

## **Appendix V**

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### Alternatives

## **Appendix V.1**

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### Alternatives Noise Calculations

# **Alternatives Noise Calculations**

**Project: District NoHo**

**Construction Phase: Block 1**

***Grading & Exc.***

**Alternative Analysis - 50% Reduction**

**Equipment**

<b>Description</b>	<b>No. of Equip.</b>	<b>Reference Noise Level at 50ft, Lmax</b>	<b>Acoustical Usage Factor</b>	<b>Distance to Receptor, ft</b>	<b>Estimated Noise Shielding, dBA</b>
Air Compressor	1	78	40%	285	0
Bore/Drill Rig	1	79	20%	285	0
Cement and Mortar Mixers	1	79	40%	310	0
Concrete/Industrial Saws	1	90	20%	310	0
Excavators	1	81	40%	335	0
Forklifts		75	20%		
Generator Sets		81	50%		
Water Truck	1	76	40%	360	0
Pumps		81	50%		
Rough Terrain Forklifts	1	75	20%	385	0
Rubber Tired Dozers		82	40%		
Signal Boards	1	83	50%	385	0
Skid Steer Loaders		79	40%		
Surfacing Equipment	1	85	50%	385	0
Tractors/Loaders/Backhoes		79	40%		
Trenchers	1	80	50%	385	0
Welders	2	74	40%	385	0

12

**Receptor:** ***R1***

**Results:**

**1-hour Leq: 71.6**

Source for Ref. Noise Levels: FHWA RCNM, 2006

**INPUT: ROADWAYS**
**District NoHo**

Eyestone Environmental											
Sean Bui											
<b>INPUT: ROADWAYS</b>											
<b>PROJECT/CONTRACT:</b>											
<b>RUN:</b>											
<b>Roadway</b>		<b>Points</b>									
<b>Name</b>	<b>Width</b>	<b>Name</b>	<b>No.</b>	<b>Coordinates (pavement)</b>			<b>Flow Control</b>			<b>Segment</b>	
				<b>X</b>	<b>Y</b>	<b>Z</b>	<b>Control</b>	<b>Speed</b>	<b>Percent</b>	<b>Pvmt</b>	<b>On</b>
							<b>Device</b>	<b>Constraint</b>	<b>Vehicles</b>	<b>Type</b>	<b>Struct?</b>
									<b>Affected</b>		
	ft			ft	ft	ft		mph	%		
Haul Route	12.0	point1	1	0.0	0.0	0.00	Signal	0.00	100	Average	
		point2	2	1,000.0	0.0	0.00					

**INPUT: TRAFFIC FOR LAeq1h Volumes**
**District NoHo**

Eyestone Environmental				1 September 2021								
Sean Bui				TNM 2.5								
INPUT: TRAFFIC FOR LAeq1h Volumes												
PROJECT/CONTRACT:	District NoHo											
RUN:	Block 1 Mat/Large Pour - Alts 50%											
Roadway	Points											
Name	Name	No.	Segment									
			Autos		MTrucks		HTrucks		Buses		Motorcycles	
			V	S	V	S	V	S	V	S	V	S
			veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
Haul Route	point1	1	120	35	0	0	50	35	0	0	0	0
	point2	2										

**INPUT: RECEIVERS**
**District NoHo**

Eyestone Environmental						1 September 2021					
Sean Bui						TNM 2.5					
INPUT: RECEIVERS											
PROJECT/CONTRACT:	District NoHo										
RUN:	Block 1 Mat/Large Pour - Alts 50%										
Receiver											
Name	No.	#DUs	Coordinates (ground)			Height	Input Sound Levels and Criteria				Active
			X	Y	Z	above	Existing	Impact Criteria		NR	in
						Ground	L <sub>Aeq</sub> 1h	L <sub>Aeq</sub> 1h	Sub'l	Goal	Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
Cumpston St.	11	1	250.0	40.0	0.00	4.92	0.00	66	10.0	8.0	Y

**RESULTS: SOUND LEVELS**
**District NoHo**

Eyestone Environmental Sean Bui												
<b>RESULTS: SOUND LEVELS</b>												
<b>PROJECT/CONTRACT:</b>												
<b>RUN:</b>												
<b>BARRIER DESIGN:</b>												
<b>ATMOSPHERICS:</b>												
<b>Receiver</b>												
<b>Name</b>	<b>No.</b>	<b>#DUs</b>	<b>Existing</b>	<b>No Barrier</b>					<b>With Barrier</b>			
			<b>LAeq1h</b>	<b>LAeq1h</b>		<b>Increase over existing</b>		<b>Type</b>	<b>Calculated</b>	<b>Noise Reduction</b>		
				<b>Calculated</b>	<b>Crit'n</b>	<b>Calculated</b>	<b>Crit'n</b>	<b>Impact</b>	<b>LAeq1h</b>	<b>Calculated</b>	<b>Goal</b>	<b>Calculated</b>
							<b>Sub'l Inc</b>					<b>minus</b>
												<b>Goal</b>
			<b>dBA</b>	<b>dBA</b>	<b>dBA</b>	<b>dB</b>	<b>dB</b>		<b>dBA</b>	<b>dB</b>	<b>dB</b>	<b>dB</b>
Cumpston St.	11	1	0.0	69.3	66	69.3	10	Snd Lvl	69.3	0.0	8	-8.0
<b>Dwelling Units</b>		<b># DUs</b>	<b>Noise Reduction</b>									
			<b>Min</b>	<b>Avg</b>	<b>Max</b>							
			<b>dB</b>	<b>dB</b>	<b>dB</b>							
All Selected		1	0.0	0.0	0.0							
All Impacted		1	0.0	0.0	0.0							
All that meet NR Goal		0	0.0	0.0	0.0							



