

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

Legistar # _____

DATE SUBMITTED: 11/6/13

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

UDC MEETING DATE: 1/23/13

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 25 W. MAIN ST., MADISON, WI 53703

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)

URBAN LAND INTERESTS

10 E. DOTY ST., #300

MADISON, WI 53703

ARCHITECT/DESIGNER/OR AGENT:

VALERIO DEWALT TRAIN ASSOC.

500 N. DEARBORN, SUITE 900

CHICAGO, IL 60654

CONTACT PERSON: BRAD BINKOWSKI

Address: 10 E. DOTY ST., #300

MADISON, WI 53703

Phone: 608.251.0706

Fax: 608.251.5572

E-mail address: BBINKOWSKI@ULI.COM

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

ANCHOR BANK BUILDING

PROPOSED
RENOVATION &
ADDITION

URBAN DESIGN COMMISSION INITIAL & FINAL SUBMISSION: 12 DECEMBER 2012



Urban Land Interests

DESCRIPTION:

THE ANCHOR BANK BUILDING is located on a prime corner of the Capitol Square at the intersection of Main Street and Carroll Street. The existing building is actually two separate structures. The original 1963 building is a 9 story concrete frame structure located adjacent to Carroll Street. In 1975, a 9 story addition was added to the east of the original building. The unified exterior façade of both structures consists of a grid of projecting precast concrete panels, sills and fins that are covered with a white aggregate. These projecting concrete fins were designed in part to provide solar shading for an aluminum and glass curtain wall system that does not provide any effective solar shading.

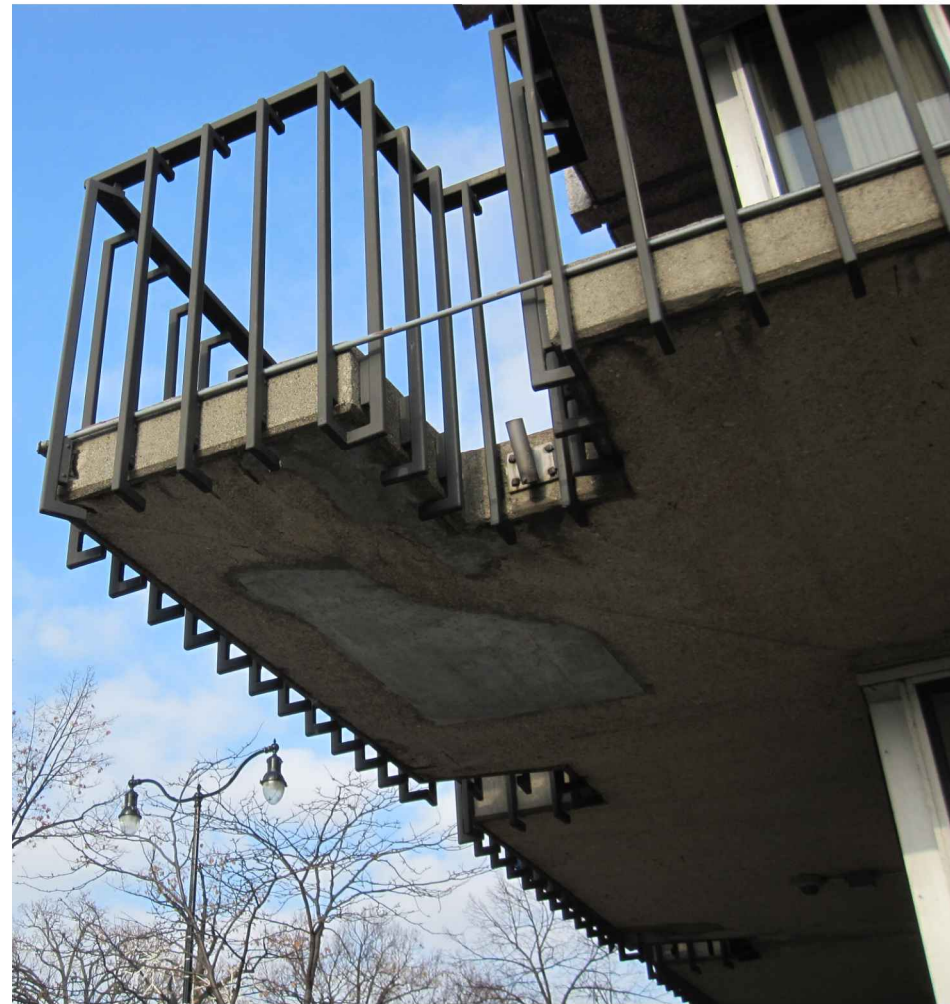
THE BUILDING'S EXTERIOR IS FAILING AND NEEDS TO BE REPLACED

The condition of the precast concrete has been deteriorating over time and needs to be replaced in the very near future to avoid what could be a catastrophic failure. In 2011, Anchor Bank commissioned Building Technology Consultants, PC (BTC) to undertake a comprehensive evaluation of the building's exterior façade. BTC concluded that:

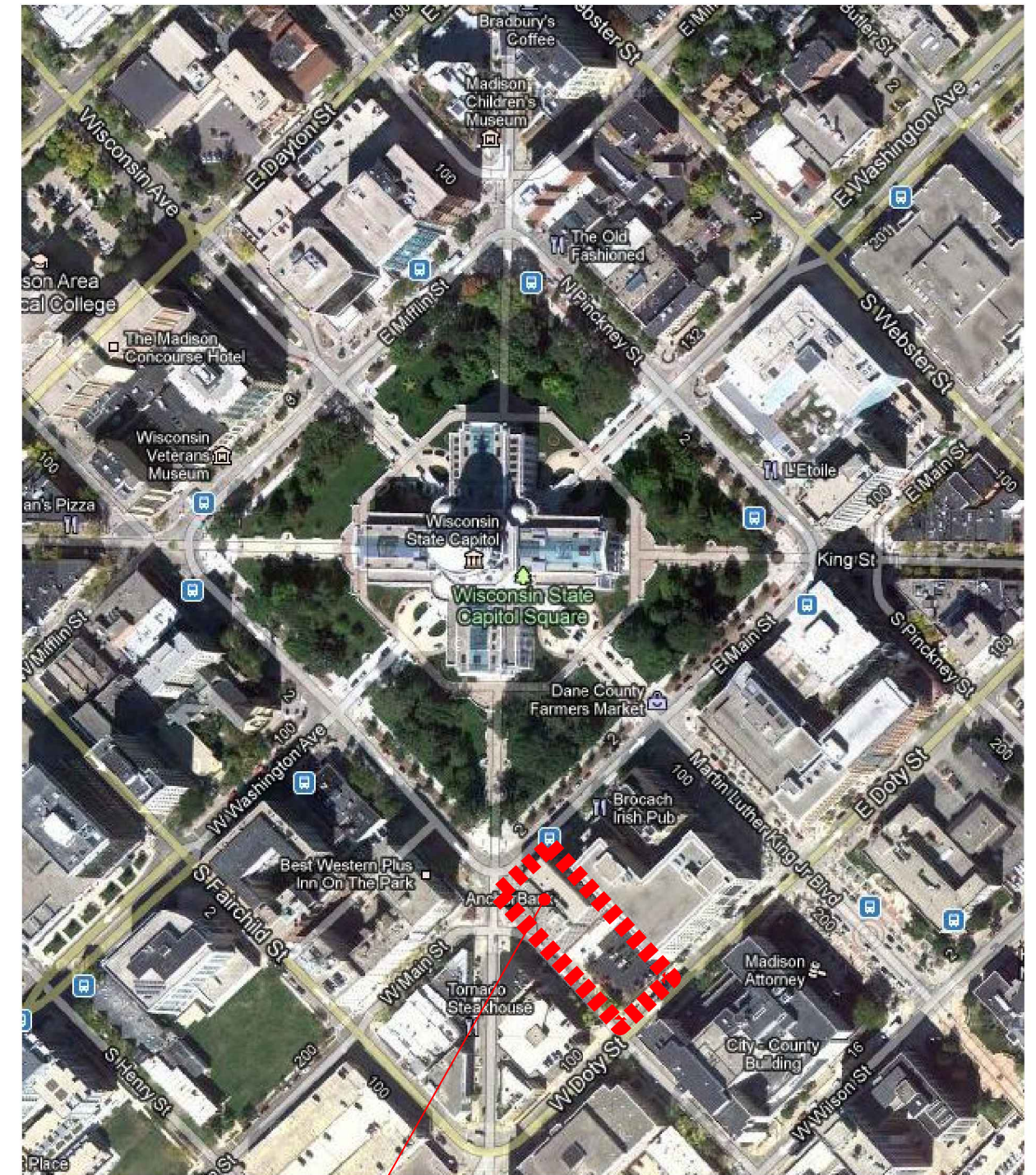
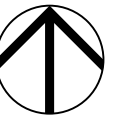
"...the exterior façade of the Original Building is in very poor condition. Significant deterioration was observed throughout the façade, and the structural integrity of several precast façade components have been compromised. . . . If the observed deterioration is not addressed in the near future, the condition of the facades at both buildings will continue to degrade and the deterioration will likely accelerate. Hazardous conditions may also develop. . ."

THE CURRENT FLOOR PLATES ARE NOT FUNCTIONAL OR DESIRABLE

The design and construction of the building in two phases has unfortunately created a floor plate that almost completely divides the building in half with a continuous row of elevators, stairs and mechanical chases. This subdivision of each floor makes it virtually impossible to create contiguous space that can appeal to contemporary office users. Given very low ceiling heights, nonfunctional floor plates, high energy costs, and a dated and deteriorating façade, the existing building's market appeal is very limited.



LOCATION MAP



ANCHOR BANK BUILDING
25 W. MAIN ST.



DESCRIPTION (CONTINUED):

Urban Land Interests and Anchor Bank propose to undertake a comprehensive renovation and expansion of the building that will restore the building to a condition that will make it competitive in the Class A office market in downtown Madison.

UNDERGROUND PARKING WITH A LANDSCAPED ROOF TERRACE WILL BE CREATED

The building is served by an existing 261 stall parking ramp located across the street from the building that is connected to the building by a tunnel under Carroll Street (both of which will be maintained) and by an adjacent surface parking lot. To provide adequate parking to support an expansion of the building, we propose to construct a 5 level parking ramp on the surface parking ramp located adjacent to the building. The entrance to the ramp along with the entrance to a new service core will be located directly off of Doty Street. The ramp will continue underground for five levels and will provide 187 parking stalls. A new elevator will be installed to create direct access between parking and office floors. A landscaped roof top terrace will be created above the parking ramp at the first floor level of the existing building.

A LOADING DOCK LOCATED OFF DOTY STREET WILL PROVIDE SERVICE ACCESS

A loading dock located off Doty Street will be created to provide service access for tenants, which we expect will include a new ground floor restaurant. The hours of use of the dock will be restricted during the morning and afternoon peak traffic hours to ensure that the outer ring around the Capitol Square will not be impacted by the proposed dock. Urban Land Interests owns and operates over 1,000,000 square feet of office space located in 8 separate buildings located on the Capitol Square and has a very strong vested interest in ensuring that every tenant and their customer does not experience delays in getting to or from their destination. The time of day use restrictions will be developed working with Traffic Engineering.

RETAIL VITALITY WILL BE CREATED AT THE SIDEWALK LEVEL

Anchor Bank is considering relocating its retail branch to the east side of the ground floor. To create life and vitality at the sidewalk level, new retail space that is designed to accommodate a restaurant will be created at the corner of Main Street and Carroll Street. At the sidewalk, new storefronts will be glassy and open to the activity of the planned ground floor retail/restaurant tenants. To activate Carroll Street, a significant new entrance to the courtyard and restaurant space will also be created at mid-block. The new ground floor restaurant will have direct access to outdoor dining on the landscaped roof terrace created above the parking. A zinc with bronze patina metal screen continuing up from the parking ramp will enclose the courtyard to define the space and to mitigate the less than desirable views of the City-County Building and the County Jail to the south. This sophisticated zinc with bronze patina screen is designed to allow landscaping and lighting on the roof terrace and users of the terrace to be visible from surrounding streets and sidewalks. The landscaping on the roof terrace will feature several larger trees that will soften the imposing west façade of the Risser Justice Center and that will provide some shade for users of the roof terrace. The final landscape plan for the roof terrace will be subject to review and approval of the Plan Department staff.

NEW EXPANDED FLOOR PLATES WILL BE EFFICIENT AND FUNCTIONAL

The upper floors of the existing building will be expanded above the parking ramp to create functional floor plates that contain approximately 16,000 square feet per floor. The total rentable area in the expanded building will increase from 118,000 rentable square feet to more than 168,000 square feet measured per BOMA standards. By removing the freight elevator, extending the building floor plate with the projecting bay on Main Street and with the addition facing Doty Street, the separate halves of the existing building can be effectively combined into one functional space. On a multi-tenant floor, with a single new corridor and ADA compliant bathrooms, the rentable/usable ratio is dramatically improved to a very efficient 1.10.

