

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 12, 2017

TITLE: 601 Rayovac Drive – Phase 1 **REFERRED:**

Redevelopment for a Clinical Lab Facility
in UDD No. 2. 19th Ald. Dist.

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: July 12, 2017

ID NUMBER:

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

SUMMARY:

At its meeting of July 12, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for Phase 1 redevelopment located at 601 Rayovac Drive. Appearing on behalf of the project were Jody Shaw, Davie Glusick, Eric Lawson and Steve Sirkis, representing Exact Sciences.

The applicant provided a brief overview of the project and the mission of Exact Sciences. The applicant will visit the Urban Design Commission twice (tonight and again in August), respond to feedback tonight, and come back in September for final approval. They would like to begin construction in October of 2017.

They need to make sure they have swing space for customer service. They want to make sure they have enough parking to support that swing space, so have also proposed a reconfiguration and expansion of the parking lot.

Shaw presented some elevations, but acknowledged the fact that there is no current landscaping plan. He wants to display the building massing and location. It is a clinical lab with a warehouse function. There are some offices, but not very many.

- Which buildings will not be altered or affected?
 - For Phase 1, they are not touching either building. Phase 1 is to get the clinical capacity. In Phase 2, a building will be coming down to make way for a building that will deal with a liquid process. Phase 2 will also be more interior renovations.

They want to reduce interior parking lot islands in the northwest portion of the site for efficiency. They would like to add another double bay. They will be doing a dry-basin to the south, which, along with stormwater drawings, will be better explained at the August meeting.

They are able to double the size of the warehouse space with this proposal. They are expecting 5 semis per day by 2020/2021. They anticipate that trucks will come along Watts/Rayovac and leave the same way.

Development of the pile site (directly to the south) is tied to this project as well. This development allows them to take the stormwater directly to the site and allows further development to the south.

Materials will be a pre-cast base with metal panels above. They do not believe it will be a true metal building, as the building code won't allow that. The warehouse doesn't have a lot of articulation, but they will apply for LEED certification. The right portion will have sky-lights. The left portion will not have skylights, but will have openings along the elevation to allow diffused light in. Exact Sciences does not want direct sunlight on their equipment.

Shaw discussed the UDD and its restrictions as they pertain to the project.

Where they can, they will bring in translucent glass materials. They are trying to activate the long, horizontal panels. They have brought the entry forth in order to bring interest and to hide some of the loading bays.

The outdoor equipment yard will have screening. The building has been extended further to the south with the parking lot and is now about 10-feet from the property line. Eventually, the clinical lab will expand to the west.

UDD requirements exist for screening of parking and rooftop mechanicals. They will have landscaping screening the parking lot. There will also be a lot of landscaping added to screen the loading docks. The company is looking to hire about 1,000 employees and is trying to split the parking up around the site. The current plant island is 20 feet. The majority of the trees are large canopy Ashes. When the parking lot is resurfaced, it will be difficult to save all the trees. They will mark any trees that they are capable of saving. They are uncertain whether the piling site will be owned by the city or turned over to Exact Sciences.

They will push for as much glazing along the exterior. They will have office spaces there, which will become a buffer space for future expansions. They do not have a timeline on that expansion. The lab, etc., needs to be on a single floor. A Kalwall panel will allow them to get more light into the clinic.

Comments and questions from the Commission were as follows:

- Is the current color palate a guesstimate or will it be the brown color displayed?
 - They're thinking a natural concrete base with a cooler, gray palate for the metal. They will also include glass. It will not be brown.
- You have a connector-amenity piece. Do you plan to have an exterior amenity?
 - They will have a temporary break area that ties to an outdoor space. UDD discusses an intentional use of the landscaping as it relates to the façade.
- UDC is trying to screen impervious shaping. Make sure you follow parking lot & guidelines, as you're not meeting them currently. There should be no lampposts in the tree islands. Please try to break up the southeast parking lot, as it's currently one big surface.
- Are you tearing up the surface?
 - Contractor has not indicated whether or not that's the case.
- Try to preserve as many existing trees as possible.
- UDC would like stormwater basin to look less engineered and integrated with the landscaping.
- Have you rethought the double driveway?
 - Yes. They are in discussions with the City about it.
- Consider bringing a brick wall to the south to screen.
 - They will be adding an office.

In terms of timing, the parking lot needs to be built by mid-October. They will just be looking for UDC to approve their parking lot at the next meeting.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.