



Provo City Design Review Committee

Report of Action

Item 2 Brent Tippets requests Project Plan approval for the Provo City Center Building, to be located at 495 W Center Street in the General Downtown (DT1) zone. Downtown Neighborhood. Brian Maxfield (801) 852-6429 bmaxfield@provo.org PLPPA20200106

The following action was taken on the above described item by the Design Review Committee at its regular meeting on April 9, 2020:

Approved with Conditions

Motion By: Scott Bingham

Second By: Quinn Peterson

Votes in Favor of Motion: Scott Bingham; Quinn Peterson; George Bills; Phillip Kiser; Roger Knell

Votes Opposed to Motion: None

Roger Knell was present as chair.

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

- Building materials and colors were discussed. The Committee talked about possibly needing more contrast in colors, however, it was believed that the proper contrast may not be reflected by the illustration.
- Members of the Committee expressed their appreciation that the building has more of a contemporary architecture.
- They like the entryway at Center Street / 500 West, but some concern was expressed by Roger Knell regarding the continuity between the west side of the City Building and the parapet extension/depth on the entry area.
- A recommendation was expressed to mimic the landscaping, especially the grasses of the NuSkin building along 100 South.
- Concern was also expressed regarding the back elevation on the east side, in that it is much less remarkable and shows a lack of continuity and uniformity, especially in the fenestration. The Committee suggested slight changes that could possibly make it more distinctive.
- Concern was expressed about the parking area on the eastern half of the lot, principally that it ends up as being a perpetual parking lot. The development of that block needs to be considered for redevelopment, with the redevelopment creating a draw and interest along Center Street and even wrapping into the northern portion of the block along 300 West. It was further explained by the architect that the parking area there is currently included within an RFP for the site, and the parking lot may change completely once a development proposal is accepted for that portion of the City's property.
- Discussion by the Committee also centered around the plaza design and the transition through the plaza between the parking lot and the building entrances.
- Phil Kiser expressed his thought that a prominent sculpture at the Center Street entrance would be more appropriate than the illustrated "PROVO" signage shown standing at ground level on that entry plaza.

Conditions of Approval:

1. Create renderings that accurately reflect the brick pattern;
2. Through the plaza area at the east entrance include good wayfinding with rest and shade areas for the public that would emphasize the back entryway;
3. A recommendation that surface parking is not the long-term parking plan.
4. Study the East and South exterior facades to make them more cohesive.



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

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.