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March 30, 2016

*Via Electronic and Regular Mail*

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Kathi Ingrish, IACP

Planning Director

Town of Matthews

232 Matthews Station Street

Matthews, NC 28105

Re: "Written Rebuttal" to Motion #2016-1-Misc-UDO text changes (as further revised following public hearing.)

Dear Ms. Ingrish:

Our firm represents Central Piedmont Community College ("CPCC"). Thank you for taking the time to discuss the proposed text amendment Motion #1-2016 (the "Text Amendment") to bicycle parking standards with me today along with potential revisions to address our client concerns about the language below that was recently added. The new language provides as follows:

\* Bicycle parking standards may be modified for these educational institutions when connecting streets within five thousand feet (5,000') of any driveway access point into the facility do not include a paved or hard surface path (i.e., sidewalk, multi use path, greenway, bike lane) which is not shared with motorized vehicle traffic, or is not part of a posted neighborhood Signed Route for bicycles to share local streets with motor vehicle traffic. When none of these bike-friendly facilities are continuous in one or more directions from the educational facility for 5,000', then the on-site bike parking requirement shall be one (1) bicycle parking space per classroom. At such time as one or more approaches to the educational facility includes 5,000' of continuous bicycle improvements as outlined above, then the institution shall have one (1) year to increase the on-site bicycle parking spaces to the amount as listed in this table, for those classrooms permitted and built after April 11, 2016.

The language above does provide a reduction to bicycle parking space standards for campuses such as the Levine Campus which are difficult to safely access by bike. However it also requires automatic, retroactive compliance with UDO standards at such time as bike friendly facilities extend from the campus driveway continuously for a distance of 5,000'. The educational facility has one (1) year to comply with current UDO requirements for any classrooms permitted after April, 2016. Practically speaking, this means that if the Levine Campus added 90 new classrooms after April, 2016 and redevelopment of surrounding property required sidewalks, CPCC may be required to provide 360 additional bicycle parking spaces within a one (1) year timeframe.

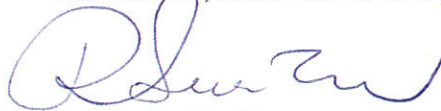
CPCC is concerned that it will not be able to comply with the 1 year deadline required by the Text Amendment. CPCC is almost entirely funded by Mecklenburg County and as such, must submit a budget for anticipated needs to the County each spring, and receives an allocation after the County approves its budget in the fall. Depending on when the 1 year time period is triggered, it will most likely take more than one budget cycle for CPCC to obtain the funds to pay for the additional bicycle parking spaces.

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CPCC is also concerned that the 5000' may trigger the retroactive compliance requirement without achieving the goal of increasing bike ridership by students and staff living in existing or future neighborhoods near the Levine Campus. We appreciate your suggestions on how to tie the 5000' to residential use and hope that we will be able to work together on revising the language prior to the Town Council meeting on April 11, 2016, or alternatively, that you will support us in seeking an amendment to clarify the Text Amendment post approval.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.



R. Susanne Todd

RST/ahe

cc: Jay Camp, Senior Planner  
Vicki Saville  
Kent Reid