



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING AND ZONING BOARD STAFF REPORT

### Bicycle Racks LDR Amendments

Meeting	File No.	Application Type
September 21, 2020	2020-151-LDR	Land Development Regulations Amendment

#### Request

Provide a recommendation to the City Commission on Ordinance No. 29-20 regarding a City-initiated request to amend and update the Land Development Regulations (LDR) regarding the citywide requirements for bicycle parking and accompanying facilities.

#### Background Information

Bicycle racks are a dedicated place to park bicycles and are already required in Delray Beach. Without dedicated space for bicycles to park, bicycles are typically prone to theft, damage, or creating unsafe conditions because they generally are locked to street sign poles or lights, trees, or left in waste collection areas. Moreover, some people will choose not to bicycle if a lack of bicycle parking and accompanying facilities are not present in an area. Many elements contribute to an individual's decision to bicycle, but the Federal Highway Administration notes that safety of end-of-trip facilities is a key factor in building confidence in people who choose to bike.

Bicycle racks have been required in both the Central Business District (CBD) and the rest of the City since the 1990s. The requirements for bicycle racks within the CBD were last modified in 2018. The requirements for bicycle parking outside of the CBD were last modified in 1996. The current requirements for bicycle parking and facilities could be improved to be more inviting to people who bicycle and potentially increase the number of new people who bicycle.

Showers as an accompanying facility have also become commonplace for developments of a certain size but currently are only required for office spaces in the Land Development Regulations. By adding showers, people will be able to choose the bicycle as a year-round vehicle since their end of trip facility will include amenities that allow them to clean themselves and change.

#### Description of Proposal

The attached draft ordinance is a City initiated amendment to LDR Section 4.4.13, Central Business District (CBD), and Section 4.6.9, Off-Street Parking Requirements, to modify the number of bicycle racks required, type of bicycle racks and accompanying facilities required, and the placement and location for bicycles. The proposed amendments are based on the review of several recent development proposals and creates regulations that offer more frequently placed, convenient bicycle parking options both within the Central Business District and the rest of the city while promoting a more orderly streetscape.

The proposed changes affect requirements for off street bicycle parking in the following manner:

- Defines Type I (short term, outdoor racks) and Type II (long term) bicycle parking, modified from Association for Pedestrian and Bicycle Professionals guidelines;
- Lowers the required amount of Type I bicycle parking;
- Requires certain uses to add Type II (long term, indoor racks) bicycle parking, and showers, lockers, and changing areas if over a certain threshold, such as square footage or number of employees;
- Establishes gross square feet as the standard metric for bicycle parking standards;
- Reduces distances from bike rack parking location to primary building entrances (for instance, from 300 to 100 feet in the CBD); and
- Limits the percentage of bike racks located adjacent to an alley.

#### Review and Analysis

Pursuant to **LDR Section 2.4.5(M)(1)**, amendments to the Land Development Regulations may be initiated by the City Commission, Planning and Zoning Board or City Administration; or an individual.

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#### Attachments:

- Draft Ordinance No. 29-20

The proposed amendment is City-initiated.

Pursuant to **LDR Section 2.4.5(M)(5), Findings**, in addition to LDR Section 1.1.6(A), the City Commission must make a finding that the text amendment is consistent with and furthers the Goals, Objectives and Policies (GOP) of the Comprehensive Plan.

The following policies from the Always Delray Comprehensive Plan support the proposed amendment.

**Objective MBL 1.2 Multi-modal System**

Address mobility through a multimodal transportation system that includes facilities for pedestrians, bicycles, transit, and motor vehicles.

**Objective MBL 3.5 Mobility Development Standards**

Integrate mobility into future land use decisions by implementing policies that promote development compatible with transit, bicycle and pedestrian modes, and by creating and enforcing pedestrian and transit-oriented development standards within the Land Development Regulations.

These policies from the MBL Element support the proposed LDR amendments that specify locations and amount of bicycle racks. By providing bicycle racks within the development process, the City is providing people who bike with the ability to park in a safe, convenient and accessible location.

In addition to the above, the proposed amendments further support the following from the Healthy Community Element:

**Policy HCE 2.1.8** Encourage local employers to adopt healthy living/healthy employee programs and practices such as health challenges (e.g., weight loss contests, stop smoking programs, lunchtime/worktime sponsored events, bike to work days), healthy food choices, and healthy work environments.

The requirements for a variety of bicycle parking types and associated facilities such as showers and changing area will assist employers in promoting health challenges such as bike to work days by providing a supportive healthy work environment.

**Goal HCE 3, Reduction of Risk Factors** Reduce exposure to health risk factors at home, the environment, and society

Each Goal has a set of performance measures that provide a measurable performance indicator regarding the success of the Objectives and Policies. One of the performance measures for Goal 3 is increasing the number of bike spaces provided throughout Delray Beach.

**Review By Others**

The **Downtown Development Authority (DDA)** reviewed the proposed LDR Amendments at its meeting of June 15, 2020; a recommendation to delay recommendation was provided. The DDA provided staff with requests to consider sponsorship opportunities for bicycle racks, reduce potential conflicts within the Sidewalk Café and Streetscape in the CBD, and update the proposed LDR amendment to have uses within hotels match the requirements those of other uses.

The **Pineapple Grove Main Street** committee reviewed the proposed LDR Amendments at its meeting of July 1, 2020; a recommendation of approval was provided with the suggestions that wayfinding be provided to any non-conspicuous bicycle parking, and that artistic bicycle racks continue to be allowed.

City staff also presented the proposed LDR amendments to the **Chamber of Commerce Government Affairs Advocacy Committee** at its meeting of July 10, 2020; the Committee offered suggestions regarding signage and differences to be noted between downtown and rest of City, and requirement for lockers and showers; also need to distinguish between new construction, teardowns and renovations.

The **Parking Management Advisory Board** reviewed the proposed LDR Amendments at its meeting of August 25, 2020; a recommendation of approval was provided with the suggestions to continue allowing artistic bicycle racks in the City.

The **Site Plan Review and Appearance Board** reviewed the proposed LDR Amendments at its meeting of August 26, 2020; and while this presentation did not include a request for a vote, the Board did welcome the option to utilize artistic bicycle racks.

The **Green Implementation Advancement Board** will review the proposed LDR Amendments at its meeting of September 17, 2020.

NOTE: Not all of the recommended changes above were adopted, the following changes were incorporated based on Board input:

- Restaurants, retail, office, or other uses associated with hotel developments now have the same requirements for those uses in addition to the hotel use.
- Artistic bicycle racks are allowable on private property

The **City Commission** is anticipated to review the proposed LDR Amendments at the meetings of October 20, 2020 (First Reading) and the first meeting of the Commission in November, 2020 (date to be determined, Second Reading).

#### Alternative Actions

- Recommend **approval** to the City Commission on Ordinance No. 29-20, regarding a City-initiated request to amend and update the Land Development Regulations (LDR) regarding the citywide requirements for bicycle parking and accompanying facilities, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- Recommend **approval** to the City Commission on Ordinance No. 29-20, **as amended**, regarding a City-initiated request to amend and update the Land Development Regulations (LDR) regarding the citywide requirements for bicycle parking and accompanying facilities, by finding that the amendment as amended and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- Recommend **denial** to the City Commission on Ordinance No. 29-20, regarding a City-initiated request to amend and update the Land Development Regulations (LDR) regarding the citywide requirements for bicycle parking and accompanying facilities, by finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the criteria set forth in Land Development Regulations.

#### Public and Courtesy Notices

☒ Courtesy Notices are not applicable to this request

N/A Public Notices are not required for this request.