APPENDIX F

VEHICLE MILES TRAVELED ANALYSIS

Hexagon Transportation Consultants, Inc.

Memorandum

Date:	March 7, 2025
To:	City of Fremont
From:	Brett Walinski, T.E.
Subject:	VMT Analysis for proposed Industrial Development at 43800 Osgood Road in Fremont, California

Hexagon Transportation Consultants, Inc. has completed this Vehicle-Miles Traveled (VMT) analysis for the proposed industrial development at 43800 Osgood Road in Fremont, California. The project, as proposed, would convert the existing vacant electronics store building to a new industrial building totaling 149,795 square feet with onsite parking and loading docks.

The City of Fremont *Transportation Impact Analysis Handbook* provides CEQA transportation analysis exemptions based on screening criteria for some development projects. The criteria are based on the type of project, characteristics, and/or location. If a project meets the screening criteria, its VMT impacts are assumed to be less-than-significant. The proposed project would not meet any of the applicable City VMT screening criteria, which for industrial uses, includes exemptions for location-based screening and transit proximity. Therefore, a VMT analysis was conducted using Fremont's Open Data Portal, which is based on the Alameda County Transportation Commission (CTC) Travel Demand Forecast (TDF) model, and the Alameda CTC VMT Reduction Calculator Tool.

Because the proposed project is an industrial development, VMT was calculated and reported on a per employee basis. The impact threshold applied by the City of Fremont for industrial uses is the existing regional average VMT per employee, which is 18.10.

The project is located in a zone where the VMT per employee is 19.94 based on Fremont's Open Data Portal. Therefore, without additional VMT reduction measures, the project's VMT impact would be considered significant per the City of Fremont's VMT policy (since 19.94 is greater than 18.10). To reduce the project's VMT impact to less significant levels, the project would need to reduce its VMT per employee by 9.3%.

A detailed assessment of VMT reduction strategies that are applicable to the project were considered and applied using the Alameda CTC VMT Reduction Calculator Tool. Given that the eventual project tenant is unknown, this report presents several trip reduction strategies that may be utilized to mitigate the VMT impact. These are described below.

- **Strategy 3A1: Price Workplace Parking.** Parking is currently free in most of the surrounding area. This strategy would condition the development to explicitly charge its employees for parking onsite at above market rates. Transportation or parking allowances by the employer, which would offset the cost of parking, are prohibited. This measure also requires educating existing employees about alternatives to driving. According to the Alameda CTC VMT Reduction Calculator Tool, implementation of this measure, assuming an employee monthly parking cost of $50 per month, would reduce

VMT from the site by 20%. This would result in a VMT per employee of 15.95, which would be below the VMT threshold of 18.10, thus mitigating the project's VMT impact.

- **Strategy 1B: Mandatory Employer Commute Program.** This strategy implements a mandatory commute trip reduction program to discourage single occupant vehicles. It must include regular monitoring and reporting, as well as penalties for non-compliance. Elements of the project must include a carpool program with ride-matching assistance, preferential carpool parking, a part-time transportation coordinator, vanpool assistance, and bike trip end facilities (parking, showers, and lockers). This trip reduction strategy is consistent with City policy, which requires development in industrial districts to implement a Transportation Demand Management (TDM) plan (see Fremont Municipal code Chapters 10.20 and 18.50, which specify City TDM plan requirements and ordinances for Industrial Districts, respectively). According to the Alameda CTC VMT Reduction Calculator Tool, implementation of this measure would reduce VMT from the site by 26%. This would result in a VMT per employee of 14.76, which would be below the VMT threshold of 18.10, thus mitigating the project's VMT impact.
- **Combination of Multiple Strategies.** This strategy would combine three measures. *Strategy 1C* requires the development to establish an onsite carpooling program for employees, including designated parking for carpools and an app or website for coordinating rides. *Strategy 1E* requires the employer to operate a vanpool, funded by the employer. It is estimated that the project would have approximately 150-200 employees. The Alameda CTC VMT Reduction Calculator Tool estimates the employee participation rate at 2.7% for the project zone, which would equate to 5 or 6 employees participating, or one van. *Strategy 3D* provides VMT reductions for onsite bike parking (which also is a requirement of the City). According to the Alameda CTC VMT Reduction Calculator Tool, implementation of these combined measures would reduce VMT from the site by 10.5%. This would result in a VMT per employee of 17.85, which would be below the VMT threshold of 18.10, thus mitigating the project's VMT impact.

With implementation of one of these options, the project's impact on VMT would be considered less than significant. The calculation sheets for the above referenced VMT reduction measures from the Alameda CTC VMT Reduction Calculator Tool are included in Appendix A.

