Air Resources Board, EMFAC2014, http://www.arb.ca.gov/emfac/2014/. Accessed April 2018.

Appendix B
Project Operational Emissions

Hollywood Center - East Site (All Res) - Operation

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	32.66	1000sqft	0.10	32,665.00	0
Enclosed Parking with Elevator	684.00	Space	0.80	338,450.00	0
Other Non-Asphalt Surfaces	12.90	1000sqft	0.10	12,900.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Apartments Mid Rise	65.00	Dwelling Unit	0.30	67,149.00	186
Condo/Townhouse High Rise	423.00	Dwelling Unit	0.95	575,100.00	1210

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	488	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 45% RPS by 2027.

Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions

Sequestration - Miscellaneous trees; 122 trees on East Site.

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	43,090.00	43,340.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	129,269.00	130,019.00
tblArchitecturalCoating	ConstArea_Parking	21,370.00	22,318.00
tblAreaCoating	Area_Nonresidential_Exterior	43090	43340
tblAreaCoating	Area_Nonresidential_Interior	129269	130019
tblAreaCoating	Area_Parking	21370	22318
tblConstructionPhase	NumDays	220.00	200.00
tblConstructionPhase	NumDays	6.00	4.00
tblConstructionPhase	NumDays	3.00	2.00
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberGas	359.55	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberNoFireplace	42.30	0.00
tblFireplaces	NumberWood	3.25	0.00
tblFireplaces	NumberWood	21.15	0.00
tblLandUse	LandUseSquareFeet	32,660.00	32,665.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00

tblLandUse	LandUseSquareFeet	0.00	4,812.00
tblLandUse	LandUseSquareFeet	35,283.60	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00
tblLandUse	LandUseSquareFeet	15,480.00	15,482.00
tblLandUse	LandUseSquareFeet	65,000.00	67,149.00
tblLandUse	LandUseSquareFeet	423,000.00	575,100.00
tblLandUse	LotAcreage	0.75	0.10
tblLandUse	LotAcreage	6.16	0.80
tblLandUse	LotAcreage	0.30	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.81	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	1.71	0.30
tblLandUse	LotAcreage	6.61	0.95
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	1227.89	488
tblSequestration	NumberOfNewTrees	0.00	122.00
tblSolidWaste	SolidWasteGenerationRate	29.90	59.30
tblSolidWaste	SolidWasteGenerationRate	0.07	155.90

tblSolidWaste	SolidWasteGenerationRate	194.58	944.10
tblSolidWaste	SolidWasteGenerationRate	31.45	2.50
tblSolidWaste	SolidWasteGenerationRate	30.37	0.00
tblSolidWaste	SolidWasteGenerationRate	184.21	14.10
tblTripsAndVMT	VendorTripNumber	125.00	127.00
tblTripsAndVMT	WorkerTripNumber	534.00	541.00
tblTripsAndVMT	WorkerTripNumber	107.00	108.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00

tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	OutdoorWaterUseRate	965,099.89	977,014.71
tblWoodstoves	NumberCatalytic	3.25	0.00
tblWoodstoves	NumberCatalytic	21.15	0.00
tblWoodstoves	NumberNoncatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	21.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.0533	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Energy	0.0488	0.4300	0.2753	2.6600e-003		0.0337	0.0337		0.0337	0.0337	0.0000	1,648.1750	1,648.1750	0.0785	0.0232	1,657.0449
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	238.6971	0.0000	238.6971	14.1066	0.0000	591.3619
Water						0.0000	0.0000		0.0000	0.0000	13.6823	185.6177	199.3000	1.4163	0.0355	245.2767
Total	**3.1021**	**0.4880**	**5.3127**	**2.9300e-003**	**0.0000**	**0.0616**	**0.0616**	**0.0000**	**0.0616**	**0.0616**	**252.3794**	**1,842.0319**	**2,094.4113**	**15.6094**	**0.0586**	**2,502.1209**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.0533	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Energy	0.0467	0.4122	0.2651	2.5500e-003		0.0323	0.0323		0.0323	0.0323	0.0000	1,584.2748	1,584.2748	0.0755	0.0223	1,592.7997
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	57.2873	0.0000	57.2873	3.3856	0.0000	141.9269
Water						0.0000	0.0000		0.0000	0.0000	8.2094	105.2392	113.4485	0.8494	0.0212	141.0030
Total	**3.1000**	**0.4702**	**5.3025**	**2.8200e-003**	**0.0000**	**0.0602**	**0.0602**	**0.0000**	**0.0602**	**0.0602**	**65.4967**	**1,697.7532**	**1,763.2499**	**4.3185**	**0.0435**	**1,884.1669**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.07**	**3.64**	**0.19**	**3.75**	**0.00**	**2.27**	**2.27**	**0.00**	**2.27**	**2.27**	**74.05**	**7.83**	**15.81**	**72.33**	**25.87**	**24.70**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	86.3760
Total	**86.3760**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	0.00	0.00	0.00	33.00	48.00	19.00	66	28	6

Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00	1.50	79.50	19.00	51	37	12
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Parking	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
City Park	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Condo/Townhouse High Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Enclosed Parking with Elevator	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Fast Food Restaurant w/o Drive Thru	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
General Office Building	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
High Turnover (Sit Down Restaurant)	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Other Non-Asphalt Surfaces	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
User Defined Parking	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,121.9352	1,121.9352	0.0667	0.0138	1,127.7127
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,165.7143	1,165.7143	0.0693	0.0143	1,171.7172
NaturalGas Mitigated	0.0467	0.4122	0.2651	2.5500e-003		0.0323	0.0323		0.0323	0.0323	0.0000	462.3396	462.3396	8.8600e-003	8.4800e-003	465.0870
NaturalGas Unmitigated	0.0488	0.4300	0.2753	2.6600e-003		0.0337	0.0337		0.0337	0.0337	0.0000	482.4607	482.4607	9.2500e-003	8.8500e-003	485.3277

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	599101	3.2300e-003	0.0276	0.0118	1.8000e-004		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003	0.0000	31.9703	31.9703	6.1000e-004	5.9000e-004	32.1603
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.89877e+006	0.0210	0.1797	0.0765	1.1500e-003		0.0145	0.0145		0.0145	0.0145	0.0000	208.0530	208.0530	3.9900e-003	3.8100e-003	209.2893
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	630436	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6425	33.6425	6.4000e-004	6.2000e-004	33.8424
General Office Building	340043	1.8300e-003	0.0167	0.0140	1.0000e-004		1.2700e-003	1.2700e-003		1.2700e-003	1.2700e-003	0.0000	18.1460	18.1460	3.5000e-004	3.3000e-004	18.2538
High Turnover (Sit Down Restaurant)	3.57263e+006	0.0193	0.1751	0.1471	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.6490	190.6490	3.6500e-003	3.5000e-003	191.7819
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0487**	**0.4300**	**0.2753**	**2.6700e-003**		**0.0337**	**0.0337**		**0.0337**	**0.0337**	**0.0000**	**482.4607**	**482.4607**	**9.2400e-003**	**8.8500e-003**	**485.3277**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	566031	3.0500e-003	0.0261	0.0111	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003	0.0000	30.2056	30.2056	5.8000e-004	5.5000e-004	30.3851
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.68356e+006	0.0199	0.1697	0.0722	1.0800e-003		0.0137	0.0137		0.0137	0.0137	0.0000	196.5686	196.5686	3.7700e-003	3.6000e-003	197.7367
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	616815	3.3300e-003	0.0302	0.0254	1.8000e-004		2.3000e-003	2.3000e-003		2.3000e-003	2.3000e-003	0.0000	32.9156	32.9156	6.3000e-004	6.0000e-004	33.1112

General Office Building	302075	1.6300e-003	0.0148	0.0124	9.0000e-005		1.1300e-003	1.1300e-003		1.1300e-003	1.1300e-003	0.0000	16.1199	16.1199	3.1000e-004	3.0000e-004	16.2157
High Turnover (Sit Down Restaurant)	3.49544e+006	0.0189	0.1714	0.1439	1.0300e-003		0.0130	0.0130		0.0130	0.0130	0.0000	186.5299	186.5299	3.5800e-003	3.4200e-003	187.6383
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0467**	**0.4122**	**0.2651**	**2.5500e-003**		**0.0323**	**0.0323**		**0.0323**	**0.0323**	**0.0000**	**462.3396**	**462.3396**	**8.8700e-003**	**8.4700e-003**	**465.0870**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	257405	56.9774	3.3900e-003	7.0000e-004	57.2708
City Park	12355	2.7348	1.6000e-004	3.0000e-005	2.7489
Condo/Townhouse High Rise	1.78495e+006	395.1042	0.0235	4.8600e-003	397.1388
Enclosed Parking with Elevator	1.98332e+006	439.0133	0.0261	5.4000e-003	441.2741
Fast Food Restaurant w/o Drive Thru	120590	26.6931	1.5900e-003	3.3000e-004	26.8305
General Office Building	424318	93.9242	5.5800e-003	1.1500e-003	94.4078
High Turnover (Sit Down Restaurant)	683375	151.2673	8.9900e-003	1.8600e-003	152.0462
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,165.7143**	**0.0693**	**0.0143**	**1,171.7172**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	256165	56.7028	3.3700e-003	7.0000e-004	56.9948
City Park	12355	2.7348	1.6000e-004	3.0000e-005	2.7489
Condo/Townhouse High Rise	1.77688e+006	393.3171	0.0234	4.8400e-003	395.3425
Enclosed Parking with Elevator	1.82942e+006	404.9471	0.0241	4.9800e-003	407.0324
Fast Food Restaurant w/o Drive Thru	118020	26.1242	1.5500e-003	3.2000e-004	26.2587
General Office Building	406888	90.0660	5.3500e-003	1.1100e-003	90.5298
High Turnover (Sit Down Restaurant)	668811	148.0433	8.8000e-003	1.8200e-003	148.8057
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,121.9352**	**0.0667**	**0.0138**	**1,127.7127**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.0533	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Unmitigated	3.0533	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2463					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6552					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1518	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Total	**3.0533**	**0.0580**	**5.0374**	**2.7000e-004**		**0.0279**	**0.0279**		**0.0279**	**0.0279**	**0.0000**	**8.2393**	**8.2393**	**7.9200e-003**	**0.0000**	**8.4374**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2463					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6552					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1518	0.0580	5.0374	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.9200e-003	0.0000	8.4374
Total	**3.0533**	**0.0580**	**5.0374**	**2.7000e-004**		**0.0279**	**0.0279**		**0.0279**	**0.0279**	**0.0000**	**8.2393**	**8.2393**	**7.9200e-003**	**0.0000**	**8.4374**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	113.4485	0.8494	0.0212	141.0030
Unmitigated	199.3000	1.4163	0.0355	245.2767

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.23501 / 2.6699	20.1158	0.1391	3.4900e-003	24.6334
City Park	0 / 0.977015	2.4027	1.4000e-004	3.0000e-005	2.4151
Condo/Townhouse High Rise	27.5602 / 17.3749	130.9074	0.9053	0.0227	160.3067
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.828647 / 0.0528924	2.7813	0.0272	6.7000e-004	3.6593
General Office Building	5.80478 / 3.55777	27.3218	0.1907	4.7800e-003	33.5126
High Turnover (Sit Down Restaurant)	4.6987 / 0.299917	15.7710	0.1540	3.7900e-003	20.7496
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**199.3000**	**1.4163**	**0.0355**	**245.2767**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.54101 / 1.33495	11.4129	0.0834	2.0900e-003	14.1201
City Park	0 / 0.488507	1.2014	7.0000e-005	1.0000e-005	1.2075
Condo/Townhouse High Rise	16.5361 / 8.68744	74.2715	0.5429	0.0136	91.8891
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	0.497188 / 0.0264462	1.6558	0.0163	4.0000e-004	2.1825
General Office Building	3.48287 / 1.77889	15.5181	0.1144	2.8600e-003	19.2281
High Turnover (Sit Down Restaurant)	2.81922 / 0.149959	9.3889	0.0924	2.2700e-003	12.3756
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**113.4485**	**0.8494**	**0.0212**	**141.0030**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	57.2873	3.3856	0.0000	141.9269
Unmitigated	238.6971	14.1066	0.0000	591.3619

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	59.3	12.0374	0.7114	0.0000	29.8221
City Park	155.9	31.6463	1.8702	0.0000	78.4024
Condo/Townhouse High Rise	944.1	191.6438	11.3258	0.0000	474.7893
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	2.5	0.5075	0.0300	0.0000	1.2573
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	14.1	2.8622	0.1692	0.0000	7.0909
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**238.6971**	**14.1066**	**0.0000**	**591.3619**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.232	2.8890	0.1707	0.0000	7.1573
City Park	37.416	7.5951	0.4489	0.0000	18.8166
Condo/Townhouse High Rise	226.584	45.9945	2.7182	0.0000	113.9494
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.6	0.1218	7.2000e-003	0.0000	0.3017
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.384	0.6869	0.0406	0.0000	1.7018
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**57.2873**	**3.3856**	**0.0000**	**141.9269**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	86.3760	0.0000	0.0000	86.3760

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	122	86.3760	0.0000	0.0000	86.3760
Total		**86.3760**	**0.0000**	**0.0000**	**86.3760**

Hollywood Center - East Site (All Res) - Operation

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	32.66	1000sqft	0.10	32,665.00	0
Enclosed Parking with Elevator	684.00	Space	0.80	338,450.00	0
Other Non-Asphalt Surfaces	12.90	1000sqft	0.10	12,900.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Apartments Mid Rise	65.00	Dwelling Unit	0.30	67,149.00	186
Condo/Townhouse High Rise	423.00	Dwelling Unit	0.95	575,100.00	1210

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2030
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	444	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 50% RPS by 2030.
Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy

Solid Waste - see operational assumptions

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	43,090.00	43,340.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	129,269.00	130,019.00
tblArchitecturalCoating	ConstArea_Parking	22,426.00	22,318.00
tblAreaCoating	Area_Nonresidential_Exterior	43090	43340
tblAreaCoating	Area_Nonresidential_Interior	129269	130019
tblAreaCoating	Area_Parking	22426	22318
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberGas	359.55	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberNoFireplace	42.30	0.00
tblFireplaces	NumberWood	3.25	0.00
tblFireplaces	NumberWood	21.15	0.00
tblLandUse	LandUseSquareFeet	32,660.00	32,665.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00
tblLandUse	LandUseSquareFeet	0.00	4,812.00
tblLandUse	LandUseSquareFeet	35,283.60	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00

tblLandUse	LandUseSquareFeet	15,480.00	15,482.00
tblLandUse	LandUseSquareFeet	65,000.00	67,149.00
tblLandUse	LandUseSquareFeet	423,000.00	575,100.00
tblLandUse	LotAcreage	0.75	0.10
tblLandUse	LotAcreage	6.16	0.80
tblLandUse	LotAcreage	0.30	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.81	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	1.71	0.30
tblLandUse	LotAcreage	6.61	0.95
tblProjectCharacteristics	CO2IntensityFactor	1227.89	444
tblSolidWaste	SolidWasteGenerationRate	29.90	59.30
tblSolidWaste	SolidWasteGenerationRate	0.07	155.90
tblSolidWaste	SolidWasteGenerationRate	194.58	944.10
tblSolidWaste	SolidWasteGenerationRate	31.45	2.50
tblSolidWaste	SolidWasteGenerationRate	30.37	0.00
tblSolidWaste	SolidWasteGenerationRate	184.21	14.10
tblTripsAndVMT	VendorTripNumber	128.00	127.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00

tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00

tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	OutdoorWaterUseRate	965,099.89	977,014.71
tblWoodstoves	NumberCatalytic	3.25	0.00
tblWoodstoves	NumberCatalytic	21.15	0.00
tblWoodstoves	NumberNoncatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	21.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.0525	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Energy	0.0488	0.4300	0.2753	2.6600e-003		0.0337	0.0337		0.0337	0.0337	0.0000	1,543.0696	1,543.0696	0.0785	0.0232	1,551.9396
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	238.6971	0.0000	238.6971	14.1066	0.0000	591.3619
Water						0.0000	0.0000		0.0000	0.0000	13.6823	168.8816	182.5639	1.4163	0.0355	228.5407
Total	**3.1012**	**0.4879**	**5.3041**	**2.9300e-003**	**0.0000**	**0.0616**	**0.0616**	**0.0000**	**0.0616**	**0.0616**	**252.3794**	**1,720.1905**	**1,972.5699**	**15.6093**	**0.0586**	**2,380.2785**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.0525	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Energy	0.0467	0.4122	0.2651	2.5500e-003		0.0323	0.0323		0.0323	0.0323	0.0000	1,483.1167	1,483.1167	0.0755	0.0223	1,491.6416
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	57.2873	0.0000	57.2873	3.3856	0.0000	141.9269
Water						0.0000	0.0000		0.0000	0.0000	8.2094	95.7504	103.9598	0.8494	0.0212	131.5142
Total	**3.0992**	**0.4702**	**5.2939**	**2.8200e-003**	**0.0000**	**0.0602**	**0.0602**	**0.0000**	**0.0602**	**0.0602**	**65.4967**	**1,587.1064**	**1,652.6031**	**4.3184**	**0.0435**	**1,773.5191**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.07**	**3.64**	**0.19**	**3.75**	**0.00**	**2.27**	**2.27**	**0.00**	**2.27**	**2.27**	**74.05**	**7.74**	**16.22**	**72.33**	**25.87**	**25.49**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		

General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	0.00	0.00	0.00	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00	1.50	79.50	19.00	51	37	12
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Parking	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
City Park	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Condo/Townhouse High Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Enclosed Parking with Elevator	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Fast Food Restaurant w/o Drive Thru	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
General Office Building	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
High Turnover (Sit Down Restaurant)	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Other Non-Asphalt Surfaces	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
User Defined Parking	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,020.7771	1,020.7771	0.0667	0.0138	1,026.5546
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,060.6089	1,060.6089	0.0693	0.0143	1,066.6118
NaturalGas Mitigated	0.0467	0.4122	0.2651	2.5500e-003		0.0323	0.0323		0.0323	0.0323	0.0000	462.3396	462.3396	8.8600e-003	8.4800e-003	465.0870
NaturalGas Unmitigated	0.0488	0.4300	0.2753	2.6600e-003		0.0337	0.0337		0.0337	0.0337	0.0000	482.4607	482.4607	9.2500e-003	8.8500e-003	485.3277

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	599101	3.2300e-003	0.0276	0.0118	1.8000e-004		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003	0.0000	31.9703	31.9703	6.1000e-004	5.9000e-004	32.1603
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.89877e+006	0.0210	0.1797	0.0765	1.1500e-003		0.0145	0.0145		0.0145	0.0145	0.0000	208.0530	208.0530	3.9900e-003	3.8100e-003	209.2893
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	630436	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6425	33.6425	6.4000e-004	6.2000e-004	33.8424
General Office Building	340043	1.8300e-003	0.0167	0.0140	1.0000e-004		1.2700e-003	1.2700e-003		1.2700e-003	1.2700e-003	0.0000	18.1460	18.1460	3.5000e-004	3.3000e-004	18.2538
High Turnover (Sit Down Restaurant)	3.57263e+006	0.0193	0.1751	0.1471	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.6490	190.6490	3.6500e-003	3.5000e-003	191.7819
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0487**	**0.4300**	**0.2753**	**2.6700e-003**		**0.0337**	**0.0337**		**0.0337**	**0.0337**	**0.0000**	**482.4607**	**482.4607**	**9.2400e-003**	**8.8500e-003**	**485.3277**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	566031	3.0500e-003	0.0261	0.0111	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003	0.0000	30.2056	30.2056	5.8000e-004	5.5000e-004	30.3851
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.68356e+006	0.0199	0.1697	0.0722	1.0800e-003		0.0137	0.0137		0.0137	0.0137	0.0000	196.5686	196.5686	3.7700e-003	3.6000e-003	197.7367
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	616815	3.3300e-003	0.0302	0.0254	1.8000e-004		2.3000e-003	2.3000e-003		2.3000e-003	2.3000e-003	0.0000	32.9156	32.9156	6.3000e-004	6.0000e-004	33.1112
General Office Building	302075	1.6300e-003	0.0148	0.0124	9.0000e-005		1.1300e-003	1.1300e-003		1.1300e-003	1.1300e-003	0.0000	16.1199	16.1199	3.1000e-004	3.0000e-004	16.2157
High Turnover (Sit Down Restaurant)	3.49544e+006	0.0189	0.1714	0.1439	1.0300e-003		0.0130	0.0130		0.0130	0.0130	0.0000	186.5299	186.5299	3.5800e-003	3.4200e-003	187.6383
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0467**	**0.4122**	**0.2651**	**2.5500e-003**		**0.0323**	**0.0323**		**0.0323**	**0.0323**	**0.0000**	**462.3396**	**462.3396**	**8.8700e-003**	**8.4700e-003**	**465.0870**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	257405	51.8401	3.3900e-003	7.0000e-004	52.1335
City Park	12355	2.4882	1.6000e-004	3.0000e-005	2.5023
Condo/Townhouse High Rise	1.78495e+006	359.4800	0.0235	4.8600e-003	361.5147
Enclosed Parking with Elevator	1.98332e+006	399.4302	0.0261	5.4000e-003	401.6909
Fast Food Restaurant w/o Drive Thru	120590	24.2863	1.5900e-003	3.3000e-004	24.4238

