

Table A1
PROJECT TRIP GENERATION FORECAST

TRIP GENERATION RATES [1]									
ITE LAND USE CATEGORY	LAND USE CODE	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
				IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
				Multi-Family Housing (Low-Rise)	220	Per Dwelling Unit	7.32	23%	77%
Family Affordable Housing	LADOT	Per Dwelling Unit	4.16	38%	62%	0.52	55%	45%	0.38
General Office Building	710	Per 1,000 SF	9.74	86%	14%	1.16	16%	84%	1.15
Medical-Dental Office Building	720	Per 1,000 SF	34.80	78%	22%	2.79	28%	72%	3.46
Shopping Center	820	Per 1,000 SF	37.75	62%	38%	0.94	48%	52%	3.81
Drinking Place	925	Per 1,000 SF	----	----	----	----	66%	34%	11.36
Quality Restaurant	931	Per 1,000 SF	83.84	50%	50%	0.73	67%	33%	7.80

PROJECT TRIP GENERATION FORECAST									
LAND USE	ITE LAND USE CODE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
				<u>Proposed Project</u>					
Multi-Family Residential [3]	220	79 DU	578	8	28	36	28	16	44
<u>Subtotal Proposed Project</u>			578	8	28	36	28	16	44
<u>Existing Uses</u>									
General Office [5]	710	(7,762) GSF	(76)	(8)	(1)	(9)	(1)	(8)	(9)
Medical Office [6]	720	(835) GSF	(29)	(2)	0	(2)	(1)	(2)	(3)
Spa [7]	820	(2,285) GSF	(86)	(1)	(1)	(2)	(4)	(5)	(9)
Drinking Place [8]	925	(1,942) GSF	(220)	----	----	----	(15)	(7)	(22)
- Less Pass-by (10%) [9]			22	----	----	----	2	1	3
Restaurant [10]	931	(7,178) GSF	(602)	(3)	(2)	(5)	(38)	(18)	(56)
- Less Pass-by (10%) [9]			60	0	0	0	4	2	6
<u>Subtotal Existing Uses</u>			(931)	(14)	(4)	(18)	(53)	(37)	(90)
<u>NET NEW PROJECT TRIPS</u>			(353)	(6)	24	18	(25)	(21)	(46)

[1] Source: ITE "Trip Generation Manual", 10th Edition, 2017; and City of Los Angeles Department of Transportation (LADOT) "Transportation Impact Study Guidelines", December 2016.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 220 (Low-Rise Multi-Family Residential) land use trip generation average rates.

[4] LADOT affordable housing trip generation average rates for family type category.

[5] ITE Land Use Code 710 (General Office Building) land use trip generation average rates.

[6] ITE Land Use Code 720 (Medical-Dental Office Building) land use trip generation average rates.

[7] ITE Land Use Code 820 (Shopping Center) land use trip generation average rates.

[8] ITE Land Use Code 925 (Drinking Place) land use trip generation average rates. Daily trip volumes are not provided, thus the PM peak hour volume was estimated to represent 10% of the daily volume.

[9] Source: LADOT policy on pass-by trip adjustments. Pass-by trips are made as intermediate stops on the way from an origin to a primary destination without a route diversion. Pass-by trips are attracted from the traffic passing the site on an adjacent street or roadway that offers direct access to the site.

[10] ITE Land Use Code 931 (Quality Restaurant) land use trip generation average rates.

Table A2
PROJECT TRIP GENERATION FORECAST

TRIP GENERATION RATES [1]									
ITE LAND USE CATEGORY	LAND USE CODE	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
				IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
				Multi-Family Housing (Low-Rise)	220	Per Dwelling Unit	7.32	23%	77%
Family Affordable Housing	LADOT	Per Dwelling Unit	4.16	38%	62%	0.52	55%	45%	0.38
General Office Building	710	Per 1,000 SF	9.74	86%	14%	1.16	16%	84%	1.15
Medical-Dental Office Building	720	Per 1,000 SF	34.80	78%	22%	2.79	28%	72%	3.46
Shopping Center	820	Per 1,000 SF	37.75	62%	38%	0.94	48%	52%	3.81
Drinking Place	925	Per 1,000 SF	----	----	----	----	66%	34%	11.36
Quality Restaurant	931	Per 1,000 SF	83.84	50%	50%	0.73	67%	33%	7.80

