



Project Address: 668 State Street

Application Type: Re-Approval of a Comprehensive Remodel of an Existing 2-story Building and Addition of a 6-story Area in the Downtown Core District - Initial/Final Approval is Requested

Legistar File ID #: [74063](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Scott Faust, 668 State, LLC | Kevin Burrow, Knothe & Bruce Architects

Project Description: The applicant is seeking Initial/Final Approval to construct a four-story addition to an existing two-story commercial building. The addition will contain 24 dwelling units on floors 3-6 and commercial tenant spaces on first and second floors.

Previous Approvals:

- The UDC granted Final Approval on August 2, 2017 ([Legistar File #47269](#)).
- The Plan Commission approved this item on August 14, 2017 ([Legistar File #47756](#)).
- The Zoning Board of Appeals granted a variance on June 22, 2017, to the 30-foot stepback requirements in the amount of one foot at the fifth and sixth floors of the proposed four-story addition ([Legistar File #47644](#)).

Project Schedule:

- The Zoning Board of Appeals granted re-approval of a variance request at its October 20, 2022, meeting ([Legistar File #74188](#)).
- The Plan Commission is scheduled to review this item at the November 21, 2022, meeting ([Legistar File #74059](#)).

Approval Standards: The Urban Design Commission (UDC) is an **advisory** body on this request. Section [28.074\(4\)\(c\)](#) includes the related design review requirements which state that: *"All new buildings and additions that are greater than twenty-thousand (20,000) square feet or that have more than four stories shall obtain Conditional Use approval. In addition, the UDC shall review such projects for conformity to the design standards in [Sec. 28.071\(3\)](#) and the [Downtown Urban Design Guidelines](#) and shall report its findings to the Plan Commission."*

Adopted Plans: The project site is located within the [Downtown Plan](#) (the "Plan") planning area in the State Street Neighborhood. As noted in the Plan's recommendations, ground floor spaces along State Street should be reserved from primarily retail sales and service uses with employment, residential or additional retail uses located on upper floors. The Plan also recommends building four-story heights along State Street, stepping back to six stories, 30 feet back from the street. As proposed, the development plans are not consistent with the 30-foot stepback requirement as a result of the location of a new elevator shaft to meet current building requirements. As such a variance request is required and was recently approved to vary the stepback requirement from 30 feet to 29 feet. With approval of the variance, Planning Division staff do not have opposition to the slightly reduced stepback.

Related Zoning Information: The property is zoned Downtown Core (DC). The Planning Division understands that the proposed development is considered a conditional use under the Zoning Code. As noted in the Zoning Code,

the maximum ground story height is 18 feet, minimum 12 feet, and the maximum story height for upper stories is 14 feet. The proposed building appears to be consistent with these requirements.

The DC zoning district also outline design standards that are applicable to all new buildings and additions. As a reference, the design related zoning standards outlined in the DC zoning district are included as an attachment to this report, including, but not limited to those related to building entrance orientation, façade articulation, height, fenestration, and materials.

Summary of Design Considerations

Staff requests that the UDC review the proposed development and make a recommendation based on the aforementioned standards, including the previous recommendations that were part of the Commission's previous Final Approval motion as noted below:

- Consideration of utilizing textured brick on the returns
- Extending the balcony across at the 6th floor, and
- Utilizing all brick for the four-story façade at State Street.

In addition, as noted on the elevations, anticipated sign areas and type are depicted, which primarily includes wall signage for the commercial and residential tenant spaces and entries. Staff requests the Commission's feedback and recommendations on the proposed sign areas, as well as preferred sign types (i.e. wall signage, projecting signage or a combination thereof).

Summary of UDC Final Approval

As a reference, the Commission's comments and action from the August 2, 2017, Final Approval report are provided below:

- Our comment was that that should be one unified design along State Street.
 - We may have misunderstood to some degree. I think this is very successful show here with this option. We brought some of the metal down to the street level. I think the upper levels are setback so far you're not going to get that relationship anyway.
- How did you arrive at the brick color?
 - The brick on the sides of the building there now is a buff color so we thought let's try to integrate into that because we can have the buff on the sides be consistent.
- You wouldn't do a utility brick here, would you?
 - I think it should be modular.
- On the plain brick wall portion, have you considered just doing some kind of texture of the brick? It might be interesting rather than just a plain flat wall; and I see graffiti on that too.
 - It's a good suggestion. We could even simulate window openings that are bricked in, just recessed back slightly. Or we could do a pattern.
- The balcony on the sixth floor looks a little lonely. Is there a way to maybe bring it across?
 - We could take it across that entire façade.
- When I look at the first one (Option B), I see the brick and the precast on the same level but it ties to something above. When I look at the other one (Option A), I just see different pieces; none of them intersect. It's like a bunch of squares of materials sitting there.
- I like that one (Option A) because it's such a symmetrical composition, to me it seems fitting to have a unified composition. The other one is almost like wearing a patterned shirt that has white long sleeves.

- When you look at this as a building on State Street, with all the other buildings, this looks a little bit more cohesive, it's got a more solid base. Coming around with the metal panel all the way down, I'm not a fan of metal panel all the way to the ground, especially in the middle of masonry buildings.
- I like this iteration better (Option A), and like you pointed out that's what you'll see when you're walking along State Street. The interplay, especially on this end of the street, you're not going to see at all unless you stop and look straight up 30 feet.

ACTION: On a motion by Braun-Oddo, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-0). The motion provided for consideration of the comments regarding texture of the brick return and extending the balcony across at the 6th floor. During the discussion, members of the Commission expressed a preference for the all brick option for the four-story façade at State Street.

ATTACHMENT:
28.071 (3) DESIGN STANDARDS FROM ZONING CODE

(3) Design Standards.

The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

(a) Parking.

1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.
2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line.
3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.
4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square.

(b) Entrance Orientation.

1. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door.
2. Additional secondary entrances may be oriented to a secondary street or parking area.
3. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.
4. Within ten (10) feet of a block corner, the facade may be set back to form a corner entry.

(c) Facade Articulation.

1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:
 - a. Facade modulation, step backs, or extending forward of a portion of the facade.
 - b. Vertical divisions using different textures, materials, or colors of materials.
 - c. Division into multiple storefronts, with separate display windows and entrances.
 - d. Variation in roof lines to reinforce the modulation or vertical intervals.
 - e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

(d) Story Heights and Treatment.

1. For all buildings, the maximum ground story height is eighteen (18) feet, measured from the sidewalk to the second story floor. An atrium that exceeds eighteen (18) feet will be considered more than one (1) story.
2. Upper stories shall not exceed fourteen (14) feet floor to floor.
3. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.

4. For non-residential uses, the average ground story floor elevation shall not be lower than the front sidewalk elevation nor higher than eighteen (18) inches above the sidewalk elevation.
5. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.

(e) Door and Window Openings.

1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.
2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.
3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.
4. Garage doors and opaque service doors shall not count toward the above requirements.
5. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.

(f) Building Materials.

1. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.
2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade.