

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 7, 2022

David Ferrette
Luxlocker
349 Lake Havasu Ave. S
Lake Havasu, AZ 86403

**Re: Luxlocker
Beverly Hills Ave.
Traffic Circulation Layout
Architect's Stamp: 9/1/2022 (B18D031)**

Dear Mr. Ferrette,

The revised TCL received 9/6/2022 with comments addressed is approved for DRB site plan for building permit and for building permit by Transportation.

PO Box 1293

Please use the approved drawing when requesting for Certificate of occupancy.

Albuquerque

If you have any questions, please contact me at (505) 924-3991 or earmijo@cabq.gov.

Sincerely,

NM 87103

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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July 20, 2022

Response Letter

Planning Department, Development Review Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Traffic Circulation layout [Engineer's/Architect's Stamp XX-XX-XX (B18-D031)]
Luxelocker Albuquerque
San Diego Ave, NE
Albuquerque, NM 87113



Dear Brennon Williams & Marwa Al-najjar,

Below is our response to the following plan review comments received by our office dated 7/14/22.

Based upon the information provided in your submittal received 07-14-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
R1. See included Vicinity Map on sheet A-1.9.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
R2. See stamped plans provided.
3. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
R3. The van accessible aisles have been revised to meet City of Alb. DPM Section 7-4(K)(5). See detail #5 on sheet A-1.1.
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.
R4. The ADA accessible parking sign has been revised to include required language, see detail 4/A-1.1. Location of signage has been shown in detail 5/A-1.1.
5. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
R5. The words "NO PARKING" has been added to the access aisle, see detail 5/A-1.1.
6. ADA curb ramps must be updated to current standards and have truncated domes installed.
R6. ADA Curb Ramps have been included and updated to CoA Standards. See detail 5/A-1.1. CoA standard detail has been provided on sheet A-1.10.



7. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
R7. A motorcycle parking sign detail has been created per the standard set forth in DPM Section 7-4(K)(3)(3) and has been included on sheet A-1.1, see detail 3. Location of the sign can be seen in detail 5/A-1.1.
8. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
R8. MC pavement marking has been shown at designated motorcycle parking space, see detail 5/A-1.1.
9. Details sheet is missing.
R9. Detail sheets have been included in resubmittal, see provided sheets A-1.1, A-1.3 & A-1.10.
10. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
R10. Radii for emergency vehicles has been included on sheet A-1.9. See detail 1 and 5 on sheet A-1.3 for entrance radii.
11. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
R11. 6 ft. wide ADA accessible pathway has been shown and dimensioned on detail 1/A-1.1.
12. Define the ADA pathway from the ADA aisle, is this pathway flush all the way to the building entrance? Or are there any ramps? Please address this concern.
R12. ADA pathway and curb cuts has been defined in detail 5/A-1.1.
13. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
R13. ADA accessible pedestrian pathways have been taken into account and submitted design reflects intent to reduce the pedestrian/wheel chair conflict. See detail 1/A-1.1.
14. All sidewalks along streets should be placed at the property line.
R14. The northern sidewalk adheres to the property line sidewalk requirement. The southern sidewalk is an existing pathway. See sheet A-1.9.
15. Keynote 15: call out COA std dwg 2430 for the proposed sidewalk.
R15. See keynote 13 on sheet A-1.9. Detail dwg 2430 has been added on sheet A-1.10.
16. Provide the width for each lane for the proposed driveway access at the south side of the site.
R16. Dimensioned drive lanes have been included in detail 1/A-1.3.
17. Provide design details for both proposed driveway access. Curb Return access is recommended commercial site (COA std dwg 2426)
R17. Design details have been included in details 5/A-1.3 & keynote#3 on detail 1/A-1.1. Detail dwg 2426 has been added on sheet A-1.10.
18. Provide parking barriers details.
R18. Parking barrier detail has been included, see detail 10/A-1.1.



