

**ITEM #1** David Peterson requests Design Review Approval for a new 129-unit apartment building in the ITOD (Interim Transit Oriented Development Zone) zone, located at 156 W. 500 S. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLCP20230159

**Applicant: David Peterson**

**Staff Coordinator: Dustin Wright**

**Property Owner: PROVO COMMONS LLC PROVO**

**Parcel ID#: 04:020:0004, 04:020:0017, and 04:020:0019**

**Current Zone: Interim Transit Oriented Development (ITOD)**

**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.

### **14.34.295    *Downtown Development Design Standards***

(1) Purpose and Intent. This Section establishes design standards that are intended to improve the quality and compatibility of new development. These standards address 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.

(2) Applicability. In addition to the requirements of Sections 14.34.280 (Design Review) and 14.34.285 (Single-Family Residential Design Standards and Guidelines), Provo City Code, the design standards set forth in this Section shall apply to all buildings and uses located in the General Downtown (DT1), Downtown Core (DT2), Downtown Gateway (GW), West Gateway (WG), and Interim Transit Oriented Development (ITOD) 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 that imposes requirements equivalent to or more restrictive than the requirements set forth in this Section.

#### **(3) Pedestrian Building Entrances.**

(a) A minimum of one (1) pedestrian entrance to a commercial space, lobby, or residential unit shall be provided for every fifty (50) feet of building frontage along primary streets and one hundred (100) feet on secondary streets. Properties located in the Downtown Gateway (GW) and West Gateway (WG) zones must provide a minimum of one (1) pedestrian entrance to a commercial space, lobby, or residential unit for every one hundred (100) feet of street frontage. All properties with frontage on Center Street in the GW and WG zones must provide a pedestrian entrance that fronts Center Street.

#### **(4) Building Facades.**

##### **(a) Ground Floor Treatment.**

(i) Commercial Ground Floors. Each first floor commercial frontage situated along a primary street shall provide a minimum of forty percent (40%) completely transparent glass and on secondary streets thirty percent (30%) completely transparent glass.

(ii) Residential Ground Floors. Ground floor residential buildings shall provide twenty percent (20%) completely transparent glass on any street.

#### **(5) Building Form, Mass and Scale.**

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

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

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

#### (6) 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) Prohibited Exterior Materials. The exterior finish material on all buildings shall not consist of vinyl or metal siding (including sheet or corrugated metal), plywood, particle board or other wood products not intended as an architectural finish product, or manufactured stone.

(c) Limited Exterior Materials. The following finishes may not be used on more than twenty percent (20%) of each exterior facade face:

- (i) Cement-based stucco;
- (ii) Face-sealed EIFS synthetic stucco assemblies and decorative architectural elements; and
- (iii) Synthetic stucco.

(7) Windows and Doors.

- (a) All windows and doors, with the exception of ground level shop fronts, shall be square or vertical in proportion.
- (b) Doors and windows that operate as sliders are prohibited on street frontages and facades.

(8) Roofs. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12 on all elevations facing a public street. Pitched roofs for residential porches and attached sheds may be no less than 2:12. This provision should not be construed to prohibit flat roof designs.

(9) Balconies. Balconies consisting of a minimum area of fifty (50) square feet shall be provided for a minimum of fifty percent (50%) of all residential units. Balconies may be inset into the building or may project into the street right-of-way a maximum of five (5) feet so long as ten (10) feet of vertical clearance is provided between the sidewalk and the balcony. Balconies facing a side or rear yard shall maintain a distance of at least eight (8) feet from the face of the balcony to the adjacent property line. Storage on balconies is limited to items such as tables, chairs, barbecue grills, and similar outdoor furniture. All new projects with residential units shall be required, as a condition of approval, to include language in their CC&Rs that restricts storage on balconies to acceptable items.

(10) Railroad Right-of-Way. All new buildings that are located within one hundred (100) feet of a railroad right-of-way shall include sound and vibration attenuating design and materials. Permit applicants shall provide documentation from an acoustical engineer or from the materials manufacturer that "best practices" for sound and vibration attenuation have been incorporated.

(11) Mechanical Screening. Mechanical equipment shall have an opaque screening barrier that is architecturally compatible with the primary structure. Only the minimal amount of screening necessary to fully screen such equipment shall be used.

#### **14.23.150 ITOD Architectural Standards**

(1) One (1) primary entrance door shall be provided for every fifty (50) feet of building frontage.

(2) Each structure in the ITOD zone situated along a primary street shall provide the first story of the building face with a minimum of fifty (50) percent completely transparent glass and on secondary streets forty (40) percent completely transparent glass. Ground floor residential buildings shall provide twenty (20) percent completely transparent glass.

