



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

October 10, 2019

Mr. Mark Glasmire
EXTRA SPACE STORAGE
1333 Corporate Drive, #330
Irvine TX 75038

SUBJECT: Self Storage Expansion Trip Generation Analysis, City of Anaheim

Dear Mr. Glasmire,

TJW Engineering, Inc. (TJW) is pleased to submit this trip generation analysis for the proposed project located at 1705 S. State College Boulevard in the City of Anaheim. The purpose of this analysis is to provide the projected trip generation of the proposed project to assist in determining if additional traffic analysis is required as determined by the City of Anaheim. The project is expected to be completed by year 2020. The project consists of the renovation and expansion of the existing 63,491 square feet Extra Space Self Storage Facility and includes the following elements:

- Demolition of 23,640 square feet
- Construction of 107,819 square feet
- Net new 84,179 square feet of additional self storage space

The overall site plan is attached to this memorandum.

Trip Generation

Projected trip generation for the proposed project was based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). Based on the project's existing and proposed land use the trip generation was determined using the Mini-Warehouse Land Use Code (151). The trip generation for the existing facility, the space being demolished, the space being constructed, and the net new space is shown in Table 1.

The proposed project is projected to generate a net new total of 8 AM peak hour trips, 14 PM peak hour trips, and 127 daily trips.

Table 1 – Trip Generation

Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
							In	Out	Total			In	Out	Total
EXISTING														
Mini-Warehouse (151)	63.5	TSF	1.51	96	0.10	60:40	4	3	7	0.17	47:53	5	6	11
DEMOLITION														
Mini-Warehouse (151)	23.6	TSF	1.51	36	0.10	60:40	2	1	3	0.17	47:53	2	3	5
CONSTRUCTION														
Mini-Warehouse (151)	107.8	TSF	1.51	163	0.10	60:40	7	4	11	0.17	47:53	9	10	19
Net New Total	84.2	TSF		127			5	3	8			7	7	14

Notes: Rates from ITE Trip Generation (10th Edition, 2017); TSF – Thousand Square Feet

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Thomas Wheat, PE, TE
 President

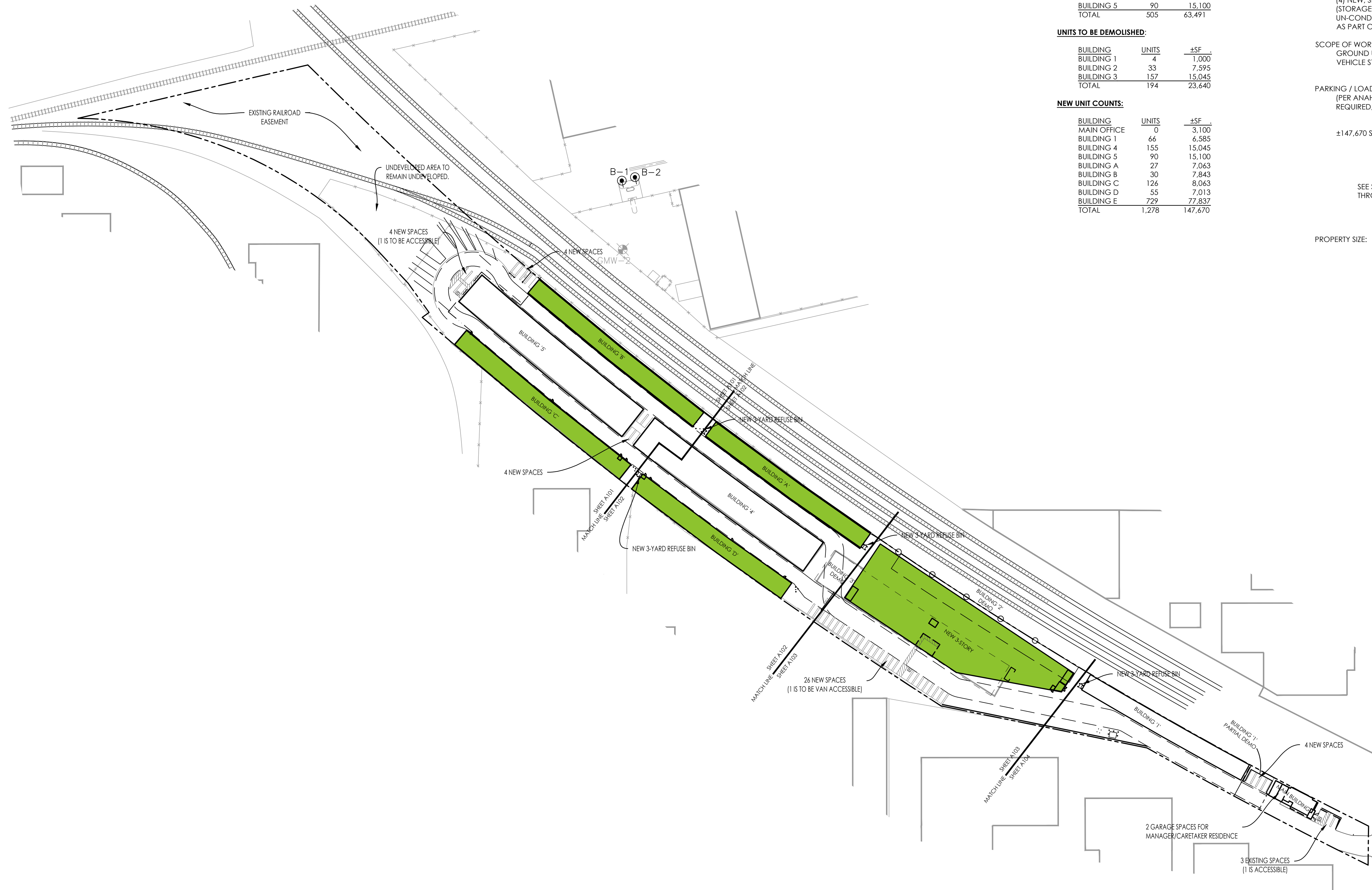
Registered Civil Engineer #69467
 Registered Traffic Engineer #2565



