

Appendix K

Alternatives Documentation





Analysis is required. This project does not meet screening criteria.

Project Name
5700 Hannum - Alt 2

Project Parcel [Click here for parcel viewer](#)
4134005015

Project Screening

Apply to Full Project

Is this project within 1/2 mile of one of the following transit hubs? No

- Culver City Expo Station
- La Cienega/Jefferson Expo Station
- Westfield-Culver City Transit Center
- Sepulveda/Venice intersection

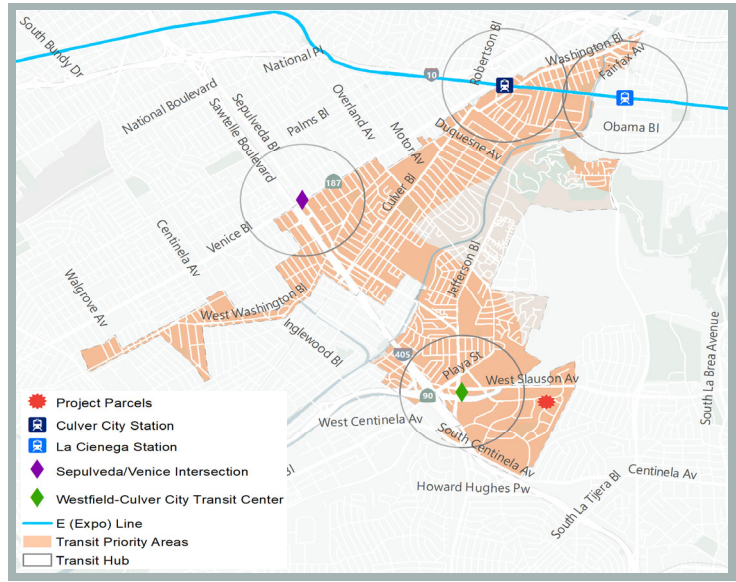
Is the project located within any TPA and are at least 15% of the on-site residential units are affordable? N/A

Does this project generate fewer than 250 daily trips? No

Apply to Specific Land Uses

Is the retail component of project fewer than 50,000 square feet in size at every store? [Grey Box]

Is this residential component of the project 100% affordable housing? N/A



Project Daily Trips 1,197

Project Land Use ?

<p>Residential</p> <p>Single Family Value (du)</p> <p>Multi-Family [Grey Box]</p> <p>Affordable Housing [Grey Box]</p> <p>Family [Grey Box]</p> <p>Senior [Grey Box]</p> <p>Special Needs [Grey Box]</p> <p>Permanent Supportive [Grey Box]</p> <p>Office</p> <p>Standard Value (ksf)</p> <p>Standard 190,000</p> <p>Medical</p> <p>Medical Office Value (ksf)</p> <p>Hospital [Grey Box]</p> <p>Industrial</p> <p>Light Industrial Value (ksf)</p> <p>Manufacturing [Grey Box]</p> <p>Warehousing / Self-Storage [Grey Box]</p> <p>Movie Studio</p> <p>Office Value (ksf)</p> <p>Post Production [Grey Box]</p> <p>Stage [Grey Box]</p> <p>Support [Grey Box]</p>	<p style="color: red; font-size: small;">The following land uses will require separate impact analysis (outside of this tool) if not screened out. <u>Please leave the land uses in the table below if they are part of a mixed use project.</u></p> <p>Retail</p> <p>General Value (ksf)</p> <p>Supermarket [Grey Box]</p> <p>Bank [Grey Box]</p> <p>Health Club [Grey Box]</p> <p>Gas Station [Grey Box]</p> <p>Auto Repair [Grey Box]</p> <p>Home Improvement Superstore [Grey Box]</p> <p>Free-Standing Discount [Grey Box]</p> <p>Restaurant Non-fast-food [Grey Box]</p> <p>Restaurant Fast-food [Grey Box]</p> <p style="text-align: right;">Value (seats)</p> <p>Theater w/ Matinee [Grey Box]</p> <p>Hotel</p> <p>Hotel Value (rooms)</p> <p>Motel [Grey Box]</p> <p>School</p> <p>University Value (students)</p> <p>High School [Grey Box]</p> <p>Middle School [Grey Box]</p> <p>Elementary [Grey Box]</p>
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Preliminary Results

