

Provo City Design Review Committee  
**Report of Action**  
March 27, 2014

ITEM 1      On behalf of the Provo Housing Development Corp, WPA Architecture requests a positive recommendation from the Design Review Committee (DRC) to construct a new senior living housing facility, comprising of 42/1-bedroom units on approximately 1.29 acres; located at 485 West 200 North, Provo, UT, in the DT-1 (General Downtown) Zone. *Timp Neighborhood* 14-0006PPA

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The following action was taken on the above described item by the Design Review Committee during its regular meeting on March 27, 2014:

**APPROVED WITH CONDITIONS**

Motion by: Roger Knell

Second by: Phil Kiser

Votes in Favor of Motion: Roger Knell, Phil Kiser, Scott Bingham

Votes Opposed to Motion: 0

*Scott Bingham was present as chair.*

**The following is a brief summary of the above decision, including conditions of approval:**

**STAFF PRESENTATION:**

Staff began with a basic introduction of the project, and presented the Committee with a copy of the latest review comments, along with a copy of the design standards for the DT-1 Zone. Staff went through each of the criteria with the Committee, explaining which ones were in compliance and which ones were not. Staff indicated that only one of the criteria was in question and that was letter (e) regarding windows, their shape and alignment. The middle windows on the south elevation were too rectangle in nature. Also staff asked the Committee to categorize the fiber board material proposed for the exterior of the building.

Staff also indicated that they felt there was an excessive amount of EIFS used on the exterior, and expressed that this is not preferred as a dominant exterior material. Staff recommended that there be some masonry used on the exterior.

The Architect representing the applicant answered various questions during the presentation.

**DISCUSSION:**

(Rodger) – Explained he did not like the overall building design, primarily the lack of contrast between the EIFS colors proposed.

(Phil) – Ok with the design.

(Scott) – Agrees with Rodger's assessment of the colors and requested a smooth texture finish on the EIFS.

**MOTION:**

Committee approval the project design with the following conditions, including a recommendation:

1. Windows on the south elevation must be corrected to appear square;
2. Re-submit to City Staff new EIFS colors with more contrast.

\*Recommendation to have a more durable masonry material (brick, tile, stone, etc.) on the building at ground level.



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Design Review Committee Chair

If changes are made to the plans (Building or Landscaping) which have been approved by the Design Review Commission, a revised plan will need to be reviewed and approved by the Commission. Unauthorized changes to the approved plan are subject to a \$500.00 fee as outlined in Provo City Code Section 14.43.010.

If the applicant does not agree with the above condition(s) and wishes to appeal the decision, the applicant must file a notice to the Community Development Department. The appeal will then be placed on the next available Planning Commission agenda.

**BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**