

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

3440 Wilshire Blvd  
DOT Case No. CEN 16-44755

Date: October 25, 2018

To: Heather Bleemers, City Planner  
Department of City Planning

From: Wes Pringle, Transportation Engineer  
Department of Transportation

Subject: **TRANSPORTATION ANALYSIS FOR THE PROPOSED MIXED-USE PROJECT LOCATED AT 3440 WILSHIRE BOULEVARD**

The Department of Transportation (DOT) has reviewed the transportation impact study, dated September 2018, prepared by Fehr & Peers, for the proposed mixed-use development located at 3440 Wilshire Boulevard. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, the significance of the project's traffic impacts is measured in terms of change to the volume-to-capacity (V/C) ratio between the "future no project" and the "future with project" scenarios. This change in the V/C ratio is compared to DOT's established threshold standards to assess the project-related traffic impacts. The transportation impact analysis included the detailed analysis of 14 signalized intersections, one un-signalized intersection, and two street segments. Based on DOT's current traffic impact criteria<sup>1</sup>, none of these signalized intersections would be significantly impacted by project-related traffic prior to mitigation. The results of the transportation impact analysis, which accounted for other known development projects in evaluating potential cumulative impacts, adequately evaluated the project's traffic impacts on the surrounding community and is summarized in **Attachment 1**.

## **DISCUSSION AND FINDINGS**

A. Project Description

The project site is currently occupied by a parking structure with two office buildings. The two existing office buildings will remain and include approximately 760,456 square feet of office space, retail, fast food restaurant, and sit down restaurant. The proposed mixed-use development at 3440 Wilshire Boulevard will replace just the existing parking structure with 641 high rise residential units, 18,454 square feet of retail space, two levels of underground parking structure, and four levels of above ground parking.

The project currently has five driveways that provide access to the existing uses. The new project will close one of the driveways, leaving the site with four driveways to serve the property. Residents will primarily use the Mariposa Avenue and eastern 7<sup>th</sup> Street driveway, but all other land uses on the site will have access to use each of the

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<sup>1</sup> Per the DOT Transportation Impact Analysis Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

driveways. Loading areas for the project will be accessible from the Mariposa Avenue driveway. The project is expected to be completed by 2026.

B. Trip Generation

The project is estimated to generate a net increase of 2,040 daily trips, 131 trips in the a.m. peak hour, and 186 trips in the p.m. peak hour. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 10<sup>th</sup> Edition, 2017. A copy of the trip generation table can be found in **Attachment 2**.

C. Freeway Analysis

The traffic study included a freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the Freeway Impact Analysis Agreement executed between Caltrans and DOT in October 2013, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. The project did not meet or exceed any of the four thresholds defined in the latest agreement, updated in December 2015. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. No additional freeway analysis was required.

## PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/what-we-do/plan-review> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours to the extent feasible.

B. Highway Dedication And Street Widening Requirements

On January 20, 2016, the City Council adopted the Mobility Plan 2035 which is the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **WILSHIRE BOULEVARD** is designated as an Avenue I, which would require a 35-foot half-width roadway within a 50-foot half-width right-of-way. **WEST 7<sup>TH</sup> STREET** is designated as an Avenue II, which would require a 28-foot half-width roadway within a 43-foot half-width right-of-way. **SOUTH NORMANDIE AVENUE/IROLO STREET** is designated as an Avenue III, which would require a 23-

foot half-width roadway within a 36-foot half-width right-of-way. **MARIPOSA AVENUE** is designated as a Local Street, which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. Parking Requirements

The project currently has five driveways that provide access to the existing uses. The new project will close one of the driveways, leaving the site with four driveways. Residents will primarily use the Mariposa Avenue and eastern 7<sup>th</sup> Street driveway, but all other land uses on the site will have access to use each of the driveways. Loading areas for the project will be accessible from the Mariposa Avenue driveway.