Project: 5700 Hannum - Alt 2	Significant VMT Impact?					
	Daily Vehicle Trips	Daily VMT	Household VMT per Capita [?]	Work VMT per Employee [?]	Household Threshold = 15% below 8.3 (7.1)	Work Threshold = 15% below 10.1 (8.6)
Proposed Project	1,197	11,874	N/A	10.2	N/A	Yes
Project w/ Mitigation	1,197	11,874	N/A	10.2	N/A	Yes

Transportation Demand Management Strategies

Parking

Off-Street Parking Pricing

Applies to employees, residents, and/or visitors

<input type="checkbox"/> proposed project	Employees	Residents	Visitors	
	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	Baseline Off-Street Cost (\$/space)
	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	Proposed Off-Street Cost (\$/space)

On-Street Parking Pricing

Applies to employees, residents, and/or visitors

<input type="checkbox"/> proposed project	Employees	Residents	Visitors	
	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	Baseline On-Street Cost (\$/space)
	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	Proposed On-Street Cost (\$/space)

Parking Supply

Applies to residential land uses only

<input type="checkbox"/> proposed project	<input type="text"/>	Required Number of Spaces (for resident)
	<input type="text"/>	Proposed Number of Spaces (for resident)

Transit

Transit Frequency

Applies to all land uses

<input type="checkbox"/> proposed project	<input type="text"/>	Baseline Frequency (minutes)
	<input type="text"/>	Proposed Frequency (minutes)

Point-to-point Shuttles

Applies to employment uses only

<input type="checkbox"/> proposed project	Select to include in the project.
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Last Mile Shuttles

Applies to employment uses only

<input type="checkbox"/> proposed project	Select to include in the project.
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Commuter Trip Reductions

Commuter Marketing Program

Applies to employees, and/or residents

<input type="checkbox"/> proposed project	<input type="checkbox"/> Employees
	<input type="checkbox"/> Residents

Financial Commuter Incentives

You may choose only one Financial Commuter Strategy, Commuter Incentives or Transit Subsidies.

Applies to employment uses only

<input type="checkbox"/> Commuter Incentives	\$ <input type="text"/> per <input type="text"/>	Financial Incentive (\$/day or \$/month)
	\$ <input type="text"/> per <input type="text"/>	Average Baseline Commute Cost (\$/day or \$/month)

Applies to employees, and/or residents

<input type="checkbox"/> Transit Subsidies	<input type="checkbox"/> Employees	<input type="text"/>	Percentage of Cost Subsidized
	<input type="checkbox"/> Residents	<input type="text"/>	Percentage of Cost Subsidized

Site Design

Pedestrian-Oriented Design

Applies to all land uses

<input type="checkbox"/> proposed project	Select to include in the project.
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Project Name
5700 Hannum - Alt 2

Project Parcel(s)
4134005015

Project Screening		Yes/No	Yes/No
Is this project within 1/4 mile of one of the following transit hubs? - Culver City Expo Station - La Cienega/Jefferson Expo Station - Westfield-Culver City Transit Center - Sepulveda/Venice intersection		No	Does this project generate fewer than 250 daily trips? No
Is the project located within any TPA and are at least 15% of the on-site residential units are affordable?		N/A	Is the retail component of project fewer than 50,000 square feet in size at every store? 0
			Is this residential component of the project 100% affordable housing? N/A

Analysis is required. This project does not meet screening criteria.

Project Land Use			
Residential	Value (du)	<i>The following land uses will require separate impact analysis (outside of this tool) if not screened out. Please leave the land uses in the table below if they are part of a mixed use project.</i>	
Single Family	0	Retail	Value (ksf)
Multi-Family	0	General	0.000
Affordable Housing		Supermarket	0.000
Family	0	Bank	0.000
Senior	0	Health Club	0.000
Special Needs	0	Gas Station	0.000
Permanent Supportive	0	Auto Repair	0.000
Office	Value (ksf)	Home Improvement Superstore	0.000
Standard	190.000	Free-Standing Discount	0.000
Medical	Value (ksf)	Restaurant Non-fast-food	0.000
Medical Office	0.000	Restaurant Fast-food	0.000
Hospital	0.000	Value (seats)	0.000
Industrial	Value (ksf)	Theater w/ Matinee	0.000
Light Industrial	0.000	Hotel	Value (rooms)
Manufacturing	0.000	Hotel	0
Warehousing / Self-Storage	0.000	Motel	0
Movie Studio	Value (ksf)	School	Value (students)
Office	0.000	University	0
Post Production	0.000	High School	0
Stage	0.000	Middle School	0
Support	0.000	Elementary	0

