



# Parking & Loading Considerations

Prepared for Plan Commission Work Session

July 11, 2024

# Introduction & Discussion Purpose

## *Provide Background Information*

- Review key existing parking & loading standards.
- Review typical management plan requirements.
- Provide overview of related street use / right-of-way regulations.
- Introduction to Curb Management Initiative, a new study getting underway that will look at prioritizing the various right-of-way uses.

## *Plan Commission Discussion*

# Summary of Key Loading Requirements

## *Relevant Zoning Requirements Include:*

- Loading is required for Office, Retail, Industrial, Commercial and Wholesale Uses
- Number of Loading spaces Based on Size of Building
- Loading is Not Required for Residential Uses
- Loading may be a consideration for Conditional Uses

# Summary of Key Parking Requirements

## *Relevant Zoning Requirements Include:*

- No On-Site Parking is Required in Downtown Area
- No On-Site Parking is Required within TOD areas
- Most Zoning Districts Do Not Have Minimum Parking Requirements, with some exceptions:
  - Single-User buildings larger than 10,000 sf in area
  - Multi-Tenant buildings larger than 25,000 sf in area
  - Restaurants/Taverns within 300 ft of another Restaurant/Tavern

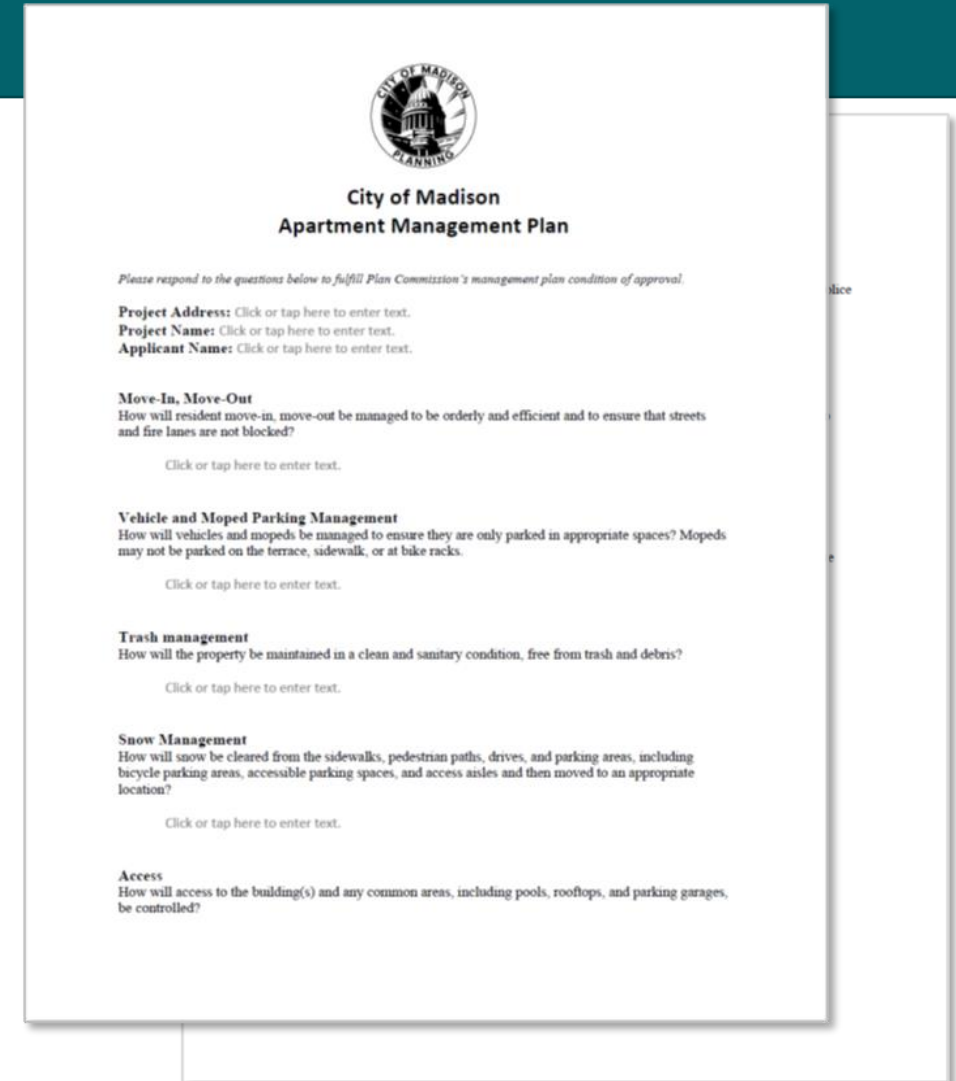
# Management Plans

- Management Plans may be required by the Plan Commission
- Staff created standardized template

## *Management Plans Include:*

- Delivery / Rideshare / Loading Plans
- Vehicle & Moped Parking Management
- Trash Management
- Move In / Move Out Strategies

Note – A copy of the Management Plan Form is located in the appendix.



