Appendix N

Utility Infrastructure Technical Report: Wastewater

ALTERNATIVE 2

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

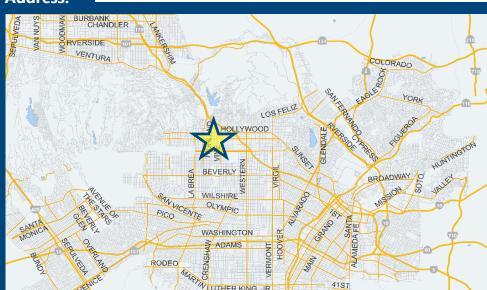


Project Information

Project: Sunset+Wilcox Project

Scenario: Alternative 2

Address: 6450 W SUNSET BLVD, 90028



Proposed Project Land Use Type	Value	Unit
Retail High-Turnover Sit-Down Restaurant	14.186	ksf
Office General Office	117.052	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 Achieve Max Work Based TDM Achieve	ed?	osed Project No No	With Mitigation No No
A	Parking		
В	Transit		
C Education	& Encourag	jement	
D Commute	e Trip Redu	ctions	
E Shar	red Mobility	/	
E Bicycle	Infrastruct	ure	
Implement/Improve On-street Bicycle Facility Select Pr Proposed Prj Mitigation	oposed Prj or Miti	igation to incl	ude this strategy
Include Bike Parking Per LAMC Select Pr Proposed Prj Mitigation	oposed Prj or Miti	igation to incl	ude this strategy
Include Secure Bike Parking and Showers Select Pr Proposed Prj Mitigation	oposed Prj or Miti	igation to incl	ude this strategy
G Neighborh	ood Enhand	cement	

Analysis Results

Proposed	With				
Project	Mitigation				
<u> </u>					
1,668	1,668				
Daily Vehicle Trips	Daily Vehicle Trips				
11,671	11,671				
Daily VMT	Daily VMT				
Daily VIVII	Daily VIVII				
0.0	0.0				
Houseshold VMT	Houseshold VMT				
per Capita	per Capita				
po. capita					
7.3	7.3				
Work VMT	Work VMT				
per Employee	per Employee				
Significant \	/MT Impact?				
Household: No	Household: No				
Threshold = 6.0	Threshold = 6.0				
15% Below APC	15% Below APC				
Work: No	Work: No				
Threshold = 7.6	Threshold = 7.6				



Report 1: Project & Analysis Overview

Date: July 16, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 2



	Project Informa	ition			
Land	l Use Type	Value	Units		
	Single Family	0	DU		
	Multi Family	0	DU		
Housing	Townhouse	0	DU		
	Hotel	0	Rooms		
	Motel	0	Rooms		
	Family	0	DU		
Affordable Housing	Senior	0	DU		
Affordable Housing	Special Needs	0	DU		
	Permanent Supportive	0	DU		
	General Retail	0.000	ksf		
	Furniture Store	0.000	ksf		
	Pharmacy/Drugstore	0.000	ksf		
	Supermarket	0.000	ksf		
	Bank	0.000	ksf		
	Health Club	0.000	ksf		
Datail	High-Turnover Sit-Down	44406	1.6		
Retail	Restaurant	14.186	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	117.052	ksf		
Office	Medical Office	0.000	ksf		
	Light Industrial	0.000	ksf		
Industrial	Manufacturing	0.000	ksf		
	Warehousing/Self-Storage	0.000	ksf		
	University	0	Students		
	High School	0	Students		
School	Middle School	0	Students		
	Elementary	0	Students		
	Private School (K-12)	0	Students		
Other	1	0	Trips		

