
ITEM #2 James Chapman requests Design Review Approval for a 195-unit townhome development in the MDR (Medium Density Residential) zone, located at 5544 N River Run Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20230059

Applicant: Jamie Chapman

Staff Coordinator: Aaron Ardmore

Property Owner: Canyon River Holdco LLC

Parcel ID#: 51:198:0001

Current Zone: MDR

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.

14.34.287 Residential and Mixed-Use Design Standards

(1) *Purpose and Intent.* This Section establishes design standards that are intended to improve the quality and compatibility of new residential development and mixed-use development. These standards address yard design, building location and orientation, driveway and parking design, landscaping design, building form, mass and scale, building materials and compatible additions. They are intended to provide design standards for project applicants, staff, the Design Review Committee and the general public.

(a) Design standards that are mandatory are indicated by the verb “shall.” Design standards shall be required unless it can be demonstrated by the applicant that there is no practical means by which the standard can be achieved and an acceptable alternative is approved. Economic considerations alone do not constitute “no practical means” for altering a requirement.

(2) *Applicability.* The design standards set forth in this Section shall apply to all new buildings and uses located in the Very Low Density Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Campus Mixed-Use (CMU), Neighborhood Mixed-Use (NMU), and Mixed-Use (MU) zones.

(a) In approving a project plan, the approving authority may impose reasonable conditions consistent with the purpose and intent of this Section. The requirements for this Section shall apply in addition to other applicable requirements of this Title. This Section shall be interpreted to supersede other requirements of the Provo City Code which may impose more restrictive requirements.

(b) All of the requirements of this Section shall apply, unless the Planning Commission approves an alternative design arrangement equal to or better than the requirements set forth in this Section. The Planning Commission shall make specific findings justifying the alternate design arrangement.

(3) *Site Design Standards.*

(a) *Front Yards.*

(i) There shall be a logical hard surface pedestrian connection between the street and the front entry.

(ii) The front yard shall be predominantly landscaped with a combination of turf and plants. Hard surfaces for driveways and parking shall be minimized and shall not exceed ordinance requirements.

(iii) Utility boxes shall not be located in the front or street side yards or park strips unless the applicant demonstrates that there is no other practical location for utility boxes on the site.

(iv) Front yards shall provide transitions between the public way and private space on residential frontages. This requirement may be met with the following strategies:

(A) Use of foundation plantings to provide separation between residential units and the sidewalk.

(B) Use of porches, stoops and railings to provide intermediate semi-private spaces.

(C) Employment of elevation changes to delineate the progression from public space through exterior semi-private space into interior private space.

(b) *Fences.*

- (i) Fences shall complement the architectural character of the project.
- (ii) Chain link fences shall be prohibited in front yards.
- (iii) Fencing shall conform to Section 14.34.500, Provo City Code.

(c) *Building Location.*

(i) New structures shall be sited consistently with the existing front setbacks of adjoining properties to maintain neighborhood compatibility, with the exception of projects that are zoned HDR or CMU, and MU where the zone permits lesser setbacks than the existing housing stock.

(ii) *Frontage.*

(A) A building's front elevation is the elevation whereon the primary or common entrance is located.

(B) Buildings shall front on a street, open space, or pedestrian way.

(C) Buildings shall not front an interior property boundary or parking lot.

(D) In any development consisting of six (6) or more townhomes, each townhome shall front a street, open space or pedestrian way.

(iii) The majority of new buildings in multifamily developments shall be sited along the block face rather than the interior of the block.

(d) Buildings, including parking structures, shall be designed and located in a manner that allows planting and growth of mature trees in the front and side yards.

(4) *Building Facades.*

(a) *Ground Floor Treatment.*

(i) *Commercial Ground Floors in the CMU, MU, and NMU Zones.*

(A) Ground floor commercial space shall be designed for retail or other active uses, orienting tenant spaces to the street and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

(B) Wall openings, such as storefronts, windows and doors, shall comprise at least sixty percent (60%) of a building's street level facade measured as a percentage of facade area between the ground plane and the finished floor elevation of the second floor.

(C) Open-wall storefronts are encouraged.

(ii) *Ground Floors in All Applicable Zones.*

(A) Excepting townhomes, a minimum habitable first floor depth of thirty (30) feet as measured from the street facing facade is required.

