

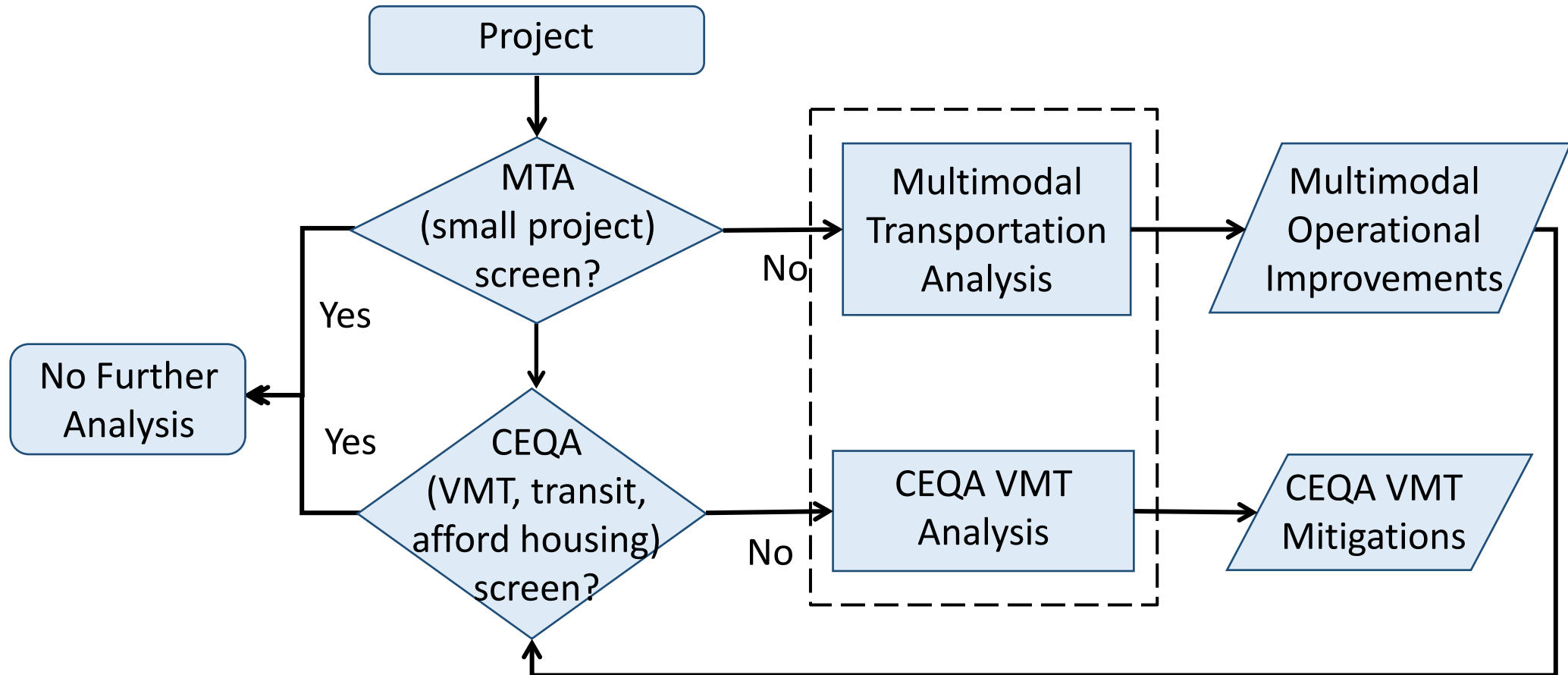


City of
**Mountain
View**

SB 743 in Mountain View

Ria Hutabarat Lo, Transportation Manager
MTC SB743 Policy Adoption Technical Assistance

October 6, 2022



This is a fill-in form. Please fill in and print. [Print Form](#) [Clear Form](#)

CITY OF MOUNTAIN VIEW • COMMUNITY DEVELOPMENT DEPARTMENT • PUBLIC WORKS DEPARTMENT

TRANSPORTATION INFORMATION WORKSHEET

Please complete this form and submit with your application to the Community Development Department Public Counter.
This completed form is an item to determine application completeness. If additional space is needed, please attach additional written response.

