

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 12, 2006
TITLE: 301 Junction Road – Redevelopment of an Existing Planned Community Development-Specific Implementation Plan (PCD-SIP) Site for “AnchorBank” with Drive-Up. 9 th Ald. Dist. (04089)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 12, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Chair; Todd Barnett, Lisa Geer, Cathleen Feland, Robert March and Michael Barrett.

SUMMARY:

At its meeting of July 12, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a redevelopment for an existing Planned Community Development-Specific Implementation Plan (PCD-SIP) for “AnchorBank” located at 301 Junction Road. Appearing on behalf of the project were Bill Simpson, Paul Neesam and Jeff Gillis. Prior to the presentation, staff noted to the Commission that the project provided for the redevelopment of the former “Gateway Computer” building, which has been vacant for quite some time to facilitate its use by AnchorBank with a drive-up facility and future commercial retail tenant spaces within the remainder of the building. The plans as presented featured the following:

- The conversion of an existing surface parking area located off of the southerly elevation of the building to provide for both customer parking and a multiple-lane drive-up facility; existing windows on the south elevation will be taller,
- The relocation and enlargement of the main entry to the bank on the building’s east elevation.
- Overall parking levels on the site reduced from 55 stalls to 45 stalls.
- The landscape plan provides for the addition of a infiltration trench at the center of the drive-up facility to off-set additional paving created for the queuing of cars.
- The entire site/landscape plan has been brought up to meet current code requirements for providing vegetative materials as a replacement of rock planting beds.
- Removal of smooth face block at the base of the building in favor of brown brick to provide a more institutional look, as well as a painting and recoloring of existing EIFS on upper elevations.
- Additional awnings are also provided in an Anchor blue color, along with the canopy addition for the drive-up incorporating brick.

Following the presentation, the Commission noted the following:

- The light levels under the drive-up canopy are too high and need to be brought down to meet lighting code requirements.

ACTION:

On a motion by Geer, seconded by Barrett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required that the lighting plan shall come back for further consideration with a reduction in lighting levels under the drive-up canopy.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 301 Junction Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	-	-	-	-	6	6	6
	6	6	6	4	6	6	6	6
	5	5	5	4	-	5	3	5
	-	6	-	-	-	-	-	6
	5	5	5	5	5	5	6	5

General Comments:

- Lower considerably the light layers under the canopy, check ordinance.
- No worse than before...but they hafta reduce lighting levels under the canopy to something closer to 30 footcandles.
- Recycling building – great!