



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: August 4, 2020

To: Mr. Will Burns

From: Gary Black
Jonathan Wong

Subject: Revised VMT Analysis for Proposed Residential Development at 2645 Fayette Drive in Mountain View, California

Hexagon Transportation Consultants, Inc. has completed a revised vehicle miles traveled (VMT) analysis for the proposed residential development located at 2645 Fayette Drive in Mountain View, California. The proposed project consists of a six-story building comprising up to 44 apartment units. The building would be served by a two-level subterranean parking garage. Vehicular access to the below-grade garage would be provided via a full-access driveway on Fayette Drive. The project site has one house, five apartment units, and one commercial building that are all vacant.

Vehicle Miles Travelled Analysis

The project-level impact analysis under CEQA uses the VMT metric to evaluate a project's transportation impacts by comparing against the VMT thresholds of significance as established in the Mountain View transportation analysis policy. The Santa Clara Countywide VMT Evaluation Tool is used to estimate the project VMT, based on the project location, type of development, project description, and proposed trip reduction measures, if any. Mountain View has established a VMT threshold of significance for residential uses of 15% below the Bay Area regional average. The Bay Area regional average is 13.95 daily miles per person. Thus, the VMT threshold is 11.86 daily VMT per resident, which is a 15% below the regional average.

The project VMT estimated by the tool is 9.37 daily miles per resident. The project VMT would be below the threshold of 11.86 VMT per resident. Therefore, the project's VMT impact is considered less than significant. Appendix A presents the tool summary report for the project.

In the 2645 Fayette Drive Residential Transportation Impact Analysis (TIA) report, dated February 11, 2020, the average VMT per resident for this project area is reported to be 16.02 miles per resident, which is 6 percent greater than the Countywide average (15.11) and 8.75 percent greater than the citywide average (14.73) VMT per resident. This analysis was completed using the Metropolitan Transportation Commission (MTC) travel demand forecast model.

By comparison, the Santa Clara Countywide Evaluation Tool shows a significantly lower VMT per capita than the MTC forecast model. The difference in the analysis is that the MTC forecast model is not specifically designed to model VMT in Santa Clara County or Mountain View. Therefore, the VMT analysis from the Santa Clara County VMT Evaluation Tool was used to reanalyze the 2645 Fayette Drive Residential project more accurately.

The project is also located close to a major transit corridor, El Camino Real. Projects that are located within one-half mile of a major transit corridor could be screened out from a VMT analysis. Similar projects could be screened out from a VMT analysis based on Mountain View's screening criteria; however, the project requires a Zoning amendment and, therefore, required VMT analysis.

Multimodal Improvements

Under direction from the Public Works Department, the project will be required to implement one or more of the following potential multimodal improvements, which would further reduce VMT:

- Bike Sharrows along Fayette Drive, or
- A crosswalk across Fayette Drive that connects to the Hetch-Hetchy linear park

If these multimodal improvements are implemented, they would not affect the prior conclusions of the traffic analysis done for this project.

Conclusions

The VMT analysis for 2645 Fayette Drive Residential Development was reevaluated using the Santa Clara Countywide Evaluation Tool. The evaluation tool concluded that the project VMT would be 9.37 daily miles per resident, which is below the threshold of 11.86 VMT per resident. Also, the project site is located within one-half mile of a major transit corridor, El Camino Real, which means that residential projects generally would be screened out from a VMT analysis.

The Public Works Department will require the project to implement one or more potential multimodal improvement near the project site. If any of the improvements are implemented, it would not affect the prior conclusions of the traffic analysis completed for this project.

Appendix A

VMT Evaluation Tool Summary Report

Project Details

Timestamp of Analysis: August 03, 2020, 06:32:22 AM

Project Name: 2645 Fayette Drive Residential

Project Description: The proposed project consists of a four to six-story building comprising up to 44 apartment units. The building would be served by a two-level subterranean parking garage with a full-access driveway on Fayette Drive.

Project Location

Jurisdiction:
Mountain View

APN	TAZ
14816009	363

Inside Transit Priority Area (TPA)?
Yes (Pass)

Analysis Details

Santa Clara Countywide VMT Evaluation Tool Version: 1

Data Version: VTA Countywide Model December 2019

Analysis Methodology: TAZ

Baseline Year: 2020

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 44

Total DUs: 44

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 9 %

Low Income: 2 %

Parking:

