

# 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 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 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 facade of the Original Building is in very poor condition. Significant deterioration was observed throughout the facade, and the structural integrity of several precast facade 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 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. 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. The building is served by a 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.

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. A significant new entrance to the courtyard and restaurant space will also be created along Carroll Street. The ground floor restaurant will have direct access to outdoor dining on the landscaped roof terrace created above the parking. The perforated 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.

The upper floors of the existing building will be expanded above the parking ramp to create functional floor plates that contain approximately 15,000 square feet per floor. The total rentable area in the expanded building will increase from 109,715 rentable square feet to more than 157,000 square feet as measured by BOMA standards. By removing the freight elevator, extending the building floor plate with the projecting bay on Main Street and with the addition to building facing Doty Street, the separate halves of the existing building can be effectively combined into one functional space.

After all of the existing precast columns and beams have been removed, a new high performance and energy efficient curtainwall of different glass tints 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 green glass with projecting vertical stainless steels fins.

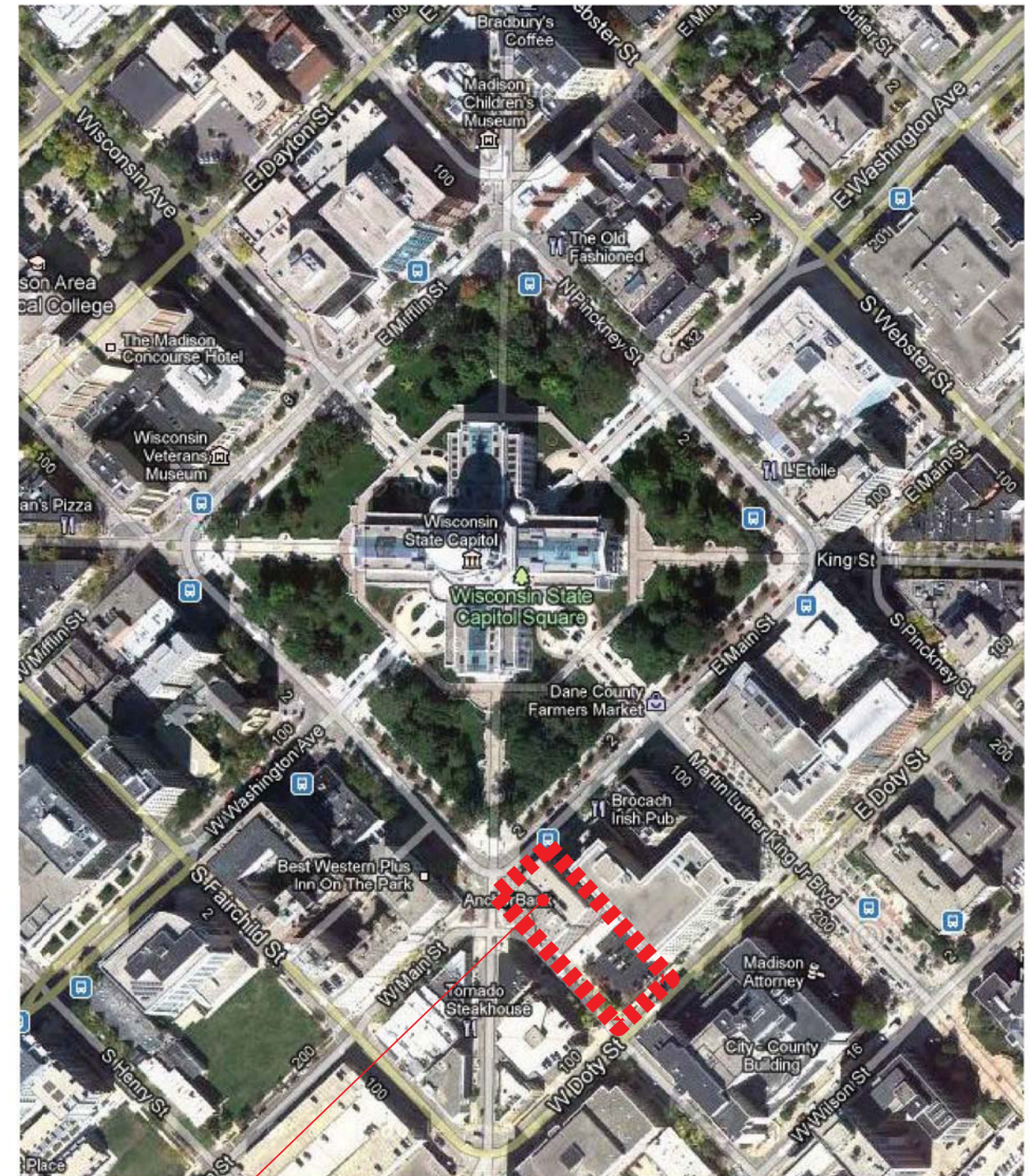
A new projecting faceted glass bay addition with light blue tinted glass will be constructed on Main Street on air rights that we propose to lease from the City of Madison for a term of 99 years. The form of the glass bay will: 1) signal and reinforce the building's main entry, 2) provide a protecting 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. It also visually activates and gives prominence to what is 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. At the sidewalk, new storefronts will be glassy and open to the activity of the planned ground floor retail/restaurant tenants.

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.

Urban Land Interests and Anchor Bank believe that the improvements we are proposing will reestablish the Anchor Bank Building as one of the better office buildings on the Capitol Square and will put the building in the condition where it will make a positive contribution to the life and activity in downtown Madison.

# LOCATION MAP



ANCHOR BANK  
BUILDING  
25 W. MAIN ST.



# EXISTING PHOTOS

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VIEW FROM MAIN

**ANCHOR BANK building**  
DECEMBER 12, 2012



# EXISTING PHOTOS

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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



# EXISTING PHOTOS

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VIEW FROM CARROLL AND WEST DOTY

**ANCHOR BANK building**  
DECEMBER 12, 2012



Urban Land Interests



# EXISTING PHOTOS

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VIEW FROM WEST DOTY

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# EXISTING PHOTOS

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VIEW ALONG CARROLL

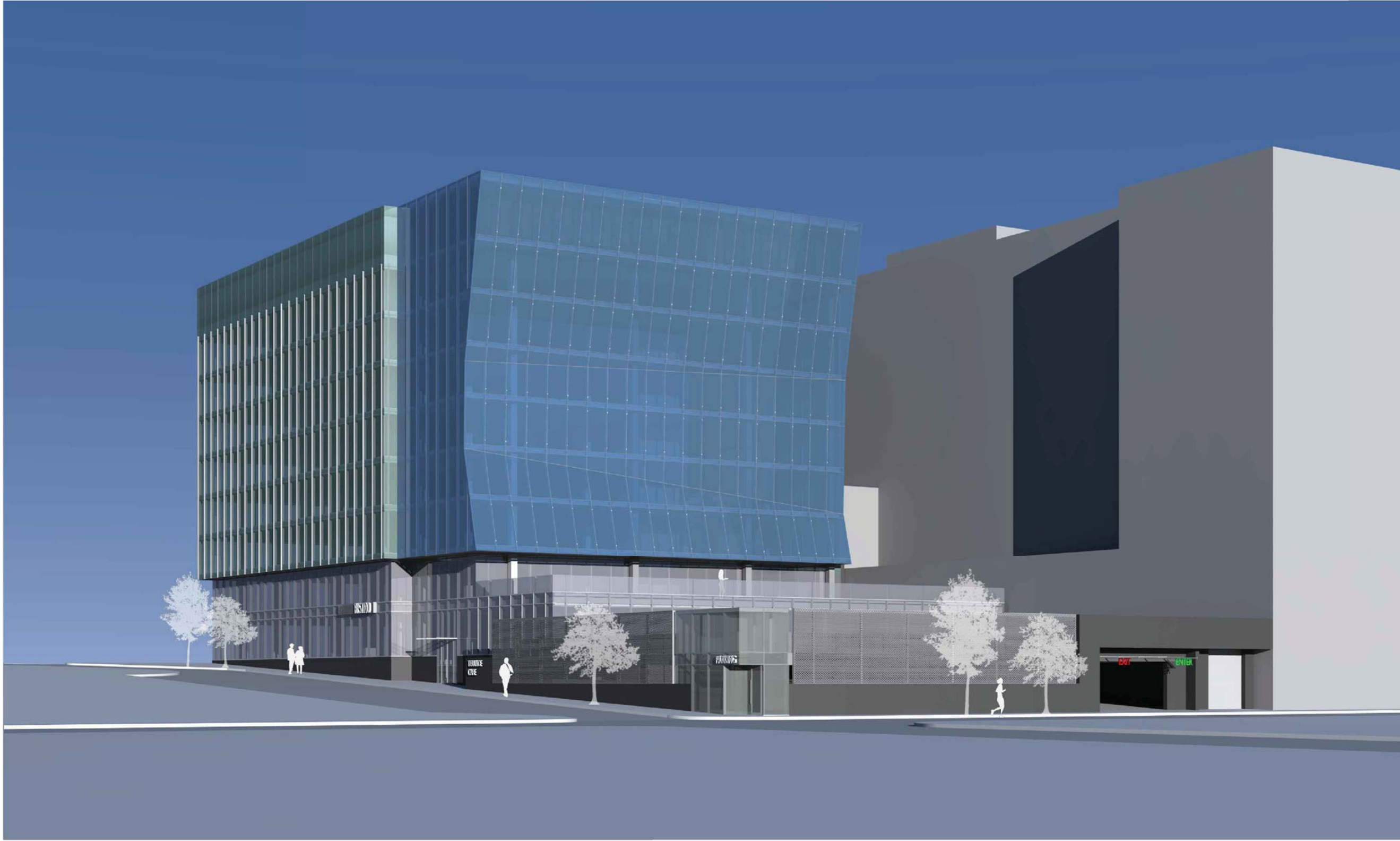
**ANCHOR BANK building**  
DECEMBER 12, 2012