David Chew, PTP
 Transportation Planner



This document, including the ideas and designs it contains, is an instrument of professional services rendered by the Architect/Engineer. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Robert Brown Architects.



BUILDING AND UNIT DATA

EXISTING UNIT COUNTS:		
BUILDING	UNITS	#SF
MAIN OFFICE	0	3,100
BUILDING 1	70	7,585
BUILDING 2	33	7,595
BUILDING 3	157	15,045
BUILDING 4	155	15,066
BUILDING 5	90	15,100
TOTAL	505	63,491

UNITS TO BE DEMOLISHED:		
BUILDING	UNITS	#SF
BUILDING 1	4	1,000
BUILDING 2	33	7,595
BUILDING 3	157	15,045
TOTAL	194	23,640

NEW UNIT COUNTS:		
BUILDING	UNITS	#SF
MAIN OFFICE	0	3,100
BUILDING 1	66	6,585
BUILDING 4	155	15,045
BUILDING 5	90	15,100
BUILDING A	27	7,063
BUILDING B	30	7,843
BUILDING C	126	8,063
BUILDING D	55	7,013
BUILDING E	729	77,837
TOTAL	1,278	147,670

PROJECT DATA

TAX ID/ APN: 082-250-84
082-261-13

CURRENT LAND USE: STORAGE FACILITY
EXISTING ZONING: I (INDUSTRIAL ZONING)

PROPOSED USE:
(4) NEW, SINGLE-STORY, SELF-STORAGE BUILDINGS
(STORAGE, PERSONAL PROPERTY INDOOR)
UN-CONDITIONED UNITS, FULLY SPRINKLERED
AS PART OF AN EXISTING STORAGE FACILITY.

SCOPE OF WORK:
GROUND UP BUILDING ON EXISTING ASPHALT
VEHICLE STORAGE AREA.

PARKING / LOADING:
(PER ANAHEIM MUNICIPAL CODE SECTION 18.42, TABLE 42-A)
REQUIRED, 0.27 SPACE PER 1,000 SQUARE FEET OF BUILDING GFA.)

