

COMPASS

CAIRNS DESIGN STANDARDS - APPENDIX D

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Subject	Section	Regulations	Response
Master Plan	Cairns Master Plan		
Park strips	Cairns Design Standards Section 2.2		
Formal Park strips	Type 2 (9270 S)	There shall be a minimum of one street tree for every 35 feet of frontage. Trees shall have a two-inch caliper at the time of planting. Trees shall be selected from the plant list in the appendix of this document or be approved by the Parks and Recreation Department.	Trees are provided at required spacing and will be selected from Appendix C. See Landscape Schedule for selected plant materials. Provided additional tree grates on south of sidewalk at 3.5' on center provided to meet code requirement in combination with original designed along combines street and parking zone.
Informal Park strips	Type 3 (Monroe Plaza)	Park strips shall include softscape treatment for at least 40% of lot frontage. Softscape areas shall be a minimum of 70% plant material. Park strips shall include at least three different trees species (from the plant list in this document or as approved by the Parks and Recreation Department). Trees shall have a two-inch caliper at the time of planting.	Provided 2 different tree/varieties due to 60' view triangle encroachment. Planting located in irregular fashion.
Design Priority	Cairns Design Standards Section 2.3		
Pedestrian	Type 2 (9270 S)	Crosswalks shall be a minimum of 6 feet wide and shall include stamped or colored concrete. Where a driveway crosses a sidewalk, the driveway shall be raised to match the adjacent sidewalk. Pedestrian islands shall be required for crossings over 38 feet. Bulb-outs shall be implemented where there is on-street parking.	Proposed crosswalks traversing parking structure entrance will adhere to Type 2 requirements by raising entry drive to meet with sidewalk. It will be constructed with stamped & colored concrete.
Shared	Type 3 (Monroe Plaza)	Crosswalks shall be a minimum of 8 feet wide and shall include stamped or colored concrete. Where a driveway crosses a sidewalk, the driveway shall be raised to match the adjacent sidewalk. Pedestrian islands shall be required for crossings over 38 feet. Bulb-outs shall be implemented where there is on-street parking	Project area does not contain any street crosswalks. Crosswalk across 9270 S will be develop by City.
Traffic Calming	Cairns Design Standards Section 2.4		
Crosswalks		Crosswalks shall have a defined edge according to street code requirements. Borders may be added to designs as needed. In locations where a building is present at the corner, there shall be a specialty paver plaza of 500 square feet or more in size (see figure 218). In locations with a monument at the corner, there shall be a specialty paver plaza of 200 square feet or more in size (see figure 217). Crosswalks shall offer a route from the intersection to either the building entrance or a point of interest.	Crosswalk through the parking structure entrance will have a defined edge. Added specialty paver at street corner.
Building Frontage	Cairns Design Standards Section 2.6		
Primary Frontage	Type 2 (9270 S)	Shall be frontage of bldg. on smallest numbered streetscape design-type where 2 or more frontages exist. Shall satisfy ground floor commercial requirement. Shall include primary entrance. At least 70% of bldg. façade or community gathering space shall be built within 5 feet of minimum setback for applicable streetscape design.	Project complies with TYPE 2 Primary Frontage Standards along 9270 S. 30 % of ground floor commercial space is provided. The primary entrance is situated along 9270 S. 85% of the Facade or community gathering sits within 5' of the minimum set back.
Secondary Frontage	Type 3 (Monroe Plaza)	Shall be frontage of bldg. on largest numbered streetscape design-type where the types are different. At least 70% of bldg. façade or gathering space shall be built closer than the max. setback for the applicable streetscape design-type (restaurant/entertainment may count towards 70%)	Project Complies with TYPE 3 Building Frontage Standards along Monroe Plaza. The North East corner of the project is anchored by a public plaza that is situated between the building and Monroe Plaza. Building revised to be 25-feet from Monroe Plaza.

Commercial Space Provisions	Cairns Design Standards Section 2.7		
Flex Commercial Spaces		Flex-Commercial Space shall be minimally designed with all of the following elements: a. All necessary venting, electrical, and plumbing for a standard restaurant user b. Minimum ten-foot ceilings c. Street entrances for pedestrians	The necessary venting, electrical and plumbing will be provided for Retail/Co-work Space. The Space is designed with double height volume. And street pedestrian entrances are provided.
Drive-Thrus & Walk-up Windows	Cairns Design Standards Section 2.8		N/A
Streetscape Design	Cairns Design Standards Chapter 3		
Type 2	9270 S	Design priority shall be pedestrian. Park strip treatments shall be formal. Sidewalks shall maintain a minimum 8-foot clear walkway. The minimum building setback shall be 10 feet. The maximum building setback for a primary frontage shall be 15 feet and for a secondary, 20 feet. Pavement interruptions frequency shall be every 50'. There shall be a minimum of 4 pedestrian entrances for every 200 feet of building frontage. The maximum block length shall be 400 feet (May be substituted with an accessible community gathering space). On-street parking shall be required. 30% commercial on all corners, Maximum Retail Space of 8,000 SF	<p>The architectural vision for the proposed project adopts a distinctly urban stance, weaving parallel parking stalls with verdant clusters, thus forgoing a segregating park strip in favor of fluid access to expansive 8-foot pedestrian pathways. This layout enhances the interplay between the built environment and natural elements, promoting an inviting streetscape.</p> <p>Furthering this urban motif, additional trees will be strategically integrated along the walkways within tree grates, balancing greenery with unhindered pedestrian passage. This thoughtful addition not only elevates the streetscape's aesthetic but seamlessly aligns with the current street right-of-way (ROW) to the property's west, maintaining a symbiotic relationship with the neighboring Firehouse.</p> <p>The project's design draws the building close to the sidewalk edge, limited to a maximum setback of 15 feet, to cultivate a more immediate connection with the street and a dynamic public realm. At the nexus of 9720 South and Monroe Plaza, the building gracefully recedes, giving rise to a plaza that serves as a communal centerpiece for residents and the broader community alike. Fronting the retail spaces, this plaza weaves together extensive seating configurations that cater not only to the retail clientele but also foster a space for community engagement and social vitality.</p> <p>There are 4 minimum pedestrian entrances every 200' of building frontage. Some entrances are private and are only for the units along the frontages. Other entrances are public for visitors accessing the leasing and retail spaces.</p> <p>The residential building length along 9720 S measures ±330 feet' closer to the ROW with an additional 90-feet placed over 65-feet away from the curb where the plaza is located.</p> <p>On street parking is provided along 9270 S. 5,500 SF of Retail space/ Co-work takes up to 30 % of the building frontage along 9270 S.</p> <p>Project seeks exception to combine park strip and parallel parking stalls.</p>