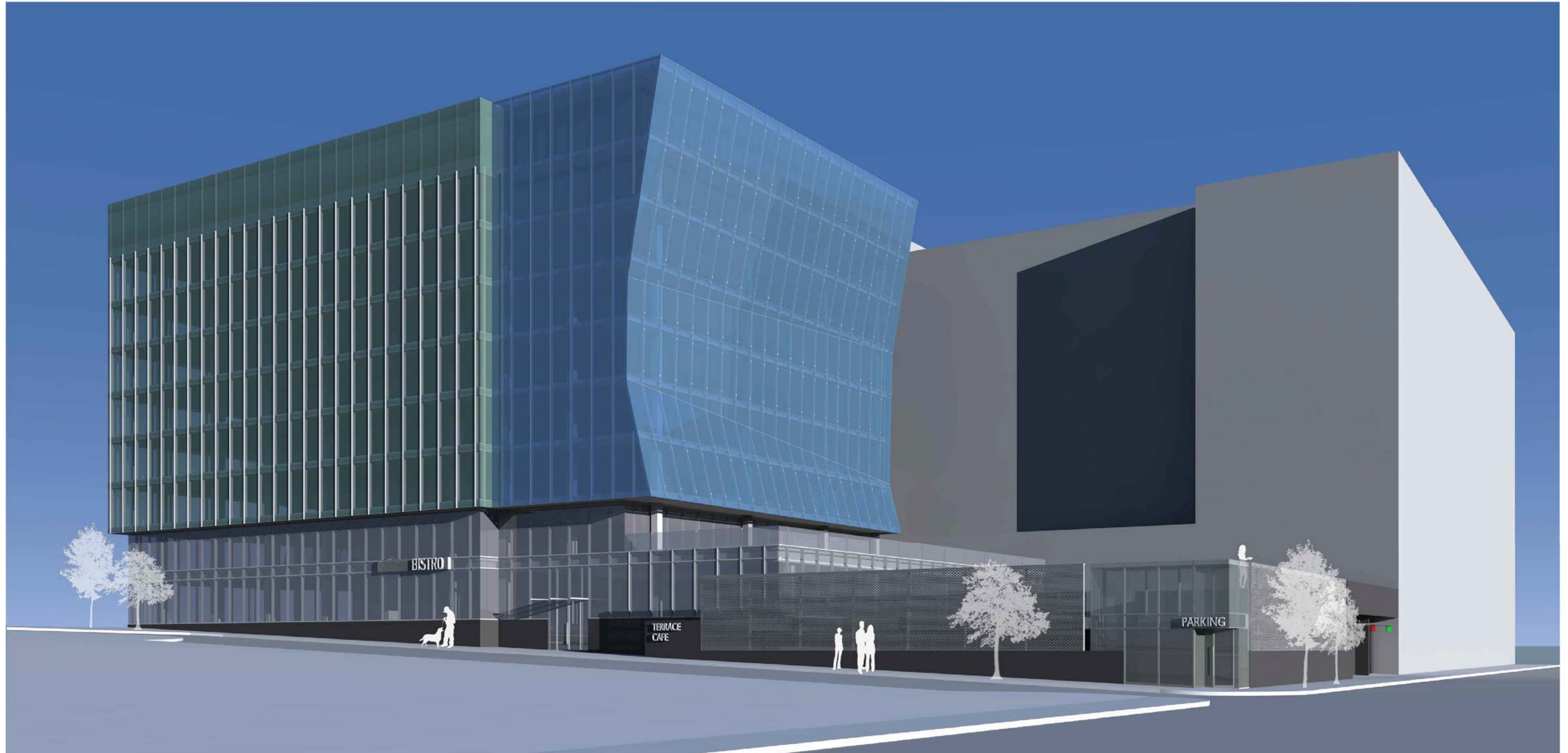
# EXTERIOR VIEW 2 - from corner of doty st. & carroll st.

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# EXTERIOR VIEW 3 - from carroll st.



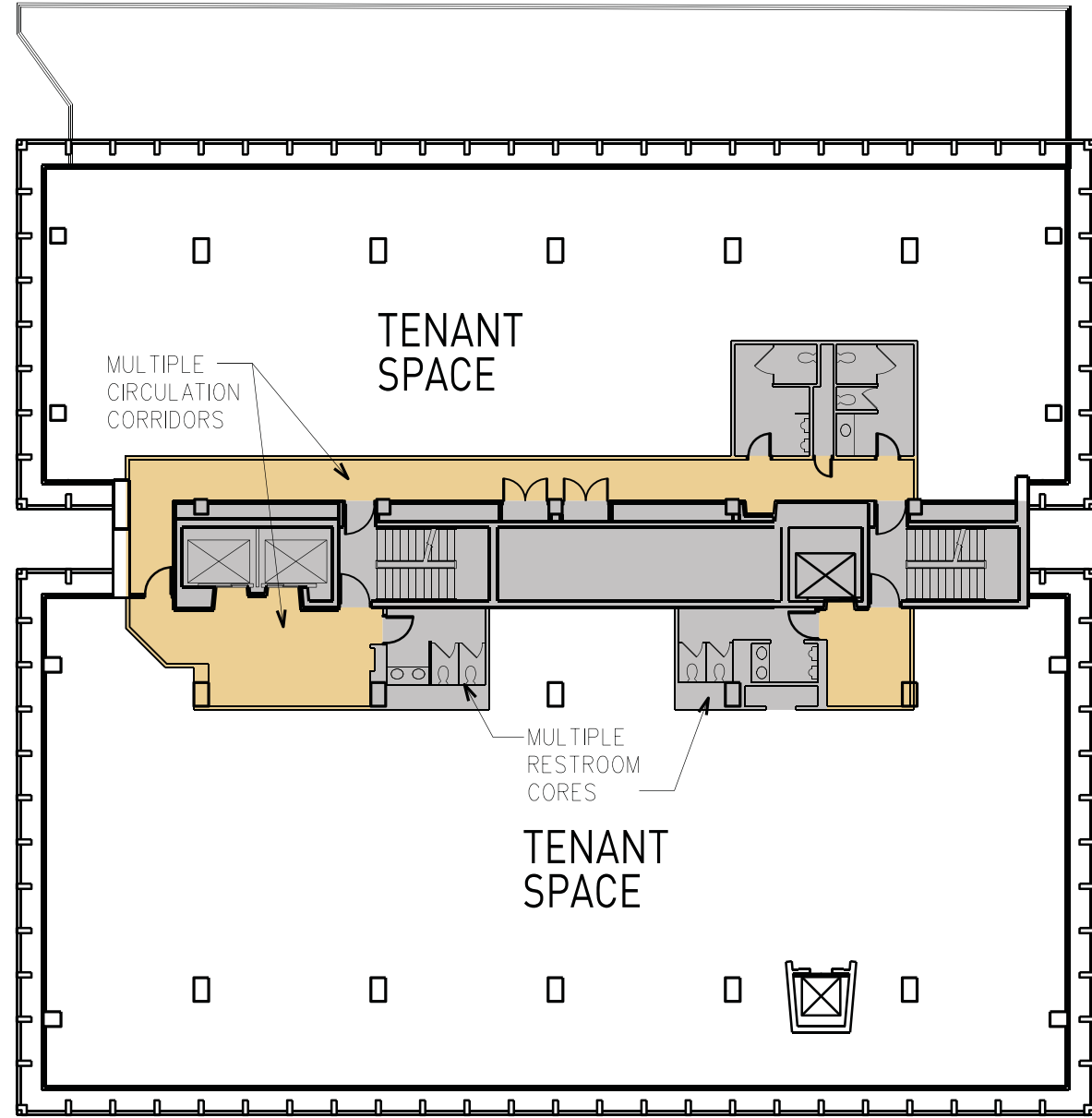
**ANCHOR BANK building**  
DECEMBER 12, 2012