THE DATED AND FAILING PRECAST CONCRETE EXTERIOR WILL BE REPLACED WITH A SOPHISTICATED NEW GLASS FAÇADE

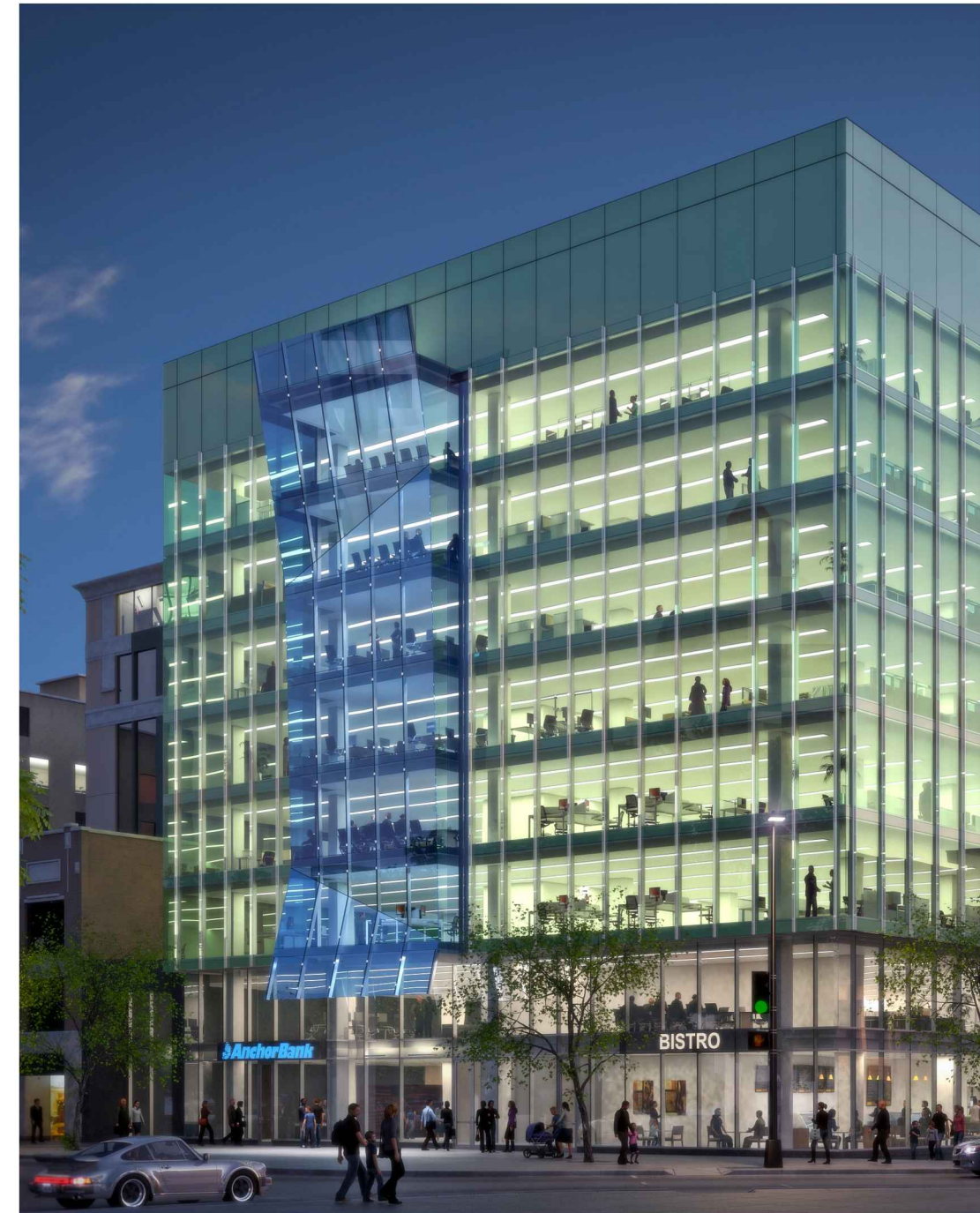
After all of the deteriorated existing precast columns and beams have been removed, a new high performance and energy efficient curtain wall will wrap the entire office building. The volume of the existing Anchor Building will be respected and get re-clad with new curtain wall that features slightly tinted green glass with sleek projecting vertical stainless steels fins, a combination of materials that was originally used on the iconic Inland Steel Building that was designed by Bruce Graham. The projecting balcony at the second floor level that encroaches into 815 square feet of air right space will be removed. A new projecting faceted glass bay addition with structural glazed vertical joints created from light blue tinted glass will be constructed on Main Street on air rights that we propose to lease from the City of Madison for a term of 99 years. The new projecting bay and façade encroachment will reduce the air rights lease to only 346.6 square feet of area. The form of the glass bay is designed to: 1) signal and reinforce the building's main entry, 2) provide a protecting canopy for the building entry, 3) add enough floor area to solve the internal division of the floor plates at a critical circulation pinch point, and 4) activate the building's façade and streetscape. The proposed glass bay addition on Main Street will reflect the façade of the new addition fronting Doty Street which will be a focal point on the outer ring's urban streetscape. The Doty façade is conceived as a sculptural, faceted building face that catches light and becomes a visual focus to the raised terrace it overlooks. The faceted glass facade also visually activates and gives prominence to what is now considered the rear face of the building (something the adjoining Risser Justice Center fails to do). The enclosed new parking garage defines the street-edges and a sophisticated perforated metal enclosure will screen the parking within and provide guardrail protection for users of the landscaped roof terrace atop the structure.

MAJOR IMPROVEMENTS TO THE BUILDING WILL DRAMATICALLY REDUCE ENERGY CONSUMPTION

While the HVAC system in the building has been maintained in good condition, the design of the system combined with the building's existing facade that has almost no solar shading in the glass creates a situation where vastly excessive amounts of energy are being consumed. Urban Land Interests has undertaken a comprehensive energy audit and built an energy model of the proposed addition that can accurately forecast energy consumption. We intend to undertake a total renovation of the HVAC and lighting in the building that will reduce energy costs from \$2.30 per square foot down to under \$1.00 per square foot. The new HVAC system will use state of the art chilled beams and be designed to allow the ceiling heights to be increased to a Class A standard. We will explore the possibility of getting a LEED Certification for the renovated building.

THE PROPOSED IMPROVEMENTS WILL INCREASE REAL ESTATE TAXES BY MORE THAN \$400,000 PER YEAR

Urban Land Interests and Anchor Bank believe that the improvements we are proposing will reestablish the Anchor Bank Building as one of the more attractive office buildings on the Capitol Square and will put the building in the condition where it will make a positive economic impact to the City along with improving the life and activity in downtown Madison. In 2012, the Anchor property will pay \$242,000 in real estate taxes. As the attached table demonstrates, upon completion the real estate taxes generated will increase by 267% to almost \$650,000 per year.



		2012		UPON COMPLETION	
Existing Building	109,715 sf	\$186,828	\$1.70/sf	\$546,000	\$3.25/sf
Expanded Building	168,000 sf			\$55,682	\$213/stall
Existing Parking Ramp	261 stalls	\$55,682			
Surface Parking Lot	35 stalls	\$40,173			
New Parking Ramp	187 stalls			\$46,750	\$250/stall
Total		\$242,510		\$648,432	
Increase		\$405,922	267%		

ANCHOR BANK building

DECEMBER 12, 2012



EXISTING PHOTOS



VIEW FROM MAIN

ANCHOR BANK building
DECEMBER 12, 2012



Urban Land Interests



EXISTING PHOTOS



CORNER AT MAIN & CARROLL

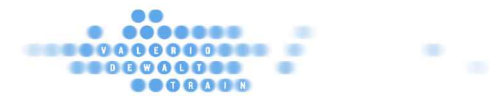
ANCHOR BANK building
DECEMBER 12, 2012



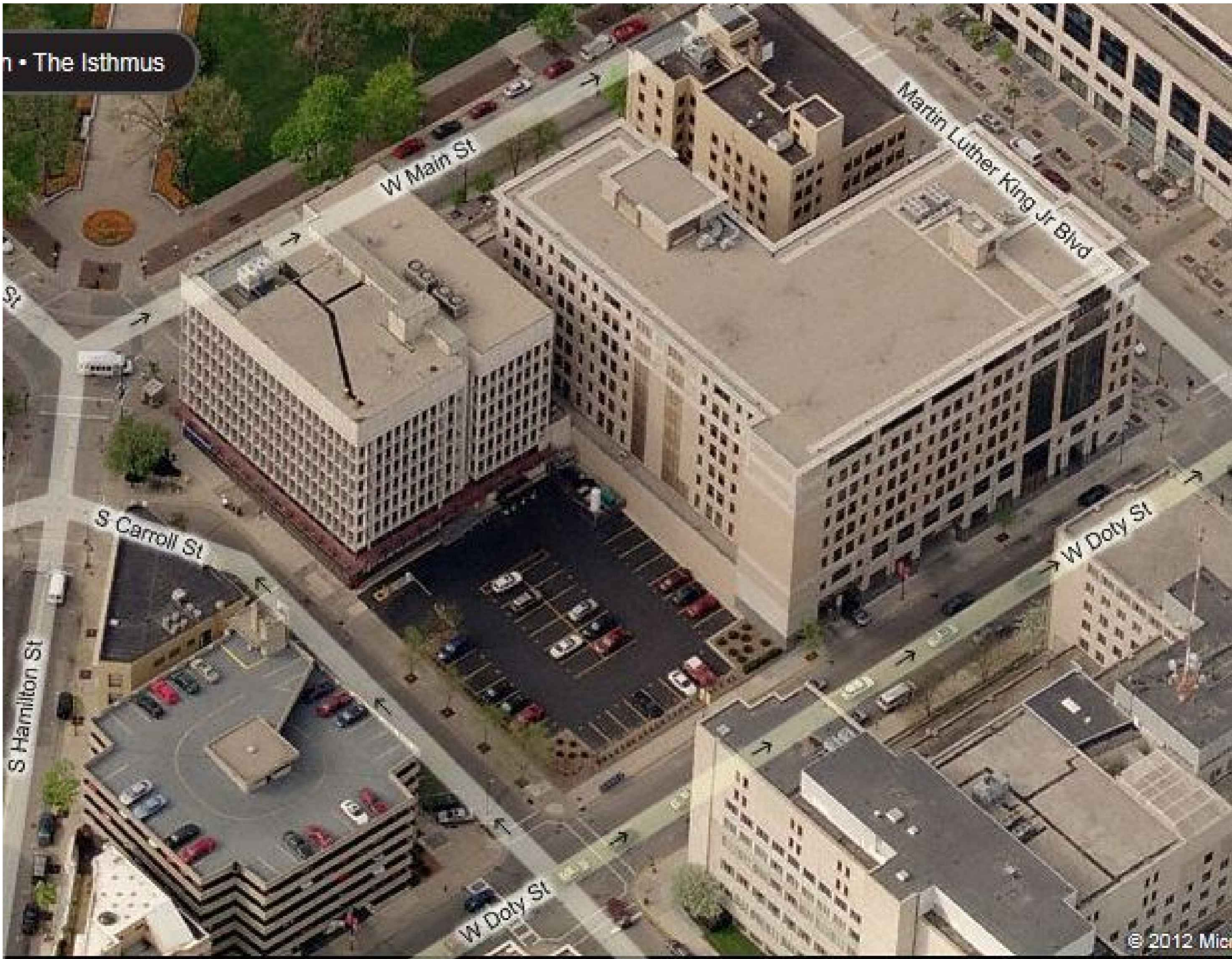
EXTERIOR VIEW 1 - from corner of main st. & carroll st.



