

# ATTACHMENT NO. 8

Lindblade Media Center (LA) Owner, LLC

May 31<sup>st</sup>, 2023

City of Culver City  
Planning and Development Department  
9770 Culver Blvd  
Culver City, CA 90232

Re: TDM Strategies for 8960 Washington Blvd.

To Whom It May Concern,

Lindblade Media Center (LA) Owner, LLC, has developed a Transportation Demand Management (TDM) Program for the 8960 Washington Blvd Project (P2022-0361-SPR-AUP) that is consistent with the requirements of Culver City's Traffic Code, Chapter 7.05: Motor Vehicle Air Quality Management and includes TDM strategies tailored specifically to the building's downtown location and with the building's end user in mind. The mix of TDM strategies included in the Program establish an effective, achievable, and sustainable Program that suit the flexible workplace needs of today's urban office employers.

The Project is located within one of Culver City's four (4) Transit Priority Areas and has immediate access to pedestrian, bike and transit infrastructure. The TDM Program looks to leverage this infrastructure and encourage the use of traffic reducing and environmentally friendly transportation options.

Utilization of public transit and rideshare services like Uber and Lyft reduce traffic congestion and reduce vehicle emissions. To encourage the use of public transit and rideshare, the Project will provide a touch screen kiosk in the building lobby which will provide real time information on local bus schedules, Uber/Lyft arrival times, and other public transit and/or shared-ride related information. To further encourage ride share, the Project will include a dedicated ride share drop-off zone inside the building's garage.

The Project is located within walking distance of the Culver City Metro Station and numerous shopping and dining venues that cater to employees. To encourage walking in-lieu of driving, the TDM Program includes a "walk to work" program which will be supported by neighborhood maps that providing information on walking distances to local amenities. The "walk to work" program will be administered by designated on-site employee.

To encourage the utilization of bicycles as a means of alternate transportation, the Project will provide substantial bicycle infrastructure centered around a total of 26 bicycle parking spaces consisting of six (6) short-term bicycle parking spaces and twenty (20) long-term bicycle parking spaces. In addition, there will be an on-site locker room and shower facility to provide employees the ability to shower and change after their bike commute.

To encourage the use of zero/low emissions vehicles and carpooling, the project has designated two parking spaces near the building's main entry for the use of zero/low emissions vehicles and has designated one parking space for carpool/vanpool. Additionally, the Project will provide EV charging

infrastructure for a minimum of 19 parking stalls, with the ability to expand charging capacity in the future.

In combination, these TDM strategies provide a comprehensive TDM approach that is tailored to the modern, urban office employee and can be effectively administered by the building's end user.

The TDM plan does not include strategies that are difficult to administer, difficult to quantify, or that create potential liability issues for the landlord or corporate tenant. For example, the TDM Program does not require the property owner to provide, maintain and insure on-site bicycles for shared employee use because the requirement to insure and maintain the bicycles poses liability and maintenance concerns that may not be acceptable by current or future property owner(s). Another TDM strategy that is not included in the Program is a requirement to subsidize or make direct payments for rideshare, public transportation, or carpooling. Properly administering this strategy would task property management with tracking third-party employee transit activity, sorting through reimbursement requests, identifying which rides are eligible for payments/subsidies and which are ineligible, and enforcing parking restrictions for employees taking advantage of the in-lieu payments/subsidies. Additionally, this strategy would involve sending payments to numerous rideshare companies, public transit agencies, and directly to employees, adding considerable operating overhead in the form of additional accounting resources to accurately track all transactions and file a report with the City to show compliance. Ahead of identifying the office end user and their ultimate workforce patterns, this burden on property management to enforce a generic strategy does not meet the achievability or sustainability goals of the TDM Program.

Sincerely,

Lindblade Media Center (LA) Owner, LLC