

Mountain Meets Urban: Sandy Shulsen Project Compliance

August 2023

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The Sandy Shulsen project weaves a variety of mountain forms and features into its design. The implementation of these natural elements from landscaping, and building massing to architectural styles and building materials is how this project delivers the “Mountain Meets Urban” theme that defines Sandy’s Carins District.

Below is a more detailed breakdown of how the project connects the urban and mountain environments together.



Forests

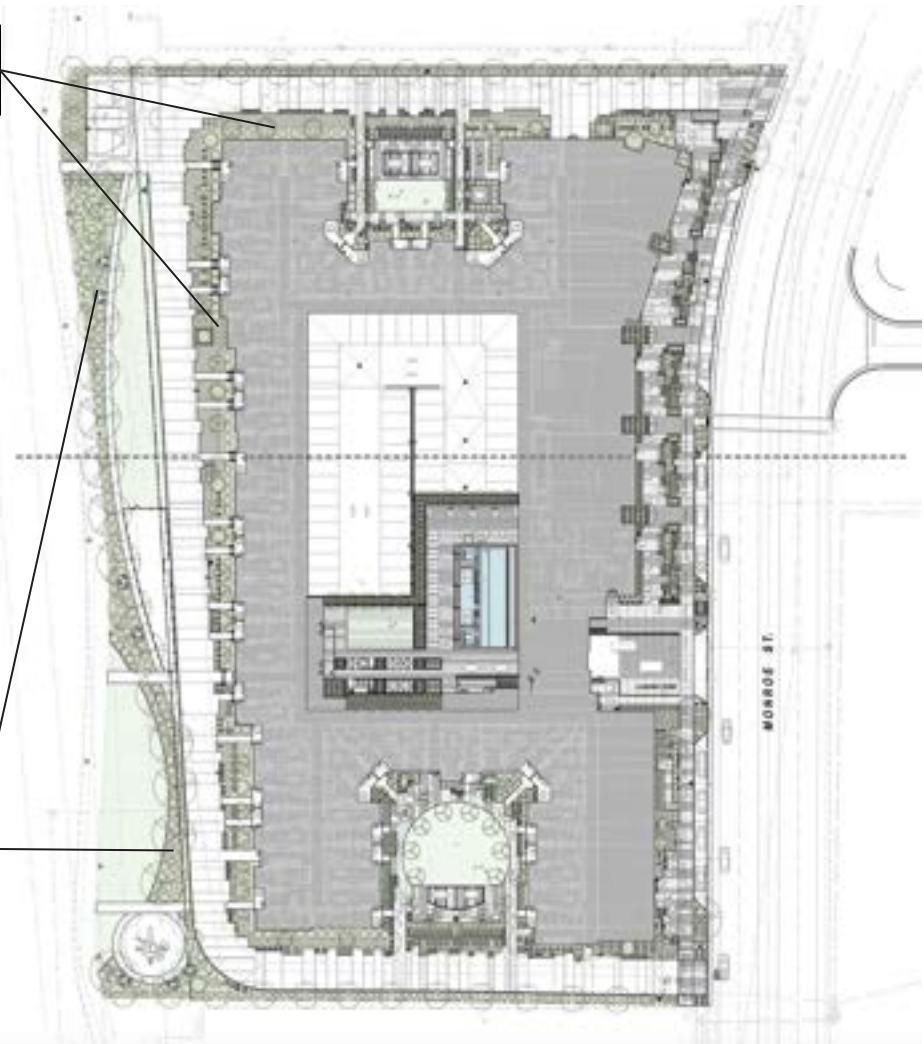
The forest element is represented somewhat literally through various courtyards and multiple urban tree clusters that are spread throughout the project to create the ambiance of a forest.

The project's tree placement is strategic. The trees and plants along the structure's perimeter are meant to further define walkways while also providing urban canopies and filtered lighting that enhance the pedestrian experience.

The tree clusters along the western border of the project create a small urban wilderness that acts as a natural buffer (physical and audible) between the project and the adjacent freeway.

