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161010

APPENDIX I

TRIPS GENERATED BY GENERAL RETAIL ESTABLISHMENTS AND TRIPS GENERATED BY SELF STORAGE FACILITIES

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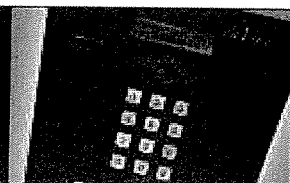
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Average Visits Stat Question

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triordan

Junior Member

Join Date: Feb 2011
Posts: 6

Average Visits Stat Question

#1

3rd February 2011, 11:03 PM

Hi all,
I am developing a new project and preparing for the zoning board meeting. I'd like to demonstrate the low traffic impact by doing the math. I plan to have 80 units to start. Figuring on 100% occupancy and once a month visits by renters would give an estimate of 2.6 cars per day. Nice and low.

Is once a month a good estimate? Is there an industry standard? I ordered the ISS magazine and factbook yesterday. Would that stat be in there? If not, does anyone have experience I can rely on?

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Thanks for any help!
Todd

Tags: None



Jughead
Senior Member

Join Date: Jul 2010
Posts: 221

4th February 2011, 12:13 AM

#2

Re: Average Visits Stat Question

Originally posted by *triordan*

*Hi all,
I am developing a new project
and preparing for the zoning
board meeting. I'd like to
demonstrate the low traffic
impact by doing the math. I plan
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experience I can rely on?*

*Thanks for any help!
Todd*

This is a great deal of disparity among sources when it comes to trip generation rates for self storage. That being said, it is safe to use 2 trips for every 1000 square feet per day. Sounds like your going to build about 8000 square feet, therefore, you will generate 16 trips per day. Trips are usually viewed by zoning boards as being a trip into the property and then a trip leaving the property. Since your property is so small, I don't see traffic generation as being a big issue. The City of San Diego has a trip generation manual on the internet. You can also find other trip generation manuals published by the American Society of Traffic Engineers, California Department of Transportation, etc.

When speaking to zoning boards, you want to try to be accurate as they can easily access these same resources.

Lastly, if traffic mitigation fees become an issue (I doubt it) you can always have a traffic study done to prove your traffic generation projections.

Topics

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Good luck.....

By the way, I don't know what I am talking about and I am not liked on this website.



Lisa T

Senior Member

Join Date: Jan 2008
Posts: 3485

4th February 2011, 09:57 AM

#3

Re: Average Visits Stat Question

Originally posted by triordan

*Hi all,
I am developing a new project
and preparing for the zoning
board meeting. I'd like to
demonstrate the low traffic
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there? If not, does anyone have
experience I can rely on?*

*Thanks for any help!
Todd*

Todd: If you are planning on renting units to commercial customers, pharmaceutical reps, or internet businesses who store their inventory in your facility, you may want to consider that those customers may come to the facility at least once each day. You will actually want these customers because they tend to stay much longer then residential tenants, and they usually pay on time.

ps...I like you just fine Jughead!!!!



MisterJim444

Senior Member

Join Date: Dec 2007

4th February 2011, 02:41 PM

#4

Re: Average Visits Stat Question

Todd:

I did a private traffic study with data from several owners about 10 years ago. Those results showed something less than 6 visits per 100 rented units per day.



iBid4Storage



signquick



Posts: 1348

Michael Strausser, President of Economic Consulting Associates in Tucson, did a study for the SSA which is contained in the publication Self Storage Standards and the Modern Community published by the SSA. In Michael's study, he came up with a national factor of 6.82 vehicles per 100 rented units per day. He also had regional factors as I recall. You may be able to still get this from the national SSA.

There was also one article written on this subject, that I am aware of, back in Feb 1996 in the Mini Storage Messenger entitled "Dispelling the Self Storage Traffic Myth".

Many jurisdictions use the Institute of Transportation Engineers Trip Generation Handbook 8th Edition to determine traffic generated for the full spectrum of real estate uses. I have always found the use of the data in this volume overstating traffic by double reality because they had a very small sample size. Your local civil engineer may have access to this volume. I would certainly review the calculations using this Handbook as a worst case scenario for yourself.

Best of luck with the hearing. Let us know how you do.

