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MAYOR



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JOYCE WILSON
CITY MANAGER

MAYOR AND COUNCIL

MEMORANDUM

TO: Mayor and Council
FROM: Susie Byrd, City Representative, District #2
DATE: November 9, 2009
RE: Item 12B, Review of bike parking requirements and whether requirements are being implemented at all and per the Municipal Code

Dear Mayor and Council:

A couple months ago, a friend of mine who is an avid cyclist came up to me with a bunch of ideas about how we could improve cycling conditions in El Paso. He suggested that we require bicycle parking at all new commercial properties. I was excited to report to him that we already required this in the new zoning code that we passed in November of 2007. He didn't believe it. He said he had not seen any new bicycle parking in the city and asked that I confirm that we were actually doing this.

I asked Victor Torres to review whether or not we were in fact requiring bicycle parking per our code. He provided me with a list (attached) of all the detailed site plans passed since then and whether or not they required bike parking. This is only a small portion of permits where we would require bike parking. He sent out inspectors to review whether or not there was actually bike parking at those locations.

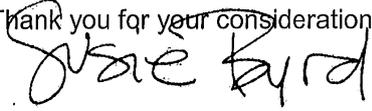
Based on that initial audit, they were only able to find bike parking at the following locations:

ZON07-00147	dsp	Montwood & Sunfire
ZON07-00151	sp	Redd & Southwestern
ZON07-00152	dsp	2701-2725 N. Mesa
ZON07-00159	dsp	3070 Joe Battle Blvd.
ZON08-00030	dsp	12370 Montwood Dr.
ZON08-00023	dsp	9305 North Loop Drive
ZON08-00020	dsp	12400 & 12410 Montwood
ZON08-00087	dsp	1000 Valley Crest
ZON02-00002	dsp	1100 Yarbrough
ZON08-00116	dsp	Joe Battle (Loop 375) and Montana Ave
ZON09-00019	dsp	10400 Montwood

My assistant Judy also went and randomly looked at 8 locations where bike parking was required and did not find bike parking at any of these locations.

The intent of this item is to get a report from staff about how they are going to rectify the difference between the code as adopted and the implementation of the code and to understand how going forward we can ensure that bike parking is available in all locations where it is required.

Thank you for your consideration.

A handwritten signature in black ink that reads "Susie Byrd". The signature is written in a cursive style with a large initial "S".

Susie

Bike Racks Research - Zoning Cases requiring Detailed Site Plan Review - November 1, 2007 to December 31, 2009

Zoning Case	Application Types	Location	Use	Bike Racks		Notes
				Yes	No	
ZON07-00139	dsp	McCombs & Rick Husband	Residential Lots		√	Not required, Residential
ZON07-00140	dsp	488 Yarbrough	Office Center	√		
ZON07-00142	dsp	Montana & Loop 375	Retail Shopping Center	√		
ZON07-00143	dsp	Deer & Dyer	Self Storage	√		
ZON07-00144	dsp	3080 Joe Battle	Clinic		√	BLD08-00636 - no bike racks
ZON07-00146	dsp	10920 Marconi	Warehouse & Storage		√	BLD08-02870 - no bike racks
ZON07-00147	dsp	Montwood & Sunfire	Convenience Store	√		
ZON07-00151	sp	Redd & Southwestern	Bank	√		
ZON07-00152	dsp	2701-2725 N. Mesa	Retail Shopping Center	√		
ZON07-00153	sp	2016 N. Piedras	Restaurant		√	100% Parking Reduction
ZON07-00159	dsp	3070 Joe Battle Blvd.	Pharmacy	√		
ZON07-00161	sp	Cohen Ave.	Hotel	√		
ZON07-00162	dsp	12320 Lorenzo Ruiz	Retail Shopping Center	√		
ZON07-00165	sp	265 Atlantic Road	Duplex Houses		√	Not required, Residential
ZON07-00166	sp	1010 East Yandell Drive	Church		√	63% Parking Reduction
ZON08-00001	dsp	N. Desert & Helen of Troy	Automobile Sales	√		
ZON08-00002	sp	15 Leigh Fisher Blvd.	PWSF		√	Not required, cell tower
ZON08-00003	dsp	6565 Desert South Blvd.	Motel	√		
ZON08-00004	dsp	Pellicano Dr. between Lionel Dr. & Goodyear Dr.	Self-Storage		√	BLD08-01303 - no bike racks
ZON08-00011	dsp	1713 Weston Brent Lane	Dental Office	√		
ZON08-00023	dsp	9305 North Loop Drive	Bank and Storage	√		
ZON08-00026	dsp	9521 Socorro Rd.	El Paso County, Ysleta Annex Office		√	BLD08-00641 - no bike racks
ZON08-00030	dsp	12370 Montwood Dr.	Bank	√		
ZON08-00032	sp	2701 N. Mesa & 2725 N. Mesa	Retail Shopping Center		√	S-D, 100% Parking Reduction
ZON08-00044	sp	1217 Magoffin Ave.	Residential Lots		√	Not Required, Residential
ZON08-00045	sp	1314 Myrtle Ave.	Residential Lots		√	Not required, Residential
ZON08-00038	sp	700 Oregon St.	Retail Shopping Center		√	Downtown Plan, SRR
ZON08-00048	sp	DeLeon Dr.	Residential Lots		√	Not required, Residential

