

**MEMORANDUM**

DATE: June 18, 2014

TO: Chandler Lee and Andrew Thomas  
City of Alameda Planning Department

FROM: Christina Mun, Resources for Community Development (RCD)

RE: Alameda Landing (Lot 108) Bicycle Parking Analysis  
and Long-Term Bicycle Parking Reduction Request

The City’s standard ratio for this site’s long-term bicycle parking is 0.50 bicycle parking stalls (stalls) per bedroom, with a minimum of 1 stall per unit. This ratio results in 35 long-term bicycle parking stalls for this multifamily development. This memo proposes a reduction to this requirement, based on an assessment of long-term bicycle parking at three other RCD properties in Alameda.

As bicycling advocates, RCD shares the City’s priority of promoting multi-modal transportation infrastructure. However, based on our development and management experience, we believe this ratio is very high for a project of this scale. RCD requests a reduction to the City’s bicycle parking requirement to a bicycle parking ratio of 0.36 stalls per bedroom, or 25 long-term stalls. We will meet the City’s requirement for short-term bicycle parking stalls of 0.10 per unit, or 7 stalls.

**Bicycle Parking Analysis:**

RCD conducted a bike parking analysis at our Alameda properties, summarized in the following chart. As shown below, Shinsei Gardens and Park Alameda have bike to bedroom ratios of 0.33 and 0.38, respectively. The property manager at Shinsei reported that bicycle storage is rightly sized for the usage – the two bicycle rooms are not full, but also not underutilized. The property manager at Park Alameda, however, noted that their bike parking is often half empty.

**Long-Term Bicycle Parking Comparison of RCD Properties in Alameda**

<b>Bike Parking by Property</b>	<b>Alameda Landing City Req.</b>	<b>Alameda Landing Proposed</b>	<b>Shinsei Gardens</b>	<b>Park Alameda</b>	<b>Breakers at Bayport</b>
# Units	32	<b>32</b>	39	62	52
# BD	70	<b>70</b>	90	63	122
# Bike Stalls	35	<b>25</b>	30	24	7
LT Stalls / BD	0.50	<b>0.36</b>	0.33	0.38	0.06
Notes			Right-sized	Half full	Empty

Bicycle parking at Breakers at Bayport consists of one exterior bike rack next to the property management office that is rarely utilized. Most residents store their bicycles within their unit or on their enclosed front porch. This may be due to convenience, or the fact that the exterior parking option is too exposed to elements or potential theft. However, Breakers residents have not requested or commented on the need for more bicycle storage.

Based on this analysis, a ratio of 0.36 stalls per bedroom, or 25 long-term stalls, should meet or exceed the bike parking demand for Alameda Landing. The project's long-term bicycle parking will be located in a convenient and secure bicycle room, in line with the City's standards. We share the City's priority of encouraging bicycling, and this ratio will provide appropriate resources to residents within the constraints of a tight site.