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*Making Conservation
a California Way of Life.*

June 7, 2024

Sophia Kim
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RE: DTLA South Park Properties Project –
Draft Sustainable Communities
Environmental Assessment (DSCEA)
SCH# 2024050399
GTS# 07-LA-2024-04531
Vic. LA-10 & 110

Dear Sophia Kim,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed development consists of two separate mixed-use buildings on two development sites separated by Olive Street in Downtown Los Angeles, known as DTLA South Park Properties Sites 2 and 3 Project (Project).

Site 2 Development - The proposed development at Site 2 includes the demolition of an existing surface parking lot and the construction, use, and maintenance of a 51-story mixed-use building containing 536 dwelling units and 4,178 square feet of ground floor commercial space. The Site 2 Development would provide 581 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 234 bicycle parking spaces, including 23 short-term and 211 long-term spaces, would be provided.

Site 3 Development - The proposed development at Site 3 includes the demolition of an existing surface parking lot and the construction, use, and maintenance of a 60-story mixed-use building containing 713 dwelling units and 11,277 square feet of ground floor commercial space. The Site 3 Development would provide 764 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 290 bicycle parking spaces, including 31 short-term and 259 long-term spaces, would be provided.

After reviewing the DSCEA, Caltrans has the following comments:

Caltrans acknowledges and supports infill development that helps California to meet its climate, transportation, and livability goals. The Project Site is located within a dense, transit rich area that is served by many local and regional transit lines, including both the Pico and 7th Street/Metro Center stations. However, due to the amount of car parking being built, 1357 car parking spaces total, the DTLA South Park Properties Project unnecessarily induces demand for vehicle trips. This demand should be addressed with appropriate design and management principles. Caltrans recommends the following:

- Reducing the amount of parking whenever possible. Due to AB 2097 this project should not be required to include car parking, but the proposed design suggests that the Lead Agency should seriously consider adopting parking maximums. This project's location is an excellent candidate for reduced car parking due to its infill location and proximity to high-quality transit infrastructure. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's ability to encourage public transit and active modes of transportation.
- If any car parking is built, the spaces should be fully unbundled from residential units to promote affordability and expand mode choice.

Finally, The Project area is located approximately 1 mile north of I-10 and 0.3 miles east of I-110. Caltrans has the jurisdiction for review and approval of any work that would affect the freeways and its facilities. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2024-04531.

Sincerely,

Anthony Higgins for

Miya Edmonson
LDR/CEQA Branch Chief

Cc: State Clearinghouse