



Planning Commission Staff Report Project Plan Approval Hearing Date: June 12, 2019

ITEM #3 Justin Earl requests Project Plan approval for Phase I of the Mill Race at Provo Station, located at 509 S 100 W in the PRO-37 (Mill Race Project Redevelopment Option) zone. Downtown neighborhood. Aaron Ardmore (801) 852-6404
PLPPA20190157

Applicant: Justin Earl

Staff Coordinator: Aaron Ardmore

Property Owner: J&J York Enterprises LLC; York Family Investments, LC; Red Rider Properties, LLC; Redevelopment Agency of Provo City Corporation

Parcel ID#: 04:001:0001; 04:001:0005; 04:001:0003; 04:001:0002

Current Zone: ITOD

Proposed Zone: Mill Race PRO zone

General Plan Des.: TOD

Acreage: 3.7 acres

Number of Properties: 4

Number of Lots: 1

Development Agreement Proffered: Yes

***Council Action Required:** No

ALTERNATIVE ACTIONS:

1. **Deny** the project plan. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*
2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is June 26, 2019.*

Current Legal Use: The site currently contains vacant commercial buildings and an advertising agency office.

Relevant History: This block has gone through a number of commercial uses in the past. The applicant acquired purchase and sale agreements for the entire block in anticipation of building a mixed-use project and has met with members of the City Administration and City Council to discuss his plans.

Neighborhood Issues: The Downtown Neighborhood chair chose not to hold a meeting on this item.

Summary of Key Issues:

- Phase one consists of a parking deck, the condo building, the two middle buildings, and temporary surface parking with a sum of 382 parking stalls and 276 units.
- Total project proposed consists of 84,742 square feet of office space, 436 residential units, and 907 parking stalls.
- Project is anticipated to be built in three phases.

Staff Recommendation: That the Planning Commission approves the proposed project plan.

OVERVIEW

Justin Earl is requesting approval for the first phase of a mixed-use development for the block between 500 South and 600 South, and 100 West and University Avenue. The Mill Race Project Redevelopment Option zone was recently approved by the Council and is pending the completion of a development agreement. The Project Plan is currently in the second staff review through CRC and should be completed shortly after this June 12 hearing.

This phase one proposal consists of a three-story parking podium on the northeast section of the block with a nine-story condo building on top, two five-story apartment buildings in the middle of the block, and temporary surface parking lots on the remainder of the project area. Landscaping will be installed between the two central apartment buildings and in the temporary parking lots, adding to the amenity space provided by the first floor in the apartments and roof deck on the condos.

The master project to come in later phases will include a fourteen-story parking structure and office building on the east part of the block that will connect to the phase one parking deck, an additional five story apartment building on the west, and additional open space between buildings.

FINDINGS OF FACT

1. The current zone is PRO-37
2. The phase one build has 276 dwelling units.
3. The total project has 438 dwelling units.
4. The phase one build has 382 off-street parking stalls.
5. The total project shows 907 off-street parking stalls, and will use a shared parking strategy.
6. The project is proposed to be built in three phases.
7. The plan is consistent with the concept plan for the property.

STAFF ANALYSIS

Staff has worked with the applicant to refine the project plan, which has allowed the applicant to create a plan that can meet City standards and provide for a variety of housing types in a single block. The project will also provide additional office space and amenities for the downtown residents. This proposal will meet the goals of the General Plan and the regulations of the Mill Race PRO zone.

CONCLUSIONS

The proposed project plan will provide a variety of apartments and condos that will help to create vibrant housing choices within downtown Provo and next to the commuter rail station.