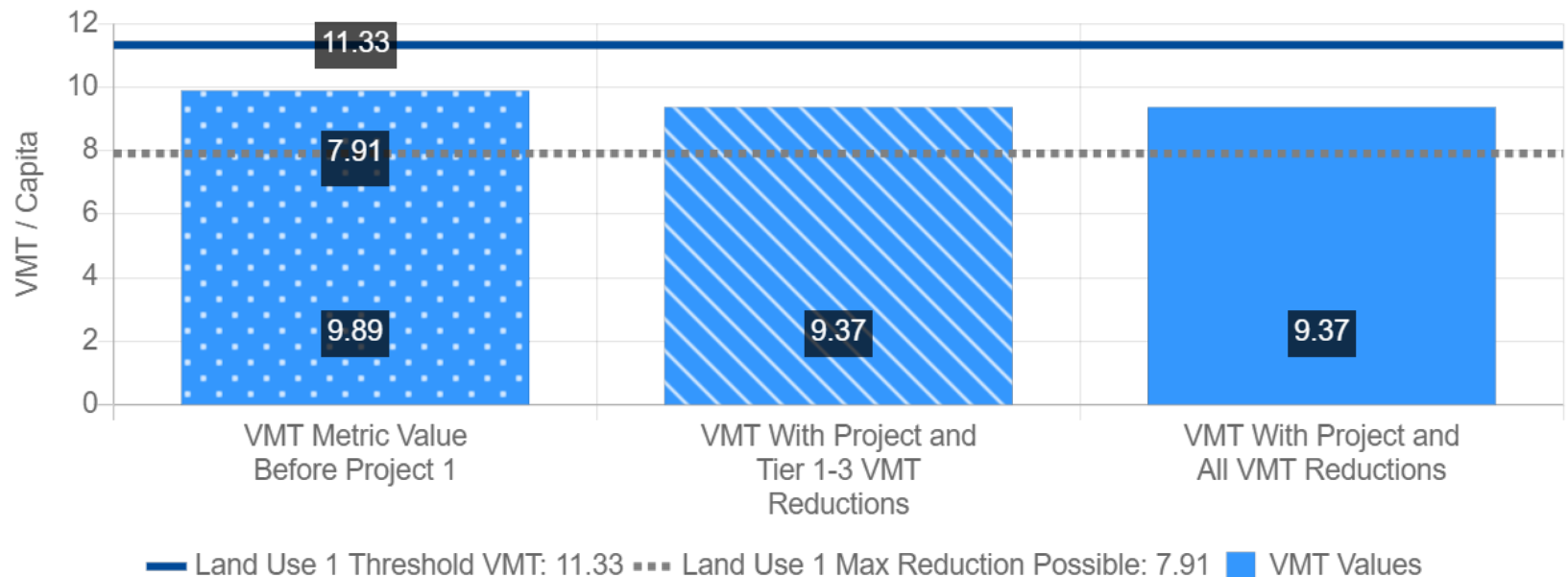
Motor Vehicle Parking: 94

Bicycle Parking: 48

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project:	Home-based VMT per Capita
VMT Baseline Description 1:	County Average
VMT Baseline Value 1:	13.33
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

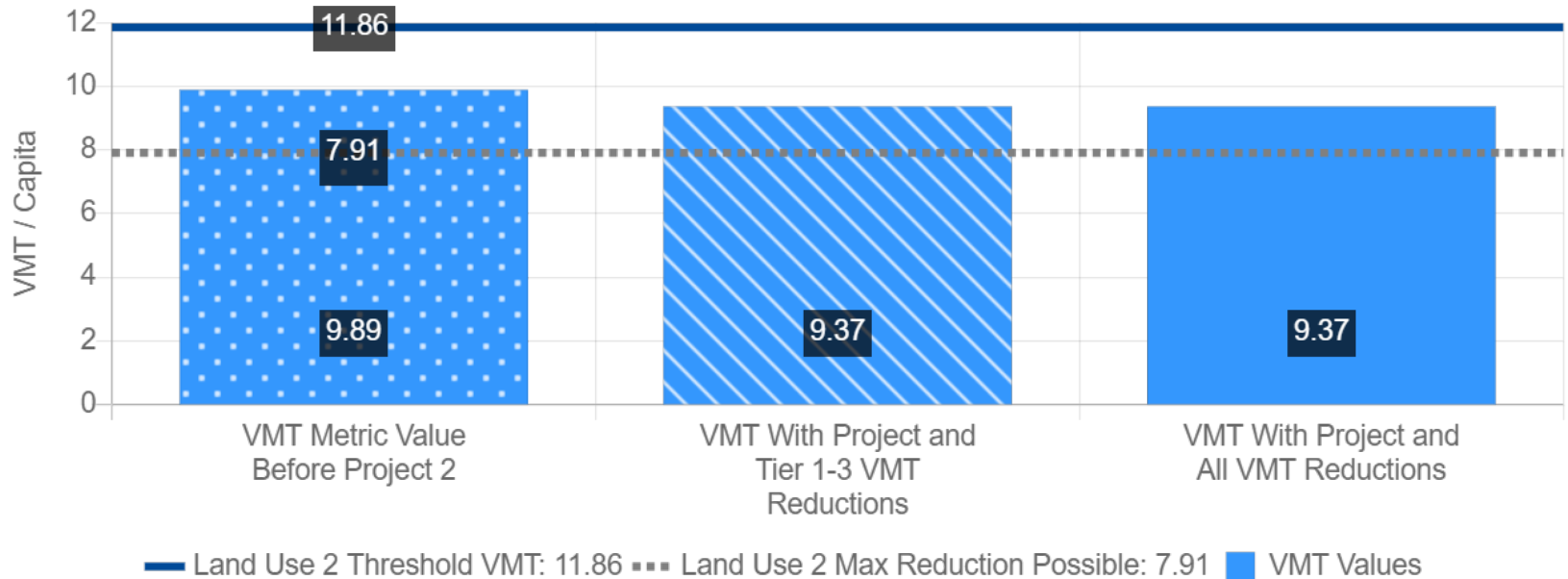
	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	9.89	9.37	9.37
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 2:	Residential
VMT Without Project:	Home-based VMT per Capita
VMT Baseline Description 2:	Bay Area Regional Average
VMT Baseline Value 2:	13.95
VMT Threshold Description 2:	-15%
Land Use 2 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	9.89	9.37	9.37
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Tier 1 Project Characteristics

PC01 Increase Residential Density

Existing Residential Density:	21.48
With Project Residential Density:	22.59

PC02 Increase Residential Diversity

Existing Residential Diversity Index:	0.64
With Project Residential Diversity Index:	0.62

PC03 Affordable Housing

Very Low Income:	9 %
Low Income:	2 %

PC04 Increase Employment Density

Existing Employment Density:	60.77
With Project Employment Density:	60.77

Tier 2 Multimodal Infrastructure

Tier 3 Parking

Tier 4 TDM Programs