

**SEG Mall Redevelopment Ph 4B – Jazz Practice Facility (10450 S. State Street), Larry Oldham and Rob Cottle (Babcock Design), Jamie Galileo (SEG)**

**Chad Littlewood** recused himself from voting on this project because his company is working on this project.

**Rob Cottle** explained that Jazz Box will be their practice facility consisting of two NBA regulation courts for their players. This multi-story building will include office amenities, locker rooms, and an underground parking structure for both this practice facility and a future building to the north. The proposed facility is designed with a heavy focus on privacy and security while maximizing the aesthetic value of its location. Key features of the site plan include a new four-way stop at 105th South and Mall Ring Road which will serve as the entry point, featuring a dedicated control point for credentialed staff, players, and visitors. The site includes an underground garage for credentialed users and an upper-deck parking area featuring a one-way roundabout with 28 stalls. By building atop the parking garage and setting the structure back from the road, the facility gains both a scenic view of the eastern mountains and a natural buffer from public traffic. To protect the basketball team's privacy, the design incorporates landscape buffering and specialized window glazing with integrated blinds for both sun and vision control.

**Scott Westra** asked how many levels to the underground parking garage.

**Rob Cottle** said the parking garage will be one level.

**David Hart** asked if the upper-deck parking will be private parking or if it will be opened to the public.

**Rob Cottle** said it would be all private parking. Because of this, there will be a control point with some type of booth and gate where those credentialed will have access.

**David Hart** asked if the ramp to the parking garage will be a custom design or are they going to buy one and install it on site.

**Rob Cottle** stated they have not gotten that far yet but would probably do something to match the building. Also, the building to the north (not yet built) has a more public function, featuring regular patron traffic, a partially public parking garage, and a plaza that includes a public drop-off and turnaround area.

**Scott Westra** asked if they were going to secure the south side of the underground parking.

**Rob Cottle** stated that yes there would be some barriers set up.

**Kris Nicholl** asked how many cars the underground parking will hold.

**Rob Cottle** stated that the Jazz facility will use around 120 stalls and the building to the north will have around 150 stalls. The players will park in their designated lot and will have their own specific entrance to the facility.



**Steve Burt** asked if the public would be able to look into the basketball practice facility.

**Rob Cottle** said access to the deck is restricted due to privacy, safety, and confidentiality concerns regarding NBA players, including injury privacy. Team staff will decide access based on daily activities. There will be some visibility into the practice facility from the opposite sidewalk if shades are left open.

**David Hart** asked about their plan for the shades and whether they would be floor-to-ceiling, fully blackout, or more of a filtering option.

**Rob Cottle** said they would probably be metal blackout shades, electronically controlled, giving the team the ability to shade the court when needed.

**Steve Burt** asked what the glass color will be.

**Rob Cottle** said they were going to match what they have on the existing facility, which is a "Clear" glass to make it as transparent as possible.

**Kris Nicholl** asked if the glass product would create a glare for the drivers.

**Rob Cottle** said it is a standard low E architectural glass which will have a low E coating on it. It will have some reflection to it, but it is not a highly reflected glass that's mirrored.



**David Hart** asked if there are any plans for exterior/building lighting, such as up-lights, down-lights, or lighting integrated into the overhang.

**Rob Cottle** said they are planning to incorporate architectural lighting but have intentionally delayed those final decisions because they need to align them with the final branding direction, specifically regarding the placement and design of the logos.

**David Hart** asked about the materials they will be using.

**Rob Cottle** explained that the project features a design that matches the material palette of the Mammoth facility to create a cohesive campus feel. This building will have architectural concrete with a high-quality finished look. It will include charcoal-colored ACM panels for a crisp, flat look, and a Trespa panel rainscreen system on the east elevation that will have a stone-like appearance. Our design includes cantilevered elements, wood look soffits, and a distinct darker roofline definition. This building will have a higher end, warmer interior, featuring a wood ceiling that will be visible from the outside at night. The east facing vertical elements will feature branding and wayfinding signage to assist with navigating the broader site.



**Clinton Spencer** explained that staff feels the project complies with the Cairns Design Standards, except for the concrete retaining wall height exceeding four feet which will need an exception for approval. Due to privacy needs for the team's practice facility, a height exception has been requested. To mitigate visual impact, the design includes landscaping to soften the wall from the east side entrances.

**Davis Hart** asked if the concrete retaining walls of the garage would match the main building's concrete, specifically matching the same cone-tie pattern and finish.

**Rob Cottle** said yes, and that it is their intention to have a nice clean finish with contrasting layers of landscaping.