# EXISTING CORE & CIRCULATION DIAGRAM

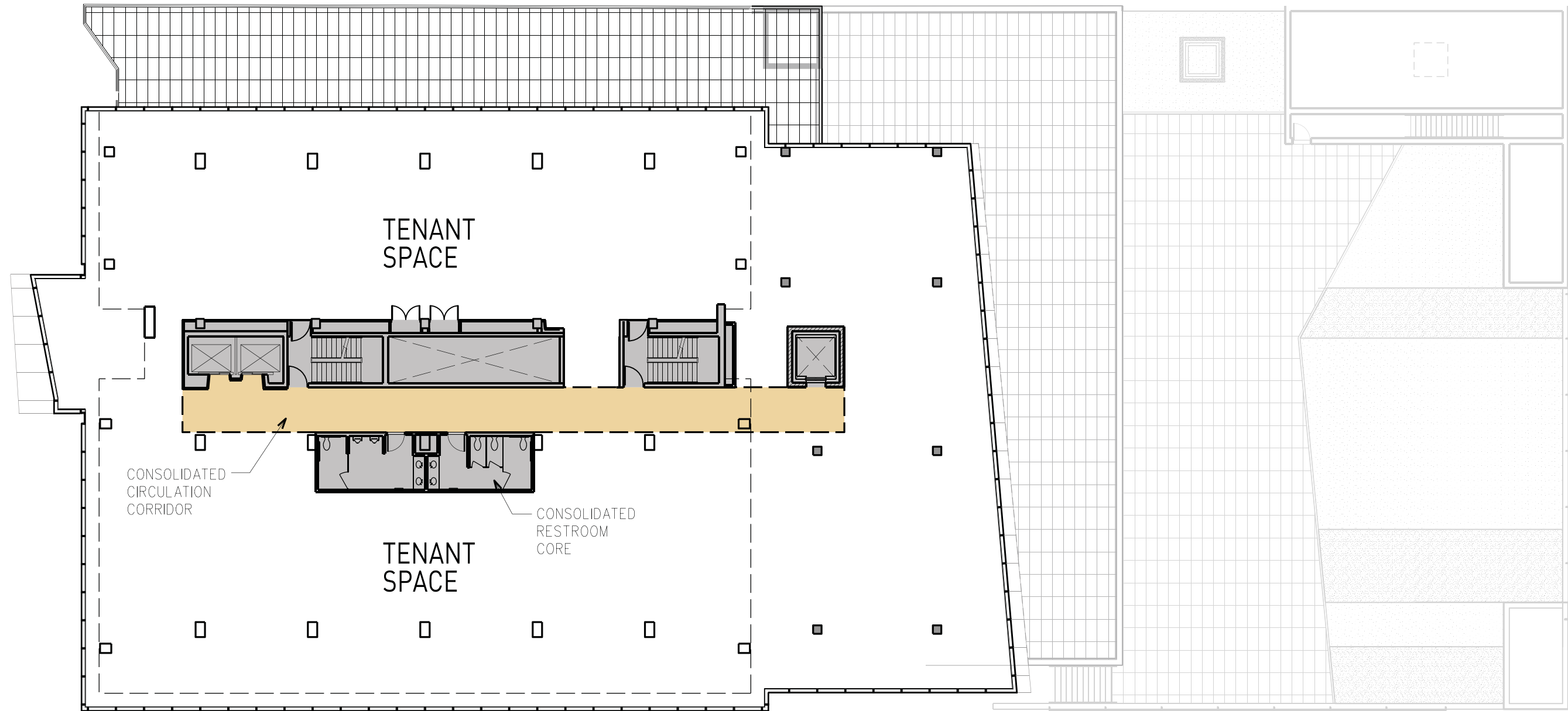
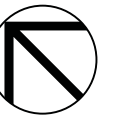


## TYPICAL OFFICE FLOOR

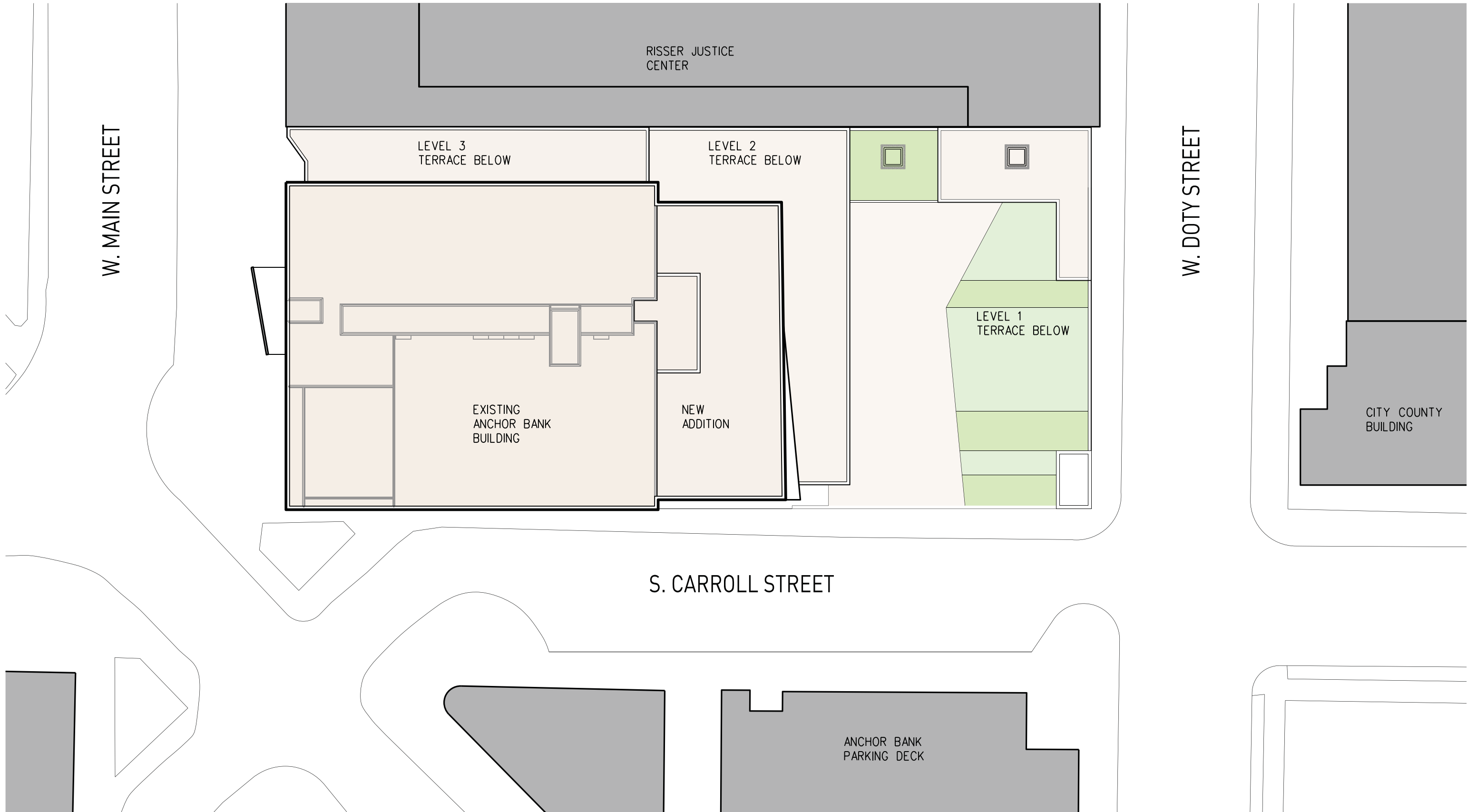
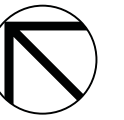