REQUIRED INFORMATION		APPLICANT RESPONSE	
1.	Project Address APN Nos. (and Lot Size):	2595 California Street 148-22-005 (0.23 acres), 148-22-006 (0.32 acres), 148-22-007 (0.22 acres), 148-22-023 (0.22 acres) <small>Use a comma to separate APNs.</small>	
2.	Description of all existing land uses on the project site.	Retail and Office/Commercial	
3.	Size of each existing land use (e.g., square footage, number of units, number of students, etc.).	Existing Retail 5,008 SF Existing Office/Commercial 4,386 SF	
4.	Occupancy status – fully or percent partially occupied. Last date of occupancy for all vacant tenant spaces or buildings.	Existing Retail, unoccupied Existing Office/Commercial, fully occupied	
5.	Type of proposed development with each land uses listed separately (e.g., residential, office, industrial, retail, etc.).	Mixed used building with ground level retail and restaurant. (6) levels of Class "A" office (3) Levels of Subterranean Parking Occupancy: TYPE B, A-2 Construction Type: 1-B Building height 101' to T.O. mesh	
6.	Proposed project size and operations (e.g., gross square footage of each land use, number of residential units, number of students, hours of operations, etc.).	Retail 12,970 SF Office/Commercial 169,382 SF TOTAL BUILDING AREA 182,352 SF	

- Transportation Information Worksheet informs VMT screening

STEP 2: CITY SCREENS PROJECT FOR VMT ANALYSIS

Screening Criteria	Land Use
1.Small Project Screening: ≤110 daily trips	Yes
2.Local Serving Retail Screening: Commercial retail ≤50 k sf	
3.Location Based Screening: Low VMT area heat maps for employment or residential (plus FAR<0.75, SCS consistency, no excess parking, no displacement)	
4.Transit Screening Boundaries: Transit proximity boundaries (plus FAR<0.75, SCS consistency, no excess parking, no displacement)	
5. 100% affordable housing	

VMT Screening Checklist

5/3/21 VMT Required

Project Description (proposed square footage, number of residential units, any existing uses, proposed Public Storage and affordable housing development). The project would redevelop the site to include 109 dwelling units of affordable housing and an increase of about 364,000 square feet of space in a Public Storage facility. The site currently is occupied with a single-story Public Storage facility and one home. Estimated trips for public storage 550 daily trips.

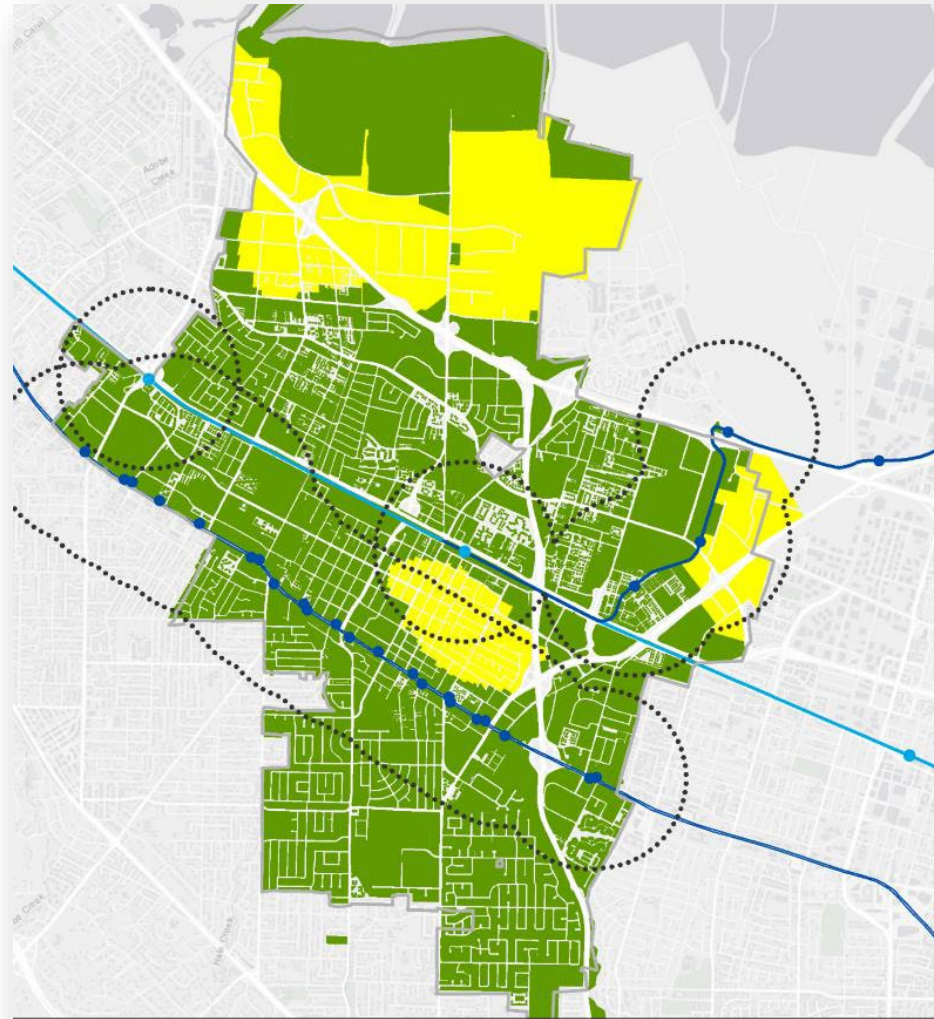
Project Location: [redacted] in Mountain View, California

