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November 13, 2012 (Revised)

Development Review Board
101 City Hall Plaza, Basement Level
Durham, NC 27701

RE: Parking Reduction Request
Wellons Village Shopping Center & McDonald's Redevelopment -- 1010 N Miami Blvd.
Durham Case # D1100118

To Development Review Board:

This letter is to formally request a 9% required parking reduction for the above referenced project as allowed under UDO Code Section 10.3.1(d) MODIFICATIONS, which allows for up to a 20% parking reduction. Currently, there are 521 parking spaces required for the Wellons Village Shopping Center based on 108,074 square feet of total retail area. A 9% reduction from the required parking would reduce the required spaces to 475, a reduction of 46 spaces for the shopping center. The justifications for this specific request are listed below:

1. Given that this site is located at the intersection of two major roads, & the fact that there are eleven (11) available bus stop locations within 1,000 linear feet of the property.
2. This site is located along four major bus routes (Routes 3, 13, 16, 16B). These routes run every 60 minutes Monday through Friday.
3. The Wellons Village Shopping Center & McDonald's will encourage other modes of transportation such as bikes and pedestrians, eliminating the need for automotive travel.
4. An extensive sidewalk network is provided around the site making it very accessible to pedestrian traffic from both Miami Blvd. and Holloway St.
5. The development has a broad range of tenants with varying hours of operation, which distributes peak parking demands.

The above noted reasons provide the necessary justification for granting the requested 9% parking reduction. In addition, the redevelopment of the McDonald's will continue to provide adequate availability of parking as based on a final parking count of 478 spaces at project completion.

Sincerely,

COMMERCIAL SITE DESIGN, PLLC

W. Brian Burchett, PE, PLS
Project Engineer