**Steve Burt** asked if there would be any rooftop equipment.

**Rob Cottle** said that there will be rooftop units that are centered behind the vertical wall on the west side and will be screened in.

## **MOTION**

**David Hart** made a positive recommendation to the Planning Commission to approve the project. **Scott Westra** seconded. All in favor of the motion.

\*\*Staff Report Memorandum is attached for this project.



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum

April 29, 2026

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To: Architectural Review Committee

From: Community Development Department

Subject: SEG Mall Redevelopment Ph 4B - Jazz Practice Facility SPR04222026-007197

CBD Zone

10450 S. State St. Cairns District

[Community #9] 4.1 Acres, 39,852 Sq. feet

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**Public Meeting Notice:** This item has been noticed on public websites, and at public locations.

### Request

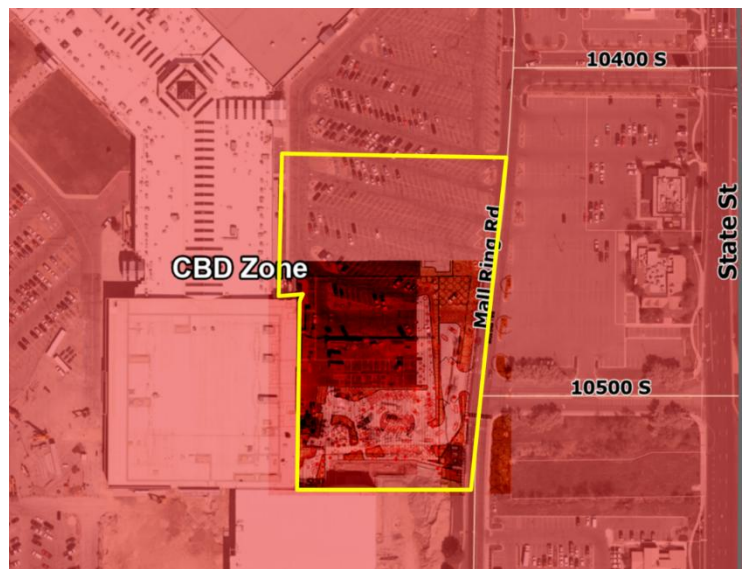
The applicant, Larry Oldham with Babcock Design (representing the property owner, Jamie Galileo with SEG), is requesting preliminary site plan review of a commercial site plan within the Cairns District for a basketball practice facility structure and office spaces for the Utah Jazz. The proposal is to construct a multi-story use building for this proposed use which includes offices, amenities, locker rooms, basketball courts, and an underground parking structure for both the Jazz Practice Facility building being proposed and a future building to the north (see Exhibit "A" for application materials).

### Background

The property is zoned Central Business District (CBD) and is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is currently a parking lot for the existing mall structure and is adjacent to the Mammoth Practice Facility to the south which was recently completed. The proposed Jazz Practice Facility addition will contribute to the continued overall renovation of the mall into a multi-use sports, shopping and office space.

### Architectural Analysis

As part of being within the CBD Zone & Cairns District, the city's Architectural Design Standards and Cairns Design Standards (CDS) both apply and must be reviewed by the Architectural Review Committee (ARC) and provide a recommendation to the Planning Commission. Important design issues or considerations on this proposed development in the Design Standards that will need to be reviewed are building massing, building heights, building design and materials, and building articulation.





The applicant has provided the following narrative regarding the approach of the design of the building in regards to the purposes and general design standards of the Cairns District:

“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 SEG projects continue to aim to reinforce and regrow the deep-seated relationship between nature and humanity, the organic and the constructed, where mountain meets urban. In the fourth phase of this project, we continue the same design elements as we add the Utah Jazz Practice Center to the east side of the mall.

Taking cues from the great sheer-faced and cave-pocked mountains of the Wasatch range, Phase 4 continues to mimic the stark natural beauty of these cliffs and ledges by way of its layering and contrast. The new Jazz box elevation looks to represent these sheer cliff faces, with cantilevered ‘outcroppings’ over the basket courts and raised vertical elements giving a variety of heights to the façade. It also hints to similar design element included on the Mammoth Hockey practice center.

This phase of the construction is focused on the Jazz Practice Center. The concept is natural light and providing the occupants as much as possible. This is accomplished with vertical curtain wall reminiscent of sheer rock cliffs. The façade is broken by engaged vertical column element of changing material, cantilever out door patio and a long linear bent plate element on the east façade.”