General Office Building	424318	85.4556	5.5800e-003	1.1500e-003	85.9393
High Turnover (Sit Down Restaurant)	683375	137.6284	8.9900e-003	1.8600e-003	138.4074
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,060.6089**	**0.0693**	**0.0143**	**1,066.6118**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	256165	51.5903	3.3700e-003	7.0000e-004	51.8823
City Park	12355	2.4882	1.6000e-004	3.0000e-005	2.5023
Condo/Townhouse High Rise	1.77688e+006	357.8540	0.0234	4.8400e-003	359.8795
Enclosed Parking with Elevator	1.82942e+006	368.4355	0.0241	4.9800e-003	370.5208
Fast Food Restaurant w/o Drive Thru	118020	23.7687	1.5500e-003	3.2000e-004	23.9032
General Office Building	406888	81.9453	5.3500e-003	1.1100e-003	82.4091
High Turnover (Sit Down Restaurant)	668811	134.6951	8.8000e-003	1.8200e-003	135.4575
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,020.7771**	**0.0667**	**0.0138**	**1,026.5546**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.0525	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Unmitigated	3.0525	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2463					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6552					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1510	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Total	**3.0525**	**0.0580**	**5.0288**	**2.7000e-004**		**0.0279**	**0.0279**		**0.0279**	**0.0279**	**0.0000**	**8.2393**	**8.2393**	**7.8800e-003**	**0.0000**	**8.4363**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2463					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6552					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1510	0.0580	5.0288	2.7000e-004		0.0279	0.0279		0.0279	0.0279	0.0000	8.2393	8.2393	7.8800e-003	0.0000	8.4363
Total	**3.0525**	**0.0580**	**5.0288**	**2.7000e-004**		**0.0279**	**0.0279**		**0.0279**	**0.0279**	**0.0000**	**8.2393**	**8.2393**	**7.8800e-003**	**0.0000**	**8.4363**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	103.9598	0.8494	0.0212	131.5142
Unmitigated	182.5639	1.4163	0.0355	228.5407

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.23501 / 2.6699	18.4232	0.1391	3.4900e-003	22.9408
City Park	0 / 0.977015	2.1861	1.4000e-004	3.0000e-005	2.1984
Condo/Townhouse High Rise	27.5602 / 17.3749	119.8926	0.9053	0.0227	149.2919
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.828647 / 0.0528924	2.5543	0.0272	6.7000e-004	3.4323
General Office Building	5.80478 / 3.55777	25.0244	0.1907	4.7800e-003	31.2152
High Turnover (Sit Down Restaurant)	4.6987 / 0.299917	14.4835	0.1540	3.7900e-003	19.4620
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**182.5639**	**1.4163**	**0.0355**	**228.5407**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.54101 / 1.33495	10.4565	0.0834	2.0900e-003	13.1637
City Park	0 / 0.488507	1.0930	7.0000e-005	1.0000e-005	1.0992
Condo/Townhouse High Rise	16.5361 / 8.68744	68.0479	0.5429	0.0136	85.6655
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.497188 / 0.0264462	1.5207	0.0163	4.0000e-004	2.0475
General Office Building	3.48287 / 1.77889	14.2186	0.1144	2.8600e-003	17.9286
High Turnover (Sit Down Restaurant)	2.81922 / 0.149959	8.6230	0.0924	2.2700e-003	11.6097
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**103.9598**	**0.8494**	**0.0212**	**131.5142**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	57.2873	3.3856	0.0000	141.9269
Unmitigated	238.6971	14.1066	0.0000	591.3619

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	59.3	12.0374	0.7114	0.0000	29.8221
City Park	155.9	31.6463	1.8702	0.0000	78.4024
Condo/Townhouse High Rise	944.1	191.6438	11.3258	0.0000	474.7893
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	2.5	0.5075	0.0300	0.0000	1.2573
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	14.1	2.8622	0.1692	0.0000	7.0909
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**238.6971**	**14.1066**	**0.0000**	**591.3619**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.232	2.8890	0.1707	0.0000	7.1573
City Park	37.416	7.5951	0.4489	0.0000	18.8166
Condo/Townhouse High Rise	226.584	45.9945	2.7182	0.0000	113.9494
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	0.6	0.1218	7.2000e-003	0.0000	0.3017
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.384	0.6869	0.0406	0.0000	1.7018
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**57.2873**	**3.3856**	**0.0000**	**141.9269**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center- East Site (Res and Hotel) - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	21.65	1000sqft	0.10	21,648.00	0
Enclosed Parking with Elevator	684.00	Space	0.90	338,450.00	0
Other Non-Asphalt Surfaces	15.64	1000sqft	0.10	15,644.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Hotel	220.00	Room	0.30	141,606.00	0
Apartments Mid Rise	48.00	Dwelling Unit	0.30	51,898.00	137
Condo/Townhouse High Rise	319.00	Dwelling Unit	0.55	444,100.00	912

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	488	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 45% RPS by 2027.

Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions

Energy Mitigation - Compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient than 2016 Title 24 Standards.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	108,384.00	106,734.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	325,152.00	320,202.00
tblArchitecturalCoating	ConstArea_Parking	22,570.00	21,934.00
tblAreaCoating	Area_Nonresidential_Exterior	108384	106734
tblAreaCoating	Area_Nonresidential_Interior	325152	320202
tblAreaCoating	Area_Parking	22570	21934
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	40.80	0.00
tblFireplaces	NumberGas	271.15	0.00
tblFireplaces	NumberNoFireplace	4.80	0.00
tblFireplaces	NumberNoFireplace	31.90	0.00
tblFireplaces	NumberWood	2.40	0.00
tblFireplaces	NumberWood	15.95	0.00
tblLandUse	LandUseSquareFeet	21,650.00	21,648.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00
tblLandUse	LandUseSquareFeet	0.00	4,812.00
tblLandUse	LandUseSquareFeet	35,283.60	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00
tblLandUse	LandUseSquareFeet	15,480.00	15,482.00

tblLandUse	LandUseSquareFeet	319,440.00	141,606.00
tblLandUse	LandUseSquareFeet	48,000.00	51,898.00
tblLandUse	LandUseSquareFeet	319,000.00	444,100.00
tblLandUse	LotAcreage	0.50	0.10
tblLandUse	LotAcreage	6.16	0.90
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.81	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	7.33	0.30
tblLandUse	LotAcreage	1.26	0.30
tblLandUse	LotAcreage	4.98	0.55
tblProjectCharacteristics	CO2IntensityFactor	1227.89	488
tblSolidWaste	SolidWasteGenerationRate	22.08	43.80
tblSolidWaste	SolidWasteGenerationRate	0.07	155.90
tblSolidWaste	SolidWasteGenerationRate	146.74	712.00
tblSolidWaste	SolidWasteGenerationRate	31.45	2.50
tblSolidWaste	SolidWasteGenerationRate	20.13	0.00
tblSolidWaste	SolidWasteGenerationRate	184.21	14.10
tblSolidWaste	SolidWasteGenerationRate	120.45	80.30
tblTripsAndVMT	VendorTripNumber	136.00	134.00
tblTripsAndVMT	WorkerTripNumber	511.00	505.00
tblTripsAndVMT	WorkerTripNumber	102.00	101.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00

tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.19	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	5.95	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	8.17	0.00
tblWater	OutdoorWaterUseRate	965,099.89	881,696.20
tblWoodstoves	NumberCatalytic	2.40	0.00
tblWoodstoves	NumberCatalytic	15.95	0.00
tblWoodstoves	NumberNoncatalytic	2.40	0.00
tblWoodstoves	NumberNoncatalytic	15.95	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.9726	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Energy	0.0604	0.5394	0.3885	3.3000e-003		0.0418	0.0418		0.0418	0.0418	0.0000	1,857.6222	1,857.6222	0.0863	0.0265	1,867.6624
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	204.7367	0.0000	204.7367	12.0996	0.0000	507.2265
Water						0.0000	0.0000		0.0000	0.0000	12.3309	159.4582	171.7891	1.2760	0.0319	213.1843
Total	**3.0331**	**0.5831**	**4.1820**	**3.5000e-003**	**0.0000**	**0.0628**	**0.0628**	**0.0000**	**0.0628**	**0.0628**	**217.0676**	**2,023.2867**	**2,240.3543**	**13.4679**	**0.0583**	**2,594.4290**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.9726	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Energy	0.0570	0.5091	0.3666	3.1100e-003		0.0394	0.0394		0.0394	0.0394	0.0000	1,772.7699	1,772.7699	0.0826	0.0252	1,782.3465
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	49.1368	0.0000	49.1368	2.9039	0.0000	121.7344
Water						0.0000	0.0000		0.0000	0.0000	7.3985	90.9317	98.3302	0.7653	0.0191	123.1429
Total	**3.0297**	**0.5527**	**4.1600**	**3.3100e-003**	**0.0000**	**0.0604**	**0.0604**	**0.0000**	**0.0604**	**0.0604**	**56.5353**	**1,869.9078**	**1,926.4431**	**3.7578**	**0.0443**	**2,033.5795**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.11**	**5.20**	**0.52**	**5.43**	**0.00**	**3.74**	**3.74**	**0.00**	**3.74**	**3.74**	**73.95**	**7.58**	**14.01**	**72.10**	**24.11**	**21.62**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Hotel	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
City Park	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Condo/Townhouse High Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Enclosed Parking with Elevator	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Fast Food Restaurant w/o Drive Thru	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
General Office Building	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
High Turnover (Sit Down Restaurant)	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Hotel	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Other Non-Asphalt Surfaces	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
User Defined Parking	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,208.3491	1,208.3491	0.0718	0.0149	1,214.5716
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,259.5875	1,259.5875	0.0749	0.0155	1,266.0739
NaturalGas Mitigated	0.0570	0.5091	0.3666	3.1100e-003		0.0394	0.0394		0.0394	0.0394	0.0000	564.4208	564.4208	0.0108	0.0104	567.7749
NaturalGas Unmitigated	0.0604	0.5394	0.3885	3.3000e-003		0.0418	0.0418		0.0418	0.0418	0.0000	598.0347	598.0347	0.0115	0.0110	601.5885

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	442413	2.3900e-003	0.0204	8.6700e-003	1.3000e-004		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	23.6089	23.6089	4.5000e-004	4.3000e-004	23.7491
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	2.9402e+006	0.0159	0.1355	0.0577	8.6000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	156.9005	156.9005	3.0100e-003	2.8800e-003	157.8329
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	630436	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6425	33.6425	6.4000e-004	6.2000e-004	33.8424
General Office Building	225356	1.2200e-003	0.0111	9.2800e-003	7.0000e-005		8.4000e-004	8.4000e-004		8.4000e-004	8.4000e-004	0.0000	12.0258	12.0258	2.3000e-004	2.2000e-004	12.0973
High Turnover (Sit Down Restaurant)	3.57263e+006	0.0193	0.1751	0.1471	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.6490	190.6490	3.6500e-003	3.5000e-003	191.7819
Hotel	3.39571e+006	0.0183	0.1665	0.1398	1.0000e-003		0.0127	0.0127		0.0127	0.0127	0.0000	181.2081	181.2081	3.4700e-003	3.3200e-003	182.2850
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0604**	**0.5394**	**0.3885**	**3.3000e-003**		**0.0418**	**0.0418**		**0.0418**	**0.0418**	**0.0000**	**598.0347**	**598.0347**	**0.0115**	**0.0110**	**601.5885**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	417992	2.2500e-003	0.0193	8.2000e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3057	22.3057	4.3000e-004	4.1000e-004	22.4382
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	2.77791e+006	0.0150	0.1280	0.0545	8.2000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	148.2397	148.2397	2.8400e-003	2.7200e-003	149.1206
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	616815	3.3300e-003	0.0302	0.0254	1.8000e-004		2.3000e-003	2.3000e-003		2.3000e-003	2.3000e-003	0.0000	32.9156	32.9156	6.3000e-004	6.0000e-004	33.1112
General Office Building	200194	1.0800e-003	9.8100e-003	8.2400e-003	6.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	10.6831	10.6831	2.0000e-004	2.0000e-004	10.7466
High Turnover (Sit Down Restaurant)	3.49544e+006	0.0189	0.1714	0.1439	1.0300e-003		0.0130	0.0130		0.0130	0.0130	0.0000	186.5299	186.5299	3.5800e-003	3.4200e-003	187.6383
Hotel	3.0685e+006	0.0166	0.1504	0.1264	9.0000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	163.7469	163.7469	3.1400e-003	3.0000e-003	164.7199
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0570**	**0.5091**	**0.3666**	**3.1100e-003**		**0.0394**	**0.0394**		**0.0394**	**0.0394**	**0.0000**	**564.4208**	**564.4208**	**0.0108**	**0.0104**	**567.7749**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	190084	42.0756	2.5000e-003	5.2000e-004	42.2923
City Park	12355	2.7348	1.6000e-004	3.0000e-005	2.7489
Condo/Townhouse High Rise	1.3461e+006	297.9627	0.0177	3.6600e-003	299.4971
Enclosed Parking with Elevator	1.98332e+006	439.0133	0.0261	5.4000e-003	441.2741
Fast Food Restaurant w/o Drive Thru	120590	26.6931	1.5900e-003	3.3000e-004	26.8305
General Office Building	281208	62.2462	3.7000e-003	7.7000e-004	62.5667
High Turnover (Sit Down Restaurant)	683375	151.2673	8.9900e-003	1.8600e-003	152.0462
Hotel	1.07337e+006	237.5945	0.0141	2.9200e-003	238.8180
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,259.5875**	**0.0749**	**0.0155**	**1,266.0739**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	189168	41.8729	2.4900e-003	5.1000e-004	42.0885
City Park	12355	2.7348	1.6000e-004	3.0000e-005	2.7489
Condo/Townhouse High Rise	1.34001e+006	296.6150	0.0176	3.6500e-003	298.1424
Enclosed Parking with Elevator	1.82942e+006	404.9471	0.0241	4.9800e-003	407.0324
Fast Food Restaurant w/o Drive Thru	118020	26.1242	1.5500e-003	3.2000e-004	26.2587
General Office Building	269656	59.6892	3.5500e-003	7.3000e-004	59.9966
High Turnover (Sit Down Restaurant)	668811	148.0433	8.8000e-003	1.8200e-003	148.8057
Hotel	1.03149e+006	228.3227	0.0136	2.8100e-003	229.4985
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,208.3491**	**0.0718**	**0.0149**	**1,214.5716**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.9726	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Unmitigated	2.9726	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2592					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5988					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1147	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Total	**2.9726**	**0.0437**	**3.7935**	**2.0000e-004**		**0.0210**	**0.0210**		**0.0210**	**0.0210**	**0.0000**	**6.2063**	**6.2063**	**5.9800e-003**	**0.0000**	**6.3558**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2592					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5988					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1147	0.0437	3.7935	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9800e-003	0.0000	6.3558
Total	**2.9726**	**0.0437**	**3.7935**	**2.0000e-004**		**0.0210**	**0.0210**		**0.0210**	**0.0210**	**0.0000**	**6.2063**	**6.2063**	**5.9800e-003**	**0.0000**	**6.3558**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	98.3302	0.7653	0.0191	123.1429
Unmitigated	171.7891	1.2760	0.0319	213.1843

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	3.12739 / 1.97162	14.8547	0.1027	2.5800e-003	18.1908
City Park	0 / 0.881696	2.1683	1.3000e-004	3.0000e-005	2.1795
Condo/Townhouse High Rise	20.7841 / 13.103	98.7221	0.6827	0.0171	120.8932
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.828647 / 0.0528924	2.7813	0.0272	6.7000e-004	3.6593
General Office Building	3.84794 / 2.35841	18.1113	0.1264	3.1700e-003	22.2152
High Turnover (Sit Down Restaurant)	4.6987 / 0.299917	15.7710	0.1540	3.7900e-003	20.7496
Hotel	5.58069 / 0.620077	19.3803	0.1829	4.5100e-003	25.2967
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**171.7891**	**1.2760**	**0.0319**	**213.1843**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.87644 / 0.985809	8.4280	0.0616	1.5400e-003	10.4271
City Park	0 / 0.440848	1.0842	6.0000e-005	1.0000e-005	1.0897
Condo/Townhouse High Rise	12.4705 / 6.55152	56.0109	0.4094	0.0102	69.2970
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.497188 / 0.0264462	1.6558	0.0163	4.0000e-004	2.1825
General Office Building	2.30876 / 1.17921	10.2868	0.0758	1.8900e-003	12.7461
High Turnover (Sit Down Restaurant)	2.81922 / 0.149959	9.3889	0.0924	2.2700e-003	12.3756
Hotel	3.34841 / 0.310038	11.4757	0.1097	2.7000e-003	15.0247
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**98.3302**	**0.7653**	**0.0190**	**123.1429**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	49.1368	2.9039	0.0000	121.7344
Unmitigated	204.7367	12.0996	0.0000	507.2265

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	43.8	8.8910	0.5254	0.0000	22.0271
City Park	155.9	31.6463	1.8702	0.0000	78.4024
Condo/Townhouse High Rise	712	144.5296	8.5415	0.0000	358.0659
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	2.5	0.5075	0.0300	0.0000	1.2573
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	14.1	2.8622	0.1692	0.0000	7.0909
Hotel	80.3	16.3002	0.9633	0.0000	40.3830
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**204.7367**	**12.0996**	**0.0000**	**507.2265**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	10.512	2.1338	0.1261	0.0000	5.2865
City Park	37.416	7.5951	0.4489	0.0000	18.8166
Condo/Townhouse High Rise	170.88	34.6871	2.0500	0.0000	85.9358
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	0.6	0.1218	7.2000e-003	0.0000	0.3017
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.384	0.6869	0.0406	0.0000	1.7018
Hotel	19.272	3.9120	0.2312	0.0000	9.6919
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**49.1368**	**2.9039**	**0.0000**	**121.7344**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center- East Site (Res and Hotel) - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	21.65	1000sqft	0.10	21,648.00	0
Enclosed Parking with Elevator	684.00	Space	0.90	338,450.00	0
Other Non-Asphalt Surfaces	15.64	1000sqft	0.10	15,644.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Hotel	220.00	Room	0.30	141,606.00	0
Apartments Mid Rise	48.00	Dwelling Unit	0.30	51,898.00	137
Condo/Townhouse High Rise	319.00	Dwelling Unit	0.55	444,100.00	912

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2030
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	444	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 50% RPS by 2030.
Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions

Energy Mitigation - Compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient than 2016 Title 24 Standards.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	108,384.00	106,734.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	325,152.00	320,202.00
tblArchitecturalCoating	ConstArea_Parking	22,570.00	21,934.00
tblAreaCoating	Area_Nonresidential_Exterior	108384	106734
tblAreaCoating	Area_Nonresidential_Interior	325152	320202
tblAreaCoating	Area_Parking	22570	21934
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	40.80	0.00
tblFireplaces	NumberGas	271.15	0.00
tblFireplaces	NumberNoFireplace	4.80	0.00
tblFireplaces	NumberNoFireplace	31.90	0.00
tblFireplaces	NumberWood	2.40	0.00
tblFireplaces	NumberWood	15.95	0.00
tblLandUse	LandUseSquareFeet	21,650.00	21,648.00
tblLandUse	LandUseSquareFeet	273,600.00	338,450.00
tblLandUse	LandUseSquareFeet	0.00	4,812.00

tblLandUse	LandUseSquareFeet	35,283.60	35,300.00
tblLandUse	LandUseSquareFeet	2,730.00	2,732.00
tblLandUse	LandUseSquareFeet	15,480.00	15,482.00
tblLandUse	LandUseSquareFeet	319,440.00	141,606.00
tblLandUse	LandUseSquareFeet	48,000.00	51,898.00
tblLandUse	LandUseSquareFeet	319,000.00	444,100.00
tblLandUse	LotAcreage	0.50	0.10
tblLandUse	LotAcreage	6.16	0.90
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	0.00	0.18
tblLandUse	LotAcreage	0.81	0.10
tblLandUse	LotAcreage	0.06	0.10
tblLandUse	LotAcreage	0.36	0.10
tblLandUse	LotAcreage	7.33	0.30
tblLandUse	LotAcreage	1.26	0.30
tblLandUse	LotAcreage	4.98	0.55
tblProjectCharacteristics	CO2IntensityFactor	1227.89	444
tblSolidWaste	SolidWasteGenerationRate	22.08	43.80
tblSolidWaste	SolidWasteGenerationRate	0.07	155.90
tblSolidWaste	SolidWasteGenerationRate	146.74	712.00
tblSolidWaste	SolidWasteGenerationRate	31.45	2.50
tblSolidWaste	SolidWasteGenerationRate	20.13	0.00
tblSolidWaste	SolidWasteGenerationRate	184.21	14.10
tblSolidWaste	SolidWasteGenerationRate	120.45	80.30
tblTripsAndVMT	VendorTripNumber	136.00	134.00
tblTripsAndVMT	WorkerTripNumber	511.00	505.00
tblTripsAndVMT	WorkerTripNumber	102.00	101.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HS_TL	5.90	0.00

tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.19	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	5.95	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	8.17	0.00
tblWater	OutdoorWaterUseRate	965,099.89	881,696.20
tblWoodstoves	NumberCatalytic	2.40	0.00
tblWoodstoves	NumberCatalytic	15.95	0.00
tblWoodstoves	NumberNoncatalytic	2.40	0.00
tblWoodstoves	NumberNoncatalytic	15.95	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.9720	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Energy	0.0604	0.5394	0.3885	3.3000e-003		0.0418	0.0418		0.0418	0.0418	0.0000	1,744.0529	1,744.0529	0.0863	0.0265	1,754.0930
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	204.7367	0.0000	204.7367	12.0996	0.0000	507.2265
Water						0.0000	0.0000		0.0000	0.0000	12.3309	145.0809	157.4117	1.2760	0.0319	198.8069
Total	**3.0324**	**0.5830**	**4.1755**	**3.5000e-003**	**0.0000**	**0.0628**	**0.0628**	**0.0000**	**0.0628**	**0.0628**	**217.0676**	**1,895.3400**	**2,112.4075**	**13.4678**	**0.0583**	**2,466.4815**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.9720	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Energy	0.0570	0.5091	0.3666	3.1100e-003		0.0394	0.0394		0.0394	0.0394	0.0000	1,663.8204	1,663.8204	0.0826	0.0252	1,673.3970
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	49.1368	0.0000	49.1368	2.9039	0.0000	121.7344
Water						0.0000	0.0000		0.0000	0.0000	7.3985	82.7329	90.1314	0.7653	0.0191	114.9441
Total	**3.0290**	**0.5527**	**4.1536**	**3.3100e-003**	**0.0000**	**0.0604**	**0.0604**	**0.0000**	**0.0604**	**0.0604**	**56.5353**	**1,752.7596**	**1,809.2949**	**3.7578**	**0.0443**	**1,916.4305**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.11**	**5.20**	**0.52**	**5.43**	**0.00**	**3.74**	**3.74**	**0.00**	**3.74**	**3.74**	**73.95**	**7.52**	**14.35**	**72.10**	**24.11**	**22.30**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Hotel	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
City Park	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Condo/Townhouse High Rise	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Enclosed Parking with Elevator	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Fast Food Restaurant w/o Drive Thru	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
General Office Building	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
High Turnover (Sit Down Restaurant)	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Hotel	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
Other Non-Asphalt Surfaces	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827
User Defined Parking	0.543646	0.044284	0.209381	0.116714	0.014227	0.006316	0.021040	0.033117	0.002601	0.001862	0.005277	0.000709	0.000827

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,099.3996	1,099.3996	0.0718	0.0149	1,105.6221
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,146.0182	1,146.0182	0.0749	0.0155	1,152.5045
NaturalGas Mitigated	0.0570	0.5091	0.3666	3.1100e-003		0.0394	0.0394		0.0394	0.0394	0.0000	564.4208	564.4208	0.0108	0.0104	567.7749
NaturalGas Unmitigated	0.0604	0.5394	0.3885	3.3000e-003		0.0418	0.0418		0.0418	0.0418	0.0000	598.0347	598.0347	0.0115	0.0110	601.5885

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	442413	2.3900e-003	0.0204	8.6700e-003	1.3000e-004		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	23.6089	23.6089	4.5000e-004	4.3000e-004	23.7491
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	2.9402e+006	0.0159	0.1355	0.0577	8.6000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	156.9005	156.9005	3.0100e-003	2.8800e-003	157.8329
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	630436	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6425	33.6425	6.4000e-004	6.2000e-004	33.8424
General Office Building	225356	1.2200e-003	0.0111	9.2800e-003	7.0000e-005		8.4000e-004	8.4000e-004		8.4000e-004	8.4000e-004	0.0000	12.0258	12.0258	2.3000e-004	2.2000e-004	12.0973
High Turnover (Sit Down Restaurant)	3.57263e+006	0.0193	0.1751	0.1471	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.6490	190.6490	3.6500e-003	3.5000e-003	191.7819
Hotel	3.39571e+006	0.0183	0.1665	0.1398	1.0000e-003		0.0127	0.0127		0.0127	0.0127	0.0000	181.2081	181.2081	3.4700e-003	3.3200e-003	182.2850
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0604**	**0.5394**	**0.3885**	**3.3000e-003**		**0.0418**	**0.0418**		**0.0418**	**0.0418**	**0.0000**	**598.0347**	**598.0347**	**0.0115**	**0.0110**	**601.5885**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	417992	2.2500e-003	0.0193	8.2000e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3057	22.3057	4.3000e-004	4.1000e-004	22.4382
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	2.77791e+006	0.0150	0.1280	0.0545	8.2000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	148.2397	148.2397	2.8400e-003	2.7200e-003	149.1206
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	616815	3.3300e-003	0.0302	0.0254	1.8000e-004		2.3000e-003	2.3000e-003		2.3000e-003	2.3000e-003	0.0000	32.9156	32.9156	6.3000e-004	6.0000e-004	33.1112
General Office Building	200194	1.0800e-003	9.8100e-003	8.2400e-003	6.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	10.6831	10.6831	2.0000e-004	2.0000e-004	10.7466
High Turnover (Sit Down Restaurant)	3.49544e+006	0.0189	0.1714	0.1439	1.0300e-003		0.0130	0.0130		0.0130	0.0130	0.0000	186.5299	186.5299	3.5800e-003	3.4200e-003	187.6383
Hotel	3.0685e+006	0.0166	0.1504	0.1264	9.0000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	163.7469	163.7469	3.1400e-003	3.0000e-003	164.7199
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0570**	**0.5091**	**0.3666**	**3.1100e-003**		**0.0394**	**0.0394**		**0.0394**	**0.0394**	**0.0000**	**564.4208**	**564.4208**	**0.0108**	**0.0104**	**567.7749**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	190084	38.2819	2.5000e-003	5.2000e-004	38.4986
City Park	12355	2.4882	1.6000e-004	3.0000e-005	2.5023
Condo/Townhouse High Rise	1.3461e+006	271.0972	0.0177	3.6600e-003	272.6316
Enclosed Parking with Elevator	1.98332e+006	399.4302	0.0261	5.4000e-003	401.6909
Fast Food Restaurant w/o Drive Thru	120590	24.2863	1.5900e-003	3.3000e-004	24.4238
General Office Building	281208	56.6338	3.7000e-003	7.7000e-004	56.9543
High Turnover (Sit Down Restaurant)	683375	137.6284	8.9900e-003	1.8600e-003	138.4074
Hotel	1.07337e+006	216.1721	0.0141	2.9200e-003	217.3956
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,146.0182**	**0.0749**	**0.0155**	**1,152.5045**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	189168	38.0974	2.4900e-003	5.1000e-004	38.3131
City Park	12355	2.4882	1.6000e-004	3.0000e-005	2.5023
Condo/Townhouse High Rise	1.34001e+006	269.8710	0.0176	3.6500e-003	271.3985
Enclosed Parking with Elevator	1.82942e+006	368.4355	0.0241	4.9800e-003	370.5208
Fast Food Restaurant w/o Drive Thru	118020	23.7687	1.5500e-003	3.2000e-004	23.9032
General Office Building	269656	54.3074	3.5500e-003	7.3000e-004	54.6148
High Turnover (Sit Down Restaurant)	668811	134.6951	8.8000e-003	1.8200e-003	135.4575
Hotel	1.03149e+006	207.7362	0.0136	2.8100e-003	208.9120
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,099.3996**	**0.0718**	**0.0149**	**1,105.6221**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.9720	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Unmitigated	2.9720	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2592					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5988					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1140	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Total	**2.9720**	**0.0436**	**3.7870**	**2.0000e-004**		**0.0210**	**0.0210**		**0.0210**	**0.0210**	**0.0000**	**6.2063**	**6.2063**	**5.9500e-003**	**0.0000**	**6.3551**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2592					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5988					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1140	0.0436	3.7870	2.0000e-004		0.0210	0.0210		0.0210	0.0210	0.0000	6.2063	6.2063	5.9500e-003	0.0000	6.3551
Total	**2.9720**	**0.0436**	**3.7870**	**2.0000e-004**		**0.0210**	**0.0210**		**0.0210**	**0.0210**	**0.0000**	**6.2063**	**6.2063**	**5.9500e-003**	**0.0000**	**6.3551**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	90.1314	0.7653	0.0191	114.9441
Unmitigated	157.4117	1.2760	0.0319	198.8069

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	3.12739 / 1.97162	13.6048	0.1027	2.5800e-003	16.9409
City Park	0 / 0.881696	1.9728	1.3000e-004	3.0000e-005	1.9840
Condo/Townhouse High Rise	20.7841 / 13.103	90.4155	0.6827	0.0171	112.5866
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.828647 / 0.0528924	2.5543	0.0272	6.7000e-004	3.4323
General Office Building	3.84794 / 2.35841	16.5884	0.1264	3.1700e-003	20.6923
High Turnover (Sit Down Restaurant)	4.6987 / 0.299917	14.4835	0.1540	3.7900e-003	19.4620
Hotel	5.58069 / 0.620077	17.7925	0.1829	4.5100e-003	23.7089
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**157.4117**	**1.2760**	**0.0319**	**198.8069**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.87644 / 0.985809	7.7218	0.0616	1.5400e-003	9.7209
City Park	0 / 0.440848	0.9864	6.0000e-005	1.0000e-005	0.9920
Condo/Townhouse High Rise	12.4705 / 6.55152	51.3175	0.4094	0.0102	64.6036
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.497188 / 0.0264462	1.5207	0.0163	4.0000e-004	2.0475
General Office Building	2.30876 / 1.17921	9.4254	0.0758	1.8900e-003	11.8847
High Turnover (Sit Down Restaurant)	2.81922 / 0.149959	8.6230	0.0924	2.2700e-003	11.6097
Hotel	3.34841 / 0.310038	10.5368	0.1097	2.7000e-003	14.0858
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**90.1314**	**0.7653**	**0.0190**	**114.9441**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	49.1368	2.9039	0.0000	121.7344
Unmitigated	204.7367	12.0996	0.0000	507.2265

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	43.8	8.8910	0.5254	0.0000	22.0271
City Park	155.9	31.6463	1.8702	0.0000	78.4024
Condo/Townhouse High Rise	712	144.5296	8.5415	0.0000	358.0659
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	2.5	0.5075	0.0300	0.0000	1.2573
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	14.1	2.8622	0.1692	0.0000	7.0909
Hotel	80.3	16.3002	0.9633	0.0000	40.3830
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**204.7367**	**12.0996**	**0.0000**	**507.2265**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	10.512	2.1338	0.1261	0.0000	5.2865
City Park	37.416	7.5951	0.4489	0.0000	18.8166
Condo/Townhouse High Rise	170.88	34.6871	2.0500	0.0000	85.9358

Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.6	0.1218	7.2000e-003	0.0000	0.3017
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.384	0.6869	0.0406	0.0000	1.7018
Hotel	19.272	3.9120	0.2312	0.0000	9.6919
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**49.1368**	**2.9039**	**0.0000**	**121.7344**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center - East Site (All Res) - Operation (Vegetation-Trees)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	32.66	1000sqft	0.10	32,665.00	0
Enclosed Parking with Elevator	684.00	Space	0.80	338,450.00	0
Other Non-Asphalt Surfaces	12.90	1000sqft	0.10	12,900.00	0
User Defined Parking	4.81	User Defined Unit	0.18	4,812.00	0
City Park	0.81	Acre	0.10	35,300.00	0
Fast Food Restaurant w/o Drive Thru	2.73	1000sqft	0.10	2,732.00	0
High Turnover (Sit Down Restaurant)	15.48	1000sqft	0.10	15,482.00	0
Apartments Mid Rise	65.00	Dwelling Unit	0.30	67,149.00	186
Condo/Townhouse High Rise	423.00	Dwelling Unit	0.95	575,100.00	1210

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	488	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

tblSequestration	NumberOfNewTrees	0.00	122.00

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	86.3760	0.0000	0.0000	86.3760

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	122	86.3760	0.0000	0.0000	86.3760
Total		**86.3760**	**0.0000**	**0.0000**	**86.3760**

Hollywood Center - West - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	533	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 40% RPS by 2024.

Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions.

Sequestration - Miscellaneous trees; 130 trees on West Site.

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	44,513.00	45,115.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	133,538.00	135,344.00
tblArchitecturalCoating	ConstArea_Parking	25,652.00	26,786.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	437,738.00	437,603.00
tblArchitecturalCoating	ConstArea_Residential_Interior	1,313,213.00	1,312,808.00
tblAreaCoating	Area_Nonresidential_Exterior	44513	45115
tblAreaCoating	Area_Nonresidential_Interior	133538	135344
tblAreaCoating	Area_Parking	25652	26786
tblAreaCoating	Area_Residential_Exterior	437738	437603
tblAreaCoating	Area_Residential_Interior	1313213	1312808
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00
tblFireplaces	NumberWood	3.40	0.00

tblFireplaces	NumberWood	22.45	0.00
tblLandUse	LandUseSquareFeet	334,800.00	414,005.00
tblLandUse	LandUseSquareFeet	0.00	1,636.00
tblLandUse	LandUseSquareFeet	34,412.40	34,205.00
tblLandUse	LandUseSquareFeet	1,980.00	1,983.00
tblLandUse	LandUseSquareFeet	11,240.00	11,237.00
tblLandUse	LandUseSquareFeet	68,000.00	67,500.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	0.96	0.10
tblLandUse	LotAcreage	7.53	0.51
tblLandUse	LotAcreage	0.27	0.10
tblLandUse	LotAcreage	0.00	0.14
tblLandUse	LotAcreage	0.79	0.10
tblLandUse	LotAcreage	0.05	0.10
tblLandUse	LotAcreage	0.26	0.10
tblLandUse	LotAcreage	1.79	0.20
tblLandUse	LotAcreage	7.02	0.50
tblProjectCharacteristics	CO2IntensityFactor	1227.89	533
tblSequestration	NumberOfNewTrees	0.00	130.00
tblSolidWaste	SolidWasteGenerationRate	31.28	62.05
tblSolidWaste	SolidWasteGenerationRate	0.07	0.00
tblSolidWaste	SolidWasteGenerationRate	206.54	1,002.16
tblSolidWaste	SolidWasteGenerationRate	22.81	1.81
tblSolidWaste	SolidWasteGenerationRate	38.69	0.00
tblSolidWaste	SolidWasteGenerationRate	133.76	10.25
tblTripsAndVMT	VendorTripNumber	140.00	143.00
tblTripsAndVMT	WorkerTripNumber	585.00	593.00
tblTripsAndVMT	WorkerTripNumber	117.00	119.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00

tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	IndoorWaterUseRate	7,393,723.92	7,496,809.49
tblWater	OutdoorWaterUseRate	941,270.27	953,185.08
tblWater	OutdoorWaterUseRate	4,531,637.24	4,594,818.72
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1049	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Energy	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	1,824.5124	1,824.5124	0.0838	0.0237	1,833.6551
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	218.4731	0.0000	218.4731	12.9114	0.0000	541.2578
Water						0.0000	0.0000		0.0000	0.0000	14.3380	214.9019	229.2399	1.4843	0.0372	277.4317
Total	**3.1493**	**0.4519**	**5.5778**	**2.7100e-003**	**0.0000**	**0.0603**	**0.0603**	**0.0000**	**0.0603**	**0.0603**	**232.8111**	**2,048.1460**	**2,280.9571**	**14.4879**	**0.0608**	**2,661.2866**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1049	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Energy	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	1,748.1056	1,748.1056	0.0803	0.0227	1,756.8633
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	52.4335	0.0000	52.4335	3.0987	0.0000	129.9019
Water						0.0000	0.0000		0.0000	0.0000	8.6028	121.6782	130.2810	0.8902	0.0222	159.1618
Total	**3.1473**	**0.4341**	**5.5680**	**2.6000e-003**	**0.0000**	**0.0589**	**0.0589**	**0.0000**	**0.0589**	**0.0589**	**61.0364**	**1,878.5154**	**1,939.5517**	**4.0777**	**0.0449**	**2,054.8689**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.06**	**3.92**	**0.18**	**4.06**	**0.00**	**2.32**	**2.32**	**0.00**	**2.32**	**2.32**	**73.78**	**8.28**	**14.97**	**71.85**	**26.23**	**22.79**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	92.0400
Total	**92.0400**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Condo/Townhouse High Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Fast Food Restaurant w/o Drive Thru	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
General Office Building	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Other Non-Asphalt Surfaces	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
User Defined Parking	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,328.0489	1,328.0489	0.0723	0.0150	1,334.3104
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,384.3218	1,384.3218	0.0753	0.0156	1,390.8486
NaturalGas Mitigated	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	420.0567	420.0567	8.0500e-003	7.7000e-003	422.5528
NaturalGas Unmitigated	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	440.1907	440.1907	8.4400e-003	8.0700e-003	442.8065

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	626752	3.3800e-003	0.0289	0.0123	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	33.4459	33.4459	6.4000e-004	6.1000e-004	33.6446
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.13841e+006	0.0223	0.1907	0.0812	1.2200e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.8411	220.8411	4.2300e-003	4.0500e-003	222.1535
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	457597	2.4700e-003	0.0224	0.0188	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.4191	24.4191	4.7000e-004	4.5000e-004	24.5642
General Office Building	433056	2.3400e-003	0.0212	0.0178	1.3000e-004		1.6100e-003	1.6100e-003		1.6100e-003	1.6100e-003	0.0000	23.1095	23.1095	4.4000e-004	4.2000e-004	23.2469
High Turnover (Sit Down Restaurant)	2.59305e+006	0.0140	0.1271	0.1068	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003	0.0000	138.3750	138.3750	2.6500e-003	2.5400e-003	139.1973
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0445**	**0.3903**	**0.2369**	**2.4200e-003**		**0.0307**	**0.0307**		**0.0307**	**0.0307**	**0.0000**	**440.1907**	**440.1907**	**8.4300e-003**	**8.0700e-003**	**442.8065**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	592156	3.1900e-003	0.0273	0.0116	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.5997	31.5997	6.1000e-004	5.8000e-004	31.7875
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.90997e+006	0.0211	0.1802	0.0767	1.1500e-003		0.0146	0.0146		0.0146	0.0146	0.0000	208.6508	208.6508	4.0000e-003	3.8300e-003	209.8907
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Fast Food Restaurant w/o Drive Thru	447710	2.4100e-003	0.0220	0.0184	1.3000e-004		1.6700e-003	1.6700e-003		1.6700e-003	1.6700e-003	0.0000	23.8915	23.8915	4.6000e-004	4.4000e-004	24.0335
General Office Building	384703	2.0700e-003	0.0189	0.0158	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5292	20.5292	3.9000e-004	3.8000e-004	20.6512
High Turnover (Sit Down Restaurant)	2.53703e+006	0.0137	0.1244	0.1045	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3854	135.3854	2.5900e-003	2.4800e-003	136.1899
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0424**	**0.3726**	**0.2270**	**2.3100e-003**		**0.0293**	**0.0293**		**0.0293**	**0.0293**	**0.0000**	**420.0567**	**420.0567**	**8.0500e-003**	**7.7100e-003**	**422.5528**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	269285	65.1037	3.5400e-003	7.3000e-004	65.4107
City Park	11971.8	2.8944	1.6000e-004	3.0000e-005	2.9080
Condo/Townhouse High Rise	1.89466e+006	458.0628	0.0249	5.1600e-003	460.2224
Enclosed Parking with Elevator	2.42607e+006	586.5380	0.0319	6.6000e-003	589.3034
Fast Food Restaurant w/o Drive Thru	87529.6	21.1616	1.1500e-003	2.4000e-004	21.2614
General Office Building	540384	130.6458	7.1100e-003	1.4700e-003	131.2618
High Turnover (Sit Down Restaurant)	496001	119.9156	6.5200e-003	1.3500e-003	120.4810
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,384.3218**	**0.0753**	**0.0156**	**1,390.8486**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	267988	64.7899	3.5300e-003	7.3000e-004	65.0954
City Park	11971.8	2.8944	1.6000e-004	3.0000e-005	2.9080
Condo/Townhouse High Rise	1.88609e+006	455.9909	0.0248	5.1300e-003	458.1408
Enclosed Parking with Elevator	2.23781e+006	541.0243	0.0294	6.0900e-003	543.5751
Fast Food Restaurant w/o Drive Thru	85664.1	20.7106	1.1300e-003	2.3000e-004	20.8082
General Office Building	518186	125.2792	6.8200e-003	1.4100e-003	125.8698
High Turnover (Sit Down Restaurant)	485430	117.3598	6.3900e-003	1.3200e-003	117.9132
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,328.0489**	**0.0723**	**0.0149**	**1,334.3104**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.1049	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Unmitigated	3.1049	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1613	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Total	**3.1049**	**0.0615**	**5.3410**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.4200e-003**	**0.0000**	**8.9420**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1613	0.0615	5.3410	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4200e-003	0.0000	8.9420
Total	**3.1049**	**0.0615**	**5.3410**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.4200e-003**	**0.0000**	**8.9420**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	130.2810	0.8902	0.0222	159.1618
Unmitigated	229.2399	1.4843	0.0372	277.4317