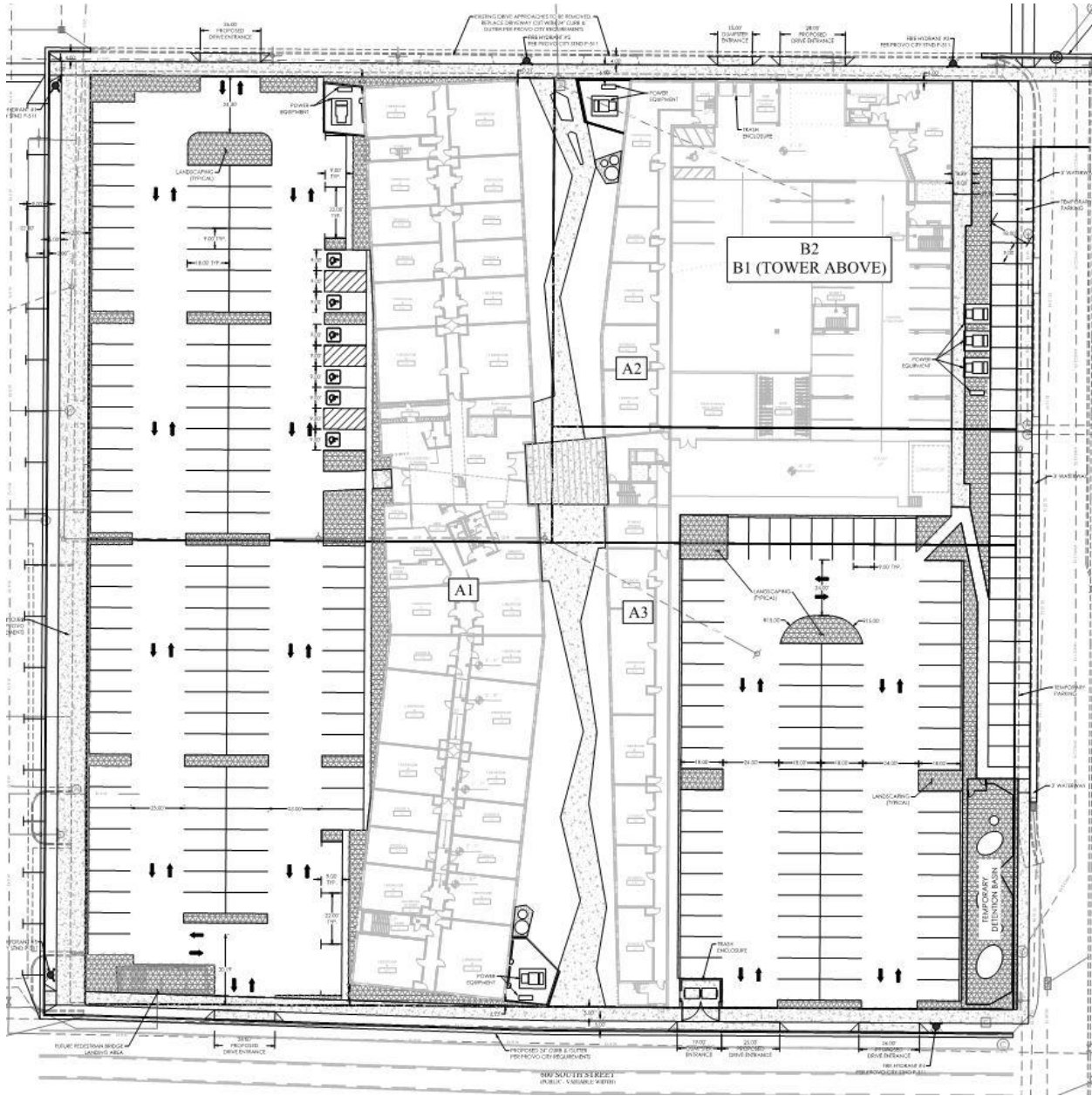
STAFF RECOMMENDATION

That the Planning Commission approves the proposed project plan.

