

Memorandum

To: Alan Varela, Planning Director

From: Noah Pierce, PE, Bohannon Huston Inc.

Date: May 05, 2025

Re: Parking Deviation Request

Project Overview:

The project is located at the Southeast corner of Paseo Del Norte and Woodmont Ave., approximately 5.87 acres, and will consist of a self-storage facility with associated parking. The proposed self-storage facility will consist of one building with an approximate gross square footage of 116,920. Given the transitory nature of the services provided by a public storage facility, it is most often the case that consumers are in and out of the building in a span of less than 30 minutes, minimizing the time which the individuals are parked. Additionally, the primary intention of the loading docks pictured page north and south in Exhibit A is to provide temporary parking for the customer loading/unloading their vehicle. Each of these respective loading docks can accommodate three vehicles comfortably. The storage facility will be ran by a single manager at normal operating times. Public use of this facility will be regulated to the hours outside of 10:00PM-7:00AM, so there is no concern of having cars linger in the area longer than their allotted time. Access to the site will be regulated by a time restricted keypad.

Figure 1 – Site Location:



Deviation Request:

The proposed self-storage facility requests a deviation from the standard parking to a total number of parking spaces to be 19 (including spaces allocated in loading dock areas). This will provide adequate parking spaces for customers utilizing this facility. Additionally, the minimum requirement to provide two (2) parking spaces and four (4) for bicycles should not apply as no one will be using these vehicles to haul an object to/from a storage facility.

Standard City of Albuquerque Parking Requirements:

The City of Albuquerque Integrated Development Ordinance (IDO) defines parking requirements in Part 14-16-5. More specifically, off-street parking requirements are further defined by Table 5-5-1. Referencing this table, it can be seen that for a commercial self-storage facility, the required number of parking spaces can be determined by 1 space / 3,000 sq. ft. of Gross Floor Area (GFA). Applying this to our proposed facility with a gross floor area of 116,920 sq. ft. would mean that the required number of spaces would be 39 parking spaces.

Similar Project Review:

ARCO/Murray, the developer of this project, is a national general contractor with expertise in designing and building self-storage facilities across the United States. The proposed self-storage facility referenced in this memorandum is their third self-storage facility in the state of New Mexico and both of the first two projects have been designed and permitted with exceptions to

the minimum parking requirements. With both previous buildings having been constructed in the last few years, we are hoping the same exceptions will apply. Detailed comparisons of the two previously built projects parking allocations are described below.

Project	Project Location	GSF	Required Parking per IDO	Actual Parking Provided
Ladera Crossing Self-Storage	1911 Ladera Dr. NW	~101,000	34	14
Ventura Self-Storage	8041 Ventura St. NE	~32,500	29	15

Peer City Review:

Tucson, AZ. – The city of Tucson Unified Development Code defines their required parking allotments for self-storage facilities as 1 space / 5,000 sq. ft. GFA (Table 7.4.4-1). Applying this standard to our project would yield a total number of 23 parking spaces.

Fresno, CA. – The City of Fresno Citywide Development Code (CDC) defines their required parking allotments in a slightly different way by looking at the total number of storage units planned for the facility. Section 15-2409 of the Fresno CDC states that for a self-storage facility, the required number of parking spaces is 1 space / 100 storage units. Our proposed facility is planning a total of 760 storage units, which would yield a total of 8 required parking spaces.

Colorado Springs, CO. – The City of Colorado Springs Code of Ordinances defines their required parking allotments for self-storage facilities as 1 space / 400 GFA of office area (Table 7.4.10-A). Our proposed self-storage facility will have approximately 1,600 sq. ft. of GFA and therefore the total number of spaces required under this criteria would be 4 spaces.

Conclusion:

As demonstrated in the data presented above, the requested parking allowance of 19 parking spaces will adequately accommodate all the anticipated demand for off-street parking for this project, and it will not result in traffic or parking congestion in surrounding neighborhoods. ARCO/Murray's previous experience with these types of projects in the Albuquerque area and throughout the United States as a whole provides valuable insight into the realistic parking needs of a project of this nature.

In summary, we respectfully request approval of a reduction in the parking requirements for the proposed project. There is ample evidence to suggest that providing 19 spaces in lieu of the 39 spaces as defined by the COA IDO will provide adequate accommodations for customers utilizing this facility.

Thank you for your consideration of this request.