



# jordan architects, inc.

August 25th, 2022

City of Lancaster  
ATTN:  
44933 N. Fern Avenue  
Lancaster, CA 93534

Subject: Traffic Memo

Dear Ms. Rosa Orellana,

Jordan Architects draws upon over 35 years of self-storage, and 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 into the use of self-storage and the project at hand.

This project consists of the construction of a new storage facility located at 17 W. Avenue H in the City of Lancaster. The project is a state-of-the-art, neighborhood-oriented facility comprised of a 1,000 square foot management office and 33,913 square feet of self-storage area; 51,731 square feet of RV storage area, for a total gross building area of 86,644 square feet (approximately 64,983 net rentable square feet) of self-storage located within two 1-story buildings.

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 9:00 a.m. to 6:00 p.m. Monday through Saturday and 10:00 a.m. to 4:00 p.m. Saturdays and Sundays. The security gates will remain open during business hours.

## **Project Details**

Self Storage:	33,913 gross sq. ft.
RV Storage:	51,731
Office:	1,000 gross sq. ft.
Total Gross Building Area:	86,644 gross sq. ft. 64,983 net rentable sq. ft.

## **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 9<sup>th</sup> 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:  $64,983 / 1000 = 64.98 \times 1.65 = 107.22$  trips/24 hrs

**Total trips 108 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 12 trips per peak AM hour, while the peak PM hour is 0.19 or 21 trips per peak PM hour.

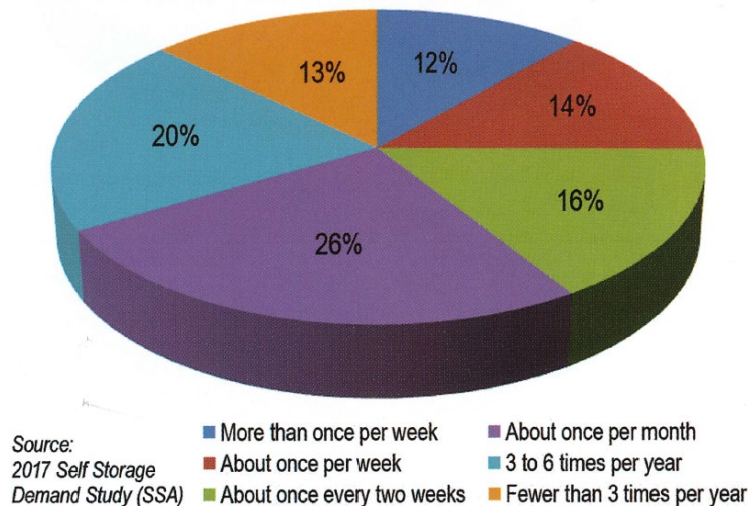
**Distribution of Traffic and Onsite Parking**

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 vehicles on site per hour.**
- **PM Peak hour 21 vehicles on site per hour.**

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**



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.

Marcelo Quiroga | Jordan Architects, Inc.



**VMT Analysis Screening**

Case No: \_\_\_\_\_ Project Location/APN: 3118-006-024

Project Description: RV and Self-Storage facility

Pursuant to the adoption of California Senate Bill 743 (SB 743), land use projects can be screened from a VMT analysis based on their size, location, or accessibility to transit. The City of Lancaster has selected the screening criteria shown in the table below to determine which projects are subject to further VMT analysis. A project only needs to satisfy **one** of the screening criteria in the table below to be exempt from requiring further VMT analysis.