ANCHOR BANK building
DECEMBER 12, 2012



AERIAL VIEW



ANCHOR BANK building
DECEMBER 12, 2012



EXISTING PHOTOS



VIEW FROM CARROLL AND WEST DOTY

ANCHOR BANK building
DECEMBER 12, 2012



EXISTING PHOTOS



VIEW ALONG CARROLL

ANCHOR BANK building
DECEMBER 12, 2012



Urban Land Interests



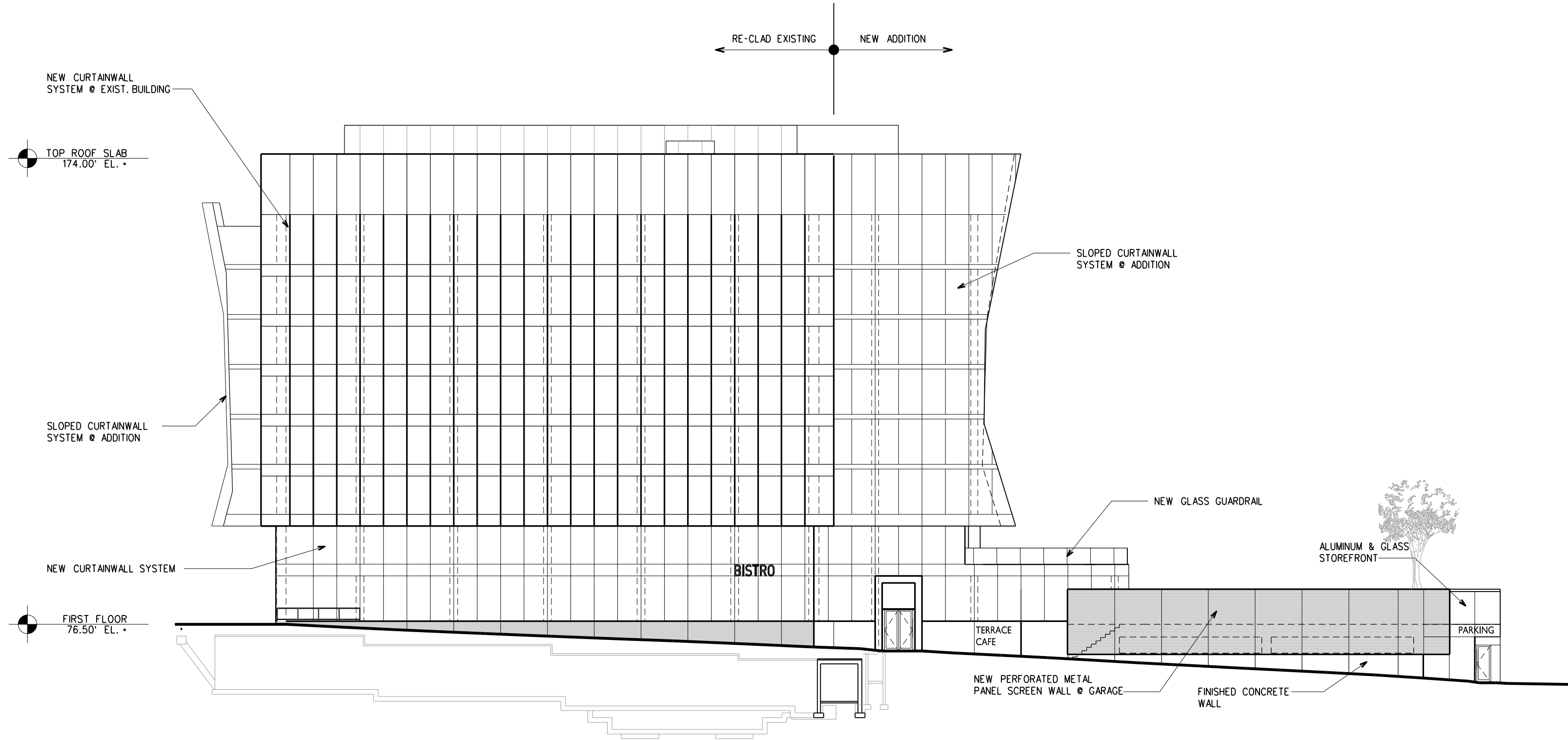
EXTERIOR VIEW 2 - from carroll st.



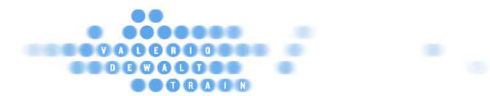
ANCHOR BANK building
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WEST ELEVATION

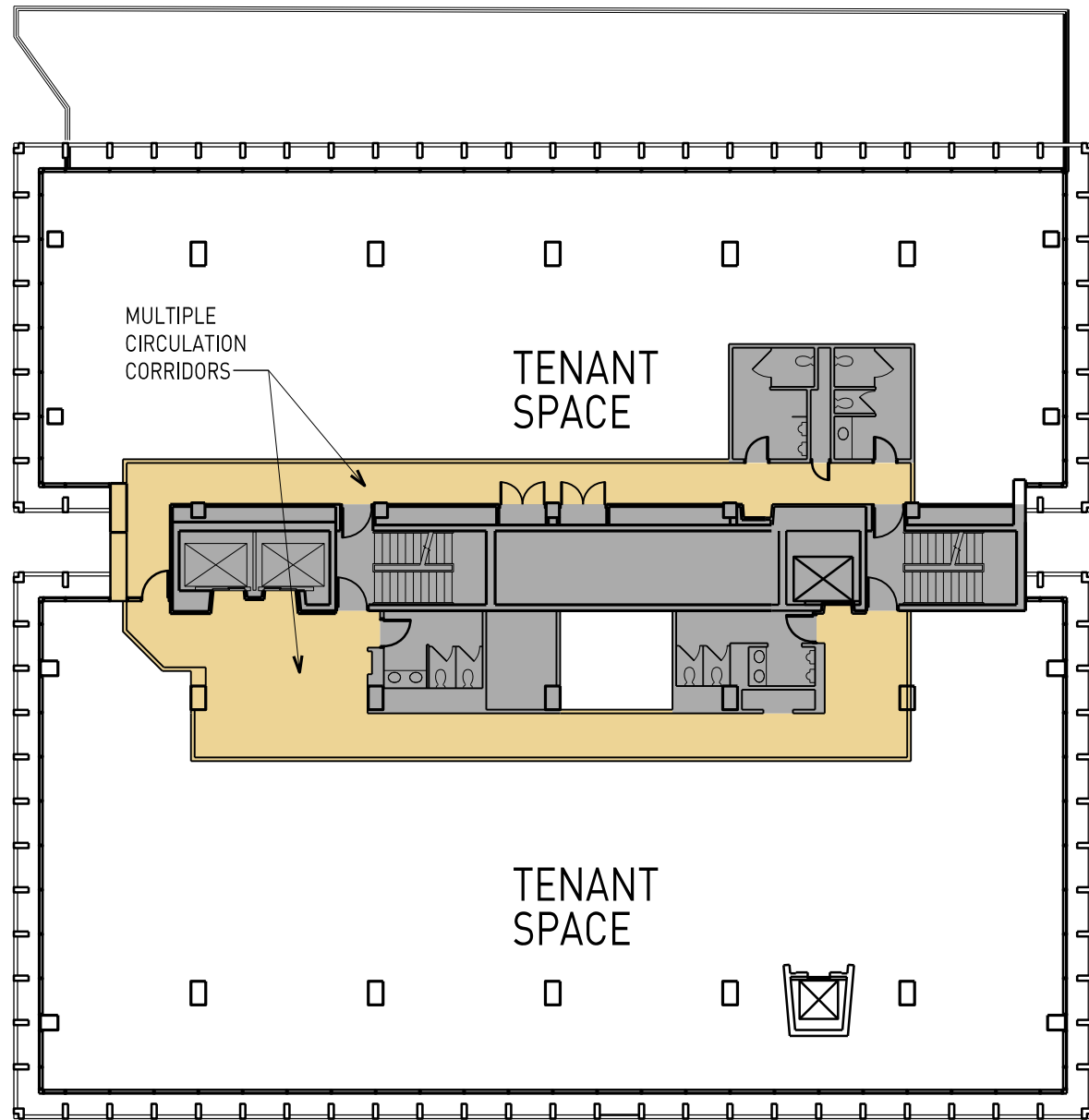


ANCHOR BANK building
DECEMBER 12, 2012

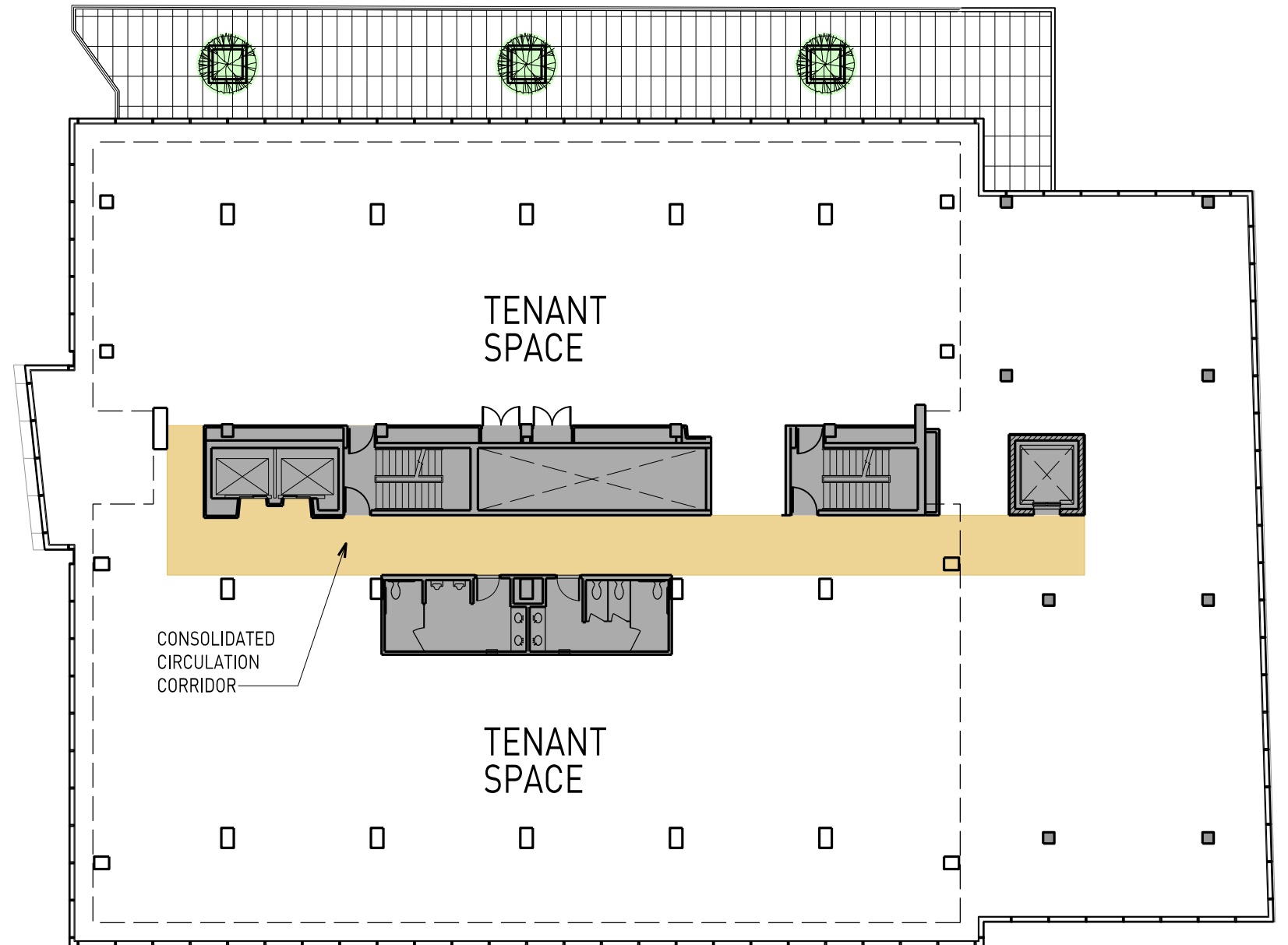


CORE & CIRCULATION DIAGRAM

TYPICAL OFFICE FLOOR

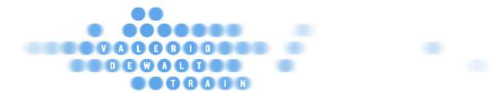


EXISTING CORE DIAGRAM

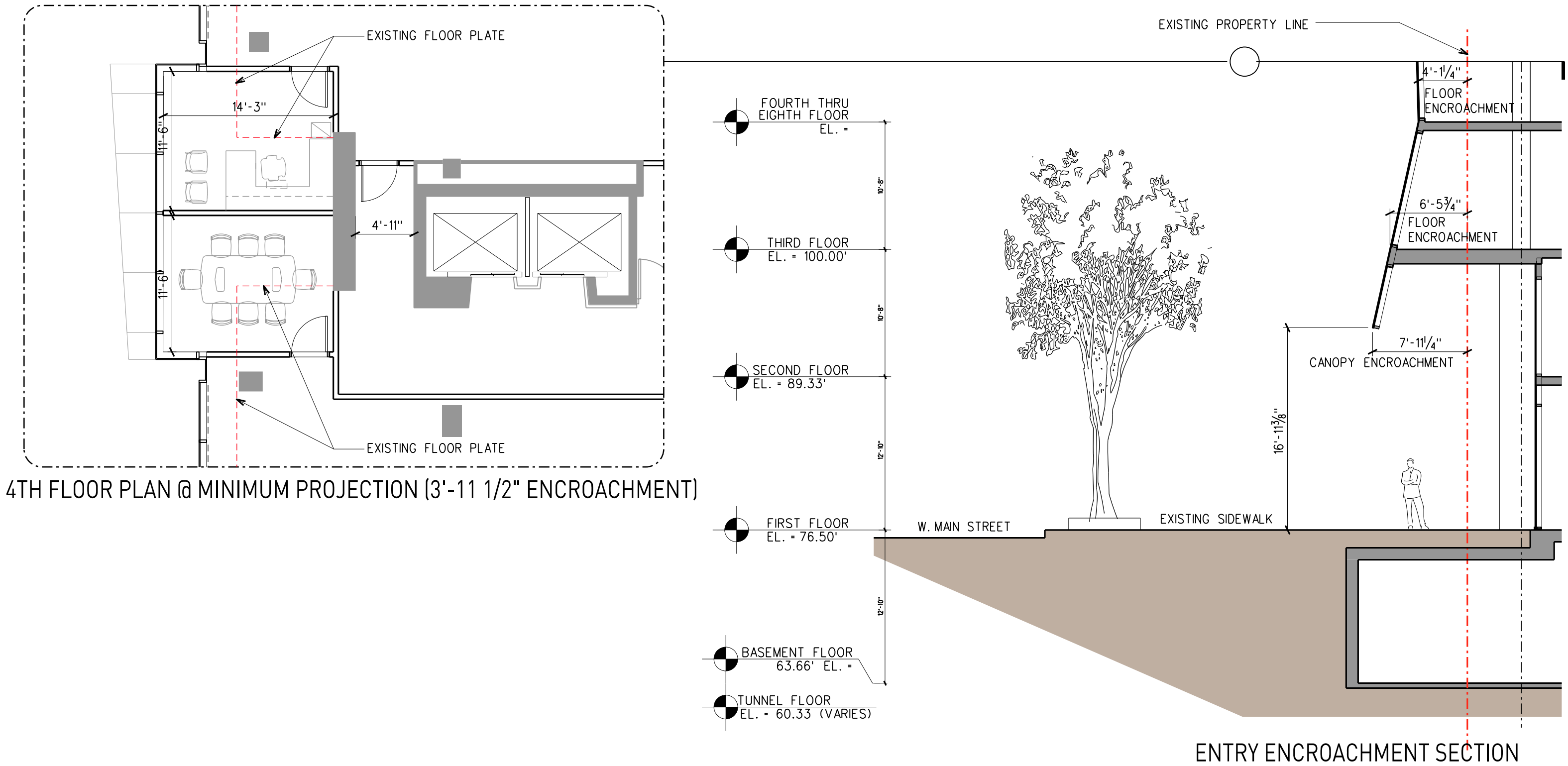
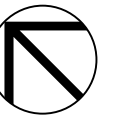


