

**ITEM #2** Dudley & Associates request Concept Plan approval for 225,000 square feet of phased office space in a proposed PO (Professional Office) zone, located approximately at 5515 N Edgewood Dr. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20220015

## **OVERVIEW**

Dudley & Associates is acting as the applicant for the owner of the properties along Edgewood Drive between 5400-5600 north in requesting approval for this concept plan. This application is one of four that is now moving forward to public hearings as the development team moves ahead with their proposal for a new office campus since the General Plan was amended last October. The other related items for this Commission are the rezone request from the MDR (Medium Density Residential) zone to the PO (Professional Office) zone and the conditional use permit to increase the allowable building height for the development; the fourth being the street vacation request for a portion of Edgewood Drive that will be handled by the City Council on March 14<sup>th</sup>.

The concept plan for this land shows multiple office buildings, to be built in three phases, with a consistent design located against University Avenue and 5600 North, with parking between. These concept plans will be part of a Development Agreement on the rezone application, thereby alleviating any concern of something else being built once the approvals are given by the City. The proposal shows four-story office buildings with a height of just over seventy feet (70'), which will need approval of the related conditional use permit. The property, when fully developed, will provide around 325,000 square feet of office space, around 108,000 square feet of landscaped area, and 1,030 parking stalls. As indicated, the full project will be built in phases as shown in the attachments; with the northeast corner building built first and the building against the river and parking garage to be built on phase three. This garage will be required at that point due to the added square footage of office space and the reduction of some of the surface spaces when the phase three building is constructed.

The area around this development is currently a commercial property to north in the CG (General Commercial) zone, a State highway to the east, one residence in the A1 (Agricultural) zone and two office buildings in the RBP (Research and Business Park) zone to the south, and the Provo River and vacant RBP zoned land to the west. The only residence that is adjacent to the project is at 5366 N Edgewood Drive, and the closest the office buildings get to that property line is approximately thirty-eight feet (38').

## **RELEVANT HISTORY**

In addition to the brief history stated above in this report, there have been some important events during the review of this proposed concept plan. While any project goes through site design changes during the staff review period of the process, there have been adjustments of note. Specifically, one major change from the first submittal was to bring the buildings out to the east edge of the property to front against University

Avenue. This was done to help provide a presence on the street on an important gateway and hide the parking.

Through consequent reviews staff identified another issue that resulted in a major site plan shift. Revised iterations of the site plan had the access lane further east into 5600 North and more of a building presence on that street. However, due to site access concerns and proximity to the 5600 N University Avenue intersection, the applicant's team rotated the western building and moved the access drive through the parking lot further west into 5600 North.

These site changes are important enough to mention in this section and will be guaranteed to be preserved by including the staff CRC (Coordinator Review Committee) approved site plan in the Development Agreement tied to the rezone of the property.

### **FINDINGS OF FACT**

1. The subject property is currently zoned Medium Density Residential and Agriculture One.
2. The General Plan designation for the property is Commercial.
3. The proposed zone for the property is PO (Professional Office).
4. The proposed use is permitted in the PO zone (Section 14.16.020, Provo City Code).
5. The leasable square footage is 255,000 square feet.
6. The required parking is 1,020 spaces (Section 14.37.060, Provo City Code).
7. The parking provided is 1,030 spaces.

### **CONCLUSIONS**

Staff have reviewed this concept against the standards of the PO zone and other relevant city codes and found it to meet those standards. Staff supports this office development as shown through the conceptual plans and is excited for the overall master plan for this area. This should bring economic development into the city and create an attractive gateway for the north boundary of the city.