ZON08-00050	sp	5928 Trowbridge Dr.	Church	√		
ZON08-00051	dsp	12410 Montwood Dr.	Dance Studio		√	BLD08-01775 - no bike racks
ZON08-00060	sp	Nirvan Court	Residential Development		√	Not required, Residential
ZON08-00042	sp	Highland Ave. and Kastrin St.	Apartment-Mobile		√	Not required, Residential
ZON08-00020	dsp	12400 & 12410 Montwood	Office Complex	√		
ZON08-00056	sp	125 Glenwood	Medical Office	√		
ZON08-00061	dsp	3400 Montana	Residential & Flower Shop		√	S-D, existing, change of use
ZON08-00062	dsp	George Dieter & Long John Drive	Retail Shopping Center	√		
ZON08-00064	dsp	North of Lawndale Dr. & East of Sundale Rd.	Residential Development		√	Not required, Residential
ZON08-00073	dsp	475 Yarbrough	Office Complex	√		
ZON08-00069	dsp	2280 Joe Battle	Retail Shopping Center	√		
ZON08-00074	dsp	5851 Oleaster	Single-Family Residential		√	Not required, Residential
ZON08-00087	dsp	1000 Valley Crest	Church, Warehouse, Classroom, & Office	√		
ZON08-00086	sp	175 Barker Rd	Social Club, dog obedience		√	Not required, Ranch and Farm
ZON08-00088	dsp	4118 Nashville Ave.	Apartment		√	Not required, Residential
ZON08-00093	sp	North of Alameda Ave. & West Zaragoza Rd	Sun Metro Terminal	√		
ZON08-00095	dsp	10005 Dyer Street	Retail Shopping Center	√		
ZON08-00097	dsp	1039 Chelsea	Office Development	√		
ZON08-00103	sp	3816 Harrison Ave	Duplex		√	Not required, Residential
ZON08-00104	sp	Lincoln Ave	Duplex		√	Not required, Residential
ZON08-00105	sp	4013 Fillmore Ave	Duplex		√	Not required, Residential
ZON08-00106	dsp	8760 Castner St.	Office, Tractor-Trailer, Storage	√		BLD09-04503, plans out for corrections
ZON08-00108	dsp	4901 N. Mesa	Office Complex	√		
ZON08-00114	sp	4010 Pierce Ave	Duplex		√	Not required, Residential
ZON08-00115	sp	4009 Fillmore Ave	Duplex		√	Not required, Residential
ZON08-00116	dsp	Joe Battle (Loop 375) and Montana Ave	Commercial Development	√		
ZON08-00118	dsp	Joe Battle and Edgemere Dr	Commercial Development	√		
ZON09-00001	dsp	1300 Murchison Dr.	Medical Office	√		
ZON02-00002	dsp	1100 Yarbrough	Restaurant	√		
ZON08-00003	dsp	425 S Mesa Hills Drive	Professional & Medical Offices	√		
ZON09-00004	dsp	1580 Joe Battle	Church, Gymnasium , & Classroom	√		
ZON09-00008	dsp	1200 Airway & 1204 Airway	Hotel	√		
ZON09-00007	sp	11955 Pellicano Dr.	PWSF		√	Not required, Cell Tower
ZON09-00010	sp	815 & 823 E Yandell, 809 St. Vrain, 805 Montana	Medical Clinic, Office	√		per BLD08-05178

