

# APPENDIX K

## **Population, Housing, and Employment Documentation**



Appendix K

Table 1 - Estimate of New Population and Housing from Related Projects

No. [a]	Project Location	Land Use	Size	Household Size [b]	Population	Household Count
1	540 S Santa Fe Ave	Office	65.812 ksf			
2	601 S Main St	Apartments	452 du	2.41	1090	452
		Retail	25.0 ksf			
3	225 S Los Angeles St	Condominiums	300 du	2.41	723	300
		Retail	3.4 ksf			
4	150 N Los Angeles St	Office	713 ksf			
		Retail	35 ksf			
		Child Care	2.5 ksf			
5	534 S Main St	Apartments	160 du	2.41	386	160
		Retail	18 ksf			
		Restaurant	3.5 ksf			
		Fast-Food Restaurant	3.5 ksf			
6	1057 S San Pedro St	Office	294.641 ksf	2.41	2278	945
		Retail	176.733 ksf			
		Cinema	744 Seats			
		Apartments	945 du			
		University	1400 Students			
		Hotel	210 Rooms			
7	1525 E Industrial St	Apartments	344 du	2.41	830	344
		Office	21.4 ksf			
		Retail	6.1 ksf			
8	950 E 3rd St	School	532 Students			
		Retail	30.062 ksf			
		Apartments	635 du			
9	2051 E 7th St	Apartments	320 du	2.41	772	320
		Retail	15 ksf			
		Restaurant	5 ksf			
10	963 E 4th St	Office	79 ksf			
		Retail	25 ksf			
		Restaurant	20 ksf			
11	826 S Mateo St	Condominiums	90 du	2.41	217	90
		Other	11 ksf			
		Other	5.6 ksf			
12	2030 E 7th St	Office	243.583 ksf			
		Retail	40 ksf			
13	360 S Alameda St	Apartments	55 du	2.41	133	55
		Other	2.5 ksf			
		Other	6.3 ksf			
14	649 S Wall St	Assisted Living	55 beds	1	55	
		Office	55 empl.			
15	410 Center St	Office	110 ksf			
16	500 S Mateo St	Restaurant	12.82 ksf			
17	300 S Main St	Apartments	471 du	2.41	1136	471
		Retail	5.19 ksf			
		Restaurant	27.78 ksf			
18	400 S Alameda St	Hotel	66 Rooms			
		Retail	0.84 ksf			
		Restaurant	2.13 ksf			
19	719 E 5th St	Apartments	160 du	2.41	386	160
		Retail	7.5 ksf			
20	2130 E Violet St	Office	94 ksf			
		Retail	7.45 ksf			
21	929 E 2nd St	Mixed Use Private Club	48.862 ksf			
22	1800 E 7th St	Apartments	122 du	2.41	295	122
		Office	13.6 ksf			
23	1722 E 16th St	Restaurant	8.151 ksf			
24	454 E Commercial St	Bus Facility	2 acres			
25	118 S Astronaut E S Onizuka St	Apartments	77 du	2.41	186	77
26	555 S Mateo St	Retail	153 ksf			