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.43047 / 2.79312	22.8552	0.1455	3.6500e-003	27.5813
City Park	0 / 0.953185	2.5603	1.4000e-004	3.0000e-005	2.5723
Condo/Townhouse High Rise	29.2542 / 18.4428	150.9112	0.9610	0.0241	182.1176
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.600997 / 0.0383615	2.1857	0.0197	4.8000e-004	2.8225
General Office Building	7.49681 / 4.59482	38.3202	0.2462	6.1700e-003	46.3156
High Turnover (Sit Down Restaurant)	3.41172 / 0.217769	12.4075	0.1118	2.7500e-003	16.0224
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.2399**	**1.4843**	**0.0372**	**277.4317**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.65828 / 1.39656	12.9629	0.0873	2.1800e-003	15.7950
City Park	0 / 0.476593	1.2801	7.0000e-005	1.0000e-005	1.2862
Condo/Townhouse High Rise	17.5525 / 9.22142	85.5930	0.5763	0.0144	104.2934
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.360598 / 0.0191807	1.3011	0.0118	2.9000e-004	1.6831
General Office Building	4.49809 / 2.29741	21.7580	0.1477	3.6900e-003	26.5494
High Turnover (Sit Down Restaurant)	2.04703 / 0.108885	7.3860	0.0671	1.6500e-003	9.5547
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**130.2810**	**0.8902**	**0.0222**	**159.1618**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	52.4335	3.0987	0.0000	129.9019
Unmitigated	218.4731	12.9114	0.0000	541.2578

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.05	12.5956	0.7444	0.0000	31.2050
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1002.16	203.4294	12.0223	0.0000	503.9878
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	1.81	0.3674	0.0217	0.0000	0.9103
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	10.25	2.0807	0.1230	0.0000	5.1547
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**218.4731**	**12.9114**	**0.0000**	**541.2578**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.892	3.0229	0.1787	0.0000	7.4892
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	240.518	48.8231	2.8854	0.0000	120.9571
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.4344	0.0882	5.2100e-003	0.0000	0.2185

General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.46	0.4994	0.0295	0.0000	1.2371
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**52.4335**	**3.0987**	**0.0000**	**129.9019**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	92.0400	0.0000	0.0000	92.0400

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	130	92.0400	0.0000	0.0000	92.0400
Total		**92.0400**	**0.0000**	**0.0000**	**92.0400**

Hollywood Center - West - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2027
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	488	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 45% RPS by 2027.
Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions.

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	44,455.00	45,115.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	133,364.00	135,344.00
tblArchitecturalCoating	ConstArea_Parking	26,974.00	26,786.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	437,738.00	437,603.00
tblArchitecturalCoating	ConstArea_Residential_Interior	1,313,213.00	1,312,808.00
tblAreaCoating	Area_Nonresidential_Exterior	44455	45115
tblAreaCoating	Area_Nonresidential_Interior	133364	135344
tblAreaCoating	Area_Parking	26974	26786
tblAreaCoating	Area_Residential_Exterior	437738	437603
tblAreaCoating	Area_Residential_Interior	1313213	1312808
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00

tblFireplaces	NumberWood	3.40	0.00
tblFireplaces	NumberWood	22.45	0.00
tblFleetMix	UBUS	1.8620e-003	2.0710e-003
tblLandUse	LandUseSquareFeet	334,800.00	414,005.00
tblLandUse	LandUseSquareFeet	0.00	1,636.00
tblLandUse	LandUseSquareFeet	34,412.40	34,205.00
tblLandUse	LandUseSquareFeet	1,980.00	1,983.00
tblLandUse	LandUseSquareFeet	11,240.00	11,237.00
tblLandUse	LandUseSquareFeet	68,000.00	67,500.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	0.96	0.10
tblLandUse	LotAcreage	7.53	0.51
tblLandUse	LotAcreage	0.27	0.10
tblLandUse	LotAcreage	0.00	0.14
tblLandUse	LotAcreage	0.79	0.10
tblLandUse	LotAcreage	0.05	0.10
tblLandUse	LotAcreage	0.26	0.10
tblLandUse	LotAcreage	1.79	0.20
tblLandUse	LotAcreage	7.02	0.50
tblProjectCharacteristics	CO2IntensityFactor	1227.89	488
tblSolidWaste	SolidWasteGenerationRate	31.28	62.05
tblSolidWaste	SolidWasteGenerationRate	0.07	0.00
tblSolidWaste	SolidWasteGenerationRate	206.54	1,002.16
tblSolidWaste	SolidWasteGenerationRate	22.81	1.81
tblSolidWaste	SolidWasteGenerationRate	38.58	0.00
tblSolidWaste	SolidWasteGenerationRate	133.76	10.25
tblTripsAndVMT	VendorTripNumber	144.00	143.00
tblTripsAndVMT	WorkerTripNumber	594.00	593.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00

tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	IndoorWaterUseRate	7,372,395.87	7,496,809.49
tblWater	OutdoorWaterUseRate	941,270.27	953,185.08
tblWater	OutdoorWaterUseRate	4,518,565.21	4,594,818.72
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1045	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Energy	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	1,707.6372	1,707.6372	0.0838	0.0237	1,716.7799
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	218.4731	0.0000	218.4731	12.9114	0.0000	541.2578
Water						0.0000	0.0000		0.0000	0.0000	14.3380	196.7582	211.0963	1.4843	0.0372	259.2880
Total	**3.1490**	**0.4518**	**5.5750**	**2.7100e-003**	**0.0000**	**0.0603**	**0.0603**	**0.0000**	**0.0603**	**0.0603**	**232.8111**	**1,913.1271**	**2,145.9382**	**14.4879**	**0.0608**	**2,526.2673**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1045	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Energy	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	1,635.9814	1,635.9814	0.0803	0.0227	1,644.7391
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	52.4335	0.0000	52.4335	3.0987	0.0000	129.9019
Water						0.0000	0.0000		0.0000	0.0000	8.6028	111.4052	120.0080	0.8902	0.0222	148.8888
Total	**3.1470**	**0.4341**	**5.5652**	**2.6000e-003**	**0.0000**	**0.0589**	**0.0589**	**0.0000**	**0.0589**	**0.0589**	**61.0364**	**1,756.1182**	**1,817.1545**	**4.0777**	**0.0449**	**1,932.4713**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.06**	**3.92**	**0.18**	**4.06**	**0.00**	**2.32**	**2.32**	**0.00**	**2.32**	**2.32**	**73.78**	**8.21**	**15.32**	**71.85**	**26.23**	**23.50**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Condo/Townhouse High Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Fast Food Restaurant w/o Drive Thru	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
General Office Building	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Other Non-Asphalt Surfaces	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
User Defined Parking	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,215.9247	1,215.9247	0.0723	0.0150	1,222.1862
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,267.4466	1,267.4466	0.0753	0.0156	1,273.9734
NaturalGas Mitigated	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	420.0567	420.0567	8.0500e-003	7.7000e-003	422.5528
NaturalGas Unmitigated	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	440.1907	440.1907	8.4400e-003	8.0700e-003	442.8065

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	626752	3.3800e-003	0.0289	0.0123	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	33.4459	33.4459	6.4000e-004	6.1000e-004	33.6446
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.13841e+006	0.0223	0.1907	0.0812	1.2200e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.8411	220.8411	4.2300e-003	4.0500e-003	222.1535
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	457597	2.4700e-003	0.0224	0.0188	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.4191	24.4191	4.7000e-004	4.5000e-004	24.5642
General Office Building	433056	2.3400e-003	0.0212	0.0178	1.3000e-004		1.6100e-003	1.6100e-003		1.6100e-003	1.6100e-003	0.0000	23.1095	23.1095	4.4000e-004	4.2000e-004	23.2469
High Turnover (Sit Down Restaurant)	2.59305e+006	0.0140	0.1271	0.1068	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003	0.0000	138.3750	138.3750	2.6500e-003	2.5400e-003	139.1973
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0445**	**0.3903**	**0.2369**	**2.4200e-003**		**0.0307**	**0.0307**		**0.0307**	**0.0307**	**0.0000**	**440.1907**	**440.1907**	**8.4300e-003**	**8.0700e-003**	**442.8065**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	592156	3.1900e-003	0.0273	0.0116	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.5997	31.5997	6.1000e-004	5.8000e-004	31.7875
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.90997e+006	0.0211	0.1802	0.0767	1.1500e-003		0.0146	0.0146		0.0146	0.0146	0.0000	208.6508	208.6508	4.0000e-003	3.8300e-003	209.8907
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	447710	2.4100e-003	0.0220	0.0184	1.3000e-004		1.6700e-003	1.6700e-003		1.6700e-003	1.6700e-003	0.0000	23.8915	23.8915	4.6000e-004	4.4000e-004	24.0335

General Office Building	384703	2.0700e-003	0.0189	0.0158	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5292	20.5292	3.9000e-004	3.8000e-004	20.6512
High Turnover (Sit Down Restaurant)	2.53703e+006	0.0137	0.1244	0.1045	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3854	135.3854	2.5900e-003	2.4800e-003	136.1899
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0424**	**0.3726**	**0.2270**	**2.3100e-003**		**0.0293**	**0.0293**		**0.0293**	**0.0293**	**0.0000**	**420.0567**	**420.0567**	**8.0500e-003**	**7.7100e-003**	**422.5528**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	269285	59.6072	3.5400e-003	7.3000e-004	59.9141
City Park	11971.8	2.6500	1.6000e-004	3.0000e-005	2.6636
Condo/Townhouse High Rise	1.89466e+006	419.3895	0.0249	5.1600e-003	421.5492
Enclosed Parking with Elevator	2.42607e+006	537.0179	0.0319	6.6000e-003	539.7833
Fast Food Restaurant w/o Drive Thru	87529.6	19.3750	1.1500e-003	2.4000e-004	19.4747
General Office Building	540384	119.6157	7.1100e-003	1.4700e-003	120.2316
High Turnover (Sit Down Restaurant)	496001	109.7914	6.5200e-003	1.3500e-003	110.3568
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,267.4466**	**0.0753**	**0.0156**	**1,273.9734**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	267988	59.3199	3.5300e-003	7.3000e-004	59.6253
City Park	11971.8	2.6500	1.6000e-004	3.0000e-005	2.6636
Condo/Townhouse High Rise	1.88609e+006	417.4926	0.0248	5.1300e-003	419.6425
Enclosed Parking with Elevator	2.23781e+006	495.3468	0.0294	6.0900e-003	497.8976
Fast Food Restaurant w/o Drive Thru	85664.1	18.9620	1.1300e-003	2.3000e-004	19.0597
General Office Building	518186	114.7021	6.8200e-003	1.4100e-003	115.2928
High Turnover (Sit Down Restaurant)	485430	107.4514	6.3900e-003	1.3200e-003	108.0047
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,215.9247**	**0.0723**	**0.0149**	**1,222.1862**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.1045	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Unmitigated	3.1045	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1610	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Total	**3.1045**	**0.0615**	**5.3381**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.4000e-003**	**0.0000**	**8.9416**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1610	0.0615	5.3381	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.4000e-003	0.0000	8.9416
Total	**3.1045**	**0.0615**	**5.3381**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.4000e-003**	**0.0000**	**8.9416**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	120.0080	0.8902	0.0222	148.8888
Unmitigated	211.0963	1.4843	0.0372	259.2880

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.43047 / 2.79312	21.0442	0.1455	3.6500e-003	25.7704
City Park	0 / 0.953185	2.3441	1.4000e-004	3.0000e-005	2.3562
Condo/Townhouse High Rise	29.2542 / 18.4428	138.9537	0.9610	0.0241	170.1601
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.600997 / 0.0383615	2.0172	0.0197	4.8000e-004	2.6540
General Office Building	7.49681 / 4.59482	35.2857	0.2462	6.1700e-003	43.2812
High Turnover (Sit Down Restaurant)	3.41172 / 0.217769	11.4513	0.1118	2.7500e-003	15.0662
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**211.0962**	**1.4843**	**0.0372**	**259.2880**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.65828 / 1.39656	11.9396	0.0873	2.1800e-003	14.7718
City Park	0 / 0.476593	1.1721	7.0000e-005	1.0000e-005	1.1781
Condo/Townhouse High Rise	17.5525 / 9.22142	78.8367	0.5763	0.0144	97.5372
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.360598 / 0.0191807	1.2009	0.0118	2.9000e-004	1.5829
General Office Building	4.49809 / 2.29741	20.0415	0.1477	3.6900e-003	24.8329
High Turnover (Sit Down Restaurant)	2.04703 / 0.108885	6.8172	0.0671	1.6500e-003	8.9859
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**120.0080**	**0.8902**	**0.0222**	**148.8888**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	52.4335	3.0987	0.0000	129.9019
Unmitigated	218.4731	12.9114	0.0000	541.2578

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.05	12.5956	0.7444	0.0000	31.2050
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1002.16	203.4294	12.0223	0.0000	503.9878
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	1.81	0.3674	0.0217	0.0000	0.9103
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	10.25	2.0807	0.1230	0.0000	5.1547
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**218.4731**	**12.9114**	**0.0000**	**541.2578**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.892	3.0229	0.1787	0.0000	7.4892
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	240.518	48.8231	2.8854	0.0000	120.9571
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.4344	0.0882	5.2100e-003	0.0000	0.2185

General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.46	0.4994	0.0295	0.0000	1.2371
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**52.4335**	**3.0987**	**0.0000**	**129.9019**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center - West - Operations

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2030
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	444	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor: California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects (Jan 2017). Linearly adjusted to 50% RPS by 2030.

Land Use - see operational assumptions

Vehicle Trips - see operational assumptions. VMT and trips provided by traffic study.

Woodstoves - see operational assumptions

Energy Use - see operational assumptions. Lighting energy intensity of Parking Lot land use used as surrogate for public open space lighting energy intensity.

Solid Waste - see operational assumptions.

Energy Mitigation - The Project LEED checklist states it will be 20% more efficient than 2010 Ashrae 90.1 Standard. Therefore, compared to 2016 Title 24 Building Energy Efficiency that is based off of 2013 Ashrae 90.1 Standards, the Project will be 11.6% more efficient.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	44,455.00	45,115.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	133,364.00	135,344.00
tblArchitecturalCoating	ConstArea_Parking	26,974.00	26,786.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	437,738.00	437,603.00
tblArchitecturalCoating	ConstArea_Residential_Interior	1,313,213.00	1,312,808.00
tblAreaCoating	Area_Nonresidential_Exterior	44455	45115
tblAreaCoating	Area_Nonresidential_Interior	133364	135344
tblAreaCoating	Area_Parking	26974	26786
tblAreaCoating	Area_Residential_Exterior	437738	437603
tblAreaCoating	Area_Residential_Interior	1313213	1312808
tblEnergyUse	LightingElect	0.00	0.35
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	44.90	0.00
tblFireplaces	NumberWood	3.40	0.00

tblFireplaces	NumberWood	22.45	0.00
tblLandUse	LandUseSquareFeet	334,800.00	414,005.00
tblLandUse	LandUseSquareFeet	0.00	1,636.00
tblLandUse	LandUseSquareFeet	34,412.40	34,205.00
tblLandUse	LandUseSquareFeet	1,980.00	1,983.00
tblLandUse	LandUseSquareFeet	11,240.00	11,237.00
tblLandUse	LandUseSquareFeet	68,000.00	67,500.00
tblLandUse	LandUseSquareFeet	449,000.00	581,000.00
tblLandUse	LotAcreage	0.96	0.10
tblLandUse	LotAcreage	7.53	0.51
tblLandUse	LotAcreage	0.27	0.10
tblLandUse	LotAcreage	0.00	0.14
tblLandUse	LotAcreage	0.79	0.10
tblLandUse	LotAcreage	0.05	0.10
tblLandUse	LotAcreage	0.26	0.10
tblLandUse	LotAcreage	1.79	0.20
tblLandUse	LotAcreage	7.02	0.50
tblProjectCharacteristics	CO2IntensityFactor	1227.89	444
tblSolidWaste	SolidWasteGenerationRate	31.28	62.05
tblSolidWaste	SolidWasteGenerationRate	0.07	0.00
tblSolidWaste	SolidWasteGenerationRate	206.54	1,002.16
tblSolidWaste	SolidWasteGenerationRate	22.81	1.81
tblSolidWaste	SolidWasteGenerationRate	38.58	0.00
tblSolidWaste	SolidWasteGenerationRate	133.76	10.25
tblTripsAndVMT	VendorTripNumber	144.00	143.00
tblTripsAndVMT	WorkerTripNumber	594.00	593.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00

tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	4.31	0.00
tblVehicleTrips	ST_TR	696.00	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	3.43	0.00
tblVehicleTrips	SU_TR	500.00	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	4.18	0.00
tblVehicleTrips	WD_TR	716.00	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblWater	IndoorWaterUseRate	7,372,395.87	7,496,809.49
tblWater	OutdoorWaterUseRate	941,270.27	953,185.08
tblWater	OutdoorWaterUseRate	4,518,565.21	4,594,818.72
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1037	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Energy	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	1,593.3593	1,593.3593	0.0838	0.0237	1,602.5019
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	218.4731	0.0000	218.4731	12.9114	0.0000	541.2578
Water						0.0000	0.0000		0.0000	0.0000	14.3380	179.0177	193.3558	1.4843	0.0372	241.5475
Total	**3.1481**	**0.4518**	**5.5659**	**2.7100e-003**	**0.0000**	**0.0603**	**0.0603**	**0.0000**	**0.0603**	**0.0603**	**232.8111**	**1,781.1086**	**2,013.9197**	**14.4879**	**0.0608**	**2,394.2478**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.1037	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Energy	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	1,526.3488	1,526.3488	0.0803	0.0227	1,535.1065
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	52.4335	0.0000	52.4335	3.0987	0.0000	129.9019
Water						0.0000	0.0000		0.0000	0.0000	8.6028	101.3604	109.9632	0.8902	0.0222	138.8440
Total	**3.1461**	**0.4340**	**5.5561**	**2.6000e-003**	**0.0000**	**0.0589**	**0.0589**	**0.0000**	**0.0589**	**0.0589**	**61.0364**	**1,636.4409**	**1,697.4772**	**4.0776**	**0.0449**	**1,812.7930**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.06**	**3.92**	**0.18**	**4.06**	**0.00**	**2.32**	**2.32**	**0.00**	**2.32**	**2.32**	**73.78**	**8.12**	**15.71**	**71.85**	**26.23**	**24.29**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
City Park	0.00	0.00	0.00		
Condo/Townhouse High Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
User Defined Parking	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	0.00	0.00	0.00	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive Thru	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Parking	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Condo/Townhouse High Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Fast Food Restaurant w/o Drive Thru	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
General Office Building	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Other Non-Asphalt Surfaces	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
User Defined Parking	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,106.2922	1,106.2922	0.0723	0.0150	1,112.5537
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,153.1686	1,153.1686	0.0753	0.0156	1,159.6955
NaturalGas Mitigated	0.0424	0.3726	0.2270	2.3200e-003		0.0293	0.0293		0.0293	0.0293	0.0000	420.0567	420.0567	8.0500e-003	7.7000e-003	422.5528
NaturalGas Unmitigated	0.0445	0.3903	0.2369	2.4300e-003		0.0307	0.0307		0.0307	0.0307	0.0000	440.1907	440.1907	8.4400e-003	8.0700e-003	442.8065