It is also possible that, when the project tenant is determined, additional measures (such as telework) may be used in place of some or all of the measures described above to achieve the required VMT reduction. Should the project tenant wish to implement alternative measures, these must be "scored" using the Alameda County CTC VMT Reduction Calculator Tool by the eventual project tenant to ensure project VMT would be reduced to less than significant levels.

Appendix A

Alameda CTC VMT Reduction Calculator Output

MOBILITY MANAGEMENT VMT REDUCTION CALCULATOR TOOL

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Project Information

Project Name (optional):	43800 Osgood Road Industrial
Project Address (optional):	
Project Type (optional):	Industrial
	Office
Analysis Location (TAZ # from website):	**1535**
Jurisdiction (auto calculated from TAZ #):	**Fremont**

TDM Strategy Results

TDM ID	Strategy Name	Strategy Type	VMT Type	Change in VMT	Exclusions
1A	Voluntary Employer Commute Program	Project/Site	Employee commute trips		
1B	Mandatory Employer Commute Program	Project/Site	Employee commute trips		
1C	Employer Carpool Program	Project/Site	Employee commute trips		
1D1	Implement Subsidized or Discounted Transit Program (for Employees)	Project/Site	Employee commute trips		
1D2	Implement Subsidized or Discounted Transit Program (for Residents)	Project/Site	Project-generated trips		
1E	Employer Vanpool Program	Project/Site	Employee commute trips		
1F	Employer Telework Program	Project/Site	Employee commute trips		
2A	Transit Oriented Development	Project/Site	Project-generated trips		
2B1	Increase Residential Density	Project/Site	Project-generated trips		
2B2	Increase Employment Density	Project/Site	Employee commute trips		
2C	Integrate Affordable and Below Market Rate Housing	Neighborhood/City	All neighborhood/city trips		
3A1	Price Workplace Parking	Project/Site	Employee commute trips	-20.0%	
3A2	Unbundle Parking Costs from Property Cost	Project/Site	Project-generated trips		
3B	Parking Cash Out	Project/Site	Employee commute trips		
3C	Limit Parking Supply	Project/Site	Project-generated trips		
3D	Provide Bike Parking	Project/Site	Project-generated trips		
4A	Street Connectivity Improvement	Neighborhood/City	All neighborhood/city trips		
4B	Pedestrian Facility Improvement	Neighborhood/City	All neighborhood/city trips		
4C	Bikeway Network Expansion	Neighborhood/City	All neighborhood/city trips		
4D	Bike Facility Improvement	Neighborhood/City	Trips on roadway with bikeway addition		
4E	Bikeshare	Neighborhood/City	All neighborhood/city trips		
4F	Carshare	Neighborhood/City	All neighborhood/city trips		
4G	Community-Based Travel Planning	Neighborhood/City	All neighborhood/city trips		
4H	Provide Neighborhood Traffic Calming Measures	Neighborhood/City	All neighborhood/city trips		
5A	Transit Service Expansion	Neighborhood/City	All neighborhood/city trips		
5B	Transit Frequency Improvements	Neighborhood/City	All neighborhood/city trips		
5C	Transit-Supportive Treatments	Neighborhood/City	All neighborhood/city trips		
5D	Transit Fare Reduction	Neighborhood/City	All neighborhood/city trips		
5E	Microtransit NEV Shuttle	Neighborhood/City	All neighborhood/city trips		

Employee Commute Trips - Total Change in VMT	**-20.0%**
Project-Generated Trips - Total Change in VMT	**0.0%**
All Neighborhood/City Trips - Total Change in VMT	**0.0%**
Trips on Roadway Affected by Bikeway Addition - Total Change in VMT	**0.0%**

MOBILITY MANAGEMENT VMT REDUCTION CALCULATOR TOOL

Return to Main

Project Information

Project Name (optional):	43800 Osgood Rd
Project Address (optional):	
Project Type (optional):	Industrial
	Office
Analysis Location (TAZ # from website):	**1535**
Jurisdiction (auto calculated from TAZ #):	**Fremont**