Proposed Project Summary	Total Daily		Household VMT				Work VMT			
	Trips	VMT	City VMT per capita	Project VMT per capita	Project vs. City	Significant VMT Impact?*	City VMT per employee	Project VMT per employee	Project vs. City	Significant VMT Impact?*
					Difference (%)				Difference (%)	
Proposed Project	1,197	11,874	8.3	N/A	N/A	N/A	10.1	10.2	1.0%	Yes
Proposed Project w/ Mitigation	1,197	11,874	8.3	N/A	N/A	N/A	10.1	10.2	1.0%	Yes

* A significant impact occurs unless the project metric is 15% or more below the City metric. For VMT per capita, the project metric must be below 7.1 for VMT per employee the project must be below 8.6.



Transportation Demand Management Strategies

TDM VMT Adjustments Summary *

	Residential	Office/Retail/Other	Combined Total
Proposed Project	0.0%	0.0%	0.0%
Proposed Project w/ Mitigation	0.0%	0.0%	0.0%

* The TDM Adjustments Summary shows the combined total effect of all selected TDM strategies by land use. These reductions are fully reflected in the Total VMT above, but only those strategies and land uses that are relevant to each efficiency metric are reflected in the Household VMT and Work VMT efficiency metrics.

MEASURE TYPE

TDM MEASURE INPUT

TDM VMT Adjustments

Parking

Off-Street Parking Pricing

<input type="checkbox"/> proposed project	Employees	Residents	Visitors		Residential	<input type="text"/>
	\$ <input type="text" value="0"/>	\$ <input type="text" value="0"/>	\$ <input type="text" value="0"/>	Baseline Off-Street Cost (\$/space)	Office/Retail/Other	<input type="text"/>
	\$ <input type="text" value="0"/>	\$ <input type="text" value="0"/>	\$ <input type="text" value="0"/>	Proposed Off-Street Cost (\$/space)		

On-Street Parking Pricing

<input type="checkbox"/> proposed project	Employees	Residents	Visitors		Residential	<input type="text"/>
	\$ <input type="text" value="0"/>	\$ <input type="text" value="0"/>	\$ <input type="text" value="0"/>	Baseline On-Street Cost (\$/space)	Office/Retail/Other	<input type="text"/>
	\$ <input type="text" value="0"/>	\$ <input type="text" value="0"/>	\$ <input type="text" value="0"/>	Proposed On-Street Cost (\$/space)		

Parking Supply

<input type="checkbox"/> proposed project	<input type="text" value="0"/>	Required Number of Spaces (for resident)	Residential	<input type="text"/>
	<input type="text" value="0"/>	Proposed Number of Spaces (for resident)		

Transit

Transit Frequency

<input type="checkbox"/> proposed project	<input type="text" value="0"/>	Baseline Frequency (minutes)	Residential	<input type="text"/>
	<input type="text" value="0"/>	Proposed Frequency (minutes)	Office/Retail/Other	<input type="text"/>

Point-to-point Shuttles

<input type="checkbox"/> proposed project	Select to include in the project.	Office/Retail/Other	<input type="text"/>
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Last Mile Shuttles

<input type="checkbox"/> proposed project	Select to include in the project.	Office/Retail/Other	<input type="text"/>
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Commute Trip Reductions

Commute Marketing Program

<input type="checkbox"/> proposed project	<input type="checkbox"/> Employees	Residential	<input type="text"/>
	<input type="checkbox"/> Residents	Office/Retail/Other	<input type="text"/>

