

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7

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*Making Conservation  
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November 6, 2023

More Song  
City of Los Angeles  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

RE: 1201 Gower Project – Draft  
Communities Environmental  
Assessment (DCEA)  
Vic. I-101, SR-2/PM LA 5.819, 11.804  
GTS # 07-LA-2023-04331

Dear More Song:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The proposed project is currently developed with two multi-family residential and two parking garage structures with 51 parking spaces. The project includes the demolition and removal of the two garage buildings, Building 1 from the site and the maintenance and development of a 180,155-square-foot addition to Building 2. The new building addition includes eight aboveground levels over one subterranean level, inclusive of six levels of residential uses over two levels of aboveground parking. The subterranean level would be used for storage. The Project would include 10,181 square feet of open space. Additionally, the Project would include 99 vehicle parking spaces including 10 electric-vehicle charging stations. Further, the Project would include 79 long-term bicycle parking spaces and 8 short-term bicycle parking spaces. Construction would occur over approximately 28 months. The City of Los Angeles is the Lead Agency under the National Environmental Policy Act (NEPA).

The closest state facilities are the I-101 and the SR-2 (Santa Monica Blvd). After reviewing the project's MND, Caltrans has the following comments:

**Travel Demand Analysis**

Appendix F of the Transportation Assessment states that the daily vehicle trips and daily VMT of the proposed Project remains the same with mitigation. Caltrans requires justification on why the daily vehicle trips and daily VMT would not reduce with the incorporation of the mitigation. It is expected more Transportation Demand Management (TDM) elements to be prepared or implemented to further reduce VMT per capita.

- Currently, the Project's household VMT per capita is estimated at 4.1 per the LADOT VMT calculator tool. However, the work VMT per employee is not applicable to the Project because no commercial use is proposed.

- In addition, LADOT estimates 598 daily vehicle trips to the Project Site, with 3793 vehicle miles traveled (VMT) daily. The existing land use is currently 287 daily vehicle trips with 1820 VMT daily. This would equate to a net increase of 311 daily trips and 1973 daily VMT. The Project exceeds the net 250 daily vehicle trips for the City's threshold at Tier 2. Therefore, the proposed project is required to perform VMT and traffic impact analysis.

### **Multimodal Transportation Planning**

The Sustainable Communities Environmental Assessment (SCEA) states that the project has been identified to be along a livable corridor according to the Southern California Association of Government's (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RP/SCS). The proposed plans will solely create bicycle parking and sidewalk improvements. However, to improve overall connectivity and corridor conditions, Caltrans recommends the following multimodal improvements for this project:

- Incorporate bicycle infrastructure along N Gower St. and Lexington Ave., such as protected Class IV bikeways, to improve safety and comfort for all road users.
- Be sure to include canopy trees, bioswales, bicycle parking facilities, and street furniture to provide a comfortable and sustainable environment to encourage active transportation modes and improve community health.
- In addition to bioswales, incorporate permeable paving surfaces wherever possible to manage stormwater, replenish groundwater, and prevent pollution runoff.
- Provide high-quality bus shelters and bus bulb-outs for the LADOT Dash (Hollywood/Wilshire) line along N. Gower St.
- Use high-visibility continental crosswalks, curb extensions, count-down signal heads, pedestrian refuge islands, and pedestrian scrambles at all 4 crossings at the intersection of N. Gower St and Lexington Ave.
- Leading pedestrian intervals can give pedestrians a 7-second head start in crosswalks; this provides additional crossing time and reduces the amount of time that pedestrians are exposed to high-speed vehicle traffic.

Caltrans encourages the Lead Agency to consider any reduction in vehicle speeds to benefit pedestrian and bicyclist safety, as there is a direct link between impact speeds and the likelihood of fatality or serious injury. The most effective methods to reduce pedestrian and bicyclist exposure to vehicles are through physical design and geometrics.

### **Construction Period**

Caltrans requests that a Construction Traffic Management Plan (CTMP) is provided in EIR. The CTMP would include street closure information, detour plans, haul routes,

staging plans, parking management plans, and traffic control plans. The CTMP would formalize how construction would be carried out and identify specific actions that would be required to reduce adverse effects on the surrounding community. The CTMP should be based on the nature and timing of the specific construction activities and account for other concurrent construction projects in the vicinity of the project site. The following elements shall be implemented, as appropriate:

- Work with Caltrans Office of Permits, Multi-Modal Unit for a designated truck route for construction trucks to transport construction equipment to and from the construction sites.
- Construction vehicles/equipment should use alternative routes to avoid congested state facilities, especially during peak hours
- Cover construction trucks with tarpaulin to avoid debris spillage onto State facilities.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at [Jaden.Oloresisimo@dot.ca.gov](mailto:Jaden.Oloresisimo@dot.ca.gov) and refer to GTS # 07-LA-2023-04331.

Sincerely,

*Anthony Higgins for*

MIYA EDMONSON  
LDR/CEQA Branch Chief

cc: State Clearinghouse