(3) Building wall materials shall be combined on each facade horizontally only, with the heavier elements below lighter elements.

- (4) The exterior finish material on all buildings shall not consist of vinyl or metal siding (including sheet or corrugated metal), plywood, particle board or other wood products not intended as an architectural finish product, or manufactured stone.
- (5) All windows and doors, with the exception of ground level shop fronts shall be square or vertical in proportion.
- (6) Doors and windows that operate as sliders are prohibited on street frontages and facades.
- (7) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12 on all elevations facing a public street. Pitched roofs for porches and attached sheds may be no less than 2:12.
- (8) Windows and doors above the first story shall not exceed fifty (50) percent of the total building wall area, with each facade being calculated independently.
- (9) Balconies consisting of a minimum area of fifty (50) square feet shall be provided for a minimum of fifty (50) percent of all residential units. Balconies may be inset into the building or project outward into the property line. Balconies facing a side or rear yard shall maintain a distance of at least ten (10) feet from the face of the balcony to the adjacent property line.
- (10) All new buildings that are located within one hundred (100) feet of a rail road right-of-way shall include sound and vibration attenuating design and materials. Permit applicants shall provide documentation from an acoustical engineer that “best practices” for sound and vibration attenuation have been incorporated.

## **ATTACHMENTS**

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

1. Property Map



The site plan for Parcel 1 (307,332 sq ft) shows a large rectangular area. A 'PROPOSED BUILDING' is indicated in the center. Surrounding the building are various landscaping elements, including trees (represented by green circles with crosshairs) and shrubs (represented by smaller green circles). A parking area is located along the bottom edge of the parcel, adjacent to '500 SOUTH STREET (PUBLIC)'. The plan also shows existing structures and landscaping along the top and right boundaries of the parcel.



The image displays four architectural elevation drawings of a multi-story residential building, labeled EAST ELEVATION, SOUTH ELEVATION, WEST ELEVATION, and NORTH ELEVATION. Each drawing shows the facade of the building with various materials and finishes. The drawings include a table of material quantities for each elevation.

**EAST ELEVATION**

Materials: PREPARED ALUM. CAP, CEMENT BOARD REVEAL PANEL SYSTEM #1, CEMENT BOARD REVEAL PANEL SYSTEM #2, CEMENT BOARD REVEAL PANEL SYSTEM #3, METAL COMPOSITE PANELS, STUCCO SYSTEM, ALUM. STOREFRONT, METAL BALCONIES AND GUARDRAILS, POWDER COATED, EXPANDED METAL SCREEN, CEMENT BOARD REVEAL PANEL SYSTEM #2, BRICK.

Levels: LEVEL 7 - RESIDENTIAL, LEVEL 6 - RESIDENTIAL, LEVEL 5 - RESIDENTIAL, LEVEL 4 - RESIDENTIAL, LEVEL 3 - RESIDENTIAL, LEVEL 2 - PARKING, LEVEL 1 - AMENITIES, LEVEL 0 - PARKING.

Table: EAST ELEVATION

ITEM	QTY	UNIT	PRICE	TOTAL
ALUM. CAP	1.00	LF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #1	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #2	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #3	1.00	SF	1.00	1.00
METAL COMPOSITE PANELS	1.00	SF	1.00	1.00
STUCCO SYSTEM	1.00	SF	1.00	1.00
ALUM. STOREFRONT	1.00	SF	1.00	1.00
METAL BALCONIES AND GUARDRAILS	1.00	SF	1.00	1.00
POWDER COATED	1.00	SF	1.00	1.00
EXPANDED METAL SCREEN	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #2	1.00	SF	1.00	1.00
BRICK	1.00	SF	1.00	1.00

**SOUTH ELEVATION**

Materials: METAL COMPOSITE PANELS, PREPARED ALUM. CAP, CEMENT BOARD REVEAL PANEL SYSTEM #1, CEMENT BOARD REVEAL PANEL SYSTEM #2, CEMENT BOARD REVEAL PANEL SYSTEM #3, METAL COMPOSITE PANELS, STUCCO SYSTEM, ALUM. STOREFRONT, METAL BALCONIES AND GUARDRAILS, POWDER COATED, EXPANDED METAL SCREEN, CEMENT BOARD REVEAL PANEL SYSTEM #3, ALUM. STOREFRONT, BRICK.

Levels: LEVEL 7 - RESIDENTIAL, LEVEL 6 - RESIDENTIAL, LEVEL 5 - RESIDENTIAL, LEVEL 4 - RESIDENTIAL, LEVEL 3 - RESIDENTIAL, LEVEL 2 - PARKING, LEVEL 1 - AMENITIES, LEVEL 0 - PARKING.