(B) Residential units with individual entries shall include windows on the ground floor that look out onto the street, with wall openings comprising at least thirty percent (30%) of the street level facade, measured as a percentage of facade area between the ground plane and the finished floor elevation of the second floor.

(C) Clear glass for wall openings, i.e., doors and windows, shall be used along all street level facades for maximum transparency. Tinted, mirrored or opaque glazing is not permitted for any required wall opening along street level facades.

(D) Articulation and detailing of the ground floor with pedestrian entrances, quality materials and decorative details shall be used to promote pedestrian-scaled architecture along the street.

(E) Electrical service, mechanical, or other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented shall not be located along the ground floor street wall unless required by applicable code and no workable alternative location exists.

(b) *Pedestrian Building Entrances.*

(i) Pedestrian building entrances shall:

(A) Meet the spatial requirements set forth in Table 14.34.287-1 Pedestrian Building Entrance (PBE) Requirements;

(B) Contain a door providing direct pedestrian access into a building;

(C) Directly access an interior and enclosed commercial tenant space, public lobby, or residential unit;

(D) Be directly accessible from and directly adjacent to the sidewalk; and

(E) Prevent doors from swinging into the public right-of-way or beyond the front facade line of the building when opened.

(ii) Fire exit doors, doors to fire riser rooms or other mechanical spaces, and doors to exterior courtyards shall not qualify as pedestrian building entrances.

(c) The primary entrance of a multifamily structure shall be clearly defined by use of a raised porch or other similar entry feature.

(i) The front porch or entry feature shall be oriented to the street.

(ii) The minimum size of the front porch or entry feature shall be functional rather than merely decorative.

(iii) The porch floor height shall not exceed thirty (30) inches above the elevation of the top of the street curb.

(d) Doors, windows and balconies of new housing should be located to respect the privacy of neighboring properties.

Table 14.34.287-1. Pedestrian Building Entrance (PBE) Requirements

Frontage Type	Commercial	Residential
PBE's Required for Each Street Facing Facade	1 per 30 feet (1 min.)	1 per street fronting ground floor unit
Maximum Spacing	40 feet	38 feet

(5) *Driveways and Parking.*

(a) New developments shall provide the minimum amount of driveway access and width required by code as a means of preserving front yard space.

(i) Driveway placement shall be toward the side property line to avoid dividing a building by a single, central driveway to subterranean parking.

(ii) Driveways shall be consolidated where adjacent parcels or developments can be served by a single driveway. Cross access easements shall guarantee rights of access across the shared driveway for both parcels.

(iii) Alley access for properties shall be encouraged to reduce the impact of parking and traffic circulation on the front of the property.

(iv) Parking and interior access shall be designed to minimize the number of curb cuts.

(b) Parking shall not be placed in the front yard and should be minimized in the side yard, with the exception of one- and two-family dwellings when the driveway leads to a garage or carport as defined in Chapter 14.37, Provo City Code.

(i) Parking shall not be allowed between a primary building and a public street.

(ii) Surface parking areas in rear yards shall be screened from neighboring properties with appropriate plant materials and/or fencing.

(iii) Entrances to structured parking shall be provided from driveways along the sides of properties, not from a front-facing garage entry.

(iv) Parking shall be screened from any adjacent public way, street, open space, or pedestrian way.

Except for the minimum ground-level frontage required for access to parking and loading, no parking or loading shall be visible on the ground floor of any building facade that faces a public right-of-way.

(6) *Landscape Design.*

(a) Property owners shall comply with Section 15.20.030, Provo City Code, for the protection of existing vegetation.

(b) New landscaping shall be complementary to existing neighborhood vegetation.

(i) The species, size and placement of new landscaping shall be considered in the design review process.

(c) Landscaping shall be used to reduce the impact of larger buildings on neighboring properties.

(d) Buildings and driveway lighting should not extend beyond the boundaries of the subject property, as per Chapter 15.21, Provo City Code.

(7) *Building Form, Mass and Scale (VLDR, LDR, and NMU Zones Only).*

(a) Building form, mass and scale should be appropriate for the zone in which the building is located and consistent with the established neighborhood character.

(i) Architectural elements such as roof form, windows, doors, etc., should be consistent with the form and character of the existing housing in the area.

(ii) A porch or similar element, which defines the front entrance, shall be provided.