### **ATTACHMENTS**

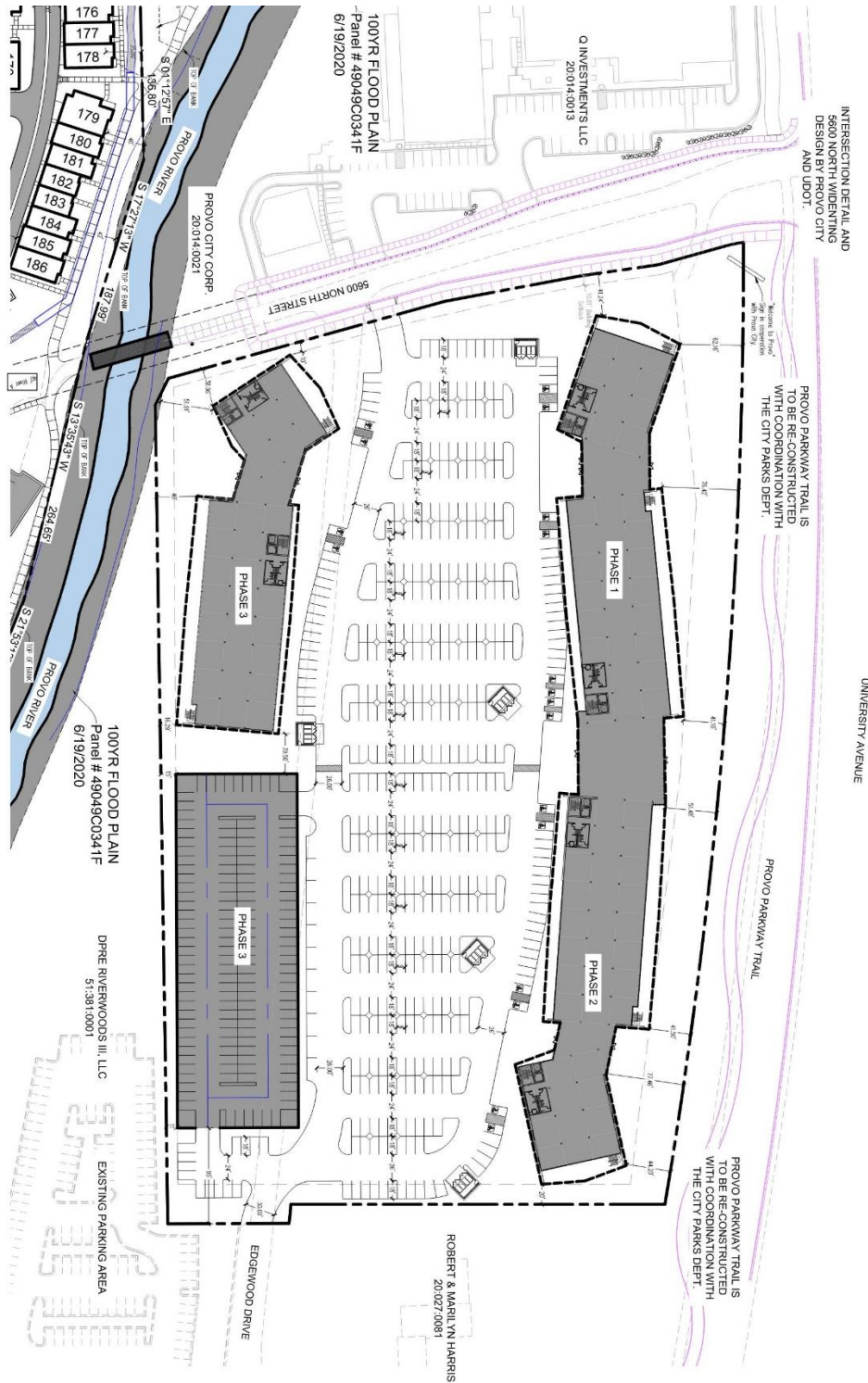
1. Area Map
2. Concept Site Plan
3. Concept Landscape Plan
4. Phasing Plan

