

Members of ACCE

Members of the North Area Development Council Task Force

Members of the Eighth District Community

We appreciate your partnership in dialogue and your ongoing efforts to assist us in greater assimilation within the community. Please know that we have heard you have crafted a series of internal protocols that should reduce construction impacts on our surrounding neighbors. In addition, we have been working with the Urban Design Studio of the Los Angeles City Planning Department to improve design elements for greater contextual integration with the neighborhoods in which our projects are located, as well as for the benefit of our tenants.

Specifically, in response to your comments shared both on various NANDC Task Force calls as well as the ACCE call facilitated by the Councilman, we have embarked on the following efforts to enable real time, improved communication with Tripalink team members. Towards that end, we have identified two staff people that will be available to call, text or email for any community needs. These staff people are Lucas Yin and Art Juarez. Lucas is the regional manager for the projects located in your geographic area and Art is the Project Manager and is bilingual. Lucas is reachable at [lucasyin@tripalink.com](mailto:lucasyin@tripalink.com), Art is available at [art.juarez@tripalink.com](mailto:art.juarez@tripalink.com) and both at (800) 208-1158. Please feel free to contact them for any community issues anytime day or night.

With regard to construction related issues, we have undertaken the following:

- We have reminded the General Contractors of the clause in their contracts that require that they abide by applicable Los Angeles Municipal Code, which includes allowed hours of construction. We have added sanctions associated with potential violations of these working hours to the contractor agreements.
- We are again using the shuttle services and offsite parking locations for contractor parking. While there may be continued minor violations by some of the contractors, we have already notified all General Contractors that their crew and any long-term day parking will not be on the internal neighborhood streets.
- We have found no evidence of tenant parking or contractor parking in neighbor driveways over the past month, however, if that is occurring, we implore you to have the cars towed. We have again notified tenants and General Contractors that we will sanction them if they are violating our guidelines and our tenant code of conduct. Reminders have been sent to all parties.
- We have hired two staff people to move the dumpsters in and out of the project locations. They are moving the dumpsters out ideally not too early in the mornings on the pickup days and then returning them to their spots immediately after pick up. The most recent community concerns about the dumpsters included notes that they are being moved too early in the mornings. We have asked the staff to also adhere to the municipal construction guidelines for timing.
- With regard to timing of deliveries and the ensuing impacts on the neighbors and streets, we have added to the third-party vendor agreements the same time frames allowed by the municipal code for construction as those that are applicable for large deliveries of items such as furniture. To the greatest extent possible, these deliveries will also take place within the confines of the project construction/project site. Any need to use internal streets will be for loading and unloading only and will include staff support for short term traffic coordination.

With regard to Design issues:

Working with the Urban Design Studio of the Los Angeles City Planning Department we have used 1840 W. Adams as an example to refine the design of the building for use as a template for future projects. Changes to the building façade include greater transparency on the ground floor, enhanced articulation of the building, diminishing the building mass, setbacks on the higher floors, material that is in context with existing surrounding buildings, variation of materials on the building façade, enhanced entry canopy structures, more transparent fencing and a fully landscaped easement. Again, it is our intent to use these suggested changes on any future developments in the area.

Finally, we have further enhanced our outreach process so as to be more inclusive to all who might be interested in leasing co-living spaces. We have also reaffirmed the tenant conduct guidelines as noted in our leases with all existing tenants so there can be more thoughtfulness regarding neighbor interaction and sensitivity with regard to being a bedroom family community. As stated on our calls with you, please know that Tripalink is determined to be a good neighbor. We intend to be a part of the community for the foreseeable future, and thus, will keep working to improve the interaction between our vendors, our tenants and the larger community.

Should you have any questions or need any additional information, please feel free to contact me at [community@tripalink.com](mailto:community@tripalink.com).

Best,  
Donghao Li

A handwritten signature in black ink, appearing to read "Donghao Li". The signature is fluid and cursive, with a small dot at the end of the last stroke.