PROPOSED CORE DIAGRAM

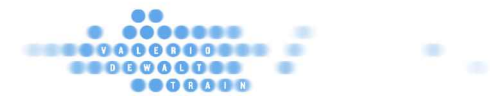
AREA COMPARISON		
	EXISTING	PROPOSED
RENTABLE	10,767 SF	16,127 SF
COMMON	2,141 SF	1,474 SF
USABLE	8,626 SF	14,653 SF
RENTABLE/USABLE	1.24	1.1



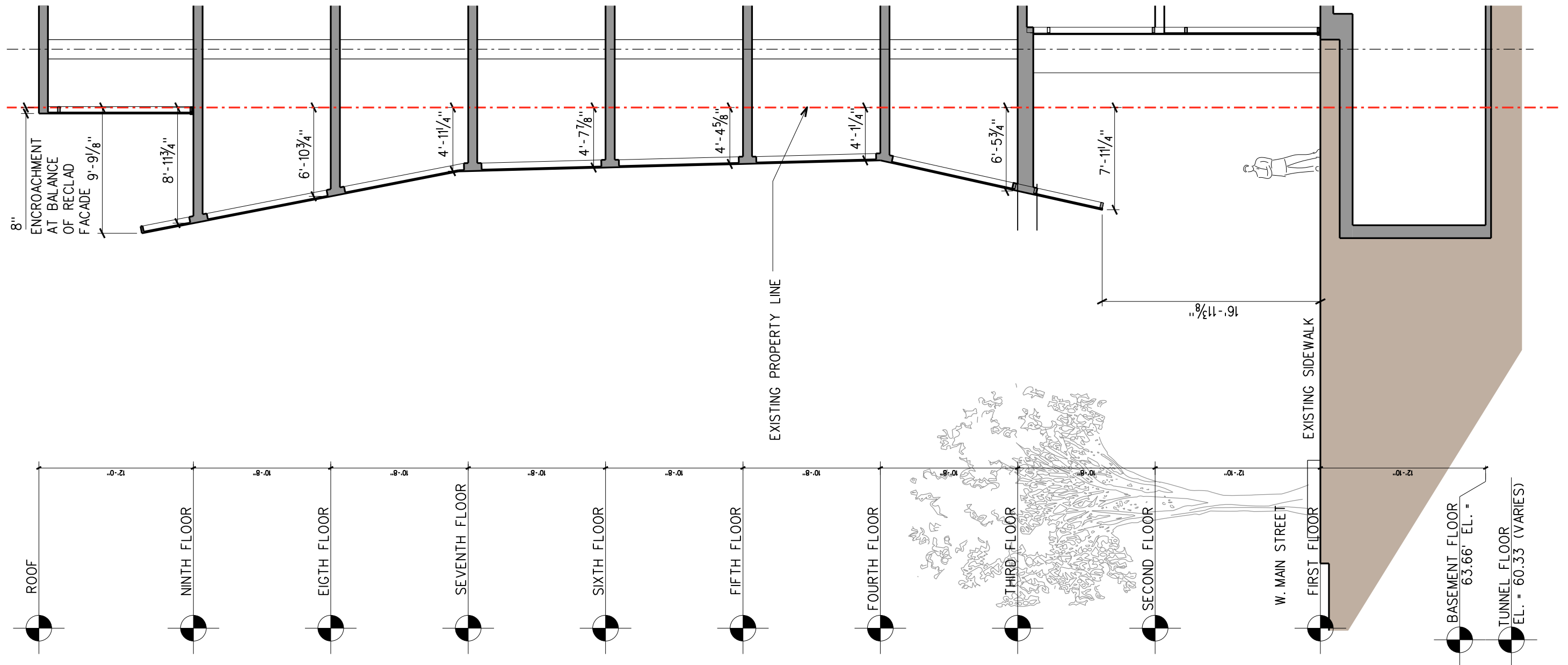
PROPOSED ENCROACHMENT DETAIL DIAGRAM



ANCHOR BANK building
DECEMBER 12, 2012



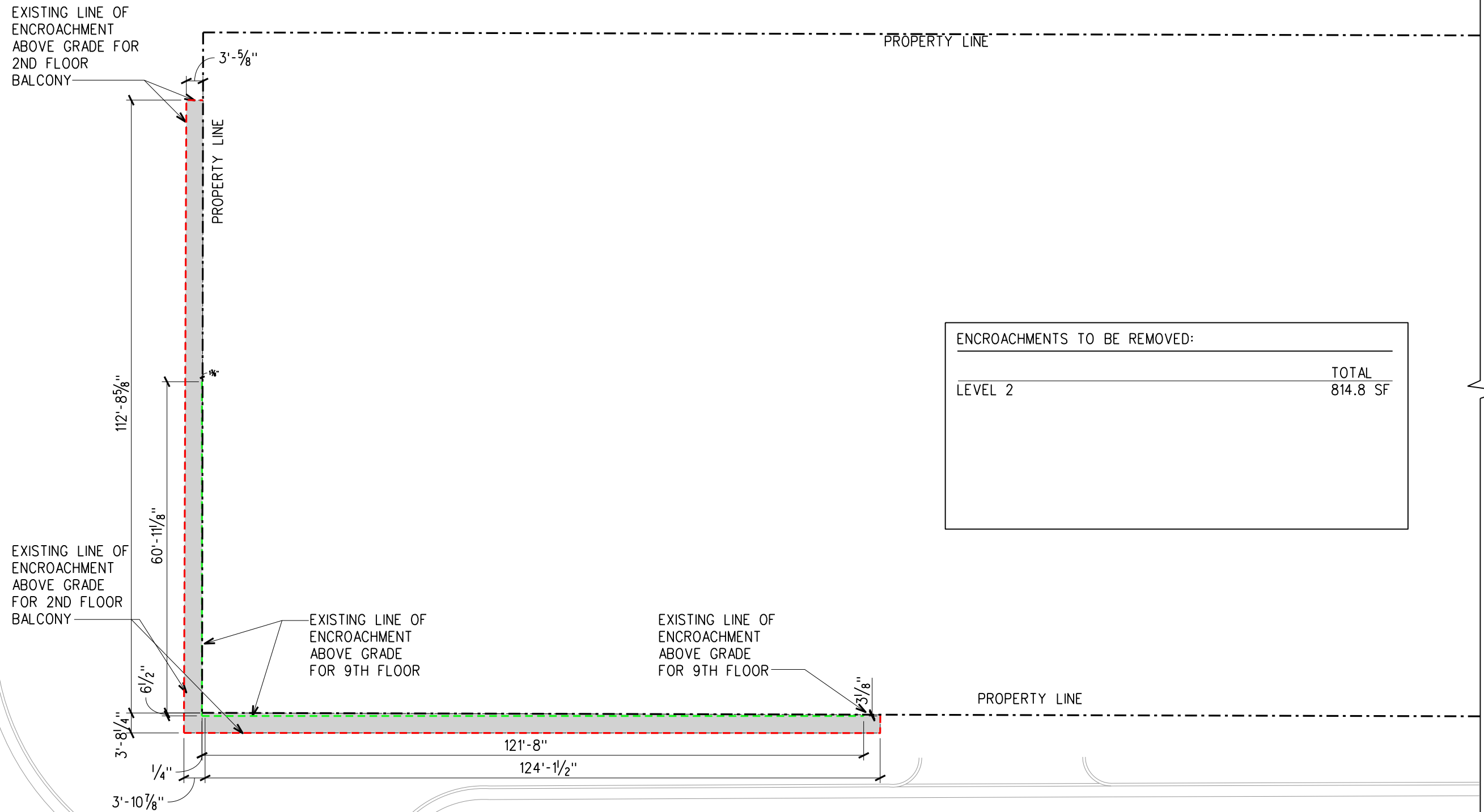
PROPOSED ENCROACHMENT SECTION @ ENTRY



EXISTING ENCROACHMENT DIAGRAM



W. MAIN STREET



ENCROACHMENTS TO BE REMOVED:	
LEVEL 2	TOTAL 814.8 SF

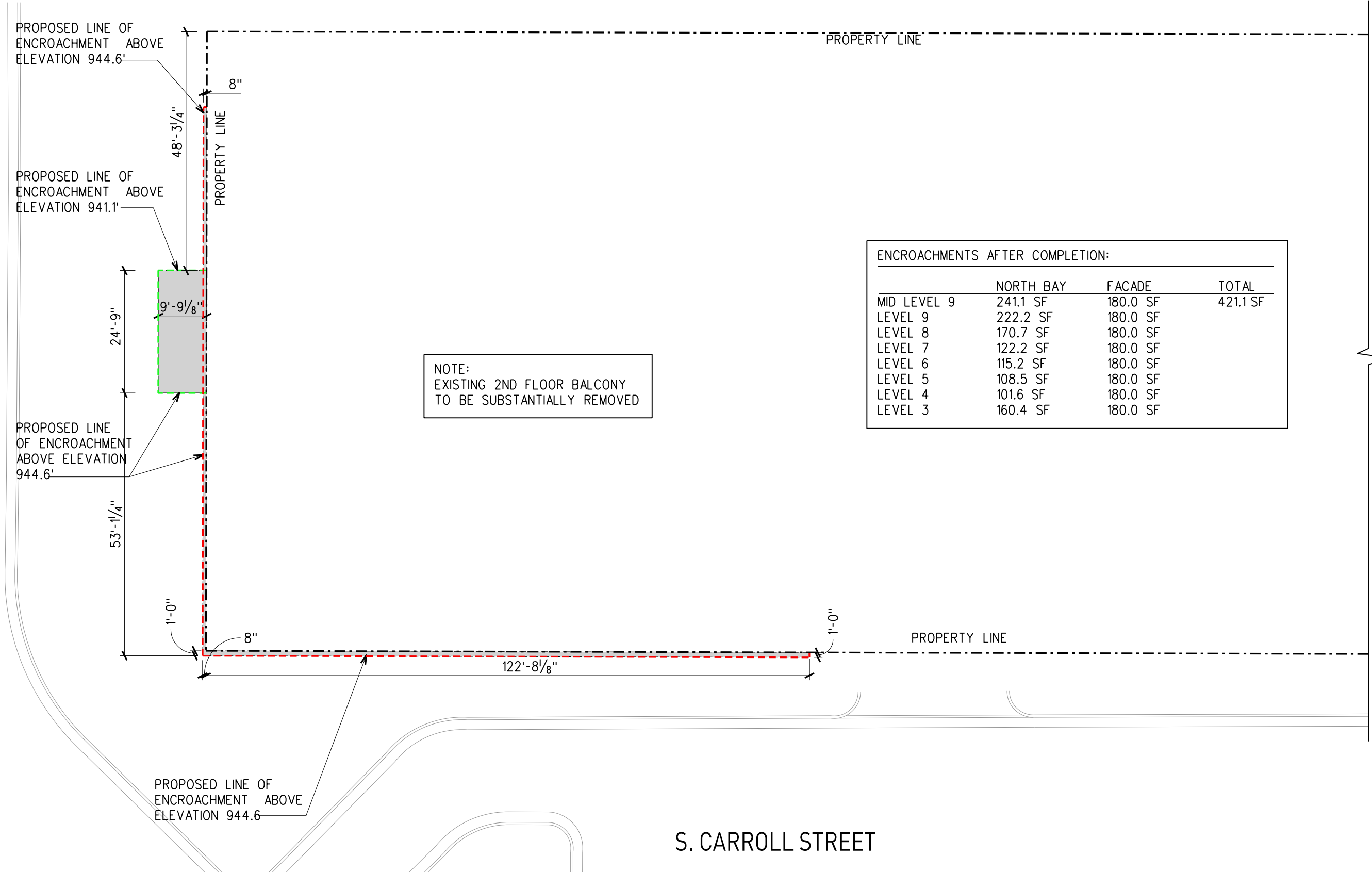
S. CARROLL STREET



