



THE DESIGN RESPONSE

September 17, 2008

Mayor Kevin Foy & Town Council
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

Dear Mayor Foy & Council Members:

We have been monitoring the Town's exploration of the bicycle parking standards that were adopted by the Town Council in June of 2007, and applaud the Town for taking the time to seriously scrutinize the amount of bicycle parking that is desired and should be required for various land uses.

We have noted the recommendations of the Bicycle and Pedestrian Advisory Board and the Transportation Board, and have observed a significant amount of discussion and debate regarding in particular, the appropriate amount of bicycle parking for multi-family dwelling units. We have also observed that the recommended changes effectively more than double the current bicycle parking requirements for office, retail, and several other non-residential uses.

While we recognize and support the provision of appropriate and convenient bicycle parking in close proximity to non-residential uses, we would like to make sure that the Town Council is fully aware of the likely results that would be achieved in such instances by the proposed changes. Accordingly, we provide the attached examples of existing and/or proposed non-residential developments in Chapel Hill, with a comparison of the amount of bicycle parking that would be required by the existing regulations (adopted in June, 2007) and the proposed new regulations.

We are concerned that the amount of bicycle parking that would be required for most non-residential land uses under the proposed regulations appear to be excessive and could have unintended consequences. Specifically, we are concerned that these proposed changes could lead to too much of a good thing, and mark a transition from adequate bicycle parking to visual clutter.

In closing, we would like to request that the Town Council consider this additional information as part of deciding what Ordinance modifications will best serve the Town's overall best interest, both from a functional as well as from an aesthetic perspective.

Sincerely,

Rob Wilson, AICP
Senior Project Manager

Comparison of Existing and Proposed Bicycle Parking Requirements for Selected Non-Residential Land Uses

Existing or Proposed Use	Approximate Amount of Floor Area	Current Min. Bicycle Parking Requirement	Current # of Required Bicycle Parking Spaces	Proposed Min. Bicycle Parking Requirement	Proposed # of Required Bicycle Parking Spaces
Starbucks @ Eastgate	2,200 SF	1 per 1,000 SF of Floor Area	2	Min. of 4; 2 Additional spaces per every 1,000 SF of Floor Area	8
Typical Stand-Alone Drugstore (Proposed Walgreens @ East Franklin St)	14,000 SF	1 per 2,500 SF of Floor Area	6	Min. of 4; 2 Additional spaces per every 2,500 SF of Floor Area	15
Staples @ Gateway Plaza (East Franklin St)	24,600 SF	1 per 2,500 SF of Floor Area	10	Min. of 4; 2 Additional spaces per every 2,500 SF of Floor Area	24
Typical Grocery Store (Harris Teeter)	50,000 SF	1 per 2,500 SF of Floor Area	20	Min. of 4; 2 Additional spaces per every 2,500 SF of Floor Area	44
Lowe's Home Improvement (US 15-501)	131,000 SF	1 per 2,500 SF of Floor Area	52	Min. of 4; 2 Additional spaces per every 2,500 SF of Floor Area	109
University Mall	425,000 SF	1 per 2,500 SF of Floor Area	170	Min. of 4; 2 Additional spaces per every 2,500 SF of Floor Area	344