MisterJim444

Learning Never Ends, But Will Time?



triordan
Junior Member

Join Date: Feb 2011
Posts: 6

4th February 2011, 10:48 PM

#5

Re: Average Visits Stat Question

You are all awesome. Extremely specific answers to my question. I look forward to continually learning from you all and contributing what I learn to you too.
T



triordan
Junior Member

22nd March 2011, 11:58 PM

#6

Re: Average Visits Stat Question

Hi all,
Got my conditional use permit tonight!!
Thanks again for the help.

Edgecomb & Associates, Inc.

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Houston, Texas 77098
Telephone 713 523.2289
Fax 713 523.0827
edgecombarchitects.com

November 12, 2012

City of League City, Texas
Planning Department
League City, TX 77573

Re: Parking Variance Request
Proposed Access Self Storage
Walker Street
League City, TX

To whom it may concern,

My name is Clark Edgecomb. I have been a registered architect in the state of Texas for 43 years. In addition, I hold registrations as an architect in 15 additional states. I have designed a wide range of building types including restaurants, medical facilities, retail facilities, warehouses, office buildings and self storage facilities. I have designed over 200 self storage facilities throughout the United States, containing over 15,000,000 square feet of space. My early association with self storage was as an in house architect for 8 years with a developer who also operated and managed this building type. That experience gave me insight into the day to day functioning of a self storage facility. It was apparent early on that the parking requirement for this type of facility was minimal. The customer is there to load or unload goods into his/her storage unit. They park in the ample drives at the unit. They are on site an average of less than one hour. Four (4) to Six (6) parking spaces are typically required at the sales office for the customers who come to rent a storage unit, purchase storage supplies or pay their bill. Two (2) additional parking spaces are assigned for our management personnel's vehicles. In the event that there is an onsite resident manager's apartment only one (1) parking space is provided since this is the same person operating the sales office.

Self storage electronic access control systems have afforded the industry with an excellent data base that documents the number of customers that access the facility at any given time. This data has shown that a typical self storage facility has between zero (0) to twelve (12) customers' onsite at any given hour. The hourly average based upon a 12 hour day is three (3) to four (4) customers per hour.

Self Storage facilities range nationally from 5,000 SF facilities to 500,000 SF. The average sizes of most urban facilities designed today are in the range of 80,000 SF to 150,000 SF.

November 12, 2012

Page 2 of 2

Planning Department / League City, TX

Utilizing electronic access control data for facilities in these ranges, we can develop parking ratios in relation to both the number of storage units and building square footage. Based upon our personal experience and this industry data we would recommend either of the following self storage parking design ratios:

1 parking space / 65 storage units or 1 parking space / 10,000 SF

With regards to the proposed Walker Street Self Storage facility this would yield a parking requirement of 13.33 cars based upon number of rental units and a parking requirement of 13.45 cars based upon the project square footage. Our site plan is showing a total of 22 parking spaces. This would accommodate the ratio numbers above and provide an additional 8 parking spaces for the office and residence requirements. The site plan furnished with the variance application will provide 23% of landscaped surface, not including the *detention* areas. This quantity of green space exceeds the current zoning requirement of 15%. The green area of the site would be substantially reduced by the addition of more parking beyond what is needed and requested.

If I can be of further assistance in answering any questions you may have regarding this subject, please do not hesitate to contact me.

Sincerely,



Clark R. Edgecomb, AIA

State of Texas Architect Registration No. 3856



Demographics*

No matter what your advertising and marketing needs are, DistribuTech has the demographic reach that is right for you - Grocery Stores, Convenience Stores, Drug Stores and Big Box Retail.

Grocery Store

- Average foot traffic is 12,000-15,000 per week
- 74% are between the ages of 18-54
- 65% are female shoppers
- 32% are male shoppers
- 28% have household income of \$75,000+
- Shoppers make an average of 2.1 visits to the grocery store each week **

Drug Store

- Average foot traffic is 2,000 per week
- 58% are female shoppers
- 42% are male shoppers
- 23% are between the ages of 18-34
- 45% are between the ages of 35-54
- 69% have an income of \$30,000+

Convenience Store

- Average foot traffic is 2,000-3,000 per week
- 40% are female shoppers
- 70% are male shoppers
- 51% are between the ages of 18-34
- 40% are between the ages of 35-54
- Average income of shoppers is \$34,000

*SOURCE: Visitor demographics are averages based on third party research conducted on national stores.**

*SOURCE: Food Marketing Institute - 2006***