Report 1: Project & Analysis Overview

Date: July 16, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 2



Analysis Results								
	Total Employees: 525							
	Total Population:	0						
Propose	ed Project	With M	itigation					
1,668	Daily Vehicle Trips	1,668	Daily Vehicle Trips					
11,671	Daily VMT	11,671	Daily VMT					
0	Household VMT per Capita	0	Household VMT per Capita					
7.3	Work VMT per Employee	7.3	Work VMT per Employee					
	Significant VMT	Impact?						
	APC: Centr	al						
	Impact Threshold: 15% Belo	ow APC Average						
	Household = 6	5.0						
	Work = 7.6							
Propose	ed Project	With M	itigation					
VMT Threshold	Impact	VMT Threshold	Impact					
Household > 6.0	No	Household > 6.0	No					
Work > 7.6	No	Work > 7.6	No					

Report 2: TDM Inputs

Date: July 16, 2021

Project Name: Sunset+Wilcox Project







TDM Strategy Inputs								
Stra	tegy Type	Description	Proposed Project	Mitigations				
	Reduce parking supply	City code parking provision (spaces)	0	0				
	пешисе рагкту ѕиррту	Actual parking provision (spaces)	0	0				
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0				
Parking	Parking cash-out	Employees eligible (%)	0%	0%				
	Price workplace	Daily parking charge (\$)	\$0.00	\$0.00				
	parking	Employees subject to priced parking (%)	0%	0%				
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0				

(cont. on following page)

Report 2: TDM Inputs

Date: July 16, 2021
Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 2



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

Report 2: TDM Inputs

Date: July 16, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 2



Strate	egy Type	Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	0%
Commute Trip	<u>Telecommute</u>	Type of program Degree of implementation (low,	0	0
Reductions	Employer sponsored vanpool or shuttle	medium, high) Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
Shared Mobility	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

Report 2: TDM Inputs

Date: July 16, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 2



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

Report 3: TDM Outputs

Date: July 16, 2021

Project Name: Sunset+Wilcox Project Project Scenario: Alternative 2

Project Address: 6450 W SUNSET BLVD, 90028



TDM Adjustments by Trip Purpose & Strategy

						Place type								
			ased Work		ased Work		ased Other		ised Other		Based Other		Based Other	
		Proposed	<i>luction</i> Mitigated	Proposed	action Mitigated	Proposed	<i>luction</i> Mitigated	Proposed	action Mitigated	Proposed	<i>luction</i> Mitigated	Attr Proposed	raction Mitigated	_ Source
	Deduce and deconocide	<u> </u>		<u> </u>				T '		<u> </u>		<u> </u>		
	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Parking	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Appendix, Parkin sections
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1 - 5
	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%	
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Transit	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Appendix, Transit
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education &	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education &
Encouragement	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Encouragement sections 1 - 2
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Reductions sections 1 - 4
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	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
Shared Mobility	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%	Appendix, Shared
Sharea Woodinty	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%	Mobility sections 1 - 3

Report 3: TDM Outputs

0.0%

0.0%

0.0%

0.0%

Pedestrian network

improvements

Enhancement

Date: July 16, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 2

Project Address: 6450 W SUNSET BLVD, 90028



Enhancement

sections 1 - 2

TDM Adjustments by Trip Purpose & Strategy, Cont. Place type: Urban Non-Home Based Other Non-Home Based Other Home Based Work Home Based Work Home Based Other Home Based Other **Production** Attraction Production Attraction Production Attraction Source Proposed Mitigated Proposed Mitigated Proposed Mitigated Proposed Mitigated Proposed Mitigated Proposed Mitigated Implement/ Improve 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% on-street bicycle 0.0% TDM Strategy facility **Bicycle** Appendix, Bicycle Include Bike parking 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% Infrastructure Infrastructure per LAMC sections 1 - 3 Include secure bike 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% parking and showers TDM Strategy Traffic calming improvements Appendix, Neighborhood Neighborhood

0.0%

Final Combined & Maximum TDM Effect												
	Home Based Work Production		Home Based Work Attraction		Home Based Other Home Based Other Production Attraction		Non-Home I Produ	Based Other uction	Non-Home I Attra	Based Other ection		
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
MAX. TDM EFFECT	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

