February 17, 2015

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Subject: **Trip generation and parking summary for construction of a Self-Storage Facility at the intersection of Hanson Court and N. Milpitas Boulevard, Milpitas, CA.**

TJKM Transportation Consultants is pleased to present the results of the trip generation and on-site parking facilities for the self-storage facility development located at the intersection of Hanson Court and N. Milpitas Boulevard in The City of Milpitas.

Project Description

The proposed development will consist of 135,581 square feet of self-storage facility (1024 storage units), which includes storage facility, the resident manager's apartment and office square footage. The storage facility is proposed to be constructed in two phases: Phase 1 (97,621 square feet) and Phase 2 (35,600 square feet). The current parcel contains few office buildings, which appears to be vacant. See attachment for the site plan.

Purpose

The purpose of this memorandum is to estimate the trips generated and to analyze the proposed parking by the above referenced project.

Proposed Traffic Generation and Distribution

TJKM estimated the proposed project's trips based on published data in the Institute of Transportation Engineers' (ITE) reference Trip Generation Manual (9th Edition, 2012). The trip generation estimates in Tables 1 and 2 were based on the rates for "Mini Warehouse" (ITE Land Use 151). Phase 1 only trip generation estimates are shown in Table 1. Phase 1 and Phase 2 trip generation estimates are shown in Table 2. The current parcel contains few office buildings, which appears to be vacant. Therefore, no trips were assumed to be generated from the existing parcel.

Phase 1 Trip Generation:

Phase 1 is expected to generate 250 daily trips, 14 trips during the a.m. peak hour and 26 trips during the p.m. peak hour. Among the 14 a.m. trips, 8 trips are expected to enter the facility and 6 trips are expected to exit the during the a.m. peak hour. Similarly, during the p.m. peak hour, 13 trips are expected to enter and 13 trips are expected to exit the facility respectively.

Phase 1 + Phase 2 Trip Generation:

Phase 1 and Phase 2 together are expected to generate 339 net daily trips, 19 trips during the a.m. peak hour and 36 net trips during the p.m. peak hour. Among the 19 a.m. trips, 10 trips are expected to enter the facility and 9 trips are expected to exit the during the a.m. peak hour. Similarly, during the p.m. peak hour, 18 trips are expected to enter and 18 trips are expected to exit the facility respectively.

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Phase 2 Trip Generation:

Phase 2 is expected to generate 89 net daily trips, 5 net trips during the a.m. peak hour and 10 net trips during the p.m. peak hour.

Table I: Proposed Project Trip Generation, Phase 1

Land Use (ITE Code)	*Size*	*Unit*	*Daily*		*A.M. Peak Hour*						*P.M. Peak Hour*					
			Rate	*Total*	*Trip Rate*	*In*	*Out*	*In*	*Out*	*Total*	*Trip Rate*	*In*	*Out*	*In*	*Out*	*Total*
						%						*%*				
Phase 1-Storage Facility (151)	99.981	KSF	2.50	**250**	0.14	55	45	**8**	**6**	**14**	0.26	50	50	**13**	**13**	**26**

Note: Size is in KSF = Thousand Square Feet
Sources: Trip Generation Manual (ITE, 9th Edition, 2012)

Table II: Proposed Project Trip Generation, Phase 1 and Phase 2

Land Use (ITE Code)	*Size*	*Unit*	*Daily*		*A.M. Peak Hour*						*P.M. Peak Hour*					
			Rate	*Total*	*Trip Rate*	*In*	*Out*	*In*	*Out*	*Total*	*Trip Rate*	*In*	*Out*	*In*	*Out*	*Total*
						%						*%*				
Phase 1+2-Storage Facility (151)	135.581	KSF	2.50	**339**	0.14	55	45	**10**	**9**	**19**	0.26	50	50	**18**	**18**	**36**

Note: Size is in KSF = Thousand Square Feet
Sources: Trip Generation Manual (ITE, 9th Edition, 2012)

Parking:

Based on City of Milpitas Municipal code, a total of 28 marked parking spaces are required at the proposed self-storage facility. From the project site plan (See Attached), there are 20 regular parking spaces, one proposed handicapped parking space. Among the 21 parking spaces, 5 spaces including the one handicapped parking are proposed at the entrance of the facility, 9 spaces are proposed in front of the Building A and 6 spaces are proposed in front of the Building D. As it is a standard practice for customers to parallel park in front of their own storage spaces, it should be noted that there would be approximately 25 unmarked parking spaces (assuming 25 feet per car) in front of Building C, Building F and Building D. Therefore, a total of 46 parking spaces including both the marked and unmarked parking spaces would be provided in the facility. Therefore, the number of parking stalls at the proposed facility would be adequate as per City's parking ordinance.