No. [a]	Project Location	Land Use	Size	Household Size [b]	Population	Household Count
27	1000 S Santa Fe Ave [c]	Restaurant	8.447 ksf			
		Club	48 Rooms			
28	2110 Bay St [c]	Apartments	110 du	2.41	266	110
		Office	113 ksf			
		Retail	43.66 ksf			
29	330 S Alameda St [c]	Apartments	186 du	2.41	449	186
		Commercial	22 ksf			
30	668 S Alameda St [c]	Apartments	475 du	2.41	1145	475
		Commercial	84 ksf			
31	520 Mateo St	Apartments	200 du	2.41	482	200
		Office	30 ksf			
		Restaurant	15 ksf			
		Retail	15 ksf			
32	717 Maple Ave [c]	Apartments	452 du	2.41	1090	452
		Retail	14 ksf			
33	232 W 2nd St [d]	Condominiums	107 du	2.41	258	107
		Office	534 ksf			
		Retail	7.2 ksf			
34	433 S Main St	Condominiums	161 Rooms	2.41	389	161
		Mixed Use	6.9 ksf			
35	676 Mateo St [d]	Apartments	185 du	2.41	446	185
		Commercial	27 ksf			
36	732 Wall St [d]	Apartments	323 du	2.41	779	323
		Office	53.2 ksf			
		Retail	4.4 ksf			
		Wholesale/Storage	63.585 ksf			
		Restaurant	4.42 ksf			
		Event Space	9.226 ksf			
37	333 S Alameda St [c]	Apartments	994 du	2.41	2396	994
		Retail	993 ksf			
38	1129 E 5th St	Retail	26.98 ksf	2.41	311	129
		Restaurant	31.72 ksf			
		Hotel	113 Rooms			
		Apartments	129 du			
		Art School	3.43 ksf			
		Art Space	10.34 ksf			
39	2650 E Olympic Bl	Apartments	1000 du	2.41	2410	1000
		Restaurant	N/A ksf			
		Office	230 ksf			
40	2143 E Violet St	Apartments	320 du	2.41	772	320
		Retail	224.29 ksf			
		Office	46.67 ksf			
41	633 S Spring St	Hotel	176 Rooms			
		Restaurant	8.43 ksf			
		Bar	5.29 ksf			
42	732 S Spring St	Apartments	400 du	2.41	964	400
		Pharmacy/Drugstore	15 ksf			
43	237 S Los Angeles St	Sports Complex	43 ksf			
44	640 S Santa Fe Avenue	Commercial	107 ksf			
45	1745 E 7 <sup>th</sup> Street	Apartments	57 du	2.41	138	57
		Commercial	6 ksf			
46	940 E 4th Street	Office	6 ksf			
		Retail	14.3 ksf			
		Apartments	107 du			
47	609 E 5th St	Apartments	151 du	2.41	364	151
48	713 E 5th St	Apartments	51 du	2.41	123	51
49	1000 S Mateo St	Apartments	113 du	2.41	273	113
		Commercial	134 ksf			
50	926 E 4th St	Office	265.45 ksf			
		Retail	4.97 ksf			
		Museum	7.8 ksf			

No. [a]	Project Location	Land Use	Size	Household Size [b]	Population	Household Count
51	2159 E Bay St	Retail	18.33 ksf			
		Office	204 ksf			
52	1247 S Grand Ave	Apartments	118 du	2.41	285	118
		Commercial	5.125 ksf			
53	1 Gateway Plaza	Residential	22 du	2.41	54	22
		Office	7443.2 ksf			
		Retail	645 ksf			
		Hotel	750 Room			
		Restaurant	20 ksf			
		Museum	70 ksf			
54	354 S Spring St	Apartments	212 du	2.41	511	212
55	552 S San Pedro	Affordable Housing	407 du	2.41	981	407
		Retail	12.3 ksf			
56	1005 S Mateo Street	Industrial Park	94.8 ksf			
57	1800 E 1st St	Apartments	65 du	2.41	157	65
		Retail	5 ksf			
58	1001 E 1st St	Apartments	430 du	2.41	1037	430
		Retail	8.742 ksf			
59	755 S Los Angeles St	Retail	16.694 ksf			
		Office	60.243 ksf			
		Restaurant	26.959 ksf			
60	601 S Central Ave	Apartments	236 du	2.41	569	236
		Retail	12 ksf			
61	527 Colyton St	Condominiums	310 du	2.41	748	310
		Retail	11.375 ksf			
		Production Space	11.736 ksf			
62	1100 E 5th St	Apartments (Live/Work du)	220 du	2.41	531	220
		Commercial	49 ksf			
63	600 S San Pedro Street	Apartments	303 du	2.41	731	303
		Retail	20 ksf			
64	655 S San Pedro Street	Apartments	81 du	2.41	196	81
65	656 S Stanford Ave	Apartments	82 du	2.41	198	82
66	361 S Spring Street	Hotel	315 room			
67	641 Imperial Street	Residential	140 du	2.41	338	140
		Office	14.749 ksf			
68	2901 E Olympic Bl	Apartments	4400 du	2.41	10604	4400
		Retail	185 ksf			
		Office	125 ksf			
		Medical Office	25 ksf			
		Daycare	15 ksf			
		Library	15 ksf			
69	1828 E Cesar Chavez Av	Office	32 ksf			
70	2407 E 1st St	Apartments	50 du	2.41	121	50
		Office	8.5 ksf			
		Retail	3.4 ksf			
71	2420 E Cesar Chavez Av	Apartments	77 du	2.41	186	77
		Retail	4 ksf			
		Health Club	4 ksf			
72	119 S Soto St	Apartments	65 du	2.41	157	65
		Retail	5 ksf			
73	810 E 3rd St	Apartments	4 du	2.41	10	4
		Restaurant	3.5 ksf			
		Retail	6.2 ksf			
74	848 S Grand Ave	Condominiums	420 du	2.41	1013	420
		Retail	38.5 ksf			
75	1050 S Grand Ave	Condominiums	151 du	2.41	364	151
		Retail	3.472 ksf			
		Restaurant	22 ksf			
76	1115 S Hill St	Mixed Use	N/A Other			
77	201 S Broadway Ave	Retail/Restaurant	27.675 ksf			