Type 3	Monroe Plaza	Design priority shall be shared. Park strip treatments shall be informal. Sidewalks shall maintain a minimum 8-foot clear walkway. The minimum building setback shall be 8 feet. The maximum building setback for a primary frontage shall be 16 feet and for a secondary, 25 feet. Interruptions shall be every 75'. There shall be a minimum of 3 pedestrian entrances for every 200 feet of building frontage. The maximum block length shall be 400 feet. On-street parking shall be required. 15% commercial or flex commercial on 1/2 of all corners, Maximum Retail Space of 10,000 SF	<p>The Proposed project complies with shared design priority requirements and the informal park strip treatment requirements. 8' clear walkways and 8' of minimum setback is maintained along Monroe Plaza frontage.</p> <p>As the Secondary Frontage for the site, the Corner Retail and Plaza sits within the maximum 25-foot setback. The Block length is reduced due to the Jordan & Salt Lake City Canal frontage. Building revised to be placed at 25-feet from Monroe Plaza.</p> <p>5,500 SF of Retail space/Cor-work takes up to 45 % of the northern building frontage along Monroe Plaza.</p> <p>Street improvement along Monroe Plaza will remain unchanged and any parking provided by the city will remain.</p>
Building Massing	Cairns Design Standards Section 4.2 Stadium Village Master Plan 06-28-2019 Chapter 4 Figure 419.	Each building façade shall have at least one horizontal break. Horizontal breaks shall be offset at least 3 feet from the building face.	<p>At the plaza level, the retail and leasing areas are accentuated by a three-foot horizontal delineation that gracefully separates the double-volume commercial spaces from the residential units above. This thoughtful segmentation not only creates architectural interest but also defines the building's mixed-use nature, enhancing the overall user experience.</p> <p>Using horizontal breaks of one foot, the building's facade introduces rhythm, hierarchy, and visual intrigue. These elements are strategically implemented to enliven the project's aesthetic.</p>
		All buildings shall have a distinguishable base, middle, and top as defined in this document.	The base is defined by an enhanced material, middle is a contrast color to the base with metal railings, and the top is an enhanced material in key locations.
		Residential, office, and hospitality use building heights in The Cairns shall be regulated by figure 409. Per Stadium Village Master Plan: Tier 2- Midrise (4-10)	The Multi Family Project is 5-stories and complies with Stadium Village Master Plan Tier 2 Mid Rise (4-10 stories).
		All specialty uses shall go to the Planning Commission for review and approval.	N/A
Commercial & Hospitality Architecture	Cairns Design Standards Section 5.1.2		Applies only to retail portion at the corner
Material Requirements		<p>Full brick veneer, quarried stone, architectural metals, glass or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and 50% of building middles for all building facades visible from public streets.</p> <p>Fully transparent, clear glass shall be required on the bottom two stories or 20 feet of any building for visibility at least three feet into the building. Mirrored or highly reflective glass is prohibited. Opaque glass is prohibited from occupiable spaces.</p>	<p>Retail corner of project is double height and clad in horizontal siding (27%) and glass (57%). The durable cladding material surrounding the retail amounts to 84%.</p> <p>Glass is fully transparent.</p>
Entries		<p>Entries are encouraged at all block corners. All retail or restaurant entries to a building shall include a material change or different articulation of the same material in and around the entry.</p> <p>Each entry to a building shall be articulated with at least one of the following:</p> <ol style="list-style-type: none"> A horizontal shift in the facade of the building (at least two feet in or out) where the door is located A distinguishable architectural change which clearly defines the entry A canopy, overhang, or arch above the entrance Peaked roof or raised parapet structure over the door 	<p>The main entry along Monroe Plaza is framed by a 4-foot deep structure encased in metal like durable material that delineates and highlights its corner location.</p> <p>The second main entry at the rear of the Public Plaza is build out 2-feet' An awnign is also provided to highlight the location.</p>
Fenestration		Building Base: 70% minimum fenestration shall be required for bottom story along building frontages facing the street.	