The image shows a standardized form for an Apartment Management Plan from the City of Madison. At the top is the City of Madison Planning logo, which features a circular seal with a building and the words 'CITY OF MADISON' and 'PLANNING'. Below the logo, the title 'City of Madison Apartment Management Plan' is centered. A line of text reads: 'Please respond to the questions below to fulfill Plan Commission's management plan condition of approval.' The form contains several sections, each with a bold heading and a question, followed by a text entry field. The sections are: 'Project Address: Click or tap here to enter text.', 'Project Name: Click or tap here to enter text.', 'Applicant Name: Click or tap here to enter text.', 'Move-In, Move-Out: How will resident move-in, move-out be managed to be orderly and efficient and to ensure that streets and fire lanes are not blocked? Click or tap here to enter text.', 'Vehicle and Moped Parking Management: How will vehicles and mopeds be managed to ensure they are only parked in appropriate spaces? Mopeds may not be parked on the terrace, sidewalk, or at bike racks. Click or tap here to enter text.', 'Trash management: How will the property be maintained in a clean and sanitary condition, free from trash and debris? Click or tap here to enter text.', 'Snow Management: How will snow be cleared from the sidewalks, pedestrian paths, drives, and parking areas, including bicycle parking areas, accessible parking spaces, and access aisles and then moved to an appropriate location? Click or tap here to enter text.', and 'Access: How will access to the building(s) and any common areas, including pools, rooftops, and parking garages, be controlled?'. The form is presented as a white document with a slight shadow, set against a dark teal background.

**City of Madison**  
**Apartment Management Plan**

*Please respond to the questions below to fulfill Plan Commission's management plan condition of approval.*

**Project Address:** Click or tap here to enter text.  
**Project Name:** Click or tap here to enter text.  
**Applicant Name:** Click or tap here to enter text.

**Move-In, Move-Out**  
How will resident move-in, move-out be managed to be orderly and efficient and to ensure that streets and fire lanes are not blocked?  
Click or tap here to enter text.

**Vehicle and Moped Parking Management**  
How will vehicles and mopeds be managed to ensure they are only parked in appropriate spaces? Mopeds may not be parked on the terrace, sidewalk, or at bike racks.  
Click or tap here to enter text.

**Trash management**  
How will the property be maintained in a clean and sanitary condition, free from trash and debris?  
Click or tap here to enter text.

**Snow Management**  
How will snow be cleared from the sidewalks, pedestrian paths, drives, and parking areas, including bicycle parking areas, accessible parking spaces, and access aisles and then moved to an appropriate location?  
Click or tap here to enter text.

**Access**  
How will access to the building(s) and any common areas, including pools, rooftops, and parking garages, be controlled?

# Conditional Use Review

**Related Conditional Use Standard that relates to the consideration of Loading:**

***CONDITIONAL USE STANDARD #5:*** Adequate utilities, access roads, drainage, internal circulation improvements for pedestrians, bicyclists, public transit and vehicles, parking supply (in cases with minimum parking requirements) and other necessary site improvements have been or are being provided.

# Other Street & Right-of-Way Considerations

- While Traffic Engineering (TE) does not typically recommend "Short Term" parking/loading spaces in PC Comments, they have some related recommendations:
- For Non-Residential development, TE may recommend: "Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements."
- In limited instances, TE has recommended for residential/mixed-use developments that a parking plan demonstrating how specific stalls, to be used by the commercial site, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.



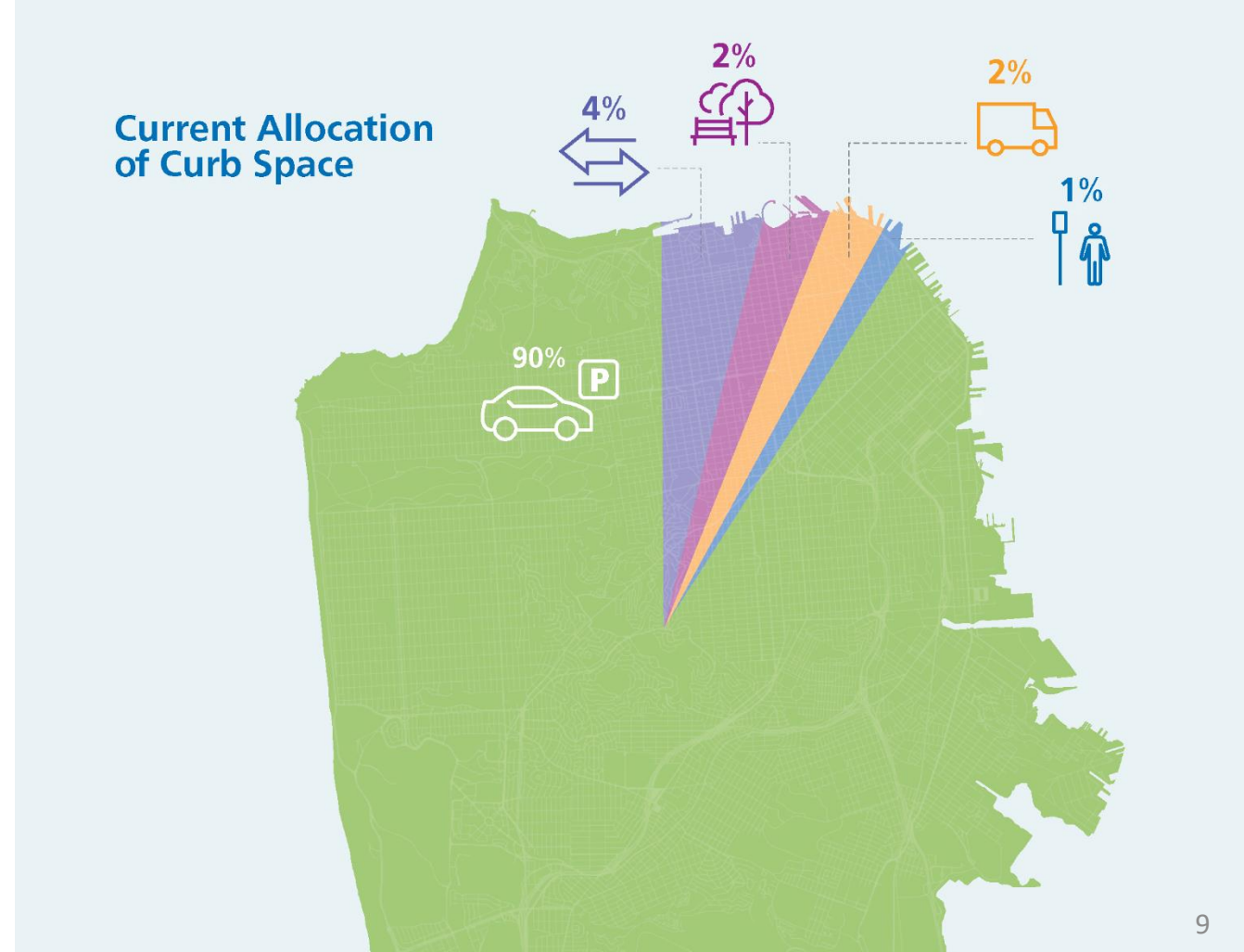
# What is "Curb Management"?

- Promoting equitable access for all curb uses
- Re-envisioning the curb – balancing transportation modes
  - Bus lanes
  - Bike lanes
  - Sidewalks/crosswalks
  - "Streateries"/public space
  - On-street parking
  - Loading/deliveries
  - Ride hailing (Uber/Lyft)



# Curb Management Efforts in Other Cities

- Minneapolis, MN
- Columbus, OH
- Bellevue, WA
- Seattle, WA
- San Francisco, CA (Example To the Right)