# PROPOSED CORE & CIRCULATION DIAGRAM

## TYPICAL OFFICE FLOOR



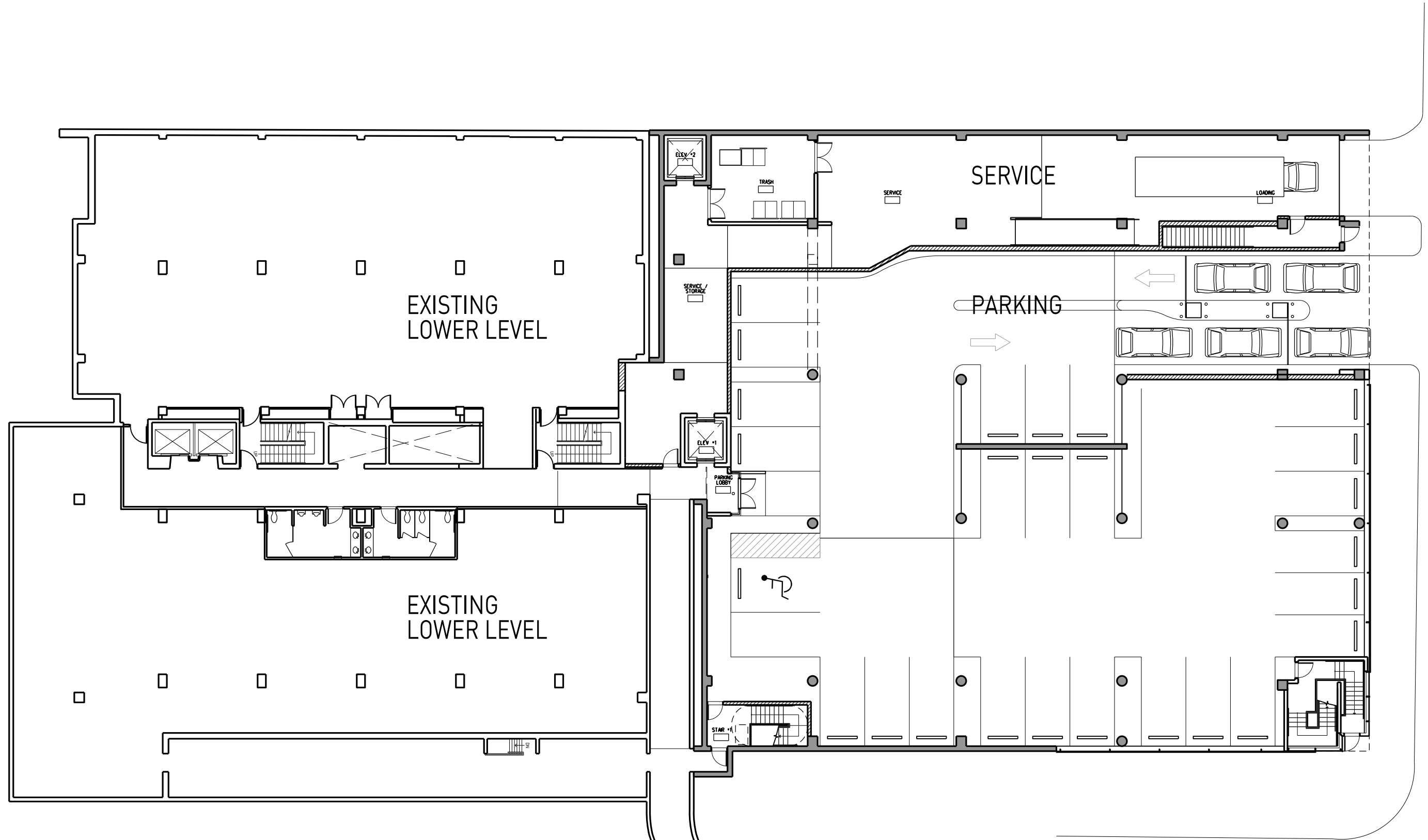
# SITE PLAN



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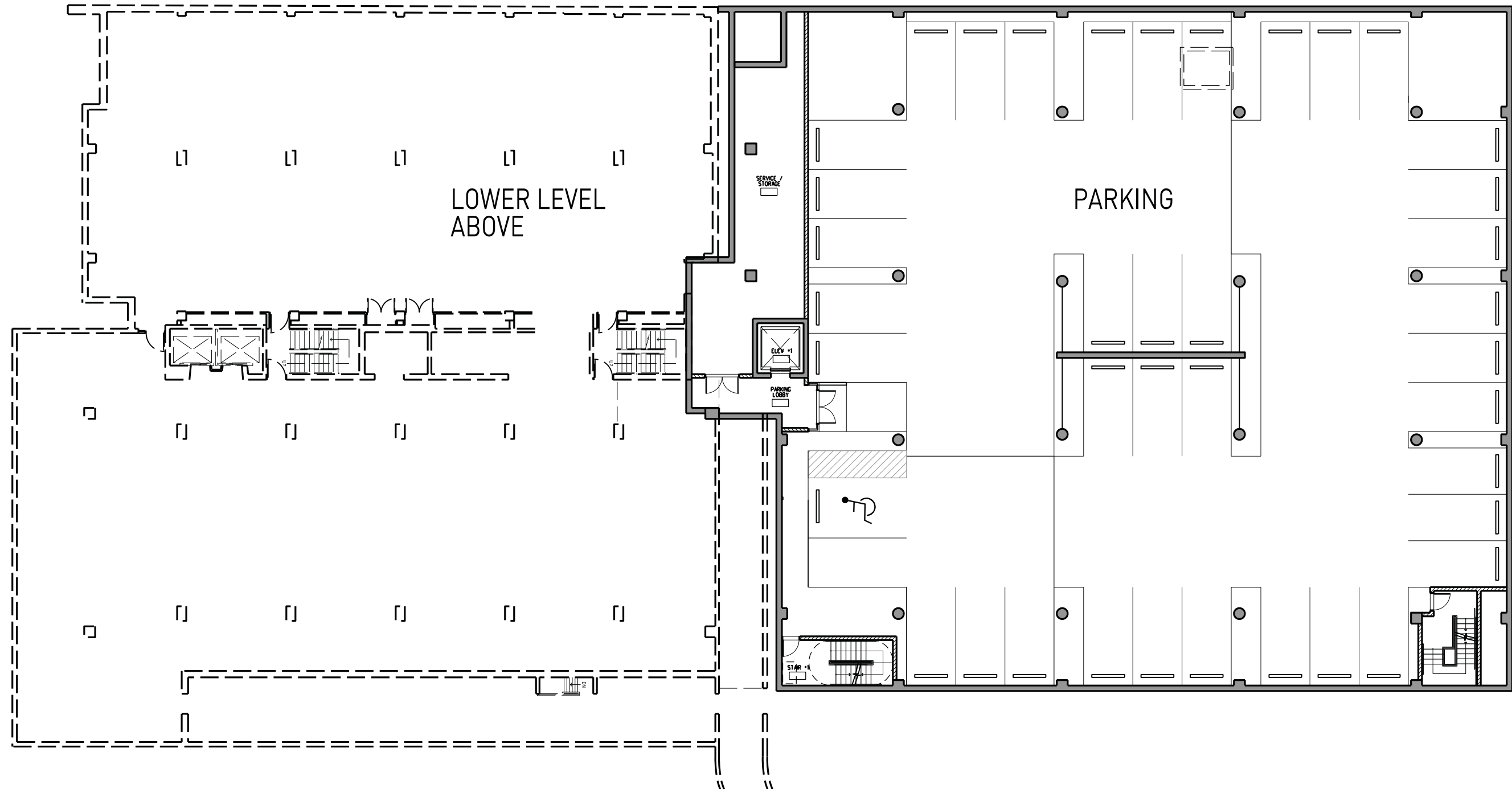
# GROUND LEVEL PARKING



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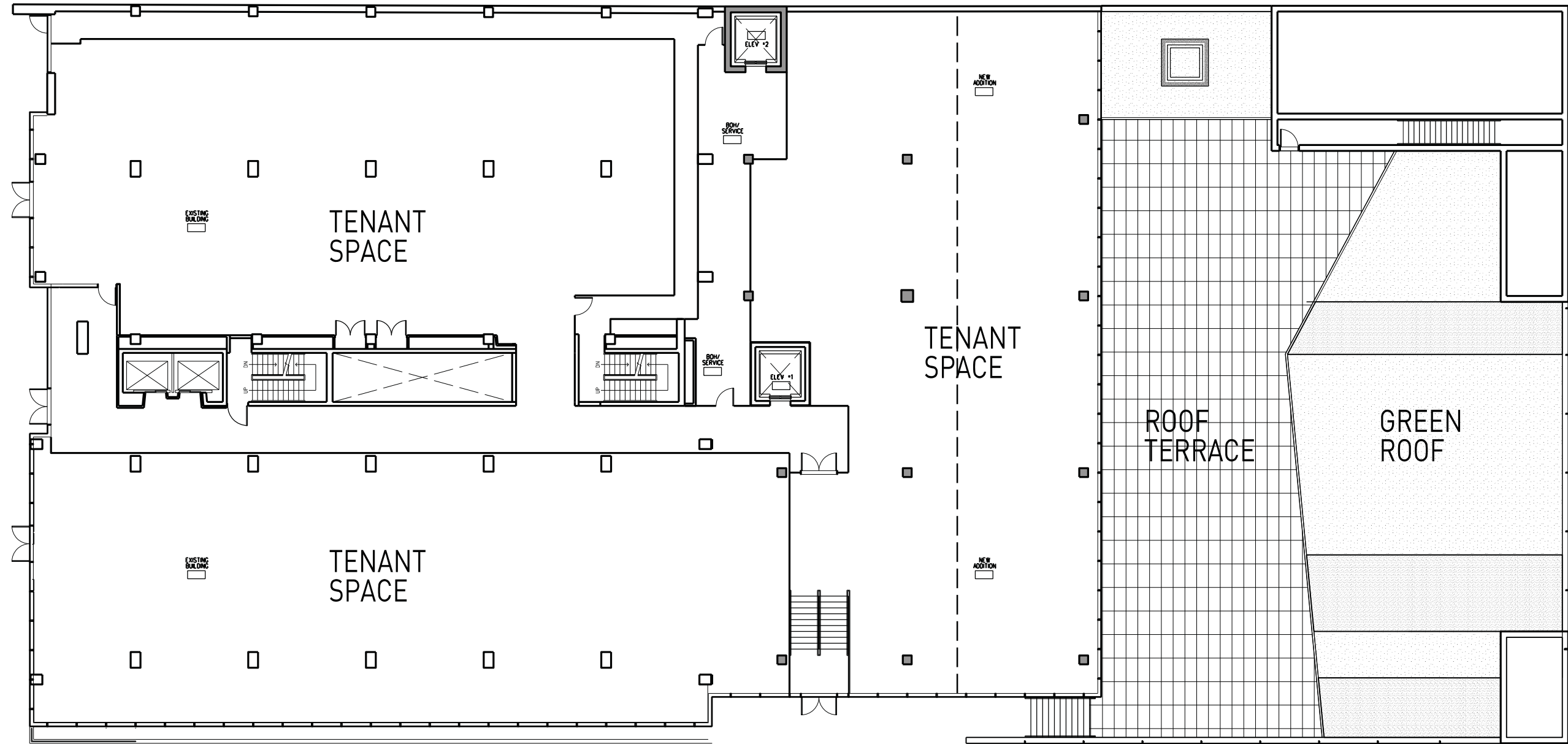
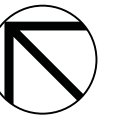
# TYPICAL PARKING LEVEL