Articulations		(Streetscape Design-Types 1, 2, 3) Horizontal building articulations for street facing walls shall be required at least every 50 feet to break up facades and create a human-scale. Vertical articulations shall minimally extend to the full height of the ground floor.	The double volume Retail portion creates the base for the building surrounding the plaza. It recesses from the residential building above. All facades are clad in full height glazing. The transparent glazing is broken up by vertical opaque portions that are clad in horizontal siding.
Residential Architecture	Cairns Design Standards Section 5.1.3		
Material Requirements		Full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material shall be used on at least 80% of building bases and 50% of building middles for all building frontages visible from public streets. Uninterrupted horizontal expanses over 25 feet in length of any opaque material shall be prohibited on all primary and secondary frontages.	Complies. Base of building uses an enhanced material to improve pedestrian experience. Enhanced material is also applied at building middle and top in key locations in order to create moments. All façades are articulated and provide windows or balconies for transparency. The longest opaque horizontal expanse measures 14' and is located at the interior side yard next to the Fire Station.
Fenestration		Ground floor units should include at least 40% window treatments along building frontages. Middle and Top stories shall have between 40% and 80% glass window treatments for all facades	Project requests an exception.
Entries		Ground floor units along street frontages shall include a primary entrance from the street. Ground floor unit entrances should have a vertical separation from the adjacent sidewalk.	Project will comply by providing direct unit access for apartments along 9270 South, Entrances will be enhanced and provide a sense of individuality between units. Additional awnings provided as an enhancement to ground level entries.
Articulations		Buildings shall include a clearly defined base, middle, and top. Balconies a minimum of four feet deep shall be required on at least 40% of all multi-family units. Horizontal building articulations for building frontages shall be required at least every 25 feet to break up facades and create a human-scale. Building protrusions or recessed treatment extending above the base of the building shall be required at block corners.	Our base, middle, and top are clearly defined through the use of enhanced materials, and colors. All Units with the exception of the Studios provide balconies with a minimum 6' depth. Frontage is broken up through the use of colors, materials, awnings, and building articulations. Building corner at North East Plaza sculpted with recessed balconies and horizontal break protruding above the base of the flex-commercial space.
Institutional, Civic & Entertainment Arch.	Cairns Design Standards Section 5.1.4		N/A
Site Grade	Cairns Design Standards Section 5.2	The foundation of a commercial building shall not extend above four feet from the grade of the adjacent sidewalk. The foundation of a residential building shall not extend above six feet from the grade of the adjacent sidewalk. Retaining walls shall not exceed five feet tall measured from the footing. Walls that are stepped shall have a 10-foot separation between retaining walls.	Project complies by providing foundation that is under the existing grade.
Roof Treatments	Cairns Design Standards Section 5.3	All roof top mechanical or utility equipment shall be screened. Roof treatments shall be designed to architecturally cap the building.	Design provides two roof styles, gable and parapet. These two styles give the building character and style while also screening mechanical equipment.
Lighting	Cairns Design Standards Section 5.4	Public and private street lights and parking lot lights shall be configured in a manner that minimizes the amount of light pollution or light trespass onto adjacent properties. Public street lights within the Cairns District shall be installed as per Sandy City. Parking lots and other private outdoor spaces shall be lit with lighting that is shielded so it can only project downward.	Noted, will comply with Section 5.4
Surface Parking	Cairns Design Standards Section 6.1.2	Where surface parking lots are allowed between a building and the street (Public Realm), at least 50% of the street frontage shall be fronted with buildings. Where decorative screening is required, it shall minimally include a four foot decorative wall and/ or hedge, Landscape island tree spacing may be adjusted up or down, based on the type of tree Landscape island trees shall be a fruitless variety tree. Surface parking shall comply with chart 601	Not Applicable for the multi-family building. Parking provided inside parking structure.

Structured Parking	Cairns Design Standards Section 6.2.2	Structured parking shall comply with chart 602. Where shown on chart 602, parking structures should only be allowed along secondary frontages. Four-sided screening shall shade vehicles and visually screen structures from adjacent uses and streets. Leasable ground floor commercial space or flex-commercial space in parking structures is encouraged. Architectural screening shall minimally follow two of the articulation requirements for its associated use as outlined in Chapter 5. Architectural screening shall include full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC).	Complies. The Parking Structure is lined with units on three sides. It is placed along the side of western edge of the property line shared with the Fire House and away from all street frontages. The structure is treated as an extension of the building through the use of color and material. An exception is requested for wall articulation. A mural is provided as an enhancement.
Parking Entrance	Cairns Design Standards Section 6.3.1	Parking ingress and egress for a double-lane entrance shall be a maximum of 24 feet wide. Parking ingress and egress for single-lane entrances shall be a maximum of 14 feet wide. Parking ingresses and egresses shall be at least 60 feet from block corners for single lane entrance. Parking ingresses and egresses shall be at least 80 feet from block corners for double lane entrance. The number of entrances should be limited to a single ingress and egress per street frontage, per parking facility.	The parking ingress and egress for the double-lane entrance is 24 feet wide and is 400' away from the eastern corner of the block. Only 1 entrance is provided for the parking structure along 9720 S.
Public Realm Furnishings	Cairns Design Standards Section 7.1.1		Benches and trash receptacles are provided at a max. of 300 feet for 9270 South and Monroe Plaza. Bike rack (4 bikes) is provided along 9270 South near the building main entrance and retail.
Landscaping	Cairns Design Standards Section 7.2.1		Trees are provided at a min. of 1 tree / 400 SF (see Landscape Tabulations). Plant materials are selected from the Appendix C Plant List. Plants will be provided at a min. of 40% of softscape area. Project in Schematic Design phase final selection of furnishing is premature. Additional detail on L1.01.
Primary Monuments	Cairns Design Standards Section 8.1.1		Project location is not appropriate for Primary Monuments.
Secondary Monuments	Cairns Design Standards Section 8.2.1		Project location is not appropriate for Secondary Monuments.
Vehicular, Pedestrian, Interpretive, Trail signage	Cairns Design Standards Section 8.3.1		Vehicular wayfinding provided along Monroe Plaza. In addition as a project enhancement, pedestrian wayfinding is provided along 9270 S. Final design and details provided during plan check.
Open Space	Cairns Design Standards Section 9.1	All residential units in The Cairns shall be within ¼ mile (1320 feet) walking distance to a publicly accessible open space from the front or primary entrance of a unit. All uses in The Cairns shall be within ½ mile (2640 feet) walking distance from a publicly accessible open space of any type. In the case where open space is proposed and installed by a developer, a development and maintenance plan for the open space shall be submitted to the City.	The Project proposes a publicly accessible plaza on the north east corner of the project. The project will comply and submit a maintenance plan.
Pocket Open Spaces	Cairns Design Standards Section 9.1.2		Not Applicable.
Squares	Cairns Design Standards Section 9.1.3		Not Applicable.
Plazas	Cairns Design Standards Section 9.1.4	Plazas shall have some point of emphasis or attraction (i.e.: fountains, sculptures, historic element, etc.)	Project proposes a public plaza at the north east corner of the multi-family building. Plaza will be enhanced with either art or water feature.
Neighborhood Open Space	Cairns Design Standards Section 9.1.5		Not Applicable.
Block Breaks and Pedestrian Mews	Cairns Design Standards Section 9.1.6	Pedestrian mews and block breaks should have a 20-foot minimum width. Pedestrian mews and block breaks shall have at least two five-foot minimum clear pathways. There should be a minimum of 20% planted softscape in pedestrian mews and block breaks. Pedestrian mews and block breaks shall meet the standards for streetscape design-type 1 in Chapter 3 of this document.	The Block length along Monroe Plaza is approximately 362'. We propose to use the southern paseo as a Mid Block providing an east west connection that also duals as an enhanced fire lane. It will be developed as a Type 1 Street Improvement.
Loading Areas	Cairns Design Standards Section 11.1	Loading areas shall be screened from view of the public realm with a minimum six foot decorative stone or masonry wall and vegetation. Loading areas should not be closer than 25 feet to the public realm.	Residential move-in is located in a designated and stripped stall with signage along the combine parking and parkstrip area along 9270 S.

Subject	Section	Regulations	Response
Trash and Waste Dumpsters	Cairns Design Standards Section 11.1.2	Trash and waste dumpsters shall be placed on a concrete pad that is enclosed on three sides with a minimum six foot tall masonry wall. Trash and waste dumpsters shall be screened from view of the public realm. Outdoor grease traps shall be located behind buildings.	Waste management occurs inside the parking structure for the multifamily building thus screened and away from the public realm. Waste enclosure is placed behind the Townhomes and away from public view. In addition, it will have masonry walls as well as landscaping further screening its purpose.
Mechanical and Utility Boxes	Cairns Design Standards Section 11.2.1	Mechanical and utility boxes shall be screened from view in a decorative manner from the public realm. Mechanical and utility boxes shall not be located inside a dedicated ROW except when buried. Mechanical boxes shall be located on rooftops, inside a building, or behind a building where they are not visible from the public realm. Commercial mechanical units that generate noise should not be allowed within 200 feet of any residential use unless noise can be dampened sufficient to limit noise area to a 50 foot radius from the mechanical unit.	Mechanical and utility will be located in roof tops or behind buildings way from the ROW and not visible from the public realm.
Wall Mounted Equipment's	Cairns Design Standards Section 11.2.2	Wall mounted equipment shall not be located on any primary or secondary building frontage. Wall mounted equipment shall be screened from view of the public realm in a decorative manner.	Wall mounted equipment will be screened from view of the public realm in a decorative manner .
Roof Mounted Equipment's	Cairns Design Standards Section 11.2.3	Roof mounted equipment shall be screened to eliminate the view of the equipment from any ground location within 350 feet. Any roof mounted equipment five feet or taller shall be screened using walls of a matching height constructed to match the finish materials of the building.	Gables and parabupets are designed to screen any roof top mounted equipment. Per planning request, a 2D BW elevation exhibit is provided.

COMPASS

EXCEPTIONS AND ENHANCEMENT EXHIBIT

This exhibit outlines the exceptions we are requesting from the Cairns Design Guidelines and the enhancements we are proposing to mitigate these exceptions. The proposed design approach is well-aligned with the goals of creating a building that is responsive to its site context, promotes community engagement, and adheres to the Cairns Design Standards and the “Where Mountain Meets Urban” theme.

Our objective in incorporating key design elements into the building is not only to respond to the specific site context and design standards of Cairns but also to actively enhance the overall quality of life and foster a sense of community within the area. This approach underscores our commitment to creating architecture that is both functional and meaningful, enriching the lives of those who inhabit and interact with the built environment. By realizing the City’s Vision of creating a space where residents can live, work, play, and shop all within a short distance.

Compass will become a focal point in Sandy’s commercial corridor where Mountains meet Urban. The proposed mixed-use development aims to revitalize the area by offering residential, retail, and outdoor entertainment spaces. Importantly, the exceptions we are requesting will not compromise this overarching goal.

Cairns Section	Cairns Code Reference	Exception
3	Type 2 : - Park strip treatments shall be formal with 8' park strip. - Maximum block length is 400'	- The 8' park strip is not continuous. Requesting to have parallel parking with planter fingers. - Requesting no block break along 9270 S. by maintaining the combined block length of 815'. A horizontal break is provided along the southern portion of the site .
4.2.2	Each building facade shall have at least one horizontal break. Horizontal breaks shall be offset at least 3 feet from the building face.	Requesting 1' horizontal break.
5.1.3	High-quality material and glass shall be used on at least 50% of building middles for all building frontages visible from public streets.	Requesting an exception to the Stucco percentage over 50 % of the building middles for the frontages visible from public street.
6.2.2	Architectural screening shall include full brick veneer, quarried stone, architectural metals, glass or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC)	Seek exception for architectural screening with high quality materials.
5.1.3	Fenestration for middle and top stories shall have between 40% and 80% glass window treatments for all facades.	Requesting a reduction to approximately 26% to 33% fenestration on North, East & South elevations. The majority of the West facade encompasses a mural screening the parking structure.
9.1.6	Pedestrian mews and block breaks should have a 20' minimum width. Pedestrian mews and block breaks shall have at least two 5' minimum clear pathways.	We are requesting permission to forgo the north-south block break connecting to 9270 S and, instead, provide an east-west block break on the southern side of the site, connecting to Monroe Plaza. This connection is designed as a Type 1 Pedestrian Street per planner's recommendation.



