

Appendix D
VMT Analysis



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: March 10, 2021

To: Ed Storm, Hunter Properties

From: Gary Black
At Van Den Hout

Subject: Vehicle Miles Traveled (VMT) Analysis for the Proposed Arcadia Medical Office Project in San Jose, California

Hexagon Transportation Consultants, Inc. has completed a VMT analysis for the proposed Arcadia medical office project in San Jose, California. The project proposes to construct a 150,000-square-foot medical office building and/or 60,000 square feet of commercial space on the Arcadia site in the Evergreen area. The Arcadia site is located south of Quimby Road and west of Capitol Expressway. The site is approved for retail development. The medical office project would be built instead of a portion of the retail development.

San Jose's VMT policy does not explicitly include medical office use, but the City treats it as retail because it has the same characteristics and similar daily trip generation rate as retail. According to San Jose's VMT policy, local-serving retail development is considered to have a less than significant VMT impact. The definition of local-serving retail is up to 100,000 square feet. The trip generation of medical office space is roughly equivalent to retail space, so medical office space less than 100,000 square feet would be considered local serving. VMT analysis is required for retail or medical office projects larger than 100,000 square feet (s.f.) because they could increase the total VMT by attracting regional traffic. The medical office is proposed to be larger than 100,000 s.f.; therefore, a VMT analysis using the model is required. Since the commercial space would be local serving and would total less than 100,000 s.f., the commercial space would meet the City's screening criteria and would not require a CEQA-level VMT analysis.

The project's transportation analysis zone (TAZ 547) in the City model is comprised of the area generally bounded by Quimby Road to the north, Capitol Expressway to the east, Leyva Middle School to the south, and King Road to the west. Based on the City's 2015 land use database, the TAZ has 183 jobs. The City's model was used to calculate the change in VMT resulting from the proposed medical office. The new medical office would not cause an increase in trips but rather result in a change in trip making because, when the project is built, patients and medical personnel would utilize the proposed medical office instead of other medical offices. City staff identified four similar medical office centers in the area: Regional Medical Center and Offices (TAZs 1034 and 1035), Kaiser Permanente Medical Offices (TAZ 926), Santa Clara Valley Medical Center (TAZs 795, 3033, and 3034), Valley Health Center (TAZ 1126) (see Figure 1). For the purpose of this analysis it is assumed that some employees and patients would no longer utilize these four facilities but would instead utilize the proposed medical.

In order to estimate the impact on VMT with the model, the project's 150,000 s.f. of building area was converted to retail jobs, using a ratio of one job per 400 s.f. = 375 jobs. Therefore, the 375 new jobs were removed from the four identified existing medical facilities proportionally based on the number of existing jobs at each site. These job changes were made in the 2015 land use file, and

the model was run with and without the project. Daily VMT for work and patient trips, with and without the project, were calculated for the affected TAZs.

The model results show that the job changes due to the proposed project would cause the daily VMT for workers to decrease by 135, and the daily VMT for the patients would decrease by 745 for a total reduction of 880 daily VMT (see Table 1). The proposed project would result in a decrease in regional total VMT. Therefore, according to San Jose's VMT policy, the project's CEQA transportation impact would be less than significant.

Table 1
Daily VMT Analysis

VMT Characteristics	No Project	Project	Project - No Project
Home-Based Work VMT	112,683	112,548	-135
Home-Based Shop/Other VMT	47,347	46,602	-745
Total VMT	160,030	159,150	-880
Number of Jobs	7,623	7,623	0
Home-Based Work VMT/Job	14.78	14.76	-0.02
Home-Based Shop/Other VMT/Job	6.21	6.11	-0.10
VMT/Job	20.99	20.88	-0.12

Figure 1
Similar Medical Facilities in the Area

