

From: "Amanda Heinke" <a.heinke@fehrrandpeers.com>  
Date: July 27, 2016 6:15:11 PM  
To: "Wes Pringle" <wes.pringle@lacity.org>  
Cc: "Tom Gaul" <T.Gaul@fehrrandpeers.com>; "Tomas Carranza" <tomas.carranza@lacity.org>  
Subject: **RE: Meeting for new Project: 3700 Wilshire Blvd**

Attachments:

Thanks Wes!

-Amanda  
D: 213-261-3083

**From:** Wes Pringle [mailto:wes.pringle@lacity.org]  
**Sent:** Wednesday, July 27, 2016 11:12 AM  
**To:** Amanda Heinke <a.heinke@fehrrandpeers.com>  
**Cc:** Tom Gaul <T.Gaul@fehrrandpeers.com>; Tomas Carranza <tomas.carranza@lacity.org>  
**Subject:** Re: Meeting for new Project: 3700 Wilshire Blvd

Amanda,

I have attached the approved MOU.

Wes

On Tue, Jul 26, 2016 at 12:51 PM, Amanda Heinke <a.heinke@fehrrandpeers.com> wrote:

Hi Wes,

Following up on the 3700 Wilshire MOU, trip generation, and Main Street results. Do you and Tom Carranza have time available this week for a call to discuss the Main Street results?

-Amanda  
D: 213-261-3083

**From:** Amanda Heinke  
**Sent:** Thursday, July 21, 2016 7:47 PM  
**To:** Wes Pringle <wes.pringle@lacity.org>  
**Cc:** Tom Gaul <T.Gaul@fehrrandpeers.com>; Tomas Carranza <tomas.carranza@lacity.org>  
**Subject:** RE: Meeting for new Project: 3700 Wilshire Blvd

Hi Wes,

We've gone through an analysis of the 3700 Wilshire project in MXD (recently rename Main Street). Please see Table 1 attached. The analysis on Main Street was performed at a neighborhood analysis level. Main Street revealed a 9% daily, 13% AM, and 15% PM peak hour internal capture and 27% daily, 35% AM, and

29% walk/bike/transit reduction. The overall reductions were 36% daily, 48% AM, and 44% PM. I have updated the trip generation with internal, walk, bike, and transit credits that reflect the reduction outputs from Main Street. I also updated the high-rise condominium rate to the regular condominium/townhouse ITE rate. Please see updated trip generation in the MOU attached.

Would you and Tom Carranza have time for a phone call next week? We'd like to explain the results and assumptions in more detail.

Thank you,

-Amanda  
D: 213-261-3083

**From:** Wes Pringle [<mailto:wes.pringle@lacity.org>]

**Sent:** Thursday, June 30, 2016 10:54 AM

**To:** Amanda Heinke <[a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com)>

**Cc:** Tom Gaul <[T.Gaul@fehrandpeers.com](mailto:T.Gaul@fehrandpeers.com)>; Tomas Carranza <[tomas.carranza@lacity.org](mailto:tomas.carranza@lacity.org)>

**Subject:** Re: Meeting for new Project: 3700 Wilshire Blvd

Hi Amanda,

I have been talking over the internal trip capture credit you are showing on the most recent MOU submittal. The residential portion still seems to be a bit high. I checked on other mixed-use projects and we usually do not approve of an internal trip credit over 15%. For example, we are currently reviewing the Hollywood Crossroads project (which is huge and contains hotel and residential) and it is not taking any internal trip credit for the residential. We would prefer that you adjust the number to the same 13% you are using for the other uses.

Wes

On Wed, Jun 15, 2016 at 10:43 AM, Amanda Heinke <[a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com)> wrote:

Hi Wes,

Yes, the internal capture sheets are attached for your review. Actually, I realized that for the residential internal calculation, the internal capture percentage calculations were referencing the high-rise apartment rates since the project was considered to be apartments at one point. We corrected the reference to the high-rise condominium trips. This had the effect of changing the trip generation very slightly. Attached is the updated MOU to reflect this change.

I also tracked down the data on the ITE apartment rates vs high-rise rates that we put together a while back for your reference and files.

Can you send me the MOU review fee with the instructions for online payment?

We are going to update the shared parking memo per our conversations yesterday. When we have an updated shared parking memo, we will send to you for your files and review.