Financial Commuter Incentives

<input type="checkbox"/> proposed project	You may choose only one Financial Commuter Strategy, Commuter Incentives or Transit Subsidies		Residential	<input type="text"/>
			Office/Retail/Other	<input type="text"/>

<input type="checkbox"/> Commuter Incentives	\$ <input type="text" value="0"/>	per	<input type="text" value="0"/>	Financial Incentive (\$/day or \$/month)
	\$ <input type="text" value="0"/>	per	<input type="text" value="0"/>	Average Baseline Commute Cost (\$/day or \$/month)

<input type="checkbox"/> Transit Subsidies	<input type="checkbox"/> Employees	<input type="text" value="0%"/>	Percentage of Cost Subsidized
	<input type="checkbox"/> Residents	<input type="text" value="0%"/>	Percentage of Cost Subsidized

Site Design

Pedestrian-Oriented Design

<input type="checkbox"/> proposed project	Select to include in the project.	Residential	<input type="text"/>
		Office/Retail/Other	<input type="text"/>



Analysis is required. This project does not meet screening criteria. No separate analysis is required for retail.

Project Name
5700 Hannum - Alt 3

Project Parcel [Click here for parcel viewer](#)
4134005015

Project Screening

Apply to Full Project

Is this project within 1/2 mile of one of the following transit hubs? No

- Culver City Expo Station
- La Cienega/Jefferson Expo Station
- Westfield-Culver City Transit Center
- Sepulveda/Venice intersection

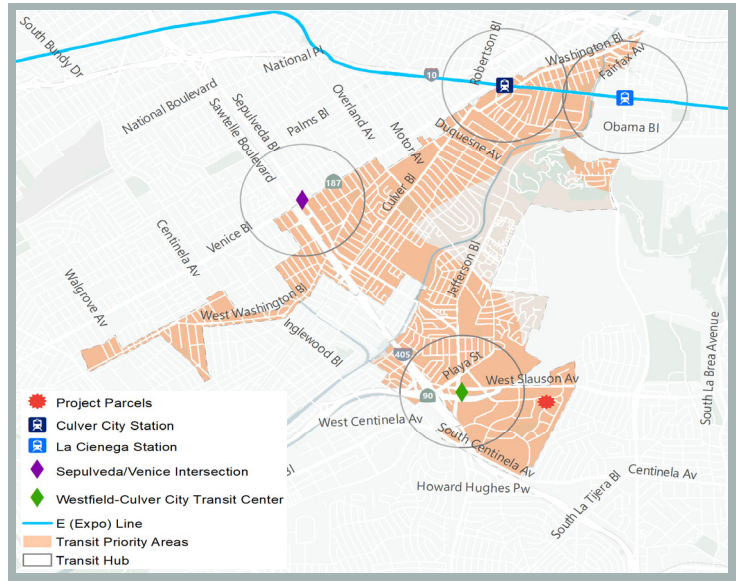
Is the project located within any TPA and are at least 15% of the on-site residential units are affordable? No

Does this project generate fewer than 250 daily trips? No

Apply to Specific Land Uses

Is the retail component of project fewer than 50,000 square feet in size at every store? Yes

Is this residential component of the project 100% affordable housing? N/A



Project Daily Trips 1,094

Project Land Use ?

<p>Residential</p> <p>Single Family Value (du)</p> <p>Multi-Family 223</p> <p>Affordable Housing</p> <p>Family Value (du)</p> <p>Senior Value (du)</p> <p>Special Needs Value (du)</p> <p>Permanent Supportive Value (du)</p> <p>Office</p> <p>Standard Value (ksf)</p> <p>Medical</p> <p>Medical Office Value (ksf)</p> <p>Hospital Value (ksf)</p> <p>Industrial</p> <p>Light Industrial Value (ksf)</p> <p>Manufacturing Value (ksf)</p> <p>Warehousing / Self-Storage Value (ksf)</p> <p>Movie Studio</p> <p>Office Value (ksf)</p> <p>Post Production Value (ksf)</p> <p>Stage Value (ksf)</p> <p>Support Value (ksf)</p>	<p><i>The following land uses will require separate impact analysis (outside of this tool) if not screened out. <u>Please leave the land uses in the table below if they are part of a mixed use project.</u></i></p> <p>Retail</p> <p>General Value (ksf)</p> <p>Supermarket 5,600</p> <p>Bank Value (ksf)</p> <p>Health Club Value (ksf)</p> <p>Gas Station Value (ksf)</p> <p>Auto Repair Value (ksf)</p> <p>Home Improvement Superstore Value (ksf)</p> <p>Free-Standing Discount Value (ksf)</p> <p>Restaurant Non-fast-food Value (ksf)</p> <p>Restaurant Fast-food Value (ksf)</p> <p>Theater w/ Matinee Value (seats)</p> <p>Hotel</p> <p>Hotel Value (rooms)</p> <p>Motel Value (rooms)</p> <p>School</p> <p>University Value (students)</p> <p>High School Value (students)</p> <p>Middle School Value (students)</p> <p>Elementary Value (students)</p>
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Preliminary Results