(iii) An attached garage shall not be the dominant design feature of the front elevation.

(iv) Sloping roofs such as gable or hip design should be used as the primary roof form.

(v) Historic buildings are subject to Title 16, Provo City Code.

(b) Building additions shall not strongly alter the character of an original building.

(i) Windows, materials and doors should be compatible with those of the original building.

(ii) Roof forms shall be compatible with the existing structure.

(8) *Building Form, Mass and Scale (MDR, HDR, CMU, and MU Zones).*

(a) The facade of any multiple-family, apartment, or mixed use structure shall:

- (i) Be articulated in the horizontal plane to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall;
 - (ii) Be vertically articulated to differentiate the ground floor facade, and feature high quality materials that add human scale, texture and variety at the pedestrian level;
 - (iii) Provide an identifiable break between the building's ground floors and upper floors. This break may be accomplished by a change in material, a horizontal dividing element, a change in fenestration pattern, or similar means;
 - (iv) Be vertically articulated at the street wall facade, establishing different treatment for the building's base, middle and top. Balconies, fenestration, shading devices, or other elements shall be used to create an interesting pattern of projections and recesses;
 - (v) Avoid extensive blank walls that detract from the experience and appearance of an active streetscape; and
 - (vi) Provide well marked entrances to cue access and use. All public entrances to a building or use shall be enhanced through compatible architectural or graphic treatment.
- (b) Exterior stairways, corridors, or landings shall not be located on the front or street side elevation of the building.
- (c) Structures located in the CMU zone that are greater than six (6) stories in height shall step back fifteen (15) feet from the first floor elevation for all stories above the fourth floor on all elevations that front a public street unless the applicant can demonstrate that there is sufficient variation and articulation in the building planes to give visual interest and appeal.
- (d) Building additions shall not strongly alter the character of the original building.
- (i) Windows, materials and doors shall be compatible with those of the original building.
 - (ii) Roof forms shall be compatible with the existing structure.
- (9) *Building Materials.*
- (a) *Intent.* The intent of the facade materials standards of this Section is to:
 - (i) Provide minimum material standards to ensure use of well tested, high quality, durable surfaces, while permitting a wider range of materials for details; and
 - (ii) Encourage a high level of detail from smaller scaled, less monolithic materials in order to relate facades to pedestrians, especially at the ground level.

(b) *Major Materials.* A minimum of eighty percent (80%) of each facade, not including window and door areas, shall be composed of major materials, as specified in this Section.

(i) *Allowed Major Materials.* The following are allowed major materials:

- (A) Stone;
- (B) Brick;
- (C) Wood;
- (D) Architectural metal panel systems;
- (E) Fiber cement board;
- (F) Glass curtain wall;
- (G) Terra cotta decorative units, tiles or panels; and
- (H) Architectural cast stone, including glass fiber reinforced concrete.

(ii) *Prohibited Major Materials.* The following materials are prohibited as major materials, unless otherwise approved under the standards of this Section:

- (A) Face-sealed EIFS synthetic stucco assemblies and decorative architectural elements;
- (B) Synthetic stucco or elastomeric finishes on stucco;
- (C) Unfinished or untreated wood;
- (D) Glass block;
- (E) Vinyl or aluminum siding;
- (F) Plastic panels, including high-density polyethylene, polyvinyl chloride (PVC), and polycarbonate; and
- (G) Fiberglass and acrylic panels.

(iii) *Limited Use Major Materials.* The following materials are prohibited as a major material, except as specifically allowed in this Subsection (9)(b)(iii):

- (A) *Economy Bricks.* Brick types larger than three (3) inches in height are allowed as major materials on rear, alley, and rail corridor facades. In such instances, corner bricks shall be used to give the appearance of a full brick facade.

(c) *Minor Materials.* Allowed minor materials are limited to trim, details, and other accent areas that combined form twenty percent (20%) or less of the total surface of each facade.

- (i) *Major Materials.* All allowed major materials may serve as minor materials.
- (ii) *Allowed Minor Materials.* The following are allowed minor materials:
 - (A) Metal for beams, lintels, trim, exposed structure, and other ornamentation;
 - (B) Split-faced, burnished, glazed, or honed concrete masonry units or block cast stone concrete elements;
 - (C) Vinyl for window trim;
 - (D) Cement-based stucco;
 - (E) Face-sealed EIFS synthetic stucco assemblies and decorative architectural elements; and
 - (F) Synthetic stucco.

