

SCOPING FOR TRAFFIC STUDY

This Memorandum of Understanding (MOU) acknowledges Los Angeles Department of Transportation (LADOT) requirements of traffic impact analysis for the following project:

DOT Case No: CTC 12-100457 EAF No. _____
 Project Name: La Tijera Boulevard / 74th Street Mixed-Use Residential and Retail Project
 Project Address: 7407 – 7411 La Tijera Boulevard (SWC La Tijera Boulevard and 74th Street)
 Project Description: Remove existing liquor store and two other on-site uses to construct a new mixed-use residential and retail development containing up to approximately 143 apartment units and 2,600 sq. ft. of ground floor retail, plus 252 on-site parking spaces

Geographic Distribution: North 35 % South 25 % East 22 % West 18 %
[See attached project trip distribution percentages graphic]

Trfp Generation Rate(s): ITE 8th Edition / Other CTCSP (PM Peak Hour Only where applicable)

Trip Generation Calculations:

Daily Trips: 799 Net Trips (400 inbound/399 outbound)
 AM Peak Hour Trips: 67 Net Trips (11 inbound/56 outbound)
 PM Peak Hour Trips: 85 Net Trips (58 inbound/27 outbound)

[See attached trip generation rates and calculations tables for details]

Project Buildout Year: 2015 Ambient or CMP Growth Rate: 1.0% Per Yr.

Related Projects: (To be researched by the consultant under approval of LADOT) – *[See attached list]*

Study Intersections

(Subject to revision after CMP requirement, related projects, trip generation and distribution are determined. Additional intersections may be required should significant impacts be identified at the proposed locations.)

- | | |
|---|---|
| 1. <u>La Tijera Boulevard and Airport Boulevard</u> | 4. <u>La Tijera Boulevard and I-405 SB On/Off-Ramps</u> |
| 2. <u>La Tijera Boulevard and 78th Street/79th Street</u> | 5. <u>La Tijera Boulevard and I-405 NB On/Off-Ramps</u> |
| 3. <u>La Tijera Boulevard and 74th Street</u> | 6. <u>La Tijera Boulevard and Thornburn Street</u> |


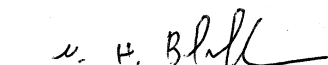
[See Attached Map]

Study Residential Streets: 74th Street, 75th Street, and 76th Street (2 locations each), Flight Avenue

Trip Credits: (Exact amount of credit subject to approval by LADOT)	yes	no
Transportation Demand Management (TDM).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing Active Land Use.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Land Use.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Trip.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pass-By Trip.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This analysis must follow latest LADOT Traffic Study guidelines.

	<u>Consultant</u>		<u>Developer</u>
Name	<u>Hirsch/Green Transportation Consulting, Inc.</u>	Name	<u>TriCal Construction Inc.</u>
Address	<u>13333 Ventura Boulevard, Suite 204</u> <u>Sherman Oaks, California 91423</u>	Address	<u>4100 Del Rey Avenue</u> <u>Marina del Rey, California 90292</u>
Phone No.	<u>(818) 325-0530</u>	Phone No.	<u>(310) 306-1100</u>

Approved by: <u></u> Consultant's Representative	8/16/2012 Date	Approved by: <u></u> LADOT Representative	9/4/2012 Date
--	-------------------	--	------------------

**La Tijera Boulevard / 74th Street Mixed-Use Residential and Retail Project
Trip Generation Calculations**

Project Description

Proposed Uses

143 -unit Apartment
2,600 sq. ft. Specialty Retail

Existing Uses (Removed)

2,850 sq. ft. Liquor Store
785 sq. ft. Hair/Nail Salon (vacated Feb. 29, 2012)
4,315 sq. ft. Marie Callenders (vacant)

Project and Existing Uses Trip Generation Rates and Assumptions:

Apartment - per dwelling unit (ITE Land Use 220)

Daily Trips: T = 6.65 (A)
AM Peak Hour: T = 0.51 (A); I/B = 20%, O/B = 80%
PM Peak Hour: * T = 0.70 (A); I/B = 65%, O/B = 35%

Specialty Retail - per 1,000 gross square feet of floor area (ITE Land Use 814)

Daily Trips: T = 44.32 (A)
AM Peak Hour: T = 1.33 (A); I/B = 60%, O/B = 40% (3% of daily per SanDAG; I/B, O/B % per SanDAG)
PM Peak Hour: * T = 5.00 (A); I/B = 44%, O/B = 56%

Where: T = Trip Ends
U = Number of Residential Units
A = Gross Floor Area in 1,000 sq. ft.

I/B = Inbound Trip Percentage
O/B = Outbound Trip Percentage

* Note:

PM peak hour trip generation rates per Coastal Transportation Corridor Specific Plan. All other rates and information per 8th Ed. ITE Trip Generation, unless noted.

Trip Generation Adjustments (per LADOT Traffic Study Policies and Procedures, May 2012):

Proposed Specialty Retail: 10% reduction in trips due to pass-by activity.
Existing Liquor Store: 50% reduction in trips due to pass-by activity.

Project Trip Generation Estimates:

Size/Use	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<u>Proposed Project</u>							
143 -unit Apartment	951	15	58	73	65	35	100
2,600 sq. ft. Specialty Retail	115	2	1	3	6	7	13
(Less 10% Pass-by Trips)	(12)	0	0	0	0	(1)	(1)
Subtotal Specialty Retail Trips	103	2	1	3	6	6	12
<i>Total Net Project Trips</i>	1,054	17	59	76	71	41	112
<u>Less Existing Uses (Removed)</u>							
2,850 sq. ft. Liquor Store (empirical)	441	9	7	16	25	22	47
(Less 50% Pass-by Trips)	(221)	(4)	(4)	(8)	(13)	(11)	(24)
Subtotal Existing Liquor Store Trips	220	5	3	8	12	11	23
785 sq. ft. Hair/Nail Salon (recently vacated)	35	1	0	1	1	3	4
4,315 sq. ft. Marie Callenders (vacant)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total Existing Uses Trips (Removed)	255	6	3	9	13	14	27
<i>Net New Project Trips</i>	799	11	56	67	58	27	85
Net Project Trips at Adjacent Intersections	590	7	52	59	45	17	62
Net Project Driveway Trips	1,066	17	59	76	71	42	113

* Note:

AM and PM trips derived from empirical data (volumes reflect peak hour of adjacent intersection, not peak of generator); daily trips estimated based on ITE and CTCSP "specialty retail" ratio of "daily/(AM + PM)" = 44.32/(1.33 + 5.00) = 7.00.