## **Appendix V.2**

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### Alternatives VMT Calculations

**TABLE 1  
SUMMARY OF PROJECT ALTERNATIVES**

Description	Project	Alternative 1 No Project / No Build	Alternative 2 No Project / Development	Alternative 3 Existing Zoning	Alternative 4 Reduced Density	Alternative 5 Depot Remains	Alternative 6 Alternative Use
<b>Land Uses</b>							
Affordable Housing (units)	311	0	0	0	177	151	151
Market-Rate Housing Mid-Rise (units)	194	0	0	358	113	96	96
Market-Rate Housing High-Rise (units)	1,022	0	0	0	595	504	508
Office (square feet)	580,374	0	0	0	336,617	488,320	580,373
Retail (square feet)	30,125	0	0	5,000	17,787	13,192	29,400
Restaurant (square feet)	75,000	0	0	0	44,000	32,600	72,750
Studio - Stages and Studio Office (square feet)	0	0	0	0	0	0	485,484 [a]

Notes:

[a] This is represented in the VMT Calculator as 359,343 sf of general office space based on a trip equivalency analysis assuming 301,684 sf stages and 183,800 sf studio office. See Table 5 for details.

**TABLE 2**  
**ALTERNATIVE 3 VMT ANALYSIS - EXISTING ZONING**

Description	Full Buildout	
<b>Land Use Inputs</b>		
Market-Rate Housing	358 units	
Retail	5,000 sf	
<b>VMT Analysis [a]</b>		
Resident Population	807	
Employee Population	10	
Project Area Planning Commission	South Valley	
Project Travel Behavior Zone	Compact Infill (Zone 3)	
	Before TDM	After TDM
Total Daily VMT [b]	11,903	9,854
Home-Based Production VMT [c]	5,055	4,185
Home-Based Work Attraction VMT [c]	24	20
Household VMT per Resident	6.3	5.2
Impact Threshold	9.4	9.4
Significant Impact	NO	NO
Work VMT per Employee	N/A	N/A
Impact Threshold	11.6	11.6
Significant Impact	N/A	N/A

Notes:

[a] Project Analysis is from VMT Calculator version 1.3 output reports.

[b] See VMT Calculator Report 1.

[c] See VMT Calculator Report 4.

# Alternative 3 - Existing Zoning

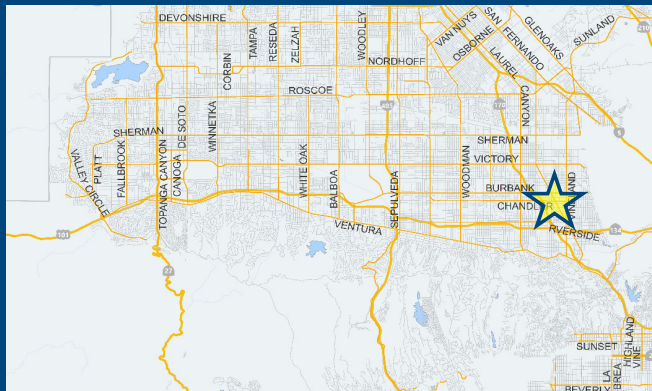
## CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



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

### Project Information

Project: District NoHo  
 Scenario: Alternative 2 - Existing Zoning  
 Address: 34.168819, -118.375779



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

☒ Yes ☐ No

### Existing Land Use

Land Use Type	Value	Unit
Housing   Single Family		DU

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

### Proposed Project Land Use

Land Use Type	Value	Unit
Retail   General Retail	5	ksf
Housing   Multi-Family	358	DU
Retail   General Retail	5	ksf

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

### Project Screening Summary

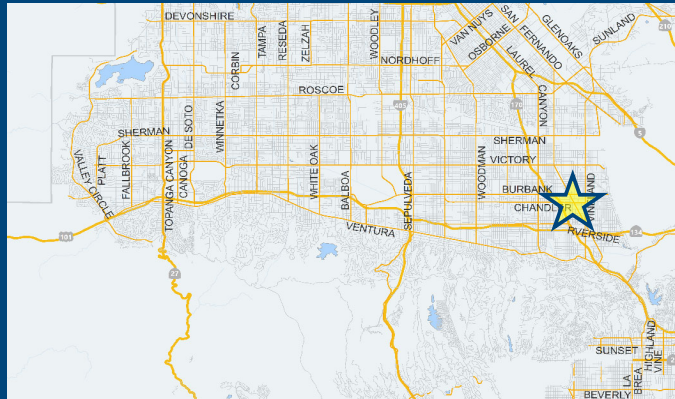
Existing Land Use	Proposed Project
0 Daily Vehicle Trips	1,636 Daily Vehicle Trips
0 Daily VMT	11,903 Daily VMT
<b>Tier 1 Screening Criteria</b>	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
<b>Tier 2 Screening Criteria</b>	
The net increase in daily trips < 250 trips	1,636 Net Daily Trips
The net increase in daily VMT ≤ 0	11,903 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	5,000 ksf
<b>The proposed project is required to perform VMT analysis.</b>	

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

Project: District NoHo  
 Scenario: Alternative 2 - Existing Zoning  
 Address: 34.168819, -118.375779



## TDM Strategies

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

Max Home Based TDM Achieved? **No** Proposed Project  
 Max Work Based TDM Achieved? **No** With Mitigation

**A** **Parking**

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

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

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

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

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

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

## Analysis Results

Proposed Project	With Mitigation
<b>1,636</b> Daily Vehicle Trips	<b>1,355</b> Daily Vehicle Trips
<b>11,903</b> Daily VMT	<b>9,854</b> Daily VMT
<b>6.3</b> Household VMT per Capita	<b>5.2</b> Household VMT per Capita
<b>N/A</b> Work VMT per Employee	<b>N/A</b> Work VMT per Employee