= Minimum (X%, 1-[(1-A)*(1-B)])							
where X%=							
PLACE	urban	75%					
TYPE	compact infill	75% 40%					
MAX:	suburban center	20%					
	suburban	15%					

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

Report 4: MXD Methodology

Date: July 16, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 2



	MXD Methodology - Project Without TDM					
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	7.2	0	0
Home Based Other Production	0	0.0%	0	4.2	0	0
Non-Home Based Other Production	416	-5.8%	392	7.3	3,037	2,862
Home-Based Work Attraction	761	-39.4%	461	8.4	6,392	3,872
Home-Based Other Attraction	909	-51.0%	445	5.7	5,181	2,537
Non-Home Based Other Attraction	416	-5.8%	392	6.5	2,704	2,548

MXD Methodology with TDM Measures						
		Proposed Project		Project	with Mitigation M	easures
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-1.2%	0		-1.2%		0
Home Based Other Production	-1.2%			-1.2%		
Non-Home Based Other Production	-1.2%	387	2,826	-1.2%	387	2,826
Home-Based Work Attraction	-1.2%	455	3,824	-1.2%	455	3,824
Home-Based Other Attraction	-1.2%	439	2,505	-1.2%	439	2,505
Non-Home Based Other Attraction	-1.2%	387	2,516	-1.2%	387	2,516

MXD VMT Methodology Per Capita & Per Employee						
Total Population: 0						
Total Employees: 525						
APC: Central						
	Proposed Project Project with Mitigation Measure.					
Total Home Based Production VMT	0	0				
Total Home Based Work Attraction VMT	3,824	3,824				
Total Home Based VMT Per Capita	0.0	0.0				
Total Work Based VMT Per Employee	7.3	7.3				

ALTERNATIVE 4

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

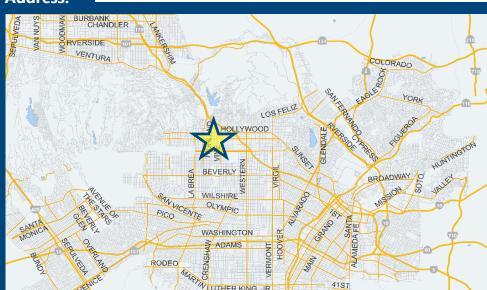


Project Information

Project: Sunset+Wilcox Project

Scenario: Alternative 4

6450 W SUNSET BLVD, 90028



Proposed Project Land Use Type	Value	Unit
Retail High-Turnover Sit-Down Restaurant	14.186	ksf
Office General Office	283 226	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 TDI Max Work Based TDI		Proposed Project No No	With Mitigation No No				
A	A Parking						
В	Trans	sit					
C Ec	lucation & En	couragement					
D	Commute Trip	Reductions					
E	Shared M	lobility					
F	Bicycle Infra	structure					
Implement/Improve On-street Bicycle Facility Proposed Prj Mitigation	·	Prj or Mitigation to incl	ude this strategy				
Include Bike Parking Per LAMC Proposed Prj Mitigation	•	Prj or Mitigation to incl	ude this strategy				
Include Secure Bike Parkin and Showers Proposed Prj Mitigation	Select Proposed	Prj or Mitigation to incl	ude this strategy				
G Ne	eighborhood I	Enhancement					

Analysis Results

Dranged	With
Proposed	
Project	Mitigation
2,703	2,703
Daily Vehicle Trips	Daily Vehicle Trips
Bany vehicle mps	Daily Verliere Hips
19,341	19,341
Daily VMT	Daily VMT
0.0	0.0
Houseshold VMT	Houseshold VMT
per Capita	per Capita
6.8	6.8
Work VMT	Work VMT
per Employee	per Employee
Significant \	/MT Impact?
3	
Household: No	Household: No
Threshold = 6.0	Threshold = 6.0
15% Below APC	15% Below APC
Work: No	Work: No
Threshold = 7.6	Threshold = 7.6
1111e31101u - 7.0	11110311010 - 7.0