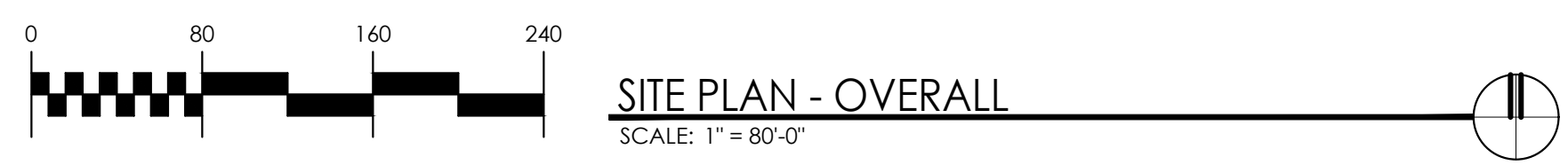
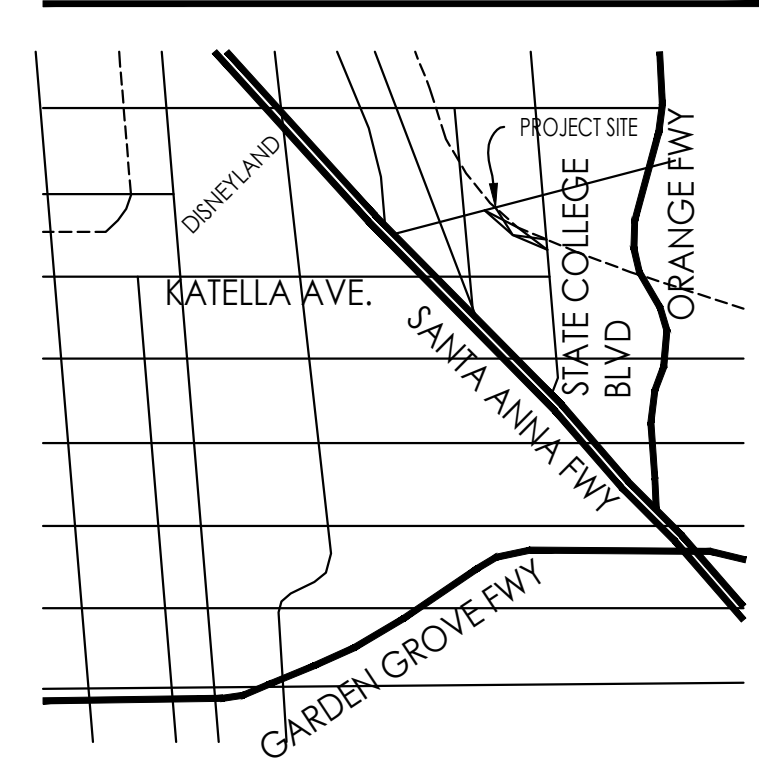
±147,670 SF / 1,000 SF X 0.27 = 40 REQUIRED
(2 TO BE ACCESSIBLE, PER CBC TABLE 11B-208.2)

45 PROVIDED
(3 ARE PROVIDED AS ACCESSIBLE)

SEE SITE PLAN, PARKING / LOADING AREAS WILL BE DESIGNATED
THROUGHOUT THE SITE, OUTSIDE OF THE REQUIRED FIRE LANE

PROPERTY SIZE: 5.32 ACRES

VICINITY MAP



SITE PLAN - OVERALL
SCALE: 1" = 80'-0"

SEAL

88 south san marcos place
chandler - arizona - 85225
p. 480.377.2222
www.robertbrownarchitects.com

DATE:

NEW STORAGE BUILDINGS:
EXTRA SPACE STORAGE
ANAHEIM CALIFORNIA
1705 S. STATE COLLEGE BLVD.
ANAHEIM, CA 92806

NO.	REVISION DESCRIPTION	DATE

PROJECT NUMBER: 17050

DRAWN BY: BAH CHECKED BY: RB

DATE: 10.02.2019 SCALE: 1" = 60'-0"

SHEET NAME: SITE PLAN OVERALL

SHEET NUMBER: SP100

PROJECT CONSULTANT:

SPS+ ARCHITECTS LLP
SCOTTSDALE, AZ 85258
TEL: 480.991.0800
FAX: 480.991.2623
spsplusarchitects.com
SPS+ JOB No. 1745A

J:\2017\1745A-Anaheim ESS\1745A-SITE PLAN-OVERALL.dwg
Oct 02, 2019 - 5:03pm
Plotted by brent