No. [a]	Project Location	Land Use	Size	Household Size [b]	Population	Household Count
78	1200 S Grand Ave	Apartments	640 du	2.41	1543	640
		Retail	45 ksf			
79	928 S Broadway	Apartments	670 du	2.41	1615	670
		Condominiums	17 du	2.41		
		Retail	58.8 ksf			
80	840 S Olive St	Condominiums	303 du	2.41	731	303
		Restaurant	9.68 ksf			
		Retail	1.5 ksf			
81	400 S Broadway	Apartments	450 du	2.41	1085	450
		Retail	6.904 ksf			
		Bar	5 ksf			
82	1001 S Olive St	Apartments	225 du	2.41	543	225
		Restaurant	5 ksf			
83	920 S Hill St	Apartments	239 du	2.41	576	239
		Retail	5.4 ksf			
84	955 S Broadway	Apartments	201 du	2.41	485	201
		Retail	6 ksf			
85	801 S Olive St	Apartments	363 du	2.41	875	363
		Commercial	10 ksf			
86	820 S Olive St	Apartments	589 du	2.41	1420	589
		Retail	4.5 ksf			
87	1148 S Broadway	Apartments	94 du	2.41	227	94
		Retail	2.5 ksf			
88	1111 S Broadway	Apartments	391 du	2.41	943	391
		Office	39.7 ksf			
		Retail	49 ksf			
89	1120 S Grand Ave	Apartments	666 du	2.41	1606	666
		Shopping	20.69 ksf			
		Mixed use	N/A Other			
90	1036 S Grand Ave	Restaurant	7.149 ksf			
91	527 N Spring Street	Apartments	345 du	2.41	832	345
		Restaurant	11 ksf			
		Retail	23 ksf			
		Retail	21 ksf			
92	737 S Spring St	Apartments	320 du	2.41	772	320
		Pharmacy/Drugstore	250 ksf			
93	340 S Hill St	Apartments	428 du	2.41	1032	428
		Restaurant	2.894 ksf			
94	940 S Hill St	Apartments	232 du	2.41	560	232
		Restaurant	14 ksf			
95	744 S Figueroa St	Apartments	436 du	2.41	1051	436
		Retail	10 ksf			
96	850 S Hill St	Apartments	300 du	2.41	723	300
		Retail	4 ksf			
		Restaurant	3.5 ksf			
97	700 W 9th St	Apartments	341 du	2.41	822	341
		Retail	11.7 ksf			
98	649 S Olive St	Hotel	241 Rooms			
99	1100 S Main St	Apartments	379 du	2.41	914	379
		Other	25.81 ksf			
100	924 N Spring St [d]	Condominiums	770 du	2.41	1856	770
		Retail	51.39 ksf			
101	845 S Olive St	Apartments	208 du	2.41	502	208
		Retail	2.4 ksf			
102	888 S Hope Street	Apartments	526 du	2.41	1268	526
103	1000 S Hill Street	Apartments	700 du	2.41	1687	700
		Retail	7 ksf			
		Restaurant	8 ksf			
104	333 W 5 <sup>th</sup> Street	Condominiums	100 du	2.41	241	100
		Hotel	200 Room			
		Commercial	27.5 ksf			