### Significant VMT Impact?

<b>Household: No</b> Threshold = 9.4 15% Below APC	<b>Household: No</b> Threshold = 9.4 15% Below APC
<b>Work: N/A</b> Threshold = 11.6 15% Below APC	<b>Work: N/A</b> Threshold = 11.6 15% Below APC

Proposed Project Land Use Type	Value	Unit
Housing   Multi-Family	358	DU
Retail   General Retail	5	ksf

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 2 - Existing Zoning

Project Address: 34.168819, -118.375779



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	358	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	5.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down	0.000	ksf
	Restaurant	0.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	0.000	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

Project and Analysis Overview

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 2 - Existing Zoning

Project Address: 34.168819, -118.375779



Version 1.3

Analysis Results			
Total Employees: 10			
Total Population: 807			
Proposed Project		With Mitigation	
1,636	Daily Vehicle Trips	1,355	Daily Vehicle Trips
11,903	Daily VMT	9,854	Daily VMT
6.3	Household VMT per Capita	5.2	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: South Valley			
Impact Threshold: 15% Below APC Average			
Household = 9.4			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 9.4	No	Household > 9.4	No
Work > 11.6	N/A	Work > 11.6	N/A

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 2 - Existing Zoning

Project Address: 34.168819, -118.375779



Version 1.3

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	0	557
		Actual parking provision (spaces)	0	395
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
(cont. on following page)				



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 2 - Existing Zoning

Project Address: 34.168819, -118.375779



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 2 - Existing Zoning

Project Address: 34.168819, -118.375779



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 2 - Existing Zoning

Project Address: 34.168819, -118.375779



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	Yes
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	0	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
Neighborhood Enhancement	Traffic calming improvements	Streets with traffic calming improvements (%)	0%	25%
		Intersections with traffic calming improvements (%)	0%	25%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	0	within project and connecting off-site

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 23, 2021  
 Project Name: District NoHo  
 Project Scenario: Alternative 2 - Existing Zoning  
 Project Address: 34.168819, -118.375779



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy

#### Place type: Compact Infill

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 23, 2021  
 Project Name: District NoHo  
 Project Scenario: Alternative 2 - Existing Zoning  
 Project Address: 34.168819, -118.375779



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

#### Place type: Compact Infill

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>		<i>Source</i>
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	

### Final Combined & Maximum TDM Effect

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>		0%	17%	0%	17%	0%	17%	0%	17%	0%	17%	0%	16%
<b>MAX. TDM EFFECT</b>		0%	17%	0%	17%	0%	17%	0%	17%	0%	17%	0%	17%

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

where X%=

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 2 - Existing Zoning

Project Address: 34.168819, -118.375779



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	321	-22.4%	249	8.7	2,793	2,166
Home Based Other Production	889	-38.7%	545	5.3	4,712	2,889
Non-Home Based Other Production	461	-3.0%	447	8.5	3,919	3,800
Home-Based Work Attraction	15	-86.7%	2	12.2	183	24
Home-Based Other Attraction	530	-52.5%	252	7.3	3,869	1,840
Non-Home Based Other Attraction	147	-4.1%	141	8.4	1,235	1,184

### MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	249	2,166	-17.2%	206	1,793
Home Based Other Production	0.0%	545	2,889	-17.2%	451	2,392
Non-Home Based Other Production	0.0%	447	3,800	-17.2%	370	3,146
Home-Based Work Attraction	0.0%	2	24	-17.2%	2	20
Home-Based Other Attraction	0.0%	252	1,840	-17.2%	209	1,523
Non-Home Based Other Attraction	0.0%	141	1,184	-17.2%	117	980

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 807

Total Employees: 10

APC: South Valley

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
Total Home Based Production VMT	5,055	4,185
Total Home Based Work Attraction VMT	24	20
Total Home Based VMT Per Capita	6.3	5.2
Total Work Based VMT Per Employee	N/A	N/A

**TABLE 3**  
**ALTERNATIVE 4 VMT ANALYSIS - REDUCED DENSITY**

Description	Full Buildout	
<b>Land Use Inputs</b>		
Affordable Housing	177 units	
Market-Rate Housing	708 units	
Office	336,617 sf	
Retail	17,787 sf	
Restaurant	44,000 sf	
<b>VMT Analysis [a]</b>		
Resident Population	2,523	
Employee Population	1,824	
Project Area Planning Commission	South Valley	
Project Travel Behavior Zone	Compact Infill (Zone 3)	
	Before TDM	After TDM
Total Daily VMT [b]	75,677	66,285
Home-Based Production VMT [c]	11,538	10,106
Home-Based Work Attraction VMT [c]	18,202	15,943
Household VMT per Resident	5.4	4.7
Impact Threshold	9.4	9.4
Significant Impact	NO	NO
Work VMT per Employee	11.7 [d]	10.2
Impact Threshold	11.6	11.6
Significant Impact	<b>YES</b>	NO

Notes:

[a] Project Analysis is from VMT Calculator version 1.3 output reports.

[b] See VMT Calculator Report 1.

[c] See VMT Calculator Report 4.

[d] Unlike the Project, Alternative 3 would result in a significant impact on Work VMT per Employee before accounting for any TDM measures. However, at least two of the TDM measures (provision of a reduced parking supply and provision of bicycle parking) are considered Project design features, which are applied prior to the determination of a significant impact. Either measure, individually, would reduce the Work VMT per Employee below the threshold of significance. Therefore, Alternative 3 would not result in a significant impact under LADOT's Threshold T-2.1.