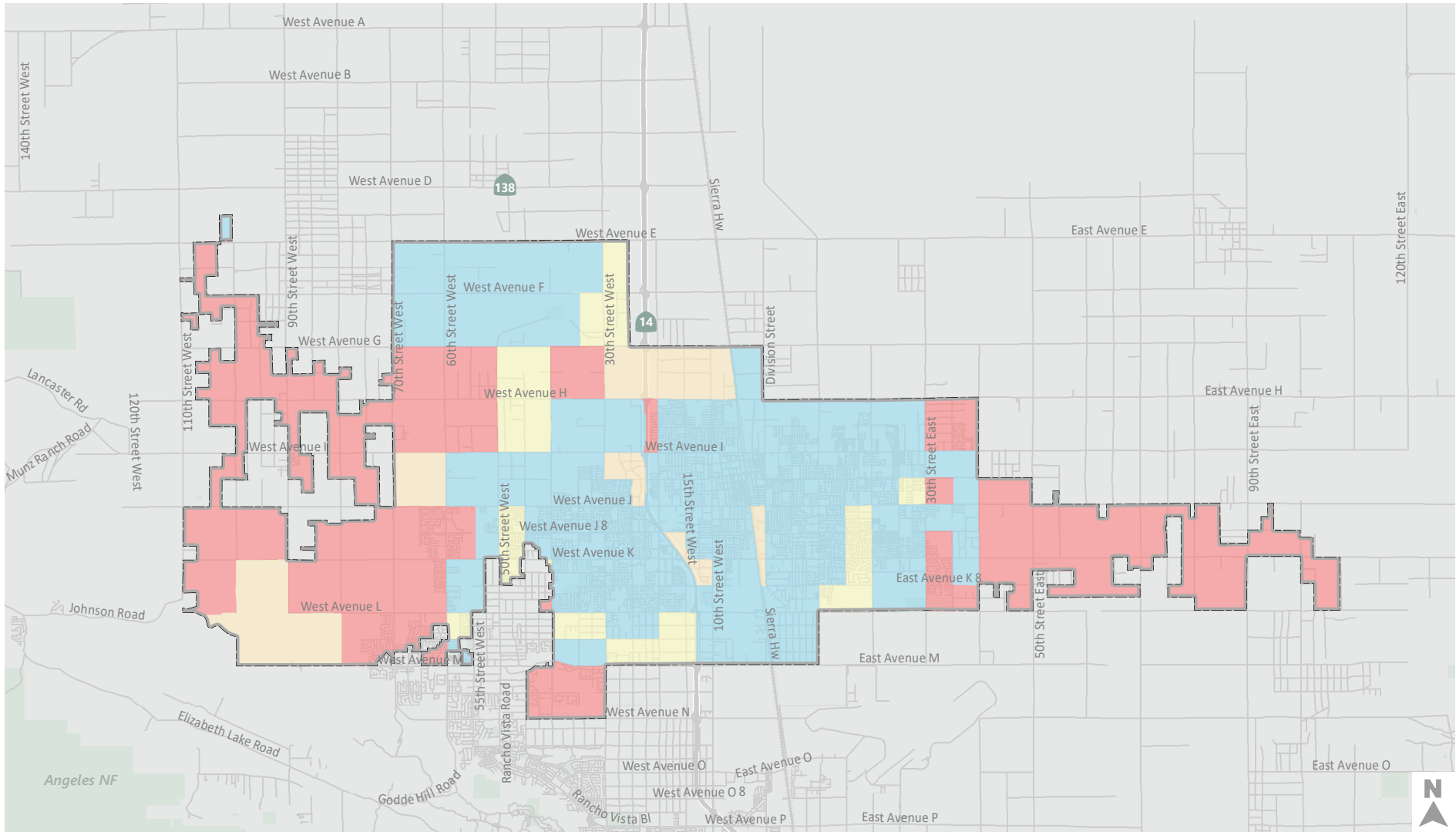
Screening Categories	Project Requirements to Meet Screening Criteria	Criteria Satisfied?	
		Yes	No
Project Size	A project that generates 110 or fewer daily trips.	X	
Locally Serving Retail	A project that has locally serving retail uses that are 50,000 square feet or less, including specialty retail, shopping center, grocery store, pharmacy, financial services/banks, fitness center or health club, restaurant, and café. If the project contains other land uses, those uses need to be considered under other applicable screening criteria.		
Project Located in a Low VMT Area <sup>1</sup>	A residential or office project that is located in a TAZ that is already 15% below the AVPA Baseline VMT.		
Transit Proximity	A multifamily residential project providing higher density housing or a commercial project in an area already zoned for commercial use that is located within a ½ mile of the Metrolink station or within a ½ mile of a bus stop with service frequency of 15 minutes or less during commute periods.		
Affordable Housing	A residential project that provides affordable housing units; if part of a larger development, only those units that meet the definition of affordable housing satisfy the screening criteria.		
Transportation Facilities	Transportation projects that promote non-auto travel, improve safety, or improve traffic operations at current bottlenecks, such as transit, bicycle and pedestrian facilities, intersection traffic control (e.g., traffic signals or roundabouts), or widening at intersections to provide new turn lanes.		

<sup>1</sup> See attached Low VMT Area maps

Documentation of supporting evidence must be submitted with completed screening criteria sheet including a location map, site plan, trip generation estimates and detailed project description.