No. [a]	Project Location	Land Use	Size	Household Size [b]	Population	Household Count
105	100 S Broadway	Apartments	1127 du	2.41	2717	1127
		Commercial	410 ksf			
106	754 S Hope St	Condominiums	409 du	2.41	986	409
		Retail	7.329 ksf			
107	100 S Grand Avenue	Apartment	412 du	2.41	993	412
		Condominium	1648 du	2.41		
		Retail	225.3 ksf			
		Supermarket	53 ksf			
		Restaurant	67 ksf			
		Health Club	50 ksf			
		Event Facility	250 Seats			
		Hotel	275 Rooms			
108	1230 S Olive St	Apartments	360 du	2.41	868	360
		Retail	6.4 ksf			
109	708 N Hill St	Apartments	162 du	2.41	391	162
		Retail	5 ksf			
110	211 W Alpine St	Apartments	122 du	2.41	295	122
		Retail	7.5 ksf			
111	1101 N Main	Condominiums	318 du	2.41	767	318
112	700 W Cesar Chavez Ave	Apartments	299 du	2.41	721	299
		Retail	8 ksf			
113	949 S Hope St	Apartments	236 du	2.41	569	236
		Retail	5.954 ksf			
114	900 W Wilshire Bl	Hotel	560 du	2.41	241	100
		Office	1500 ksf			
		Retail/Restaurant	275 ksf			
		Apartments	100 du			
115	643 N Spring St	Hotel	142 du	2.41	678	281
		Commercial	17 ksf			
		Restaurant	2.532 ksf			
		Apartments	281 du			
116	427 W 5th St	Apartments	615 du	2.41	1483	615
		Restaurant	16.309 ksf			
117	1843 E 41st St	Warehouse	643 ksf			
118	250 S Hill St	Condos	330 du	2.41	796	330
		Retail	12 ksf			
119	1700 E Martin Luther King Blvd	Industrial	480.3 ksf			
120	1027 S Olive St	Apartments	100 du	2.41	241	100
121	3401 E 1st Street	Industrial	480.3 ksf	2.41	241	100
		Apartments	100 du			
122	1147 E Palmetto	Apartments	49 du	2.41	119	49
		Retail	10 ksf			
		Apartments	120 du			
123	1030 N Soto Street	Hotel	81 rooms			
124	2710 S Compton Ave	Manufacturing	36.26 ksf	2.41	1856	770
		Warehouse	46.76 ksf			
		Warehouse	3.74 ksf			
125	441 Bauchet St	Jail	3885 Beds	1	3885	
126	129 W College St	Apartments	770 du	2.41	1856	770
		Grocery	34.52 ksf			
		Restaurant	8 ksf			
		Retail	5.87 ksf			
127	1340 S Hill Street	Apartments	156 du	2.41	376	156
		Retail	5 ksf			
		Restaurant	10 ksf			

No. [a]	Project Location	Land Use	Size	Household Size [b]	Population	Household Count
128	1206 E 6th Street	Apartments	1736 du	2.41	4184	1736
		Warehouse	316.632 ksf			
		Office	253.514 ksf			
		Retail	82.332 ksf			
		Museum	22.419 ksf			
		Hotel	514 rooms			
		School	300 students			
129	1045 Olive St	Commercial	15 ksf	2.41	1928	800
		Condominiums	800 du			
130	930 E 6th St	Apartments	236 du	2.41	569	236
		Retail	12 ksf			
131	1030 S Hill St	Apartments	700 du	2.41	1687	700
		Retail	7 ksf			
		Restaurant	7 ksf			
132	1024 S Mateo St	Apartments	104 du	2.41	251	104
		Office	101.983 ksf			
		Restaurant	16.279 ksf			
		Retail	5.83 ksf			
		Other	5.519 ksf			
133	554 S San Pedro St	Apartments	303 du	2.41	731	303
		Commercial	19.91 ksf			
134	443 S Soto St	School	625 students			
135	220 N Center Street	Apartments	430 du	2.41	1037	430
		Retail	8.742 ksf			
136	755 S Wall St	Office	53.2 ksf	2.41	777	322
		Apartments	322 du			
		Other	4.42 ksf			
		Other	125 Persons			
		Retail	4.4 ksf			
137	220 E Washington Bl	Apartments	32 du	2.41	78	32
		Commercial	19 ksf			
138	1133 Hope St	Apartments	208 du	2.41	502	208
		Restaurant	5.03 ksf			
139	400 W 7th St	Apartments	165 du	2.41	398	165
		Bar	11.9 ksf			
		Restaurant	14.03 ksf			
140	1229 S Grand Av	Condominiums	161 du	2.41	389	161
		Restaurant	3 ksf			
141	Sixth Street PARC	Park/Recreational	12 acres			
<b>Total</b>					101,088	40,289

