

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 7, 2016

TITLE: 4141 Nakoosa Trail – “Nakoosa Trail Public Works Facility” (Fleet Services Facility), Public Project. 15th Ald. Dist. (36533)

REFERRED:

REREFERRED:

REPORTED BACK:

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ADOPTED:

POF:

DATED: September 7, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Tom DeChant, Lois Braun-Oddo, Rafeeq Asad, Michael Rosenblum, John Harrington and Sheri Carter.

SUMMARY:

At its meeting of September 7, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new fleet services facility located at 4141 Nakoosa Trail. Appearing on behalf of the project were Jon Evans, representing the City of Madison; Ken Anderson, Barbara Berastegvi and Rod Hawkos, representing Strang Associates. The fencing around the property will be steel material. The gates have been pulled back away from the main entrance for as much visibility into the front courtyard as possible facing Nakoosa Trail. The entire roof of the light duty bay volume is proposed to have photovoltaics and will showcase the sustainability aspects of this project. The fleet parking is located behind the building and screened.

Comments and questions from the Commission were as follows:

- I like the front entrance better than the first version.
- I have concerns about the absence of trees and the huge area of concrete. I’m not convinced by your arguments. Can’t you put curbing around your tree plantings and island? How can you protect the light bollards but the trees can’t be protected, I don’t understand that.
 - It’s a factor of the small curb protecting a tree; in my experience the trees don’t survive. We do this in shopping center lots, all kinds of huge areas that have traffic moving in a lot of different ways and speeds, and these trees survive. You talk about sustainability...we need the trees to reduce the urban heat effect.
 - It’s a matter of experience that the owner, once the trees get hit a couple times then they don’t replace them and you have empty islands out there, we’re trying to maximize our parking. If you design the islands right you shouldn’t be hitting them.
 - One of the issues different here than a standard parking lot is the size of the vehicles, they’re all very large and can hit the canopy of the trees, not just the base. These don’t look like large vehicle stalls here.
 - They are all large vehicle stalls. They are 12 or 13-feet by 30-40 feet in length.
- Rather than have the sloppiness of your drivers dominate your design, this is a City facility and should reflect the City’s desire to mitigate heat island effects.

- What if we took the amount of trees we would have put in there and put them in other parts of the site?
- The big issue is not having more trees on the site as it is cooling all this pavement down. I'm not looking to plant trees where we don't necessarily need them.
- What about lined up on the south edge?
- These are 30-foot stalls and you have gigantic turning lanes, and these vehicles have to be on City streets, so you can't tell me that these guys need 30-foot drive clear single lane access spaces to get in here because they're maneuvering our streets too.
 - And we're anticipating future development, so this would be a two-way drive.
 - I think around the perimeter would be possible, and there's less chance that they'd die around the perimeter.
- Is it possible to do a different type of paving that's more permeable?
 - The constant turning on that surface has an effect on longevity and maintenance already.
- Was there any thought to having a green roof?
 - The City was not in favor of going to that medium. We have done green roofs on other maintenance facilities; they think at this time the photovoltaics are a better bang for their buck.
- You could get more trees near the parts building where large vehicles won't be turning.
- There are about six trees that should be in your plan that aren't, according to code. Hybrid Elms, they're pretty tough. Get them into places where they'll shade the concrete. Of course more than six would be great.
- How or why would a member of the public visit this building?
 - They get very few visitors.
- Can you plan it so that after hours maybe a community group can rent the facility?
 - Yes.

I can't say I can picture a neighborhood center in this close vicinity, but if you can lock off offices and rent out the space.

There's a sliding door we can lock off, we have this large training room, the lobby, vending area and two restrooms for after hours use. And the outdoor courtyard was made purposefully for break-out sessions, making use of that area.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion provided for the following:

- Additional landscape trees (six) to be added along the southern edge as discussed, in addition to looking for other places along the building façade for tree locations.