COMPASS
SANDY, UTAH

CAIRNS GUIDELINES EXCEPTIONS



JOB NO. 2022-0282
DATE 08-23-2024

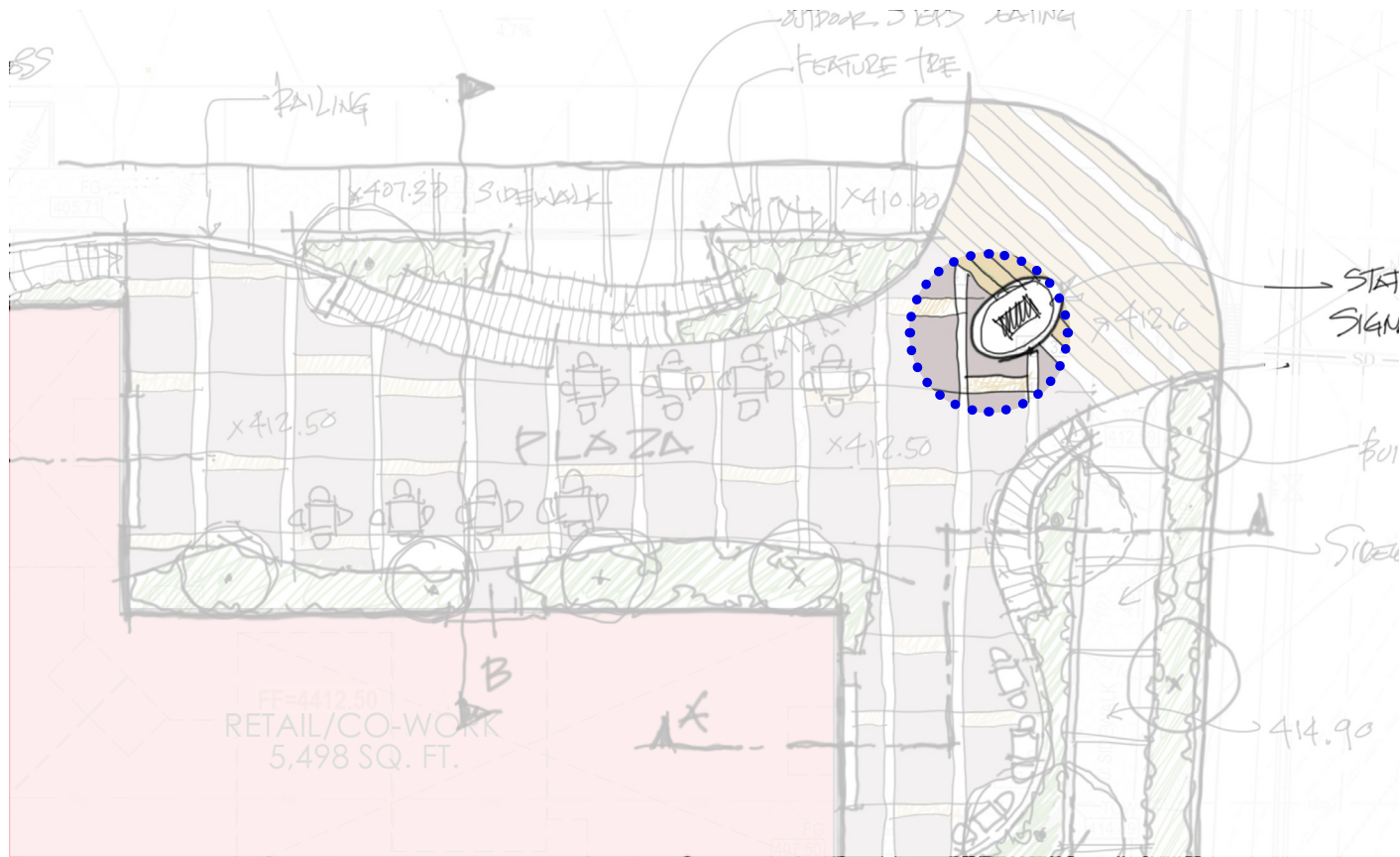
The planned improvements within **Compass** are designed to significantly enhance the experience for both residents and pedestrians. Art in the plaza will serve as a vibrant focal point, fostering creativity and connection in a communal gathering space. The enhanced crosswalk will boost safety and accessibility, making it easier for pedestrians to navigate the area with confidence. An art mural in the garage will add a unique visual element, transforming a typically utilitarian space into an engaging experience.

Additionally, wayfinding enhancements will be introduced to provide clear and intuitive navigation throughout the community, making it easier for both residents and visitors to find their way around. Awnings at entries will offer aesthetic appeal and practical shelter, welcoming everyone with style and comfort. Larger windows will bring more natural light into living spaces, creating brighter, more open environments that connect residents to the outdoors. High-quality stucco will ensure a durable and visually appealing exterior, reflecting **Compass**'s commitment to excellence in design and construction. Together, these enhancements will create a more vibrant, inviting, and enjoyable community for everyone.

