

From: "Eduardo Hermoso" <eduardo.hermoso@lacity.org>
Date: July 19, 2016 9:29:57 PM
To: "Brian Lee" <brian.k.lee@lacity.org>
Subject: **Fwd: Crossroads Hollywood Mixed-Use Development**

Attachments: Attachment 1.pdf; Attachment 2.pdf; Attachment 3.pdf;

Brian,

Please see attached email. What I can do is schedule a meeting to discuss this more specifically. Let me know if this would work for you.

Thanks

----- Forwarded message -----

From: **Eduardo Hermoso** <eduardo.hermoso@lacity.org>
Date: Wed, Jul 13, 2016 at 1:52 PM
Subject: Crossroads Hollywood Mixed-Use Development
To: Brian Lee <brian.k.lee@lacity.org>, Irene Serrano <irene.serrano@lacity.org>, Jeannie Shen <jeannie.shen@lacity.org>
Cc: Wes Pringle <wes.pringle@lacity.org>, Johnathan Yu <johnathan.yu@lacity.org>

Metro Development Review section is currently reviewing a Traffic Study analysis for a proposed project in the Hollywood area. Crossroads Hollywood Project proposes to construct a mixed-use development across four city blocks in the Hollywood Community. The Project would retain, preserve, and rehabilitate Crossroads of the World into a new, mixed-use development that would include eight new mixed-use buildings with residential, hotel, commercial/retail, office, entertainment, and restaurant uses. The conceptual project site plan is shown in Attachment 1 "Figure 1".

A total of 123 intersections, including 111 signalized and 12 unsignalized, were identified during the MOU process for detailed analysis of the above conditions. Significant Impacts that occur at studied intersections before mitigation are illustrated on Attachment 2 "Figure 1". Potential mitigation measures for the significant impacted intersections are illustrated on Attachment 2 "Figure 2". Traffic mitigation measures being proposed by the applicant to address significant impacted intersections are listed below.

-Transit System Improvements (The project applicant will establish and contribute \$650,000 to a trust fund to be administered by LADOT for the implementation of alternative transportation modes e.g. transit buses, shuttles, shelters, and/or enhancements along

highways, collectors and paths servicing the Hollywood community. The funding may include purchase and/or operation of additional transit services (e.g., buses, shuttles, expanded operation hours, etc.) to further enhance usage of the transit system as an alternative to automobile trips. For the purposes of this study, it was assumed that the transit system improvements would be focused along the Hollywood Boulevard and Santa Monica Boulevard.

-TSM Improvements (Contribute up to \$500,000 toward TSM improvements within the Hollywood-Wilshire District. TSM improvements would target Franklin Ave, Hollywood Blvd, Sunset Blvd, Santa Monica Blvd and Highland Ave corridors i.e Signal Controller Upgrades, Closed Circuit TV Cameras and System Loops)

-Intersection Improvements (Proposed physical improvement at Las Palmas Ave & Sunset Blvd consist of widening and restriping along Sunset Blvd to provide an exclusive westbound right-turn lane. This improvement cannot be accommodated within the existing right-of-way and would require widening along the project frontage and removal of up to six (6) on-street metered parking spaces on the north side of Sunset Blvd between Las Palmas Ave and Highland Ave see Attachment 3 "Appendix F". Five (5) additional intersection(s) improvements were proposed, however they were not recommended by LADOT and therefore would not be implemented as part of the mitigation program).

Metro Development Review section would like to further discuss a plan of action (with the respected sections) how these funds could possibly be administered.

Thank You.