# Alternative 4 - Reduced Density

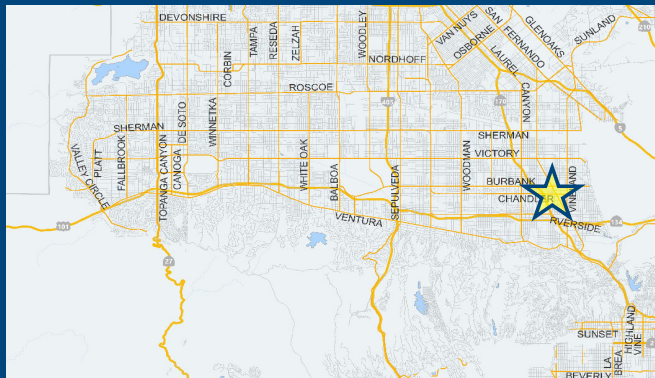
## CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



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

### Project Information

Project: District NoHo  
 Scenario: Alternative 3 - Reduced Density  
 Address: 34.168819, -118.375779



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit

☐ Yes ☐ No

### Existing Land Use

Land Use Type	Value	Unit
Housing   Single Family		DU

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

### Proposed Project Land Use

Land Use Type	Value	Unit
Retail   General Retail	17.787	ksf
Housing   Multi-Family	708	DU
Housing   Affordable Housing - Family	177	DU
Office   General Office	336.617	ksf
Retail   High-Turnover Sit-Down Restaurant	44	ksf
Retail   General Retail	17.787	ksf

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

### Project Screening Summary

Existing Land Use	Proposed
0 Daily Vehicle Trips	9,005 Daily Vehicle Trips
0 Daily VMT	75,677 Daily VMT
<b>Tier 1 Screening Criteria</b>	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
<b>Tier 2 Screening Criteria</b>	
The net increase in daily trips < 250 trips	9,005 Net Daily Trips
The net increase in daily VMT ≤ 0	75,677 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	61.787 ksf
<b>The proposed project is required to perform VMT analysis.</b>	

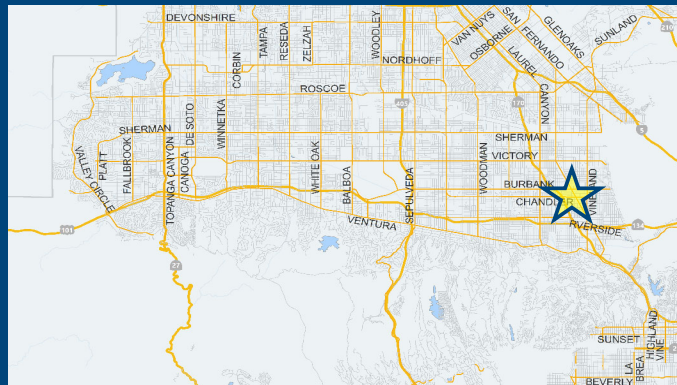


# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

**Project:** District NoHo  
**Scenario:** Alternative 3 - Reduced Density  
**Address:** 34.168819, -118.375779



## TDM Strategies

Select each section to show individual strategies

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

**Max Home Based TDM Achieved?**

Proposed Project

No

With Mitigation

No

**Max Work Based TDM Achieved?**

No

No

**A** **Parking**

**Reduce Parking Supply**

city code parking provision for the project site

actual parking provision for the project site

☐ Proposed Prj ☒ Mitigation

**Unbundle Parking**

monthly parking cost (dollar) for the project site

☐ Proposed Prj ☐ Mitigation

**Parking Cash-Out**

percent of employees eligible

☐ Proposed Prj ☐ Mitigation

**Price Workplace Parking**

daily parking charge (dollar)

percent of employees subject to priced parking

☐ Proposed Prj ☐ Mitigation

**Residential Area Parking Permits**

cost (dollar) of annual permit

☐ Proposed Prj ☐ Mitigation

**B** **Transit**

**C** **Education & Encouragement**

**D** **Commute Trip Reductions**

**E** **Shared Mobility**

**F** **Bicycle Infrastructure**

**G** **Neighborhood Enhancement**

## Analysis Results

**Proposed Project**

**With**

**9,005**

Daily Vehicle Trips

**7,887**

Daily Vehicle Trips

**75,677**

Daily VMT

**66,285**

Daily VMT

**5.4**

Household VMT per Capita

**4.7**

Household VMT

**11.7**

Work VMT per Employee

**10.2**

Work VMT per Employee

### Significant VMT Impact?

**Household: No**

Threshold = 9.4  
15% Below APC

**Household: No**

Threshold = 9.4  
15% Below APC

**Work: Yes**

Threshold = 11.6  
15% Below APC

**Work: No**

Threshold = 11.6  
15% Below APC



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	708	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	177	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	17.787	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	44.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	336.617	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

Project and Analysis Overview

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

Analysis Results			
Total Employees: 1,558			
Total Population: 2,151			
Proposed Project		With Mitigation	
9,005	Daily Vehicle Trips	7,887	Daily Vehicle Trips
75,677	Daily VMT	66,285	Daily VMT
5.4	Household VMT per Capita	4.7	Household VMT per Capita
11.7	Work VMT per Employee	10.2	Work VMT per Employee
Significant VMT Impact?			
APC: South Valley			
Impact Threshold: 15% Below APC Average			
Household = 9.4			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 9.4	No	Household > 9.4	No
Work > 11.6	Yes	Work > 11.6	No

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

TDM Strategy Inputs			
Strategy Type	Description	Proposed Project	Mitigations
Parking	City code parking provision (spaces)	0	2494
	Actual parking provision (spaces)	0	2124
	Unbundle parking	\$0	\$0
	Parking cash-out	0%	0%
	Price workplace parking	\$0.00	\$0.00
	Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	\$0	\$0
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	Yes
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	0	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
Neighborhood Enhancement	Traffic calming improvements	Streets with traffic calming improvements (%)	0%	25%
		Intersections with traffic calming improvements (%)	0%	25%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	0	within project and connecting off-site



