

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	Office			89,825	4.0	359	44	12	25
2	Apartments	310	698				70	19	40
	Retail			11,375	2.0	23	3	1	2
	Production Space			11,375	2.0 ⁵	23	3	1	2
4	Hotel			66 rooms	0.5 per room	33	4	1	2
	Retail			840	2.0	2	0	0	0
	Restaurant			2,130	4.0	9	1	0	1
5	Apartments	129	290				29	8	17
	Retail			26,979	2.0	54	6	2	4
	Hotel			113 rooms	0.5 per room	57	7	2	4
	Quality Restaurant			15,197	4.0	61	8	2	4
	High-Turnover Restaurant			13,634	4.0	55	6	2	4
	Fast-Food Restaurant			2,888	6.7	19	2	1	1
	Art Gallery			10,341	1.35 ⁴	14	2	0	1
	Design Incubator			3,430	1.35 ⁴	5	1	0	0
6	Apartments	328	738				74	20	43
	Creative Office			27,300	4.0	109	14	4	8
	Retail			6,400	2.0	13	2	0	1
	Restaurant			5,700	4.0	23	3	1	2
7	Apartments	160	360				36	10	21
	Retail			7,500	2.0	15	2	0	1

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8	Retail			36,955	2.00	74	9	3	5
	Private Retail			1,024	2.00	2	0	0	0
	Private Event Space			8,157	2.00 ⁵	16	2	1	1
	Private Drinking Place			10,784	4.00	43	5	2	3
	Private Office			45,759	4.00	183	22	6	13
	Private Health Club			6,378	1.00	6	1	0	0
	Private Movie Theater			49 seats	0.02 per seat	1	0	0	0
9	Apartments	600	1,350				136	37	78
	Retail			15,000	2.00	30	4	1	2
	Office			110,000	4.00	440	53	15	31
	Restaurant			15,000	4.00	60	7	2	4
	Museum			10,000	2.00 ⁵	20	2	1	1
10	Apartments	122	275				28	7	16
	Retail			3,245	2.00	6	1	0	0
	Office			2,700	4.00	11	1	0	1
	Restaurant			4,605	4.00	18	2	1	1
12	Live-Work Apartments	475	1,069				108	29	62
	Live-Work Office			25,200	4.00	101	12	3	7
	Specialty Retail			17,500	2.00	35	4	1	2
	Office			7,900	4.00	32	4	1	2
	Restaurant			16,300	4.00	65	8	2	5
	Supermarket			15,300	4.00	61	8	2	4

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17	Apartments	1,305	2,936				296	80	169
	Condominiums	431	970				98	26	56
	Hotel			514 rooms	0.50 per room	257	31	9	18
	Quality Restaurant			22,639	4.00	91	11	3	6
	High-Turnover Restaurant			22,639	4.00	91	11	3	6
	Retail			82,332	2.00	165	20	6	11
	Office			253,514	4.00	1,014	123	34	71
	Art Museum			22,429	2.00 ⁵	45	5	2	3
	Warehouse			316,632	0.33	104	12	3	7
	School			300 students	0.10 per student	30	4	1	2
18	Apartments	82	185				19	5	11
19	Affordable Housing	378	851				86	23	49
	Apartments	4	9				1	0	1
	Retail			1,758	2.00	4	1	0	0
	Office			4,410	4.00	18	2	1	1
	Flexible Space			5,932	2.00 ⁵	12	2	0	1
20	Affordable Housing	298	671				68	18	39
	Apartments	5	11				1	0	1
	Retail			3,136	2.00	6	1	0	0
	Office			16,773	4.00	67	8	2	5
22	Affordable Housing	51	115				12	3	7

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23	Live-Work Apartments	4	9				1	0	1
	Drinking Place			3,047	4.00	12	2	0	1
	Quality Restaurant			285	4.00	1	0	0	0
	High-Turnover Restaurant			209	4.00	1	0	0	0
	Retail			6,171	2.00	12	2	0	1
27	Live-Work Apartments	185	416				42	11	24
	Live-Work Office			3,900	4.00	16	2	1	1
	Retail			8,375	2.00	17	2	1	1
	Restaurant			15,005	4.00	60	7	2	4
Totals		4,967	10,593	--	--	4,101	1,604	434	918

Table Notes: sf = square-feet

All numbers have been rounded to the nearest whole number.

1 Based on the Multi-Family Residential rate of 2.25 persons per unit. Source: City of Los Angeles, Department of Transportation and Department of City Planning, City of Los Angeles VMT User Guide, Version 1.3, Table 1: Land Use and Trip Generation Base Assumptions, pages 10-11.

2 Per 1,000 square-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 Rate taken from Related Project DEIR. Source: City of Los Angeles, Department of City Planning, Draft Environmental Report, Arts District Center Project, Environmental Case: ENV-2016-4476-EIR, February 2019.

5 General Retail rate used.

Source: EcoTierra Consulting, Inc., 2022.