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	626752	3.3800e-003	0.0289	0.0123	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	33.4459	33.4459	6.4000e-004	6.1000e-004	33.6446
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.13841e+006	0.0223	0.1907	0.0812	1.2200e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.8411	220.8411	4.2300e-003	4.0500e-003	222.1535
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	457597	2.4700e-003	0.0224	0.0188	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.4191	24.4191	4.7000e-004	4.5000e-004	24.5642
General Office Building	433056	2.3400e-003	0.0212	0.0178	1.3000e-004		1.6100e-003	1.6100e-003		1.6100e-003	1.6100e-003	0.0000	23.1095	23.1095	4.4000e-004	4.2000e-004	23.2469
High Turnover (Sit Down Restaurant)	2.59305e+006	0.0140	0.1271	0.1068	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003	0.0000	138.3750	138.3750	2.6500e-003	2.5400e-003	139.1973
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0445**	**0.3903**	**0.2369**	**2.4200e-003**		**0.0307**	**0.0307**		**0.0307**	**0.0307**	**0.0000**	**440.1907**	**440.1907**	**8.4300e-003**	**8.0700e-003**	**442.8065**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	592156	3.1900e-003	0.0273	0.0116	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.5997	31.5997	6.1000e-004	5.8000e-004	31.7875
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.90997e+006	0.0211	0.1802	0.0767	1.1500e-003		0.0146	0.0146		0.0146	0.0146	0.0000	208.6508	208.6508	4.0000e-003	3.8300e-003	209.8907
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	447710	2.4100e-003	0.0220	0.0184	1.3000e-004		1.6700e-003	1.6700e-003		1.6700e-003	1.6700e-003	0.0000	23.8915	23.8915	4.6000e-004	4.4000e-004	24.0335

General Office Building	384703	2.0700e-003	0.0189	0.0158	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5292	20.5292	3.9000e-004	3.8000e-004	20.6512
High Turnover (Sit Down Restaurant)	2.53703e+006	0.0137	0.1244	0.1045	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3854	135.3854	2.5900e-003	2.4800e-003	136.1899
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0424**	**0.3726**	**0.2270**	**2.3100e-003**		**0.0293**	**0.0293**		**0.0293**	**0.0293**	**0.0000**	**420.0567**	**420.0567**	**8.0500e-003**	**7.7100e-003**	**422.5528**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	269285	54.2327	3.5400e-003	7.3000e-004	54.5397
City Park	11971.8	2.4111	1.6000e-004	3.0000e-005	2.4247
Condo/Townhouse High Rise	1.89466e+006	381.5757	0.0249	5.1600e-003	383.7354
Enclosed Parking with Elevator	2.42607e+006	488.5983	0.0319	6.6000e-003	491.3637
Fast Food Restaurant w/o Drive Thru	87529.6	17.6280	1.1500e-003	2.4000e-004	17.7278
General Office Building	540384	108.8306	7.1100e-003	1.4700e-003	109.4466
High Turnover (Sit Down Restaurant)	496001	99.8922	6.5200e-003	1.3500e-003	100.4575
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,153.1686**	**0.0753**	**0.0156**	**1,159.6954**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	267988	53.9714	3.5300e-003	7.3000e-004	54.2768
City Park	11971.8	2.4111	1.6000e-004	3.0000e-005	2.4247
Condo/Townhouse High Rise	1.88609e+006	379.8498	0.0248	5.1300e-003	381.9997
Enclosed Parking with Elevator	2.23781e+006	450.6844	0.0294	6.0900e-003	453.2352
Fast Food Restaurant w/o Drive Thru	85664.1	17.2523	1.1300e-003	2.3000e-004	17.3500
General Office Building	518186	104.3601	6.8200e-003	1.4100e-003	104.9508
High Turnover (Sit Down Restaurant)	485430	97.7632	6.3900e-003	1.3200e-003	98.3165
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**1,106.2922**	**0.0723**	**0.0149**	**1,112.5537**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.1037	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Unmitigated	3.1037	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1601	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Total	**3.1036**	**0.0614**	**5.3291**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.3600e-003**	**0.0000**	**8.9405**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2509					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.6927					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1601	0.0614	5.3291	2.8000e-004		0.0296	0.0296		0.0296	0.0296	0.0000	8.7316	8.7316	8.3600e-003	0.0000	8.9405
Total	**3.1036**	**0.0614**	**5.3291**	**2.8000e-004**		**0.0296**	**0.0296**		**0.0296**	**0.0296**	**0.0000**	**8.7316**	**8.7316**	**8.3600e-003**	**0.0000**	**8.9405**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	109.9632	0.8902	0.0222	138.8440
Unmitigated	193.3558	1.4843	0.0372	241.5475

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.43047 / 2.79312	19.2735	0.1455	3.6500e-003	23.9997
City Park	0 / 0.953185	2.1328	1.4000e-004	3.0000e-005	2.1448
Condo/Townhouse High Rise	29.2542 / 18.4428	127.2619	0.9610	0.0241	158.4683
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.600997 / 0.0383615	1.8525	0.0197	4.8000e-004	2.4893
General Office Building	7.49681 / 4.59482	32.3187	0.2462	6.1700e-003	40.3141
High Turnover (Sit Down Restaurant)	3.41172 / 0.217769	10.5164	0.1118	2.7500e-003	14.1313
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**193.3557**	**1.4843**	**0.0372**	**241.5475**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.65828 / 1.39656	10.9392	0.0873	2.1800e-003	13.7713
City Park	0 / 0.476593	1.0664	7.0000e-005	1.0000e-005	1.0724
Condo/Townhouse High Rise	17.5525 / 9.22142	72.2306	0.5763	0.0144	90.9310
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.360598 / 0.0191807	1.1029	0.0118	2.9000e-004	1.4850
General Office Building	4.49809 / 2.29741	18.3631	0.1477	3.6900e-003	23.1546
High Turnover (Sit Down Restaurant)	2.04703 / 0.108885	6.2611	0.0671	1.6500e-003	8.4298
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**109.9633**	**0.8902**	**0.0222**	**138.8440**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	52.4335	3.0987	0.0000	129.9019
Unmitigated	218.4731	12.9114	0.0000	541.2578

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.05	12.5956	0.7444	0.0000	31.2050
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1002.16	203.4294	12.0223	0.0000	503.9878
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	1.81	0.3674	0.0217	0.0000	0.9103
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	10.25	2.0807	0.1230	0.0000	5.1547
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**218.4731**	**12.9114**	**0.0000**	**541.2578**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.892	3.0229	0.1787	0.0000	7.4892
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	240.518	48.8231	2.8854	0.0000	120.9571
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.4344	0.0882	5.2100e-003	0.0000	0.2185

General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.46	0.4994	0.0295	0.0000	1.2371
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
User Defined Parking	0	0.0000	0.0000	0.0000	0.0000
Total		**52.4335**	**3.0987**	**0.0000**	**129.9019**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Hollywood Center - West - Operations (Vegetation-Trees)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	41.60	1000sqft	0.10	41,600.00	0
Enclosed Parking with Elevator	837.00	Space	0.51	414,005.00	0
Other Non-Asphalt Surfaces	11.90	1000sqft	0.10	11,900.00	0
User Defined Parking	1.64	User Defined Unit	0.14	1,636.00	0
City Park	0.79	Acre	0.10	34,205.00	0
Fast Food Restaurant w/o Drive Thru	1.98	1000sqft	0.10	1,983.00	0
High Turnover (Sit Down Restaurant)	11.24	1000sqft	0.10	11,237.00	0
Apartments Mid Rise	68.00	Dwelling Unit	0.20	67,500.00	194
Condo/Townhouse High Rise	449.00	Dwelling Unit	0.50	581,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	533	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

tblSequestration	NumberOfNewTrees	0.00	130.00

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	92.0400	0.0000	0.0000	92.0400

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	130	92.0400	0.0000	0.0000	92.0400
Total		**92.0400**	**0.0000**	**0.0000**	**92.0400**

Hollywood Center Project
Greenhouse Gas Assessment

ALL RESIDENTIAL SCENARIO

			With EMFAC2014 (v1.0.7) Emission Factors GHG Emissions (metric tons/year)					With EMFAC2017 (v1.0.2) Emission Factors GHG Emissions (metric tons/year)				
Scenario	**Year**	**VMT/year**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**
			1	*25*	*298*		**g/mi**	*1*	*25*	*298*		**g/mi**
3 Months (WT)	2023	1,582,001	620.55	0.03	-	621	392.7	571.54	0.03	0.03	582	367.6
West Tower	2024	6,328,005	2,419.28	0.10	-	2,422	382.7	2,230.05	0.13	0.12	2,269	358.6
	2025	6,328,005	2,345.46	0.09	-	2,348	371.0	2,164.52	0.13	0.12	2,203	348.1
1 Month (ET)	2026	7,032,303	2,537.66	0.10	-	2,540	361.2	2,342.26	0.14	0.13	2,384	339.0
East Tower	2027	14,779,580	5,204.76	0.20	-	5,210	352.5	4,801.20	0.29	0.26	4,886	330.6
	2028	14,779,580	5,092.74	0.19	-	5,098	344.9	4,690.43	0.28	0.26	4,774	323.0
	2029	14,779,580	4,994.23	0.19	-	4,999	338.2	4,591.09	0.28	0.25	4,673	316.2
	2030	14,779,580	4,908.67	0.18	-	4,913	332.4	4,502.26	0.27	0.25	4,583	310.1
	2031	14,779,580	4,838.51	0.17	-	4,843	327.7	4,422.66	0.27	0.24	4,502	304.6
	2032	14,779,580	4,773.26	0.17	-	4,778	323.3	4,351.99	0.26	0.24	4,431	299.8
	2033	14,779,580	4,717.02	0.17	-	4,721	319.4	4,289.83	0.26	0.24	4,368	295.5
	2034	14,779,580	4,669.43	0.16	-	4,673	316.2	4,234.86	0.26	0.24	4,312	291.7
	2035	14,779,580	4,630.26	0.16	-	4,634	313.6	4,187.11	0.25	0.24	4,264	288.5
	2036	14,779,580	4,601.88	0.16	-	4,606	311.6	4,147.33	0.25	0.23	4,223	285.8
	2037	14,779,580	4,577.89	0.15	-	4,582	310.0	4,113.25	0.25	0.23	4,189	283.4
	2038	14,779,580	4,559.86	0.15	-	4,564	308.8	4,084.58	0.25	0.23	4,160	281.5
	2039	14,779,580	4,546.57	0.15	-	4,550	307.9	4,060.81	0.25	0.23	4,136	279.8
	2040	14,779,580	4,537.28	0.15	-	4,541	307.2	4,041.32	0.25	0.23	4,116	278.5
	2041	14,779,580	4,530.06	0.15	-	4,534	306.8	4,025.19	0.25	0.23	4,100	277.4
	2042	14,779,580	4,526.75	0.15	-	4,530	306.5	4,012.89	0.25	0.23	4,088	276.6
	2043	14,779,580	4,525.89	0.15	-	4,530	306.5	4,003.50	0.24	0.23	4,079	276.0
	2044	14,779,580	4,526.51	0.15	-	4,530	306.5	3,996.25	0.24	0.23	4,072	275.5
	2045	14,779,580	4,528.31	0.14	-	4,532	306.6	3,990.70	0.24	0.23	4,066	275.1
	2046	14,779,580	4,532.01	0.14	-	4,536	306.9	3,987.37	0.24	0.23	4,063	274.9
	2047	14,779,580	4,536.90	0.14	-	4,540	307.2	3,985.31	0.24	0.24	4,062	274.8
	2048	14,779,580	4,542.66	0.14	-	4,546	307.6	3,984.23	0.24	0.24	4,061	274.8
	2049	14,779,580	4,549.15	0.14	-	4,553	308.0	3,984.18	0.24	0.24	4,061	274.8
	2050	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2051	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2052	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2053	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2054	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2055	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1
	2056	14,779,580	4,558.08	0.14	-	4,562	308.6	3,987.84	0.24	0.24	4,065	275.1

Sources: EMFAC2014; EMFAC2017; ESA 2018

Hollywood Center Project
Greenhouse Gas Assessment

RESIDENTIAL/HOTEL SCENARIO

			With EMFAC2014 (v1.0.7) Emission Factors GHG Emissions (metric tons/year)					With EMFAC2017 (v1.0.2) Emission Factors GHG Emissions (metric tons/year)				
Scenario	**Year**	**VMT/year**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**
			1	*25*	*298*		**g/mi**	*1*	*25*	*298*		**g/mi**
3 Months (WT)	2023	1,561,470	612.49	0.03	-	613	392.7	564.12	0.03	0.03	574	367.6
West Tower	2024	6,245,880	2,387.88	0.10	-	2,390	382.7	2,201.11	0.13	0.12	2,240	358.6
	2025	6,245,880	2,315.02	0.09	-	2,317	371.0	2,136.43	0.13	0.12	2,174	348.1
1 Month (ET)	2026	7,169,056	2,587.01	0.10	-	2,590	361.2	2,387.80	0.14	0.13	2,430	339.0
East Tower	2027	17,323,995	6,100.80	0.20	-	6,107	352.5	5,627.76	0.34	0.31	5,728	330.6
	2028	17,323,995	5,969.50	0.19	-	5,975	344.9	5,497.92	0.33	0.30	5,596	323.0
	2029	17,323,995	5,854.03	0.19	-	5,859	338.2	5,381.48	0.32	0.30	5,478	316.2
	2030	17,323,995	5,753.73	0.18	-	5,759	332.4	5,277.36	0.32	0.29	5,372	310.1
	2031	17,323,995	5,671.49	0.17	-	5,677	327.7	5,184.05	0.31	0.29	5,277	304.6
	2032	17,323,995	5,595.02	0.17	-	5,600	323.3	5,101.22	0.31	0.28	5,193	299.8
	2033	17,323,995	5,529.09	0.17	-	5,534	319.4	5,028.35	0.30	0.28	5,119	295.5
	2034	17,323,995	5,473.30	0.16	-	5,478	316.2	4,963.93	0.30	0.28	5,054	291.7
	2035	17,323,995	5,427.39	0.16	-	5,432	313.6	4,907.96	0.30	0.28	4,998	288.5
	2036	17,323,995	5,394.12	0.16	-	5,399	311.6	4,861.33	0.30	0.27	4,950	285.8
	2037	17,323,995	5,366.00	0.15	-	5,371	310.0	4,821.38	0.29	0.27	4,910	283.4
	2038	17,323,995	5,344.87	0.15	-	5,349	308.8	4,787.78	0.29	0.27	4,876	281.5
	2039	17,323,995	5,329.29	0.15	-	5,334	307.9	4,759.91	0.29	0.27	4,848	279.8
	2040	17,323,995	5,318.41	0.15	-	5,323	307.2	4,737.06	0.29	0.27	4,825	278.5
	2041	17,323,995	5,309.95	0.15	-	5,314	306.8	4,718.16	0.29	0.27	4,806	277.4
	2042	17,323,995	5,306.06	0.15	-	5,310	306.5	4,703.73	0.29	0.27	4,792	276.6
	2043	17,323,995	5,305.05	0.15	-	5,309	306.5	4,692.74	0.29	0.27	4,781	276.0
	2044	17,323,995	5,305.79	0.15	-	5,310	306.5	4,684.24	0.29	0.27	4,773	275.5
	2045	17,323,995	5,307.89	0.14	-	5,312	306.6	4,677.73	0.29	0.27	4,767	275.1
	2046	17,323,995	5,312.23	0.14	-	5,316	306.9	4,673.83	0.29	0.28	4,763	274.9
	2047	17,323,995	5,317.97	0.14	-	5,322	307.2	4,671.41	0.29	0.28	4,761	274.8
	2048	17,323,995	5,324.72	0.14	-	5,329	307.6	4,670.14	0.29	0.28	4,760	274.8
	2049	17,323,995	5,332.32	0.14	-	5,336	308.0	4,670.08	0.29	0.28	4,760	274.8
	2050	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2051	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2052	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2053	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2054	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2055	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1
	2056	17,323,995	5,342.78	0.14	-	5,347	308.6	4,674.37	0.29	0.28	4,765	275.1

Sources: EMFAC2014; EMFAC2017; ESA 2018

Hollywood Center Project
Greenhouse Gas Assessment

ALL RESIDENTIAL SCENARIO

			With EMFAC2014 (v1.0.7) Emission Factors GHG Emissions (metric tons/year)					With EMFAC2017 (v1.0.2) Emission Factors GHG Emissions (metric tons/year)				
Scenario	**Year**	**VMT/year**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2e**
			1	*25*	*298*		**g/mi**	*1*	*25*	*298*		**g/mi**
3 Months (WT)	2023	1,125,826	441.61	0.02	-	442	392.7	406.73	0.02	0.02	414	367.6
West Tower	2024	4,503,304	1,721.67	0.07	-	1,723	382.7	1,587.01	0.10	0.09	1,615	358.6
	2025	4,503,304	1,669.14	0.07	-	1,671	371.0	1,540.37	0.09	0.08	1,567	348.1
1 Month (ET)	2026	5,004,515	1,805.92	0.07	-	1,808	361.2	1,666.86	0.10	0.09	1,696	339.0
East Tower	2027	10,517,840	3,703.95	0.14	-	3,708	352.5	3,416.76	0.20	0.19	3,477	330.6
	2028	10,517,840	3,624.23	0.14	-	3,628	344.9	3,337.93	0.20	0.18	3,397	323.0
	2029	10,517,840	3,554.13	0.13	-	3,557	338.2	3,267.23	0.20	0.18	3,326	316.2
	2030	10,517,840	3,493.24	0.13	-	3,496	332.4	3,204.02	0.19	0.18	3,262	310.1
	2031	10,517,840	3,443.31	0.12	-	3,446	327.7	3,147.37	0.19	0.17	3,204	304.6
	2032	10,517,840	3,396.88	0.12	-	3,400	323.3	3,097.08	0.19	0.17	3,153	299.8
	2033	10,517,840	3,356.85	0.12	-	3,360	319.4	3,052.84	0.19	0.17	3,108	295.5
	2034	10,517,840	3,322.98	0.12	-	3,326	316.2	3,013.73	0.18	0.17	3,069	291.7
	2035	10,517,840	3,295.11	0.11	-	3,298	313.6	2,979.75	0.18	0.17	3,034	288.5
	2036	10,517,840	3,274.91	0.11	-	3,278	311.6	2,951.44	0.18	0.17	3,006	285.8
	2037	10,517,840	3,257.84	0.11	-	3,261	310.0	2,927.18	0.18	0.17	2,981	283.4
	2038	10,517,840	3,245.01	0.11	-	3,248	308.8	2,906.78	0.18	0.17	2,960	281.5
	2039	10,517,840	3,235.55	0.11	-	3,238	307.9	2,889.86	0.18	0.16	2,943	279.8
	2040	10,517,840	3,228.94	0.11	-	3,232	307.2	2,875.99	0.18	0.16	2,929	278.5
	2041	10,517,840	3,223.80	0.11	-	3,226	306.8	2,864.51	0.17	0.16	2,918	277.4
	2042	10,517,840	3,221.44	0.10	-	3,224	306.5	2,855.76	0.17	0.16	2,909	276.6
	2043	10,517,840	3,220.83	0.10	-	3,223	306.5	2,849.08	0.17	0.17	2,903	276.0
	2044	10,517,840	3,221.28	0.10	-	3,224	306.5	2,843.92	0.17	0.17	2,898	275.5
	2045	10,517,840	3,222.56	0.10	-	3,225	306.6	2,839.97	0.17	0.17	2,894	275.1
	2046	10,517,840	3,225.19	0.10	-	3,228	306.9	2,837.60	0.17	0.17	2,892	274.9
	2047	10,517,840	3,228.67	0.10	-	3,231	307.2	2,836.13	0.17	0.17	2,890	274.8
	2048	10,517,840	3,232.77	0.10	-	3,235	307.6	2,835.36	0.17	0.17	2,890	274.8
	2049	10,517,840	3,237.38	0.10	-	3,240	308.0	2,835.33	0.17	0.17	2,890	274.8
	2050	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2051	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2052	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2053	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2054	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2055	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1
	2056	10,517,840	3,243.74	0.10	-	3,246	308.6	2,837.93	0.17	0.17	2,893	275.1