Project: 5700 Hannum - Alt 3

	Daily Vehicle Trips	Daily VMT	Household VMT per Capita [?]	Work VMT per Employee [?]	Significant VMT Impact?	
					Household Threshold = 15% below 8.3 (7.1)	Work Threshold = 15% below 10.1 (8.6)
Proposed Project	1,094	7,883	7.2	N/A	Yes	N/A
Project w/ Mitigation	1,094	7,883	7.2	N/A	Yes	N/A

Transportation Demand Management Strategies

Parking

Off-Street Parking Pricing

Applies to employees, residents, and/or visitors

proposed project

	Employees	Residents	Visitors	
\$				Baseline Off-Street Cost (\$/space)
\$				Proposed Off-Street Cost (\$/space)

On-Street Parking Pricing

Applies to employees, residents, and/or visitors

proposed project

	Employees	Residents	Visitors	
\$				Baseline On-Street Cost (\$/space)
\$				Proposed On-Street Cost (\$/space)

Parking Supply

Applies to residential land uses only

proposed project

		Required Number of Spaces (for resident)
		Proposed Number of Spaces (for resident)

Transit

Transit Frequency

Applies to all land uses

proposed project

		Baseline Frequency (minutes)
		Proposed Frequency (minutes)

Point-to-point Shuttles

Applies to employment uses only

proposed project

Select to include in the project.

Last Mile Shuttles

Applies to employment uses only

proposed project

Select to include in the project.

Commuter Trip Reductions

Commuter Marketing Program

Applies to employees, and/or residents

proposed project

<input type="checkbox"/>	Employees
<input type="checkbox"/>	Residents

Financial Commuter Incentives

You may choose only one Financial Commuter Strategy, Commuter Incentives or Transit Subsidies.

proposed project

Applies to employment uses only

<input type="checkbox"/>	Commuter Incentives	\$		per		Financial Incentive (\$/day or \$/month)
		\$		per		Average Baseline Commute Cost (\$/day or \$/month)

Applies to employees, and/or residents

<input type="checkbox"/>	Transit Subsidies	<input type="checkbox"/>	Employees		Percentage of Cost Subsidized
		<input type="checkbox"/>	Residents		Percentage of Cost Subsidized

Site Design

Pedestrian-Oriented Design

Applies to all land uses

proposed project

Select to include in the project.



Project Name
5700 Hannum - Alt 3

Project Parcel(s)
4134005015

Project Screening		Yes/No	Yes/No
Is this project within 1/4 mile of one of the following transit hubs? - Culver City Expo Station - La Cienega/Jefferson Expo Station - Westfield-Culver City Transit Center - Sepulveda/Venice intersection		No	Does this project generate fewer than 250 daily trips? No
Is the project located within any TPA and are at least 15% of the on-site residential units are affordable?		No	Is the retail component of project fewer than 50,000 square feet in size at every store? Yes
			Is this residential component of the project 100% affordable housing? N/A

Analysis is required. This project does not meet screening criteria. No separate analysis is required for retail.