The number of parking spaces that will be provided by the project was not disclosed in the study. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

D. Driveway Access and Circulation

The proposed site plan illustrated in **Attachment 3** is acceptable to DOT; however, review of the study does not constitute approval of the driveway dimensions and internal circulation schemes. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize potential building design changes, the applicant should contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All new driveways should be Case 2 driveways and any security gates should be a minimum 20 feet from the property line. All truck loading and unloading should take place on site with no vehicles backing into the project via any of the project driveways.

E. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Johnathan Yu of my staff at (213) 972-4993.

Attachments

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c: Jordan Beroukhim, Council District No. 10  
Bhuvan Bajaj, Hollywood-Wilshire District, DOT  
Taimour Tanavoli, Case Management Office, DOT  
Quyen Phan, Central District, BOE  
Amanda Heinke, Fehr & Peers

**ATTACHMENT 1**  
**Summary of Volume to Capacity Ratios (V/C) and Level of Service (LOS)**

NO.	INTERSECTION	PEAK HOUR	EXISTING		EXISTING + PROJECT		V/C INCREASE	SIGNIFICANT IMPACT?
			V/C	LOS	V/C	LOS		
1	Western Ave & Wilshire Blvd	AM	0.719	C	0.722	C	0.003	No
		PM	0.661	B	0.664	B	0.003	No
2	Western Ave & 8th St	AM	0.660	B	0.661	B	0.001	No
		PM	0.619	B	0.621	B	0.002	No
3	Normandie Ave & 3rd St	AM	0.627	B	0.628	B	0.001	No
		PM	0.587	A	0.588	A	0.001	No
4	Normandie Ave & 6th St	AM	0.562	A	0.563	A	0.001	No
		PM	0.571	A	0.573	A	0.002	No
5	Normandie Ave & Wilshire Blvd	AM	0.679	B	0.680	B	0.001	No
		PM	0.687	B	0.697	B	0.010	No
6	Irolo St & 7th St	AM	0.521	A	0.532	A	0.011	No
		PM	0.583	A	0.601	B	0.018	No
7	Irolo St & 8th St	AM	0.712	C	0.716	C	0.004	No
		PM	0.709	C	0.713	C	0.004	No
8	Normandie Ave & Olympic Blvd	AM	0.696	B	0.697	B	0.001	No
		PM	0.715	C	0.717	C	0.002	No
9	Mariposa Ave & 6th St	AM	0.483	A	0.487	A	0.004	No
		PM	0.517	A	0.523	A	0.006	No
10	Mariposa Ave (West) & Wilshire Blvd	AM	0.545	A	0.551	A	0.006	No
		PM	0.525	A	0.537	A	0.012	No
11	Mariposa Ave (East) & Wilshire Blvd	AM	0.511	A	0.527	A	0.016	No
		PM	0.467	A	0.493	A	0.026	No
12	Mariposa Ave & 8th St	AM	0.403	A	0.416	A	0.013	No
		PM	0.450	A	0.483	A	0.033	No
13	Vermont Ave & Wilshire Blvd	AM	0.833	D	0.839	D	0.006	No
		PM	0.757	C	0.759	C	0.002	No
14	Vermont Ave & 8th St	AM	0.649	B	0.650	B	0.001	No
		PM	0.651	B	0.658	B	0.007	No