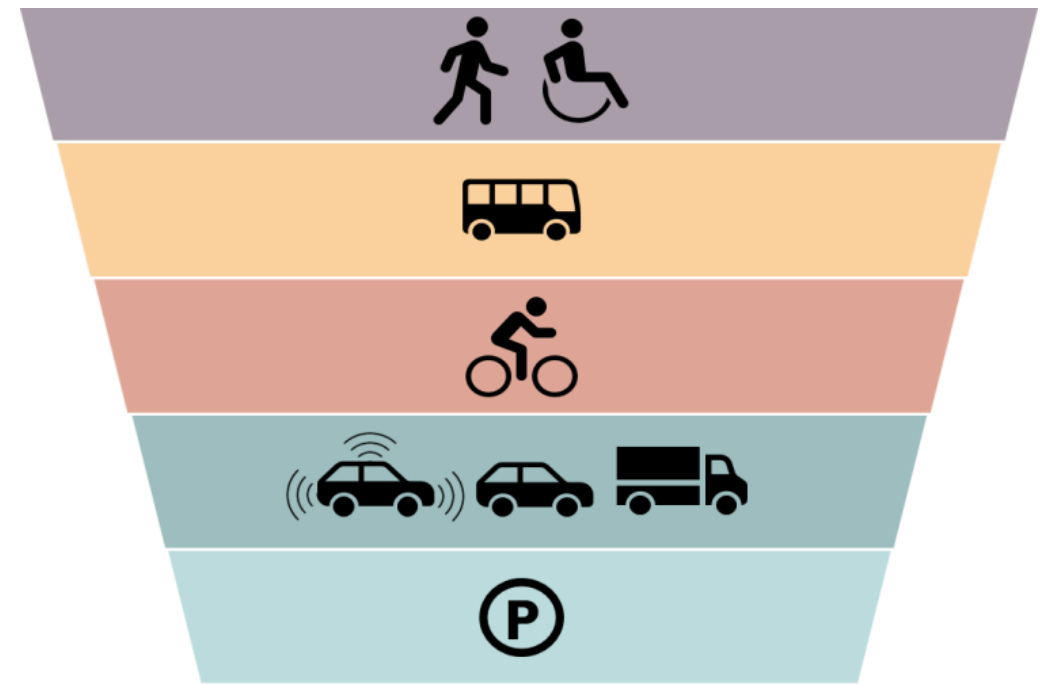
# Problems to Address

- Free parking encourages single occupancy vehicle trips
- Double parking
- Safety concerns – Vision Zero
- Accounting for all transportation modes
- Demand for loading/delivery space



# Curb Management in Madison?





































- Tying recent City efforts together
  - Bus Rapid Transit
  - Vision Zero
  - Comprehensive Plan
  - Complete Green Streets
  - Zoning Code changes
  - Sustainability Plan update
- Getting the most out of recent (and planned/future) street redesigns



Modal Hierarchy – City of Madison  
Complete Green Streets Guide  
(2023)

# What Could a Curb Management Plan/Policy Look Like?

- Curb function framework
- Ordinance amendment recommendations
- Consistency/predictability in street redesigns and reconstructions

	 Low-Density Residential	 Mid- to High-Density Residential	 Neighborhood Commercial	 Downtown	 Major Attractor	 Industrial/Production, Distribution & Repair
HIGH ↑						
						
						
						
LOW ↓						

Curb Functions Prioritized by Land Use –  
San Francisco Curb Management Strategy  
(2020)



# Possible Goals for a Curb Management Policy

- Modifications to "RP3" On-Street Parking Requirements
- Optimizing street parking
- Protecting transit/bike/ped investments
- Consideration of deliveries and ride hailing (Uber/Lyft)
- Fostering collaboration between City agencies that “touch the curb”



# 2024/2025 Work Plan

- Curb Management Framework (2024-2025)
- Curb Management Action Plan (2025+)
  - Carbon Reduction Grant program grant application submitted in June



# Framing Questions For Discussion

- Management Plans for Loading & Trash are commonly listed as approval conditions and worked out with various city Staff after approval. Is additional information desired to be included in the initial materials reviewed by Plan Commission?
- Given the increasingly frequent and significant issues with double parked vehicles blocking bike lanes and bus lanes and travel lanes, (particularly by product and food delivery vehicles) should requirements for convenient delivery spaces in apartments/condos, etc. be explored/addressed?
- Does the Commission have questions related to right of way design or enforcement related considerations?



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# Appendices



## City of Madison Apartment Management Plan

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**Project Address:** Click or tap here to enter text.

**Project Name:** Click or tap here to enter text.

**Applicant Name:** Click or tap here to enter text.

### **Move-In, Move-Out**

How will resident move-in, move-out be managed to be orderly and efficient and to ensure that streets and fire lanes are not blocked?

Click or tap here to enter text.

### **Vehicle and Moped Parking Management**

How will vehicles and mopeds be managed to ensure they are only parked in appropriate spaces? Mopeds may not be parked on the terrace, sidewalk, or at bike racks.

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### **Trash management**

How will the property be maintained in a clean and sanitary condition, free from trash and debris?

Click or tap here to enter text.

### **Snow Management**

How will snow be cleared from the sidewalks, pedestrian paths, drives, and parking areas, including bicycle parking areas, accessible parking spaces, and access aisles and then moved to an appropriate location?

Click or tap here to enter text.

### **Access**

How will access to the building(s) and any common areas, including pools, rooftops, and parking garages, be controlled?

Click or tap here to enter text.

### **Lighting and Security Cameras**

Where will lighting and security cameras be located on the property and building(s)? The Madison Police Department recommends lighting and cameras at entrances, exits, in common spaces, and parking lots/garages.

Click or tap here to enter text.

### **24-Hour Contact**

Who will be the 24-hour contact for the property with immediate access to security camera footage to share with police as needed? How will police contact them?

Click or tap here to enter text.

### **Short-Term Delivery and Rideshare Loading**

How will short-term deliveries and rideshare loading be accommodated?

Delivery vehicles will be required to do lots of stuff so that people won't get mad and then we can operate our apartment building

### **Pet Waste Areas**

Where are the designated areas for pet relief? How will pet waste be managed to ensure it's properly disposed?

Click or tap here to enter text.