PROPOSED ENCROACHMENT DIAGRAM



W. MAIN STREET



NOTE:
EXISTING 2ND FLOOR BALCONY
TO BE SUBSTANTIALLY REMOVED

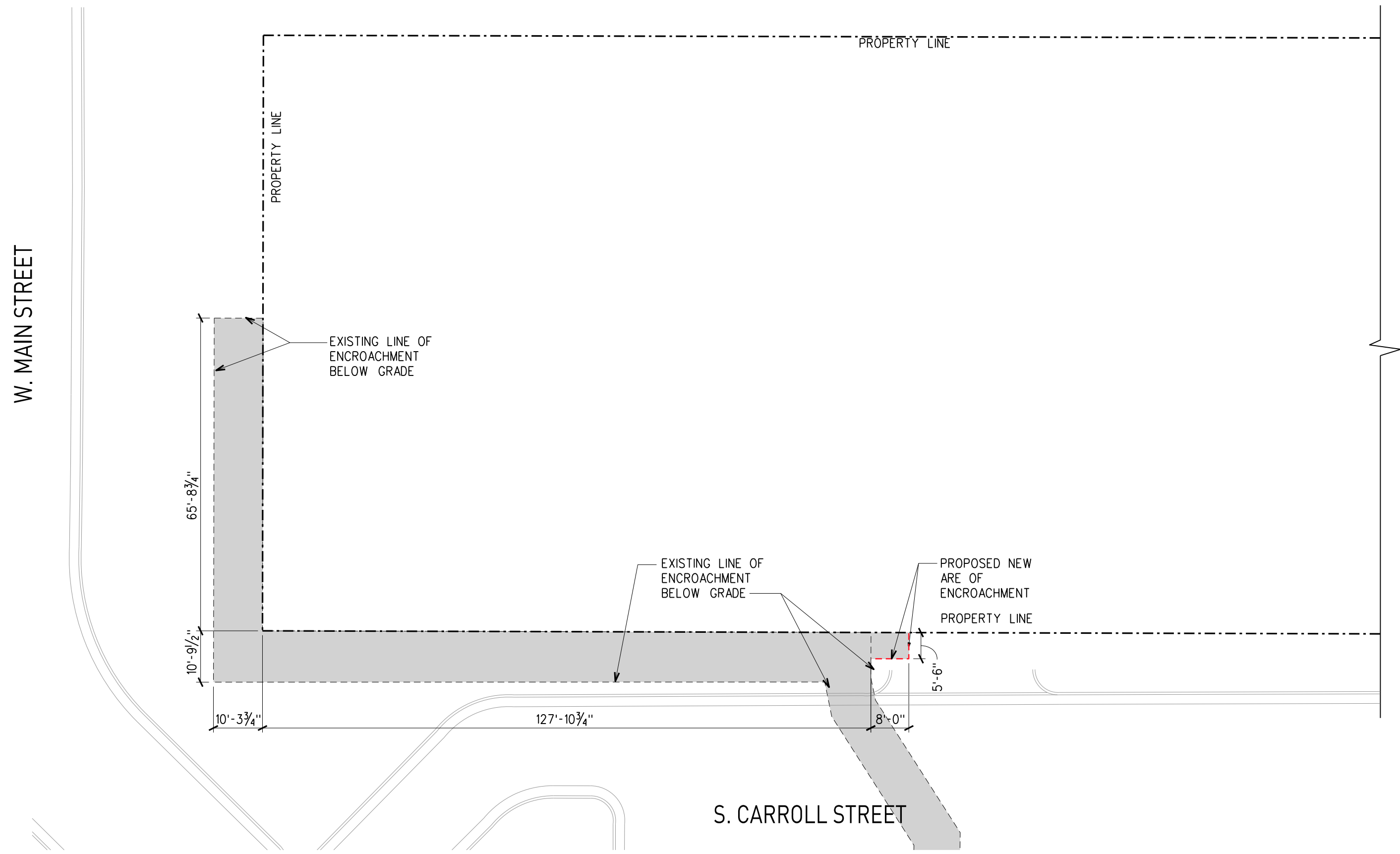
ENCROACHMENTS AFTER COMPLETION:			
	NORTH BAY	FACADE	TOTAL
MID LEVEL 9	241.1 SF	180.0 SF	421.1 SF
LEVEL 9	222.2 SF	180.0 SF	
LEVEL 8	170.7 SF	180.0 SF	
LEVEL 7	122.2 SF	180.0 SF	
LEVEL 6	115.2 SF	180.0 SF	
LEVEL 5	108.5 SF	180.0 SF	
LEVEL 4	101.6 SF	180.0 SF	
LEVEL 3	160.4 SF	180.0 SF	

S. CARROLL STREET

ANCHOR BANK building
DECEMBER 12, 2012

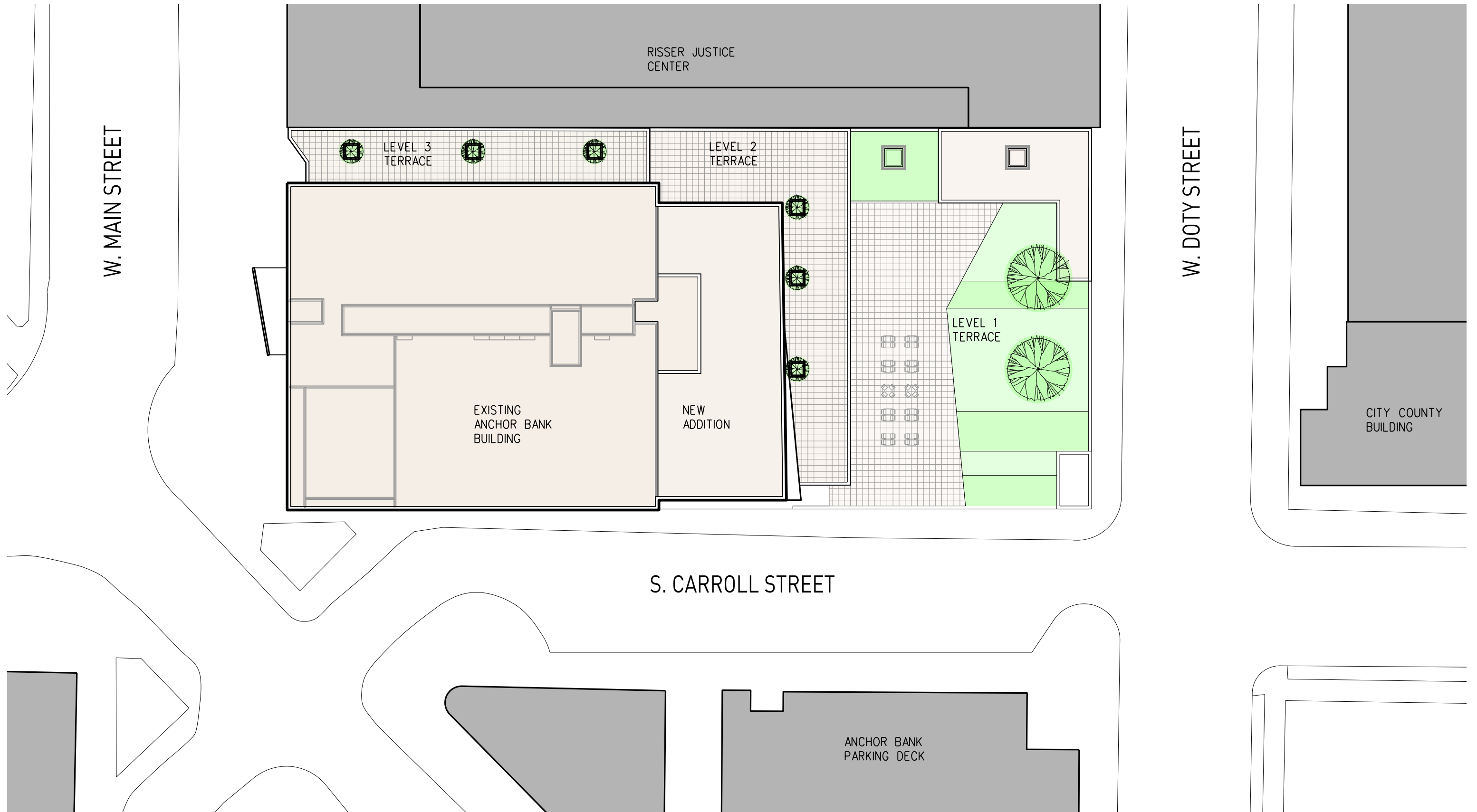
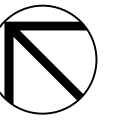


