

APPENDIX H

VMT ASSESSMENT



2219 W ORANGE TOWNHOMES VMT ASSESSMENT

DATE: July 15, 2022

TO: Rafael Cobian | City of Anaheim

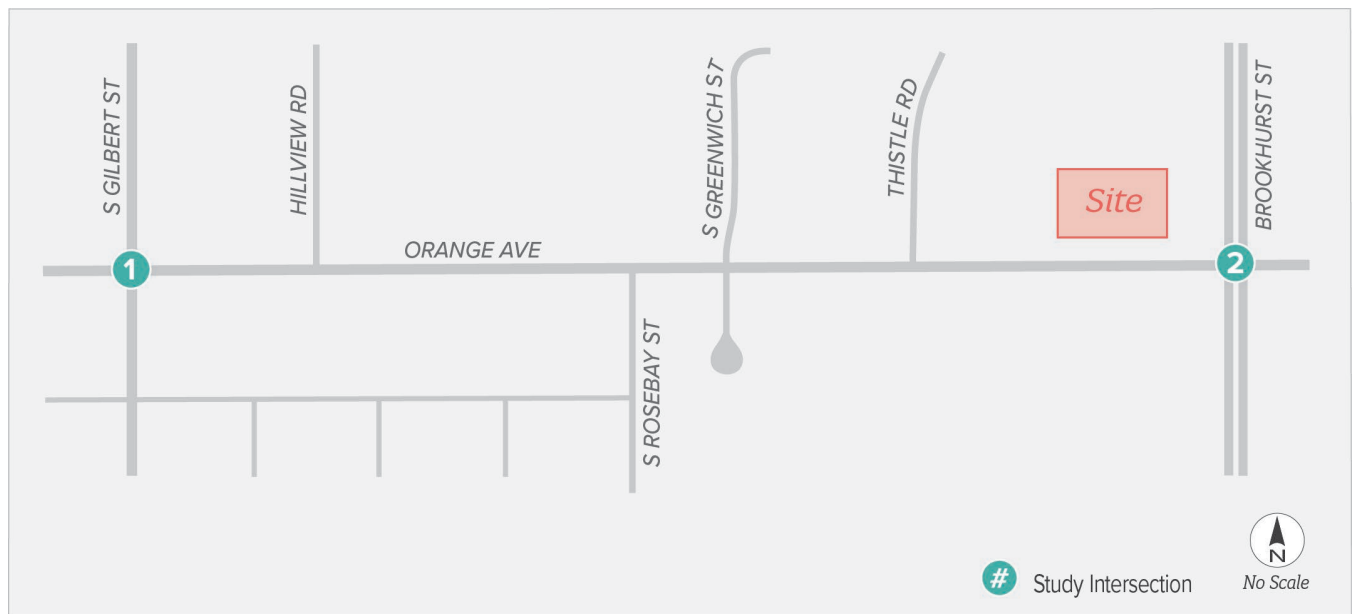
FROM: Jeff Heald | DKS Associates

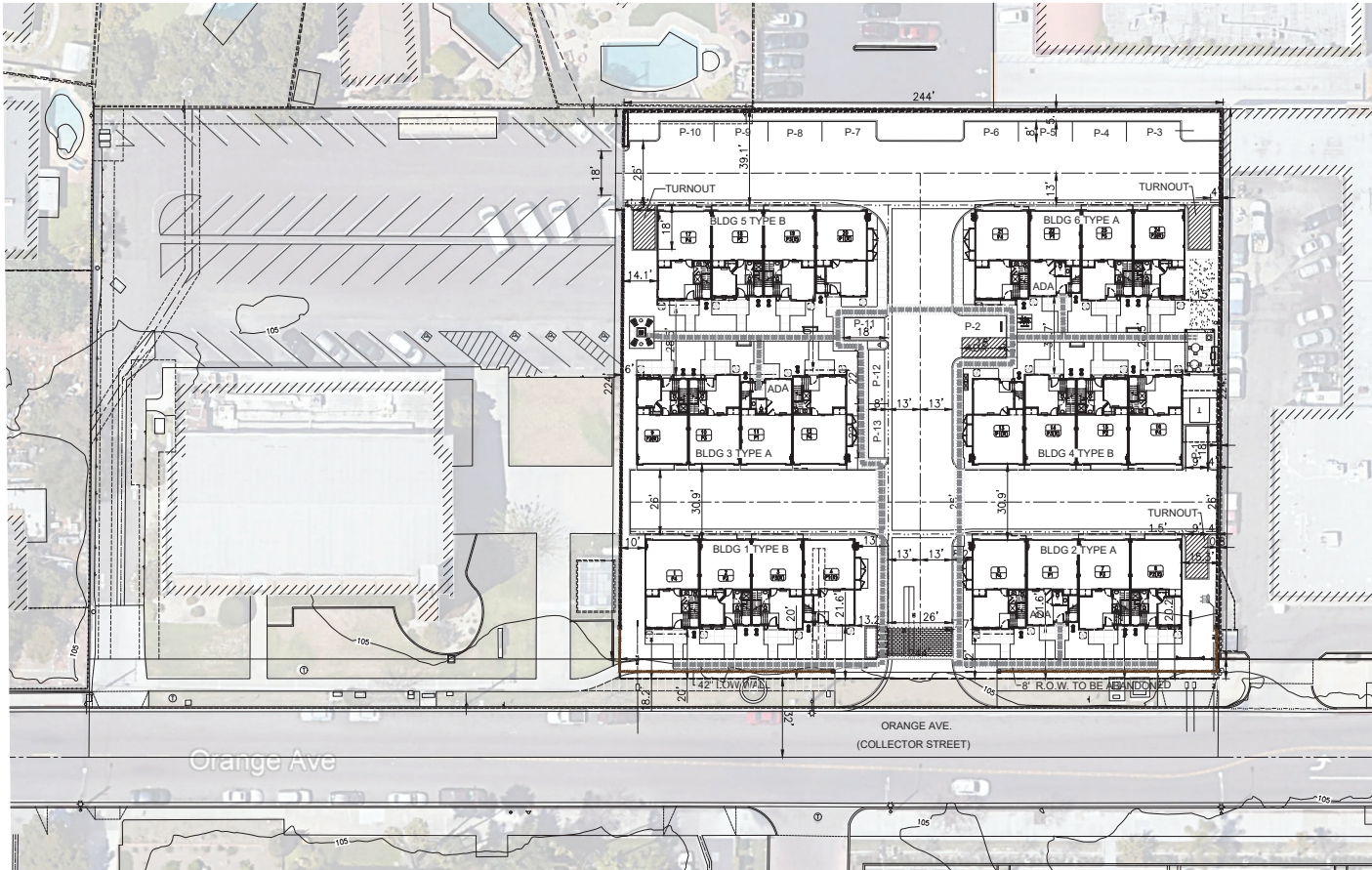
Erin Vaca | DKS Associates

SUBJECT: Orange Townhomes Residential Development VMT Assessment Project #17221-004

INTRODUCTION

This memo summarizes the assessment of potential Vehicle Miles Traveled (VMT) impacts associated with the residential development proposed to be built at 2219 W. Orange Avenue in the City of Anaheim, California. The project site is bound by Interstate 5 (I-5) to the north, Brookhurst Street to the east and S. Gilbert Street to the west and W. Orange Avenue to the South. The redevelopment project proposes to demolish the existing use of a 9,100 square-foot Faith Lutheran Church preschool site and construct 24 attached three story multifamily residential townhomes.





PROJECT SUMMARY

1.3 ACRES - 18.47 DU/ACRE
 24 UNITS TOTAL
 ZONING - RM-3 MULTIPLE FAMILY RESIDENTIAL
 CURRENT USE - CHURCH
 3 STORY - R3 TYPE VB ROW TOWNHOMES
 2 CAR ATTACHED GARAGES

FIRE SPRINKLERS
 RESIDENTIAL BUILDINGS - NFPA 13-D

PLAN SUMMARY (GROSS)