TDM Strategy Results

TDM ID	Strategy Name	Strategy Type	VMT Type	Change in VMT	Exclusions
1A	Voluntary Employer Commute Program	Project/Site	Employee commute trips		
1B	Mandatory Employer Commute Program	Project/Site	Employee commute trips	-26.0%	
1C	Employer Carpool Program	Project/Site	Employee commute trips		
1D1	Implement Subsidized or Discounted Transit Program (for Employees)	Project/Site	Employee commute trips		
1D2	Implement Subsidized or Discounted Transit Program (for Residents)	Project/Site	Project-generated trips		
1E	Employer Vanpool Program	Project/Site	Employee commute trips		
1F	Employer Telework Program	Project/Site	Employee commute trips		
2A	Transit Oriented Development	Project/Site	Project-generated trips		
2B1	Increase Residential Density	Project/Site	Project-generated trips		
2B2	Increase Employment Density	Project/Site	Employee commute trips		
2C	Integrate Affordable and Below Market Rate Housing	Neighborhood/City	All neighborhood/city trips		
3A1	Price Workplace Parking	Project/Site	Employee commute trips		
3A2	Unbundle Parking Costs from Property Cost	Project/Site	Project-generated trips		
3B	Parking Cash Out	Project/Site	Employee commute trips		
3C	Limit Parking Supply	Project/Site	Project-generated trips		
3D	Provide Bike Parking	Project/Site	Project-generated trips		
4A	Street Connectivity Improvement	Neighborhood/City	All neighborhood/city trips		
4B	Pedestrian Facility Improvement	Neighborhood/City	All neighborhood/city trips		
4C	Bikeway Network Expansion	Neighborhood/City	All neighborhood/city trips		
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4E	Bikeshare	Neighborhood/City	All neighborhood/city trips		
4F	Carshare	Neighborhood/City	All neighborhood/city trips		
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4H	Provide Neighborhood Traffic Calming Measures	Neighborhood/City	All neighborhood/city trips		
5A	Transit Service Expansion	Neighborhood/City	All neighborhood/city trips		
5B	Transit Frequency Improvements	Neighborhood/City	All neighborhood/city trips		
5C	Transit-Supportive Treatments	Neighborhood/City	All neighborhood/city trips		
5D	Transit Fare Reduction	Neighborhood/City	All neighborhood/city trips		
5E	Microtransit NEV Shuttle	Neighborhood/City	All neighborhood/city trips		

Employee Commute Trips - Total Change in VMT	**-26.0%**
Project-Generated Trips - Total Change in VMT	**0.0%**
All Neighborhood/City Trips - Total Change in VMT	**0.0%**
Trips on Roadway Affected by Bikeway Addition - Total Change in VMT	**0.0%**

MOBILITY MANAGEMENT VMT REDUCTION CALCULATOR TOOL

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TDM ID	Strategy Name	Strategy Type	VMT Type	Change in VMT	Exclusions
1A	Voluntary Employer Commute Program	Project/Site	Employee commute trips		
1B	Mandatory Employer Commute Program	Project/Site	Employee commute trips		
1C	Employer Carpool Program	Project/Site	Employee commute trips	-4.0%	
1D1	Implement Subsidized or Discounted Transit Program (for Employees)	Project/Site	Employee commute trips		
1D2	Implement Subsidized or Discounted Transit Program (for Residents)	Project/Site	Project-generated trips		
1E	Employer Vanpool Program	Project/Site	Employee commute trips	-6.6%	
1F	Employer Telework Program	Project/Site	Employee commute trips		
2A	Transit Oriented Development	Project/Site	Project-generated trips		
2B1	Increase Residential Density	Project/Site	Project-generated trips		
2B2	Increase Employment Density	Project/Site	Employee commute trips		
2C	Integrate Affordable and Below Market Rate Housing	Neighborhood/City	All neighborhood/city trips		
3A1	Price Workplace Parking	Project/Site	Employee commute trips		
3A2	Unbundle Parking Costs from Property Cost	Project/Site	Project-generated trips		
3B	Parking Cash Out	Project/Site	Employee commute trips		
3C	Limit Parking Supply	Project/Site	Project-generated trips		
3D	Provide Bike Parking	Project/Site	Project-generated trips	-0.2%	
4A	Street Connectivity Improvement	Neighborhood/City	All neighborhood/city trips		
4B	Pedestrian Facility Improvement	Neighborhood/City	All neighborhood/city trips		
4C	Bikeway Network Expansion	Neighborhood/City	All neighborhood/city trips		
4D	Bike Facility Improvement	Neighborhood/City	Trips on roadway with bikeway addition		
4E	Bikeshare	Neighborhood/City	All neighborhood/city trips		
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5A	Transit Service Expansion	Neighborhood/City	All neighborhood/city trips		
5B	Transit Frequency Improvements	Neighborhood/City	All neighborhood/city trips		
5C	Transit-Supportive Treatments	Neighborhood/City	All neighborhood/city trips		
5D	Transit Fare Reduction	Neighborhood/City	All neighborhood/city trips		
5E	Microtransit NEV Shuttle	Neighborhood/City	All neighborhood/city trips		

Employee Commute Trips - Total Change in VMT	**-10.3%**
Project-Generated Trips - Total Change in VMT	**-0.2%**
All Neighborhood/City Trips - Total Change in VMT	**0.0%**
Trips on Roadway Affected by Bikeway Addition - Total Change in VMT	**0.0%**