

Appendix I2

Trip Generation and VMT Forecast-Existing Zoning
Alterative

Table 1
PROJECT TRIP GENERATION FORECAST
No Project/Existing Zoning Alternative

TRIP GENERATION RATES [1]									
ITE LAND USE CATEGORY	ITE LAND USE CODE	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
				IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
Shopping Center	820	Per 1,000 SF							
- All Vehicle Trips			37.75	62%	38%	0.94	48%	52%	3.81
- Truck Trips [3]			0.11	53%	47%	0.01	78%	22%	0.00

PROJECT TRIP GENERATION FORECAST									
LAND USE	ITE LAND USE CODE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Retail Development	820	150,000 GSF							
- All Vehicle Trips ([A])			5,663	87	54	141	275	297	572
- Truck Trips ([B])			17	1	1	2	0	0	0
- Passenger Vehicle Trips ([A]-[B])			5,646	86	53	139	275	297	572
PROJECT TRIPS			5,663	87	54	141	275	297	572

[1] Source: ITE "Trip Generation Manual", 10th Edition, 2017, and 10th Edition Supplement, 2020.

[2] Trips are one-way traffic movements, entering or leaving.

[3] Truck trip generation rates account for commercial cargo transport vehicles (typically medium- or heavy-duty trucks) generated by a site that transports cargo across a site cordon line (i.e., only trucks which physically deliver cargo to the site, not the entire supply chain). The truck trip generation rate includes trucks which may be loaded/unloaded outside of the cordon line with cargo destined to/from the site. Truck trips represent a subset of all vehicle trips generated by the site, therefore the truck trip generation forecast by these rates is not in addition to the total vehicle trip forecast.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: January 25, 2021

Project Name: Prologis Vermont Ave and RBB Industria

Project Scenario: Existing Zoning

Project Address: 15116 S VERMONT AVE, 90247



Version 1.2

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	9.8	0	0
Home Based Other Production	0	0.0%	0	6.7	0	0
Non-Home Based Other Production	1,390	-9.1%	1,264	7.7	10,703	9,733
Home-Based Work Attraction	435	-11.7%	384	7.7	3,350	2,957
Home-Based Other Attraction	3,190	-20.6%	2,533	4.9	15,631	12,412
Non-Home Based Other Attraction	1,390	-9.1%	1,264	6.6	9,174	8,342

MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	0	0	0.0%	0	0
Home Based Other Production	0.0%	0	0	0.0%	0	0
Non-Home Based Other Production	0.0%	1,264	9,733	0.0%	1,264	9,733
Home-Based Work Attraction	0.0%	384	2,957	0.0%	384	2,957
Home-Based Other Attraction	0.0%	2,533	12,412	0.0%	2,533	12,412
Non-Home Based Other Attraction	0.0%	1,264	8,342	0.0%	1,264	8,342

MXD VMT Methodology Per Capita & Per Employee

Total Population: 0

Total Employees: 300

APC: Harbor

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
Total Home Based Production VMT	0	0
Total Home Based Work Attraction VMT	2,957	2,957
Total Home Based VMT Per Capita	0.0	0.0
Total Work Based VMT Per Employee	N/A	N/A