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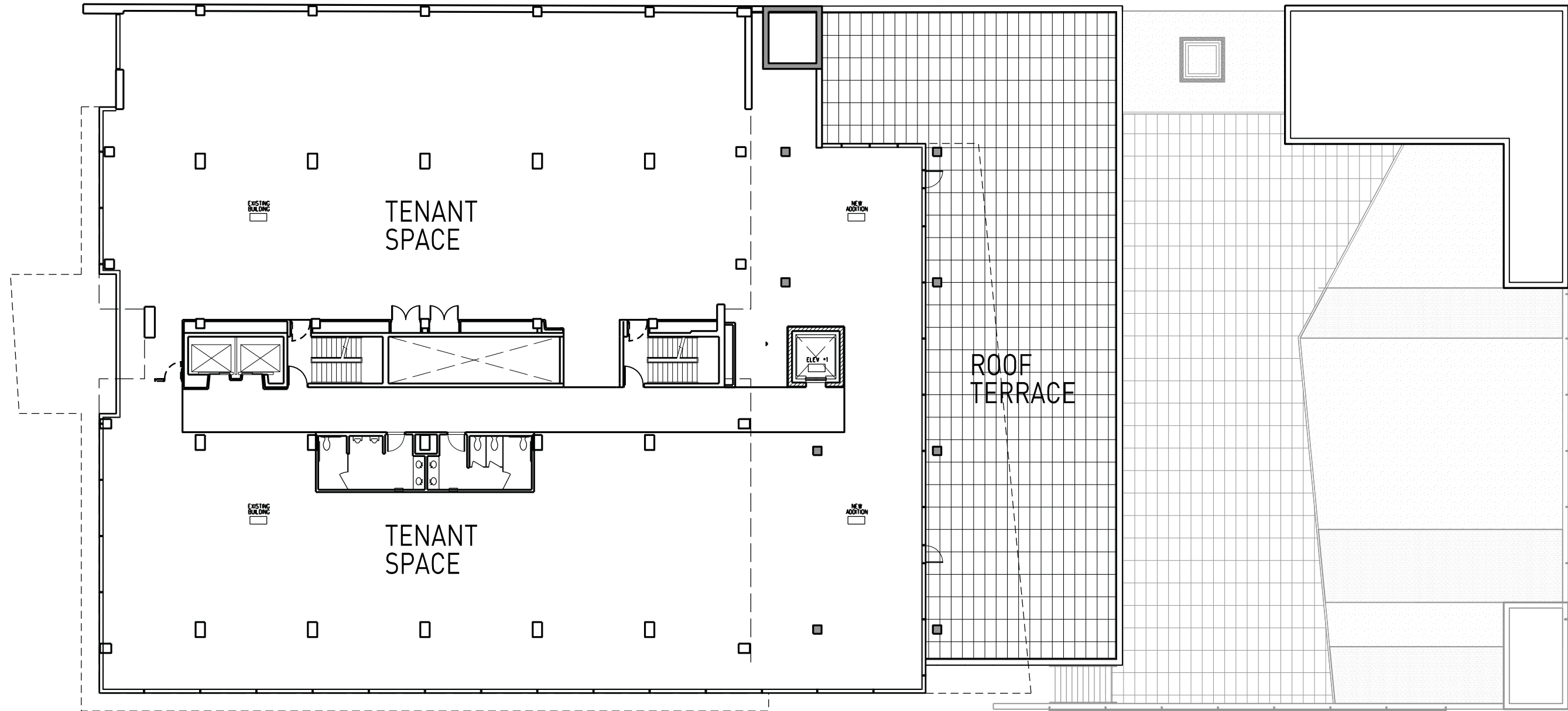
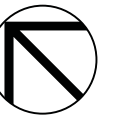