Enhancements	
1	Project will provide art at the entrance to the public plaza located at the junction of 9270 S & Monroe Plaza.
2	Along 9270 S the parking structure is screened by the apartments units and hidden from the public realm. The same condition occurs along the East façade facing Monroe Plaza and the South. The Western façade is exposed but will be enhanced with Art/Mural. This facade is hidden from the public realm sitting half a block away from the freeway and behind the new fire station.
3	Pedestrian way finding will be provided. More detail on the design forthcoming during DD/CD phase. It will follow the Cairns Design Standards.
4	Awnings are provided over ground floor entrances to residential lobbies, retail and the ground floor units along 9270 S when feasible.
5	Enhance paving/finish provided at the pedestrian cross walk across the parking structure entrance.
6	Although the project does not meet the 40% fenestration requirement due to livability and construction, it does provide oversize windows where possible. These larger windows enhance the overall quality of the living spaces.
7	The project proposes High-quality stucco in a 30/30 finish which provides a smooth modern look that complements the architectural design. The percentages as shown in the drawings were previously approved by ARC.

Per Stadium Village Master Plan chapter 4 Gateway, Art and Signage: The “Cairns” public art locations are based on highly visible, key pedestrian nodes within the Stadium Village, and are intended to be used to celebrate important gathering spaces within the interconnected open space and plaza network that fronts the canal.

A prominent public art landmark will be installed at the corner of the public plaza, located at the intersection of 9270 S and Monroe Plaza. This highly visible installation will serve as a focal point and key pedestrian node within Stadium Village, drawing attention and encouraging foot traffic. The chosen location for the public art is not only central but also significant, as it enhances the aesthetic and cultural value of the area. The landmark will celebrate and highlight important gathering spaces within the interconnected network of open spaces and plazas that front the canal. By situating the art at this intersection, it aims to create a vibrant, welcoming atmosphere that fosters community interaction and engagement.



Per The Cairns Design Standards chapter 6.2 Structured Parking: Parking structures should only be allowed along secondary frontages and a four-sided screening shall shade vehicles and visually screen structures from adjacent uses and streets.

The parking provided on the proposed development includes electric vehicle charging stations, for both multifamily and retail uses in a screened parking structure. This structure is wrapped by residential units on three sides—north, east, and south—effectively shielding it from the public view. On the western side, the parking structure will be concealed by a mural depicting the Wasatch Range. Clear and visible signage will be installed at the entry point along 9270 S. Additionally, the parking structure is strategically positioned to act as a noise buffer from the highway, allowing residential units to be situated further from sound pollution. An additional layer of screening will be provided by the neighboring site.



A comprehensive pedestrian wayfinding system will be thoughtfully integrated into **Compass**, ensuring that all users can easily navigate the area. This system will be designed with a focus on clarity, accessibility, and aesthetics, providing intuitive guidance throughout the space. Detailed design elements and specifications will be developed and shared during the Design Development (DD) and Construction Document (CD) phases. The wayfinding system will strictly adhere to the Cairns Design Standards, which are known for promoting user-friendly and cohesive signage solutions that enhance the pedestrian experience while maintaining a consistent visual language across the project and district at large.