(d) *Other Materials with Approval.* Materials that are not listed in this Section for its proposed application as allowed major materials, limited use materials, or allowed minor materials may not be installed on any facade unless approved by the reviewing authority pursuant to this Subsection. The reviewing authority may approve facade materials that are not listed in this Section if the applicant demonstrates that the alternate material meets the intent of the facade material standards described in Subsection (9)(a) of this Section. Samples and examples of successful high quality local installation shall be provided by the applicant.

ATTACHMENTS

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

ATTACHMENT 1 – PROPERTY MAP



ATTACHMENT 2 – LANDSCAPE PLAN



RIVER DISTRICT TOWNHOMES
PROVO | UT
FOULGER PRATT | 22-006
DATE 08 | 10 | 23



1"=50'-0" SCALE
0 50 100
NORTH
ILLUSTRATIVE SITE PLAN | L1



ATTACHMENT 3 – ELEVATIONS/RENDERINGS

KEYNOTES : COLOR SCHEME 1

01 LAP SIDING- FIBER CEMENT: SW 4069 FRENCH ROAST	04 STUCCO: SW 4069 FRENCH ROAST	07 STONE VENEER - BLACKTRUFFLE	10 COMPOSITION SHINGLE ROOF - GAF - FEWTER GRAY
02 BOARD & BATTEN- FIBER CEMENT: SW 6188 SHADE-GROWN	05 METAL GUARDRAIL - BLACK	08 TRIM- FIBER CEMENT BOARD - SW 7069 IRON ORE	11 STANDING SEAM METAL - ROOF - CHARCOAL
03 STUCCO: SW 7649 SILVERPLATE	06 MAC METAL SIDING - TEAK	09 VINYL WINDOW - BRONZE	12 METAL GARAGE DOOR WITH/WITHOUT GLAZING

MID POINT OF HIGHEST ROOF
 36'-0" MAX HEIGHT
 ENTRY 3/32" = 1'-0"
 LEFT 3/32" = 1'-0"
 GARAGE 3/32" = 1'-0"
 RIGHT 3/32" = 1'-0"
 1st F.F. 9'-11"
 2nd F.F. 9'-11"
 3rd F.F. 9'-11"
 PL 9'-11"
 F.G.