# LEVEL 1 PLAN

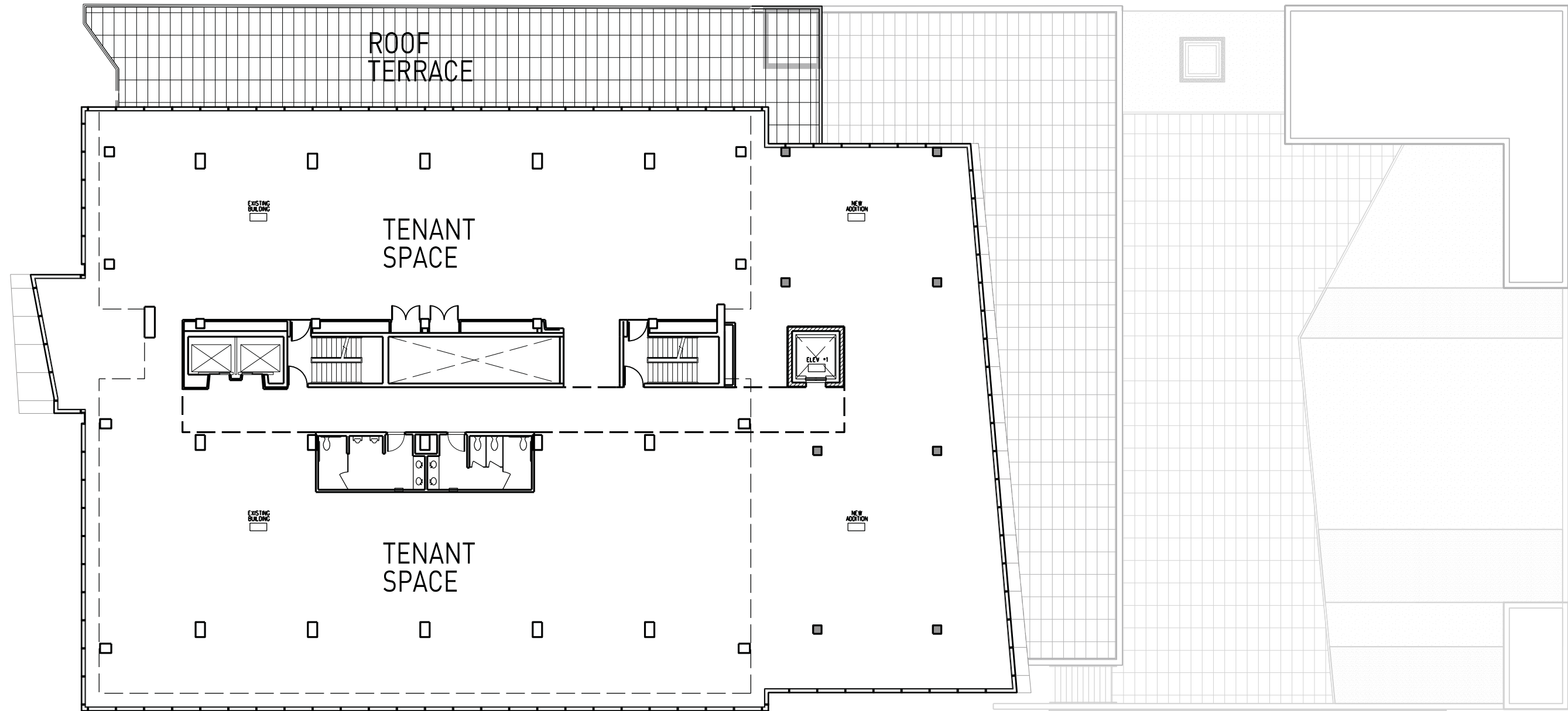




# LEVEL 2 PLAN



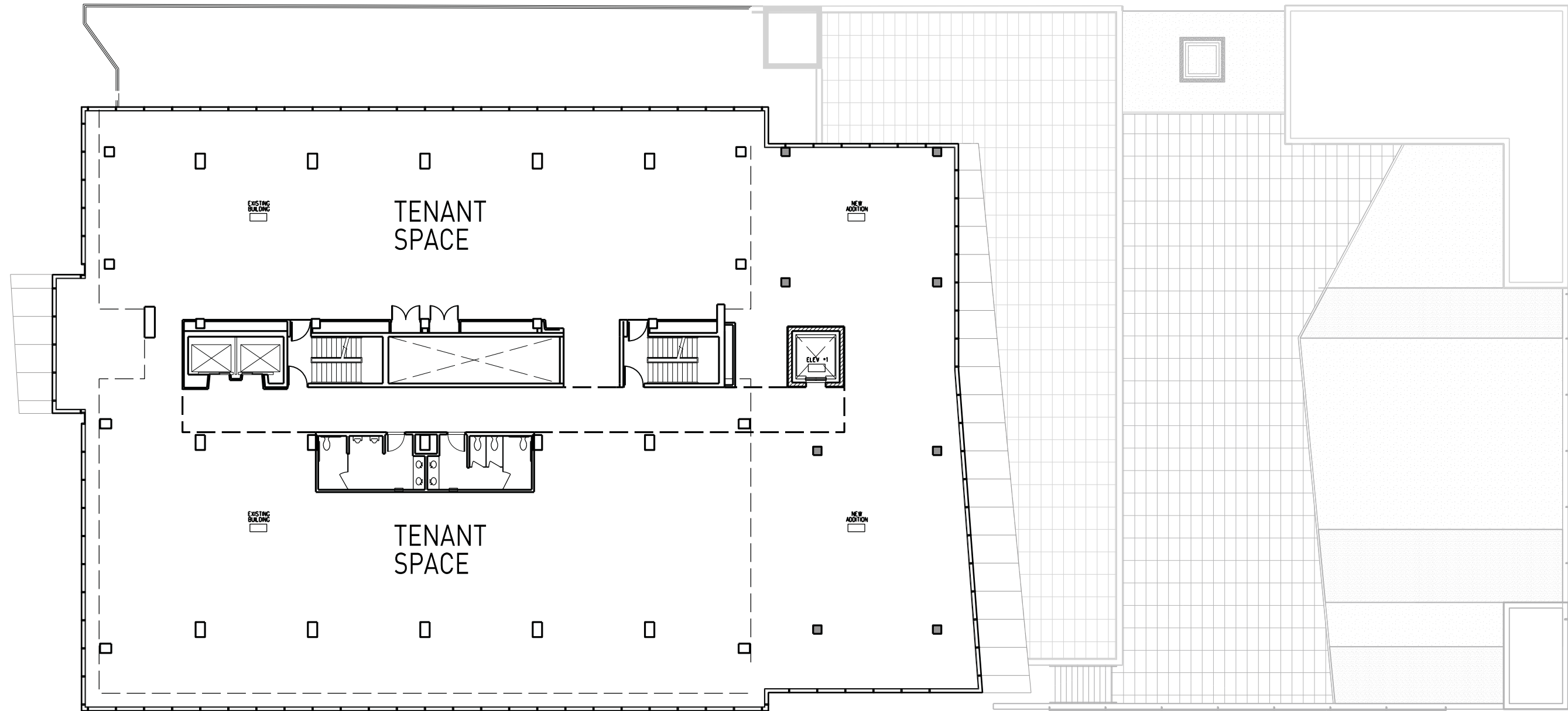
# LEVEL 3 PLAN



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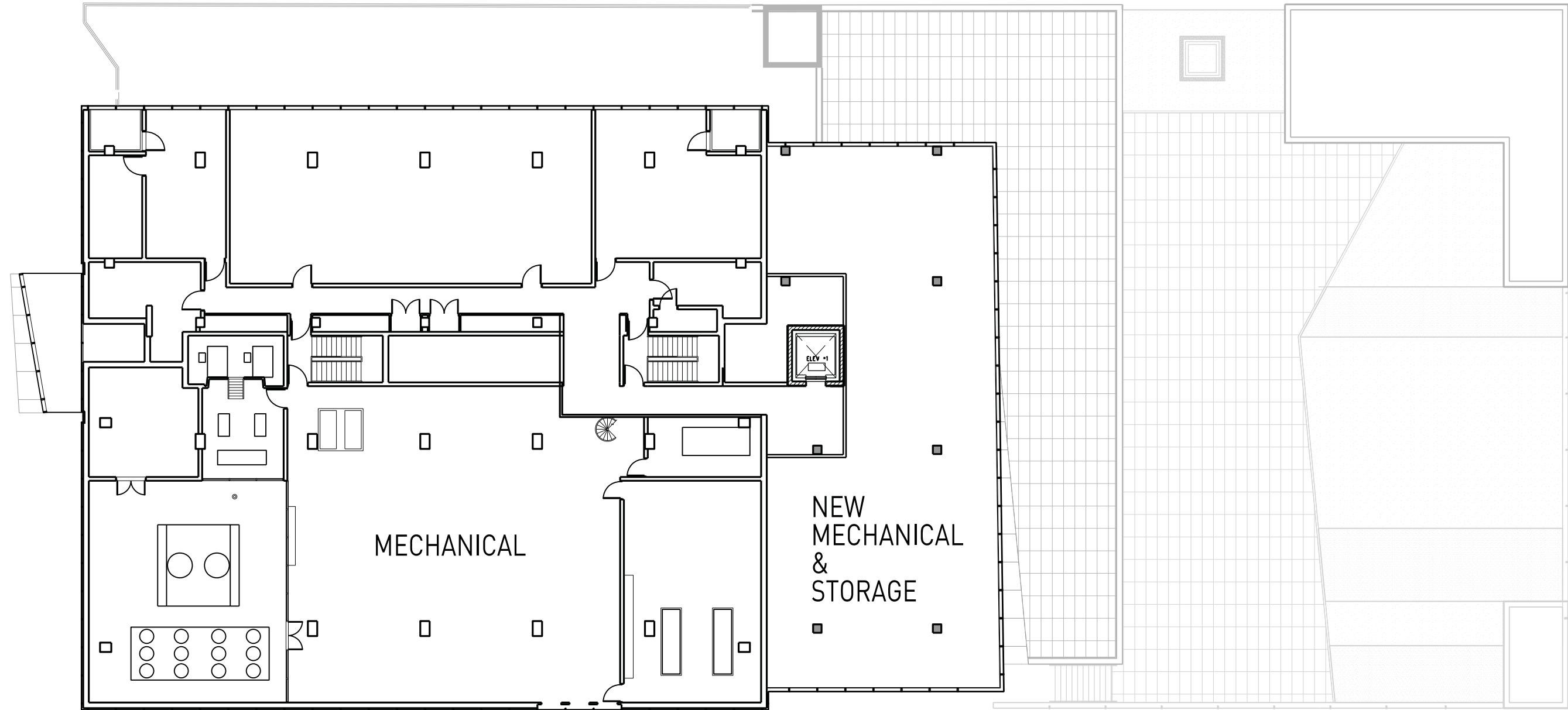
# LEVEL 4-8 PLANS



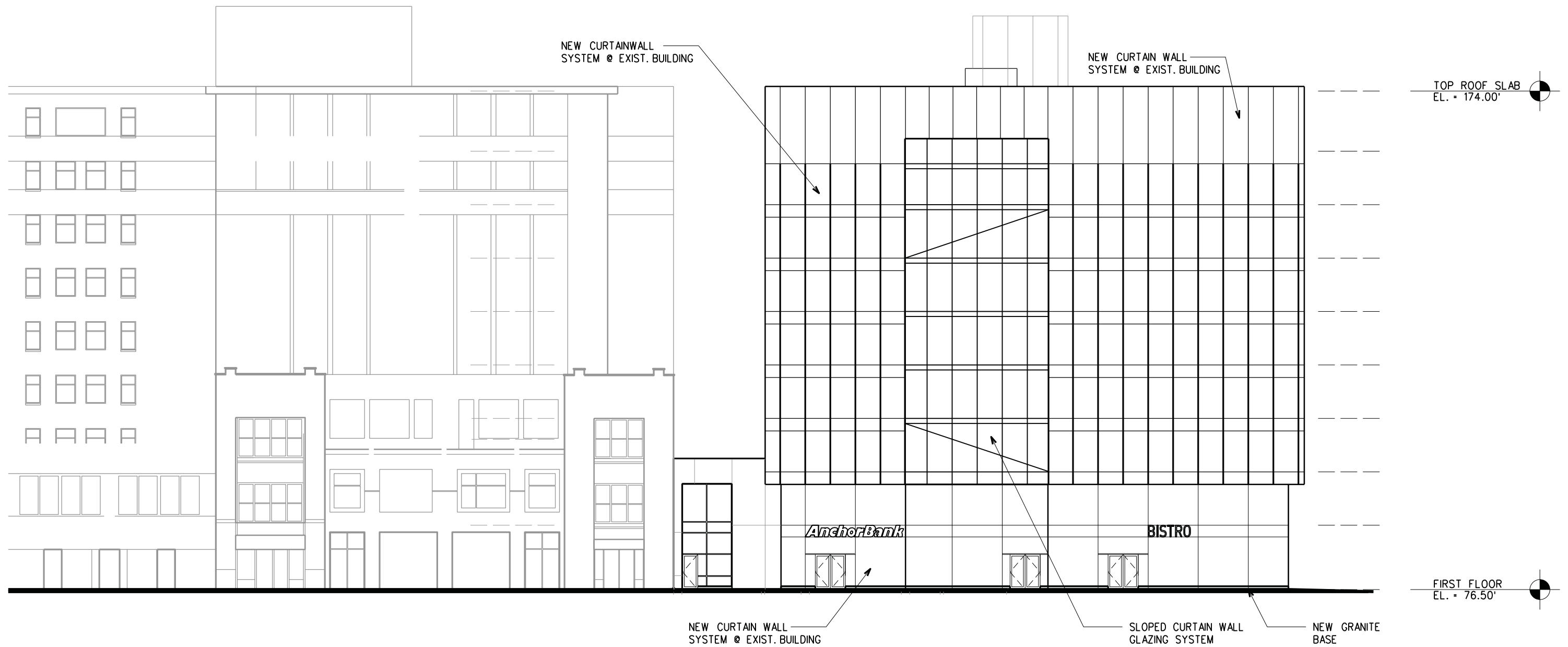
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# LEVEL 9 PLAN



