

**Architectural Review Committee Meeting
August 28, 2024**

Members Present:

Steve Burt
Cheryl Bottorff
Lyle Beecher
Daniel Schoenfeld
Cyndi Sharkey – nonvoting

Staff Present:

James Sorenson
Brian McCuistion
Mike Wilcox
Doug Wheelwright
Eyisha Malieitulu

Those Absent:

Scott Westra
Marci Houseman -
nonvoting

4:00 p.m. Utah Hockey Club Practice Facility (10450 S State Street), Larry Oldham, Rob Cottle, Jim Olsen, Jessi Galileo

Steve Burt asked the applicants about their timeline for the project.

Rob Cottle said they're looking to have substantial completion by August 1, 2025.

Steve Burt asked about the layout of the new addition to the existing building and the city's proposal to extend the roads through the southwest corner of the old Macy's building.

Rob Cottle said the original plan was an extension of Macy's for another 300 feet that conflicts with the city's transportation master plan. The revised plan is slid to the east to create a plaza in the front of the building and avoids conflict with the road.

Mike Wilcox showed the proposed site plan for this project with the realigned Monroe extension overlayed.

Steve Burt asked if the main entry is on the west side of the building.

Cyndi Sharkey said that she likes revised site plan of the project.

Rob Cottle spoke about their latest elevation concept with a counterclockwise turnaround for queuing and a nice plaza area for the entrance.

Jim Olson asked Steve Burt if there's a concern with the traffic flow or just the architectural design of the structure.

Steve Burt replied that he wanted to make sure that the site plan does not eliminate future extension of Monroe Street.

James Sorensen reminded the committee that the focus of this meeting needs to be on the architecture of the building.

Rob Cottle spoke about the "ice box" that contains two NHL regulation size ice rinks. He said that all the locker rooms, training facilities, coaches offices, sports medicine offices, community locker rooms for the kids will be in part of the Macy's building. He spoke about having to keep the ice at a certain temperature and that an opaque wall is needed for sun control and

security. The proposed materials are insulated metal panel, as the primary element, and the ice box will be a vertical pattern with two different colors.

Steve Burt asked about the size of the flutes on the vertical panel.

Rob Cottle replied three inches apart and stick out about two inches.

Steve Burt asked what the finish is.

Rob Cottle said it's a silver metallic finish.

Steve Burt asked how deep the flutes are.

Rob Cottle said an inch and a half on the deeper one and the other one won't appear as smooth.

Steve Burt asked if it looks like B-deck.

Rob Cottle said no.

Lyle Beecher asked if you could grab onto it and climb it.

Rob Cottle said no and that the individual stripes are an inch wide with a slight bevel that gives highlights and shadow. He also spoke about the soffits.

Steve Burt asked if it's similar to what's on the north end of mall.

Rob Cottle said in terms of a color tone it looks similar. He spoke about glazing and they're trying to achieve clear without a tint to maximize visible light transmittance.

Cyndi Sharkey referred to the metallic finish and said there isn't much color variation. She asked if that was the intent and if they looked at other solutions especially on the northeast elevation where there's a lot of building massing that needs to be broken up.

Rob Cottle said that other options were viewed and when looking straight on at the dark and light panels side by side they're very close. However, when your viewing angle changes the darker panel goes a lot darker. He said they look very different depending on the angle you're looking at.

Cyndi Sharkey said that he's talking about viewing it from the pedestrian level experience and asked what about the driver experience from State Street and 10600 S.

Rob Cottle said they're trying to create a simple structure with not too many things going on and compared it to Delta Center. They want the building to be iconic and instantly recognizable but also to be neutral enough to allow for signage and logo branding modifications if and when those do occur.

Rob Cottle said the building is huge and in trying to break it up they believe the horizontal element that creates the cantilever eyebrow that wraps all the way around on three sides of the building will create dramatic shadow lines. It will also create opportunities for unique lighting where they can wash the walls from the soffit and bring the building to life at night.

They want the building to be a hockey destination and for everyone to know this is where the NHL team lives.

Jim Olson said public use ice time will triple that of the NHL ice team's use.

Lyle asked if there's a plan to have more commercial pads on 10600 S and State so they truly know how much this building will be seen.

Jim Olson said this project has moved so fast and he doesn't know plans for the future.

Doug Wheelwright said that the timeline is such where the project had to be broken up into phases and explained what those phases are.

Lyle Beecher asked if there's a staff report with materials.

Doug Wheelwright replied that progress has been made, but that the building blades have been reduced down to one and there are now different treatments on the vertical panels, than proposed with the city staff in the prior design discussions.

Mike Wilcox spoke about the roof plane and that its very linear on all elevations without any interruption with the exception of the one pylon.

Doug Wheelwright shared the same alternative external building detail recommendations made by staff.

Larry Oldham asked why Doug Wheelwright would think the focus is on the corner and not on the entrance because when someone approaches the building, they're looking for the entrance and not the corner.

Cyndi Sharkey said she didn't know where the entrance to the building was and thought it was by the pylon. She said that the entrance needs to read "entrance" and it could also break up the flat (parapet) roof line.

Lyle said the five panels at the entry are all the same.

Rob Cottle said the panel in the middle comes out further. Since the parking is to the west, patrons are coming from west to the entry way and the portal is directing them to the entrance.

Doug Wheelwright showed Alternative B and talked about options for blade additions and placement.

Rob Cottle did not agree with Doug Wheelwright's suggestions.

Doug Wheelwright showed Alternative C with suggestions to make something two directional and add stone material to the "blade" element.

Rob Cottle said the blade element could be a stone element.

Steve Burt said he likes Alternative A and doesn't like adding another pylon on the corner.

Rob Cottle said the element along the top creates another shadow line where it follows all the way around and then comes through the pylon and goes down, does raise the parapet. He also said you'll never look at the building like it shows in an elevation view.

Steve Burt asked Rob Cottle about a covering over the walkway to the front door.

Rob Cottle said there is a canopy.

Lyle Beecher said it's pulled and not as deep around on the south side. He also said there needs to be something more at the real entrance.

Steve Burt said after walking through the pylon you would need to provide protection from rain/snow and connect the opening of the pylon to the main entry doors. It would have to be a much lower additional canopy along the south elevation, from the pylon to the doors.

Rob Cottle said extending the leading edge of the canopy so it matches the opening of the pylon would work.

Lyle Beecher asked if they wanted more than two doors at the entrance.

Rob Cottle said there's a vestibule there and the building is being modeled in 3D but not on the drawing.

Steve Burt asked what they thought about changing the pattern of the panels.

Jim Olson said the contrast looks "tacky".

Steve Burt said he likes the irregular pattern showing.

Lyle Beecher feels there still needs to be something more at the entrance.

Cindy Sharky said the more neutral the building is, the less iconic it is.

Lyle Beecher said around the corner there's a strong entry but not on the actual entry and something needs to be done.

Cheryl Bottorff asked about stone for the pylon.

Motion:

Steve Burt made a motion for positive recommendation to the Planning Commission, that they approve the proposed building architectural design, materials, and colors as proposed, subject to further development to address the visibility of the main public entry door on the southwest building face. Further development of the corner pylon or blade to include the introduction of stone building material, and to the planters and the entry feature. And that the building's vertical modulation at the entry area be improved. Cheryl Bottorff seconded. All in favor of the motion.