



Attachment G

**2020–2045 Regional Transportation Plan/Sustainable Communities
Strategy Consistency Analysis**

TRIANGLE CENTER MIXED-USE PROJECT: RTP/SCS CONSISTENCY

Goal 2: Improve mobility, accessibility, reliability, and travel safety for people and goods

The Proposed Project is located in a transit-rich and pedestrian accessible location with connectivity to many areas within Culver City and Los Angeles. Specifically, the Proposed Project will allow residents, tenants, and users accessibility and mobility with good pedestrian and transit connectivity. The Proposed Project would include the construction of 144 multifamily residential units and approximately 19,341 square feet of retail uses within a High-Quality Transit Area (HQTA) and High-Quality Transit Corridor (HQTC), as defined by the Southern California Association of Governments (SCAG), and within a transit priority area, as defined by Senate Bill (SB) 743, and in close proximity to existing and proposed residences and commercial opportunities. The Proposed Project is designed to encourage multiple alternative modes of transportation and encourage access to public transit and opportunities for walking and biking, encouraging a variety of transportation options. The Proposed Project includes design elements that will create bicycle and pedestrian-oriented amenities such as bike parking and open space seating to activate the streetscape. Therefore, the Proposed Project will help maximize accessibility between people and goods.

Goal 3: Enhance the preservation, security, and resilience of the regional transportation system

The Proposed Project includes pedestrian improvements which will improve travel safety and reliability in the Project area. This includes enhanced streetscapes with improvements such as new trees and sidewalk parkways. Vehicular access to the Project Site would be provided via a new access point/driveway midpoint along Zanja Street and would remove the two access points along Zanja Street. Additionally, the existing access point along Meier Street would be improved to accommodate traffic leaving the site and a new access point/driveway would be provided along Meier Street near Zanja Street for the subterranean parking. The Proposed Project will also provide 69 bicycle parking spaces with direct access to the bicycle lane on West Washington Boulevard. In addition, the Proposed Project would include lighting of pedestrian pathways adjacent to the Project Site to allow for safe travel. Furthermore, the Proposed Project would be subject to the site plan review requirements of the City and would be required to coordinate with the Building Department and Fire Department to ensure that all access roads, driveways, and parking areas would not create a design hazard to local roadways. Thus, the Proposed Project will promote travel safety and reliability for the people in the region that travel through the Project area. The Proposed Project is consistent with this goal.

Goal 4: Increase person and goods movement and travel choices within the transportation system

The Proposed Project would support and maximize the productivity of the transportation system by locating a mixed-use project in SCAG's HQT A and HQT C, as well as within a transit priority area. The Proposed Project includes 144 residential units, 19,341 square feet of community serving commercial retail uses, and associated open space and amenities. Future residents and visitors of the Project Site would have the opportunity to access Culver City Line 1 with a frequency of service intervals of 15 minute or less during peak hours. The Santa Monica Big Blue Bus Line 14 also would service the Project Site with a frequency of service intervals of 15 minutes or less during peak times. The Los Angeles Metro 33 bus line also provides a frequency of service intervals of 15 minutes or less during peak times. Additionally, the Culver City Line 2 and Big Blue Bus Line 16 also run near the Project Site with less frequency. Given the Project's proximity to mass transit, the Proposed Project will encourage the utilization of mass transit as a mode of transportation to and from the Project area. Thus, the Proposed Project will contribute to the productivity and use of the regional transportation system by providing housing and jobs near transit. The Proposed Project is consistent with this goal.

Goal 6: Support healthy and equitable communities

The Proposed Project will encourage the use of multimodal transportation options. The Proposed Project will facilitate the use of alternative modes of transportation which will aid in reducing car trips and positively impact air quality. The Proposed Project includes 69 bicycle parking spaces for the commercial and residential uses, and various bicycle and pedestrian-friendly design amenities such as bike facilities and open space seating to activate the streetscape and encourage the use of transit. The Proposed Project also includes walkability improvements, including landscaping to facilitate pedestrian movement, improving sidewalks around the perimeter of the Project Site to accommodate pedestrian flow and provide pedestrian safety, and installing pedestrian-scale tenant signage and lighting to facilitate safety and security. The Proposed Project is consistent with this goal.

Goal 8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel

The Proposed Project would meet the requirements of the City's Green Building Code and the California Green Building Code by including at least eight of the Proposed Project's vehicle parking spaces to be capable of accommodating electric vehicle (EV) charging stations, two high-occupancy vehicle spaces, and three clean air spaces. The Proposed Project would be built to the current building codes that require sustainability measures such as efficient energy systems.

Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options

The Project Site is located in SCAG's HQTAs, near existing public transit opportunities provided by Metro bus lines. The Proposed Project will encourage the use of transit, walking and bicycling, as the Proposed Project is locating a mixed-use residential and commercial development on a site that is within an area with numerous bus lines, sidewalks, and bicycle infrastructure. Therefore, project residents and visitors would have easy access to alternative transportation options. Additionally, the Proposed Project would create a more pedestrian-oriented environment by replacing an existing commercial building, the former 99 Cent Discount structure, and associated parking lots with a new mixed-use pedestrian-oriented building. The Proposed Project is consistent with this goal.

Strategy: Focus Growth Near Destinations & Mobility Options

The Proposed Project is considered a compact development that would provide residential and retail/commercial uses in SCAG's HQTAs and HQTAs, as well as within the City of Los Angeles' TPA. The Project will provide multifamily housing and job-creating commercial uses to an existing, transit-accessible area. The Proposed Project will provide a variety of dwelling unit sizes, with different bedroom units that accommodate a range of households. Further, the Proposed Project will provide 11 units of affordable housing.

In addition, the Proposed Project will provide bicycle parking; bicycle amenities for short- and long-term bicycle parking on the ground floor and subterranean levels that is secured, fully covered, and directly accessible from the bike lane; and enhanced streetscapes. The Proposed Project will provide various pedestrian-oriented improvements, including installing landscaping and building orientation to facilitate pedestrian movement, pedestrian-scale tenant signage and lighting to facilitate access and safety, and improvements to sidewalks. The Proposed Project is consistent with implementing this strategy.

Strategy: Promote Diverse Housing Choices

The Project will provide 19 units of affordable housing, which will include low- and very-low-income rental units. Additionally, on-site commercial uses would provide employment and patronage opportunities for residents on the Project Site. This would place housing and jobs (neighborhood-serving commercial retail opportunities) in the Project Site and nearby public transit stops.

Strategy: Support Implementation of Sustainability Policies

The Project will exceed Title 24 efficiency standards and reduce water consumption when compared to the regional average household consumption. The Project will incorporate low-impact sustainable design features and components to conserve resources. Some potential design features and components may

include but are not limited to the following: incorporation of an inside-outside element to the Project with natural lighting, healthy building materials, and the capability to bring 100 percent filtered outside air to the inside. Use of daylighting, orientation, solar gain, and local climate were all taken into account during the design of the building to maximize light and minimize heat gain. The Proposed Project includes numerous energy-efficient design features, such as energy star rated appliances. The Proposed Project will be at least 15 percent more energy efficient than Chapter 6 of Title 24 California Code of Regulation standards. Additionally, the Proposed Project includes numerous water-efficient design features, such as water efficient fixtures, drought tolerant landscaping, and water efficient irrigation. The building and landscaping will achieve at least 25 percent greater water usage than the average household in the region.

The Project would also be constructed consistent with the most recent building code, which requires conduit and electrical pre-wiring to support future installation of EV charging equipment consistent with the applicable CALGreen Code and County Green Building Code requirements. Further, the proposed commercial uses would be required to provide EV charging facilities per CALGreen requirements.

Strategy: Promote a Green Region

The Project will exceed Title 24 efficiency standards and reduce water consumption when compared to the regional average household consumption. The Project will incorporate low-impact sustainable design features and components to conserve resources. Some potential design features and components may include but are not limited to the following: incorporation of an inside-outside element to the Project with natural lighting, healthy building materials, and the capability to bring 100 percent filtered outside air to the inside. Use of daylighting, orientation, solar gain, and local climate were all taken into account during the design of the building to maximize light and minimize heat gain. The Proposed Project includes numerous energy-efficient design features, such as energy star rated appliances. The Proposed Project will be at least 15 percent more energy efficient than Chapter 6 of Title 24 California Code of Regulation standards. Additionally, the Proposed Project includes numerous water-efficient design features, such as water efficient fixtures, drought tolerant landscaping, and water efficient irrigation. The building and landscaping will achieve at least 25 percent greater water usage than the average household in the region.

The Project’s incorporation of bicycle-and pedestrian-friendly elements and location near various bus lines will provide future residents with various affordable transportation options. The Project also promotes and provides residents, employees, and visitors with opportunities to utilize alternative transportation modes and further reduce the number of single occupancy vehicle trips to the Project Site. The Project will encourage the use of transit, walking and bicycling, as the Project is locating a mixed-use development with residential and commercial uses on a site that is within an area with numerous bus lines, sidewalks, and bicycle infrastructure.