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy

#### Place type: Compact Infill

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	7%	0%	7%	0%	7%	0%	7%	0%	7%	0%	7%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	2%	0%	2%	0%	2%	0%	2%	0%	2%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: November 4, 2021  
 Project Name: District NoHo  
 Project Scenario: Alternative 3 - Reduced Density  
 Project Address: 34.168819, -118.375779



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

#### Place type: Compact Infill

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	

### Final Combined & Maximum TDM Effect

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>		0%	12%	0%	12%	0%	12%	0%	12%	0%	12%	0%	11%
<b>MAX. TDM EFFECT</b>		0%	12%	0%	12%	0%	12%	0%	12%	0%	12%	0%	12%

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

where X%=

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: November 4, 2021

Project Name: District NoHo

Project Scenario: Alternative 3 - Reduced Density

Project Address: 34.168819, -118.375779



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	784	-30.2%	547	8.7	6,821	4,759
Home Based Other Production	2,172	-41.1%	1,279	5.3	11,512	6,779
Non-Home Based Other Production	2,385	-4.4%	2,280	8.5	20,273	19,380
Home-Based Work Attraction	2,043	-27.0%	1,492	12.2	24,925	18,202
Home-Based Other Attraction	4,067	-53.9%	1,874	7.3	29,689	13,680
Non-Home Based Other Attraction	1,617	-5.2%	1,533	8.4	13,583	12,877

### MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	547	4,759	-12.4%	479	4,168
Home Based Other Production	0.0%	1,279	6,779	-12.4%	1,120	5,938
Non-Home Based Other Production	0.0%	2,280	19,380	-12.4%	1,997	16,975
Home-Based Work Attraction	0.0%	1,492	18,202	-12.4%	1,307	15,943
Home-Based Other Attraction	0.0%	1,874	13,680	-12.4%	1,641	11,982
Non-Home Based Other Attraction	0.0%	1,533	12,877	-12.4%	1,343	11,279

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 2,151

Total Employees: 1,558

APC: South Valley

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
<i>Total Home Based Production VMT</i>	<b>11,538</b>	<b>10,106</b>
<i>Total Home Based Work Attraction VMT</i>	<b>18,202</b>	<b>15,943</b>
<i>Total Home Based VMT Per Capita</i>	<b>5.4</b>	<b>4.7</b>
<i>Total Work Based VMT Per Employee</i>	<b>11.7</b>	<b>10.2</b>

**TABLE 4**  
**ALTERNATIVE 5 VMT ANALYSIS - DEPOT REMAINS**

Description	Full Buildout	
<b>Land Use Inputs</b>		
Affordable Housing	151 units	
Market-Rate Housing	600 units	
Office	488,320 sf	
Retail	13,192 sf	
Restaurant	32,600 sf	
<b>VMT Analysis [a]</b>		
Resident Population	1,826	
Employee Population	2,110	
Project Area Planning Commission	South Valley	
Project Travel Behavior Zone	Compact Infill (Zone 3)	
	Before TDM	After TDM
Total Daily VMT [b]	72,834	68,330
Home-Based Production VMT [c]	9,561	8,970
Home-Based Work Attraction VMT [c]	22,643	21,243
Household VMT per Resident	5.2	4.9
Impact Threshold	9.4	9.4
Significant Impact	NO	NO
Work VMT per Employee	10.7	10.1
Impact Threshold	11.6	11.6
Significant Impact	NO	NO

Notes:

[a] Project Analysis is from VMT Calculator version 1.3 output reports.

[b] See VMT Calculator Report 1.

[c] See VMT Calculator Report 4.

# Alternative 5 - Depot Remains

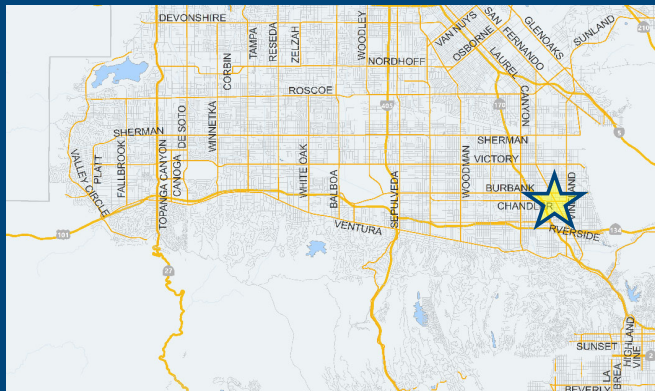
## CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



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

### Project Information

Project: District NoHo  
 Scenario: Alternative 4 - Depot Remains  
 Address: 34.168819, -118.375779



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

☒ Yes ☐ No

### Existing Land Use

Land Use Type	Value	Unit
Housing   Single Family		DU

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

### Proposed Project Land Use

Land Use Type	Value	Unit
Retail   High-Turnover Sit-Down Restaurant	32.6	ksf
Housing   Multi-Family	600	DU
Retail   General Retail	13.192	ksf
Retail   High-Turnover Sit-Down Restaurant	32.6	ksf
Office   General Office	488.32	ksf
Housing   Affordable Housing - Family	151	DU

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

### Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	8,405 Daily Vehicle Trips
0 Daily VMT	72,834 Daily VMT

#### Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

#### Tier 2 Screening Criteria

The net increase in daily trips < 250 trips 8,405  
Net Daily Trips

The net increase in daily VMT ≤ 0 72,834  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 45,792  
ksf