Sincerely,

Ruta Jariwala P.E., T.E.
Project Manager

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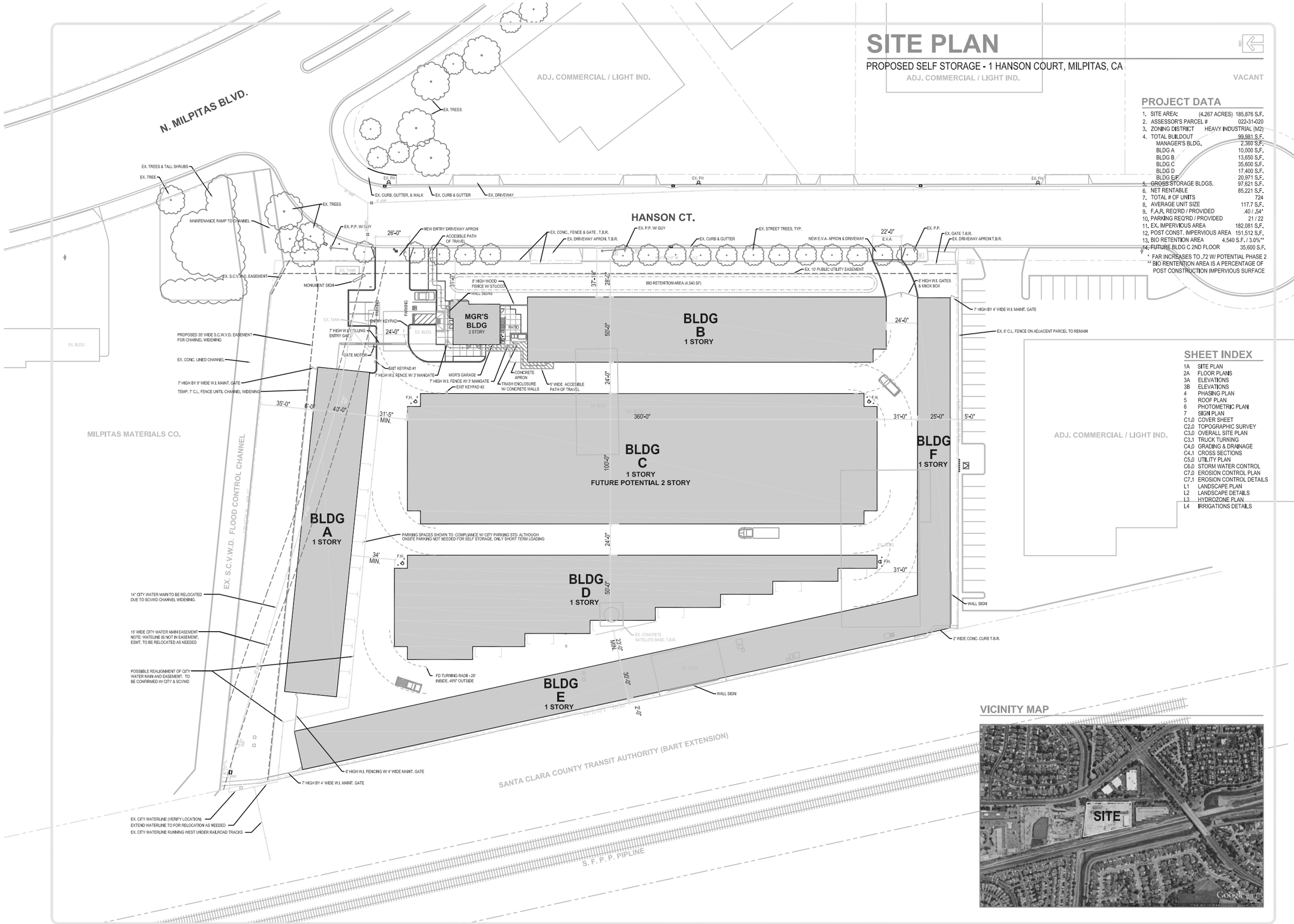
SITE PLAN

PROPOSED SELF STORAGE - 1 HANSON COURT, MILPITAS, CA



PROJECT DATA

1. SITE AREA:	(4.267 ACRES)	185,876 S.F.
2. ASSESSOR'S PARCEL #		022-31-020
3. ZONING DISTRICT	HEAVY INDUSTRIAL (M2)	
4. TOTAL BUILDOUT		99,981 S.F.
MANAGER'S BLDG.		2,360 S.F.
BLDG A		10,000 S.F.
BLDG B		13,650 S.F.
BLDG C		35,600 S.F.
BLDG D		17,400 S.F.
BLDG E/F		20,971 S.F.
5. GROSS STORAGE BLDGS.		97,621 S.F.
6. NET RENTABLE		85,221 S.F.
7. TOTAL # OF UNITS		724
8. AVERAGE UNIT SIZE		117.7 S.F.
9. F.A.R. REQ'RD / PROVIDED		.40 / .54*
10. PARKING REQ'RD / PROVIDED		21 / 22
11. EX. IMPERVIOUS AREA		182,081 S.F.
12. POST CONST. IMPERVIOUS AREA		151,512 S.F.
13. BIO RETENTION AREA	4,540 S.F.	3.0%**
14. FUTURE BLDG C 2ND FLOOR		35,600 S.F.

* FAR INCREASES TO .72 W/ POTENTIAL PHASE 2

** BIO RENTENTION AREA IS A PERCENTAGE OF POST CONSTRUCTION IMPERVIOUS SURFACE

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VICINITY MAP

Revisions	Date

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PROPOSED SELF STORAGE

1 HANSON CT.,
MILPITAS, CA.

SITE PLAN

Drawn By	CJP / EJB
Date	10/20/14
Scale	1" = 30'
File Name	SitePlan7
Planning File Numbers	
Sheet Number	1A

1st FULL PLANNING SUBMITTAL OCT '14