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Eduardo Hermoso

Transportation Engineer Associate II
Metro Development Review

Los Angeles Department of Transportation

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LADOT

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Eduardo Hermoso

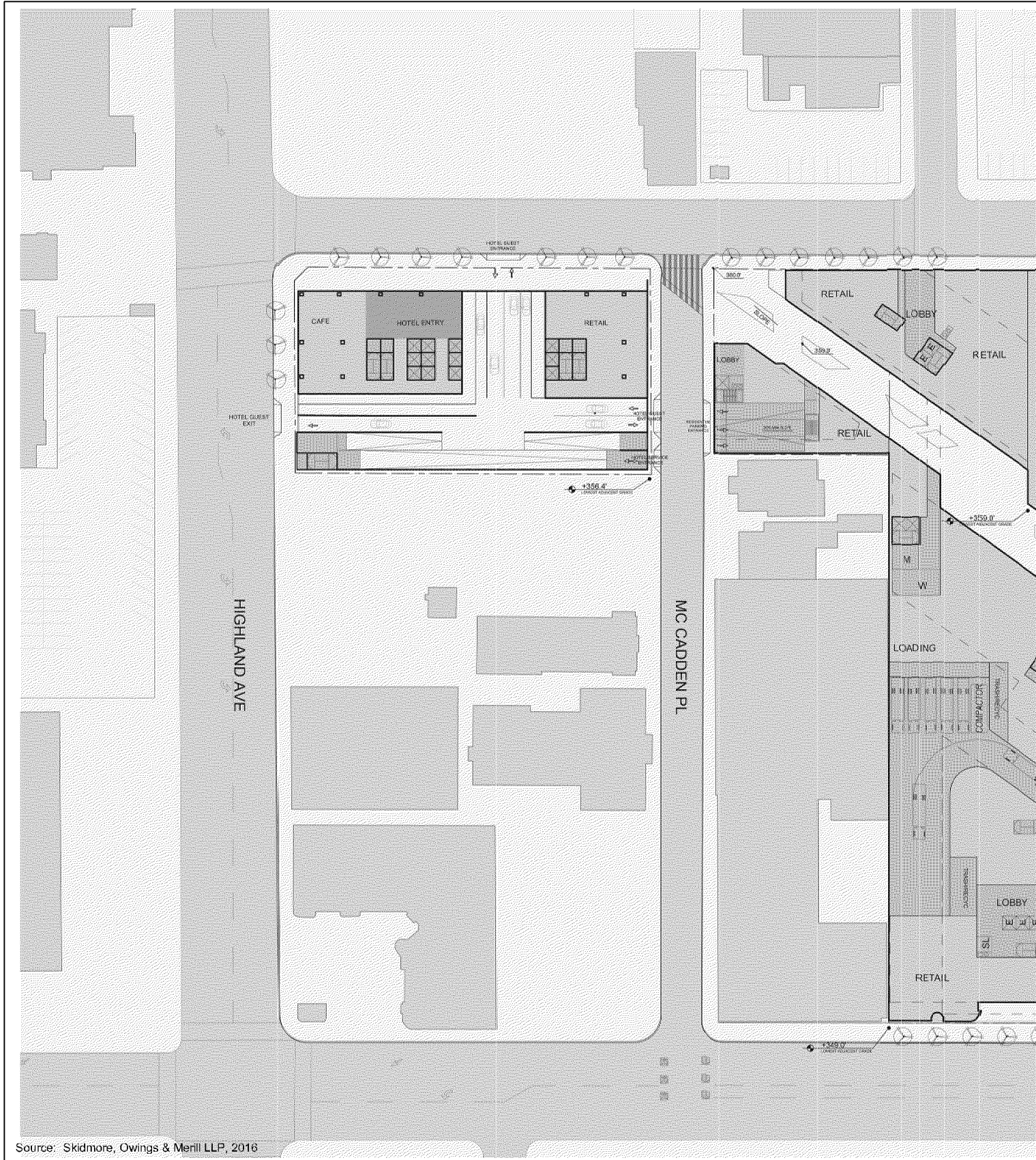
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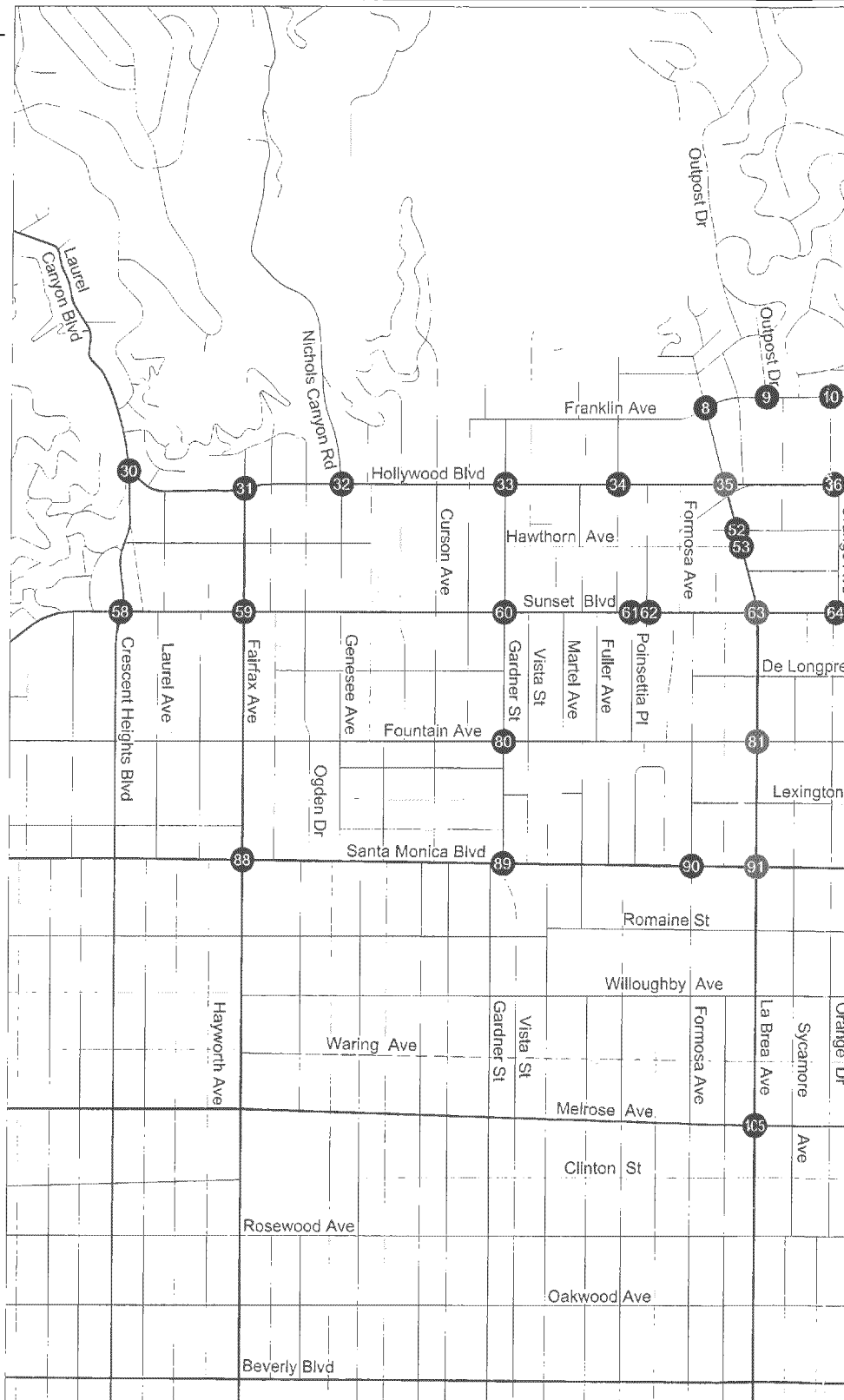
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Source: Skidmore, Owings & Merrill LLP, 2016

LEGEND






-  Project Site
-  Analyzed Intersection - Signalized
-  Analyzed Intersection - Unsignalized
-  Significant Impact, Future with Project Conditions (before Mitigation) - 22 Intersections



LEGEND

-  Project Site
-  Analyzed Intersection - Signalized
-  Analyzed Intersection - Unsignalized

Mitigation Measures

-  with TDM
 - 3 Intersections Mitigated
 - 19 Significant Impacts Remaining
-  with TDM & Transit
 - 8 more Intersections Mitigated
 - 11 Significant Impacts Remaining
-  with TDM, Transit & TSM
 - 5 more Intersections Mitigated
 - 6 Significant Impacts Remaining
-  with TDM, Transit, TSM & Physical Improvements
 - 1 more Intersection Mitigated
 - 5 Significant Impacts Remaining
-  Residual Significant Impacts after Mitigation
 - 5 Intersections