EXISTING & PROPOSED BELOW GRADE ENCROACHMENT DIAGRAM

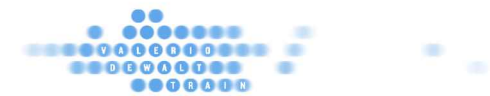


ANCHOR BANK building
DECEMBER 12, 2012

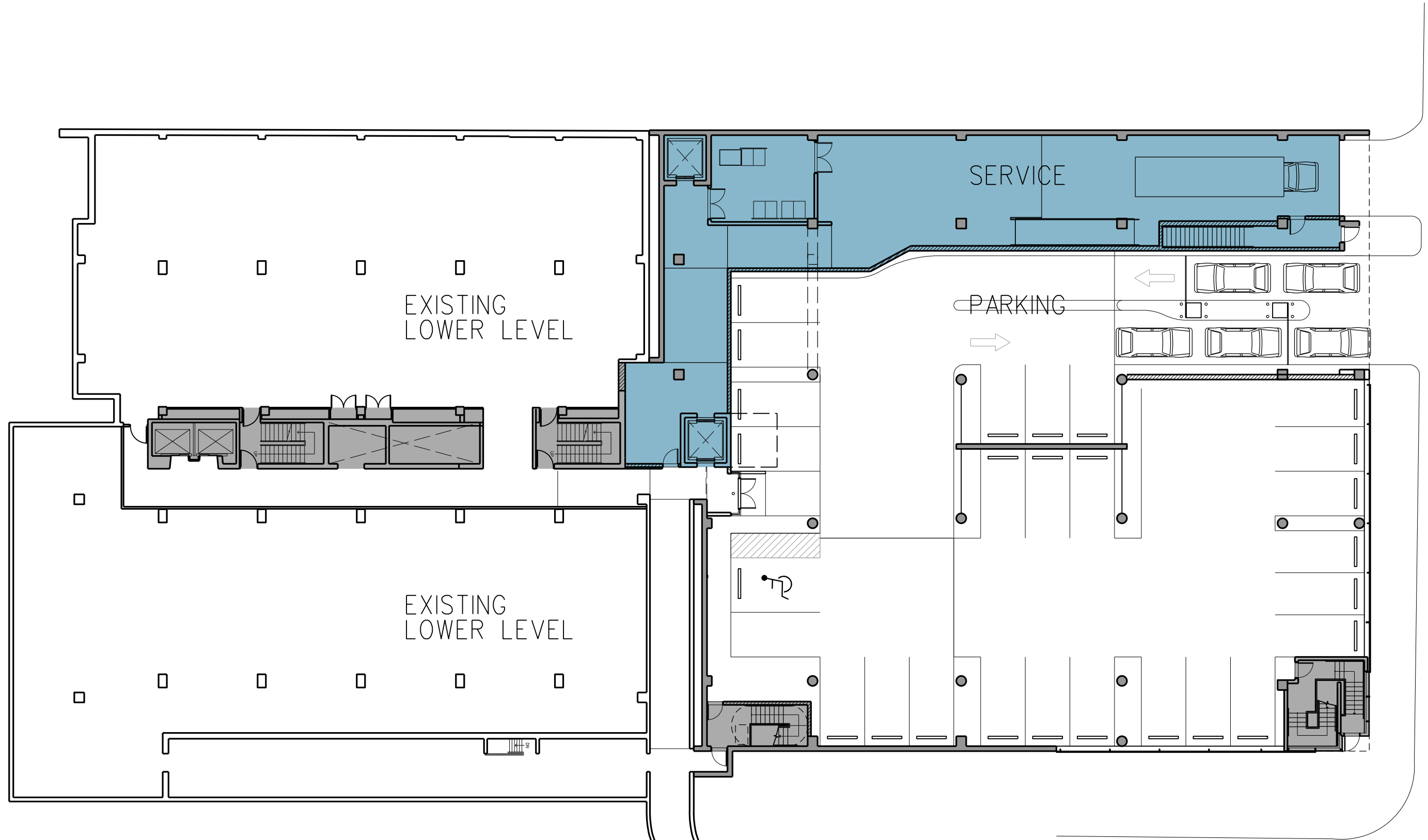
SITE PLAN



ANCHOR BANK building
DECEMBER 12, 2012



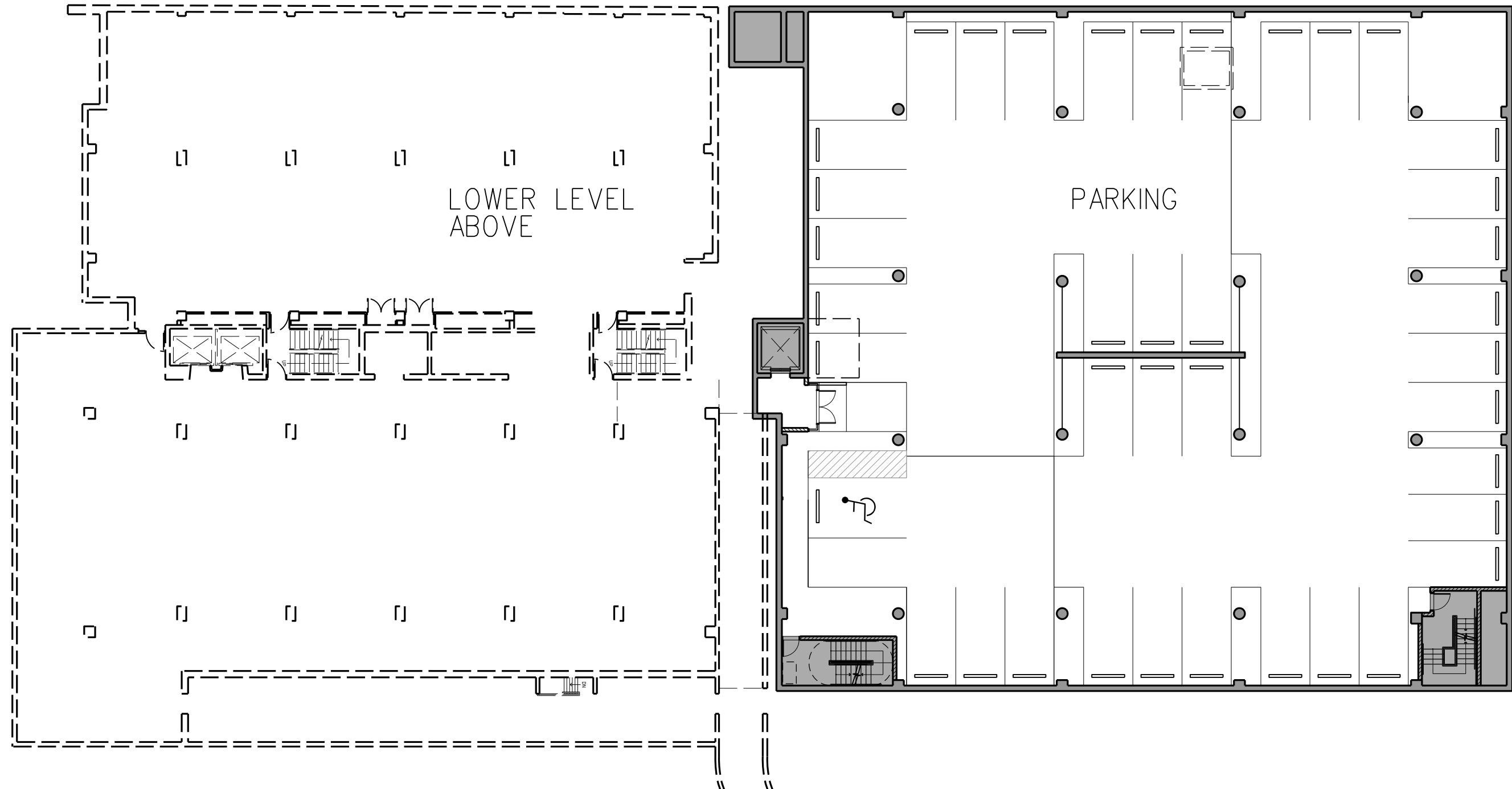
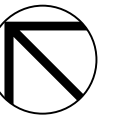
GROUND LEVEL PARKING



ANCHOR BANK building
DECEMBER 12, 2012



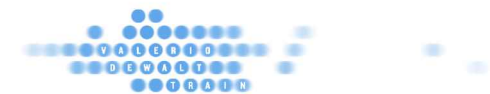
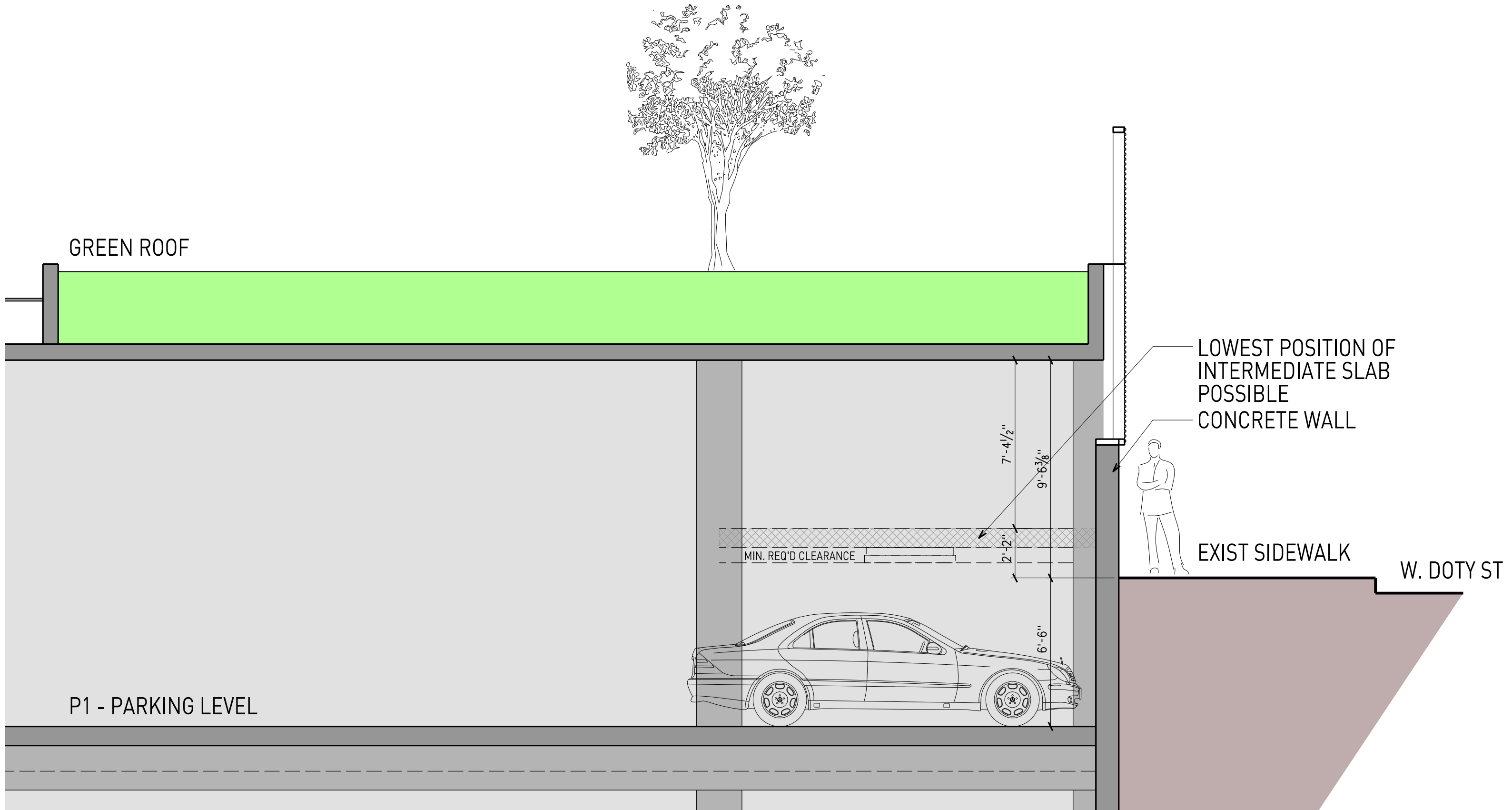
TYPICAL PARKING LEVEL



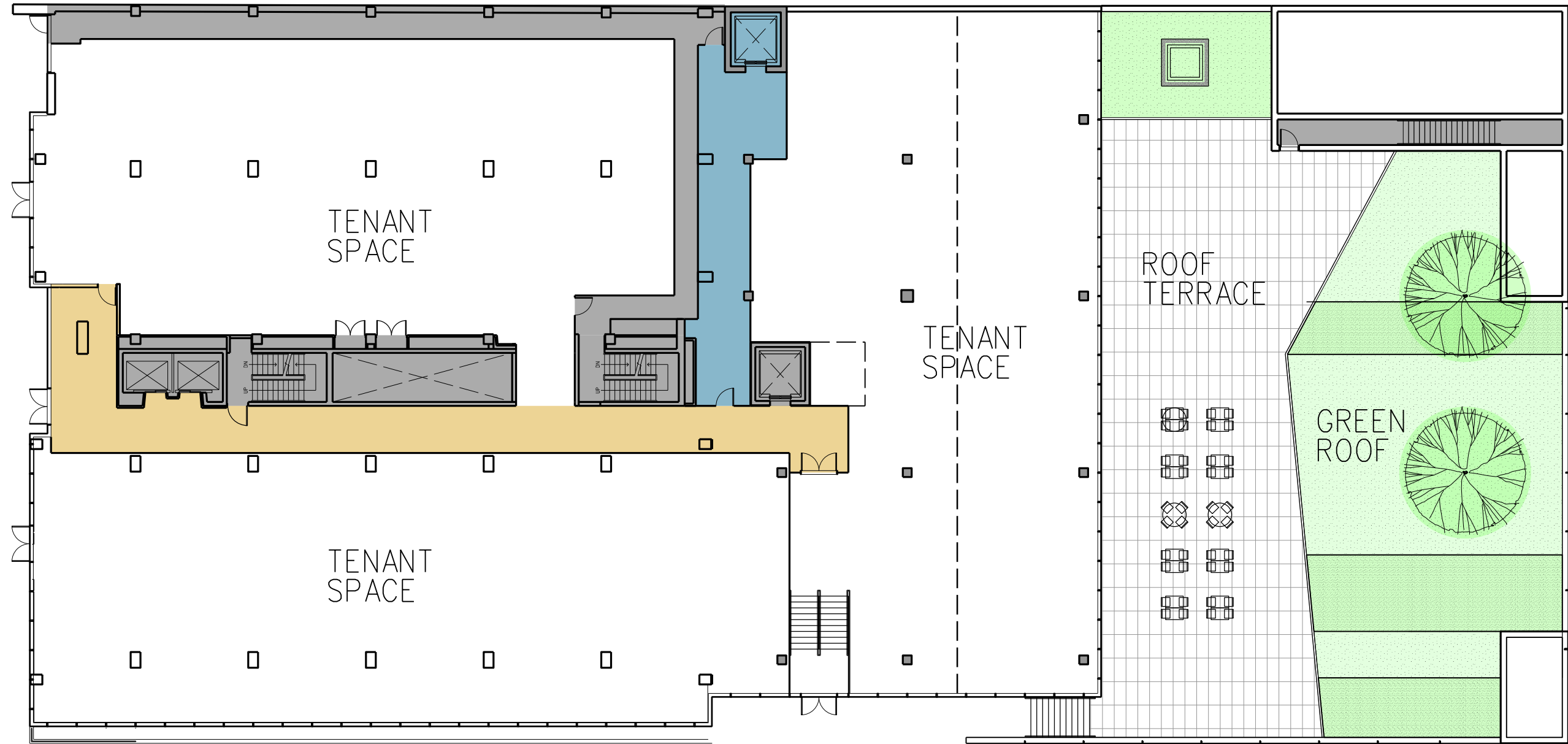
ANCHOR BANK building
DECEMBER 12, 2012



PROPOSED W DOTY STREET SECTION (@ 43'-3" from west property line)