Walkway definition
and urban canopies

Small urban
wilderness buffer



Water

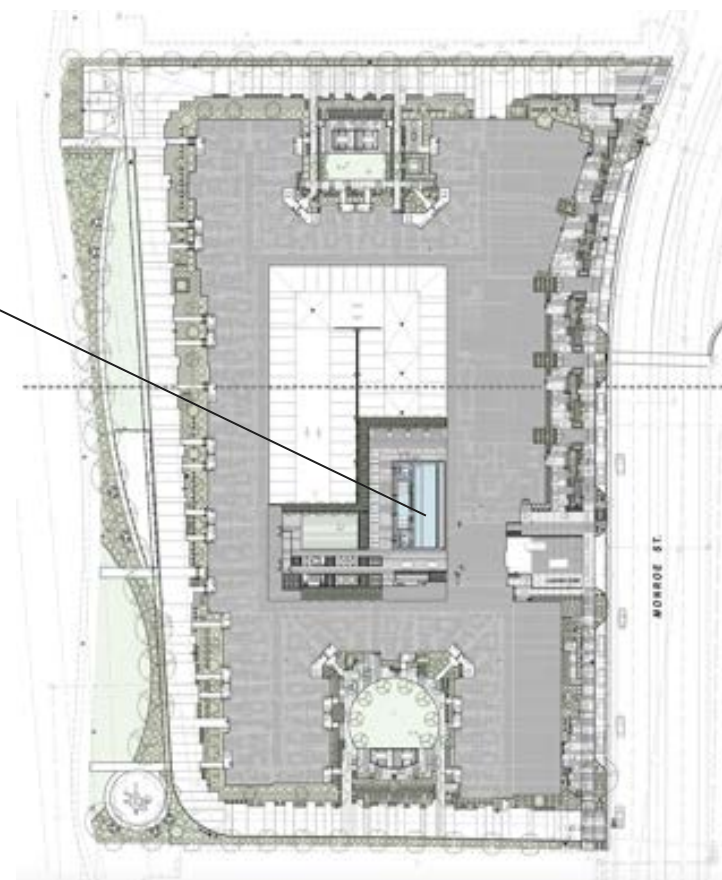
The water element is represented much more interpretively through the ground floor retail and store windows which are meant to symbolize a waterfall cascading down a mountain slope.

The rooftop pool is a more literal representation of water through its imitation of an alpine lake.



Windows and storefronts represent water cascading down a mountain slope

Alpine lake



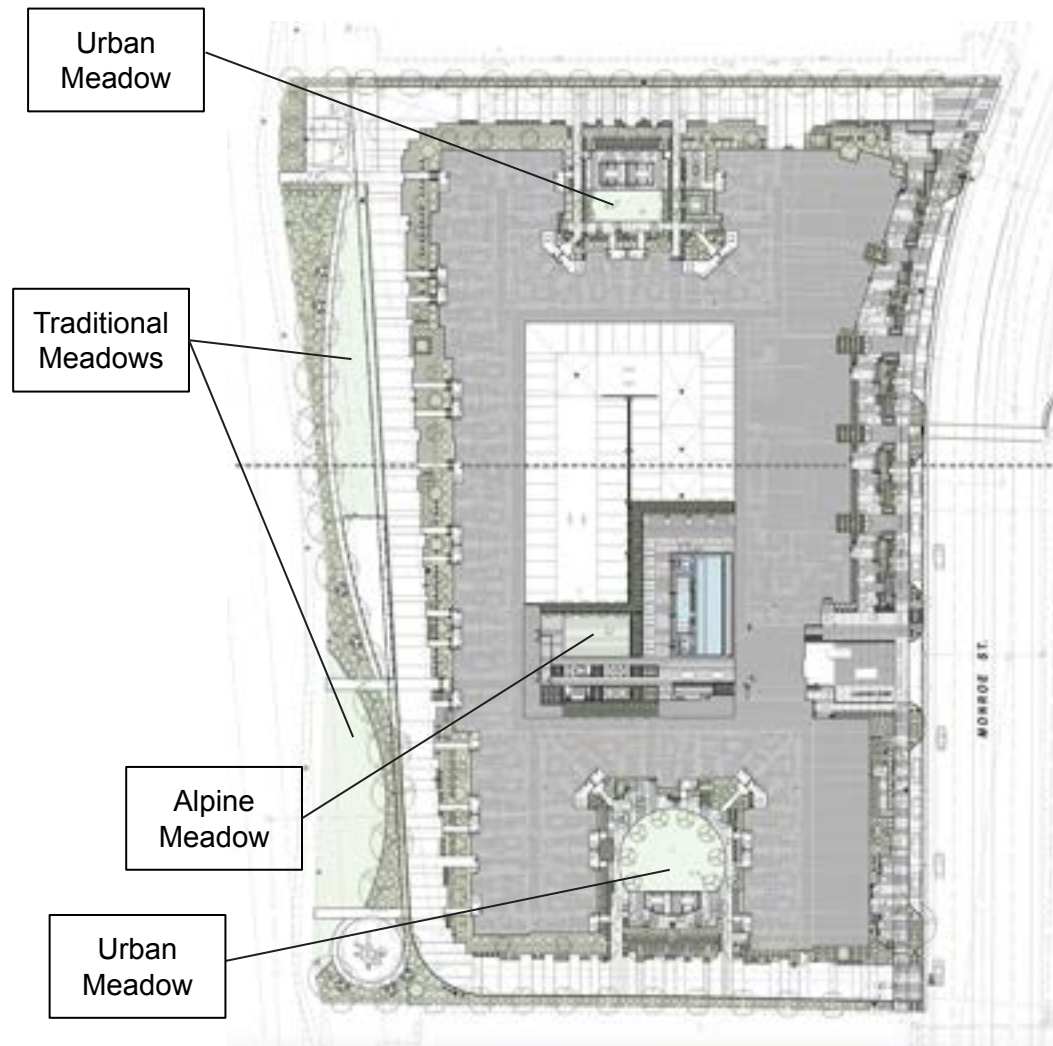
Meadows

The Shulsen project uses several different types and sizes of literal and interpretive meadows.