Report 1: Project & Analysis Overview

Date: October 6, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4



	Project Informa	ation			
Land Use Type Value Units					
	Single Family	0	DU		
	Multi Family	0	DU		
Housing	Townhouse	0	DU		
	Hotel	0	Rooms		
	Motel	0	Rooms		
	Family	0	DU		
Affordable Housing	Senior	0	DU		
Affordable Housing	Special Needs	0	DU		
	Permanent Supportive	0	DU		
	General Retail	0.000	ksf		
	Furniture Store	0.000	ksf		
	Pharmacy/Drugstore	0.000	ksf		
	Supermarket	0.000	ksf		
	Bank	0.000	ksf		
	Health Club	0.000	ksf		
Barratt.	High-Turnover Sit-Down		ksf		
Retail	Restaurant	14.186			
	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	283.226	ksf		
Office	Medical Office	0.000	ksf		
	Light Industrial	0.000	ksf		
Industrial	Manufacturing	0.000	ksf		
	Warehousing/Self-Storage	0.000	ksf		
	University	0	Students		
	High School	0	Students		
School	Middle School	0	Students		
	Elementary	0	Students		
	Private School (K-12) Project and Analysis Ove	0	Students		

Report 1: Project & Analysis Overview

Date: October 6, 2021
Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4

Project Address: 6450 W SUNSET BLVD, 90028



Other 0 Trips

Report 1: Project & Analysis Overview

Date: October 6, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4



	Analysis Res	sults		
	Total Employees:	1,190		
	Total Population:	0		
Propos	ed Project	With M	itigation	
2,703	Daily Vehicle Trips	2,703	Daily Vehicle Trips	
19,341	Daily VMT	19,341	Daily VMT	
	Household VMT		Household VMT per	
0	per Capita	0	Capita	
	Work VMT		Work VMT per	
6.8	per Employee	6.8	Employee	
	Significant VMT	Impact?		
	APC: Centr	al		
	Impact Threshold: 15% Belo	ow APC Average		
	Household = 6	5.0		
	Work = 7.6			
Propos	ed Project	With M	itigation	
VMT Threshold	Impact	VMT Threshold	Impact	
Household > 6.0	No	Household > 6.0	No	
Work > 7.6	No	Work > 7.6	No	

Report 2: TDM Inputs

Date: October 6, 2021
Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4

Project Address: 6450 W SUNSET BLVD, 90028



	TDM Strategy Inputs				
Stra	tegy Type	Description	Proposed Project	Mitigations	
	Reduce parking supply	City code parking provision (spaces)	0	0	
	пешисе риткту ѕирріу	Actual parking provision (spaces)	0	0	
	Unbundle parking	Monthly cost for parking (\$)	<i>\$0</i>	\$0	
Parking	Parking cash-out	Employees eligible (%)	0%	0%	
J	Price workplace	Daily parking charge (\$)	\$0.00	\$0.00	
	parking	Employees subject to priced parking (%)	0%	0%	
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0	

(cont. on following page)

Report 2: TDM Inputs

Date: October 6, 2021
Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4



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

Report 2: TDM Inputs

Date: October 6, 2021
Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4



Strate	еду Туре	Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	0%
	Telecommute Program	Type of program	0	0
Commute Trip Reductions		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%
	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
Shared Mobility	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

Report 2: TDM Inputs

Date: October 6, 2021
Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4



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

Report 3: TDM Outputs

Date: October 6, 2021
Project Name: Sunset+Wilcox Project
Project Scenario: Alternative 4
Project Address: 6450 W SUNSET BLVD, 90028



TDM Adjustments by Trip Purpose & Strategy

						Place type	: Urban							
			ased Work	Home B	ased Work		ased Other	Ноте Вс	sed Other		Based Other	Non-Home	Based Other	
			luction		action		luction		action		luction		raction	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Parking	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Appendix, Parking sections
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1 - 5
	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%	
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Transit	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Appendix, Transit sections 1 - 3
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education &	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
Encouragement	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Chusham
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	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%	
	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
Shared Mobility	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%	Appendix, Shared
Sharea Woshiey	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%	Mobility sections 1 - 3