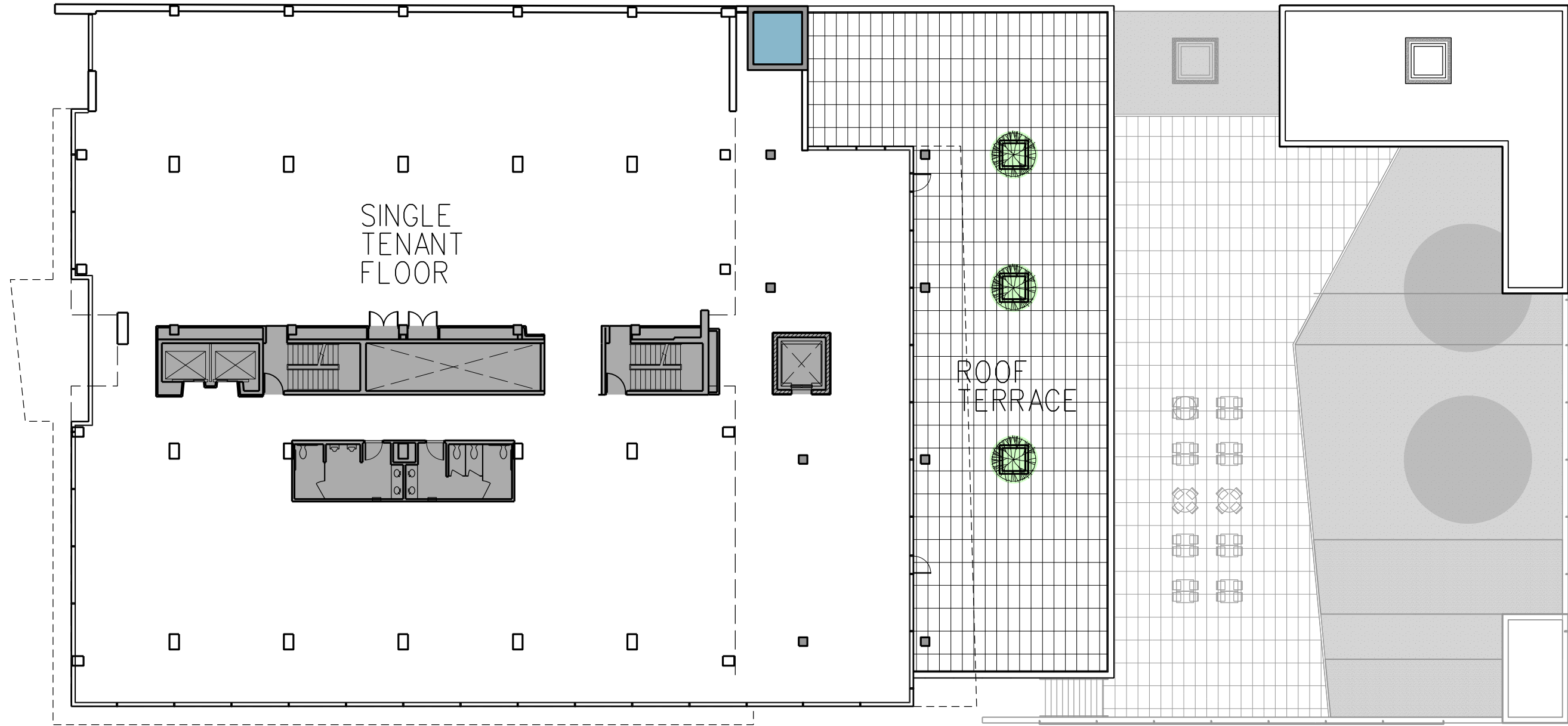
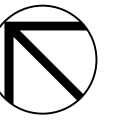
LEVEL 1 PLAN



ANCHOR BANK building
DECEMBER 12, 2012



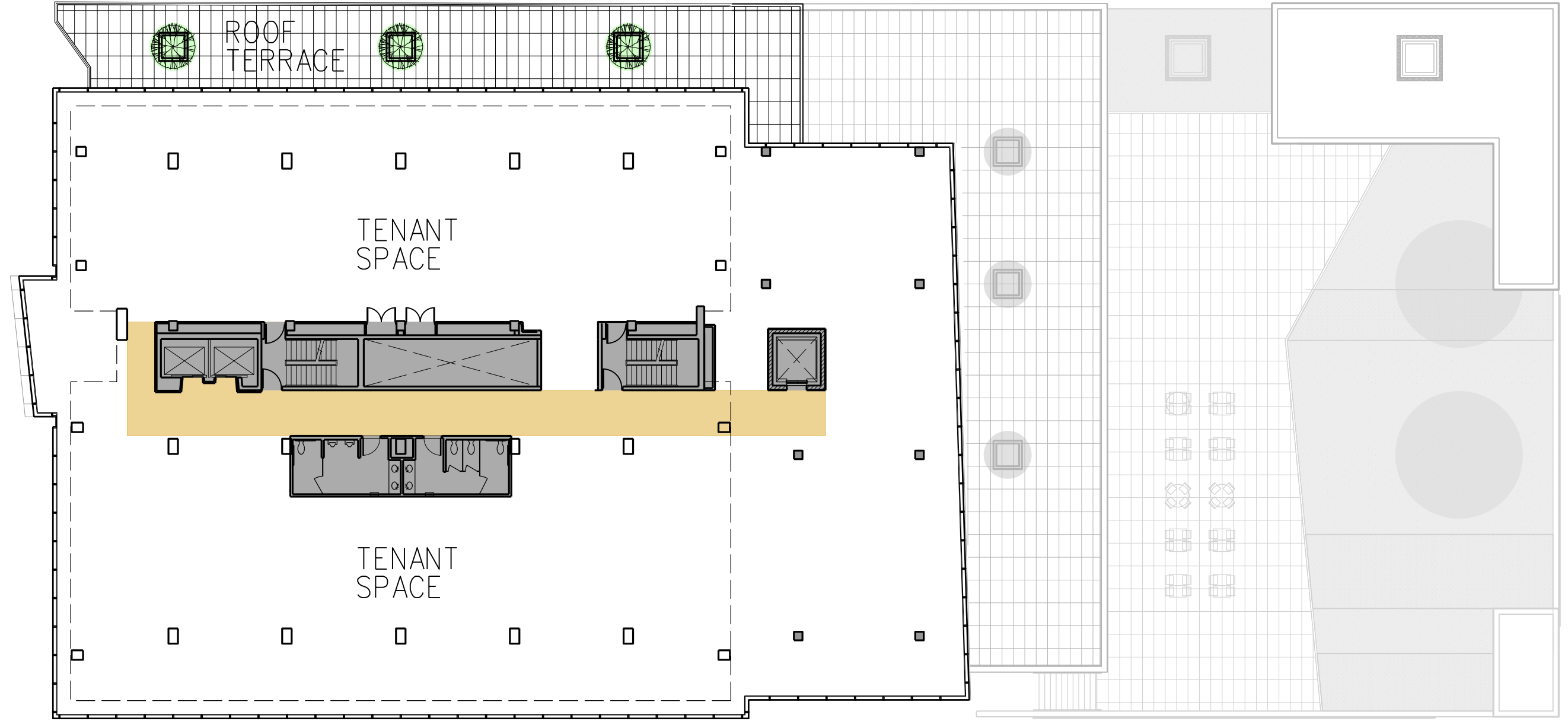
LEVEL 2 PLAN



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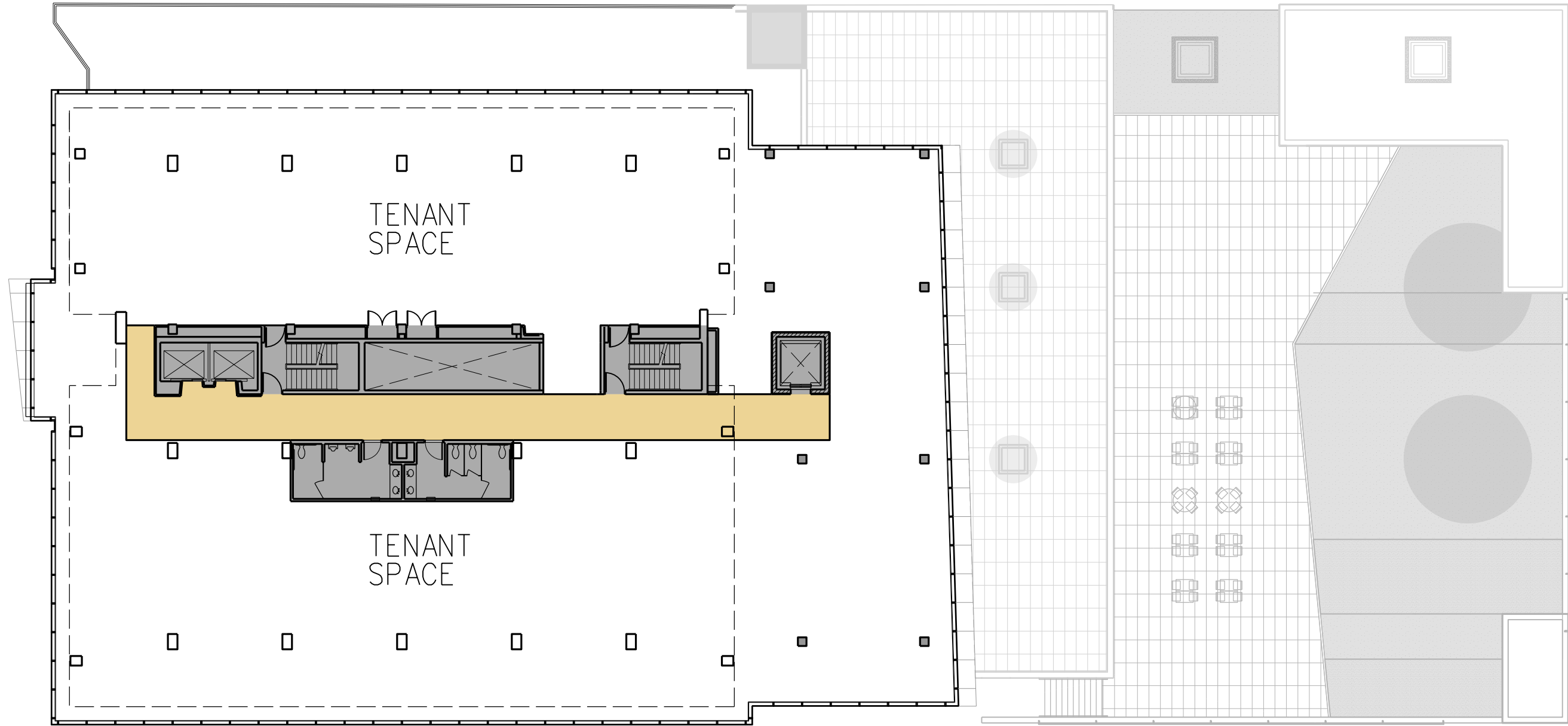
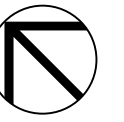
LEVEL 3 PLAN



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DECEMBER 12, 2012



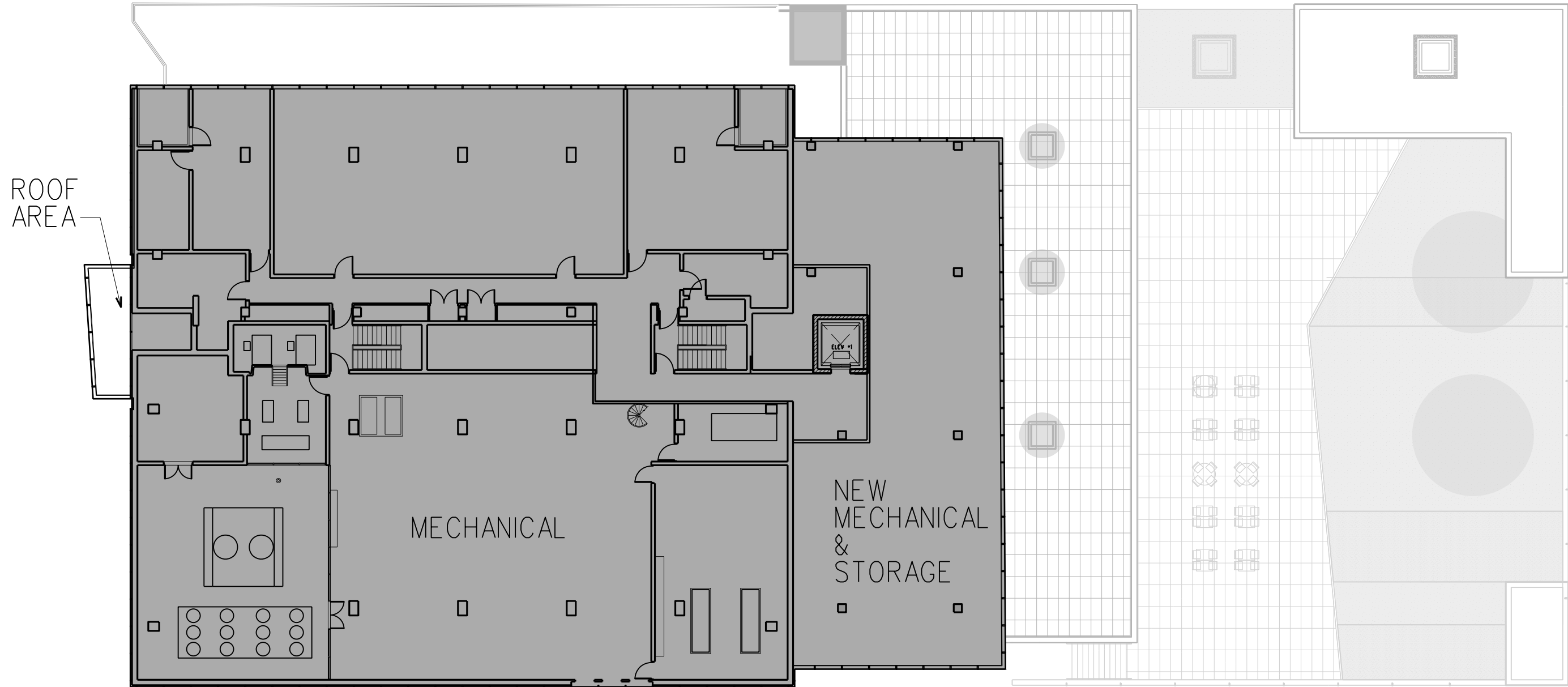
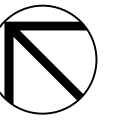
LEVEL 4-8 PLANS