PROJECT TRIP GENERATION FORECAST									
LAND USE	ITE LAND USE CODE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
				<u>Proposed Project</u>					
General Office [5]	710	65,000 GSF	633	65	10	75	12	63	75
<u>Subtotal Proposed Project</u>			633	65	10	75	12	63	75
<u>Existing Uses</u>									
General Office [5]	710	(7,762) GSF	(76)	(8)	(1)	(9)	(1)	(8)	(9)
Medical Office [6]	720	(835) GSF	(29)	(2)	0	(2)	(1)	(2)	(3)
Spa [7]	820	(2,285) GSF	(86)	(1)	(1)	(2)	(4)	(5)	(9)
Drinking Place [8] - Less Pass-by (10%) [9]	925	(1,942) GSF	(220) 22	----	----	----	(15) 2	(7) 1	(22) 3
Restaurant [10] - Less Pass-by (10%) [9]	931	(7,178) GSF	(602) 60	(3) 0	(2) 0	(5) 0	(38) 4	(18) 2	(56) 6
<u>Subtotal Existing Uses</u>			(931)	(14)	(4)	(18)	(53)	(37)	(90)
<u>NET NEW PROJECT TRIPS</u>			(298)	51	6	57	(41)	26	(15)

[1] Source: ITE "Trip Generation Manual", 10th Edition, 2017; and City of Los Angeles Department of Transportation (LADOT) "Transportation Impact Study Guidelines", December 2016.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 220 (Low-Rise Multi-Family Residential) land use trip generation average rates.

[4] LADOT affordable housing trip generation average rates for family type category.

[5] ITE Land Use Code 710 (General Office Building) land use trip generation average rates.

[6] ITE Land Use Code 720 (Medical-Dental Office Building) land use trip generation average rates.

[7] ITE Land Use Code 820 (Shopping Center) land use trip generation average rates.

[8] ITE Land Use Code 925 (Drinking Place) land use trip generation average rates. Daily trip volumes are not provided, thus the PM peak hour volume was estimated to represent 10% of the daily volume.

[9] Source: LADOT policy on pass-by trip adjustments. Pass-by trips are made as intermediate stops on the way from an origin to a primary destination without a route diversion. Pass-by trips are attracted from the traffic passing the site on an adjacent street or roadway that offers direct access to the site.

[10] ITE Land Use Code 931 (Quality Restaurant) land use trip generation average rates.

Table A3
PROJECT TRIP GENERATION FORECAST

TRIP GENERATION RATES [1]									
ITE LAND USE CATEGORY	LAND USE CODE	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
				IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
				Multi-Family Housing (Low-Rise)	220	Per Dwelling Unit	7.32	23%	77%
Family Affordable Housing	LADOT	Per Dwelling Unit	4.16	38%	62%	0.52	55%	45%	0.38
General Office Building	710	Per 1,000 SF	9.74	86%	14%	1.16	16%	84%	1.15
Medical-Dental Office Building	720	Per 1,000 SF	34.80	78%	22%	2.79	28%	72%	3.46
Shopping Center	820	Per 1,000 SF	37.75	62%	38%	0.94	48%	52%	3.81
Drinking Place	925	Per 1,000 SF	----	----	----	----	66%	34%	11.36
Quality Restaurant	931	Per 1,000 SF	83.84	50%	50%	0.73	67%	33%	7.80

PROJECT TRIP GENERATION FORECAST									
LAND USE	ITE LAND USE CODE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
				<u>Proposed Project</u>					
Shopping Center [7] - Less Pass-by (40%) [9]	820	65,000 GSF	2,454 (982)	38 (15)	23 (9)	61 (24)	119 (48)	129 (52)	248 (100)
<i>Subtotal Proposed Project</i>			1,472	23	14	37	71	77	148
<u>Existing Uses</u>									
General Office [5]	710	(7,762) GSF	(76)	(8)	(1)	(9)	(1)	(8)	(9)
Medical Office [6]	720	(835) GSF	(29)	(2)	0	(2)	(1)	(2)	(3)
Spa [7]	820	(2,285) GSF	(86)	(1)	(1)	(2)	(4)	(5)	(9)
Drinking Place [8] - Less Pass-by (10%) [9]	925	(1,942) GSF	(220) 22	----	----	----	(15) 2	(7) 1	(22) 3
Restaurant [10] - Less Pass-by (10%) [9]	931	(7,178) GSF	(602) 60	(3) 0	(2) 0	(5) 0	(38) 4	(18) 2	(56) 6
<i>Subtotal Existing Uses</i>			(931)	(14)	(4)	(18)	(53)	(37)	(90)
<i>NET NEW PROJECT TRIPS</i>			541	9	10	19	18	40	58