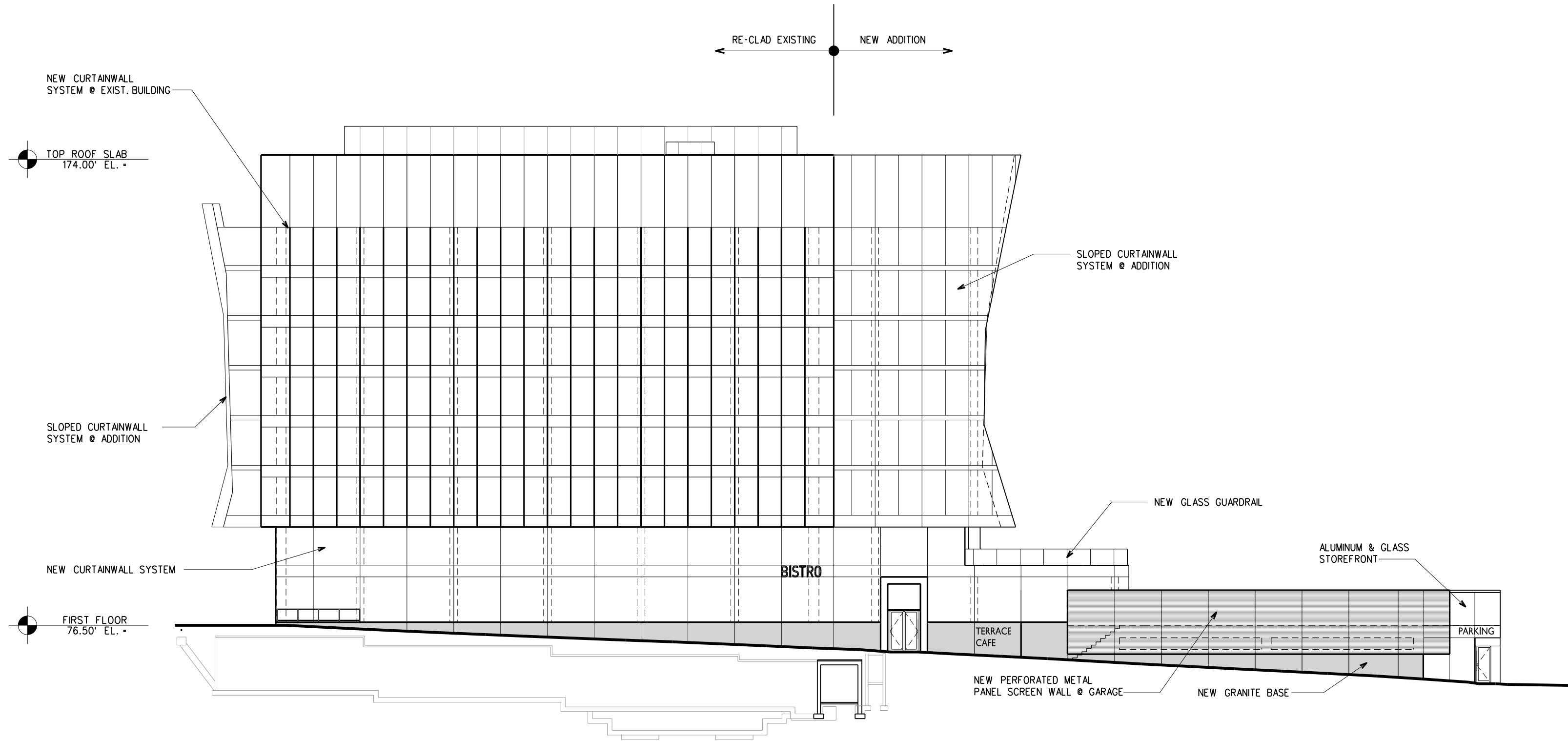
# NORTH ELEVATION



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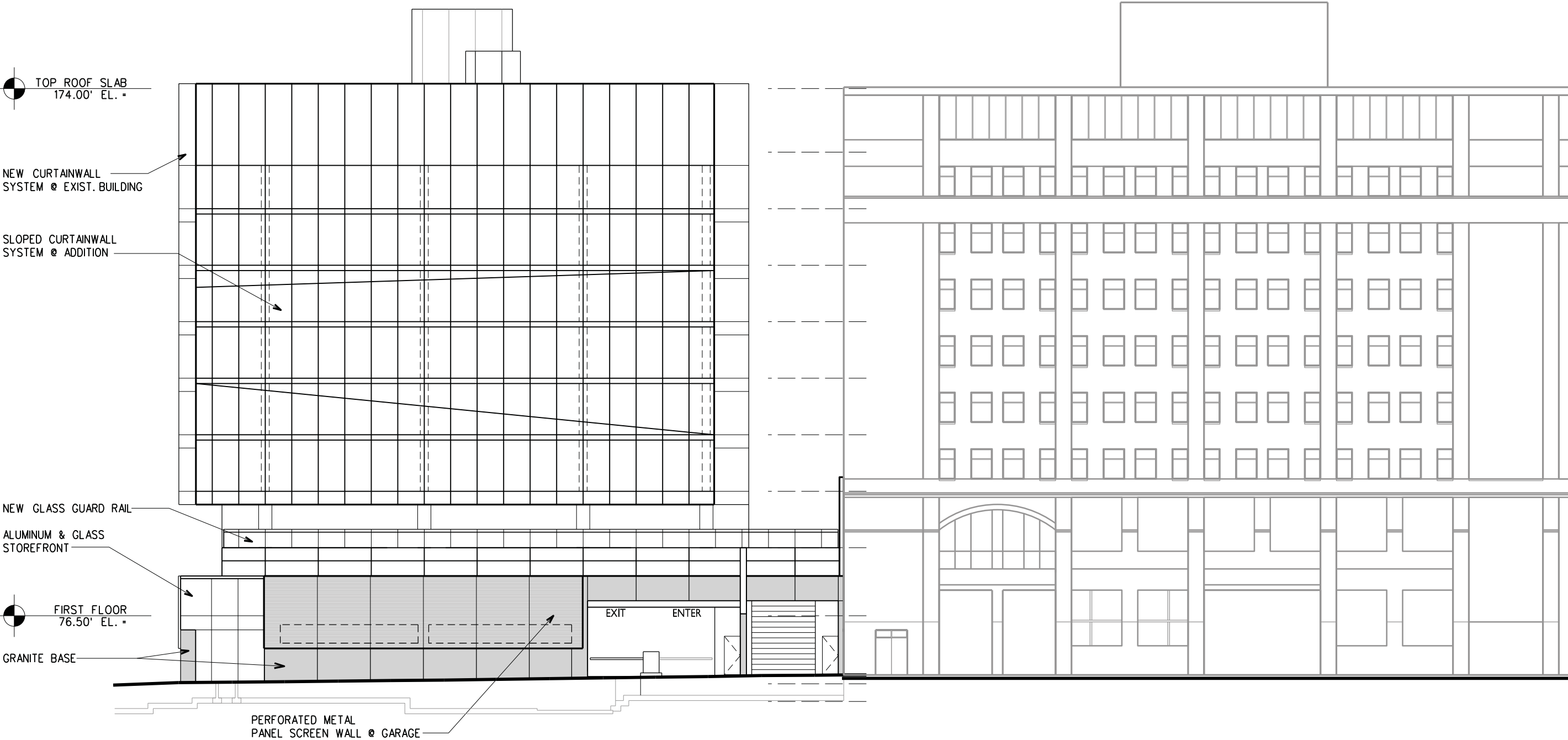
# WEST ELEVATION



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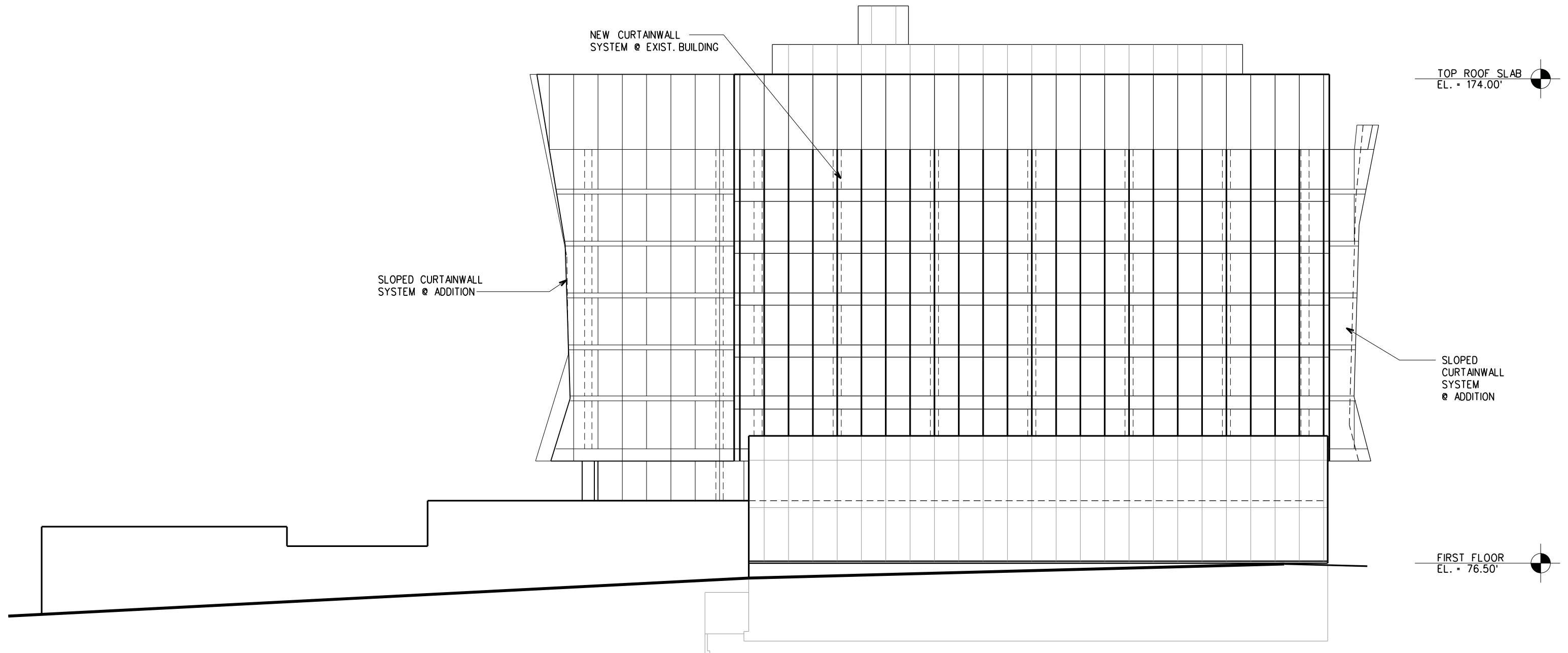
# SOUTH ELEVATION