**Cairns Design Standards (CDS):**

**Building Form**

- Materials**

**Staff Finding:** The applicant is proposing five main materials for the proposed structure, which exist and are consistent with the hockey structure to the south. The materials are primarily architectural metal paneling in different colors and textures, and architectural concrete. The materials are high quality and have a life span beyond the minimum fifty (50) years recommended in the CDS.



- Massing & Architectural Form**

**Staff Finding:** For the proposed Jazz building and the future building to the north, there is architectural concrete for the underground parking facility. The first story on top of that acts as a base which consists of several window openings. Then there is the large windows which make up the middle of the building, and a well defined cap of the structure with the proposed roof feature and large exposed eaves. The design of the structure is timeless. The main height of the structure is setback from the pedestrian realm as to not overwhelm it, and there are massing elements to the structure that break up its size and height with gathering areas and other areas for landscaping to help soften the building from the pedestrian realm.

- Articulating Mountain Elements**

**Staff Finding:** There are several “mountain elements” in the design of the building. The pedestrian plaza makes up a ‘hanging valley’ element, while the break in the massing it creates could be viewed as a ‘canyon’ feature. The overhangs on the building make up ‘ledge’ features and the cap of the structure, although not narrower than the rest of the building with its large overhangs, is clearly representative of the ‘peak’ of the structure.

- Community Spaces**

**Staff Finding:** While the intent of the CDS speak more generally throughout the area, the proposed structure does include and provide smaller community spaces within it. Several areas and amenities make gathering on the main plaza attractive and inviting. Although private to the users of the building, the plaza will still generate an area for gathering for those

**Exceptions**

The applicant is requesting one exception to these standards. The applicant has identified some of the proposed enhancements they are offering as offsets to the exceptions to the standards. The following exception is needed for the proposed structure:

- Building foundation height
  - The proposed parking structure and retaining walls that make up the foundation of the structure exceed four (4) feet.



There are two types of Cairns Standards exceptions requests: hardships and non-hardships. In review of the requested exception, staff finds that their requests fit into the non-hardship category as they can't meet all five of the criteria of hardship type. The non-hardship exception requests must meet the following criteria:

- The intent of the applicable regulations are met.
- The intent of the Master Plan is met.
- The same or better-quality design is achieved.

**Staff Finding:** *The structure is uniquely designed for a specific purpose, that being a practice facility for a professional basketball team, the Utah Jazz. Given the constraints of the site, and the desire for a community space for those involved with the structure some degree of privacy is desired. By raising the grade with the proposed concrete walls, a higher level of privacy is met closer to the building entrances where the plaza is provided. The retaining walls will include landscaping to help soften them from the Mall Ring Road and sidewalk.*

The applicant is proposing the following as development enhancements to offset the impact of not complying with the requirements listed above:

- Iconic or Unique architecture
- Construction of below grade parking structure

Development enhancements are intended to balance the scales of failure to comply with all of Cairns Design Standards. There should be sufficient number of development enhancements that generate enough impact to offset the negative impacts to the branding identity and unique design elements that make this area unique.

**Staff Finding:** *The iconic structure, below grade parking structure, plaza elements, and proposed landscaping help offset the negative impacts of the proposed building and site.*

#### **Staff Concerns**

Staff has other concerns mentioned hereafter regarding the building and site that can be addressed separately from the building during Site Plan consideration by the Planning Commission. Although not specifically addressed the CDS recommends EV parking stalls within the parking garage. Also, the crosswalk where the sidewalk and driveway into the parking structure meet should be stamped and colored concrete. The surface parking adjacent to the plaza area has areas that should be landscaped forming islands at the end of the parking stall rows. The area is currently shown as striped paving, but should be landscaped with trees, and shrubs with raised concrete curbs. Also not addressed specifically in these plans were any screening of utilities on the site or roof. The applicant will need to clearly show the location of utilities and how they are screened from view.

What has been discussed in this report are only the issues that relate to the Massing and Architectural Design per the previous consideration of the hockey facility. In the Planning Commission staff report from that item it states, "some of the Cairns design standards would not be applied to this phase of the project, except for the sections that apply to the building itself. It is anticipated that the full Cairns Design Standards will be applicable to the future Phase 3 redevelopment of the remainder of the mall property. Until then, staff has determined that only Chapters 4 and 5 of the Cairns Design Standards should be considered for these buildings."

Staff would like to see the concerns listed above addressed during the site plan review process and presentation to the Planning Commission.

Planner:

A handwritten signature in black ink, appearing to read "Clinton Spencer".

Clinton Spencer  
Development Services Manager