



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING AND ZONING BOARD

### Parking and Curbside Management Plan

#### Meeting

July 18, 2022

#### Consultant

Lisa Nisenson, Vice President, New Mobility and Connected Communities, Wantman Group Incorporated (WGI)

#### Request

Provide a recommendation to the City Commission regarding the adoption of the Parking and Curbside Management Plan, which focuses on managing the downtown parking and curbside assets.

#### Background Information

The City of Delray Beach initiated the Parking and Curbside Management Plan ("Plan") in 2019 to assess options for better management of parking and traffic along Atlantic Avenue. With regional growth and expansion of the City's core business district, parking demand is rising. Increasing land prices, coupled with increasing construction costs, reduce the feasibility of constructing new garages and lots. The rise in e-commerce and other technologies have introduced new competition for space along curbsides and on sidewalks. While prior studies included recommendations on future supply and garages, the purpose of the Plan is to better match demand and existing parking in and around Atlantic Avenue.

At the study kick-off meeting, the study team was able to conduct initial counts and stakeholder interviews, however in March 2020, COVID interrupted data collection. The study was reoriented to assess trends affecting parking and curbside management during recovery and into the future.

#### Project Description

The Plan analyzes the existing parking program available in Delray Beach. provides an overview of the outreach and engagement with the community, which leads to the overall assessment and recommendations that were formulated based on the provided feedback. The topics of the recommendations include:

- Parking Management and Operations
- Valet Operations
- Parking Supply Opportunities
- Mobility Options
- Mobility Infrastructure
- Multi-Use Space
- Legibility, Signage, and Wayfinding

The Plan examines Delray Beach's parking and curbside assets and presents recommendations for a performance-based, actively managed parking system in the Downtown area north and south of Atlantic Avenue. Monitoring and metrics to use in assessing whether or when to change policies, pricing, and/or decisions on adding parking supply are also provided throughout the Plan. Once adopted, the City Commission can identify those recommendations that should be prioritized and implemented.

#### Project Planner:

Amy Alvarez, Principal Planner; [alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com); 561.243.7284

#### Attachments:

- Parking and Curbside Management Plan (Draft)

## Review

### **Always Delray Comprehensive Plan**

The proposed Plan is in keeping with the Mobility Element, as follows:

Policy MBL 3.3.2 Adopt and implement a Downtown Curb Management Plan that identifies pick-up and drop-off locations, opportunities to consolidate service types, etc.

The proposed Plan achieves the intent of Policy MBL 3.3.2, thereby illustrating that the Plan is consistent with the Comprehensive Plan.

## Review By Others

The **Parking Management Advisory Board (PMAB)** considered the draft plan at its meeting of June 28, 2022; a recommendation of approval was made on a vote of 5 to 0.

The **Downtown Development Authority (DDA)** considered the draft plan at its meeting of July 11, 2022; the recommendation will be reported to the Board during the presentation.

The **City Commission** is anticipated to review the draft plan at its meeting of August 16, 2022.

## Alternative Actions

- A. Move to recommend approval to the City Commission to adopt the Parking and Curbside Management Plan, finding that the proposed plan is consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.
- B. Move to recommend denial to the City Commission to adopt the Parking and Curbside Management Plan, finding that the proposed plan is not consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.