VMT Analysis Requirement Checklist: Project does not require VMT if it meets one of the following screening criteria:

Screening Criteria	Land Use 1		Land Use 2		Land Use 3	
	Yes	No	Yes	No	Yes	No
1.Small Project Screening (defined as generating 110 or less daily trips): Project screened if answer yes to any of the following:						
SFR 12 units or fewer?						
MFR 20 units or fewer?						
Office developments 10,000sf or less?				X		
Other land uses generating 110 daily trips or less?				X		
2.Local Serving Retail Screening: Project screened if answer yes.				X		
Commercial Retail 50K or less?				X		
3.Location Based Screening - Reference heat maps for both Transit and Map-based screenings.				X		
Transit Screening Boundaries - Is the project located within Transit boundary? If yes, then project must meet all the following, if applicable.						
Floor Area Ratio (FAR) of less than 0.75;						
Consistent with Sustainable Communities Strategy (SCS);						
Meets but does not exceed parking required by Mountain View code, (always applicable).						
Does not replace affordable housing with a fewer number of moderate or high-income residential units. (Res. Only)						
4.Proposes 100 percent affordable housing.	X					
5.Map Based Screening: Project screened if answer yes to all the following :				X		
Is the project located in areas of low VMT(Already 15% below baseline?)						
Compatible with surrounding development and does not require significant new utility improvements and						
Does not lead to residential displacement, defined as having a fewer number of moderate- or high-income residential units replaced a higher number of naturally affordable units.						



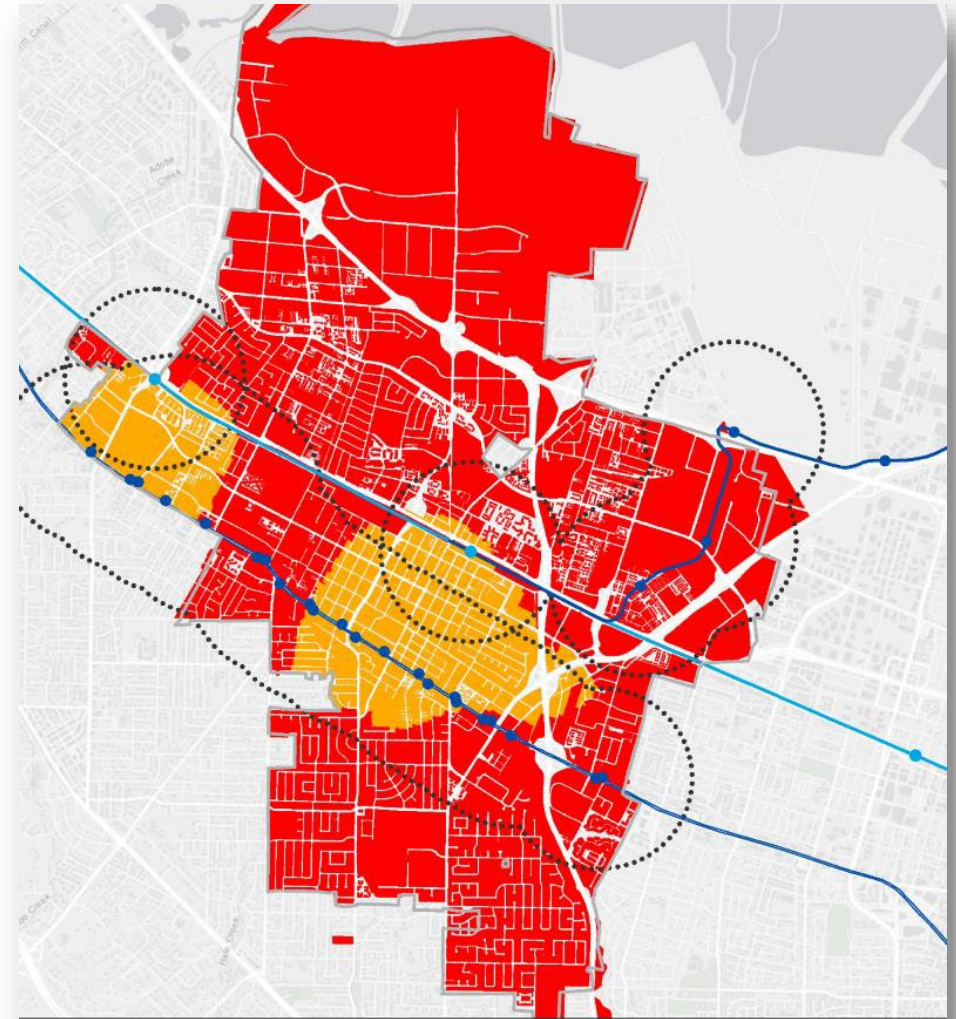
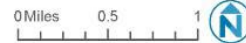
KEY MAPS FOR VMT SCREENING