ANCHOR BANK building
DECEMBER 12, 2012



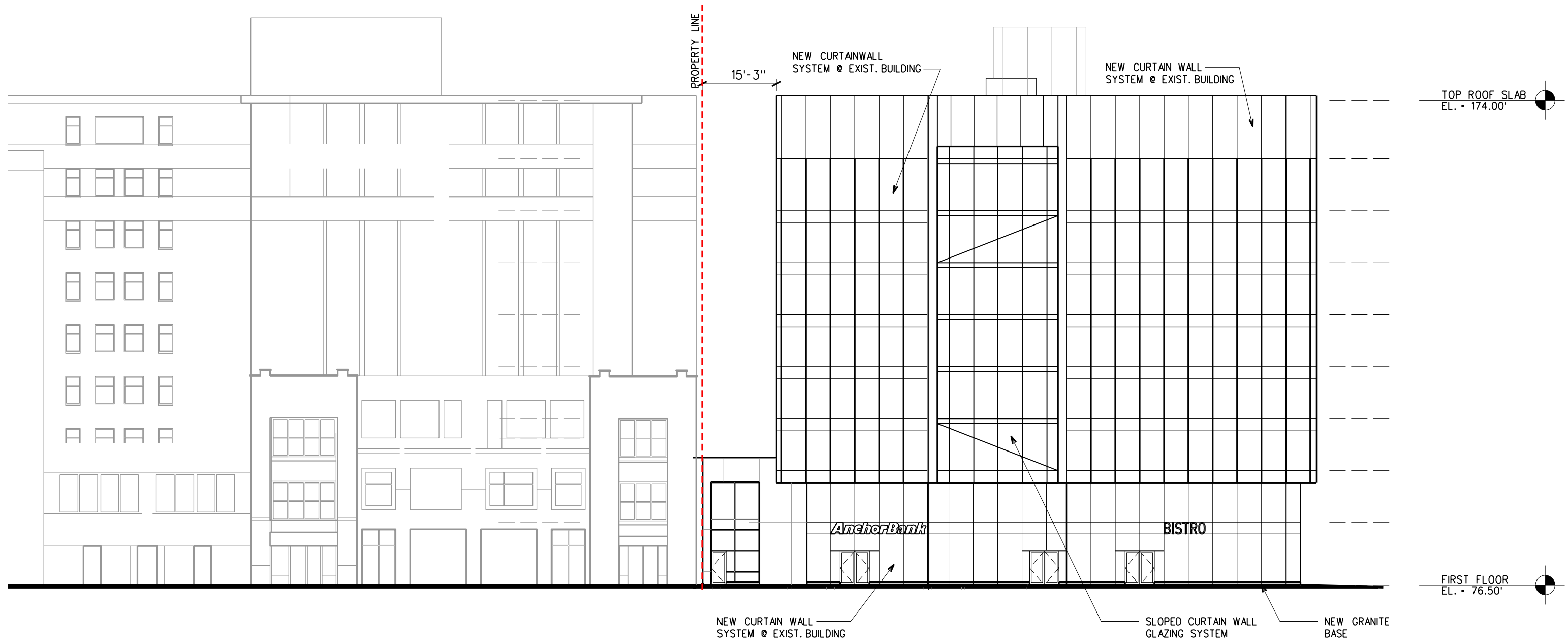
LEVEL 9 PLAN



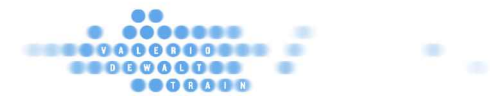
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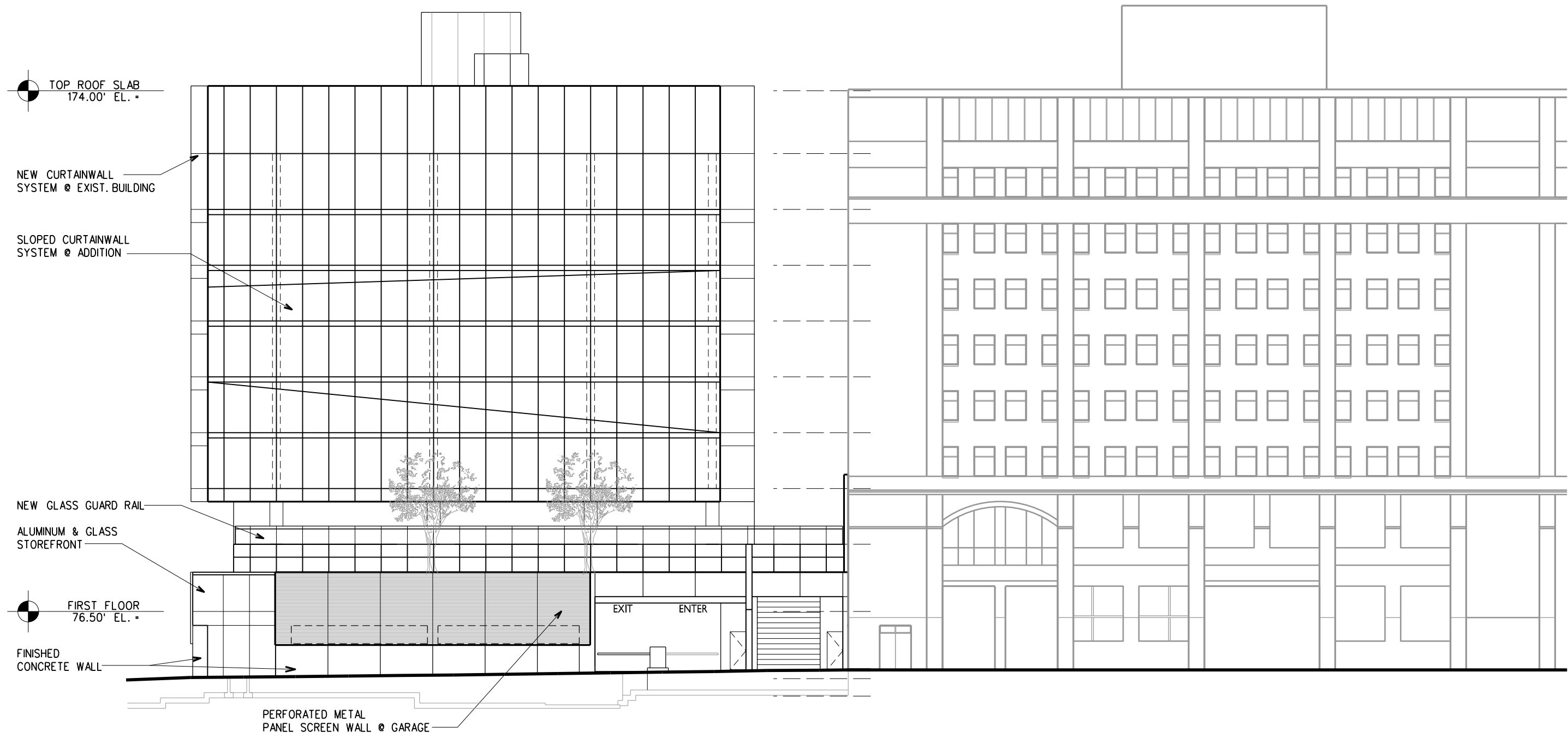
NORTH ELEVATION



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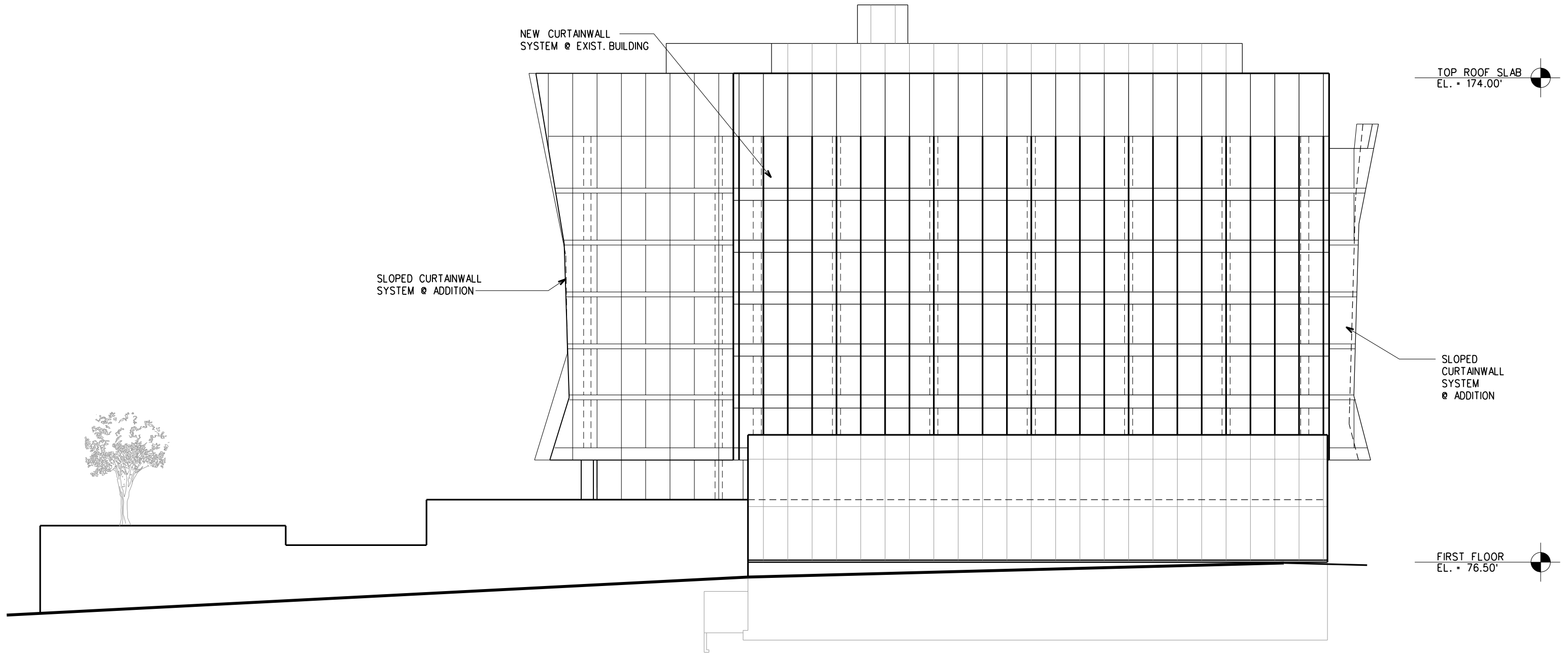
SOUTH ELEVATION



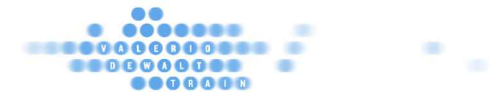
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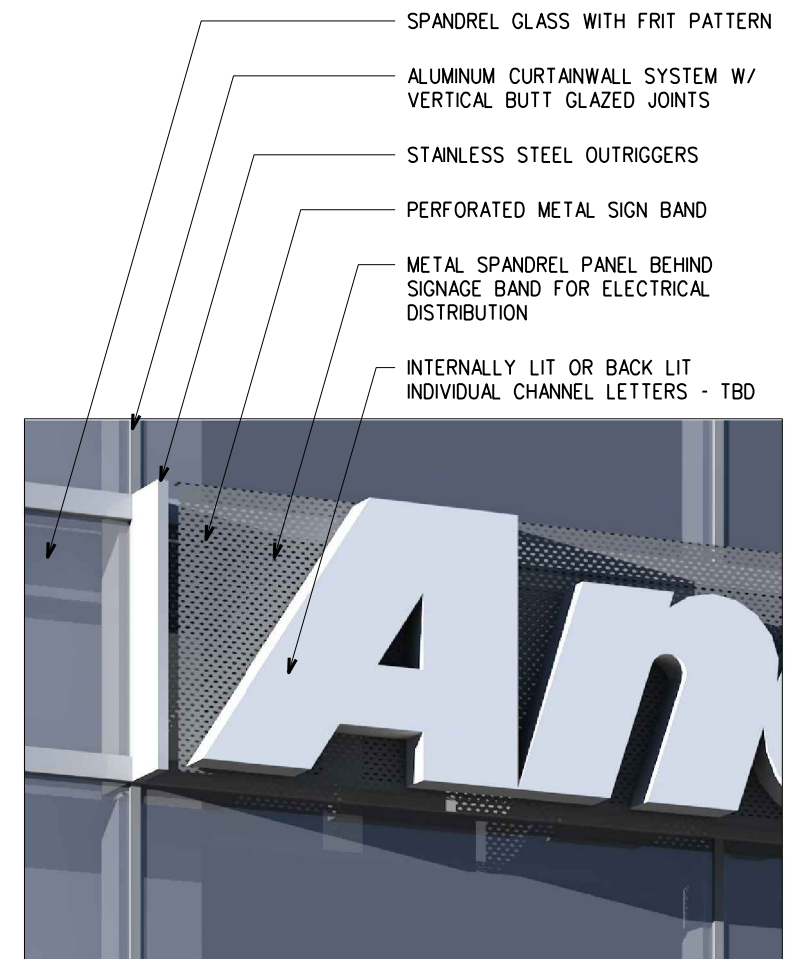
EAST ELEVATION



ANCHOR BANK building
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PROPOSED SIGNAGE CONCEPT



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