TABLE 7 3440 WILSHIRE PROJECT FUTURE YEAR (2026) PLUS PROJECT INTERSECTION LEVELS OF SERVICE AND IMPACT ANALYSIS								
NO.	INTERSECTION	PEAK HOUR	FUTURE (2026)		FUTURE (2026) + PROJECT		V/C INCREASE	SIGNIFICANT IMPACT?
			V/C	LOS	V/C	LOS		
1	Western Ave & Wilshire Blvd	AM	0.972	E	0.975	E	0.003	No
		PM	0.940	E	0.943	E	0.003	No
2	Western Ave & 8th St	AM	0.920	E	0.921	E	0.001	No
		PM	1.009	F	1.012	F	0.003	No
3	Normandie Ave & 3rd St	AM	0.828	D	0.828	D	0.000	No
		PM	0.864	D	0.866	D	0.002	No
4	Normandie Ave & 6th St	AM	0.789	C	0.789	C	0.000	No
		PM	0.755	C	0.756	C	0.001	No
5	Normandie Ave & Wilshire Blvd	AM	1.037	F	1.038	F	0.001	No
		PM	1.058	F	1.062	F	0.004	No
6	Irolo St & 7th St	AM	0.657	B	0.668	B	0.011	No
		PM	0.809	D	0.826	D	0.017	No
7	Irolo St & 8th St	AM	1.189	F	1.194	F	0.005	No
		PM	1.279	F	1.285	F	0.006	No
8	Normandie Ave & Olympic Blvd	AM	0.962	E	0.963	E	0.001	No
		PM	1.046	F	1.049	F	0.003	No
9	Mariposa Ave & 6th St	AM	0.569	A	0.575	A	0.006	No
		PM	0.619	B	0.625	B	0.006	No
10	Mariposa Ave (West) & Wilshire Blvd	AM	0.690	B	0.696	B	0.006	No
		PM	0.701	C	0.713	C	0.012	No
11	Mariposa Ave (East) & Wilshire Blvd	AM	0.657	B	0.673	B	0.016	No
		PM	0.635	B	0.661	B	0.026	No
12	Mariposa Ave & 8th St	AM	0.574	A	0.587	A	0.013	No
		PM	0.661	B	0.698	B	0.037	No
13	Vermont Ave & Wilshire Blvd	AM	1.159	F	1.165	F	0.006	No
		PM	1.161	F	1.168	F	0.007	No
14	Vermont Ave & 8th St	AM	0.985	E	0.990	E	0.005	No
		PM	1.046	F	1.048	F	0.002	No

**ATTACHMENT 2**  
**Project Trip Generation Estimates**

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]						Estimated Trip Generation							
			AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips			
			Rate	In%	Out%	Rate	In%	Out%		In	Out	Total	In	Out	Total	
<b>PROPOSED PROJECT</b>																
Retail	820	18,454 ksf	37.75	0.94	62%	38%	3.81	48%	52%	697	11	6	17	34	36	70
Less: Internal Capture [b]			15%		15%	15%		15%	15%	(105)	(2)	(1)	(3)	(5)	(5)	(10)
Less: Transit Credit [c]			25%		25%			25%		(148)	(2)	(1)	(3)	(7)	(8)	(15)
Total Driveway Trips				50%						444	7	4	11	22	23	45
Less: Pass-by [d]										(222)	(3)	(2)	(5)	(11)	(11)	(22)
Net External Vehicle Trips										222	4	2	6	11	12	23
Multifamily Housing (High-Rise) [e]	222	641 DU	4.45	0.23	12%	88%	0.3	70%	30%	2,852	18	129	147	134	58	192
Internal Capture [b]			15%		15%	15%		15%	15%	(428)	(3)	(19)	(22)	(20)	(9)	(29)
Less: Transit Credit [f]			25%							(606)		[f]		[f]		
Net External Vehicle Trips										1,818	15	110	125	114	49	163
<b>TOTAL DRIVEWAY TRIPS</b>										2,262	22	114	136	136	72	208
<b>NET INCREMENTAL EXTERNAL TRIPS</b>										2,040	19	112	131	125	61	186

**Note:**

[a] Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition*, 2017

[b] Internal capture represents the percentage of trips between land uses that occur within the site. Main Street model calibration of base ITE rates reflecting project & site specific characteristics.

[c] The transit credit is based on LADOT's *Traffic Study Policies and Procedures*, December 2016. The guidelines state that up to 25% transit credit may be taken for projects adjacent to a transit station or Rapid Bus stop.

[d] The pass-by credit is based on Attachment 1 of LADOT's *Traffic Study Policies and Procedures*, December 2016.

[e] Local high-rise residential data collected for LADOT was used to determine the trip generation for the residential land use. The local data did not include information on daily rates, so the general urban/suburban daily rate was used, making it appropriate to apply a transit credit.

[f] The local high-rise residential data for the peak hours was collected in locations with access to transit; therefore, a transit credit was not applied during the peak hours. As local data was not available for daily, the general urban/suburban daily rate was used, making it appropriate to apply a transit credit.

**ATTACHMENT 3**  
**Project Site plan**