Sources: EMFAC2014; EMFAC2017; ESA 2018

Hollywood Center Project
Greenhouse Gas Assessment

ALL RESIDENTIAL SCENARIO

	Project Mobile Emissions using ITE Trip Generation Manual , 9th Edition (EMFAC 2014)	Project Mobile Emissions using ITE Trip Generation Manual , 10th Edition (EMFAC 2014)[a]	Net Change from ITE Trip Generation Manual , 9th Edition	Project Mobile Emissions using ITE Trip Generation Manual , 9th Edition (EMFAC 2017)	Project Mobile Emissions using ITE Trip Generation Manual , 10th Edition (EMFAC 2017)[a]	Net Change from ITE Trip Generation Manual , 9th Edition
Const Yr 1 / 2021						
Const Yr 2 / 2022						
Const Yr 3 / 2023	621	442	179	582	414	168
Const Yr 4 / 2024	2,422	1,723	698	2,269	1,615	654
Const Yr 5 / 2025	2,348	1,671	677	2,203	1,567	635
Const Yr 6 / 2026	2,540	1,808	732	2,384	1,696	687
2027	5,210	3,708	1,502	4,886	3,477	1,409
2028	5,098	3,628	1,470	4,774	3,397	1,377
2029	4,999	3,557	1,441	4,673	3,326	1,348
2030	4,913	3,496	1,417	4,583	3,262	1,322
2031	4,843	3,446	1,396	4,502	3,204	1,298
2032	4,778	3,400	1,378	4,431	3,153	1,278
2033	4,721	3,360	1,361	4,368	3,108	1,259
2034	4,673	3,326	1,348	4,312	3,069	1,243
2035	4,634	3,298	1,336	4,264	3,034	1,229
2036	4,606	3,278	1,328	4,223	3,006	1,218
2037	4,582	3,261	1,321	4,189	2,981	1,208
2038	4,564	3,248	1,316	4,160	2,960	1,200
2039	4,550	3,238	1,312	4,136	2,943	1,193
2040	4,541	3,232	1,309	4,116	2,929	1,187
2041	4,534	3,226	1,307	4,100	2,918	1,182
2042	4,530	3,224	1,306	4,088	2,909	1,179
2043	4,530	3,223	1,306	4,079	2,903	1,176
2044	4,530	3,224	1,306	4,072	2,898	1,174
2045	4,532	3,225	1,307	4,066	2,894	1,173
2046	4,536	3,228	1,308	4,063	2,892	1,172
2047	4,540	3,231	1,309	4,062	2,890	1,171
2048	4,546	3,235	1,311	4,061	2,890	1,171
2049	4,553	3,240	1,313	4,061	2,890	1,171
2050	4,562	3,246	1,315	4,065	2,893	1,172
2051	4,562	3,246	1,315	4,065	2,893	1,172
2052	4,562	3,246	1,315	4,065	2,893	1,172
2053	4,562	3,246	1,315	4,065	2,893	1,172
2054	4,562	3,246	1,315	4,065	2,893	1,172
2055	4,562	3,246	1,315	4,065	2,893	1,172
2056	4,562	3,246	1,315	4,065	2,893	1,172

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Residential Scenario with EMFAC2014

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG Offsets	Net Change from Baseline	Exceeds Baseline?
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal			
Construction Yr 1	1,945	-	-	-	-	-	-	-	**1,945**	1,945	-	NO
Construction Yr 2	1,614	-	-	-	-	-	-	-	**1,614**	1,614	-	NO
Construction Yr 3 [a]	1,300	334	106	621	19	40	12	-	**2,431**	2,431	-	NO
Construction Yr 4	1,955	1,334	422	2,422	130	159	48	(5)	**6,464**	6,464	-	NO
Construction Yr 5	1,555	1,334	422	2,348	130	159	48	(5)	**5,991**	5,991	-	NO
Construction Yr 6 [b]	1,395	1,428	461	2,540	142	171	52	(5)	**6,184**	6,184	-	NO
2027	-	2,350	887	5,210	272	290	96	(9)	**9,096**	9,096	-	NO
2028	-	2,350	887	5,098	272	290	96	(9)	**8,984**	8,984	-	NO
2029	-	2,350	887	4,999	272	290	96	(9)	**8,885**	8,885	-	NO
2030	-	2,139	887	4,913	272	271	96	(9)	**8,569**	8,569	-	NO
2031	-	2,139	887	4,843	272	271	96	(9)	**8,499**	8,499	-	NO
2032	-	2,139	887	4,778	272	271	96	(9)	**8,434**	8,434	-	NO
2033	-	2,139	887	4,721	272	271	96	(9)	**8,377**	8,377	-	NO
2034	-	2,139	887	4,673	272	271	96	(9)	**8,329**	8,329	-	NO
2035	-	2,139	887	4,634	272	271	96	(9)	**8,290**	8,290	-	NO
2036	-	2,139	887	4,606	272	271	96	(9)	**8,262**	8,262	-	NO
2037	-	2,139	887	4,582	272	271	96	(9)	**8,238**	8,238	-	NO
2038	-	2,139	887	4,564	272	271	96	(9)	**8,220**	8,220	-	NO
2039	-	2,139	887	4,550	272	271	96	(9)	**8,206**	8,206	-	NO
2040	-	2,139	887	4,541	272	271	96	(9)	**8,197**	8,197	-	NO
2041	-	2,139	887	4,534	272	271	96	(9)	**8,190**	8,190	-	NO
2042	-	2,139	887	4,530	272	271	96	(9)	**8,186**	8,186	-	NO
2043	-	2,139	887	4,530	272	271	96	(9)	**8,186**	8,186	-	NO
2044	-	2,139	887	4,530	272	271	96	(4)	**8,191**	8,191	-	NO
2045	-	2,139	887	4,532	272	271	96	(4)	**8,193**	8,193	-	NO
2046	-	2,139	887	4,536	272	271	96	(4)	**8,197**	8,197	-	NO
2047	-	2,139	887	4,540	272	271	96	-	**8,205**	8,205	-	NO
2048	-	2,139	887	4,546	272	271	96	-	**8,211**	8,211	-	NO
2049	-	2,139	887	4,553	272	271	96	-	**8,218**	8,218	-	NO
2050	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2051	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2052	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2053	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2054	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2055	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2056	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Residential Scenario with EMFAC2017

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG Offsets	Net Change from Baseline	Exceeds Baseline?
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal			
Construction Yr 1	1,945	-	-	-	-	-	-	-	**1,945**	1,945	-	NO
Construction Yr 2	1,614	-	-	-	-	-	-	-	**1,614**	1,614	-	NO
Construction Yr 3 [a]	1,300	334	106	582	19	40	12	-	**2,391**	2,391	-	NO
Construction Yr 4	1,955	1,334	422	2,269	130	159	48	(5)	**6,312**	6,312	-	NO
Construction Yr 5	1,555	1,334	422	2,203	130	159	48	(5)	**5,846**	5,846	-	NO
Construction Yr 6 [b]	1,395	1,428	461	2,384	142	171	52	(5)	**6,027**	6,027	-	NO
2027	-	2,350	887	4,886	272	290	96	(9)	**8,772**	8,772	-	NO
2028	-	2,350	887	4,774	272	290	96	(9)	**8,660**	8,660	-	NO
2029	-	2,350	887	4,673	272	290	96	(9)	**8,559**	8,559	-	NO
2030	-	2,139	887	4,583	272	271	96	(9)	**8,239**	8,239	-	NO
2031	-	2,139	887	4,502	272	271	96	(9)	**8,158**	8,158	-	NO
2032	-	2,139	887	4,431	272	271	96	(9)	**8,087**	8,087	-	NO
2033	-	2,139	887	4,368	272	271	96	(9)	**8,024**	8,024	-	NO
2034	-	2,139	887	4,312	272	271	96	(9)	**7,968**	7,968	-	NO
2035	-	2,139	887	4,264	272	271	96	(9)	**7,920**	7,920	-	NO
2036	-	2,139	887	4,223	272	271	96	(9)	**7,879**	7,879	-	NO
2037	-	2,139	887	4,189	272	271	96	(9)	**7,845**	7,845	-	NO
2038	-	2,139	887	4,160	272	271	96	(9)	**7,816**	7,816	-	NO
2039	-	2,139	887	4,136	272	271	96	(9)	**7,792**	7,792	-	NO
2040	-	2,139	887	4,116	272	271	96	(9)	**7,772**	7,772	-	NO
2041	-	2,139	887	4,100	272	271	96	(9)	**7,756**	7,756	-	NO
2042	-	2,139	887	4,088	272	271	96	(9)	**7,744**	7,744	-	NO
2043	-	2,139	887	4,079	272	271	96	(9)	**7,735**	7,735	-	NO
2044	-	2,139	887	4,072	272	271	96	(4)	**7,733**	7,733	-	NO
2045	-	2,139	887	4,066	272	271	96	(4)	**7,727**	7,727	-	NO
2046	-	2,139	887	4,063	272	271	96	(4)	**7,724**	7,724	-	NO
2047	-	2,139	887	4,062	272	271	96	-	**7,727**	7,727	-	NO
2048	-	2,139	887	4,061	272	271	96	-	**7,726**	7,726	-	NO
2049	-	2,139	887	4,061	272	271	96	-	**7,726**	7,726	-	NO
2050	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2051	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2052	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2053	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2054	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2055	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2056	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Hotel Scenario with EMFAC2014

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG	Net Change	Exceeds
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal	Offsets	from Baseline	Baseline?
Construction Yr 1	1,945	-	-	-	-	-	-	-	**1,945**	1,945	-	NO
Construction Yr 2	1,614	-	-	-	-	-	-	-	**1,614**	1,614	-	NO
Construction Yr 3 [a]	1,300	334	106	613	19	40	12	-	**2,423**	2,423	-	NO
Construction Yr 4	1,955	1,334	422	2,390	130	159	48	(5)	**6,433**	6,433	-	NO
Construction Yr 5	1,555	1,334	422	2,317	130	159	48	(5)	**5,961**	5,961	-	NO
Construction Yr 6 [b]	1,395	1,435	469	2,590	140	169	52	(5)	**6,246**	6,246	-	NO
2027	-	2,437	990	6,107	252	272	96	(9)	**10,145**	10,145	-	NO
2028	-	2,437	990	5,975	252	272	96	(9)	**10,013**	10,013	-	NO
2029	-	2,437	990	5,859	252	272	96	(9)	**9,897**	9,897	-	NO
2030	-	2,218	990	5,759	252	254	96	(9)	**9,560**	9,560	-	NO
2031	-	2,218	990	5,677	252	254	96	(9)	**9,478**	9,478	-	NO
2032	-	2,218	990	5,600	252	254	96	(9)	**9,401**	9,401	-	NO
2033	-	2,218	990	5,534	252	254	96	(9)	**9,335**	9,335	-	NO
2034	-	2,218	990	5,478	252	254	96	(9)	**9,279**	9,279	-	NO
2035	-	2,218	990	5,432	252	254	96	(9)	**9,233**	9,233	-	NO
2036	-	2,218	990	5,399	252	254	96	(9)	**9,200**	9,200	-	NO
2037	-	2,218	990	5,371	252	254	96	(9)	**9,172**	9,172	-	NO
2038	-	2,218	990	5,349	252	254	96	(9)	**9,150**	9,150	-	NO
2039	-	2,218	990	5,334	252	254	96	(9)	**9,135**	9,135	-	NO
2040	-	2,218	990	5,323	252	254	96	(9)	**9,124**	9,124	-	NO
2041	-	2,218	990	5,314	252	254	96	(9)	**9,115**	9,115	-	NO
2042	-	2,218	990	5,310	252	254	96	(9)	**9,111**	9,111	-	NO
2043	-	2,218	990	5,309	252	254	96	(9)	**9,110**	9,110	-	NO
2044	-	2,218	990	5,310	252	254	96	(4)	**9,116**	9,116	-	NO
2045	-	2,218	990	5,312	252	254	96	(4)	**9,118**	9,118	-	NO
2046	-	2,218	990	5,316	252	254	96	(4)	**9,122**	9,122	-	NO
2047	-	2,218	990	5,322	252	254	96	-	**9,132**	9,132	-	NO
2048	-	2,218	990	5,329	252	254	96	-	**9,139**	9,139	-	NO
2049	-	2,218	990	5,336	252	254	96	-	**9,146**	9,146	-	NO
2050	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2051	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2052	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2053	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2054	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2055	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2056	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Hotel Scenario with EMFAC2017

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG Offsets	Net Change from Baseline	Exceeds Baseline?
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal			
Construction Yr 1	1,945	-	-	-	-	-	-	-	**1,945**	1,945	-	NO
Construction Yr 2	1,614	-	-	-	-	-	-	-	**1,614**	1,614	-	NO
Construction Yr 3 [a]	1,300	334	106	574	19	40	12	-	**2,384**	2,384	-	NO
Construction Yr 4	1,955	1,334	422	2,240	130	159	48	(5)	**6,282**	6,282	-	NO
Construction Yr 5	1,555	1,334	422	2,174	130	159	48	(5)	**5,817**	5,817	-	NO
Construction Yr 6 [b]	1,395	1,435	469	2,430	140	169	52	(5)	**6,086**	6,086	-	NO
2027	-	2,437	990	5,728	252	272	96	(9)	**9,766**	9,766	-	NO
2028	-	2,437	990	5,596	252	272	96	(9)	**9,634**	9,634	-	NO
2029	-	2,437	990	5,478	252	272	96	(9)	**9,516**	9,516	-	NO
2030	-	2,218	990	5,372	252	254	96	(9)	**9,173**	9,173	-	NO
2031	-	2,218	990	5,277	252	254	96	(9)	**9,078**	9,078	-	NO
2032	-	2,218	990	5,193	252	254	96	(9)	**8,994**	8,994	-	NO
2033	-	2,218	990	5,119	252	254	96	(9)	**8,920**	8,920	-	NO
2034	-	2,218	990	5,054	252	254	96	(9)	**8,855**	8,855	-	NO
2035	-	2,218	990	4,998	252	254	96	(9)	**8,799**	8,799	-	NO
2036	-	2,218	990	4,950	252	254	96	(9)	**8,751**	8,751	-	NO
2037	-	2,218	990	4,910	252	254	96	(9)	**8,711**	8,711	-	NO
2038	-	2,218	990	4,876	252	254	96	(9)	**8,677**	8,677	-	NO
2039	-	2,218	990	4,848	252	254	96	(9)	**8,649**	8,649	-	NO
2040	-	2,218	990	4,825	252	254	96	(9)	**8,626**	8,626	-	NO
2041	-	2,218	990	4,806	252	254	96	(9)	**8,607**	8,607	-	NO
2042	-	2,218	990	4,792	252	254	96	(9)	**8,593**	8,593	-	NO
2043	-	2,218	990	4,781	252	254	96	(9)	**8,582**	8,582	-	NO
2044	-	2,218	990	4,773	252	254	96	(4)	**8,579**	8,579	-	NO
2045	-	2,218	990	4,767	252	254	96	(4)	**8,573**	8,573	-	NO
2046	-	2,218	990	4,763	252	254	96	(4)	**8,569**	8,569	-	NO
2047	-	2,218	990	4,761	252	254	96	-	**8,571**	8,571	-	NO
2048	-	2,218	990	4,760	252	254	96	-	**8,570**	8,570	-	NO
2049	-	2,218	990	4,760	252	254	96	-	**8,570**	8,570	-	NO
2050	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2051	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2052	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2053	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2054	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2055	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2056	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Appendix C
California Air Resources Board, Statewide Emission Factors (EF) For Use With AB 900 Projects, January 2017

Attachment 2
Statewide Emission Factors for Use With AB 900 Projects

Mobile-Source Emissions

Project applicants under AB 900 may use default GHG emission factors (EFs) from the California Emissions Estimator Model (CalEEMod). However, ARB acknowledges that CalEEMod does not contain the latest mobile-source emissions reductions from State and federal regulations. If an AB 900 project applicant does not wish to use CalEEMod EFs, and the project's mobile sources include "all vehicle classifications," the EFs provided via the EMFAC2014 Web Database provide a quick and easy way to access commonly used emission rates data. The Web Database contains daily emissions and emission rates data for all areas, calendar years and seasons.

See https://www.arb.ca.gov/emfac/2014/.

Electricity Emissions

An AB 900 project applicant may use the local electric utility provider's EFs and electricity intensities for today's electric supply generation.

If an applicant would like to use an EF that represents the State's Renewable Portfolio Standard (RPS) law and growth in electricity demand, the EF of 595 pounds CO_2/MWh may be used[2]. This EF represents a "marginal" supply profile for new generation that will be added to the grid in the years 2020 and beyond, and is consistent with the methodology used in State emission rule impact assessments. It represents a generation supply mix of 67 percent natural gas-fueled combined cycle power plants, and 33 percent renewable energy. ARB believes this marginal profile represents new generation plans in any electric utility territory in California.

[2] LEV III Initial Statement Of Reasons (ISOR, Dec. 7, 2011), http://www.arb.ca.gov/regact/2012/leviiighg2012/leviiighg2012.htm, based on analysis with CA-GREET model.

Zelinka, Stephen@ARB

From:	Alan Sako <ASako@esassoc.com>
Sent:	Tuesday, May 29, 2018 3:27 PM
To:	Zelinka, Stephen@ARB; Kimura, Lezlie@ARB
Cc:	Khalatian, Edgar; Zachary Aarons; Mario Palumbo; Heidi Rous; Jay Ziff; Addie Farrell; Richard Lichtenstein; Chan, Jeremy B.; Gabe Kramer
Subject:	Hollywood Center Project, Memorandum - Updates to Exhibit 7-GHG Report
Attachments:	Memorandum - Updates to Exhibit 7-GHG Report.pdf

Steve:

Please find attached a memorandum that updates the truck idling GHG emissions. As stated in the memorandum, the updates to the truck idling results in a very slight increase in total Project construction GHG by approximately 80 metric tons of carbon dioxide equivalents (MTCO2e), which is approximately 0.8% of the total Project construction GHG emissions. This change does not affect the Project's ability to meet the net zero GHG requirement under the "Jobs and Economic Improvement through Environmental Leadership Act" (Public Resources Code Section 21178 et seq.) nor does it alter any of the conclusions in the *Greenhouse Gas Emissions Methodology and Documentation* or the *Application for Environmental Leadership Development Project*.

Regarding schedule, could you please let us know when you expect CARB to complete your review?

Thank you very much,

Alan Sako, LEED AP BD+C
Senior Air Quality Scientist
ESA | Environmental Science Associates
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technical memorandum

date May 29, 2018

to Lezlie Kimura Szeto, California Air Resources Board
Stephen Zelinka, California Air Resources Board

from Alan Sako, Environmental Science Associates
Heidi Rous, Environmental Science Associates

subject Hollywood Center Project - Updates to the Greenhouse Gas Emissions Methodology and Documentation

On behalf of MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the Applicant), ESA has prepared this technical memorandum in response to comments received from the California Air Resources Board (CARB) on the Hollywood Center Project *Greenhouse Gas Emissions Methodology and Documentation*, which is provided as Exhibit 7 to the *Application for Environmental Leadership Development Project* (May 2018).

The comments from CARB indicated that the GHG emissions from truck idling during construction may have been underestimated. In addition, CARB requested that the unit labeling for the truck idling emissions factor be clarified. ESA updated the truck idling GHG emission calculations, as shown below in this memorandum. In addition, this memorandum clarifies the unit labeling for the truck idling emissions factor as requested by CARB.

As shown below, the updated truck idling GHG emissions results in a very slight increase in total Project construction GHG by approximately 80 metric tons of carbon dioxide equivalents ($MTCO_2e$), which is approximately 0.8% of the total Project construction GHG emissions. This change does not affect the Project's ability to meet the net zero GHG requirement under the "Jobs and Economic Improvement through Environmental Leadership Act" (Public Resources Code Section 21178 et seq.) nor does it alter any of the conclusions in the *Greenhouse Gas Emissions Methodology and Documentation* or the *Application for Environmental Leadership Development Project*.

Updates to Exhibit 7, Greenhouse Gas Emissions Methodology and Documentation

The updated text is shown as double-underlined text and deleted text is shown as strikeout text.

Table 2 on Page 17 is updated as follows:

TABLE 2
ESTIMATED UNMITIGATED PROJECT CONSTRUCTION GREENHOUSE GAS EMISSIONS

Emission Source	Annual GHG Emissions [a] (MTCO2e)
Construction Year 1	1,982 ~~1,945~~
Construction Year 2	1,616 ~~1,614~~
Construction Year 3	1,300
Construction Year 4	1,992 ~~1,955~~
Construction Year 5	1,557 ~~1,555~~
Construction Year 6	1,395

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in **Appendix A**.

SOURCE: ESA 2018.

