

MEMORANDUM

DATE: January 31, 2020

To: Eric Lewis, City Traffic Engineer/Transportation Division Manager, Public Works, City of Moreno Valley

FROM: Ambarish Mukherjee, PE, AICP

SUBJECT: Kaiser Permanente Moreno Valley Medical Center Master Plan Project Traffic Impact Analysis – Evidence of Adjacent Development Limiting Mitigations Memorandum

LSA had prepared a traffic impact analysis (TIA) for the Kaiser Permanente Moreno Valley Medical Center Master Plan Project (project) to be located at 27300 Iris Avenue in the City of Moreno Valley (City). The existing project site includes a 130,000 square-foot (sf) 100-bed hospital, along with two medical office buildings and education trailers totaling approximately 85,000 sf. The project will be replacing and adding onto existing uses in three phases. Phase I consists of the demolition of the Iris Medical Office Building (MOB) 1 and Education Trailers medical office buildings (10,500 sf) and the construction of a 95,000 sf Diagnostics and Treatment (D&T) Expansion (hospital) and 22,000 sf Energy Center. Phase II consists of the construction of a 65,000 sf medical office building, 380,000 sf expansion of the D&T center, patient towers North and East, and 8,000 sf Energy Center. Phase III consists of the demolition of 130,000 sf of the existing hospital and construction of a 95,000 sf medical office building and a 375,000 sf expansion of the D&T center along with patient towers South and West.

Since the addition of project traffic will impact the surrounding roadway network, improvements to the roadway network may be necessary to offset the impacts. As described in the TIA, some study intersections are forecast to continue operating at an unsatisfactory level of service (LOS) with the recommended improvements. The improvements at these intersections do not constitute all of the improvements as per the City's General Plan designation. Based on comments provided on the TIA, further elaboration was requested on why these additional improvements are not feasible. These additional improvements are not feasible because the intersections are fully built out with adjacent developments (e.g. businesses and homes). The following lists intersections that fall under this category:

- Day Street/Alessandro Boulevard;
- Elsworth Street/Alessandro Boulevard;
- Perris Boulevard/Alessandro Boulevard; and

- Moreno Beach Drive/Eucalyptus Avenue.

The evidence of the adjacent developments at each of these aforementioned intersections is illustrated in Figures 1 to 4 (attached with this memorandum).

Attachments:

Figure 1: Evidence of Adjacent Development – Day Street/Alessandro Boulevard

Figure 2: Evidence of Adjacent Development – Elsworth Street/Alessandro Boulevard

Figure 3: Evidence of Adjacent Development – Perris Boulevard/Alessandro Boulevard

Figure 4: Evidence of Adjacent Development – Moreno Beach Drive/Eucalyptus Avenue



FIGURE 1

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FIGURE 2

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NOT TO SCALE

SOURCE: Google Earth (2018)

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FIGURE 3

*Kaiser Permanente Moreno Valley Medical Center Master Plan Project
Traffic Impact Analysis - Evidence of Adjacent Development Limiting Mitigations
Evidence of Adjacent Development - Perris Boulevard/Alessandro Boulevard*



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NOT TO SCALE

SOURCE: Google Earth (2018)

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FIGURE 4

Kaiser Permanente Moreno Valley Medical Center Master Plan Project
Traffic Impact Analysis - Evidence of Adjacent Development Limiting Mitigations
Evidence of Adjacent Development - Moreno Beach Drive/Eucalyptus Avenue