Report 3: TDM Outputs

Date: October 6, 2021
Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4

Project Address: 6450 W SUNSET BLVD, 90028



	TDM Adjustments by Trip Purpose & Strategy, Cont.													
Place type: Urban														
			ased Work luction		ased Work action		used Other		sed Other action		Based Other		Based Other	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Jource
Diamele.	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy
Bicycle Infrastructure	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	Appendix, Bicycle Infrastructure sections 1 - 3
	Include secure bike parking and showers	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	sections 1 - 3
King College and the soul	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix,
Enhancement	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	% Neighborhood Enhancement

	Final Combined & Maximum TDM Effect											
	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
MAX. TDM EFFECT	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

= Min	= Minimum (X%, 1-[(1-A)*(1-B)]) where X%=						
PLACE	PLACE urban 75%						
TYPE	compact infill	40%					
MAX:	MAX: suburban center 20%						
	suburban	15%					

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

Report 4: MXD Methodology

Date: October 6, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 4



MXD Methodology - Project Without TDM									
Unadjusted Trips MXD Adjustment MXD Trips Average Trip Length Unadjusted VMT MXD VMT									
Home Based Work Production	0	0.0%	0	7.2	0	0			
Home Based Other Production	0	0.0%	0	4.2	0	0			
Non-Home Based Other Production	606	-6.1%	569	7.3	4,424	4,154			
Home-Based Work Attraction	1,605	-39.6%	970	8.4	13,482	8,148			
Home-Based Other Attraction	1,290	-51.2%	629	5.7	7,353	3,585			
Non-Home Based Other Attraction	606	-6.1%	569	6.5	3,939	3,699			

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	-1.2%	0		-1.2%				
Home Based Other Production	-1.2%			-1.2%				
Non-Home Based Other Production	-1.2%	562	4,102	-1.2%	562	4,102		
Home-Based Work Attraction	-1.2%	958	8,046	-1.2%	958	8,046		
Home-Based Other Attraction	-1.2%	621	3,540	-1.2%	621	3,540		
Non-Home Based Other Attraction	-1.2%	562	3,653	-1.2%	562	3,653		

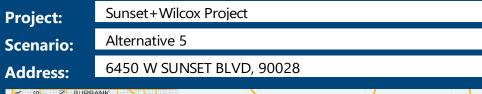
	MXD VMT Methodology Per Capita & Per Employee								
	Total Population: 0 Total Employees: 1,190								
	APC: Central								
	Proposed Project	Project with Mitigation Measures							
Total Home Based Production VMT	0	0							
Total Home Based Work Attraction VMT	8,046	8,046							
Total Home Based VMT Per Capita 0.0 0.0									
Total Work Based VMT Per Employee	6.8	6.8							

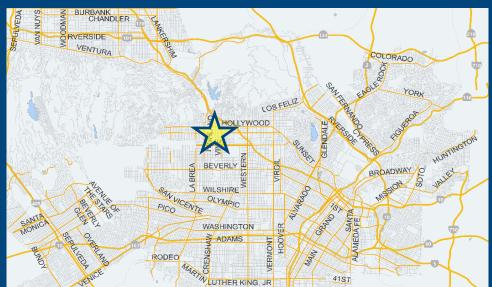
ALTERNATIVE 5

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



Project Information





Proposed Project Land Use Ty	/pe	Value	Unit
Retail High-Turnover Sit-Down Restaurant	14.186	ksf	
Housing Multi-Family	500	DU	

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 No	With Mitigation No No				
A Parking						
B Tr	ansit					
Education &	Encouragement					
D Commute T	rip Reductions					
E Shared	l Mobility					
Bicycle In	frastructure					
Implement/Improve On-street Bicycle Facility Select Propo Proposed Prj Mitigation	sed Prj or Mitigation to incl	ude this strategy				
Include Bike Parking Per LAMC Select Propo ✓ Proposed Prj Mitigation	sed Prj or Mitigation to incl	ude this strategy				
Include Secure Bike Parking and Showers Select Propo Proposed Prj Mitigation	sed Prj or Mitigation to incl	ude this strategy				
G Neighborhoo	od Enhancement					