VTA Model, Variation from 9-County Regional Average VMT per Capita (2020)

Data Sources: VTA

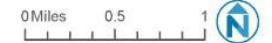
- VMT per Capita**
- Caltrain
 - VTA
 - Half Mile Buffer From Transit
 - Below 11.9 - Below threshold (15% below average)
 - 12 - 14.0 - Below regional average
 - 14.1 - 16.0 - Up to 15% above regional average
 - Above 16.0 - More than 15% above regional average



VTA Model, Variation from 9-County Regional Average VMT per Employee (2020)

Data Sources: VTA

- VMT per Employee**
- Caltrain
 - VTA
 - Half Mile Buffer From Transit
 - Below 13.0 - Below threshold (15% below average)
 - 13.1 - 15.3 - Below regional average
 - 15.4 - 17.6 - Up to 15% above regional average
 - Above 17.6 - More than 15% above regional average



STEP 3: APPLICANT/CONSULTANT ANALYZES VMT

Browser: vmttool.vta.org

ExecuTime Enterpri... California Revealed... CRMs City of Moun... COVID-19 Daily Self... CityNet ServiceDesk Serena - MVTrack A Policy on Geomet... Guide for the Devel... EIT/LSIT Certificatio...

Valley Transportation Authority Santa Clara Countywide VMT Evaluation Tool - Version 2 [USER AGREEMENT](#) [REPORT A PROBLEM/FEEDBACK](#)

Select Project Area




Select Jurisdiction (required) ⓘ

Which jurisdiction rules do you want to follow

Jurisdiction * ▼

Select Project Area (required)

Zoom in to your project location. Click on the appropriate button (Add/Remove/Clear) below, then click on the map and select the parcel(s) that represent your project area. Alternatively, you can type the APN in the box below. For multiple APNs, type in one at a time, press enter, and repeat this process for each new APN. Each entry will be added to your project location (maximum 25 parcels).

