

Provo City Design Review Committee

Report of Action

Item 1 Brett Jensen requests Project Plan approval for a medical school, located at approximately 200 E 2100 S in the Health Care Facilities (HCF) zone. East Bay neighborhood. Brian Maxfield (801) 852-6429 PLPPA20190284

The following action was taken on the above described item by the Design Review Committee at its regular meeting on August 22, 2019:

Recommended for Approval

Motion By: Carol Walker

Second By: George Bills

Votes in Favor of Motion: Carol Walker, George Bills, Roger Knell, Phillip Kiser

Votes Opposed to Motion: None

Phillip Kiser was present as chair.

(It should be noted that Scott Bingham was present for the first part of the meeting, but had to leave prior to the motion and vote on the proposed project).

The applicant presented the project and explained the architectural materials that would be used. The applicant also discussed the phasing that would occur in the building of the campus. The applicant explained landscaping for the site and that the ordinance would require approximately 300 trees for their entire site. Although they have tried to show about that number in their initial site plan, the applicant explained that based on the soil conditions, the high water table, and the experience of the adjacent golf course, there are likely problems they'll have with the future growth of the trees. They would like to reduce the number of required trees, but plant them strategically around the site to be effective. The intent is to provide the benefit of the trees, but not having to constantly redo the landscaping as the campus is built out.

As a whole, the committee stated they were pleased with the overall appearance of the proposed project and the variation in color schemes for the individual buildings. However, they did express concerns in the reduction in the number of trees. After further discussion, the committee stated they understood the problematic nature of the trees, and would support revisions for fewer trees where the trees could be clustered in certain areas to enhance the outdoor experience, but still allow the desired visibility of the school from the street corridor (the extension of Novell Place).

The motion for approval by Ms. Walker was to approve the plan as proposed, with leeway given to work with the Planning Commission regarding the final landscaping requirements.



Design Review Committee Chair

If changes are made to the plans (Building or Landscaping) which have been approved by the Design Review Commission, a revised plan will need to be reviewed and approved by the Commission. Unauthorized changes to the approved plan are subject to a \$500.00 fee as outlined in Provo City Code Section 14.43.010.

If the applicant does not agree with the above condition(s) and wishes to appeal the decision, the applicant must file a notice to the Community Development Department. The appeal will then be placed on the next available Planning Commission agenda.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.