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19. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
R19. See keynote 15 on sheet A-1.9 to clarify clearance size and location. Refuse approval has been submitted and is awaiting approval.
20. Provide a copy of Fire Marshal approval.
R20. Fire Marshal approval has been submitted and is awaiting approval.
21. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
R21. Keynote 17 on sheet A-1.9 has been added referencing the driving surface as concrete.
22. Please provide a sight distance exhibit
R22. See keynotes 16 on sheet A-1.9.
23. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
R23. See keynote 16 on sheet A-1.9 calling out the site General Note "D" indicating the above-mentioned comment.
24. Please specify the City Standard Drawing Number when applicable.
R24. City Standard Drawing Number has been included. Referenced details have been added on sheet A-1.10.
25. Provide notes showing what work is included and on the work order and the private work on site.
R25. See general note "G" on a-1.9. the balance of work will be private work on site.
26. Work within the public right of way requires a work order with DRC approved plans.
R26. A work order has been submitted and is awaiting approval.
27. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
R27. See General Note "E" on sheet A-1.9 stating this note.
28. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
R28. See General Note F on sheet A-1.9 stating this note.
29. Please provide a letter of response for all comments given.
R29. Understood, see provided response letter dated July 20,2022.
30. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination {Contact Matt Grush: mgrush@cabg.gov}.
R30. No TIS required, see Trip Generation Analysis statement, "Trip Generation Analysis TIS statement.pdf".



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Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,
Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Please contact our office with any questions you may have in reviewing the comment responses.
Sincerely,

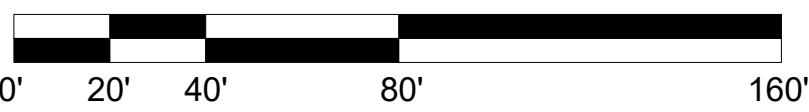
Jeff Hatch, AIA LEEP AP
HATCH DESIGN ARCHITECTURE

8/30/2022 9:46:28 AM

TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 40'-0"

BAR SCALE 1"=40'



LA CUEVA CHANNEL



GENERAL NOTES

- SEE CIVIL DRAWINGS FOR PARKING SLOPES.
- NO ON-STREET PARKING PROPOSED.
- SEE CIVIL DRAWINGS FOR UTILITY LOCATIONS.
- LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, & GUTTER.
- ALL WORK WITHIN THE PUBLIC R.O.W. ON BEVERLY HILLS AVE. IS TO BE INCLUDED IN THE WORK ORDER.

VICINITY MAP



MAP NOT TO SCALE

ALBUQUERQUE, NM

SYMBOLS & GRAPHICS

	WORK/CONTROL POINT OR DATUM		BATT, BLANKET, OR BLOWN INSULATION
	DETAIL NUMBER SHEET NUMBER		RIGID INSULATION
	SECTION NUMBER SHEET NUMBER		EARTH FILL
	DOOR TAG (NUMBER & LETTER)		GRAVEL FILL
	WINDOW TAG (LETTER)		CONCRETE
	SHEER WALL (NUMBER)		CMU WALL
	KEYNOTE (NUMBER)		EXTERIOR WOOD FRAME WALL
	PARTITION TYPE TAG (NUMBER)		INTERIOR WOOD FRAME WALL
	ROOM NAME		GRASS FILL
	ROOM ID (NUMBER)		INTERIOR ELEVATION TAG (NUMBER AND SHEET)
	REVISION TAG (NUMBER & CLOUDED)		

