

Exhibit L - 9

City of Fresno

URBAN FORM VMT CALCULATOR

Basic Information

Project Name: Simonian Property

Applicant/Developer: Bonadelle Neighborhoods

Major Cross Streets: California and Armstrong

Project Address:

APN(s): 31616016,17,43,59 and 61

Gross Project Site Area: 38.76 acres

Baseline VMT from COG Calculator: 16.9 per capita

Calculation Run By: DKB

Date of Calculation: 9/6/2024

Land Use Information

Area dedicated to internal streets <i>(including major streets which are entirely within the project site)</i> :	13.8	acres
Area of park space or other public open space:	0.5	acres
Area of landscaping outlots and other space that will not be available for residential and commercial uses:	1.4	acres
Net area of the project site <i>(land available for residential and commercial uses)</i> :	23.1	acres
Number of single family dwellings <i>(attached and detached)</i> :	202.0	units
Number of multifamily dwellings <i>(including ADUs and duplexes)</i> :	0.0	units
Total number of dwellings:	202.0	units
Number of affordable/BMR dwellings <i>(including single-family and multifamily)</i> :	0.0	units
Total office space within project:	0.0	square feet
Total retail and other non-residential space within the project <i>(excluding office and industrial)</i> :	0.0	square feet
Average Front Setback of Residential Structures:	13.0	feet
Average Front Setback of Non-Residential Structures:	0.0	feet
Number of driveways serving residential uses:	202.0	driveways
Number of driveways serving non-residential uses:	0.0	driveways
Number of dwelling units without dedicated parking:	0.0	units
Number of single family dwelling units with alley loaded parking:	0.0	units
Number of single family dwelling units with recessed garages:	202.0	units
Number of pedestrian entrances into project buildings which face a street and are located within 20 feet of a sidewalk:	202.0	entrances

Project Perimeter and Major Street Connections

Length of project frontage that is adjacent to major streets (including major streets adjacent to the project or within the project) :	2,598.0	feet
Length of project perimeter that is adjacent to other sites (developed or undeveloped) :	3,920.0	feet
Total Length of project perimeter:	6,518.0	feet
Are there residential uses adjacent to non-residential uses (including those inside and at the edge of the project, and including instances where a non-major street is the boundary) :	No	
Length of the boundary between residential uses non-residential uses (including those inside and at the edge of the project, and including instances where a non-major street is the boundary) :		feet
Length of project perimeter that is adjacent to major streets that is occupied by residential uses:	2,598.0	
Length of project perimeter that is adjacent to major streets that is occupied by non-residential uses:	0.0	
Total number of ungated pedestrian connections (a single street with 2 sidewalks counts as 1) from residential part of project to adjacent non-residential use (including those inside and outside of the project):	0.0	connections
Total number of ungated automobile connections from the residential part of project to adjacent non-residential uses (including those inside and outside of the project) :	0.0	connections
Total number of ungated pedestrian connections (a single street with 2 sidewalks counts as 1) from project to adjacent development sites:	4.0	connections
Total number of ungated automobile connections from project to adjacent development sites:	4.0	connections
Total number of ungated pedestrian connections (a single street with 2 sidewalks counts as 1) from project to adjacent major streets:	6.0	connections
Total number of ungated automobile connections from project to adjacent major streets:	6.0	connections
Total number of controlled intersections on adjacent major streets:	1.0	intersections
Distance between the transit stop serving the project and the nearest pedestrian connection to the project (following safe and legal pedestrian paths, not as the crow flies) .	300.0	feet

Total length of all major streets within the project
(if applicable):

1,323.0

feet

Total length of all major streets, within the project and at
the perimeter:

3,921.0

feet

Length of major street frontage with tall fencing (over 4
feet in height) or soundwalls:

3,241.0

feet

Average width of sidewalks on major streets, within the
project and at the perimeter:

12.0

feet

Total length in feet of all protected bike lanes and off-
street trails:

3,921.0

feet

Internal System of Minor Streets

Does the project have internal minor streets
(include public and private streets) ?

Yes

If "No" leave the remaining cells blank and scroll down to see results of Urban Form VMT analysis.

Total length of internal streets (excluding intersections,
and excluding major streets) :

8,857.0

feet

Total length of Residential Lot Frontage Facing Internal
Streets:

11,363.0

feet

Total length of Non-Residential Lot Frontage Facing
Internal Streets:

0.0

feet

Total length of all Lot Frontage Facing Internal Streets:

11,363.0

feet

Average block length (This is based on streets, not
frontages. Measure the length of each block along the
centerline of each street between intersections. To count
as an intersection there must be at least three
approaches—elbows do not count. Streets which stub off
at the border of the subdivision cannot be counted as a
block because the distance to the next intersection is
unknown) :

273.0

feet

Average local street roadway width:

36.0

feet

Total number of intersections in project
(including those that connect to adjacent major streets) :

24.0

intersections

Length of internal streets with two sidewalks:

8,857.0

feet

Length of internal streets with one sidewalk:

0.0

feet

Length of internal streets with no sidewalks:

0.0

feet

Total length of all sidewalks within project:

17,714.0

feet

Average residential sidewalk width:

6.0

feet

Average non-residential sidewalk width:

12.0

feet

Length of internal streets with parkway strips
(4 feet or wider) :

2,267.0

feet

Total number of street trees
(only include those planted within the street right of way) :

360.0

trees

Average diameter of street tree canopy, or spread, at
maturity:

40.0

feet

Total number of pedestrian-scaled street lights
(18' feet high or less, within street right of way but not
projecting over the roadway) :

54.0

lights

Results of Urban Form VMT Analysis

Type of Project: Residential Project

Baseline VMT For this Location (from COG model): 16.90 per capita

The urban form of this project warrants a VMT reduction of: 17.17%

The adjusted VMT for this project is: 14.00 per capita

The the regional VMT threshold is: 14.01 per capita

This project exceeds exceeds the local VMT threshold by: 0.00 per capita

After analysis of its urban form, does this project still have a VMT impact which must be mitigated through a fee or other meaasure?

NO