



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 603 State Street

Application Type: Façade Improvement Grant for Exterior Modifications to an Existing Building in Urban Mixed Use Zoning
UDC is an Approving Body

Legistar File ID #: [91941](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Ian Luecht, Sketchworks Architecture | State Street Brats

Project Description: The applicant is seeking approval of a façade improvement grant for exterior modifications to an existing building. The scope of work includes removing the exiting ATM machine, replacing and repositioning windows, and adding roll-up doors.

Approval Standards: The UDC is an **approving body** on Façade Improvement Grant requests in excess of \$10,000. In 2022, the Common Council adopted a resolution approving and implementing changes to the Façade Improvement Grant Program intended to improve the program by increasing the grant amounts, improving equity and accessibility to the program, and to simplify the process and strengthen the program (Legistar ID [72854](#)). Of the proposed changes to simplify the review and approval process for grant requests, all grant requests in excess of \$10,000 are required to be approved by the Urban Design Commission and the Façade Grant Staff Team.

The UDC's review of grant requests shall be based on the program's goals and objectives, which is intended to provide grants to "...small business owners and tenants to assist them in restoring or beautifying their facades or storefronts."

Staff note that following the UDC's approval of the Façade Grant, the applicant will be required to submit a DC/UMX Façade Alteration administrative application for the proposed improvements.

In addition, staff note that while the project site is zoned Urban Mixed Use (UMX), the design-related zoning standards as outlined in MGO 28.071 are **not** applicable to this project because the floor area is not being expanded.

Summary of Design Considerations and Recommendations

This request has been reviewed by the City's Façade Grant Team, who has recommended approval of the request as the proposal is believed to meet the goals of the program.