**Notes:**

du = dwelling unit

ksf = one thousand square feet

[a] Related projects list based on information provided by LADOT on February 22, 2018. Related Projects List is provided as a component of the Transportation Assessment, Appendix M-1 of this Draft EIR.

[b] Based on 2018 Census American Community Survey 5-Year Estimate data (2014–2018).

[c] Projects were not included in information provided by LADOT. Projects and land use from third party research.

[d] Projects were not included in information provided by LADOT. Projects and land use from LADCP Major Projects Website.

Additional research and coordination with City Planning was conducted to ensure consistency of available information as of April 4, 2018.

Compiled by ESA, 2021.













No. [a]	Land Use	Size	Retail					Office			Hotel			School			Other			Total
			Retail (ksf)	Restaurant (ksf)	Misc Retail (ksf)	Total Retail (ksf)	Retail Generation Rate [b]	Retail Employees	Office (ksf)	Office Generation Rate [b]	Office Employees	Hotel Rooms	Hotel Generation Rate [b]	Hotel Employees	Students	School Generation Rate [b]	School Employees	Other (ksf)	Other Generation Rates [c]	Other Employees
113	Apartments	236 du																		
	Retail	5.954 ksf	5.954			5.954	2.0	11.908												11.908
114	Hotel	560 du										560	0.5	280						280
	Office	1500 ksf							1500	4.0	6000									6000
	Retail/Restaurant	275 ksf	275			275	4.0	1100												1100
	Apartments	100 du																		
115	Hotel	142 du										142	0.5	71						71
	Commercial	17 ksf	17			17	2.0	34												34
	Restaurant	2.532 ksf		2.532		2.532	4.0	10.128												10.128
	Apartments	281 du																		
116	Apartments	615 du																		
	Restaurant	16.309 ksf		16.309		16.309	4.0	65.236												65.236
117	Warehouse	643 ksf															643	0.33	212.19	212.19
118	Condos	330 du																		
	Retail	12 ksf	12			12	2.0	24												24
119	Industrial	480.3 ksf															480.3	1	480.3	480.3
120	Apartments	100 du																		
	Industrial	480.3 ksf															480.3	1	480.3	480.3
121	Apartments	100 du																		
	Apartments	49 du																		
	Retail	10 ksf	10			10	2.0	20												20
122	Apartments	120 du																		
	Hotel	81 rooms										81	0.5	40.5						40.5
123	Manufacturing	36.26 ksf															36.26	0.5	18.13	18.13
	Warehouse	46.76 ksf															46.76	0.33	15.4308	15.4308
	Warehouse	3.74 ksf															3.74	0.33	1.2342	1.2342
124	Jail [h]	3885 Beds															194.25	4	777	777
125	Apartments	770 du																		
	Grocery	34.52 ksf	34.52			34.52	4.0	138.08												138.08
	Restaurant	8 ksf		8		8	4.0	32												32
	Retail	5.87 ksf	5.87			5.87	2.0	11.74												11.74
126	Apartments	156 du																		
	Retail	5 ksf	5			5	2.0	10												10
	Restaurant	10 ksf		10		10	4.0	40												40
127	Apartments	1736 du																		
	Warehouse	316.632 ksf															316.632	0.033	10.448856	10.448856
	Office	253.514 ksf							253.514	4.0	1014.056									1014.056
	Retail	82.332 ksf	82.332			82.332	2.0	164.664												164.664
	Museum [c]	22.429 ksf															22.429	4	89.716	89.716
	Hotel	514 rooms										514	0.5	257						257
128	School	300 students												300.00	0.25	75				75
	Commercial	15 ksf	15			15	2.0	30												30
129	Condominiums	800 du																		
	Apartments	236 du																		
130	Retail	12 ksf		12		12	2.0	24												24
	Apartments	700 du																		
131	Retail	7 ksf		7		7	2.0	14												14
	Restaurant	7 ksf		7		7	4.0	28												28
	Apartments	104 du																		
132	Office	101.983 ksf							101.983	4.0	407.932									407.932
	Restaurant	16.279 ksf		16.279		16.279	4.0	65.116												65.116
	Retail	5.83 ksf	5.83			5.83	2.0	11.66												11.66
	Other [c]	5.519 ksf															5.519	4	22.076	22.076