FOULGER-PRATT
 RIVER DISTRICT TOWNHOMES
 FOULGER PRATT

ELEVATIONS- TH5A
 MOUNTAIN MODERN

2023.02.02 2023.06.26
 A1.0
 DANIELIAN ARCHITECTS

KEYNOTES : COLOR SCHEME 2

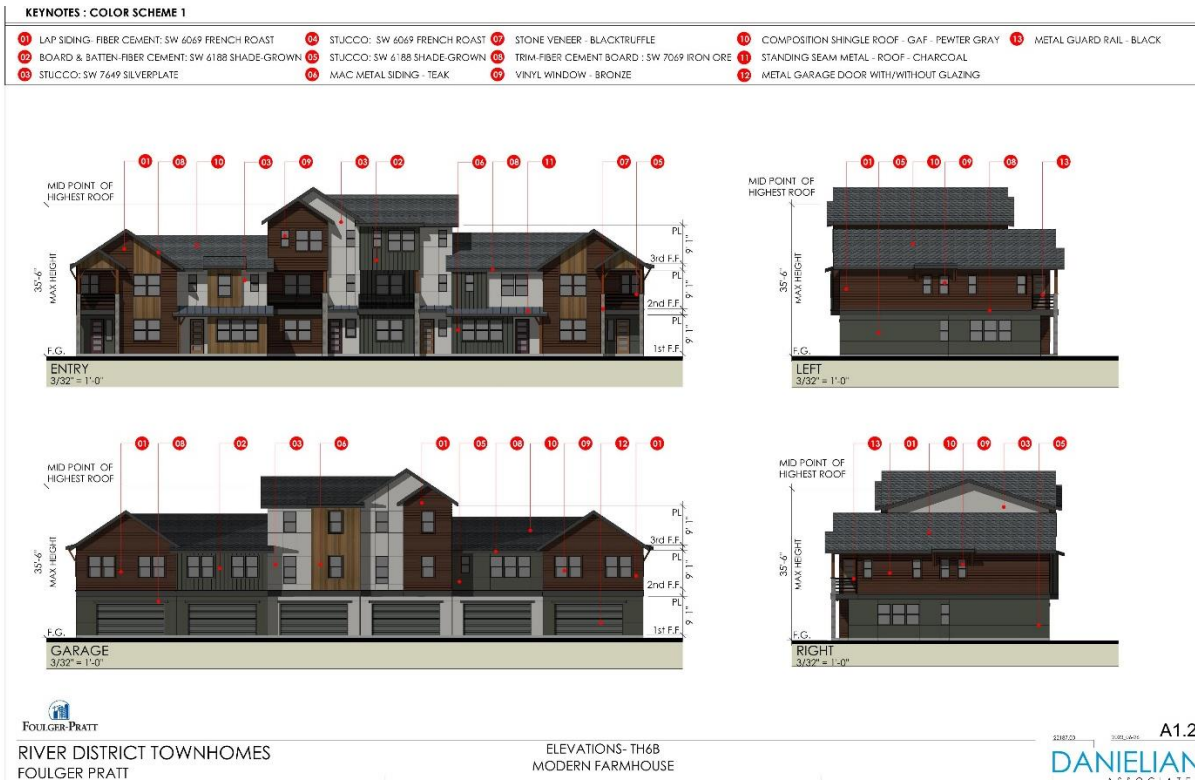
01 LAP SIDING- FIBER CEMENT: SW 7504 KEYSTONE GRAY	04 STUCCO: SW 7504 KEYSTONE GRAY	07 STONE VENEER- BLACKTRUFFLE	10 COMPOSITION SHINGLE ROOF - GAF - MISSION BROWN
02 BOARD & BATTEN- FIBER CEMENT: SW 4076 TURKISH COFFEE	05 STUCCO: SW 6076 TURKISH COFFEE	08 TRIM- FIBER CEMENT : SW 7069 IRON ORE	11 STANDING SEAM METAL - ROOF - SLATE GRAY
03 STUCCO: SW 7649 SILVERPLATE	06 MAC METAL SIDING - TEAK	09 VINYL WINDOW - BRONZE	12 METAL GARAGE DOOR WITH/WITHOUT GLAZING

MID POINT OF HIGHEST ROOF
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FOULGER-PRATT
 RIVER DISTRICT TOWNHOMES
 FOULGER PRATT

ELEVATIONS- TH5A
 MOUNTAIN MODERN

2023.02.02 2023.06.26
 A1.1
 DANIELIAN ARCHITECTS



KEYNOTES :

01 LAP SIDING - FIBER CEMENT - SW 6151 QUIVER TAN	04 MAC METAL SIDING - SMOKED BIRCH	07 STOREFRONT WINDOW - BRONZE
02 STUCCO: SW 6151 QUIVER TAN	05 STONE VENEER-GREYPEARL	08 STANDING SEAM METAL - ROOF - BURNISHED SLATE
03 STUCCO: SW 6349 PENNYWISE	06 TRIM- FIBER CEMENT : SW 7069 IRON ORE	09 CABLE RAILING- GUARD RAIL

ENTRY
 31'-0" MAX HEIGHT
 MID POINT OF HIGHEST ROOF
 F.G.
 1st F.F.
 2nd F.F.
 PL
 31'-0" = 3/32" = 1'-0"

LEFT
 31'-6" MAX HEIGHT
 MID POINT OF HIGHEST ROOF
 F.G.
 1st F.F.
 2nd F.F.
 PL
 31'-0" = 3/32" = 1'-0"

GARAGE
 31'-6" MAX HEIGHT
 MID POINT OF HIGHEST ROOF
 F.G.
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 31'-0" = 3/32" = 1'-0"

RIGHT
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 MID POINT OF HIGHEST ROOF
 F.G.
 1st F.F.
 2nd F.F.
 PL
 31'-0" = 3/32" = 1'-0"

FOULGER PRATT
 RIVER DISTRICT TOWNHOMES
 FOULGER PRATT
 PROVO, UT

ELEVATIONS- CLUBHOUSE

DANIELIAN ASSOCIATES
 2023.02.20
 A-CH.3