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# EAST ELEVATION

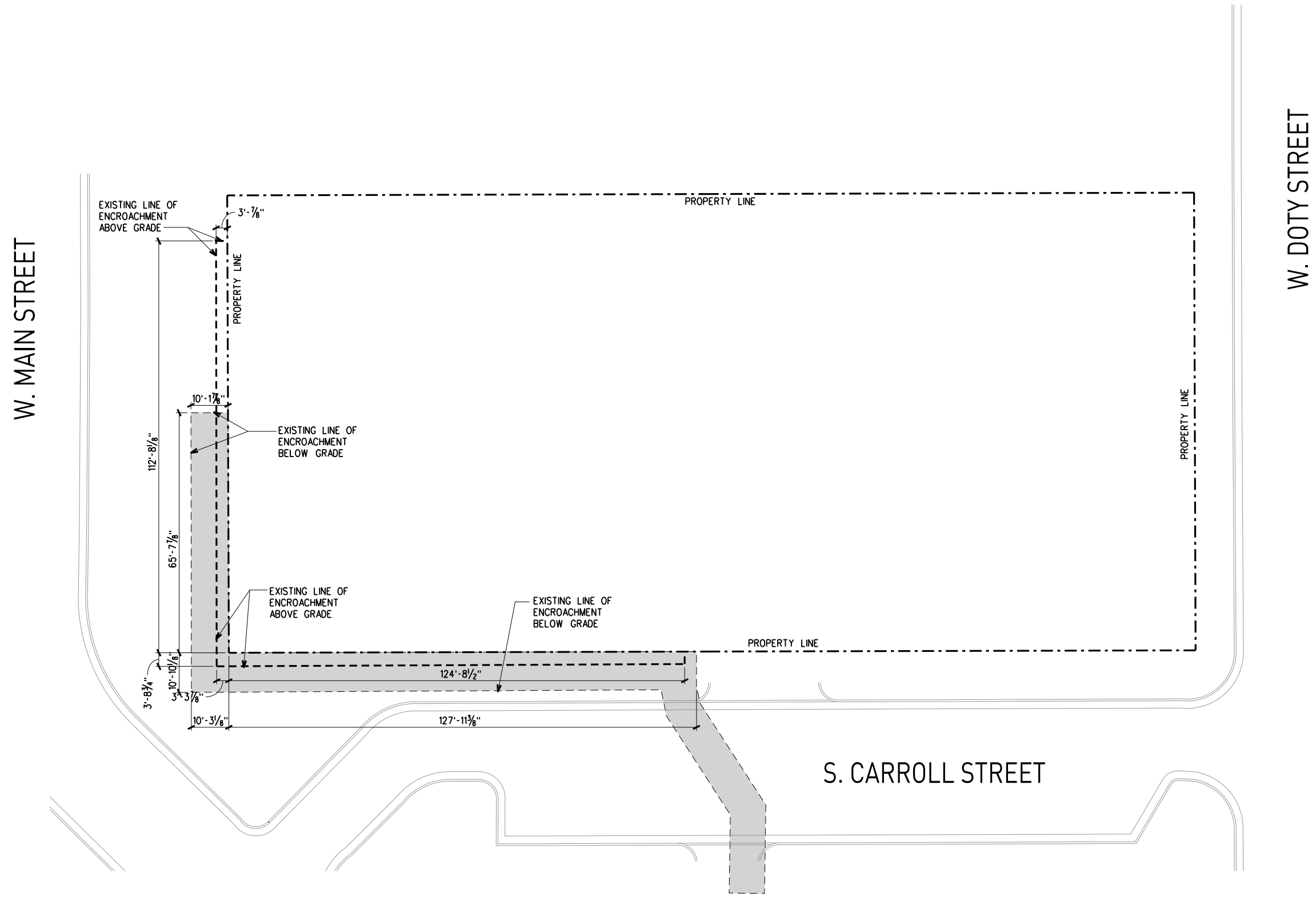
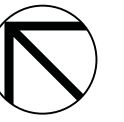


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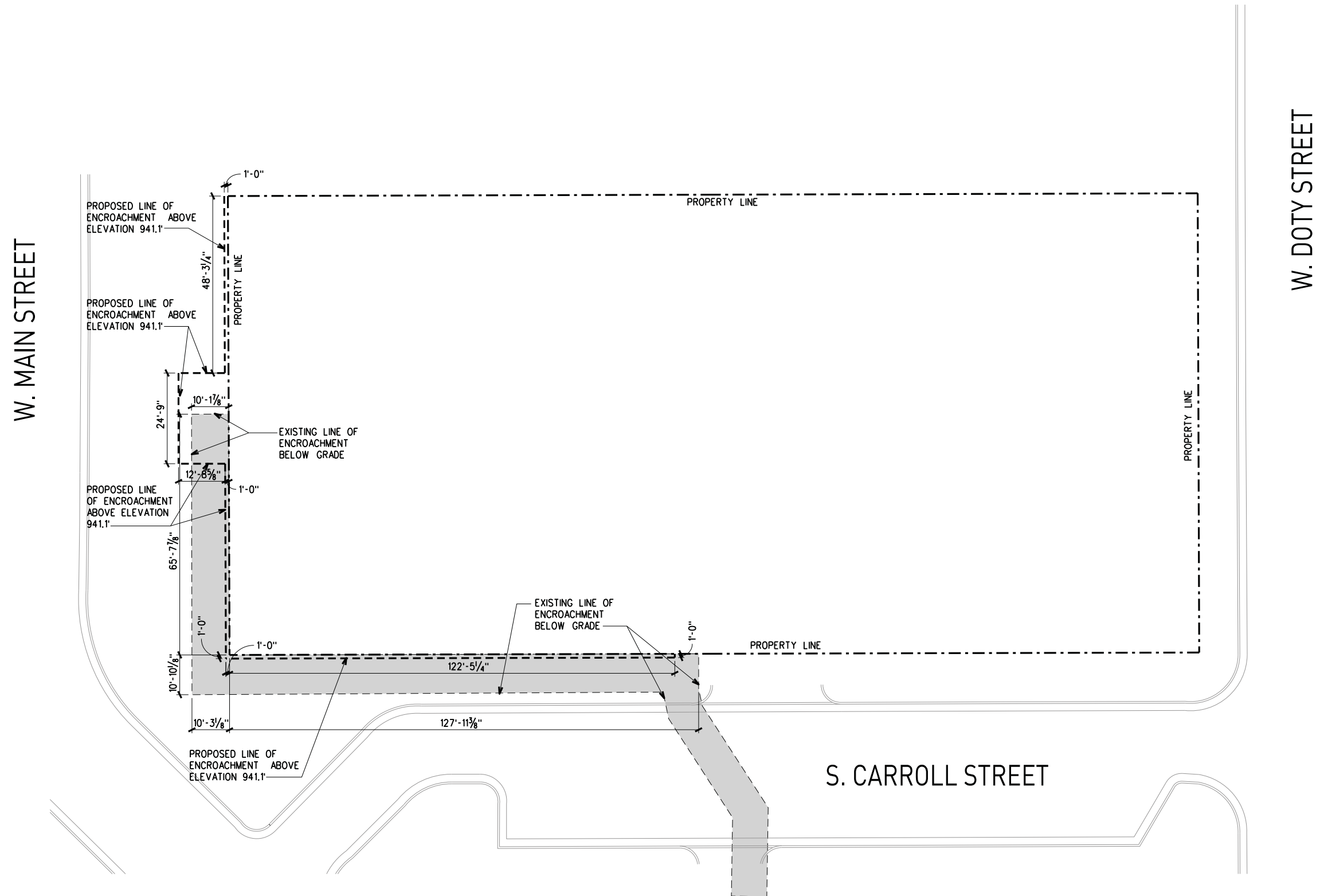
# EXISTING ENCROACHMENT DIAGRAM



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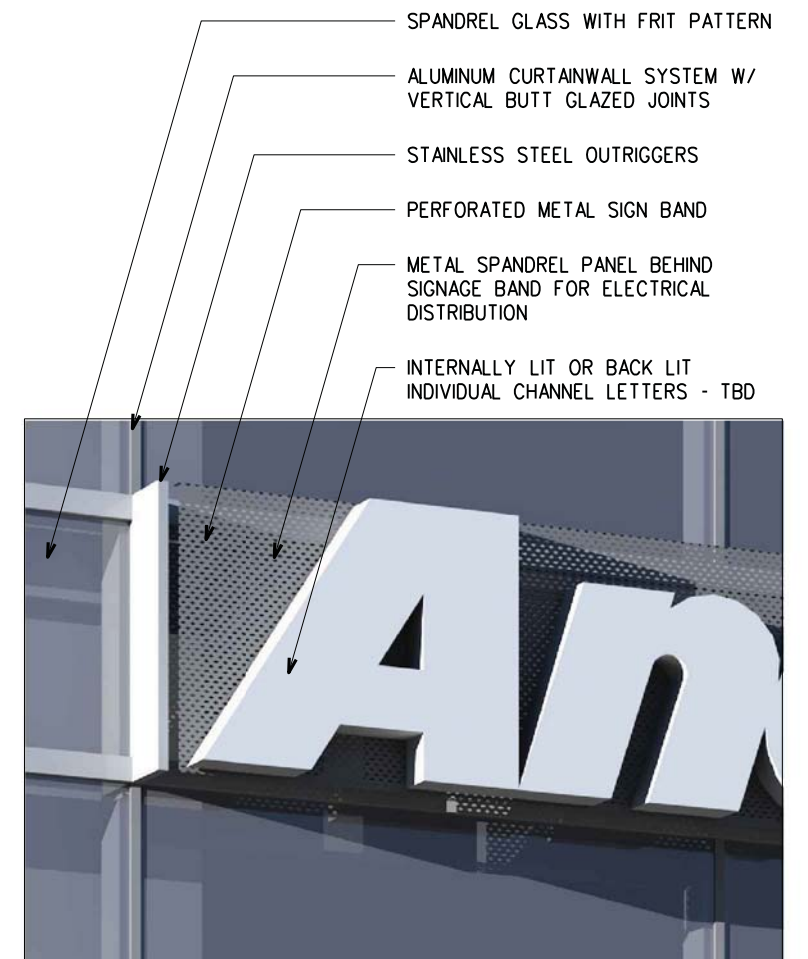
# PROPOSED ENCROACHMENT DIAGRAM



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# PROPOSED SIGNAGE CONCEPT



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