No. [a]	Land Use	Size	Retail					Office			Hotel			School			Other			Total	
			Retail (ksf)	Restaurant (ksf)	Misc Retail (ksf)	Total Retail (ksf)	Retail Generation Rate [b]	Retail Employees	Office (ksf)	Office Generation Rate [b]	Office Employees	Hotel Rooms	Hotel Generation Rate [b]	Hotel Employees	Students	School Generation Rate [b]	School Employees	Other (ksf)	Other Generation Rates [c]	Other Employees	Total Employees
133	Apartments	303 du																			
	Commercial	19.91 ksf	19.91			19.91	2.0	39.82												39.82	
134	School	625 students											625	0.25	156.25					156.25	
135	Apartments	430 du																			
	Retail	8.742 ksf	8.742			8.742	2.0	17.484												17.484	
136	Office	53.2 ksf							53.2	4.0	212.8									212.8	
	Apartments	322 du																			
	Other [c]	4.42 ksf														4.42	4	17.68		17.68	
	Other [c] [i]	125 Persons														1.875	4	7.5		7.5	
	Retail	4.4 ksf	4.4			4.4	2.0	8.8												8.8	
137	Apartments	32 du																			
	Commercial	19 ksf	19			19	2.0	38												38	
138	Apartments	208 du																			
	Restaurant	5.03 ksf		5.03		5.03	4.0	20.12												20.12	
139	Apartments	165 du																			
	Bar	11.9 ksf		11.9		11.9	4.0	47.6												47.6	
	Restaurant	14.03 ksf		14.03		14.03	4.0	56.12												56.12	
140	Condominiums	161 du																			
	Restaurant	3 ksf		3		3	4.0	12												12	
141	Park/Recreational [c]	12 acres																			
<b>Totals</b>			5,229	475		5,819		13,387	13,456		53,851	3,643		1,822	3,276		767	3,225		5,397	75,224

**Notes:**

du = dwelling unit

ksf = one thousand square feet

[a] Related Projects List is provided as a component of the Transportation Assessment, Appendix M-1 of this Draft EIR.

[b] Employee Generation Rates for these uses are based on data provided in the Los Angeles Department of Transportation (LADOT) VMT Calculator Documentation, Version 1.3, May 2020.

[c] The projects that fall under Other include a variety of uses, including bus facility, museums, and other uses that do not have a specific generation rate. In those cases, the closest possible generation factor is used.

Uses marked as "Other" are prescribed with Restaurant employee generation factors as it is the most conservative.

[d] It is assumed that each child would require approximately 50 sf in the child care facility.

[e] It is assumed that sports complex and event facility will require approximately 9 square feet per seat.

[f] Related Project Number 14 uses the number of provided employees rather than a generation factor

[g] Related Project Number 27 assumes that each room in the Club is 100 square feet

[h] Related Project Number 125 assumes that one cell containing two beds is 100 square feet

[i] As Related Project Number 136 provides a land use with the number of people, it is assumed that each one of the people will required 15 square feet

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