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Parking disputes cause shop's move

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3Cups coffee shop will relocate to 227 S. Elliott Road in the fall after its property owner filed eviction papers against the business last week.

It officially moved out of its location in The Courtyard of Chapel Hill at 431 W. Franklin St. on Sunday morning after an ongoing parking dispute.

"We have to have parking for our business to survive," said Lex Alexander, owner of 3Cups.

He said the dispute has been going on with the landlord of the business' property, Spencer Young, for almost a year.

Young, who owns The Courtyard, in turn is feuding with P.H. Craig, who owns the parking lot next to the property.

Craig told the Chapel Hill Town Council in February that Young has not paid for the parking spaces he rents in more than two years, leading him to close off the lot to Courtyard patrons.

Young did not respond to e-mails sent Tuesday.

Fiscally Irresponsible

In the lease between Alexander and Young, "Young is responsible for paying the lease on the parking" provided to the coffee shop, Alexander said.

"We are leaving because we basically can't operate the business with no parking," he said. "They have instituted an all-valet parking strategy, and no one wants to valet park to get a cup of coffee."

He said originally there were 79 parking spaces available to customers when 3Cups opened in The Courtyard, but now there are only 23 available parking spaces.

"The only thing for us to do is move," Alexander said.

He said he had previously planned to open eventually at the new location and still operate the 3Cups at The Courtyard.

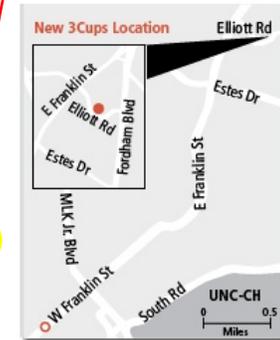
"At one point we had hoped to keep the downtown location and also open another on Elliott Road, but because of the parking situation and the continual struggles and impossibility of dealing with the landlord, we're going to leave," he said.

He said the relocation will affect business at the coffee shop, especially regarding the loss of UNC students who were within walking distance of the original location.

Although the convenience of walking to the old 3Cups location will prevent students from walking to the new location, senior biology major Rachel Harper said she thinks students still might drive there once it opens in the fall.

Harper said that while walking makes it a lot easier to get there, "a lot of coffee places on Franklin are packed, so students are really

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SOURCE: GOOGLE MAPS
DTH/MAGGIE HUTAFF

DTH/Maggie Hutaff



DTH/Anika Anand

Students who walk and bike to 3Cups will have to find new transportation to a significantly-farther new location on Elliott Road.

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willing to drive."

Other coffee shops, such as Open Eye Cafe in Carrboro and Caffè Driade in Chapel Hill, are places where Harper said students already drive.

Lousy Landlord



Hich Elbetri, co-owner of Sandwich in The Courtyard, described 3Cups leaving its downtown location as "a weird feeling,"

"I don't know what is going to happen, honestly," Elbetri said. "This week is going to tell us a lot."

Contact the City Editor at citydesk@unc.edu.

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