



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 430, 432, 444 State Street
Application Type: New Development in the Downtown Core District – Informational Presentation
Legistar File ID # [69486](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Kevin Burow, Knothe & Bruce Architects, LLC | Joe McCormick, JD McCormick Properties

Project Description: The applicant is providing an informational presentation for the development of a 5-story mixed-use building containing approximately 23-26 dwelling units and ground floor commercial space.

Project Schedule:

- The Landmarks Commission reviewed a Demolition Permit request for 430-444 State Street on January 31, 2022, and made a recommendation to the Plan Commission that the buildings have historic value.
- The applicant anticipates filing a formal land use application in the near future.

Approval Standards:

The project is located within the Downtown Core. Pursuant to Section 28.074 (c): All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. If formally submitted for review, the Urban Design Commission (“UDC”) would be an **advisory body** on this development request. As a new development in the Downtown Core Zoning District, the UDC shall review such projects for conformity to the design standards in [Sec. 28.071\(3\)](#), if applicable, and the [Downtown Urban Design Guidelines](#) and shall report its findings to the Plan Commission.

Downtown Plan Guidelines and Recommendations:

The [Downtown Plan](#) (the “Plan”) includes the project site within the State Street Subarea that recognizes that while there are opportunities for some larger scale redevelopment within the State Street Subarea, the Plan recommends that heights along the State Street frontage be maintained at 2-4 stories. Generally, the Plan includes recommendations that speak to buildings being designed to maintain 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.

Summary of Design Considerations

Planning Division staff requests that the UDC provide feedback on the design considerations noted below based on the aforementioned standards and guidelines for development in the Downtown Core.

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- **Building Height, Mass and Scale.** As proposed, the building does not meet the four-story height limitation in the Downtown Plan and Zoning Code along State Street. With that in mind, staff requests the UDC’s feedback on the overall building mass and scale, specifically as it relates to the surrounding context, height and setbacks, tower element, and the proposed loft spaces as they relate to the overall building architecture.

- **Façade Composition.** The Downtown Urban Design Guidelines speak to building facades oriented toward public spaces, including guidelines that encourage active uses and architecture and sensitivity to context and rhythm. Staff requests the UDC's feedback on the façade composition as it relates to the number of materials, material transitions, and blank wall expanses, including those directly abutting Lisa Link Peace Park.