[1] Source: ITE "Trip Generation Manual", 10th Edition, 2017; and City of Los Angeles Department of Transportation (LADOT) "Transportation Impact Study Guidelines", December 2016.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 220 (Low-Rise Multi-Family Residential) land use trip generation average rates.

[4] LADOT affordable housing trip generation average rates for family type category.

[5] ITE Land Use Code 710 (General Office Building) land use trip generation average rates.

[6] ITE Land Use Code 720 (Medical-Dental Office Building) land use trip generation average rates.

[7] ITE Land Use Code 820 (Shopping Center) land use trip generation average rates.

[8] ITE Land Use Code 925 (Drinking Place) land use trip generation average rates. Daily trip volumes are not provided, thus the PM peak hour volume was estimated to represent 10% of the daily volume.

[9] Source: LADOT policy on pass-by trip adjustments. Pass-by trips are made as intermediate stops on the way from an origin to a primary destination without a route diversion. Pass-by trips are attracted from the traffic passing the site on an adjacent street or roadway that offers direct access to the site.

[10] ITE Land Use Code 931 (Quality Restaurant) land use trip generation average rates.

Table A4
PROJECT TRIP GENERATION FORECAST

TRIP GENERATION RATES [1]									
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				Multi-Family Housing (Low-Rise)	220	Per Dwelling Unit	7.32	23%	77%
Family Affordable Housing	LADOT	Per Dwelling Unit	4.16	38%	62%	0.52	55%	45%	0.38
General Office Building	710	Per 1,000 SF	9.74	86%	14%	1.16	16%	84%	1.15
Medical-Dental Office Building	720	Per 1,000 SF	34.80	78%	22%	2.79	28%	72%	3.46
Shopping Center	820	Per 1,000 SF	37.75	62%	38%	0.94	48%	52%	3.81
Drinking Place	925	Per 1,000 SF	----	----	----	----	66%	34%	11.36
Quality Restaurant	931	Per 1,000 SF	83.84	50%	50%	0.73	67%	33%	7.80

PROJECT TRIP GENERATION FORECAST									
LAND USE	ITE LAND USE CODE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
				<u>Proposed Project</u>					
Medical Office [6]	720	65,000 GSF	2,262	141	40	181	63	162	225
<u>Subtotal Proposed Project</u>			2,262	141	40	181	63	162	225
<u>Existing Uses</u>									
General Office [5]	710	(7,762) GSF	(76)	(8)	(1)	(9)	(1)	(8)	(9)
Medical Office [6]	720	(835) GSF	(29)	(2)	0	(2)	(1)	(2)	(3)
Spa [7]	820	(2,285) GSF	(86)	(1)	(1)	(2)	(4)	(5)	(9)
Drinking Place [8] - Less Pass-by (10%) [9]	925	(1,942) GSF	(220) 22	----	----	----	(15) 2	(7) 1	(22) 3
Restaurant [10] - Less Pass-by (10%) [9]	931	(7,178) GSF	(602) 60	(3) 0	(2) 0	(5) 0	(38) 4	(18) 2	(56) 6
<u>Subtotal Existing Uses</u>			(931)	(14)	(4)	(18)	(53)	(37)	(90)
<u>NET NEW PROJECT TRIPS</u>			1,331	127	36	163	10	125	135

[1] Source: ITE "Trip Generation Manual", 10th Edition, 2017; and City of Los Angeles Department of Transportation (LADOT) "Transportation Impact Study Guidelines", December 2016.

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[3] ITE Land Use Code 220 (Low-Rise Multi-Family Residential) land use trip generation average rates.

[4] LADOT affordable housing trip generation average rates for family type category.

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[8] ITE Land Use Code 925 (Drinking Place) land use trip generation average rates. Daily trip volumes are not provided, thus the PM peak hour volume was estimated to represent 10% of the daily volume.

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