

Mr. Mike Wilcox  
Sandy Community Development  
10000 S Centennial Pkwy  
Sandy, UT, 84070

Re: Utah HPC ARC Narrative

Dear Mr. Wilcox,

I am writing to present our narrative for the Utah HPC project. Below describes our design intent and direction for this addition to the Sandy cityscape, described in section 4.1. We have also included descriptions for how we are achieving the requirements for the district in sections 5.1.4, 5.2, 5.3, and 10.2.

#### 4.1 – Where Mountain Meets Urban

The relationship between humans and mountains has ancestrally been one of necessity, but as we grew, we moved away from these natural titans and created what we call our ‘built environment’. The Utah HPC project aims to reinforce and regrow the deep-seated relationship between nature and humanity, the organic and the constructed, where mountain meets urban.

Taking cues from the great sheer-faced and cave-pocked mountains of the Wasatch range, Utah HPC mimics the stark natural beauty of these cliffs and ledges by way of its layering and contrast. The lobby facade reminds one of the natural layering and diversity of these geological monoliths, building up in strata, and revealing hidden cavernous treasures within. Our lobby represents this idea with its opaque base, defined layered shelves, and glowing glazing, like veins of excitement and entertainment peeking through the solidity. The Ice Box, monumental in its scale and intent, shows its memory of the past, huge vertical striations like stone being ripped and turned on its side, revealing a textured past just as a crown of shadow and light loom above – a sheer cliff face beyond another glowing vein of activity. Clerestory windows form one half of the top of this construct, with the other half being a part of the defined ledge overhanging all that is below, including the meadow-esque plaza and planted trees ringing our formed mountainscape.

#### 5.1.4 – Institutional, Civil, and Entertainment uses.

- Materials –
  - The project aims to use the high-quality materials listed here, and is composed of insulated metal panels, glazing, and wood-like aluminum panel soffits.
  - There is an uninterrupted expanse over 25 feet in length, necessitated by not being able to have any direct sunlight on the ice surface in the ice box, is made up for by having clerestory windows under the ledge as much as possible.
- Fenestration –
  - Glazing at the lobby area is nearly 100%, but the ice box area cannot have any glazing at this level.
- Entries –
  - Access must be controlled to the building for security purposes, excepting emergency egress there is only planned on being one public entry area.
- The entry is articulated by having a shift in the façade, and under a canopy.
- Articulations –
  - The lobby is defined by a low opaque base, tall middle of glazing, and top of protruding metal panels. The Ice Box is defined by contrastingly large vertical panel base, with a middle strip of glazing, and a top of protruding metal panels. The lobby and ice box are meant to contrast each other to enhance each other. This uses the generous overhang of the ice box and the greatly exposed interior of the double-height lobby space to give great variety between the two portions of the building.

#### 5.2 – Site Grade

- There is necessarily no stepping for the ice box area, as the approximately 50,000SF footprint must remain level. Other requirements met.

#### 5.3 – Roof Treatments

- All mechanical or utility equipment will be out of view, with the two largest RTUs for the ice box sitting on a lowered roof of the lobby portion.

#### 10.2 – Development Enhancements

- The project has several enhancements planned, including the following:
  - -Iconic Architecture. The project has no direct comparison in the Cairns district, but the quality of materials and design far surpass a standard community rink in cost by at least 50%.
  - -Creation of a Community Gathering Space. The project plans to have community events hosted in its plaza, as well as having both rinks available (at times) for the community to use.
- Given the huge portion of the program dedicated to public locker rooms, gathering space, and access for community skating programs, we believe that any portion of the requirements that are not accepted should be mitigated by these significant enhancements to the development.

With appreciation,

Ian N.H.Boyd

Project Architect for Utah HPC – Babcock Design