



jordan architects, inc.

October 28, 2019

City of Cupertino Community Development Department Planning Division
ATTN: Erick Serrano | Planner
10300 Torre Avenue
Cupertino, CA 95014

Subject: Traffic Memo

Dear Mr. Erick Serrano,

Jordan Architects draws upon over 35 years of self-storage, industry-specific knowledge with over 3,000 facilities designed nationwide. In our experience we have seen a variety of project types and an even greater variety of jurisdictional requirements. It is our intention with this letter to provide some additional insight to the use of self-storage and the project at hand.

This project consists of the construction of a new storage facility located at 10655 Mary Avenue, Cupertino, CA. The project is a state-of-the-art, neighborhood-oriented facility comprised of a 1,277 square foot management office, a 1,933 square foot two (2) bedroom two (2) bath residence with single car garage, and 163,938 gross square feet (approximately 122,953 net rentable square feet) of self-storage located within four (3) new buildings and one (1) existing building.

The following is an analysis of the parking needed to adequately serve the project:

Professional management personnel for the facility will be on site during regular business hours. Office hours are tentatively scheduled from 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays and Sundays. The security gate access for established self-storage customers with current account status will be from 6:00 a.m. to 10:00 p.m., 7 days-a-week.

Project Details

Self-Storage:	± 163,938 gross sq. ft.
Office:	± 1,277 gross sq. ft.
Residence	± 1,933 gross sq. ft.
Total Gross Building Area:	± 167,148 gross sq. ft.
	± 122,953 net rentable sq. ft.
	± 1,249 units

Traffic Statistics

Due to its inherent nature, low traffic frequency and unique clientele, self-storage parking needs are significantly less than traditional warehouse, storage and other manufacturing uses. Self-storage as a land use generates the lowest level of traffic compared to commercial, retail, office or industrial projects. According to the ITE 9th Edition Trip Generation Manual, the use of “mini warehouse” would generate trips at a rate of 0.11 AM trips/TSF, 0.19 PM trips/TSF and 1.65 ADT/TSF.

Trip Generation Rate

“Mini Warehouse” trip generation rate: is 1.65 trips/1000 sq. ft. of net rentable area.

Self-Storage: $122,953 / 1000 = 122.95 \times 1.65 = 203$ trips/24 hrs

Total trips 203 trips/24 hrs

Peak Hours

The peak AM hour for self-storage is 0.11 of the total trips/24hours. In this case that is 22.33 trips per peak AM hour, while the peak PM hour is 0.19 or 38.57 trips per peak PM hour.

Distribution of Traffic and Onsite Parking

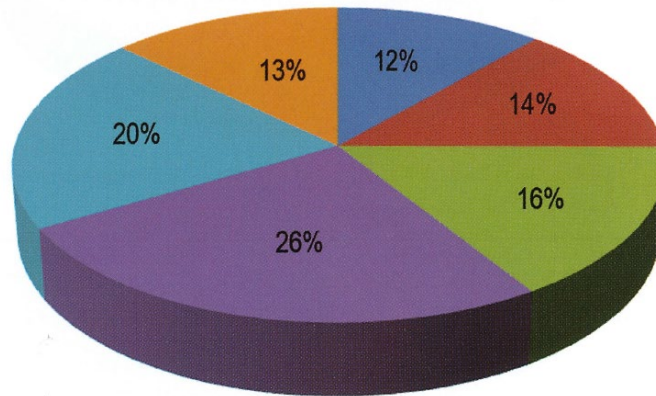
Since the peak AM and PM hours are expressed in “trips” which indicates an entry and an exit of a vehicle the actual onsite parking demand is half of the peak AM and PM trip rate, or in this case;

- **AM Peak hour 11.1 vehicles on site per hour.**
- **PM Peak hour 19.2 vehicles on site per hour.**

Given the above information, it would be reasonable to provide 20 parking spaces for the project to accommodate the peak PM hours’ onsite traffic. The current site plan contains 41 spaces, enough to accommodate the demand.

It is also worth noting that approximately 74% of tenants access their unit less than **once a week** as indicated in the chart below (from the *2018 Self-Storage Almanac*):

Chart 6.8 – Customer Visits to Unit



Source:
2017 Self Storage
Demand Study (SSA)

- More than once per week
- About once per week
- About once every two weeks
- About once per month
- 3 to 6 times per year
- Fewer than 3 times per year

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It is our opinion that the spaces provided are adequate for this project based upon the information above. If you should require additional documentation regarding the above findings, please do not hesitate to ask.

Thank you for your time and consideration.

Emilia Samudio | Jordan Architects, Inc.