



August 20, 2024

City of Novato
ATTN: Brett Walker
922 Machin Avenue
Novato, CA 94945

Subject: Traffic Memo

Dear Mr. Walker,

Jordan Architects draws upon over 40 years of self storage, industry-specific knowledge with over 4,000 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 501 Davidson Street in the City of Novato. The project is a state-of-the-art, neighborhood-oriented facility comprised of a 1,200 square foot management office and 99,025 self-storage area, for a total gross building area of 100,225 square feet (approximately 76,000 net rentable square feet) of self-storage located within three 1-story and one 3-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:	±	99,025 gross sq. ft.
Office:	±	1,200 gross sq. ft.
Total Gross Building Area:	±	100,225 gross sq. ft.
	±	117,568 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 10th Edition Trip Generation Manual, the use of “mini warehouse” would generate trips at a rate of 0.10 AM trips/TSF, 0.17 PM trips/TSF and 1.51 ADT/TSF.

Trip Generation Rate

“Mini Warehouse” trip generation rate is 1.51 trips/1000 square feet of *net* rentable area.

Self Storage: $76,000 / 1000 = 76 \times 1.51 = 114.76$ trips/24 hrs

Total trips 115 trips/24 hrs

Peak Hours

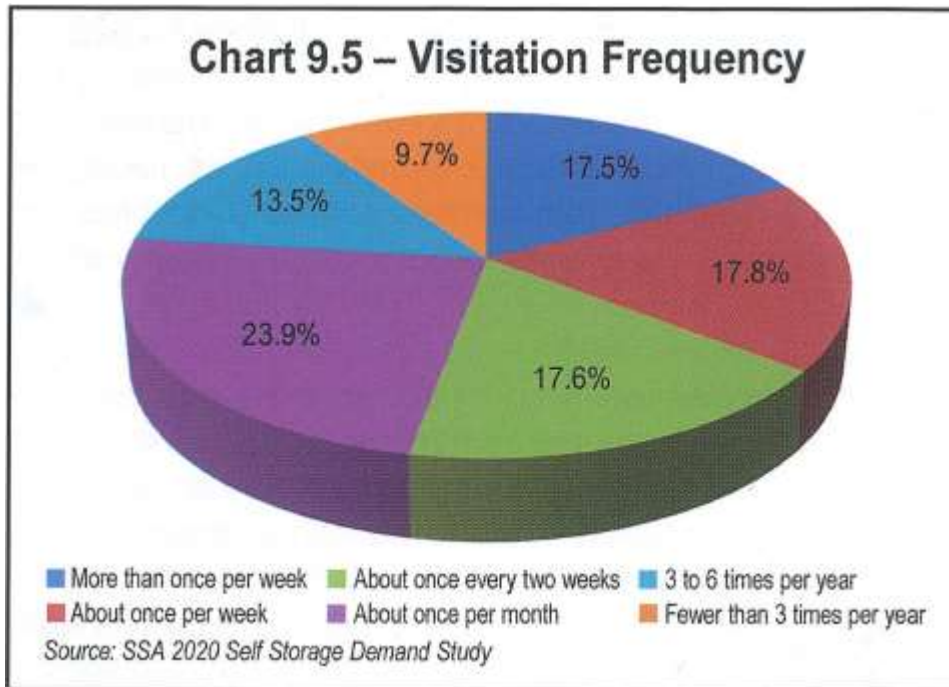
The peak AM hour for self storage is 0.11 of the total trips/24hours. In this case that is 12.65 trips per peak AM hour, while the peak PM hour is 0.19 or 21.85 trips per peak PM hour.

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 7 vehicles on site per hour.**
- **PM Peak hour 11 vehicles on site per hour.**

It is also worth noting that approximately 68% of tenants access their unit less than **once a week** as indicated in the chart below (from the *2023 Self Storage Almanac*):



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.

David Meinecke | Jordan Architects, Inc.