

Appendix J

Cumulative Analysis

Cumulative Population, Housing, Employment, and Student Generation

ID	Land Use	Dwelling Units	Population ¹	Commercial Space (sf)	Employee Generation Rate ²	Employees	Elementary Students ³	Middle School Students ³	High School Students ³
1	Apartments	320	774				73	20	41
	Retail			15,000	2.71	41	5	1	3
	Restaurant			5,000	2.71	14	2	0	1
2	Condominiums	90	218				20	5	12
	Retail			11,000	2.71	30	4	1	2
	Restaurant			5,600	2.71	15	2	1	1
3	Apartments	275	666				62	17	36
	Retail			11,375	2.71	31	4	1	2
	Production Space			11,375	2.71	31	4	1	2
4	Office			89,825	4.79	430	52	15	30
5	Apartments	328	794				74	20	43
	Creative Office			27,300	4.79	131	16	4	9
	Retail			6,400	2.71	17	2	1	1
	Restaurant			5,700	2.71	15	2	1	1
6	Office			94,000	4.79	450	55	15	31
	Retail			35,000	2.71	95	12	3	7
	Restaurant			4,000	2.71	11	1	0	1
7	Apartments	122	295				28	7	16
	Retail			3,245	2.71	9	1	0	1
	Office			2,700	4.79	13	2	0	1
	Restaurant			4,605	2.71	12	2	0	1
8	Apartments	600	1,452				136	37	78
	Retail			15,000	2.71	41	5	1	3
	Office			110,000	4.79	527	64	18	37
	Restaurant			15,000	2.71	41	5	1	3
	Museum			10,000	2.71	27	3	1	2
9	Live-Work Apartments	475	1,150				108	29	62
	Live-Work Office			25,200	4.79	121	15	4	8
	Specialty Retail			17,500	2.71	47	6	2	3
	Office			7,900	4.79	38	5	1	3
	Restaurant			16,300	2.71	44	5	1	3
	Supermarket			15,300	2.71	41	5	1	3
10	Office			91,185	4.79	437	53	15	30
	Retail			9,430	2.71	26	3	1	2
	Restaurant			6,550	2.71	18	2	1	1

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11	Apartments	1,305	3,158	205,600 (514 rooms) ⁴	1.13	232	296	80	169
	Condominiums	431	1,043				98	26	56
	Hotel						28	8	16
	Quality Restaurant						7	2	4
	High-Turnover Restaurant						7	2	4
	Retail						27	8	16
	Office						147	41	85
	Art Museum						7	2	4
	Warehouse						104	29	60
	School						0.67 acres ⁵ (300 students)	6.91 per acre	5
12	Industrial Park			94,849	1.35	128	16	4	9
13	Apartments	110	266	43,657	2.71	118	25	7	14
	Retail						14	4	8
	Creative Office						66	18	38
14	Apartments	129	312	45,200 (113 rooms) ⁴	1.13	51	29	8	17
	Retail						9	2	5
	Hotel						6	2	4
	Quality Restaurant						5	1	3
	High-Turnover Restaurant						4	1	3
	Fast-Food Restaurant						1	0	1
	Art Gallery						2	0	1
	Design Incubator						1	0	0
15	Apartments	140	339	7,375	2.71	20	32	9	18
	Retail						2	1	1
	Office						4	1	2
16	Apartments	347	840	21,858	2.71	59	79	21	45
	Retail						7	2	4
	Office						109	30	63
17	Apartments	308	745	94,400 (236 rooms) ⁴	1.13	107	70	19	40
	Retail						26	7	15
	Hotel						13	4	7
	Restaurant						29	8	17
	Event Space						31	9	18
	Gym						20	6	12
	Grocery						19	5	11
	Creative Office						549	153	315

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18	Live-Work Apartments	106	257				24	6	14
	Live-Work Office			2,250	4.79	11	1	0	1
	Retail			13,979	2.71	38	5	1	3
	Office			92,740	4.79	444	54	15	31
	Restaurant			13,126	2.71	36	4	1	2
19	Office			202,954	4.79	972	118	33	68
	Meeting Space			3,235	2.71	9	1	0	1
	Quality Restaurant			10,860	2.71	29	4	1	2
	High-Turnover Restaurant			10,860	2.71	29	4	1	2
20	Live-Work Apartments	220	532				530	13	219
	Live-Work Office			4,350	4.79	21	3	1	1
	Office			17,810	4.79	85	10	3	6
	Retail			19,609	2.71	53	6	2	4
	Restaurant			9,129	2.71	25	3	1	2
Totals		5,306	12,841	--	--	14,913	3,495	824	1,921

Table Notes: sf = square-feet

1 Based on the Central City North Community Plan area household demographics of approximately 2.42 persons per multi-family use household. Source: Jack Tsao, Data Analyst II, Los Angeles Department of City Planning, July 31, 2019.

2 Per 1,000 feet except where indicated.

3 The following student generation rates are applied for residential uses: 0.2269 elementary school students per household, 0.0611 middle school students per household, and 0.1296 high school students per household. The ratio of students per employee in the District is 0.2249. Since the LAUSD School Fee Justification Study does not specify which grade levels students fall within for non-residential land uses, the students generated by the non-residential uses are assumed to be divided among the elementary school, middle school, and high school levels at the same distribution ratio observed for the residential generation factors (i.e., approximately 54 percent elementary school, 15 percent middle school, and 31 percent high school). Source: Level 1 – Developer Fee Justification Study for Los Angeles Unified School District, March 2018.

4 Assumes 400 square feet per room.

5 Assumes 29,316 square-foot school. Source: City of Los Angeles, Department of City Planning, Environmental Analysis Section, Initial Study, Central City North Community Plan Area, 6AM Project, Case Number: ENV-2016-3758-EIR, February 2017.

6 Assumes Industrial Park rate. Source: City of Los Angeles, Department of City Planning, Draft Environmental Report, Arts District Center Project, Environmental Case: ENV-2016-4476-EIR, February 2019.

Source: EcoTierra Consulting, Inc., 2020.