

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 20, 2019

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: November 20, 2019

ID NUMBER:

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

SUMMARY:

At its meeting of November 20, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the Exact Sciences Nexus One clinical lab expansion located at 650 Forward Drive in UDD No. 2. Registered in support were Jody Shaw, Suzanne Vincent, Andy Laufenberg and Justin Zampardi, all representing Exact Sciences.

Shaw presented the campus expansion areas and showed an overall master plan for the site. The expansion areas will utilize the same textural concrete with textural, perforated aluminum panels, Kalwall in some areas and fiber cement throughout the campus. There are no new materials associated with this expansion. The building itself will not have any new public or employee entries but they are trying to bring scale and warmth to the building. This is the first building you see when you drive in on Exact Lane. A patio is proposed on the corner that will link up with the walking paths, which helps break up the scale of the building. A storage expansion area is proposed on the northeast side of the campus. There are a series of precast concrete panels with a fluted base and fins above, treated differently to give the larger panel a texture that plays with the light as it moves across the panels. The team shared context images and various views of the campus. The expansion of the clinical lab is approximately 90,000 square feet, and the footprint of the storage expansion is between 50-54,000 square feet. The expanded area would have no more exhaust vents than the first phase and will be hidden by mechanical screening.

The Commission discussed the following:

- This building is so big, my concern is with water run-off.
 - When we did the original building we accounted for the maximum build-out so we wouldn't disturb those basins.
 - We do have stormwater reclamation with the first lab building. That will be LEED certified, we have a 30,000 gallon tank. Everything gets routed to those basins.
- What about green roof?

- There are no plans for that. Not only expense, but having green roofs above the lab space doesn't work.
- Is the lack of windows a function of what's going on inside?
 - Yes, they're very UV sensitive, and heat gain sensitive to all the equipment inside the labs. We don't know what that configuration of the lab is yet so we can't plan for those windows. We do like to have glass into the labs on the interior corridors and it limits the exterior glazing we can put on the lab side. The storage expansion will include solar tubes for daylighting into that space, which has worked well in the past.
- You're on the right track, I hope to see this softened up with some substantial landscaping.
- Architecturally I really like the language, the entry experience, I would reiterate softening with the landscape. What won't benefit is small foundation plantings. Big blocks of plantings and using canopy as part of the composition with the façades, there's some great opportunities here.
 - One of the challenges of the entry point where we have terraces and patios is how does it not read as a large retaining wall? Having the natural landscape slope between those, you don't see the retaining wall coming in. As you approach the campus in different directions the landscaping will speak differently.

ACTION:

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