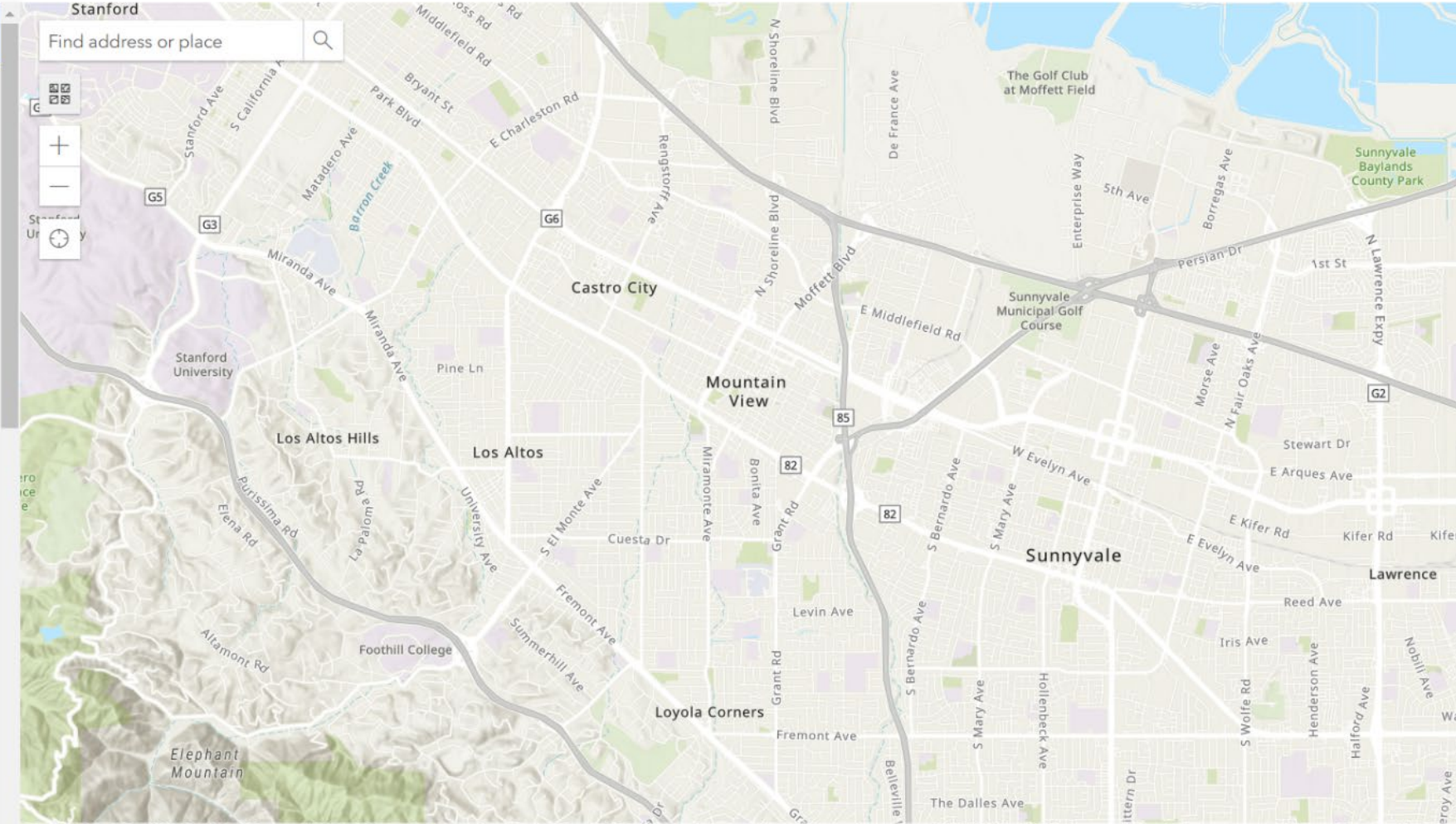
 Add
  Remove
  Clear Selection

OR

Type in APN # and click to select or select using keyb 🔍

Selected APNs

Find address or place 🔍

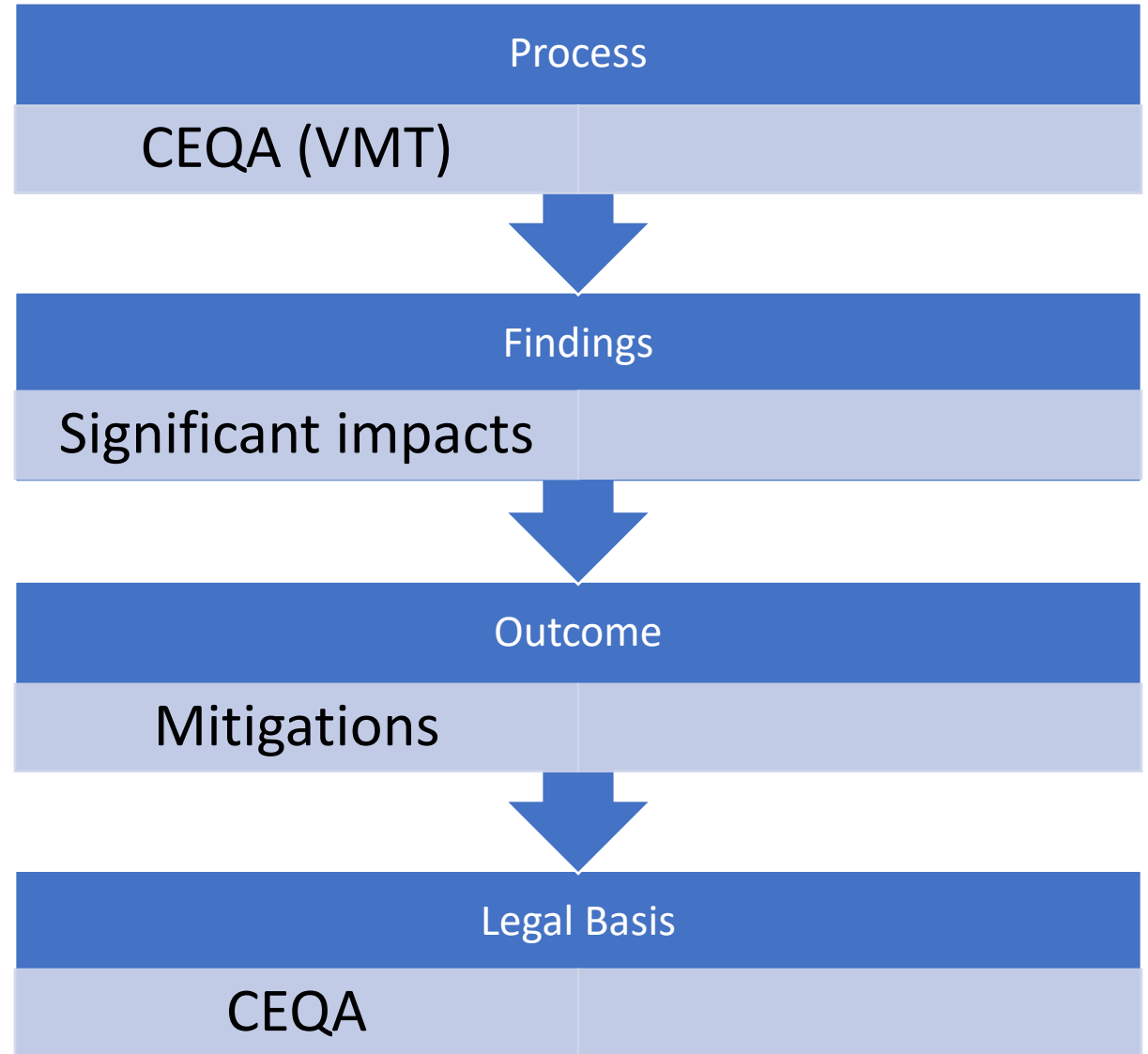


Enrich Map with Layers

Esri, NASA, NGA, USGS, FEMA | County of Santa Clara, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, ... Powered by Esri

STEP 4: APPLICANT AGREES TO VMT MITIGATIONS

- VMT informs CEQA mitigations which can be measured using the VMT Tool



What's Working

- Complying with SB743
- Alignment between impacts and regional environmental concerns
- VTA VMT Tool is very easy to use
- VMT mitigations can be assessed
- Accounts for additive effects of land use and TDM strategies

Issues and Challenges

- *Total* VMT v. *net* new trips = minor changes could require EIR
 - Ambiguity due to some land uses not addressed by OPR e.g. schools
 - Inaccurate base land uses in VMT Tool for some areas
 - Counterintuitive VMT results in some areas
 - VMT doesn't explain local street conditions or provide clear nexus for improvements if there are adverse effects not addressed by VMT...
- OPR
- VTA
- City

MULTIMODAL TRANSPORTATION ANALYSIS



MULTI-MODAL TRANSPORTATION ANALYSIS HANDBOOK

Version 1.0 (February 2021)



STEP 1: APPLICANT SUBMITS PROJECT

This is a fill-in form. Please fill in and print. [Print Form](#) [Clear Form](#)

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- Transportation Information Worksheet (TIW) informs screening and scoping VMT and MTA

STEP 2: CITY SCREENS PROJECT (VMT + MTA)

Does the project propose:	Check all that apply
20+ net new peak hour trips?	
Medium, large projects that generate ≥50 peak hour trips?	
Changed land use?	
Special Circumstances? (determined by PW Director)	
Located in the Downtown or Precise Plan area?	

Multimodal Transportation Analysis Requirement Checklist

5/4/2021

MTA Required

Project Description (proposed square footage, unit, including any existing use): Proposed General Plan Text Amendment to increase FAR in the General Industrial Land Use Designation; a General Plan Map Amendment for a 1.03-acre portion of the site from General Industrial to High-Density Residential Land Use Designation; a Zoning Map Amendment from MM (General Industrial) to P (Planned Community) District for the total 4.8-acre site; a Planned Community Permit and Development Review Permit to allow two 6-story and 4-story public storage buildings, replacing 16 existing public storage buildings; a Lot Line Adjustment to create a 1.03-acre site for a future affordable housing development on a 4.8-acre project site; and a determination that an Environmental Impact Report (EIR) is being prepared for the project pursuant to CEQA Guidelines.