Analysis Results

Proposed Project	With Mitigation
2,684	2,684
Daily Vehicle Trips	Daily Vehicle Trips
16,532 Daily VMT	16,532 Daily VMT
4.2	4.2
Houseshold VMT per Capita	Houseshold VMT per Capita
N/A	N/A
Work VMT per Employee	Work VMT per Employee
Significant \	/MT Impact?
Household: No Threshold = 6.0	Household: No Threshold = 6.0
15% Below APC	15% Below APC

Work: N/A

Threshold = 7.6

15% Below APC



Work: N/A

Threshold = 7.6

15% Below APC

Report 1: Project & Analysis Overview

Date: July 20, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 5



Project Information					
Land	l Use Type	Value	Units		
	Single Family	0	DU		
	Multi Family	500	DU		
Housing	Townhouse	0	DU		
	Hotel	0	Rooms		
	Motel	0	Rooms		
	Family	0	DU		
Affordable Housing	Senior	0	DU		
Affordable Housing	Special Needs	0	DU		
	Permanent Supportive	0	DU		
	General Retail	0.000	ksf		
	Furniture Store	0.000	ksf		
	Pharmacy/Drugstore	0.000	ksf		
	Supermarket	0.000	ksf		
	Bank	0.000	ksf		
	Health Club	0.000	ksf		
Retail	High-Turnover Sit-Down	14.100	leaf		
Ketali	Restaurant	14.186	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		
Office	Medical Office	0.000	ksf		
	Light Industrial	0.000	ksf		
Industrial	Manufacturing	0.000	ksf		
	Warehousing/Self-Storage	0.000	ksf		
	University	0	Students		
	High School	0	Students		
School	Middle School	0	Students		
	Elementary	0	Students		
	Private School (K-12)	0	Students		
Other	. /	0	Trips		

Report 1: Project & Analysis Overview

Date: July 20, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 5



	Analysis Results					
	Total Employees: 57					
	Total Population: 1,127					
Propose	ed Project	With M	itigation			
2,684	Daily Vehicle Trips	2,684	Daily Vehicle Trips			
16,532	Daily VMT	16,532	Daily VMT			
4.2	Household VMT per Capita	4.2	Household VMT per Capita			
N/A	Work VMT per Employee	N/A	Work VMT per Employee			
	Significant VMT	Impact?				
	APC: Centr	al				
	Impact Threshold: 15% Belo	ow APC Average				
	Household = 6	5.0				
	Work = 7.6					
Propose	ed Project	With M	itigation			
VMT Threshold	Impact	VMT Threshold	Impact			
Household > 6.0	No	Household > 6.0	No			
Work > 7.6	N/A	Work > 7.6	N/A			

Report 2: TDM Inputs

Date: July 20, 2021

Project Name: Sunset+Wilcox Project Project Scenario: Alternative 5

Project Address: 6450 W SUNSET BLVD, 90028



	TDM Strategy Inputs							
Stra	tegy Type	Description	Proposed Project	Mitigations				
	Reduce parking supply	City code parking provision (spaces)	0	0				
	пешисе рагкту ѕиррту	Actual parking provision (spaces)	0	0				
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0				
Parking	Parking cash-out	Employees eligible (%)	0%	0%				
	Price workplace	Daily parking charge (\$)	\$0.00	\$0.00				
	parking	Employees subject to priced parking (%)	0%	0%				
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0				

(cont. on following page)

Report 2: TDM Inputs

Date: July 20, 2021

Project Name: Sunset+Wilcox Project Project Scenario: Alternative 5



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

Report 2: TDM Inputs

Date: July 20, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 5





Strate	еду Туре	Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	0%
Commute Trip Reductions	Telecommute	Type of program 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