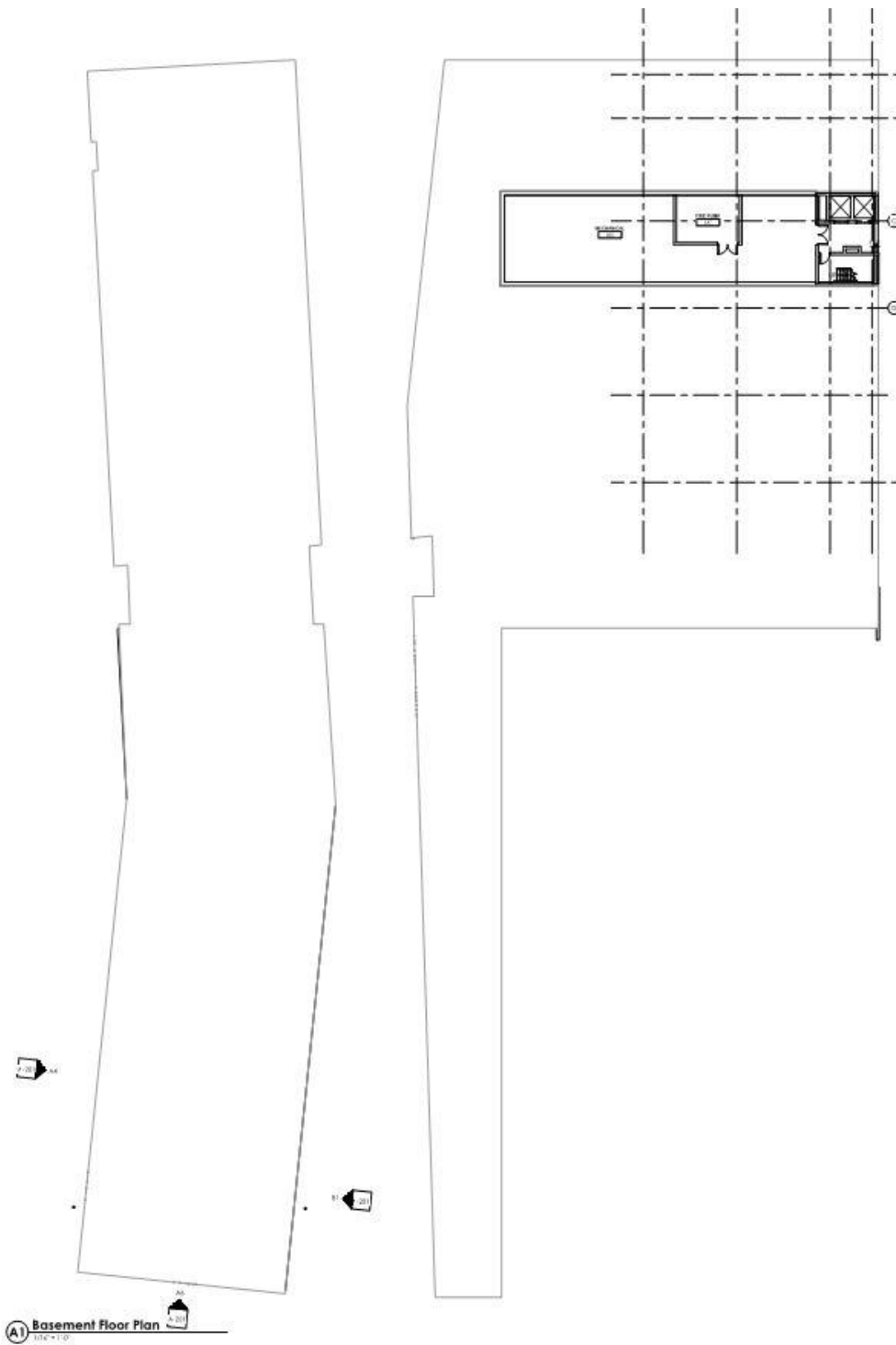
ATTACHMENTS

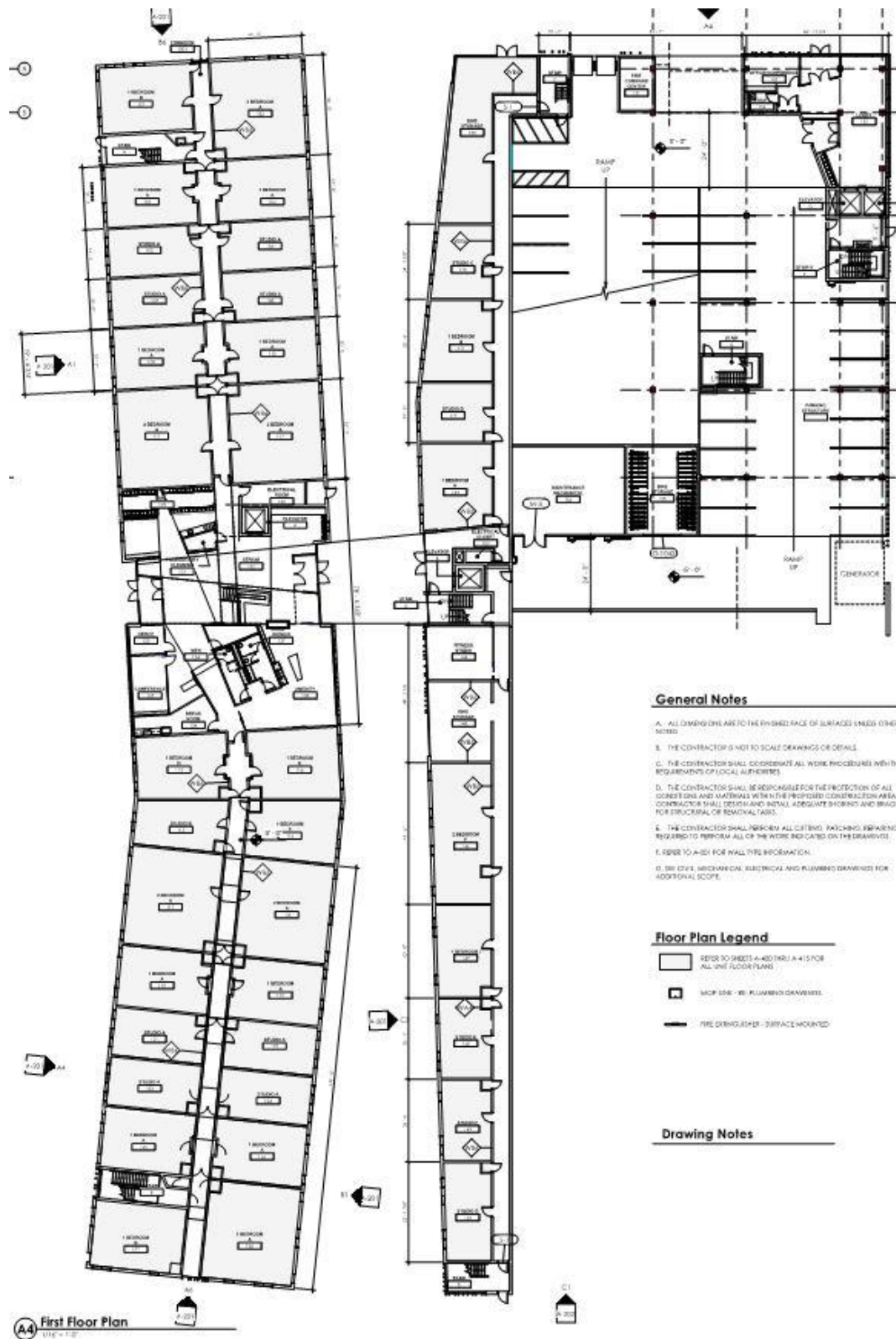
1. Proposed Site Plan
2. Proposed Floor Plans
3. Proposed Landscape Plan
4. Proposed Phasing Plans
5. Unit Counts Summary