Table 19 on Page 43 is updated as follows (only the rows with construction emissions are shown; there are no changes to the other rows of this table):

TABLE 19
WEST SITE + EAST SITE (RESIDENTIAL SCENARIO) – SUMMARY OF ANNUAL GHG EMISSIONS FOR PROJECT

Year	Annual GHG Emissions ($MTCO_2e$/year)									Total [a,b]	Total [a,b]
	Construc-tion	Electricity	Natural Gas	Mobile (EMFAC 2014)	Mobile (EMFAC 2017)	Waste	Water and Waste Water	Area and Stationary	CO_2 Seq. from Net New Vegetation [a]	(Using EMFAC 2014)	(Using EMFAC 2017)
Const Yr 1 / 2021	1,982~~1,945~~	–	–	–	–	–	–	–	–	1,982~~1,945~~	1,982~~1,945~~
Const Yr 2 / 2022	1,616~~1,614~~	–	–	–	–	–	–	–	–	1,616~~1,614~~	1,616~~1,614~~
Const Yr 3 / 2023 [c]	1,300	334	106	621	582	19	40	12	–	2,431	2,391
Const Yr 4 / 2024	1,992~~1,955~~	1,334	422	2,422	2,269	130	159	48	(5)	6,502~~6,464~~	6,350~~6,312~~
Const Yr 5 / 2025	1,557~~1,555~~	1,334	422	2,348	2,203	130	159	48	(5)	5,992~~5,991~~	5,847~~5,846~~
Const Yr 6 / 2026 [d]	1,395	1,435	461	2,540	2,384	142	171	52	(5)	6,184	6,027

Table 20 on Page 44 is updated as follows (only the rows with construction emissions are shown; there are no changes to the other rows of this table):

TABLE 20
WEST SITE + EAST SITE (HOTEL SCENARIO) – SUMMARY OF ANNUAL GHG EMISSIONS FOR PROJECT

Year	Annual GHG Emissions ($MTCO_2e$/year)									Total [a,b]	Total [a,b]
	Construc-tion	Electricity	Natural Gas	Mobile (EMFAC 2014)	Mobile (EMFAC 2017)	Waste	Water and Waste Water	Area and Stationary	CO_2 Seq. from Net New Vegetation	(Using EMFAC 2014)	(Using EMFAC 2017)
Const Yr 1 / 2021	1,982~~1,945~~	–	–	–	–	–	–	–	–	1,982~~1,945~~	1,982~~1,945~~
Const Yr 2 / 2022	1,616~~1,614~~	–	–	–	–	–	–	–	–	1,616~~1,614~~	1,616~~1,614~~
Const Yr 3 / 2023 [c]	1,300	334	106	613	574	19	40	12	–	2,423	2,384
Const Yr 4 / 2024	1,992~~1,955~~	1,334	422	2,390	2,240	130	159	48	(5)	6,471~~6,433~~	6,320~~6,282~~
Const Yr 5 / 2025	1,557~~1,555~~	1,334	422	2,317	2,174	130	159	48	(5)	5,962~~5,961~~	5,819~~5,817~~
Const Yr 6 / 2026 [d]	1,395	1,435	469	2,590	2,430	140	169	52	(5)	6,246	6,086

Table 21 on Page 48 is updated as follows (only the rows with construction emissions are shown; there are no changes to the other rows of this table):

TABLE 21
WEST SITE + EAST SITE (RESIDENTIAL SCENARIO) – EVALUATION OF NET GHG EMISSIONS FOR THE PROJECT

Year	Project Total (Using EMFAC 2014 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline	Project Total (Using EMFAC 2017 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline
Const Yr 1 / 2021	1,982 ~~1,945~~	1,982 ~~1,945~~	0	1,982 ~~1,945~~	1,982 ~~1,945~~	0
Const Yr 2 / 2022	1,616 ~~1,614~~	1,616 ~~1,614~~	0	1,616 ~~1,614~~	1,616 ~~1,614~~	0
Const Yr 3 / 2023	2,431	2,431	0	2,391	2,391	0
Const Yr 4 / 2024	6,502 ~~6,464~~	6,502 ~~6,464~~	0	6,350 ~~6,312~~	6,350 ~~6,312~~	0
Const Yr 5 / 2025	5,992 ~~5,991~~	5,992 ~~5,991~~	0	5,847 ~~5,846~~	5,847 ~~5,846~~	0
Const Yr 6 / 2026	6,184	6,184	0	6,027	6,027	0

Table 22 on Page 49 is updated as follows (only the rows with construction emissions are shown; there are no changes to the other rows of this table):

TABLE 22
WEST SITE + EAST SITE (HOTEL SCENARIO) – EVALUATION OF NET GHG EMISSIONS FOR THE PROJECT

Year	Project Total (EMFAC 2014 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline	Project Total (EMFAC 2017 for Mobile)	Project GHG Reductions from Offsets [a]	Net Change from Baseline
Const Yr 1 / 2021	1,982 ~~1,945~~	1,982 ~~1,945~~	0	1,982 ~~1,945~~	1,982 ~~1,945~~	0
Const Yr 2 / 2022	1,616 ~~1,614~~	1,616 ~~1,614~~	0	1,616 ~~1,614~~	1,616 ~~1,614~~	0
Const Yr 3 / 2023	2,423	2,423	0	2,384	2,384	0
Const Yr 4 / 2024	6,471 ~~6,433~~	6,471 ~~6,433~~	0	6,320 ~~6,282~~	6,320 ~~6,282~~	0
Const Yr 5 / 2025	5,962 ~~5,961~~	5,962 ~~5,961~~	0	5,819 ~~5,817~~	5,819 ~~5,817~~	0
Const Yr 6 / 2026	6,246	6,246	0	6,086	6,086	0

Page 127 (of 252) and Page 129 (of 252) of Exhibit 7, Appendix A are replaced with the following attached pages.

These pages update the truck idling GHG emissions supporting calculations (updated calculations in these spreadsheet pages are not shown in double underlined or strikeout text) and clarifies the idling emissions factor unit label from “grams/mile” to “grams/hour.” No update to the numerical values are needed.

Hollywood Center
On-Road Soil/Material Haul Truck Regional Emissions

On-Road Truck Total Emissions

Construction Phase	Source	Year	Daily One-Way Truck Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions CO2e (metric tons/year)
West Site							
Demolition	T7 - Single Construction	2021	23	2	8	30	2.29
Grading	T7 - Single Construction	2021	192	88	8	30	840.73
Foundations	T7 - Single Construction	2021					
Shoring Wall	T7 - Single Construction	2021	20	19	8	7.5	5.18
Cast in Drilled Hole Foundation	T7 - Single Construction	2021	4	41	8	7.5	2.24
Mat Foundation (Continuous Pour)	T7 - Single Construction	2021	188	1	14	7.5	2.56
Column Footings	T7 - Single Construction	2021	42	4	8	7.5	2.29
Building Construction	T7 - Single Construction	2021					
Structure Equipment Garage	T7 - Single Construction	2021	84	52	8	7.5	59.58
Structure Equipment Tower	T7 - Single Construction	2021/2022	42	42	8	7.5	24.06
Structure Equipment Affordable	T7 - Single Construction	2022	48	22	8	7.5	14.40
Retail	T7 - Single Construction	2022	28	2	8	7.5	0.76
							954.10
East Site							
Site Preparation	T7 - Single Construction	2024	36	2	8	30	3.44
Grading	T7 - Single Construction	2024	192	88	8	30	807.71
Foundations	T7 - Single Construction	2024					
Shoring Wall	T7 - Single Construction	2024	20	16	8	7.5	4.18
Cast in Drilled Hole Foundation	T7 - Single Construction	2024	4	30	8	7.5	1.57
Mat Foundation (Continuous Pour)	T7 - Single Construction	2024	142	1	11	7.5	1.86
Column Footings	T7 - Single Construction	2024	42	4	8	7.5	2.20
Building Construction	T7 - Single Construction	2024					
Structure Equipment Garage	T7 - Single Construction	2024	88	58	8	7.5	66.74
Structure Equipment Tower	T7 - Single Construction	2024/2025	40	82	8	7.5	42.89
Structure Equipment Affordable	T7 - Single Construction	2025	36	13	8	7.5	6.12
Retail	T7 - Single Construction	2025	60	3	8	7.5	2.35
							939.07

Source: Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

Capitol Records
On-Road Soil/Material Haul Truck Regional Emissions

On-Road Truck Idling Emissions

Construction Phase	Source	Year	Daily One-Way Truck Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling Time per Truck (minutes)	Idling Emissions Factor (grams/hour ~~mile~~) CO2e	Regional Emissions CO2e (metric tons/year)
West Site								
Demolition	T7 - Single Construction	2021	23	2	8	15	6,401.61	0.07
Grading	T7 - Single Construction	2021	192	88	8	15	6,401.61	27.04
Foundations	T7 - Single Construction	2021						
Shoring Wall	T7 - Single Construction	2021	20	19	8	15	6,401.61	0.61
Cast in Drilled Hole Foundation	T7 - Single Construction	2021	4	41	8	15	6,401.61	0.26
Mat Foundation (Continuous Pour)	T7 - Single Construction	2021	188	1	14	15	6,401.61	0.30
Column Footings	T7 - Single Construction	2021	42	4	8	15	6,401.61	0.27
Building Construction	T7 - Single Construction	2021						
Structure Equipment Garage	T7 - Single Construction	2021	84	52	8	15	6,401.61	6.99
Structure Equipment Tower	T7 - Single Construction	2021/2022	42	42	8	15	6,401.61	2.82
Structure Equipment Affordable	T7 - Single Construction	2022	48	22	8	15	6,401.61	1.69
Retail	T7 - Single Construction	2022	28	2	8	15	6,401.61	0.09
							Total	**40.15**

East Site								
Site Preparation	T7 - Single Construction	2024	36	2	8	15	6,003.53	0.11
Grading	T7 - Single Construction	2024	192	88	8	15	6,003.53	25.36
Foundations	T7 - Single Construction	2024						
Shoring Wall	T7 - Single Construction	2024	20	16	8	15	6,003.53	0.48
Cast in Drilled Hole Foundation	T7 - Single Construction	2024	4	30	8	15	6,003.53	0.18
Mat Foundation (Continuous Pour)	T7 - Single Construction	2024	142	1	11	15	6,003.53	0.21
Column Footings	T7 - Single Construction	2024	42	4	8	15	6,003.53	0.25
Building Construction	T7 - Single Construction	2024						
Structure Equipment Garage	T7 - Single Construction	2024	88	58	8	15	6,003.53	7.66
Structure Equipment Tower	T7 - Single Construction	2024/2025	40	82	8	15	6,003.53	4.92
Structure Equipment Affordable	T7 - Single Construction	2025	36	13	8	15	6,003.53	0.70
Retail	T7 - Single Construction	2025	60	3	8	15	6,003.53	0.27
							Total	**40.15**

Source: Based on AECOM Tishman, 2018; Millennium Partners, 2018; ESA, 2018.

Pages 247 through 250 (of 252) of Exhibit 7, Appendix B are replaced with the following attached pages.

These pages replace the four summary tables at the end of Appendix B, based on the updated truck idling GHG emissions (updated calculations in these spreadsheet pages are not shown in double underlined or strikeout text).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Residential Scenario with EMFAC2014

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG	Net Change	Exceeds
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal	Offsets	from Baseline	Baseline?
Construction Yr 1	1,982	-	-	-	-	-	-	-	**1,982**	1,982	-	NO
Construction Yr 2	1,616	-	-	-	-	-	-	-	**1,616**	1,616	-	NO
Construction Yr 3 [a]	1,300	334	106	621	19	40	12	-	**2,431**	2,431	-	NO
Construction Yr 4	1,992	1,334	422	2,422	130	159	48	(5)	**6,502**	6,502	-	NO
Construction Yr 5	1,557	1,334	422	2,348	130	159	48	(5)	**5,992**	5,992	-	NO
Construction Yr 6 [b]	1,395	1,428	461	2,540	142	171	52	(5)	**6,184**	6,184	-	NO
2027	-	2,350	887	5,210	272	290	96	(9)	**9,096**	9,096	-	NO
2028	-	2,350	887	5,098	272	290	96	(9)	**8,984**	8,984	-	NO
2029	-	2,350	887	4,999	272	290	96	(9)	**8,885**	8,885	-	NO
2030	-	2,139	887	4,913	272	271	96	(9)	**8,569**	8,569	-	NO
2031	-	2,139	887	4,843	272	271	96	(9)	**8,499**	8,499	-	NO
2032	-	2,139	887	4,778	272	271	96	(9)	**8,434**	8,434	-	NO
2033	-	2,139	887	4,721	272	271	96	(9)	**8,377**	8,377	-	NO
2034	-	2,139	887	4,673	272	271	96	(9)	**8,329**	8,329	-	NO
2035	-	2,139	887	4,634	272	271	96	(9)	**8,290**	8,290	-	NO
2036	-	2,139	887	4,606	272	271	96	(9)	**8,262**	8,262	-	NO
2037	-	2,139	887	4,582	272	271	96	(9)	**8,238**	8,238	-	NO
2038	-	2,139	887	4,564	272	271	96	(9)	**8,220**	8,220	-	NO
2039	-	2,139	887	4,550	272	271	96	(9)	**8,206**	8,206	-	NO
2040	-	2,139	887	4,541	272	271	96	(9)	**8,197**	8,197	-	NO
2041	-	2,139	887	4,534	272	271	96	(9)	**8,190**	8,190	-	NO
2042	-	2,139	887	4,530	272	271	96	(9)	**8,186**	8,186	-	NO
2043	-	2,139	887	4,530	272	271	96	(9)	**8,186**	8,186	-	NO
2044	-	2,139	887	4,530	272	271	96	(4)	**8,191**	8,191	-	NO
2045	-	2,139	887	4,532	272	271	96	(4)	**8,193**	8,193	-	NO
2046	-	2,139	887	4,536	272	271	96	(4)	**8,197**	8,197	-	NO
2047	-	2,139	887	4,540	272	271	96	-	**8,205**	8,205	-	NO
2048	-	2,139	887	4,546	272	271	96	-	**8,211**	8,211	-	NO
2049	-	2,139	887	4,553	272	271	96	-	**8,218**	8,218	-	NO
2050	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2051	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2052	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2053	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2054	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2055	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO
2056	-	2,139	887	4,562	272	271	96	-	**8,227**	8,227	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Residential Scenario with EMFAC2017

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG	Net Change	Exceeds
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal	Offsets	from Baseline	Baseline?
Construction Yr 1	1,982	-	-	-	-	-	-	-	**1,982**	1,982	-	NO
Construction Yr 2	1,616	-	-	-	-	-	-	-	**1,616**	1,616	-	NO
Construction Yr 3 [a]	1,300	334	106	582	19	40	12	-	**2,391**	2,391	-	NO
Construction Yr 4	1,992	1,334	422	2,269	130	159	48	(5)	**6,350**	6,350	-	NO
Construction Yr 5	1,557	1,334	422	2,203	130	159	48	(5)	**5,847**	5,847	-	NO
Construction Yr 6 [b]	1,395	1,428	461	2,384	142	171	52	(5)	**6,027**	6,027	-	NO
2027	-	2,350	887	4,886	272	290	96	(9)	**8,772**	8,772	-	NO
2028	-	2,350	887	4,774	272	290	96	(9)	**8,660**	8,660	-	NO
2029	-	2,350	887	4,673	272	290	96	(9)	**8,559**	8,559	-	NO
2030	-	2,139	887	4,583	272	271	96	(9)	**8,239**	8,239	-	NO
2031	-	2,139	887	4,502	272	271	96	(9)	**8,158**	8,158	-	NO
2032	-	2,139	887	4,431	272	271	96	(9)	**8,087**	8,087	-	NO
2033	-	2,139	887	4,368	272	271	96	(9)	**8,024**	8,024	-	NO
2034	-	2,139	887	4,312	272	271	96	(9)	**7,968**	7,968	-	NO
2035	-	2,139	887	4,264	272	271	96	(9)	**7,920**	7,920	-	NO
2036	-	2,139	887	4,223	272	271	96	(9)	**7,879**	7,879	-	NO
2037	-	2,139	887	4,189	272	271	96	(9)	**7,845**	7,845	-	NO
2038	-	2,139	887	4,160	272	271	96	(9)	**7,816**	7,816	-	NO
2039	-	2,139	887	4,136	272	271	96	(9)	**7,792**	7,792	-	NO
2040	-	2,139	887	4,116	272	271	96	(9)	**7,772**	7,772	-	NO
2041	-	2,139	887	4,100	272	271	96	(9)	**7,756**	7,756	-	NO
2042	-	2,139	887	4,088	272	271	96	(9)	**7,744**	7,744	-	NO
2043	-	2,139	887	4,079	272	271	96	(9)	**7,735**	7,735	-	NO
2044	-	2,139	887	4,072	272	271	96	(4)	**7,733**	7,733	-	NO
2045	-	2,139	887	4,066	272	271	96	(4)	**7,727**	7,727	-	NO
2046	-	2,139	887	4,063	272	271	96	(4)	**7,724**	7,724	-	NO
2047	-	2,139	887	4,062	272	271	96	-	**7,727**	7,727	-	NO
2048	-	2,139	887	4,061	272	271	96	-	**7,726**	7,726	-	NO
2049	-	2,139	887	4,061	272	271	96	-	**7,726**	7,726	-	NO
2050	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2051	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2052	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2053	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2054	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2055	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO
2056	-	2,139	887	4,065	272	271	96	-	**7,730**	7,730	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Hotel Scenario with EMFAC2014

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG	Net Change	Exceeds
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal	Offsets	from Baseline	Baseline?
Construction Yr 1	1,982	-	-	-	-	-	-	-	**1,982**	1,982	-	NO
Construction Yr 2	1,616	-	-	-	-	-	-	-	**1,616**	1,616	-	NO
Construction Yr 3 [a]	1,300	334	106	613	19	40	12	-	**2,423**	2,423	-	NO
Construction Yr 4	1,992	1,334	422	2,390	130	159	48	(5)	**6,471**	6,471	-	NO
Construction Yr 5	1,557	1,334	422	2,317	130	159	48	(5)	**5,962**	5,962	-	NO
Construction Yr 6 [b]	1,395	1,435	469	2,590	140	169	52	(5)	**6,246**	6,246	-	NO
2027	-	2,437	990	6,107	252	272	96	(9)	**10,145**	10,145	-	NO
2028	-	2,437	990	5,975	252	272	96	(9)	**10,013**	10,013	-	NO
2029	-	2,437	990	5,859	252	272	96	(9)	**9,897**	9,897	-	NO
2030	-	2,218	990	5,759	252	254	96	(9)	**9,560**	9,560	-	NO
2031	-	2,218	990	5,677	252	254	96	(9)	**9,478**	9,478	-	NO
2032	-	2,218	990	5,600	252	254	96	(9)	**9,401**	9,401	-	NO
2033	-	2,218	990	5,534	252	254	96	(9)	**9,335**	9,335	-	NO
2034	-	2,218	990	5,478	252	254	96	(9)	**9,279**	9,279	-	NO
2035	-	2,218	990	5,432	252	254	96	(9)	**9,233**	9,233	-	NO
2036	-	2,218	990	5,399	252	254	96	(9)	**9,200**	9,200	-	NO
2037	-	2,218	990	5,371	252	254	96	(9)	**9,172**	9,172	-	NO
2038	-	2,218	990	5,349	252	254	96	(9)	**9,150**	9,150	-	NO
2039	-	2,218	990	5,334	252	254	96	(9)	**9,135**	9,135	-	NO
2040	-	2,218	990	5,323	252	254	96	(9)	**9,124**	9,124	-	NO
2041	-	2,218	990	5,314	252	254	96	(9)	**9,115**	9,115	-	NO
2042	-	2,218	990	5,310	252	254	96	(9)	**9,111**	9,111	-	NO
2043	-	2,218	990	5,309	252	254	96	(9)	**9,110**	9,110	-	NO
2044	-	2,218	990	5,310	252	254	96	(4)	**9,116**	9,116	-	NO
2045	-	2,218	990	5,312	252	254	96	(4)	**9,118**	9,118	-	NO
2046	-	2,218	990	5,316	252	254	96	(4)	**9,122**	9,122	-	NO
2047	-	2,218	990	5,322	252	254	96	-	**9,132**	9,132	-	NO
2048	-	2,218	990	5,329	252	254	96	-	**9,139**	9,139	-	NO
2049	-	2,218	990	5,336	252	254	96	-	**9,146**	9,146	-	NO
2050	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2051	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2052	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2053	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2054	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2055	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO
2056	-	2,218	990	5,347	252	254	96	-	**9,157**	9,157	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Hollywood Center Project
Environmental Leadership Development Project
Greenhouse Gas Assessment - Hotel Scenario with EMFAC2017