ZON09-00019	dsp	10400 Montwood	Bank	√		
ZON09-00020	sp	10280 Montana	Ballroom		√	BLD09-00894 finalized-no bike racks
ZON09-00022	sp	6314 Delta	Juvenile Probation Department - County	√		Pending approval by Council
ZON09-00025	sp	2101 Wyoming	Child Care Facility	√		
ZON09-00026	dsp	1201 Airway Boulevard	Restaurant		√	BLD09-01540 finalized - no bike racks
ZON09-00027	dsp	715 N. Americas	Dialysis Center	√		
ZON09-00030	dsp	8600 Gateway East	Ballroom		√	Only interior improvements
ZON09-00033	sp	711-723 S. Stanton	Retail Shopping Center		√	100% Parking Reduction
ZON09-00039	sp	1600 Kansas	Office	√		44% Parking Reduction
ZON09-00040	sp	900 Myrtle	Multi-Family Residential and Retail	√		39% Parking Reduction
ZON09-00042	sp	1015 N. Florence St.	Beauty Salon		√	100% Parking Reduction
ZON09-00044	sp	8615 San Juan Lane	Apartments - Adult Day Care		√	Not required, Residential
ZON09-00051	sp	6520 Loma de Cristo	PWSF		√	Not required, Cell Tower
ZON09-00052	sp	1044 Broadmoor	PWSF		√	Not required, Cell Tower
ZON09-00053	sp	4980 Sean Haggerty	Convalescent Home	√		
ZON09-00057	sp	2823 Mobile	Financial Institution		√	Denied at City Council
ZON09-00058	sp	8615 San Juan Lane	Adult Day Care	√		
ZON09-00059	dsp	12251 Rojas	Warehouse		√	BLD08-03461 expired, parcel hold to provide bike racks on any new BLD
ZON09-00060	dsp	9494 Escobar	Warehouse		√	BLD09-04003, note to provide bike racks prior to CO
ZON09-00061	dsp	2031 Central	Restaurant	√		
ZON09-00066	dsp	Picacho Hills, Desert North	Mattress Distribution Center	√		
ZON09-00070	dsp	11611 Dyer Street	Apartment Complex		√	Not required, Residential
ZON09-00073	sp	2701 N. Stanton	Retail Shopping Center		√	56% Parking Reduction, Existing Parking
ZON09-00074	sp	1230 Myrtle	Single-Family Residential		√	Not required, Residential
ZON09-00075	sp	3830 Johnson Avenue	Quadraplex		√	Not required, Residential
ZON09-00076	sp	3330 Lincoln Avenue	Duplex		√	Not required, Residential
ZON09-00077	sp	1319 Montana	Restaurant, Bar, and Office		√	88% Parking Reduction, Existing S-D
ZON09/00083	dsp	3000 Joe Battle	Fitness Gym	√		

ZON09/00085	sp	721 S. Oregon	Retail Shopping Center		√	Downtown Plan, 100% Parking Reduction
ZON09/00086	dsp	3320 George Dieter	Church	√		
ZON09/00089	dsp	3900 block of Piedmont	Residential Development		√	Not required, Residential