ATTACHMENT #1 – PROPOSED SITE PLAN



ATTACHMENT #2 – PROPOSED FLOOR PLANS





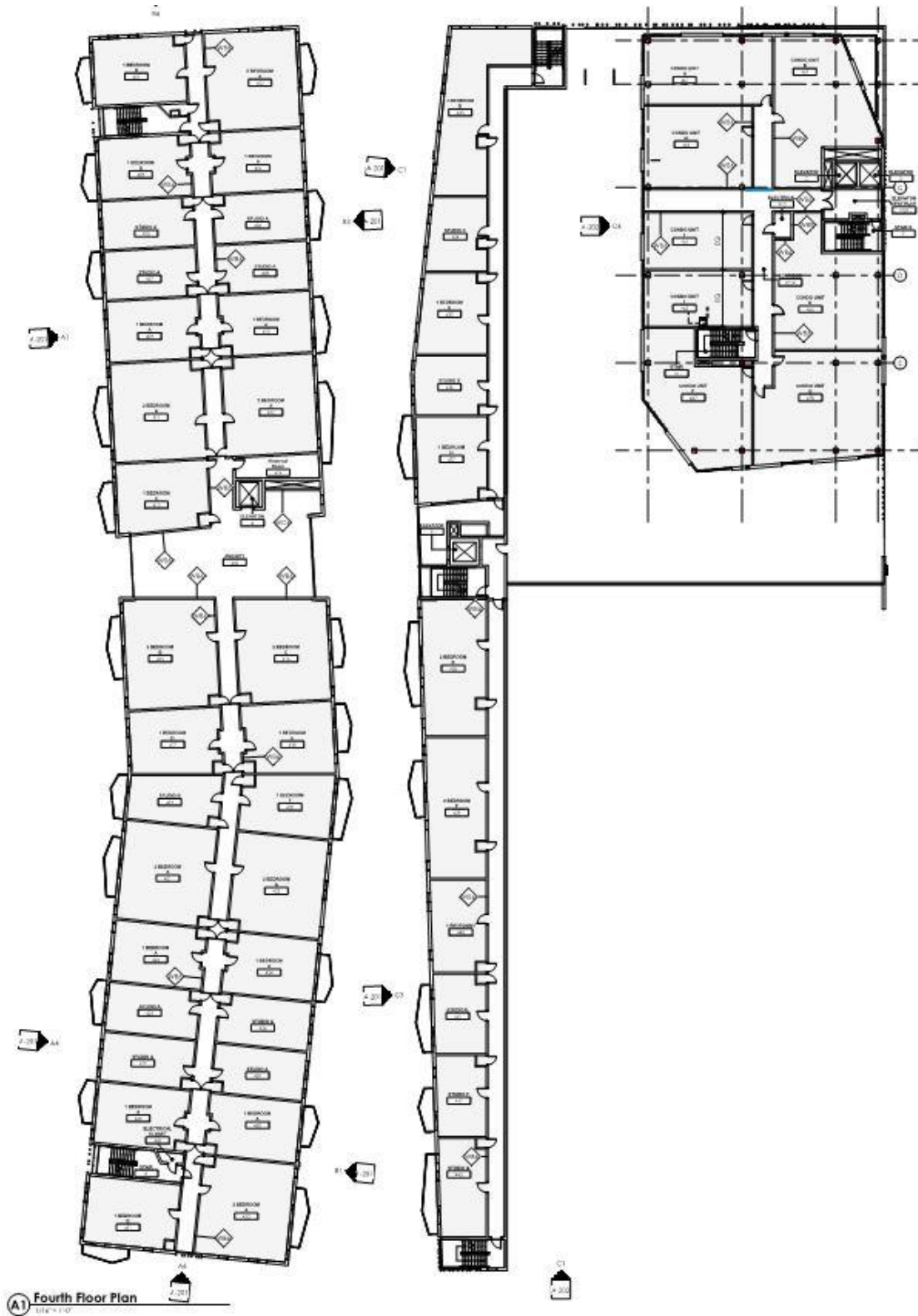
General Notes

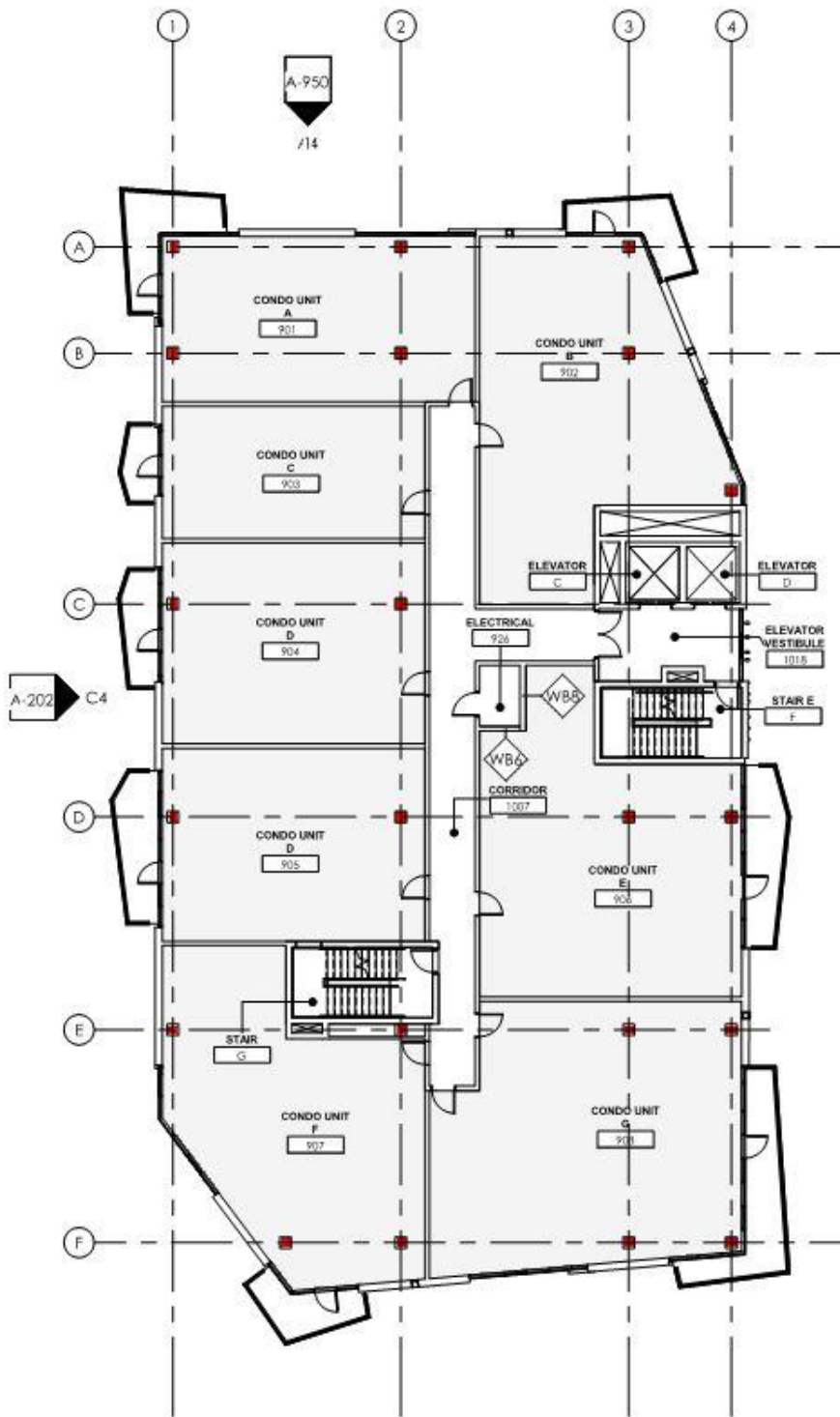
- A. ALL DIMENSIONS ARE TO THE FINISHED FACE OF SURFACE UNLESS OTHER NOTES.
- B. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS.
- C. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDUITS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHIELDING AND BRAGG FOR STRUCTURAL OR REMOVAL WORK.
- E. THE CONTRACTOR SHALL VERIFY ALL CEILING, PARTITION, EXISTING, REQUIRED TO REMOVE ALL OF THE WORK SHOWN ON THE DRAWINGS.
- F. REFER TO A-021 FOR WALL TYPE INFORMATION.
- G. SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.