Thank you,

-Amanda  
D: 213-261-3083

**From:** Wes Pringle [mailto:[wes.pringle@lacity.org](mailto:wes.pringle@lacity.org)]  
**Sent:** Wednesday, June 15, 2016 8:09 AM

**To:** Amanda Heinke <[a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com)>  
**Cc:** Tom Gaul <[T.Gaul@fehrandpeers.com](mailto:T.Gaul@fehrandpeers.com)>; Tomas Carranza <[tomas.carranza@lacity.org](mailto:tomas.carranza@lacity.org)>  
**Subject:** Re: Meeting for new Project: 3700 Wilshire Blvd

Hi Amanda,

Can you send over those internal trip credit calculations after all? I went over the internal credits with Tomas and they seem to be quite high.

Thanks,

Wes

On Thu, Jun 9, 2016 at 11:25 AM, Amanda Heinke <[a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com)> wrote:

Great, Tuesday at 2PM it is.

Thanks!

-Amanda  
D: 213-261-3083

**From:** Wes Pringle [mailto:[wes.pringle@lacity.org](mailto:wes.pringle@lacity.org)]  
**Sent:** Thursday, June 09, 2016 11:23 AM  
**To:** Amanda Heinke <[a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com)>  
**Cc:** Tom Gaul <[T.Gaul@fehrandpeers.com](mailto:T.Gaul@fehrandpeers.com)>; Tomas Carranza <[tomas.carranza@lacity.org](mailto:tomas.carranza@lacity.org)>

**Subject:** Re: Meeting for new Project: 3700 Wilshire Blvd

I am available on Tuesday.

On Thu, Jun 9, 2016 at 11:13 AM, Amanda Heinke <[a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com)> wrote:

Wes,

Are you available Monday or Tuesday next week at 2 PM to meet with us about the 3700 Wilshire project?

-Amanda  
D: 213-261-3083

**From:** Amanda Heinke  
**Sent:** Tuesday, June 07, 2016 3:28 PM

**To:** 'Tomas Carranza' <[tomas.carranza@lacity.org](mailto:tomas.carranza@lacity.org)>; Wes Pringle <[wes.pringle@lacity.org](mailto:wes.pringle@lacity.org)>  
**Cc:** Tom Gaul <[T.Gaul@fehrandpeers.com](mailto:T.Gaul@fehrandpeers.com)>  
**Subject:** RE: Meeting for new Project: 3700 Wilshire Blvd

Hi Tom,

Thank you for the dates. Wes, do these dates also work for your schedule? Once I get confirmation, I'll circulate the dates with our client so he can be in attendance.

Best,

-Amanda  
D: [213-261-3083](tel:213-261-3083)

**From:** Tomas Carranza [<mailto:tomas.carranza@lacity.org>]  
**Sent:** Tuesday, June 07, 2016 1:20 PM  
**To:** Amanda Heinke <[a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com)>; Wes Pringle <[wes.pringle@lacity.org](mailto:wes.pringle@lacity.org)>  
**Cc:** Tom Gaul <[T.Gaul@fehrandpeers.com](mailto:T.Gaul@fehrandpeers.com)>  
**Subject:** Re: Meeting for new Project: 3700 Wilshire Blvd

Hi Amanda,  
Yes - I would be able to meet that week. Here are my available times: Mon 6/13 at 2 PM, Tues at 2 PM, and Thurs at 2:30 PM. I've copied Wes Pringle who should also attend.

On Mon, Jun 6, 2016 at 9:10 AM, Amanda Heinke <[a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com)> wrote:  
Mr. Carranza,

Jamison properties is pursuing to develop a project located at 3700 Wilshire Blvd. The project is scheduled to include 506 residential apartments and ground floor retail. The project team would like to have LADOT's input on a shared parking approach as well as the draft MOU.




Would you be able to meet with Tom Gaul and I any day during the week of June 13-17<sup>th</sup>, or the week after? If so, please let me know what day/times work for your schedule.

Thank you in advance,



**Amanda Heinke** | Senior Transportation Planner  
(please note my new email address: [a.heinke@fehrandpeers.com](mailto:a.heinke@fehrandpeers.com))

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**Tomas Carranza, PE**

Senior Transportation Engineer  
Transportation Planning & Land Use Review

Los Angeles Department of Transportation  
[213.972.8476](tel:213.972.8476)    



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**Wes Pringle. P.E.**

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Metro Development Review100 S. Main Street,  
9th FloorLos Angeles, CA 90012

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**Wes Pringle. P.E.**

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