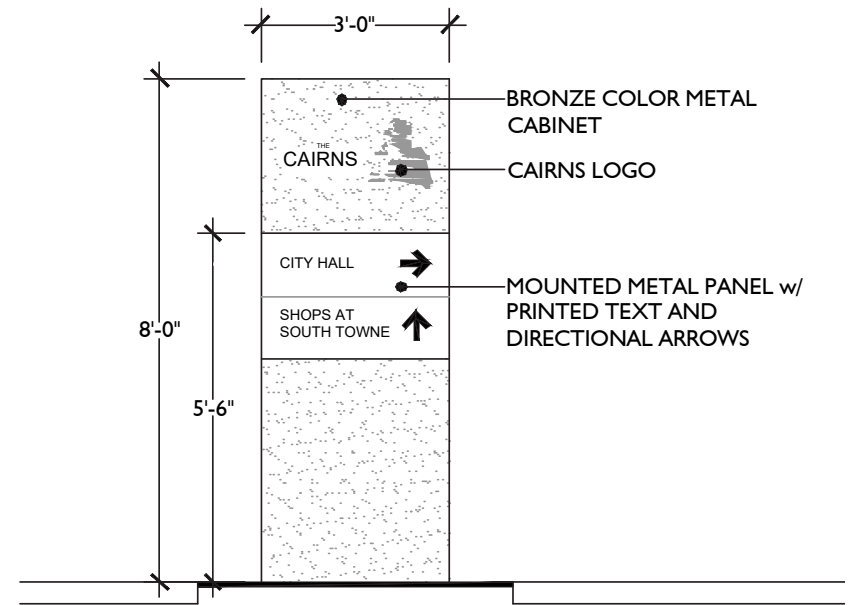
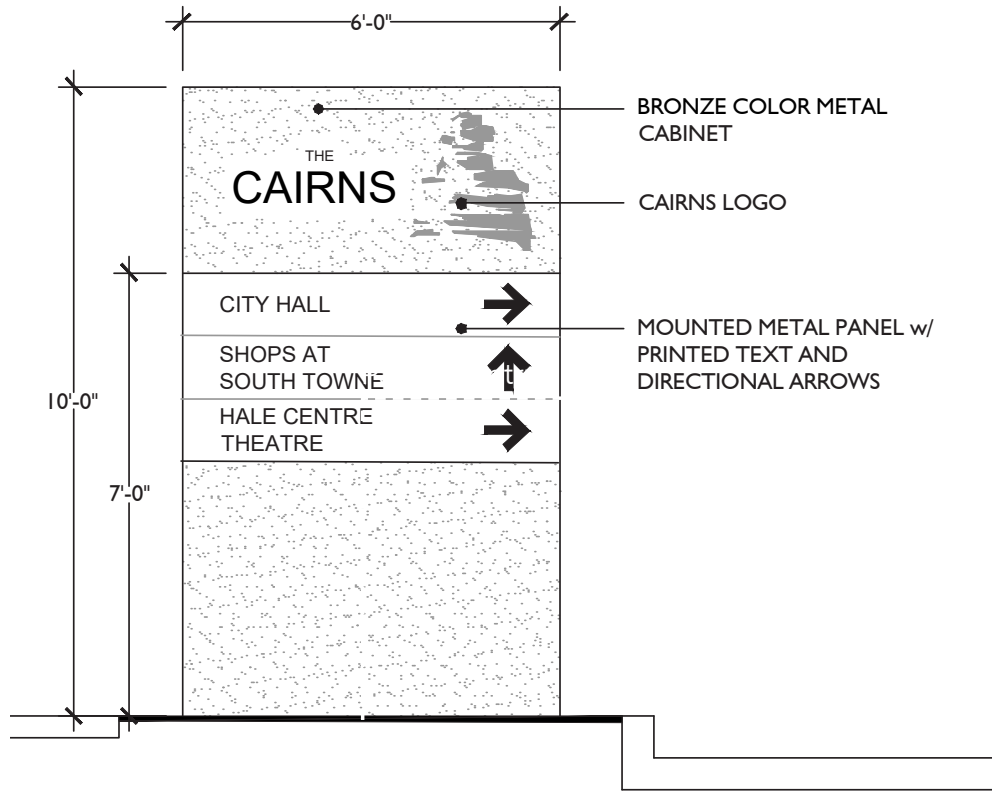
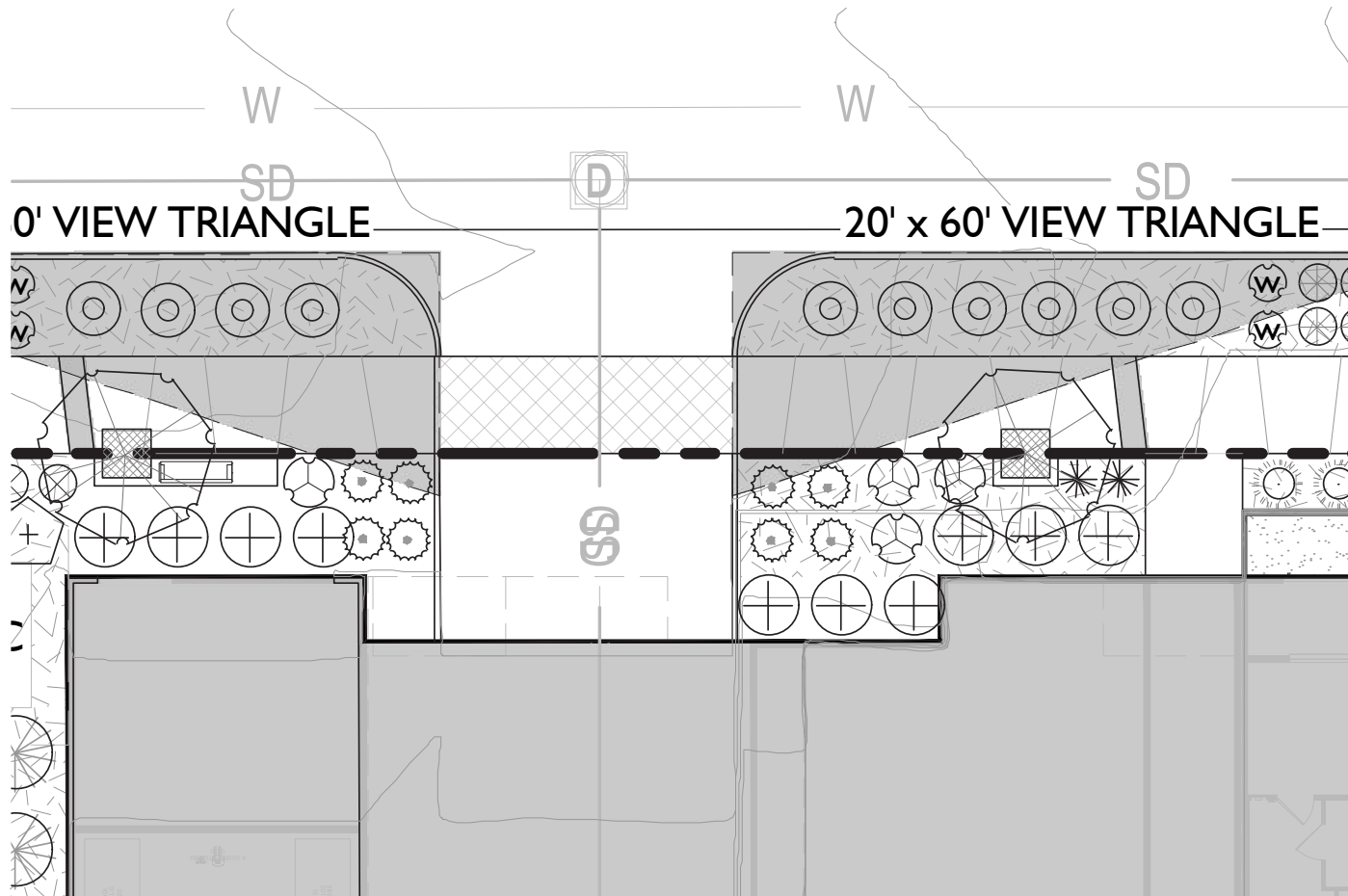


IMAGE FROM CAIRNS DESIGN STANDARDS
USED AS REFERENCE ONLY

An enhanced paving crosswalk across the vehicular entry to the parking structure **Compass** greatly improve safety and accessibility for pedestrians while seamlessly integrating with the overall design of the project and following Type 2 guidelines. By using high-visibility materials such as textured or colored paving, the crosswalk would clearly signal to drivers the presence of pedestrians, encouraging slower speeds and heightened awareness when entering or exiting the parking structure. This thoughtful design not only prioritizes pedestrian safety but also adds an aesthetic element to the space, creating a visually distinct and cohesive connection between the pedestrian pathways and the building's architecture. The enhanced paving crosswalk would serve as a critical feature, balancing the needs of both vehicular and pedestrian traffic while contributing to the overall functionality and appeal of the Compass project.



