



## Memo

To: Provo Planning Commission

From: Josh Yost

Date: April 18, 2018

Re: 16-0005OA Downtown Development Standards Revision

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Please review the attached draft of revisions to the Downtown Development Standards, Provo Code 14.34.295. This document is a comprehensive re-write of the standards and as such is not formatted in the standard ordinance revision style showing insertions and deletions. Elements of the existing standards that are carried forward into this revision are highlighted in the draft document in yellow.

The revisions add significantly in the areas of Ground Floor Treatment, Massing, Architectural Detail, Site Design, and broader district level design elements including open space and pedestrian linkages, and special standards for the Startup District and Center Street areas.

We are not requesting that the Commission take action on this item at this meeting. We would like to use the time in this meeting to review and discuss the revised standards as drafted. Particular topics of discussion should include

- sufficiency of architectural standards to achieve desired outcomes for the downtown
- completeness of special district standards, do more districts need to be identified and have standards developed
- ability of parking, access and site design standards to address recent concerns and ambiguity about the applicability of the standards to parking garages, their siting and architectural treatment.