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**ITEM #1** Sierra Moore requests Design Review approval for a new three-story office building in the SC2 (Community Shopping Center) zone, located at 1255 S State Street. Provost South Neighborhood. Dustin Wright (801) 852-6414 [dwright@provo.org](mailto:dwright@provo.org) PLPPA20230087

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**Applicant: Sierra Moore**

**Staff Coordinator: Dustin Wright**

**Property Owner: VANDELAY REAL ESTATE LLC**

**Parcel ID#: 22:047:0234**

**Current Zone: Community Shopping Center (SC2)**

**APPLICABLE DESIGN STANDARDS**

**14.34.280(3) *Design Review Committee – Design Criteria***

**(3) *Design Criteria.***

- (a) To preserve the design character of existing development, to protect the visual pattern of the community, and to promote harmony in the visual relationships and transitions between new and older buildings, new buildings should be in harmony with principles of design which include balance, rhythm, emphasis, scale, proportion and harmony (unity and variety). In addition, buildings should make appropriate use of design elements which include texture, pattern, line, form, space, color and mass.
- (b) The use of unusual shapes, color, and other characteristics that cause new buildings to call excessive attention to themselves and create disharmony shall be avoided or reserved for structures of broad public significance.
- (c) The height and bulk of new buildings shall be related to the prevailing scale of development to avoid overwhelming or dominating existing development.
- (d) Building additions should be designed to reflect existing buildings in scale, materials, and color. Facade renovations should include as few different materials as possible.
- (e) The architectural style of new or redeveloped structures shall be compatible with the predominant architectural themes of the district. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, building, or its environment.

- (f) Adjacent buildings of different architectural styles shall be made compatible by such means as materials, rhythm, color, repetition of certain plant varieties, screens, sight breaks, etc.
- (g) The construction of additions to existing buildings should be generally discouraged in yards adjoining public streets and should instead be confined to side and rear yards which are generally out of public view.
- (h) To preserve the continuity prevailing along each block face, the orientation of the building's principal facade shall complement that of the majority of buildings in the same block face.
- (i) The open expanse of front lawns and the quantities of planting within them of new or redeveloped structures shall be comparable to that of existing structures.
- (j) Projects shall be designed in context with their surroundings. This means that enough visual linkages between existing buildings and the proposed project shall be provided so as to create a cohesive overall effect. In addition to those noted above, visual linkages shall include window proportions, entryway placements, decorative elements, style, materials, and silhouettes.
- (k) Where quality is mixed - good buildings mixed with more mundane construction - a selective approach may be warranted. In such cases, positive identifiable patterns should be reinforced wherever possible and negative design qualities, however much they may characterize an area, should be avoided.
- (l) Doors, shrubs, fences, gates, and other physical design elements should be used to discourage access to an area by all but its intended users.
- (m) Surveillance should be encouraged by placing windows in locations that allow intended users to see or be seen while ensuring that intruders will be observed as well. Surveillance shall be enhanced by providing adequate lighting and landscaping that allow for unobstructed views.
- (n) Territoriality should be augmented by the use of sidewalks, landscaping, porches, and other elements that establish the boundaries between public, semi-private, and private areas.
- (o) Projects should be designed with a human scale foremost.

**14.34.290(4) South State Street Design Corridor and Guidelines.**

(d) Approval Authority. The Provo City Design Review Committee (DRC) shall have the authority to approve the design of property development and improvements in the South State Street corridor. **The DRC may waive individual guidelines for specific projects if it finds that the waiver achieves a better design solution than strict application of the guidelines.** The DRC, however, **must adopt a finding of overall consistency** with the guidelines before approving an application for design review.

(e) Building Location.

(i) **Buildings shall be located a minimum of ten (10) feet but no more than twenty (20) feet from the front or street side yard property lines.** All areas between the front or street side yard property lines and any principal building shall be landscaped as follows:

(A) One (1) tree shall be provided for every fifty (50) feet of building frontage. Trees may be grouped or spaced evenly.

(B) Foundation plantings shall be used to achieve a minimum fifty percent (50%) coverage at maturity. Layered planting is encouraged.

(C) Landscape should be used to highlight primary entryways.

(ii) Paving in the front or street side yards shall be limited to driveways that lead directly to interior side yard or rear yard parking. **All front and street side yard areas that are not used as a driveway shall be landscaped at the same depth as the front or street side yard located between the principal building(s) and the public street.**

(iii) All structures shall have at least one (1) primary entry that faces State Street.

(iv) Entryways shall be highlighted (focal point) with design elements and variations that give orientation, transition, and aesthetically pleasing character to the building. Each principal building on site should have clearly defined, highly visible customer entrances. In all cases, entryways should provide protection from the weather by projecting away from the main facade and by utilizing one (1) or more of the following design elements listed below:

- (A) Awnings.
- (B) Canopies, arcades, or porticos.
- (C) Alcoves.
- (D) Overhangs/eaves.
- (E) Recesses/projections.
- (F) Raised corniced parapets over the door.
- (G) Peaked roof forms.
- (H) Arches.

(l) Pillar posts or pilasters.

(f) Roofs.

(i) Variations in rooflines shall be used to add interest to, and reduce the massive scale of, large buildings. Roof features should complement the character of adjoining neighborhoods, where applicable.

(ii) Roof styles are not limited; however, flat roofs shall incorporate green roof technology or be concealed by a parapet.

(iii) Mechanical equipment located on the roof shall be concealed from public view.

(g) Building Materials.

(i) Masonry, stucco, wood, or fiber-cement (or similar product) shall be used as primary building materials.

(A) Vinyl and metal siding shall be limited to use as a secondary material for trim, soffits, eaves, etc. and shall not be a dominant building material.

(ii) Pitched roofs that are visible from the public street shall consist of wood, slate, tiles, and high-quality composition shingles and shakes.

(A) Corrugated metal shall not be permitted as roofing material.

(iii) Alteration of exterior materials on an existing, residential structure shall not be subject to the above building materials requirements.

(h) Driveways and Parking.

(i) Parking shall not be located in front of any building facade adjacent to a public street.

(ii) Parking lots should be pedestrian designed by keeping parking areas separated from primary structures using landscaping and sidewalks.

(iii) Parking shall not be located between any principal building and the front or street side yard property lines.

(i) Signage.

(i) Signage is limited to wall signs and freestanding ground level monument style signage as permitted by the underlying zoning and as defined in Section 14.38, Provo City Code.

(ii) Freestanding signs greater than five (5) feet in height (i.e., pole signs) shall not be permitted.

(iii) All freestanding signs must be constructed of materials and have an architectural style that is complementary to the principal structure.

(j) Landscaping. All additional landscaping required under this Subsection (4) shall be in addition to the requirements of Chapter 15.20, Provo City Code.

### **ATTACHMENTS**

1. Property Map
2. Landscape Plan
3. Elevations/Renderings



1. Property Map





## 2. Landscape Plan