ATTACHMENT 1 – AREA MAP





ATTACHMENT 2 – CONCEPT SITE PLAN

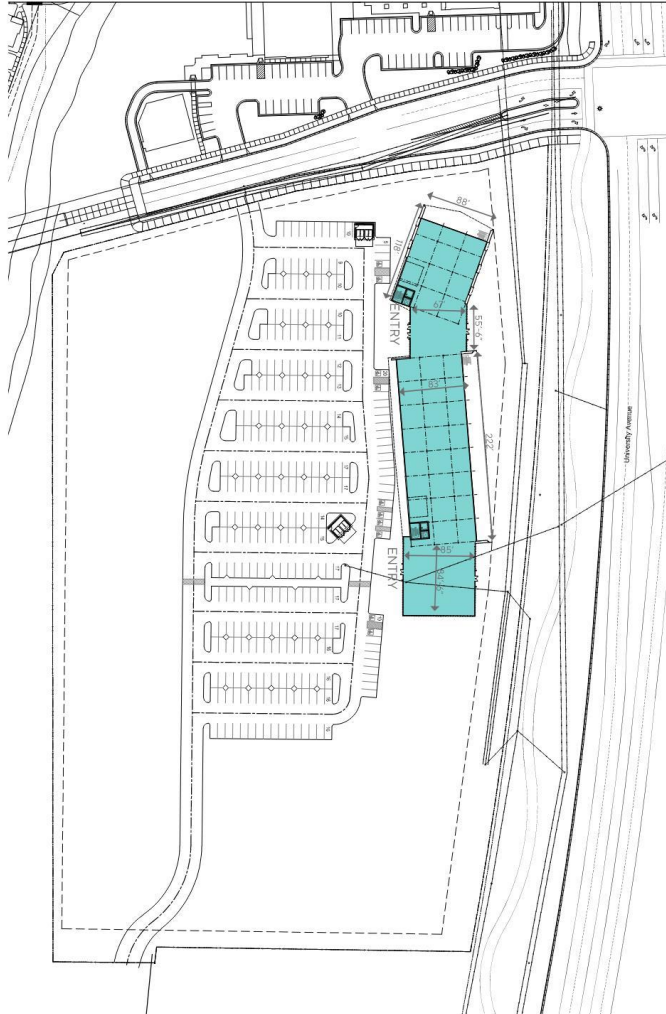


ATTACHMENT 3 – CONCEPT LANDSCAPE PLAN



ATTACHMENT 4 – PHASING PLANS

**Houlihan Pratt**  
THE HANGARS AT PROVO RIVER  
Provo, Utah



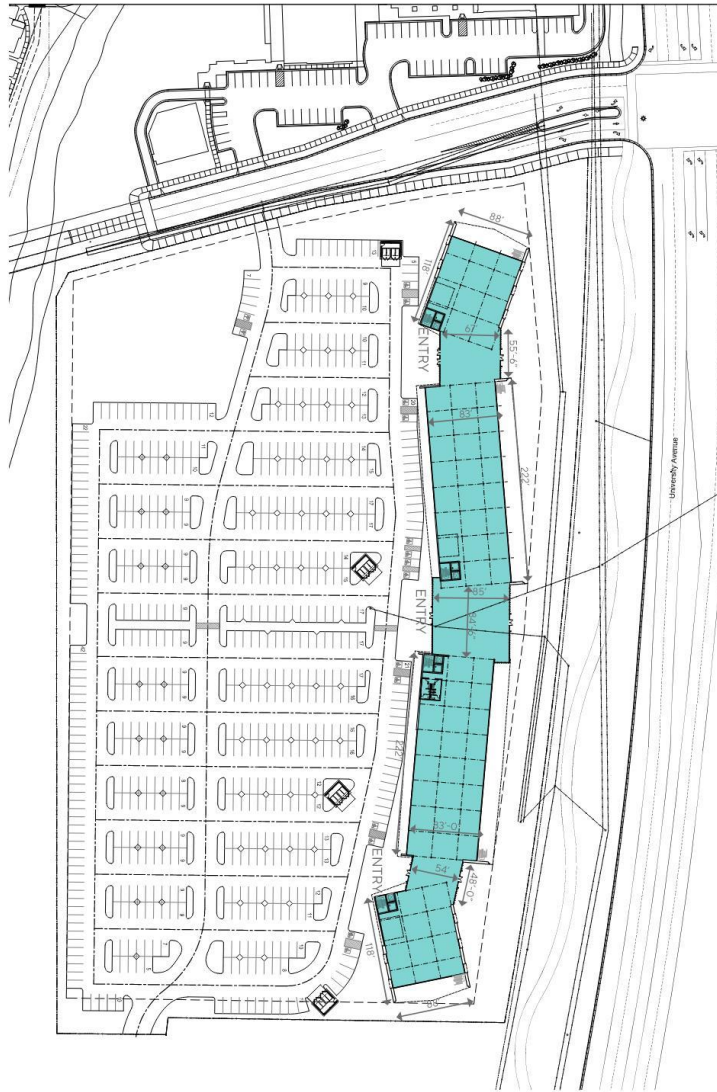
**Phase 1**  
Building Area  
Parking  
113,000 SF  
317 Stalls

Phase 1  
Siteplan

**AQ**  
Architecture  
Design  
Relationships

03  
1/1/2023





**Phase 2**  
Building Area  
Parking  
218,000 SF  
692 Stalls