



DEVELOPMENT SERVICES

Design Review Committee Hearing Staff Overview

Hearing Date: December 14, 2023

ITEM 1 Josh Arrington requests Design Review approval for a new 75,000 square foot office building on a three-acre campus in the R&BP (Research and Business Park) Zone, located at 388 W River Bend Lane. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20230180

Applicant: Josh Arrington

Staff Coordinator: Aaron Ardmore

Property Owner: Riverwoods West Holdings LLC

Parcel ID#: 57:059:0001

Current Zone: RBP (Research and Business Park)

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.

14.44.040

Design Controls.

- (1) Overall unity of site design shall be accomplished through:
 - (a) Architectural harmony of buildings and structures.
 - (b) Design integration of the common open space system and storm drainage system.
 - (c) Unifying themes in an overall landscaping plan, showing landscaped areas, as well as species, size, and numbers of plant materials.

(d) Unified design of street furniture, such as street signs, poles, light standards and luminaries, pedestrian benches, bus shelters, project entrances, perimeter fencing, pavement treatment, plazas, and handicapped curb ramps; housings for power facilities, telephone service boxes, and grouped mail box stanchions; illumination of buildings, outdoor sculptures and statuary, decorative fountains, walkway railings and steps.

(e) All uses except surface parking, recreational activities and utilities shall be conducted within a completely enclosed building. All storage of product and material used shall be in a completely enclosed building constructed with the same exterior finish as the main building. Refuse collection shall be conducted in a completely enclosed building constructed with the same exterior finish as the main building.

(f) All utilities shall be placed underground.

(g) All mechanical equipment incidental to any building, including roof mounted mechanical equipment, shall be totally enclosed or screened so as to be an integral part of the architectural design of the building to which it is attached or related.

(h) Loading operations shall either be conducted within the building or be screened so as to not be visible from a public street, and conducted in such a way that in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation.

14.44.100

Other Requirements.

(1) *Walls and Fences.* It is the intent of these standards to create an “open, park-like atmosphere”; therefore, fencing of individual lots in the R&B Park is prohibited. Decorative walls or fencing shall be provided as a visual screen around the perimeter of the Park as provided in Section 14.44.050(4), Provo City Code, and/or open waterways; details for which shall be submitted at the time of project plan for approval.

ATTACHMENTS

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

ATTACHMENT 1 – PROPERTY MAP



ATTACHMENT 3 – ELEVATIONS