Traffic Engineering Staff Use Only

Approved: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_








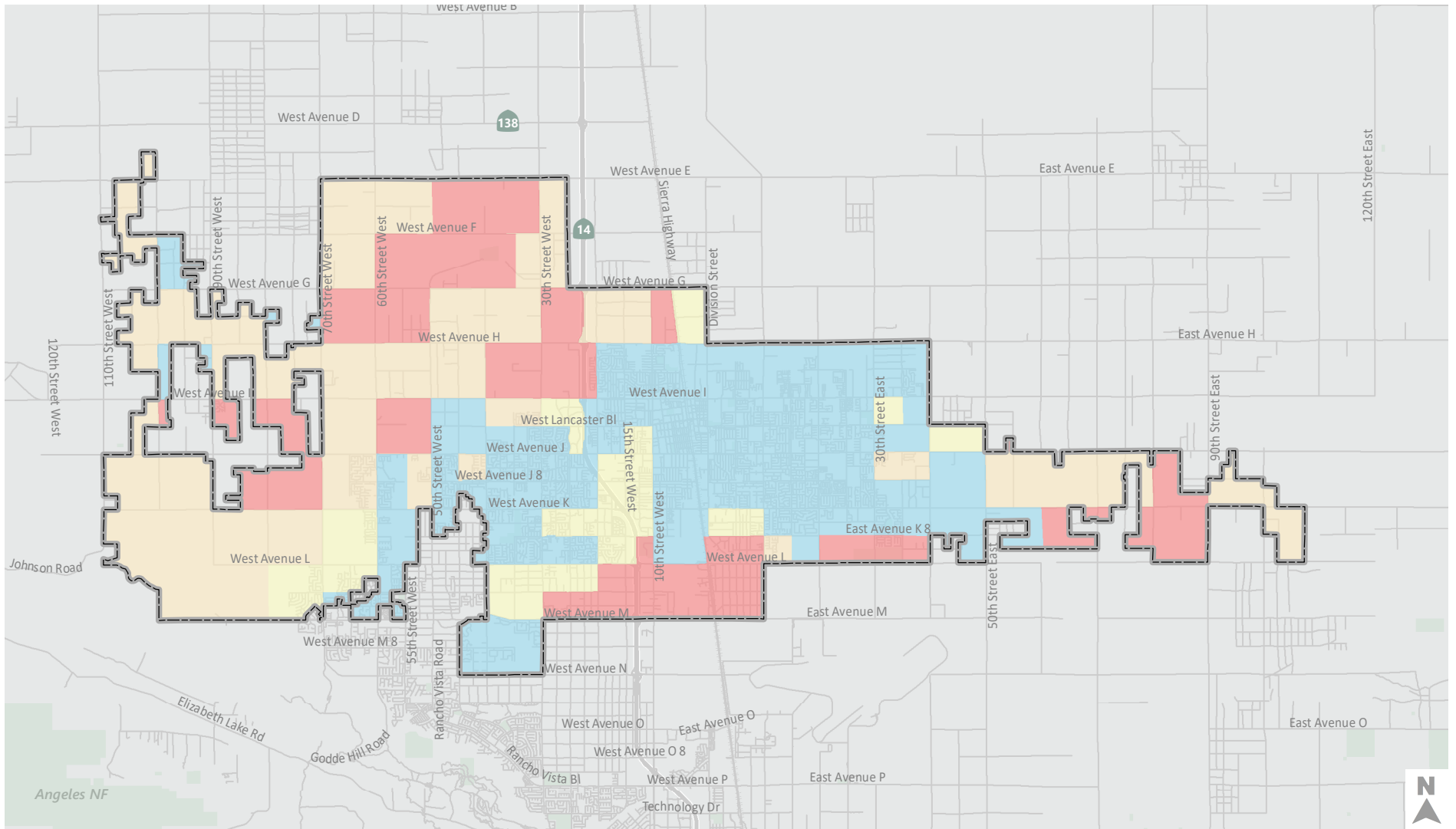
-  **Lancaster**
-  **>15% below AVPA Average**
-  **0 -15% below AVPA Average**
-  **Higher than AVPA Average**
-  **No Population**



Figure 3

## Low VMT Area Screening: Residential








-  **Lancaster**
-  **>15% below AVPA Average**
-  **0 -15% below AVPA Average**
-  **Higher than AVPA Average**
-  **No Employee**



Figure 4

Low VMT Area Screening:  
Office