Floor Plan Legend

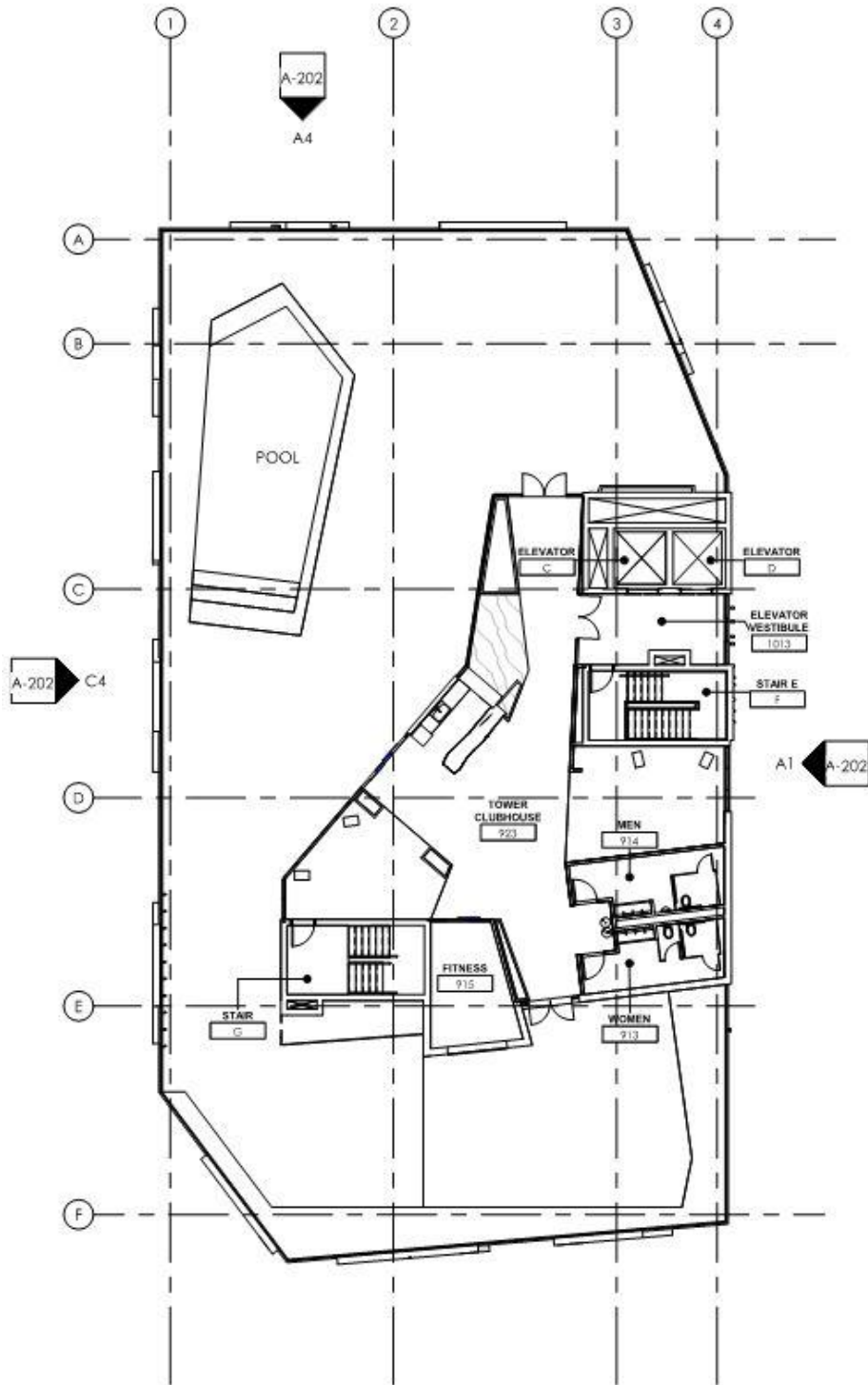
- REF TO SHEETS A-400 THRU A-415 FOR ALL THE FLOOR PLANS
- MCP LINE - ME PLUMBING DRAWINGS
- FIRE DETECTOR - SURFACE MOUNTED

