

Provo City Design Review Committee

Report of Action

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

The following action was taken on the above described item by the Design Review Committee at its regular meeting on December 14, 2023:

APPROVED WITH CONDITIONS

Condition: 1. That the applicant demonstrates the use of the high-quality materials expressed in the hearing.

Motion By: Quinn Peterson

Second By: Bruce Fallon

Votes in Favor of Motion: Quinn Peterson, Bruce Fallon, James Hall, Carol Walker, Megan Geilman

James Hall was present as chair.

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

- Josh Arrington displayed new colored renderings of the proposed project and described the elements and features of the design.
- When asked about the materials, Mr. Arrington described using glass, formed concrete, ACM metal panels, and either bronze toned wood product or a high-quality wood veneer.
- The Committee described a diversity of styles in the Riverwoods Business Park, staff and the applicant stated that there was no consistent surrounding theme or design to attempt to match to meet Section 14.34.280.
- Members of the Committee asked about protection for the wood and the applicant explained that the wood will just be a fascia and soffit detail, which are typically protected better from the weather, but will have a protectant included.
- Overall, the Committee liked the design, the diversity it brings to the area, and the heavy landscaping for a connection to nature. The only concern was not being able to confirm whether the materials will be of high-quality at the hearing without a materials board.
- Motion was made to approve the design with a note that the use of high-quality materials described by Mr. Arrington would be required on the final product.



Design Review Committee Chair



Development Services Director

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 Development Services Department. The appeal will then be placed on the next available Planning Commission agenda.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.