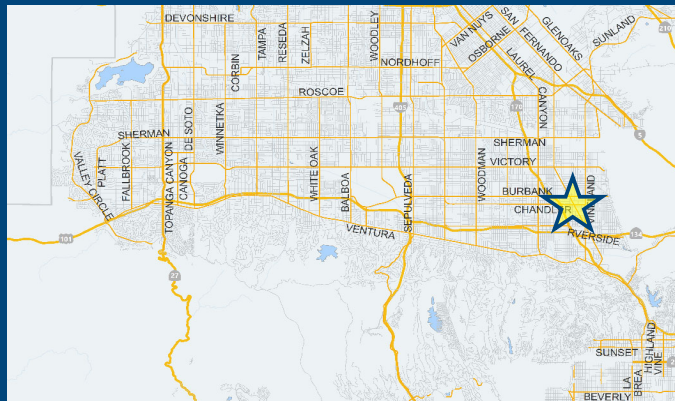
**The proposed project is required to perform VMT analysis.**

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

Project: District NoHo  
 Scenario: Alternative 4 - Depot Remains  
 Address: 34.168819, -118.375779



## TDM Strategies

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

Max Home Based TDM Achieved?  
 Max Work Based TDM Achieved?

Proposed Project No  
 With Mitigation No

**A** **Parking**

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

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

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

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

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

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

## Analysis Results

Proposed Project	With Mitigation
<b>8,405</b> Daily Vehicle Trips	<b>7,885</b> Daily Vehicle Trips
<b>72,834</b> Daily VMT	<b>68,330</b> Daily VMT
<b>5.2</b> Household VMT per Capita	<b>4.9</b> Household VMT per Capita
<b>10.7</b> Work VMT per Employee	<b>10.1</b> Work VMT per Employee

### Significant VMT Impact?

<b>Household: No</b> Threshold = 9.4 15% Below APC	<b>Household: No</b> Threshold = 9.4 15% Below APC
<b>Work: No</b> Threshold = 11.6 15% Below APC	<b>Work: No</b> Threshold = 11.6 15% Below APC

Proposed Project Land Use Type	Value	Unit
Housing   Multi-Family	600	DU
Retail   General Retail	13.192	ksf
Retail   High-Turnover Sit-Down Restaurant	32.6	ksf
Office   General Office	488.32	ksf
Housing   Affordable Housing - Family	151	DU



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 4 - Depot Remains

Project Address: 34.168819, -118.375779



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	600	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	151	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	13.192	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	32.600	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	488.320	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

Project and Analysis Overview

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 4 - Depot Remains

Project Address: 34.168819, -118.375779



Version 1.3

Analysis Results			
Total Employees: 2,110			
Total Population: 1,826			
Proposed Project		With Mitigation	
8,405	Daily Vehicle Trips	7,885	Daily Vehicle Trips
72,834	Daily VMT	68,330	Daily VMT
5.2	Household VMT per Capita	4.9	Household VMT per Capita
10.7	Work VMT per Employee	10.1	Work VMT per Employee
Significant VMT Impact?			
APC: South Valley			
Impact Threshold: 15% Below APC Average			
Household = 9.4			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 9.4	No	Household > 9.4	No
Work > 11.6	No	Work > 11.6	No



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 4 - Depot Remains

Project Address: 34.168819, -118.375779



Version 1.3

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	0	2512
		Actual parking provision (spaces)	0	2470
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 4 - Depot Remains

Project Address: 34.168819, -118.375779



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 4 - Depot Remains

Project Address: 34.168819, -118.375779



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 4 - Depot Remains

Project Address: 34.168819, -118.375779



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	Yes
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	0	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
Neighborhood Enhancement	Traffic calming improvements	Streets with traffic calming improvements (%)	0%	25%
		Intersections with traffic calming improvements (%)	0%	25%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	0	within project and connecting off-site

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 23, 2021  
 Project Name: District NoHo  
 Project Scenario: Alternative 4 - Depot Remains  
 Project Address: 34.168819, -118.375779



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy

#### Place type: Compact Infill

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 23, 2021  
 Project Name: District NoHo  
 Project Scenario: Alternative 4 - Depot Remains  
 Project Address: 34.168819, -118.375779



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

#### Place type: Compact Infill

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>		<i>Source</i>
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	

### Final Combined & Maximum TDM Effect

		<i>Home Based Work Production</i>		<i>Home Based Work Attraction</i>		<i>Home Based Other Production</i>		<i>Home Based Other Attraction</i>		<i>Non-Home Based Other Production</i>		<i>Non-Home Based Other Attraction</i>	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>		0%	6%	0%	6%	0%	6%	0%	6%	0%	6%	0%	4%
<b>MAX. TDM EFFECT</b>		0%	6%	0%	6%	0%	6%	0%	6%	0%	6%	0%	6%

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

where X%=

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 4 - Depot Remains

Project Address: 34.168819, -118.375779



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	665	-33.7%	441	8.7	5,786	3,837
Home Based Other Production	1,843	-41.4%	1,080	5.3	9,768	5,724
Non-Home Based Other Production	2,106	-4.6%	2,010	8.5	17,901	17,085
Home-Based Work Attraction	2,531	-26.7%	1,856	12.2	30,878	22,643
Home-Based Other Attraction	3,583	-54.2%	1,642	7.3	26,156	11,987
Non-Home Based Other Attraction	1,454	-5.4%	1,376	8.4	12,214	11,558

### MXD Methodology with TDM Measures

	Proposed Project			Project with Mitigation Measures		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	441	3,837	-6.2%	414	3,600
Home Based Other Production	0.0%	1,080	5,724	-6.2%	1,013	5,370
Non-Home Based Other Production	0.0%	2,010	17,085	-6.2%	1,886	16,028
Home-Based Work Attraction	0.0%	1,856	22,643	-6.2%	1,741	21,243
Home-Based Other Attraction	0.0%	1,642	11,987	-6.2%	1,540	11,246
Non-Home Based Other Attraction	0.0%	1,376	11,558	-6.2%	1,291	10,843

