



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 668 State Street
Application Type: Façade Alterations to an Existing Building in the Downtown Core
UDC is an Advisory Body
Legistar File ID #: [80868](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Matthew Aro, Aro Eberle Architects | 668 State, LLC

Project Description: The applicant is proposing façade alterations to an existing building, including the installation of additional windows on the second floor. The proposed windows are centrally located on the façade and will lower the existing sills to the floor. The color and type of the new windows is to match those on the first floor.

Approval Standards: The Urban Design Commission (“UDC”) is an **approving body** on this request. The project is located within the Downtown Core (DC) zoning district. Pursuant to Section 28.074 (b): *“All new buildings and additions that are less than twenty-thousand (20,000) square feet and are not approved pursuant to (a) above, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the design standards in [Sec. 28.071\(3\)](#), if applicable, and the [Downtown Urban Design Guidelines](#).”*

Design-Related Plan Recommendations: The project is located in the [Downtown Plan](#) (the “Plan”) planning area, with the State Street Subarea. The Plan includes recommendation that generally speak to maintaining the predominant smaller-scale rhythms of the street frontage, reserving ground floor spaces for retail sales and services uses, and encouraging the preservation, rehabilitation and adaptive reuse of sound older buildings that contribute to the districts character.

Downtown Urban Design Guidelines: As noted above the Downtown Urban Design Guidelines (the “Guidelines”) are applicable to this proposal, especially as it relates to door and window openings. The Guidelines specifically speak to the size and rhythm of windows and doors respecting those established by the existing building(s), and noting that consistent sash configurations, opening sizes and materials should be used.

Summary of Design Considerations

Staff requests the UDC review the proposed façade alterations and make findings based on the Downtown Urban Design Guidelines, including as it relates to the following design elements:

- Window design details, including mullion width,
- Variation in opening sizes,
- Maintaining datum with context, and
- Resulting building composition, including horizontal and vertical articulation and general building component proportions.

For reference, images of the existing and adjacent buildings are provided below.