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Aroniz 9/7/2022
Signed Date

SITE RECAP

ZONING:			NR-LM LIGHT MANUFACTURING
TOTAL PROJECT SITE:			
LOT 4	0.887 acres	38,624 SF	
LOT 5	0.888 acres	38,700 SF	
LOT 6	0.889 acres	38,719 SF	
LOT 7	0.887 acres	38,650 SF	
LOT 28-A-2	0.979 acres	42,630 SF	
TOTAL PROJECT SITE	4.530 acres	197,324 SF	
PROPOSED BUILDING FOOTPRINT:			
BUILDING A (STORAGE)	12,778 SF		
BUILDING B (STORAGE)	15,018 SF		
BUILDING C (STORAGE)	13,453 SF		
BUILDING D (STORAGE)	25,730 SF		
BUILDING E (STORAGE)	19,696 SF		
TOTAL	86,673 SF		
NET LOT COVERAGE:			
IMPERVIOUS SURFACE			
PROPOSED	84,727 SF	76.6%	
LANDSCAPE AREA			
PROPOSED	25,950 SF	23.4%	
TOTAL NET LOT AREA		100.0%	
SETBACKS:			
FRONT - 5'-0"			
REAR - 0'-0"			
SIDE - 0'-0"			
PARKING:			
REQUIRED: 1 SPACE PER 3,000 SF			
85,691 SF / 3,000 SF = 29 SPACES			
HC ACCESSIBLE - 1 SPACE			
MOTORCYCLE - 1 SPACE			
BICYCLE - 3 SPACES			
PROVIDED: HC ACCESSIBLE	1 SPACES		
MOTORCYCLE	1 SPACES		
STANDARD	1 SPACES		
IN-GARAGE	28 SPACES		
TOTAL	31 SPACES		
BICYCLE	4 SPACES		

KEYNOTES

#	COMMENTS
1	BICYCLE PARKING. SEE DETAIL 8/A-1.1.
2	ACCESS GATE W/ SIGNAGE. SEE SHEET A-1.3.
3	EXISTING 5' CONCRETE SIDEWALK. SEE CIVIL DRAWINGS.
4	FIRE DEPARTMENT ACCESS MAN GATE. SEE DETAIL 3/A-1.3.
5	PROPOSED LANDSCAPING. SEE LANDSCAPE DRAWINGS.
6	PROPOSED RETENTION POND AREA. SEE CIVIL DRAWINGS.
7	WASH BAY. SEE CIVIL DRAWINGS.
8	DUMP STATION. SEE DETAIL 1/A-1.6.
9	FIRE ENGINE CLEARANCE W/28' RADIUS.
10	7'-6" TALL IRON FENCE. SEE SHEET A-1.3.
11	EXISTING FIRE HYDRANT. SEE CIVIL DRAWINGS.
12	PARKING AREA. SEE DETAIL 8/A-1.1.
13	PROPOSED 5' CONCRETE SIDEWALK TO MATCH EXISTING. SEE DWG. 2430 & CIVIL DRAWINGS.
14	PROPERTY LINE.
15	REFUSE VEHICLE MANEUVERING CLEARANCE, 12' X 50'.
16	CLEAR SIGHT TRIANGLE. SEE GENERAL NOTES ON THIS SHEET.
17	FINISH GRADE / CONCRETE PAVEMENT. SEE CIVIL DRAWINGS.
18	FINISH GRADE / REINFORCED CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.

NEW CONSTRUCTION FOR:

LUXELocker ALBUQUERQUE

SAN DIEGO AVENUE NE, ALBUQUERQUE NM 87113

DATE: AUGUST 2022

DRAWN BY: NL

CHECKED BY: JHL

JOB NUMBER: MKT 22

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

DATE: 9/7/2022

COMMENTS

DATE: 9/7/2022

COMMENTS

DATE: 9/7/2022

COMMENTS

DATE: 9/7/2022

COMMENTS

DATE: 9/7/2022

COMMENTS

DATE: 9/7/2022

COMMENTS

DATE: 9/7/2022

COMMENTS



A-1.10

STATE OF NEW MEXICO
JEFFERY HATCH
NO. 005633
7-20-22
REGISTERED ARCHITECT



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: LuxeLocker - Albuquerque

Building Permit #: B18-D031 Hydrology File #: _____

Zone Atlas Page: B-18-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 4-7 & 28A, Block 5 of Tract A, Unit B of North Albuquerque Acres

Development Street Address: _____

Applicant: Albuquerque Storage Partners, LLC Contact: David Ferrette

Address: 349 Lake Havasu Blvd, Suite 106, Lake Havasu City, AZ 86403

Phone#: 951-312-5022 Fax#: _____

E-mail: david@luxelocker.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-LM

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

Change of Zoning: ☐

Proposed Use (mark all that apply): Residential: ☐ Office: ☐ Retail: ☐ Mixed-Use: ☐ Commercial: ☒

Describe development and Uses:

The proposed development will consist of Boat and RV Storage units. The proposed buildings will consist of individual
condos that will be sold.

Days and Hours of Operation (if known): 24-hour access to the facility by means of gate entrance to their units

Facility

Building Size (sq. ft.): 86,646

Number of Residential Units: _____

Number of Commercial Units: 107

Traffic Considerations

ITE Trip Generation Land Use Code 151

Expected Number of Daily Visitors/Patrons (if known):* Per ITE 11th Addition - 126 daily trips

Expected Number of Employees (if known):* 0

Expected Number of Delivery Trucks/Buses per Day (if known):* 0

Trip Generations during PM/AM Peak Hour (if known):* Per ITE 11th Addition - 16 AM and 16 PM Trips

Driveway(s) Located on: Street Name Beverly Hills Avenue and San Diego Avenue

Adjacent Roadway(s) Posted Speed: Street Name Beverly Hills Avenue Posted Speed Unposted - 25 mph
Street Name San Diego Avenue Posted Speed Unposted - 25 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Beverly Hills Avenue - Local;
(arterial, collector, local, main street) San Diego Avenue - Minor Collector

Comprehensive Plan Center Designation: Not in a Center Designation
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: San Diego - 461 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Buses Nearest Transit Stop(s): 1400 feet

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None are proposed
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalk along Beverly Hills Avenue and existing sidewalk along
San Diego Avenue

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.



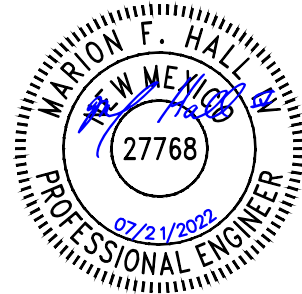
TECHNICAL MEMORANDUM

To: Planning Department
Development Review Services

From: M.F. Hall IV, PE

Re: **Trip Generation Analysis**
Project Name: LuxeLocker – Albuquerque
Project Location: San Diego Ave, NE

Date: July 21, 2022



Background:

The proposed 86,646 sf Recreational Vehicle and Boat Storage facility planned on 4.53 acres on UPC #s 101806505819430722, 101806507519530721, 101806509219430720, 101806510819530719 and 101806510717230707 located between Beverly Hills Avenue and San Diego Avenue will have a minor impact to the surrounding improved streets (See attached Site Plan). The Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, Mini-Warehouse code 151, charts and formulas were utilized to determine the number of trips generated by the proposed land use on an average weekday, AM Peak Hour, and PM Peak Hour. The peak hour trip rates used in this analysis are for the peak hours of the adjacent street traffic which is typically between 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m.

Design Guidance:

The following section best describes the proposed land use in detail as defined in the ITE Trip Generation, 11th Edition.

Land Use Code: 151 – Mini-Warehouse

This land use is described in Trip Generation, 11th Edition in the following Manner:

“Mini-warehouse are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.”

The independent variable used to predict the average daily trips for this development was the total square footage of Boat and RV Storage.

Trip Generation Rates (ITE 11th Addition)

Land Use	Independent Variable	Weekday			A.M. Peak Hour			P.M. Peak Hour		
		Enter	Exit	Multiplier	Enter	Exit	Multiplier	Enter	Exit	Multiplier
Mini Warehouse (151)	1,000 S.F.	50%	50%	1.45	51%	49%	0.18	51%	49%	0.18

Site Trip Generation (ITE 11th Addition))

Land Use	Independent Variable	Weekday			A.M. Peak Hour			P.M. Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Mini Warehouse (151)	86.65	63	63	126	8	8	16	8	8	16

As anticipated the number of Maximum Potential Trip Generations rates for the type of development were significantly low and will have minor impact on the surrounding improved streets. Neither the AM nor the PM Peak Hour Trips will exceed 100 trip ends.