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 1,826

Total Employees: 2,110

APC: South Valley

	Proposed Project	Project with Mitigation Measures
Total Home Based Production VMT	9,561	8,970
Total Home Based Work Attraction VMT	22,643	21,243
Total Home Based VMT Per Capita	5.2	4.9
Total Work Based VMT Per Employee	10.7	10.1

**TABLE 5**  
**ALTERNATIVE 6 VMT ANALYSIS - ALTERNATIVE USE**

Description	Full Buildout	
<b>Land Use Inputs</b>		
Affordable Housing	151 units	
Market-Rate Housing	604 units	
Office	580,374 sf	
Retail	29,400 sf	
Restaurant	72,750 sf	
Studio (Office Equivalent) [a]	359,343 office equivalent sf	
<b>VMT Analysis [a]</b>		
Resident Population	1,835	
Employee Population	4,109	
Project Area Planning Commission	South Valley	
Project Travel Behavior Zone	Compact Infill (Zone 3)	
	Before TDM	After TDM
Total Daily VMT [b]	116,397	104,484
Home-Based Production VMT [c]	9,034	8,547
Home-Based Work Attraction VMT [c]	38,528	34,585
Household VMT per Resident	4.9	4.4
Impact Threshold	9.4	9.4
Significant Impact	NO	NO
Work VMT per Employee	9.4	8.4
Impact Threshold	11.6	11.6
Significant Impact	NO	NO

**Notes:**

[a] Alternative 5 proposes 485,484 sf of studio-related uses, including 301,684 sf of stages and 183,800 sf of studio office. These uses are not built into the VMT Calculator. Because they have roughly similar trip-generating characteristics as general office, the daily trips that would be generated by the studio uses were converted to their office equivalent square footage of 359,343 sf to conduct the VMT analysis.

[b] Project Analysis is from VMT Calculator version 1.3 output reports.

[c] See VMT Calculator Report 1.

[d] See VMT Calculator Report 4.



# Alternative 6 - Alternative Use

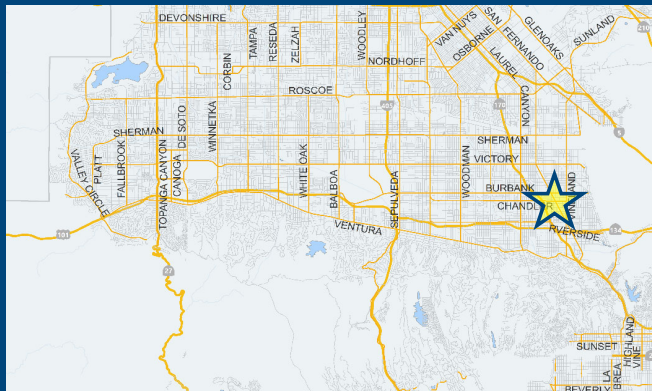
## CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



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

### Project Information

Project: District NoHo  
 Scenario: Alternative 5 - Alternative Use  
 Address: 34.168819, -118.375779



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

☒ Yes ☐ No

### Existing Land Use

Land Use Type	Value	Unit
Housing   Single Family		DU

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

### Proposed Project Land Use

Land Use Type	Value	Unit
Office   General Office	939.717	ksf
Housing   Multi-Family	604	DU
Retail   General Retail	29.4	ksf
Retail   High-Turnover Sit-Down Restaurant	72.75	ksf
Housing   Affordable Housing - Family	151	DU
Office   General Office	939.717	ksf

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

### Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	13,136 Daily Vehicle Trips
0 Daily VMT	116,397 Daily VMT

#### Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

#### Tier 2 Screening Criteria

The net increase in daily trips < 250 trips 13,136  
Net Daily Trips

The net increase in daily VMT ≤ 0 116,397  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 102.150  
ksf

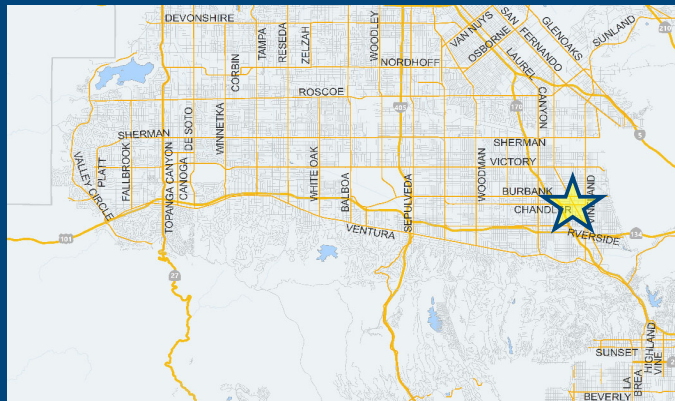
**The proposed project is required to perform VMT analysis.**

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

Project: District NoHo  
 Scenario: Alternative 5 - Alternative Use  
 Address: 34.168819, -118.375779



Proposed Project Land Use Type	Value	Unit
Housing   Multi-Family	604	DU
Retail   General Retail	29.4	ksf
Retail   High-Turnover Sit-Down Restaurant	72.75	ksf
Housing   Affordable Housing - Family	151	DU
Office   General Office	939.717	ksf

## TDM Strategies

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

Max Home Based TDM Achieved? **No** Proposed Project With Mitigation  
 Max Work Based TDM Achieved? **No** No No