Drawing Notes



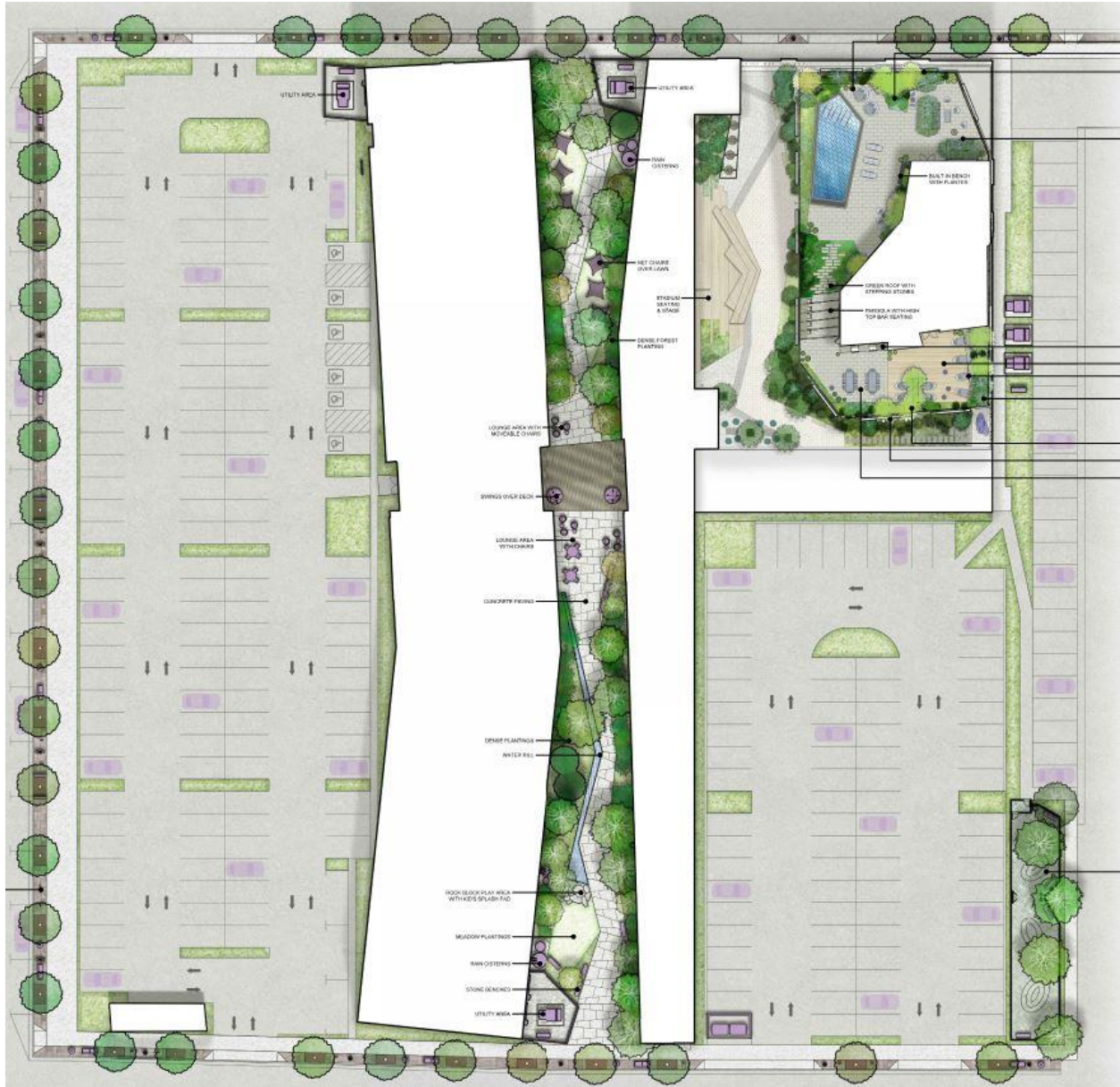


C2 Ninth Floor Plan
1/16" = 1'-0"

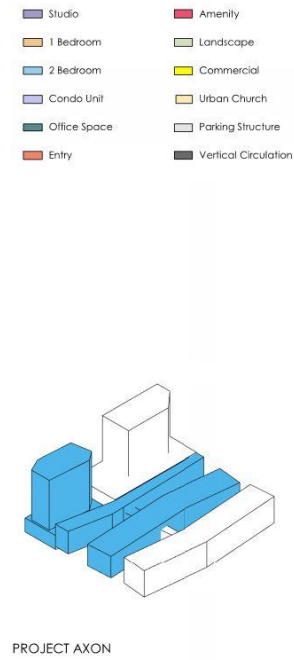


C2 Thirteenth Floor Plan
1/16" = 1'-0"

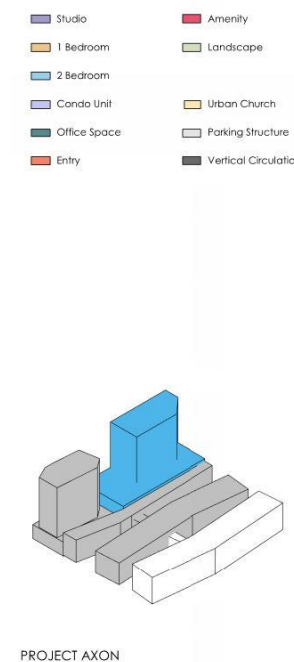
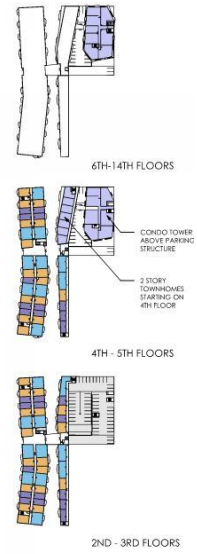
ATTACHMENT #3 – PROPOSED LANDSCAPE PLAN



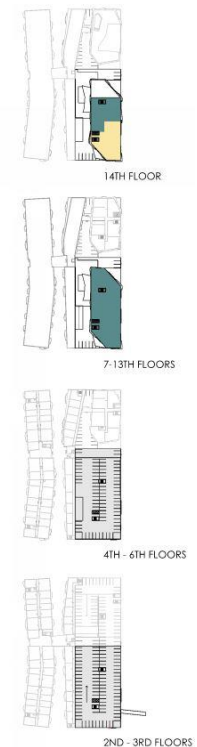
ATTACHMENT #4 – PROPOSED PHASING PLANS



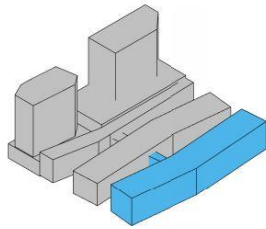
- Studio
- 1 Bedroom
- 2 Bedroom
- Condo Unit
- Office Space
- Entry
- Amenity
- Landscape
- Commercial
- Urban Church
- Parking Structure
- Vertical Circulation



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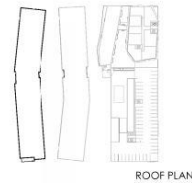
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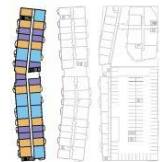
PROJECT AXON