In prioritizing livability **COMPASS**, places a strong emphasis on maximizing and upgrading to oversized windows wherever possible, even though the 40% fenestration requirement is not met. These larger windows are strategically integrated to enhance the overall quality of living spaces. They allow abundant natural light to flood into rooms, offering panoramic views of the surrounding environment and fostering a connection with the outdoors. This design approach not only enhances the visual appeal of the building but also significantly improves the livability for residents by promoting natural daylighting, a sense of openness, and a greater appreciation of the project's surroundings.



COMPASS' commitment to quality and aesthetic refinement is evident in every facet of it's design. Unlike the commonplace 16/20 stucco or Hardie architectural panels with conspicuous metal grids that can disrupt the clean lines and sleek finishes of a building, **COMPASS** adheres to higher standards with the choice of 30/30 stucco. This premium material sets a new benchmark by surpassing industry norms, not only in terms of its superior quality but also in its ability to enhance both the visual appeal and durability of our projects.

The 30/30 stucco stands out for its exceptionally smooth texture and seamless appearance, which contribute significantly to a modern and sophisticated architectural aesthetic. Its flawless finish complements the overall design integrity, creating a cohesive and elegant look that resonates with **COMPASS'** commitment to excellence. By opting for this premium stucco, **COMPASS** offers a refined environment that is both visually striking and meticulously crafted.

This deliberate choice reflects **COMPASS'** dedication to creating an environment that inspires and endures, where every detail, from material selection to execution, reflects **COMPASS'** pursuit of architectural excellence. We believe that superior craftsmanship and thoughtful design choices elevate living spaces, fostering a sense of pride and satisfaction among residents and visitors alike."

ALLOWED MATERIAL



16/20 STUCCO



PROPOSED MATERIAL



30/30 SMOOTH STUCCO



COMPASS

WHERE MOUNTAIN MEETS URBAN



FOREST



MEADOW



STONE



WATER



COMPASS creatively incorporates the essence of “Where Mountain Meets Urban” through four distinct elements into the Landscape Design: Forest, Meadow, Stone, and Water. Each element plays a crucial role in shaping the landscape and enhancing the overall ambiance of the development.

****Forest:**** The project embraces the Forest element by strategically placing clusters of trees, including both evergreen and deciduous varieties, alongside undergrowth. This design choice creates a cohesive and lush green belt encircling three sides of the building, forming a natural backdrop that promotes biodiversity and aesthetic harmony.

****Meadow:**** Meadow areas, characterized by meadow edges and expansive lawns, are strategically located to define major outdoor activity zones. Particularly prominent on the larger East side open space, these areas provide ample room for recreation and community gatherings, offering a serene contrast to the urban environment.

****Stone:**** Integrating stones into the landscape design further enriches the natural character of **COMPASS**. Boulders are seamlessly incorporated within the forested areas, adding texture and visual interest. Additionally, stone outcroppings are thoughtfully utilized within the plaza and East side open space, serving both functional and aesthetic purposes.

****Water:**** Water features play a pivotal role in enhancing the project’s appeal and vibrancy. A dry riverbed and potentially other water elements are strategically placed within the East side open space and retail plaza, creating focal points that attract visitors and residents alike. These features not only add visual allure but also contribute to a tranquil and inviting atmosphere.

By meticulously incorporating these elements, **COMPASS** achieves a harmonious blend of natural beauty and urban functionality. It creates a welcoming environment that fosters community interaction, promotes sustainability, and celebrates the unique connection between nature and urban living.



The proposed design approach is aligned well with the goals of creating a building that is responsive to its site context and promotes community engagement while adhering to the Cairns Design Standards. Here's a more focused overview of how each element contributes to achieving these goals:

1- Promotion of Pedestrian Activity and Community Interaction: By prioritizing pedestrian activity and community interaction, the building design aims to create a welcoming and vibrant urban environment. Features such as the public plaza and the use of warm materials like wood siding and storefronts contribute to this goal by creating inviting spaces for people to gather and interact.

2- Base-Middle-Top Hierarchy: The adoption of a base-middle-top hierarchy helps to organize the building's elements in a visually pleasing and coherent manner. This design approach can enhance the building's overall aesthetic appeal while also emphasizing key features such as the base where community interaction is likely to be most concentrated.

3- Carved Out Segment for Public Plaza: Incorporating a carved-out segment for a public plaza not only breaks up the massing of the building but also provides a valuable community space for gatherings, events, and social interactions. This feature helps to foster a sense of place and belonging within the surrounding neighborhood.

4- Integration of Mountain Range Elements: Drawing inspiration from the nearby mountain range and integrating elements of its natural beauty into the design helps to root the building in its local context. This creates a stronger sense of connection between the built environment and the surrounding landscape, contributing to a more cohesive and harmonious urban fabric.

Our goal for incorporating these key design elements into the building design, is not only to respond to the specific site context and design standards of Cairns but also actively working to enhance the overall quality of life and sense of community within the area. This approach reflects a commitment to creating architecture that is both functional and meaningful, enriching the lives of those who inhabit and interact with the built environment.