

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 15, 2020

TITLE: 650 Forward Drive – Exact Sciences
Nexus One Clinical Lab Expansion
Located in UDD No. 2. 19th Ald. Dist.
(58119)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: January 15, 2020

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Rafeeq Asad, Lois Braun-Oddo, Tom DeChant, Christian Harper, Jessica Klehr, Craig Weisensel and Shane Bernau.

*Weisensel recused himself on this item.

SUMMARY:

At its meeting of January 15, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Exact Sciences Nexus One clinical lab expansion located at 650 Forward Drive in UDD No. 2. Registered in support were Jody Shaw, Andy Laufenberg, Justin Zampardi and Suzanne Vincent, all representing Exact Sciences. The team reviewed the proposed additions, noting they allow for much more glass on the façades. Materials include white concrete with horizontal banding and shadow lines, perforated panels and glass. A second story element has been introduced on the northwest corner of the clinical lab expansion. Two new employee entries (egress points) are located at the mid-level patio area and first floor level; no new public entries are proposed. In order to break down the building they took the materials and stepped them back and around. Fritted glass elements were introduced to highlight the corner and simulate more of a presence on the building versus a solid concrete box. To lighten up the façade where full concrete panels couldn't be used, they incorporated fiber cement panels like the amenities building. Both the clinical building and the warehouse building will have a fluted base with fins and perforated aluminum panels that are canted. The upper floor of the warehouse is staged to be a mechanical room. To tie this building back into the campus they are including the fiber cement panels used on the rest of the campus. A series of planters occur at the front entry to help scale down the pedestrian experience. The landscaping is more on the modern side but with a lot of softness, using a lot of variety across the site to work with the architecture. They are coordinating with the large natural area south of the site with more modern retaining walls (corten steel). The corner of Rayovac and Watts Road have retaining walls (concrete) that reach out into the landscape and hold up the grade so it transitions more gradually from the higher building back down to where the sidewalk is today. The southern end transitions from natural plantings to more modular growth drawn from the large grove to be installed this summer in the courtyard area on the north side. Meadow mixes and prairie mixes (flowering and grasses) will also be used with breaks in architectural style to transition between planting materials. The east side of the campus shows raised planters using some more interesting plants that they haven't used in other parts of the site: Witch Hazel, Oak Leaf and maintaining the street canopy as shown previously.

The Commission discussed the following:

- The southwest corner patio – it appears that the landscape beds are curvilinear and don't necessarily follow the contours perfectly. What you're resulting with is a swoop as opposed to something that follows the contours. I don't think one is wrong or right, just so you're aware.
- On the top of the terrace where there are Arborvitaes in the no mow area, an actual potted or container version of the plants might give it some more instant impact rather than relying on the fussiness. I like the look of those forms perched in that meadow.

ACTION:

On a motion by Bernau, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).