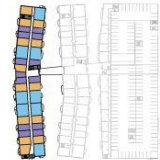
LEVEL ONE



ROOF PLAN

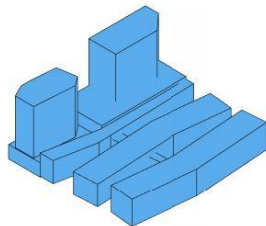


4TH - 5TH FLOORS



2ND - 3RD FLOORS

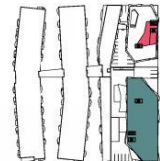
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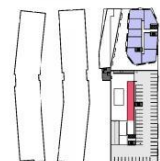
PROJECT AXON



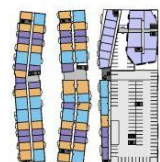
LEVEL ONE



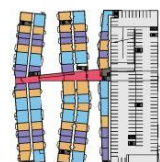
13TH FLOOR



6TH FLOOR



4TH - 5TH FLOORS



2ND - 3RD FLOORS

ATTACHMENT #5 – UNIT COUNTS SUMMARY

| MILL RUN - ENTIRE PROJECT | | | | | | PROJECT TOTALS | | | | |
|---------------------------|-------|---------------|--------------------|--------------------|----------------------|-----------------|--|-------|----------|--------------|
| UNIT | COUNT | UNIT LOCATION | INDIVIDUAL UNIT SF | FLOORPLAN TOTAL SF | FLOORPLAN PERCENTAGE | | | UNITS | AVERAGE | |
| | | | | | | | | UNITS | TOTAL SF | UNIT SIZE SF |
| 1 BEDROOM A | 100 | MIDDLE/WEST | 560 | 56,000 | 71.4% | MIDDLE BUILDING | | 152 | 95,925 | 631 |
| 1 BEDROOM B | 10 | MIDDLE | 620 | 6,200 | 7.1% | CONDO WRAP | | 15 | 8,940 | 596 |
| 1 BEDROOM C | 4 | MIDDLE | 640 | 2,560 | 2.9% | OFFICE WRAP | | 29 | 16,325 | 563 |
| 1 BEDROOM D | 5 | MIDDLE | 585 | 2,925 | 3.6% | CONDO TOWER | | 80 | 82,650 | 1,033 |
| 1 BEDROOM E | 5 | MIDDLE | 640 | 3,200 | 3.6% | TOTAL PHASE 1 | | 276 | 203,840 | 739 |
| 1 BEDROOM F | 5 | MIDDLE | 560 | 2,800 | 3.6% | | | | | |
| 1 BEDROOM G | 3 | CONDO WRAP | 555 | 1,665 | 2.1% | | | | | |
| 1 BEDROOM H | 3 | CONDO WRAP | 615 | 1,845 | 2.1% | | | | | |
| 1 BEDROOM I | 5 | OFFICE WRAP | 515 | 2,575 | 3.6% | TOTAL PHASE 1 | | 276 | 203,840 | 739 |
| 1 BED TOTAL | 140 | | 570 | 79,770 | 100.0% | TOTAL PHASE 2 | | 160 | 95,180 | 595 |
| | | | | | | ENTIRE PROJECT | | 436 | 299,020 | 686 |
| UNIT | COUNT | UNIT LOCATION | INDIVIDUAL UNIT SF | FLOORPLAN TOTAL SF | FLOORPLAN PERCENTAGE | | | | | |
| 2 BEDROOM A | 65 | MIDDLE/WEST | 920 | 59,800 | 77.4% | | | | | |
| 2 BEDROOM B | 4 | MIDDLE | 1015 | 4,060 | 4.8% | | | | | |
| 2 BEDROOM C | 4 | MIDDLE | 960 | 3,840 | 4.8% | | | | | |
| 2 BEDROOM D | 3 | CONDO WRAP | 930 | 2,790 | 3.6% | | | | | |
| 2 BEDROOM E | 3 | OFFICE WRAP | 875 | 2,625 | 3.6% | | | | | |
| 2 BEDROOM F | 5 | OFFICE WRAP | 825 | 4,125 | 6.0% | | | | | |
| 2 BED TOTAL | 84 | | 920 | 77,240 | 100.0% | | | | | |
| UNIT | COUNT | UNIT LOCATION | INDIVIDUAL UNIT SF | FLOORPLAN TOTAL SF | FLOORPLAN PERCENTAGE | | | | | |
| STUDIO A | 105 | MIDDLE/WEST | 452 | 47,460 | 79.5% | | | | | |
| STUDIO B | 5 | MIDDLE | 452 | 2,260 | 3.8% | | | | | |
| STUDIO C | 3 | CONDO WRAP | 440 | 1,320 | 2.3% | | | | | |
| STUDIO D | 3 | CONDO WRAP | 440 | 1,320 | 2.3% | | | | | |
| STUDIO E | 5 | OFFICE WRAP | 425 | 2,125 | 3.8% | | | | | |
| STUDIO F | 5 | OFFICE WRAP | 405 | 2,025 | 3.8% | | | | | |
| STUDIO G | 5 | OFFICE WRAP | 470 | 2,350 | 3.8% | | | | | |
| STUDIO H | 1 | OFFICE WRAP | 500 | 500 | 0.8% | | | | | |
| STUDIO TOTAL | 132 | | 450 | 59,360 | 100.0% | | | | | |