Project Estimated Annual GHG Emissions

Year	Project Construction and Operation (MTCO2e/year)									GHG	Net Change	Exceeds
	Construction	Electricity	Natural Gas	Mobile	Solid Waste	Water	Area	CO2 Seq.	Subtotal	Offsets	from Baseline	Baseline?
Construction Yr 1	1,982	-	-	-	-	-	-	-	**1,982**	1,982	-	NO
Construction Yr 2	1,616	-	-	-	-	-	-	-	**1,616**	1,616	-	NO
Construction Yr 3 [a]	1,300	334	106	574	19	40	12	-	**2,384**	2,384	-	NO
Construction Yr 4	1,992	1,334	422	2,240	130	159	48	(5)	**6,320**	6,320	-	NO
Construction Yr 5	1,557	1,334	422	2,174	130	159	48	(5)	**5,819**	5,819	-	NO
Construction Yr 6 [b]	1,395	1,435	469	2,430	140	169	52	(5)	**6,086**	6,086	-	NO
2027	-	2,437	990	5,728	252	272	96	(9)	**9,766**	9,766	-	NO
2028	-	2,437	990	5,596	252	272	96	(9)	**9,634**	9,634	-	NO
2029	-	2,437	990	5,478	252	272	96	(9)	**9,516**	9,516	-	NO
2030	-	2,218	990	5,372	252	254	96	(9)	**9,173**	9,173	-	NO
2031	-	2,218	990	5,277	252	254	96	(9)	**9,078**	9,078	-	NO
2032	-	2,218	990	5,193	252	254	96	(9)	**8,994**	8,994	-	NO
2033	-	2,218	990	5,119	252	254	96	(9)	**8,920**	8,920	-	NO
2034	-	2,218	990	5,054	252	254	96	(9)	**8,855**	8,855	-	NO
2035	-	2,218	990	4,998	252	254	96	(9)	**8,799**	8,799	-	NO
2036	-	2,218	990	4,950	252	254	96	(9)	**8,751**	8,751	-	NO
2037	-	2,218	990	4,910	252	254	96	(9)	**8,711**	8,711	-	NO
2038	-	2,218	990	4,876	252	254	96	(9)	**8,677**	8,677	-	NO
2039	-	2,218	990	4,848	252	254	96	(9)	**8,649**	8,649	-	NO
2040	-	2,218	990	4,825	252	254	96	(9)	**8,626**	8,626	-	NO
2041	-	2,218	990	4,806	252	254	96	(9)	**8,607**	8,607	-	NO
2042	-	2,218	990	4,792	252	254	96	(9)	**8,593**	8,593	-	NO
2043	-	2,218	990	4,781	252	254	96	(9)	**8,582**	8,582	-	NO
2044	-	2,218	990	4,773	252	254	96	(4)	**8,579**	8,579	-	NO
2045	-	2,218	990	4,767	252	254	96	(4)	**8,573**	8,573	-	NO
2046	-	2,218	990	4,763	252	254	96	(4)	**8,569**	8,569	-	NO
2047	-	2,218	990	4,761	252	254	96	-	**8,571**	8,571	-	NO
2048	-	2,218	990	4,760	252	254	96	-	**8,570**	8,570	-	NO
2049	-	2,218	990	4,760	252	254	96	-	**8,570**	8,570	-	NO
2050	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2051	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2052	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2053	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2054	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2055	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO
2056	-	2,218	990	4,765	252	254	96	-	**8,575**	8,575	-	NO

Notes:

a. Based on the construction schedule, this year includes 3 months of operations of the West Site (first full year of West Site operation is expected to be 2024).

b. Based on the construction schedule, this year includes 1 month of operations of the East Site (first full years of East Site operation is expected to be 2027).

Exhibit 3

Greenhouse Gas Emissions Offset Approach for the Hollywood Center Project / LEED Measures

May 1, 2018

Ms. Lezlie Kimura Szeto, Manager
Sustainable Communities Policy & Planning Section
California Air Resources Board
1001 "I" Street
Sacramento, CA 95814

Re: Greenhouse Gas Emissions Offset Approach for the Hollywood Center Project

Dear Ms. Kimura Szeto:

This letter is provided as a supplement to the application filed by MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC (collectively, the "Applicant"), who proposes to develop the Hollywood Center (the "Project") in the Hollywood community in the City of Los Angeles.

As you know, the Applicant has applied for certification by the Governor as a leadership project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, as amended (collectively, "AB 900" or the "Act"). The application includes projected emissions for the Project that show certain projected net additional emissions of greenhouse gases (GHG) as a result of the construction of the Project and as a consequence of Project operations.

The Applicant has committed to no net increase in construction and operation-related GHG emissions. Consistent with policy recommendations included in California Air Resources Board's (CARB) California 2017 Climate Change Scoping Plan,[1] while offsets are a potential way to mitigate GHG emissions, other options will continue to be explored as well to the extent feasible, with the following order of preference: (1) project design feature/on-site reduction measures; (2) off-site local reductions; (3) off-site regional reductions, and (4) offset credits issued by a recognized and reputable carbon registry. To the extent offsets are used to mitigate GHG emissions, prior to issuance or any Certificate of Occupancy for any building in the Project, the Applicant or its successor shall enter into one or more contracts to purchase carbon credits issued by a recognized and reputable carbon registry, which contract, together with any previous contracts, shall evidence the purchase of carbon credits in an amount sufficient to offset the operational emissions attributable to each building constructed within the Project over the analysis horizon of 30 years. Prior to execution of the contract(s), the Applicant shall provide the lead agency (the City of Los Angeles) a calculation of the net

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1 The California 2017 Climate Change Scoping Plan is available at: https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf

additional operational GHG emissions according to the methodology followed in the *Greenhouse Gas Emissions Methodology and Documentation for the Hollywood Center Project* document. The Applicant shall agree to promptly submit copies of executed contracts for purchased carbon credits to CARB and to the Governor's office. The commitments to enter into contracts to offset net additional GHG emissions will be incorporated as a condition of Project approval under the Public Resources Code sec. 21183(e), which is binding and enforceable by the lead agency.

The Applicant proposes to meet the requirement set forth in California Public Resources Code Section 21183(c), which requires that the Project demonstrate that it will not result in net additional emissions of GHG, through the implementation of GHG-reducing Project Design Features and/or acquisition of voluntary carbon credits sufficient to offset all projected additional emissions, in the following manner:

1. No later than six (6) months after the issuance of a Temporary Certificate of Occupancy for the Project, the Applicant shall commit to providing to the lead agency, the City of Los Angeles, a calculation of the net additional emissions resulting from the construction of the Project (the "Construction Emissions"), to be calculated in accordance with the methodology agreed upon by CARB in connection with the AB 900 certification of the Project (the "Agreed Methodology"). The Applicant shall provide courtesy copies of the calculations to CARB and the Governor's Office promptly following transmittal of the calculations to the City of Los Angeles. The Applicant shall enter into one or more contracts for the implementation of GHG-reducing Project Design Features and/or purchase voluntary carbon credits from a recognized and reputable carbon registry in an amount sufficient to offset the Construction Emissions. The Applicant shall provide courtesy copies of any such contracts to CARB and the Governor's Office promptly following the execution of such contracts.

2. Prior to issuance of any Certificate of Occupancy for the Project, the Applicant or its successor shall commit to entering into one or more contracts to purchase carbon credits from a recognized and reputable carbon registry (to be selected from an accredited registry), which contract, together with any previous contracts for the purchase of carbon credits, shall evidence the purchase of carbon credits in an amount sufficient to offset the Operational Emissions attributable to the Project, and shall be calculated on a net present value basis for a 30-year useful life.

   Prior to execution of the contract(s), the Applicant and its consultant shall calculate the Operational Emissions, in accordance with the methodology described in the Applicant's "Application for Environmental Leadership Development Project," specifically the "Greenhouse Gas Emissions Methodology and Documentation" prepared by Environmental Science Associates (ESA).

   Once the City has had an opportunity to review and approve the methodology and associated calculations, the Project Applicant shall provide copies of the calculation methodology to the CARB and Governor's Office of Planning and Research (OPR), which

is then subject to a determination signed by the Executive Officer of CARB pursuant to the procedures set forth in Section 6 of OPR's Guidelines. The City will issue a Certificate of Occupancy upon receipt of the following: (1) a fully executed copy of the carbon offset purchase agreement(s); (2) a final CARB Determination that the Project will not result in any net additional GHG emissions; and (3) a copy of OPR's Certification Letter for the Project.

3. The following project design features were accounted for in the AB 900 application for purposes of reducing GHG emissions and are, therefore, included as commitments in this letter.

   A. The design of the new buildings shall incorporate features to be capable of achieving Gold certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)-BD&C® or LEED-NC® Rating System using the LEED v4 rating system. Specific sustainability features that are integrated into the Project design to enable the Project to achieve at least LEED® Gold certification would include the following:

      a. The Project will incorporate heat island reduction strategies for 50 percent of the Project Site hardscapes or provide 100 percent structured parking for the Project uses and incorporate heat island reduction strategies for the Project roof areas.

      b. The Project will promote alternatives to conventionally fueled automobiles by providing electric vehicle charging stations and/or preferred parking for alternative-fuel vehicles, low-emitting, and fuel-efficient and ride-sharing vehicles.

      c. The Project will optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements.

      d. The Project will reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.

      e. The Project will provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

   B. The residential units within the Project shall not include the use of natural gas-fueled fireplaces.

The commitments outlined herein will be incorporated into the Project's Final Environmental Impact Report (FEIR) as a proposed improvement measure. The Applicant will agree to comply with all improvement measures and mitigation measures contained in the FEIR through the Project's Mitigation Monitoring and Reporting Program,

which represents a binding and enforceable agreement with the Project's lead agency, the City of Los Angeles.

Should you have any questions, please do not hesitate to call Mario Palumbo at (212) 875-4900.

Sincerely,

MCAF Vine LLC; 1750 North Vine LLC; 1749 North Vine Street LLC; 1770 Ivar LLC; 1733 North Argyle LLC; and 1720 North Vine LLC

By: _____

Name: Mario Palumbo
Its: Authorized Signatory

cc: City of Los Angeles, Department of City Planning
Edgar Khalatian, Partner, Mayer Brown LLP
Heidi Rous, Air Quality and Noise Group Director, ESA

Hollywood Center Project
Application for CEQA Streamlining

- LEED Measures

Hollywood Center
Project LEED Measures

The following list highlights the primary sustainability strategies expected to be implemented into the Hollywood Center Project to achieve Gold certification under the LEED v4 rating system. This is in addition to the strategies needed to reduce the greenhouse gas (GHG) emissions, as required by the California Air Resources Board (CARB).

Design

- Prior to Project approvals, a preliminary LEED action plan will be submitted to the City of Los Angeles Department of City Planning. Prior to issuance of a building permit, conduct a preliminary LEED meeting with a minimum of four key Project team members and the owner or owner's representative. As part of the meeting, review a LEED action plan that, at a minimum (1) determines the LEED certification level to pursue (Gold); (2) selects the LEED credits to meet the targeted certification level; and (3) identifies the responsible parties, including but not limited to the City of Los Angeles Department of Building and Safety, the City of Los Angeles Department of City Planning, and the City of Los Angeles Department of Public Works, Bureau of Engineering, to ensure the LEED requirements for each prerequisite and selected credit are met. Modifications to the selected criteria are permissible during construction as long as the targeted LEED certification level continues to be met.

Sustainable Sites

- Implementation of an erosion and sedimentation plan for all construction activities.
- Incorporate green roofs, rainwater capture, and pervious paving.
- Provision of heat island mitigation strategies for 50 percent of hardscapes or provide 100 percent structured parking.

Location and Transportation

- The Project would be located on land that has been previously developed and would be located on a site within one-quarter mile of surrounding high-density existing uses and within one-half mile of diverse land uses.

- The Project would be located within a one-quarter mile walking distance of existing or planned bus, streetcar, or rideshare stops, or within a one-half mile walking distance of existing or planned bus rapid transit stops, light or heavy rail stations, commuter rail stations or ferry terminals.

- The Project proposes a TDM package to encourage the use of non-auto modes and reduce vehicle trips, that could include the following measures:

  - Parking
    - Unbundle residential parking
    - Unbundle commercial parking coupled with pricing workplace parking and parking cash-out
    - Contribute to LADOT Express Park program to upgrade local parking meter technology
    - Daily parking discount for Metro Commuters
  - Transit
    - Provide a location on-site at which to purchase Metro passes and bus info
    - Transit subsidies (residential and commercial employees)
    - Provide parking spaces for monthly lease to non-resident Metro park n ride users
    - Provide discounted daily parking to non-resident Metro transit pass holders
    - Bus stop upgrades
    - Upgrade/repair public sidewalks on route to Metro Red Line Hollywood/Vine Station
  - Commute Trip Reductions
    - Commute trip reduction program:
      - rideshare (carpool/vanpool) matching and preferential parking
      - guaranteed ride home (e.g., monthly Uber/Lyft/taxi reimbursement)
      - alternative work schedules and telecommute
    - Business center/work center for residents working at home

- Shared Mobility
  - On-site car share
  - Rideshare matching
  - On-site bike share station and/or subsidized membership (residents, employees); on-site guest bike share service (hotel) (if/when public bike share comes to Hollywood)
  - LADOT Mobility Hub program
- Bicycle Infrastructure
  - Develop a bicycle amenities plan
  - Bicycle parking (indoors & outdoors)
  - Bike lockers, showers, and repair station
  - Convenient access to on-site bicycle facilities (wayfinding, etc.)
  - Contribution towards City's Bicycle Plan Trust Fund
- Site Design
  - Integrated pedestrian network within and adjacent to site (transit, bike, ped friendly)
- Education & Encouragement
  - Transportation information center, kiosks and/or other on-site measures
  - Tech-enabled mobility: website/mobile app (comprehensive commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, etc.)
  - Marketing and promotions (including digital gamification – participants can log trips for prizes, promotions, discounts for local merchants, incentives, etc.)
- Management
  - On-site TDM program coordinator and administrative support
  - Conduct user surveys
  - Join future Hollywood Transportation Management Organization (TMO)

Water Quality

- Installation of low-flow fixtures for residential uses.
- Incorporate graywater plumbing system.

- Installation of catch basin inserts and screens to provide runoff contaminant removal in accordance with City standards.

- Reduce water consumption by 40 percent for indoor water and 50 percent for outdoor water from the LEED usage baseline.

Energy Conservation and Efficiency

- Install new or use existing building-level energy meters, or submeters that can be aggregated to provide building-level data representing total building energy consumption.

- Avoid the use of chlorofluorocarbon (CFC)-based refrigerants in new heating, ventilating, air-conditioning, and refrigeration (HVAC&R) systems.

- Optimize building energy performance with a 20 percent reduction from the LEED baseline consistent with LEED requirements.

- Use of refrigerants that reduce ozone depletion.

- Engage in a contract for qualified green power and carbon offsets that have come online since January 1, 2005, for a minimum of five years, to be delivered at least annually. The contract must specify the provision of at least 50% or 100% of the project's energy from green power, carbon offsets, or renewable energy certificates (RECs). Green power and RECs must be Green-e Energy certified or the equivalent.

Solid Waste

- Provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

- Implementation of a construction waste management plan to recycle and/or salvage a minimum of 75 percent of the total construction and demolition material or generate no more than 2.5 pounds of construction waste per square foot (12.2 kilograms of waste per square meter) of the building's floor area.

- Diversion of construction materials from landfill. Diversion must include at least three material streams (e.g., recovery, reuse, and recycling).

Air Quality

- Avoid the use of chlorofluorocarbon (CFC)-based refrigerants in new heating, ventilating, air-conditioning, and refrigeration (HVAC&R) systems.
- Use of refrigerants that reduce ozone depletion.
- Ventilation system that supplies outdoor air to occupied spaces must have particle filters or air-cleaning devices that meet one of the following filtration media requirements:
  - Minimum efficiency reporting value (MERV) of 13 or higher, in accordance with ASHRAE Standard 52.2–2007; or
  - Class F7 or higher as defined by CEN Standard EN 779–2002, Particulate Air Filters for General Ventilation, Determination of the Filtration Performance.
- Meeting applicable California and/or Los Angeles air emissions requirements for all heating or cogeneration equipment utilized at the Project Site.
- Use of adhesives, sealants, paints, finishes, carpet, and other materials that emit low quantities of volatile organic compounds (VOCs) and/or other air pollutants.
- Development of an Indoor Air Quality Management Plan for construction and pre-occupancy phases.
- Installation of landscaping and canopy trees throughout the Project Site, including roof decks, pool decks, and terraces, to provide shading and capture carbon dioxide (CO_2) emissions.
- Provision of individual thermal comfort controls for 50 percent of building occupied spaces. For residential buildings, the credit can be achieved by providing access to operable windows. For commercial spaces, control must be provided to 50 percent of occupants in order to meet the intent of the credit.
- HVAC system design compliance to ASHRAE 55 or equivalent.

Zelinka, Stephen@ARB

From: Alan Sako <ASako@esassoc.com>
Sent: Thursday, May 17, 2018 2:12 PM
To: Kimura, Lezlie@ARB
Cc: Zelinka, Stephen@ARB; Kim, Margret@ARB; Zachary Aarons; Khalatian, Edgar; Mario Palumbo; Heidi Rous; Jay Ziff; Addie Farrell; Richard Lichtenstein; Chan, Jeremy B.; Gabe Kramer
Subject: RE: GHG Emissions Offset Approach for Hollywood Center Project

Lezlie:

The Applicant for the Hollywood Center Project confirms via this email that any potential GHG offsets for the Hollywood Center Project will be purchased and retired through an accredited registry, such as the American Climate Registry (ACR), Climate Action Reserve (CAR), and Verified Carbon Standard (VCS).

Alan Sako
Senior Air Quality Scientist
ESA | Environmental Science Associates
213.599.4300 main | 213.599.4301 fax | 310.566.8069 direct

From: Kimura, Lezlie@ARB [mailto:Lezlie.Kimura@arb.ca.gov]
Sent: Wednesday, May 16, 2018 12:30 PM
To: Alan Sako <ASako@esassoc.com>
Cc: Zelinka, Stephen@ARB <stephen.zelinka@arb.ca.gov>; Kim, Margret@ARB <Margret.Kim@arb.ca.gov>
Subject: GHG Emissions Offset Approach for Hollywood Center Project

Hi Alan,

Our legal team has been reviewing the Hollywood Center Application for Streamlining Judicial Review Under CEQA. One issue raised at this time is the language in the "Exhibit 3 - Greenhouse Gas Emissions Offset Approach for the Hollywood Center Project / LEED Measures". This letter indicates a mitigation option of purchasing the necessary greenhouse gas emission offset credits from a "recognized and reputable carbon registry". However, the current CARB preference is that these credits must be purchased and retired through an accredited registry, such as the American Climate Registry (ACR), Climate Action Reserve (CAR), and Verified Carbon Standard (VCS).

CARB intends to specify the use of only an accredited registry in any determination language for this and future AB 900 projects. While a revised Offset Approach letter does not need to be submitted at this time, we would like to have written confirmation via email that the applicant agrees that any potential GHG offsets for the Hollywood Center Project will be purchased and retired through an accredited registry such as those listed above.

If you have any questions about this, please contact me or Steve Zelinka for more details.

Thank you,

Lezlie Kimura Szeto, Manager
SUSTAINABLE COMMUNITIES POLICY & PLANNING SECTION
CALIFORNIA AIR RESOURCES BOARD
1001 "I" Street, Sacramento, CA 95814
PHONE: (916) 327-5985
EMAIL: Lezlie.Kimura@arb.ca.gov

Joint Legislative Budget Committee

GOVERNMENT CODE SECTIONS 9140-9143

CALIFORNIA LEGISLATURE

925 L STREET, SUITE 1000
SACRAMENTO, CALIFORNIA 95814
(916) 445-4656

September 17, 2018

Mr. Ken Alex, Director
Governor's Office of Planning and Research
State of California
1400 Tenth Street
Sacramento, California 95814

Dear Mr. Alex:

In a letter received on August 21, 2018, you informed me that Governor Brown has determined that the Hollywood Center project in the City of Los Angeles is eligible for streamlined judicial review under Chapter 354 of 2011 (AB 900, Buchanan).

Assembly Bill 900 provides a streamlined California Environmental Quality Act review process for construction projects that qualify as environmental leadership development projects (ELDPs). Among other requirements, ELDPs must make substantial financial investments within our state, create new high wage and highly skilled jobs, and not result in any net additional greenhouse gas emissions, as determined by the California Air Resources Board.

Based on the information you have provided, and a subsequent review by the Legislative Analyst's Office, I concur with the Governor's determination that the project meets the AB 900 criteria set forth in Public Resources Code section 21178 et seq.

Sincerely,

Holly J. Mitchell
Chair

cc: Members of the Joint Legislative Budget Committee
Keely Bosler, Director of Finance