

Provo City Design Review Committee
Report of Action
April 22, 2014

ITEM 1 Cowboy Partners requests Design Review for Liberty Center, a mixed use development located at 310 West Center. *Central Business District Neighborhood* 14-0003PPA

The following action was taken on the above described item by the Design Review Committee during its regular meeting on April 22, 2014:

APPROVE

Motion by: Roger Knell

Second by: Phil Kiser

Votes in Favor of Motion: 3

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:

Scott Bingham, Committee Chair, requested staff to introduce the project to the committee.

Staff introduced the project with the assistance of the applicant and then yielded the time to the applicant to further describe the project.

Phil Kiser asked clarifying questions about material colors and distribution. He also asked about the use of the rooftop area at the third floor. The applicant answered that it will be used as a rooftop terrace tenant amenity area.

Scott Bingham questioned the applicant regarding how they planned to activate the courtyard on 300 West.

Dan Lofgren of Cowboy Partners answered that the area would not be formally programmed but the inclusions of furniture and some kind of feature like a fountain would help provide a draw. It is also the main entrance to the office and club house area. A landscape plan has not been developed for the courtyard.

Roger Knell commented that the design concept is good. He asked to see details of the windows at the masonry and stucco wall finishes.

Debbie White of Humphries Partners showed the window details and described the presence of trim to provide relief at the stucco walls.

Mr. Knell continued by expressing a concern with the overall proportion of the building elements such as the cornice and towers and suggested re-evaluating the design of the cornices and increasing the height of the southern tower to provide additional emphasis.

Mr. Bingham suggested that to truly emphasize the tower, it should be moved to the south-east corner.

Mr. Lofgren clarified that the applicable city code relating to the façade step back requirements prevented that design option.

Mr. Knell expressed his concern at the code tying the hands of designers. He continued to discuss the options for adjustment of proportions or heights of the towers. He clarified that the issue will not prevent his recommendation for approval and the applicant is free to consider the recommendation.

Mr. Bingham expressed his appreciation for Center Street and questioned the level of human scale visual interest. He also expressed his discomfort about dryer vents on the street adjacent building elevations. He described that the inset balcony didn't feel urban and was a visual distraction. He asked if there were any other options for articulating the inset corner at the south-east.

Paul Glauser of the Redevelopment Agency asked about the lack of fenestration at the south face of the fourth floor.

Scot Safford of Cowboy Partners answered that additional windows could be added but would allow terrace occupants to look directly in the adjacent windows.

Mr. Bingham expressed a desire to see additional brickwork detail in the pilasters in the first level along Center Street and also in some of the blank wall areas on the upper floors.

Josh Yost, Community Development Staff, stated his desire that the easternmost bay of the Center Street elevation be completely spanned by storefront glazing as at the other bays. The applicant and members of the committee discussed this issue and its relationship to the design of the upper stories and the rest of the street frontage as a whole.

At the conclusion of the discussion, Mr. Bingham called for a motion.

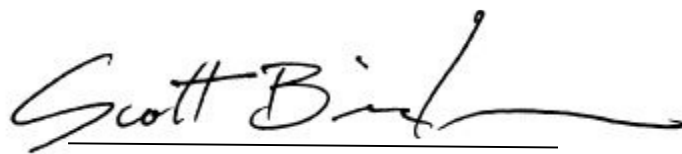
Roger Knell made a motion to approve the project design with the following conditions of approval and advisory suggestions. The motion was seconded by Mr. Kiser.

Conditions of Approval

- Study the storefront at the south east corner with options presented to the City on multiple storefront designs.

Advisory Suggestions

- Study the design of the cornices, and the proportion of the tower heights based on the discussion.
- Use a pregnant rail on the inset balconies.

A handwritten signature in black ink that reads "Scott Bink". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Design Review Committee Chair

If changes are made to the plans (Building or Landscaping) which have been approved by the Design Review Committee, a revised plan will need to be reviewed and approved by the Committee. 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.