6	PL 1 @	1,606 SF	2BD
6	PL 2 @	1,734 SF	3BD
6	PL 3 @	1,797 SF	3BD+DEN(OPT. 4BD)
6	PL 4 @	1,979 SF	3BD+DEN(OPT. 4BD)

BLDG	MIX	QTY
TYPE A	4-1-3-2	3
TYPE B	4-2-3-1	3

PARKING SUMMARY

6 U @ 2.0 STALLS	12
6 U @ 2.0 STALLS	12
12 U @ 2.5 STALLS	30
	54 STALLS REQ'D

48 GARAGE STALLS
 13 GUEST STALLS
 61 TOTAL STALLS PROVIDED
 (2.54 STALLS/UNIT PROVIDED)

ADA UNITS/PARKING:
 3 ADAPTABLE UNITS AT GROUND FLOORS
 REQUIRED. PER CBC 1102A.3.1
 PRIVATE GARAGES PER CBC 11A 1109.2.1 EXC. 1
 13 OPEN GUEST STALLS @ 5% = 0.65 1 ADA STALL REQUIRED

REQUIRED COMMON AREA AT GRADE 8,400 S.F.
 (350 S.F. PER UNIT, 10' MIN. DIMENSION @ GRADE)

PROVIDED COMMON AREA AT GRADE 8,715 S.F.
 (363.1 S.F. PER UNIT)

SITE COVERAGE = 33.2% (45% ALLOWED)

ANAHEIM, CA

2219 W. ORANGE AVE TOWNHOMES



ARCHITECTURAL SITE PLAN

MELIA HOMES
 8951 Research Drive, Suite 100
 Irvine, CA 92618
 (949) 759-4367

JAN 27, 2021



5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198

SP

The assessment follows standards and guidance specified in the *City of Anaheim Traffic Impact Analysis Guidelines for California Environmental Quality Act Analysis, June 2020* (TIA Guidelines).

VMT SCREENING

Per the City's TIA Guidelines, three categories of screening criteria may be applied to determine whether a development project will require a full scale VMT analysis. These screening categories include:

- Transit Priority Areas Screening;
- Low VMT-generating Areas Screening; and
- Project Type Screening.

The proposed project was evaluated and found to qualify for project type screening, as described in the sections below.

TYPE 1: TRANSIT PRIORITY AREA (TPA) SCREENING

Based on the map of published as Attachment A to the TIA Guidelines, the project is not located within a Transit Priority Area and therefore does not qualify for this screen.

TYPE 2: LOW VMT AREA SCREENING

Based on the map published as Attachment B to the TIA Guidelines, the project is located in an area that generates between 85 percent of the average to the average Orange County VMT per service population. Therefore, the project does not qualify for low VMT area screening.

TYPE 3: PROJECT TYPE SCREENING

The TIA Guidelines list a number of project types that may be presumed to have less than significant VMT impacts due to their local serving nature or small size. This assessment focuses on the small size criterion, which specifies that projects generating fewer than 110 daily trips may be presumed to have less than significant VMT impacts. The small size criterion is associated with a CEQA categorical exemption for existing facilities.

The proposed project is replacing a relatively high trip generating existing use. Table 1 summarizes the net daily trip generation and shows that the proposed project will reduce the daily trips to and from the site. Therefore, as the net trip generation is fewer than 110 daily vehicle trips, this project qualifies for a presumption of less than significant VMT impact on the basis of small size.

TABLE 1: NET PROJECT TRIP GENERATION
W. ORANGE TOWNHOMES PROJECT

LAND USE	ITE CODE ¹	TRIP RATE	SIZE	DAILY TRIPS
EXISTING: DAY CARE CENTER (PRESCHOOL)	565	9.1 per GFA	47.62	433
PROPOSED: MULTIFAMILY HOUSING (LOW-RISE)	220	6.74 per DU	24	162
NET DAILY TRIPS				(271)

Source: Institute of Transportation Engineers and DKS Associates.

SUMMARY

The proposed W. Orange Avenue Townhome project was assessed per the City of Anaheim TIA Guidelines and found to qualify for a presumption of less than significant VMT impacts based on Project Type Screening (Type 3). It has small trip generation characteristics.

This finding is also supported by the project’s location. The proposed project is located in a Transportation Analysis Zone (TAZ) that currently holds several higher-VMT generating uses, including two schools. Under baseline conditions, this zone generates VMT per service population at up to the average rates for the county. However, there is no reason to think that the proposed residential redevelopment will exhibit different VMT characteristics from those more purely residential zones to the south and east which qualify as low VMT zones.

In summary, the proposed project may be presumed to have less than significant VMT impacts and requires no further VMT analysis.