Project Location: _____

Trip Generation Rates:

Project Description	ITE Code	Unit/ SF (ksf)	AM TGR	AM PHT	PM TGR	PM PHT
Mid-rise multifamily	221	109	0.36	39	0.44	48
Mini-warehouse (self-storage)	151	419.038	0.1	42	0.17	71
Existing Uses				0		0
Mini-warehouse (Demo Phase I)	221	(52.610)	0.1	(5)	0.17	(9)
Mini-warehouse (Demo Phase II)	221	(24.808)	0.1	(2)	0.17	(4)
Single Family house	210	1 unit	0.74	(1)	0.99	(1)
Project Net New Trips				75		105

Estimated Project Trips: 75 AM PHT and 105 PM PHT and daily trips, Net new warehouse 341,620 sf 516 daily trips, 109 multifamily 593 daily trips.

Does the project propose:	Check all that apply
20 net new peak hour trips?	
Medium, large projects that generate 50 or more peak hour trips?	X
Change land use?	
Special Circumstances? (As determined by PW director or designee)	
Located in the Downtown or Precise Plan area?	
Misc.	

MTA Determination: **MTA required for Large Project**

Minimum Transportation Components to be addressed in an MTA: Circle the selected size

Small 20 to~ 49 PHT	Medium 50 - 99 PHT	Large 100 - 399 PHT	Land Use Plan 400+ PHT
1.Existing Conditions	1.Existing Conditions	1.Existing Conditions	1.Existing Conditions
2. City Policy Conformance	2. City Policy Conformance	2. City Policy Conformance	2. City Policy Conformance
3.Intersection LOS	3.Intersection LOS	3.Intersection LOS	3.Intersection LOS
a. existing conditions	a. existing conditions	a. existing conditions	a. existing conditions

STEP 3: CITY HIRES CONSULTANT FOR MTA

- City has three on-call contracts
- City requests bids and authorizes task order



REQUEST FOR QUALIFICATIONS
FOR
MULTI-MODAL TRANSPORTATION ANALYSIS
RFQ NO. R211604
RFQ ISSUE DATE: MARCH 5, 2021
PROPOSAL DUE DATE AND TIME:
MONDAY, APRIL 5, 2021 4:00 P.M, PACIFIC TIME
TO
PUBLIC WORKS DEPARTMENT
ATTN: RIA HUTABARAT LO
500 CASTRO STREET
P.O. BOX 7540
MOUNTAIN VIEW, CA 94039-7540

FOR QUESTIONS REGARDING THIS REQUEST FOR QUALIFICATIONS,
CONTACT THE POINT OF CONTACT (POC):