Report 2: TDM Inputs

Date: July 20, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 5



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

Report 3: TDM Outputs

Date: July 20, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 5

Project Address: 6450 W SUNSET BLVD, 90028



TDM Adjustments by Trip Purpose & Strategy

						Place type								
			ased Work		sed Work		ased Other		ased Other		Based Other		Based Other	
		Proposed Proposed	<i>luction</i> Mitigated	Proposed	action Mitigated	Proposed	duction Mitigated	Proposed	action Mitigated	Proposed	<i>luction</i> Mitigated	Attr Proposed	action Mitigated	Source
		i .		T .		T .		1		T .		T .		
	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Parking	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Appendix, Parking sections
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1 - 5
	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%	
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Transit	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Appendix, Transit sections 1 - 3
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education &	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education &
Encouragement	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Encouragement sections 1 - 2
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Reductions sections 1 - 4
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	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
Shared Mobility	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%	Appendix, Shared
Sharea Woodinty	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%	Mobility sections 1 - 3

Report 3: TDM Outputs

0.0%

0.0%

0.0%

0.0%

Enhancement

improvements

Date: July 20, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 5

Project Address: 6450 W SUNSET BLVD, 90028



Enhancement

sections 1 - 2

TDM Adjustments by Trip Purpose & Strategy, Cont. Place type: Urban Non-Home Based Other Non-Home Based Other Home Based Work Home Based Work Home Based Other Home Based Other **Production** Attraction Production Attraction Production Attraction Source Proposed Mitigated Proposed Mitigated Proposed Mitigated Proposed Mitigated Proposed Mitigated Proposed Mitigated Implement/ Improve 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% on-street bicycle 0.0% TDM Strategy facility **Bicycle** Appendix, Bicycle Include Bike parking 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% Infrastructure Infrastructure per LAMC sections 1 - 3 Include secure bike 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% parking and showers TDM Strategy Traffic calming improvements Appendix, Neighborhood Neighborhood Pedestrian network

0.0%

	Final Combined & Maximum TDM Effect											
		Home Based Work Home Based Work Production Attraction			Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
MAX. TDM EFFECT	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

= Minimum (X%, 1-[(1-A)*(1-B)])						
where X%=						
PLACE	urban	75%				
TYPE	compact infill	40%				
MAX:	suburban center	20%				
	suburban	15%				

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

Report 4: MXD Methodology

Date: July 20, 2021

Project Name: Sunset+Wilcox Project

Project Scenario: Alternative 5



MXD Methodology - Project Without TDM									
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT			
Home Based Work Production	448	-30.8%	310	7.2	3,226	2,232			
Home Based Other Production	1,241	-51.8%	598	4.2	5,212	2,512			
Non-Home Based Other Production	842	-4.9%	801	7.3	6,147	5,847			
Home-Based Work Attraction	82	-54.9%	37	8.4	689	311			
Home-Based Other Attraction	1,194	-50.5%	591	5.7	6,806	3,369			
Non-Home Based Other Attraction	403	-5.7%	380	6.5	2,620	2,470			

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	-1.2%	306	2,204	-1.2%	306	2,204			
Home Based Other Production	-1.2%	591	2,481	-1.2%	591	2,481			
Non-Home Based Other Production	-1.2%	791	5,774	-1.2%	791	5,774			
Home-Based Work Attraction	-1.2%	37	307	-1.2%	37	307			
Home-Based Other Attraction	-1.2%	584	3,327	-1.2%	584	3,327			
Non-Home Based Other Attraction	-1.2%	375	2,439	-1.2%	375	2,439			

MXD VMT Methodology Per Capita & Per Employee									
	Total Population: 1,127								
	Total Employees:	57							
	APC: Central								
	Proposed Project								
Total Home Based Production VMT	4,685	4,685							
Total Home Based Work Attraction VMT	307	307							
Total Home Based VMT Per Capita	4.2	4.2							
Total Work Based VMT Per Employee	N/A	N/A							