Table: SOUTH ELEVATION

ITEM	QTY	UNIT	PRICE	TOTAL
METAL COMPOSITE PANELS	1.00	SF	1.00	1.00
PREPARED ALUM. CAP	1.00	LF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #1	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #2	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #3	1.00	SF	1.00	1.00
METAL COMPOSITE PANELS	1.00	SF	1.00	1.00
STUCCO SYSTEM	1.00	SF	1.00	1.00
ALUM. STOREFRONT	1.00	SF	1.00	1.00
METAL BALCONIES AND GUARDRAILS	1.00	SF	1.00	1.00
POWDER COATED	1.00	SF	1.00	1.00
EXPANDED METAL SCREEN	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #3	1.00	SF	1.00	1.00
ALUM. STOREFRONT	1.00	SF	1.00	1.00
BRICK	1.00	SF	1.00	1.00

**WEST ELEVATION**

Materials: CEDAR PLANK SIDING, STUCCO SYSTEM, BRICK, FIBERGLASS DOORS SYSTEM, PREPARED ALUM. CAP, CEMENT BOARD REVEAL PANEL SYSTEM #1, CEMENT BOARD REVEAL PANEL SYSTEM #2, CEMENT BOARD REVEAL PANEL SYSTEM #3, CEDAR PLANK SIDING, VINYL WINDOWS, STUCCO SYSTEM, METAL BALCONIES AND GUARDRAILS, CEMENT BOARD REVEAL PANEL SYSTEM #2, BRICK.

Levels: LEVEL 7 - RESIDENTIAL, LEVEL 6 - RESIDENTIAL, LEVEL 5 - RESIDENTIAL, LEVEL 4 - RESIDENTIAL, LEVEL 3 - RESIDENTIAL, LEVEL 2 - PARKING, LEVEL 1 - AMENITIES, LEVEL 0 - PARKING.

Table: WEST ELEVATION

ITEM	QTY	UNIT	PRICE	TOTAL
CEDAR PLANK SIDING	1.00	SF	1.00	1.00
STUCCO SYSTEM	1.00	SF	1.00	1.00
BRICK	1.00	SF	1.00	1.00
FIBERGLASS DOORS SYSTEM	1.00	SF	1.00	1.00
PREPARED ALUM. CAP	1.00	LF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #1	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #2	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #3	1.00	SF	1.00	1.00
CEDAR PLANK SIDING	1.00	SF	1.00	1.00
VINYL WINDOWS	1.00	SF	1.00	1.00
STUCCO SYSTEM	1.00	SF	1.00	1.00
METAL BALCONIES AND GUARDRAILS	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #2	1.00	SF	1.00	1.00
BRICK	1.00	SF	1.00	1.00

**NORTH ELEVATION**

Materials: PREPARED ALUM. CAP, CEMENT BOARD REVEAL PANEL SYSTEM #1, CEMENT BOARD REVEAL PANEL SYSTEM #2, CEMENT BOARD REVEAL PANEL SYSTEM #3, CEDAR PLANK SIDING, VINYL WINDOWS, FIBERGLASS DOORS SYSTEM, STUCCO SYSTEM, METAL BALCONIES AND GUARDRAILS, POWDER COATED, BRICK, EXPANDED METAL SCREEN, POWDER COATED, ELECTRICAL METERS, TRANSFORMER, GENERATOR, FIRE.

Levels: LEVEL 7 - RESIDENTIAL, LEVEL 6 - RESIDENTIAL, LEVEL 5 - RESIDENTIAL, LEVEL 4 - RESIDENTIAL, LEVEL 3 - RESIDENTIAL, LEVEL 2 - PARKING, LEVEL 1 - AMENITIES, LEVEL 0 - PARKING.

Table: NORTH ELEVATION

ITEM	QTY	UNIT	PRICE	TOTAL
PREPARED ALUM. CAP	1.00	LF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #1	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #2	1.00	SF	1.00	1.00
CEMENT BOARD REVEAL PANEL SYSTEM #3	1.00	SF	1.00	1.00
CEDAR PLANK SIDING	1.00	SF	1.00	1.00
VINYL WINDOWS	1.00	SF	1.00	1.00
FIBERGLASS DOORS SYSTEM	1.00	SF	1.00	1.00
STUCCO SYSTEM	1.00	SF	1.00	1.00
METAL BALCONIES AND GUARDRAILS	1.00	SF	1.00	1.00
POWDER COATED	1.00	SF	1.00	1.00
BRICK	1.00			





