

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 2, 2017

TITLE: Forward Drive – Exact Sciences Clinical
Lab Facility Phase 1 in UDD No. 2. 19th
Ald. Dist. (48158)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: August 2, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Lois Braun-Oddo, Rafeeq Asad and Michael Rosenblum.

SUMMARY:

At its meeting of August 2, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new clinical lab facility (Phase 1) located on Forward Drive in UDD No. 2. Appearing on behalf of the project were Joe Doyle, Jody Shaw and Suzanne Vincent, all representing Exact Sciences; and Marty Krueger, representing Big Sky Madison.

Shaw explained the vehicular access points/entrances and the flow of traffic through the site. The existing amenities will be upgraded, and Phase 1 landscaping and amenities were shown. Some of the existing landscaping, furniture and pavement will receive upgrades. The main entrance will require an overhaul as it is very stark; it will be designed to be greener, friendlier and more usable. A large outdoor dining area on the west side of the building is also proposed. Some existing and proposed walking paths through the site will be upgraded to be a natural amenity for the employees. The shapes of the basins are preliminary and will further develop as they move forward. There is currently a stormwater facility on the south end of the site. They are proposing to modify this to make it a permanent wet basin. The infiltration basin will typically be dry. The basins may look larger than typical as they will be serving some of the public drive (Forward Drive) neighboring properties to the east. The site contains Rusty Patched Bumblebees that are endangered. Key issues will be screening on the south end of the site with a variety of shrubs, deciduous trees and evergreens. There will be minimal screening on east of the site along Forward Drive due to future expansion, but they will still provide landscaping screening along the road. Grading became critical because there is a 20-foot difference between the finished floor and where the parking sits. In order to ease expansion, they will grade out a bit which will mean losing a few trees; they will pull grades away to begin to expose the façade of the building and make the site work a little bit better. A load-bearing precast building is proposed, with perforated metal skin applied in different areas in different patterns. The warehouse will have stringent interior climate controls for the product inside, so they don't want any direct sunlight. They will have skylights for daylighting. The entry piece will be a glass box, which sets the tone for future additions to the site. The clinical lab will be a combination of metal panel and precast that wraps. Due to the ice that falls off the tower, they are planning on having two inch concrete pavers on the roof with no mechanical equipment; a mechanical yard will be created. The loading dock

will be all precast with texture along the bottom. Instead of only having reveals, they are also pulling planes in and out with the thought that as the sun moves across those planes, those planes themselves will begin to take on a different tone and shade, and that begins to read through folded panel of the perforated metal; creating something that changes throughout the day.

Comments and questions from the Commission were as follows:

- It looks like you're being quite thoughtful with these plans.
- When you return, plan to have material samples with colors.
- I think it's a great improvement from what we saw last time.
- With all the texture you're putting into the precast, will that be done with reveals or a form liner?
 - Form liner, for the most part. The base is going to be a form liner, essentially a broken rib but we're going to turn it on a 45° and alternate it on different panels.
- It's a nice campus you're expanding.
- It looks great.
- Heat gain from the asphalt will be a concern; it should be minimized with trees.
 - We're going to try for the loading zone to be gravel and we can work with them on the future knock out panels so we might be able to have gravel in front of those areas.
- Add canopy trees in the parking lot.
- Your landscape plan reads a little linear, but when you describe it it's more organic and dense; you might want to represent that graphically.

ACTION:

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