**A** **Parking**

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

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

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

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

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

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

## Analysis Results

Proposed Project	With Mitigation
<b>13,136</b> Daily Vehicle Trips	<b>11,793</b> Daily Vehicle Trips
<b>116,397</b> Daily VMT	<b>104,484</b> Daily VMT
<b>4.9</b> Household VMT per Capita	<b>4.4</b> Household VMT per Capita
<b>9.4</b> Work VMT per Employee	<b>8.4</b> Work VMT per Employee

### Significant VMT Impact?

<b>Household: No</b> Threshold = 9.4 15% Below APC	<b>Household: No</b> Threshold = 9.4 15% Below APC
<b>Work: No</b> Threshold = 11.6 15% Below APC	<b>Work: No</b> Threshold = 11.6 15% Below APC



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 5 - Alternative Use

Project Address: 34.168819, -118.375779



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	604	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	151	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	29.400	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	72.750	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	939.717	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

Project and Analysis Overview

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 5 - Alternative Use

Project Address: 34.168819, -118.375779



Version 1.3

Analysis Results			
Total Employees: 4,109			
Total Population: 1,835			
Proposed Project		With Mitigation	
13,136	Daily Vehicle Trips	11,793	Daily Vehicle Trips
116,397	Daily VMT	104,484	Daily VMT
4.9	Household VMT per Capita	4.4	Household VMT per Capita
9.4	Work VMT per Employee	8.4	Work VMT per Employee
Significant VMT Impact?			
APC: South Valley			
Impact Threshold: 15% Below APC Average			
Household = 9.4			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 9.4	No	Household > 9.4	No
Work > 11.6	No	Work > 11.6	No

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 5 - Alternative Use

Project Address: 34.168819, -118.375779



Version 1.3

TDM Strategy Inputs				
Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	0	4163
		Actual parking provision (spaces)	0	3737
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 5 - Alternative Use

Project Address: 34.168819, -118.375779



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 5 - Alternative Use

Project Address: 34.168819, -118.375779



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 5 - Alternative Use

Project Address: 34.168819, -118.375779



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	Yes
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	0	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
Neighborhood Enhancement	Traffic calming improvements	Streets with traffic calming improvements (%)	0%	25%
		Intersections with traffic calming improvements (%)	0%	25%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	0	within project and connecting off-site



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 23, 2021  
 Project Name: District NoHo  
 Project Scenario: Alternative 5 - Alternative Use  
 Project Address: 34.168819, -118.375779



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy

#### Place type: Compact Infill

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 23, 2021  
 Project Name: District NoHo  
 Project Scenario: Alternative 5 - Alternative Use  
 Project Address: 34.168819, -118.375779



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

#### Place type: Compact Infill

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	0.0%	2.0%	

### Final Combined & Maximum TDM Effect

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>		0%	10%	0%	10%	0%	10%	0%	10%	0%	10%	0%	8%
<b>MAX. TDM EFFECT</b>		0%	10%	0%	10%	0%	10%	0%	10%	0%	10%	0%	10%

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

where X%=

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: June 23, 2021

Project Name: District NoHo

Project Scenario: Alternative 5 - Alternative Use

Project Address: 34.168819, -118.375779



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	669	-41.0%	395	8.7	5,820	3,437
Home Based Other Production	1,853	-43.0%	1,056	5.3	9,821	5,597
Non-Home Based Other Production	3,339	-5.1%	3,168	8.5	28,382	26,928
Home-Based Work Attraction	4,296	-26.5%	3,158	12.2	52,411	38,528
Home-Based Other Attraction	6,310	-55.2%	2,826	7.3	46,063	20,630
Non-Home Based Other Attraction	2,684	-5.6%	2,533	8.4	22,546	21,277

### MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	395	3,437	-10.2%	355	3,085
Home Based Other Production	0.0%	1,056	5,597	-10.2%	948	5,024
Non-Home Based Other Production	0.0%	3,168	26,928	-10.2%	2,844	24,172
Home-Based Work Attraction	0.0%	3,158	38,528	-10.2%	2,835	34,585
Home-Based Other Attraction	0.0%	2,826	20,630	-10.2%	2,537	18,519
Non-Home Based Other Attraction	0.0%	2,533	21,277	-10.2%	2,274	19,099

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 1,835

Total Employees: 4,109

APC: South Valley

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
Total Home Based Production VMT	<b>9,034</b>	<b>8,109</b>
Total Home Based Work Attraction VMT	<b>38,528</b>	<b>34,585</b>
Total Home Based VMT Per Capita	<b>4.9</b>	<b>4.4</b>
Total Work Based VMT Per Employee	<b>9.4</b>	<b>8.4</b>

## **Appendix V.3**

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### Alternative 6 Energy Modeling

## District NoHo

### Alternative 6 Energy Calculations

CalEEMod Energy Factors					
EnergyUseLandUseSubType	T24E	NT24E	LightingElect	T24NG	NT24NG
Apartments Mid Rise	258.09	3054.1	741.44	4697.18	6281
Enclosed Parking with Elevator	0.46	0.19	1.75	0	0
General Office Building	4.6	4.62	3.77	10.02	0.39
High Turnover (Sit Down Restaurant)	8.11	28.16	7.87	42.98	187.78
Strip Mall	4.01	3.23	6.26	1.15	0.49
Unenclosed Parking Structure	0	0	1.75	0	0
User Defined Commercial	0	0	0	0	0

Total

Notes: T24 = Title 24; NT24 = Non-Title 24

Energy Usage			
Amount	Units	Electricity	Natural Gas
755	DU	3,060,491	8,288,526
1065858	sf	0	0
51075	sf	13,845,495	11,095,582
51075	sf	2,254,451	11,786,067
	sf	689,513	83,763
	sf	0	0

19,849,949 31,253,938