Project Land Use			
Residential	Value (du)	<i>The following land uses will require separate impact analysis (outside of this tool) if not screened out. Please leave the land uses in the table below if they are part of a mixed use project.</i>	
Single Family	0	Retail	Value (ksf)
Multi-Family	223	General	5.600
Affordable Housing		Supermarket	0.000
Family	0	Bank	0.000
Senior	0	Health Club	0.000
Special Needs	0	Gas Station	0.000
Permanent Supportive	0	Auto Repair	0.000
Office	Value (ksf)	Home Improvement Superstore	0.000
Standard	0.000	Free-Standing Discount	0.000
Medical	Value (ksf)	Restaurant Non-fast-food	0.000
Medical Office	0.000	Restaurant Fast-food	0.000
Hospital	0.000	Value (seats)	0.000
Industrial	Value (ksf)	Theater w/ Matinee	0.000
Light Industrial	0.000	Hotel	Value (rooms)
Manufacturing	0.000	Hotel	0
Warehousing / Self-Storage	0.000	Motel	0
Movie Studio	Value (ksf)	School	Value (students)
Office	0.000	University	0
Post Production	0.000	High School	0
Stage	0.000	Middle School	0
Support	0.000	Elementary	0

Proposed Project Summary	Total Daily		Household VMT				Work VMT			
	Trips	VMT	City VMT per capita	Project VMT per capita	Project vs. City Difference (%)	Significant VMT Impact?*	City VMT per employee	Project VMT per employee	Project vs. City Difference (%)	Significant VMT Impact?*
Proposed Project	1,094	7,883	8.3	7.2	-13.3%	Yes	10.1	N/A	N/A	N/A
Proposed Project w/ Mitigation	1,094	7,883	8.3	7.2	-13.3%	Yes	10.1	N/A	N/A	N/A

* A significant impact occurs unless the project metric is 15% or more below the City metric. For VMT per capita, the project metric must be below 7.1 for VMT per employee the project must be below 8.6.



Transportation Demand Management Strategies

TDM VMT Adjustments Summary *

	Residential	Office/Retail/Other	Combined Total
Proposed Project	0.0%	0.0%	0.0%
Proposed Project w/ Mitigation	0.0%	0.0%	0.0%

* The TDM Adjustments Summary shows the combined total effect of all selected TDM strategies by land use. These reductions are fully reflected in the Total VMT above, but only those strategies and land uses that are relevant to each efficiency metric are reflected in the Household VMT and Work VMT efficiency metrics.

MEASURE TYPE

TDM MEASURE INPUT

TDM VMT Adjustments

Parking

Off-Street Parking Pricing

 proposed project

Employees	Residents	Visitors	
\$ 0	\$ 0	\$ 0	Baseline Off-Street Cost (\$/space)
\$ 0	\$ 0	\$ 0	Proposed Off-Street Cost (\$/space)

Residential	
Office/Retail/Other	

On-Street Parking Pricing

 proposed project

Employees	Residents	Visitors	
\$ 0	\$ 0	\$ 0	Baseline On-Street Cost (\$/space)
\$ 0	\$ 0	\$ 0	Proposed On-Street Cost (\$/space)

Residential	
Office/Retail/Other	

Parking Supply

 proposed project

0	Required Number of Spaces (for resident)
0	Proposed Number of Spaces (for resident)

Residential	
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Transit

Transit Frequency

 proposed project

0	Baseline Frequency (minutes)
0	Proposed Frequency (minutes)

Residential	
Office/Retail/Other	

Point-to-point Shuttles

 proposed project

Select to include in the project.

Office/Retail/Other	
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Last Mile Shuttles

 proposed project

Select to include in the project.

Office/Retail/Other	
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Commute Trip Reductions

Commute Marketing Program

 proposed project

 Employees
 Residents

Residential	
Office/Retail/Other	

Financial Commuter Incentives

 proposed project

You may choose only one Financial Commuter Strategy, Commuter Incentives or Transit Subsidies

<input type="checkbox"/> Commuter Incentives	\$ 0 per	0	Financial Incentive (\$/day or \$/month)
	\$ 0 per	0	Average Baseline Commute Cost (\$/day or \$/month)

Residential	
Office/Retail/Other	

Transit Subsidies

 Employees 0% Percentage of Cost Subsidized
 Residents 0% Percentage of Cost Subsidized

Site Design

Pedestrian-Oriented Design

 proposed project

Select to include in the project.

Residential	
Office/Retail/Other	