RIA HUTABARAT LO, TRANSPORTATION MANAGER
650-903-6311
ria.lo@mountainview.gov

STEP 4: CITY & CONSULTANT CONFIRM SCOPE

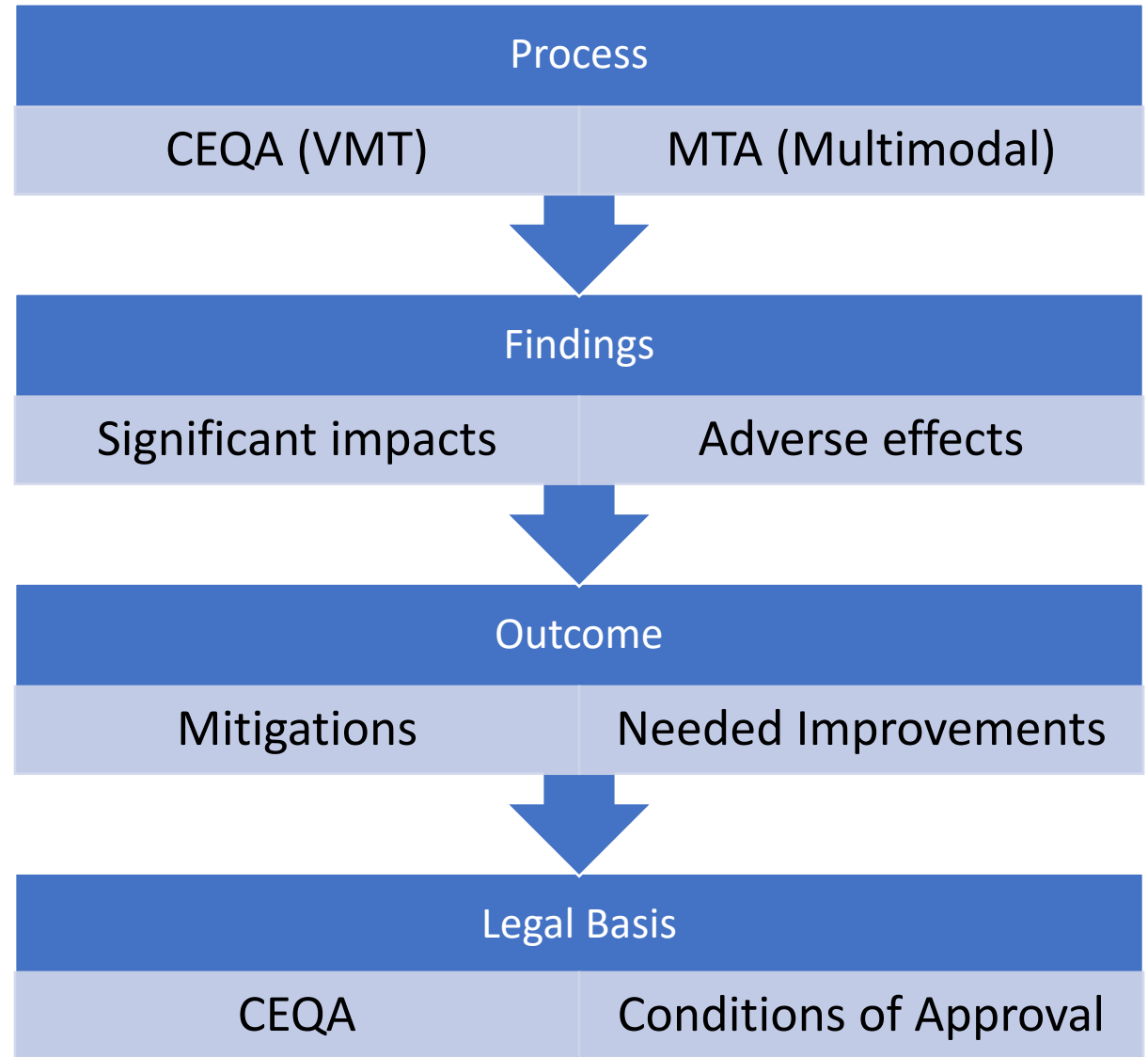
Small 20 to 49 PHT	Medium 50 to 99 PHT	Large 100 to 399 PHT	Land Use Plan 400+ PHT
1. Existing Conditions			
2. City Policy Conformance			
3. Site Access and Circulation (all modes, emergency and services vehicles, loading areas)			
4. VMT Analysis			
5. Motor Vehicle Operations (Signalized Intersection LOS; Unsignalized Intersection Traffic Control; Heavy Vehicle Operations)		5. Motor Vehicle Operations (Signalized Intersection LOS inc. cumulative & CMP conformance; Unsignalized Intersection Traffic Control; Heavy Vehicle Operations)	
6. Traffic Calming and Neighborhood Intrusion			
7. Pedestrian Operations (inc. orientation; QOS map)		7. Pedestrian Operations (inc. orientation; PQOS eval)	
8. Bicycle Operations (inc. parking; bike LTS map)		8. Bicycle Operations (inc. parking; Bike LTS eval)	
8. Transit Operations (inc. services)		8. Transit Operations (inc. services; transit delay)	
10. Parking			
11. Construction Impacts			
-		12. Transportation Demand Management	

STEP 5: CONSULTANT PROVIDES DRAFT REPORT

- Consultant provides Draft MTA and/or VMT Analysis for City review
- City forwards Draft MTA to VTA and other agencies when available
- Process feeds into development review process

Step 6: Consultant provides Final Report

- Consultant provides Final MTA/VMT Report
- MTA informs conditions of approval at hearing or final decision
- VMT informs CEQA mitigations



What's Working

- Decoupling analysis from CEQA provides various opportunities
- Multimodal metrics are more holistic & better reflect City policies
- Transportation analysis occurs earlier in project process

What are the Challenges

- Ped and bike metrics need refinement
- Playing field is still not level: Auto analysis still dominates
- Decoupling from CEQA makes MTA subject to streamlining
 - Permit Streamlining Act 2019
 - Affordable Housing Act (SB 35)
- With streamlined timelines, MTAs may be late for incorporating into CoAs