The green space along the eastern border of the project serves as a traditional meadow and further bolsters the natural border between the project and the adjacent freeway.

The project also features several “urban meadows” which are represented through the project’s courtyards as well as the pool deck, which could also be classified as an alpine meadow.

Regardless of their size, location, or classification all meadow elements of the project are meant to offer relief from both the urban and mountain design features of the development.



Stone

The stone element is literally represented throughout the ground-level facade which will be lined with stone to create the feel of an urban outcrop which adds to the waterfall-like feel that was referenced in the water section.

While the height and depth variation between the storefronts and apartment buildings is also representative of an escarpment.

The stone theme is also interpretively represented throughout the project by several design themes. For example, the surface depth variation that is created throughout the project's facade through features such as balconies, overhangs, and "bump outs" is meant to represent the rough, jagged rock or cliff face that makes up a crag.

The added height of the pool deck on the roof is meant to symbolize a type of outcrop.



Stone facade and urban outcrop

Escarpment

Cliff face/crag

Outcrop



Exceptions and Enhancements Exhibit

Sandy Shulsen

Cairns Guidelines Exceptions and Enhancements

This exhibit outlines all the exceptions we are seeking from the Cairns Design Guidelines as well as the enhancements we are proposing to offset the exceptions. We believe that even with these exceptions this project still meets the "Where Mountain Meets Urban" theme through the utilization of various mountain forms and features that are outlined in our "Mountain Meets Urban Project Compliance" document.

Additionally, we strongly believe that the enhancements we are proposing will help make this amplify this project's appeal to both future residents as well as current citizens or visitors. In addition to the design guidelines, the Cairns Design Standards document states that the goal for making the Cairns "base camp for recreation in the Cottonwood Canyons." One that "offers opportunities to live, work, shop, dine and recreate." None of the exceptions we are asking for would have any negative impact on that overall goal.

Furthermore, our enhancements, specifically the public gathering space, public art piece and wayfinding signage, will significantly bolster the Cairn's District's reputation as the "base camp for recreation in Cottonwood Canyons.

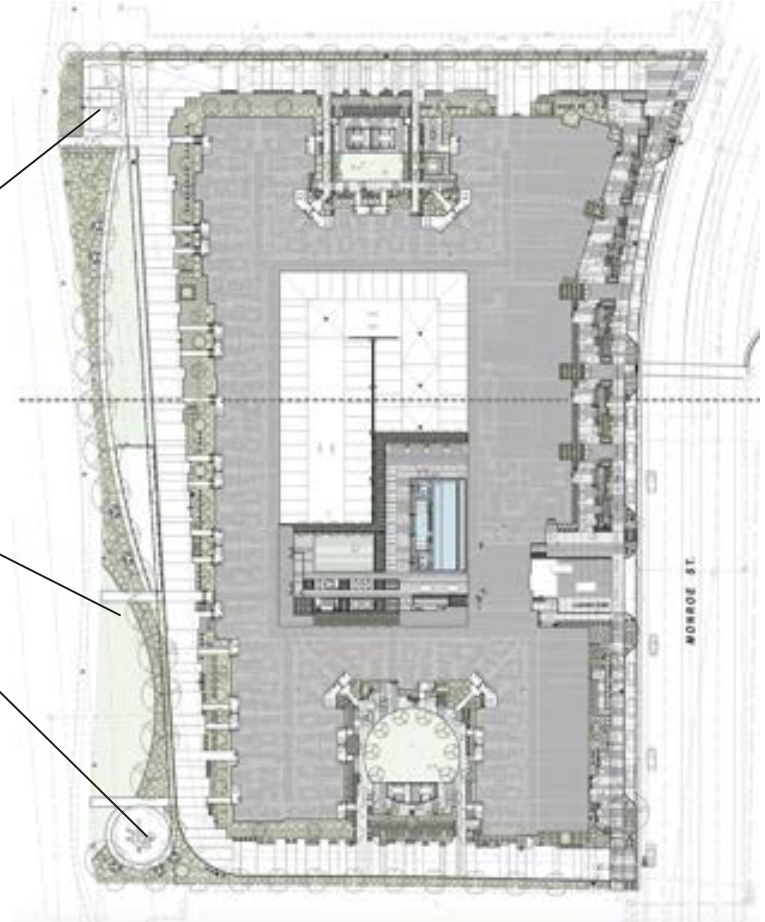
Exceptions

Cairns Section	Cairns Code Reference	Exception
3	The maximum building setback for a primary frontage shall be 16 feet and for a secondary, 25 feet	Asking for 14 ft +/- setbacks
2.2	Parkstrip shall provide separation between on street parking and landscape treatments that would otherwise limit pedestrians from exiting a vehicle	Need an exception for parkstrip and sidewalk being flipped
6	Parking ingress and egress for a double-lane entrance shall be a maximum of 24 feet wide	Asking for an entrance greater than 24 ft wide
5.1	50% minimum fenestration shall be required for 2nd story along building frontages facing the street	East and west side comply asking for an exception on the north and south sides. Due to stairwells and courtyards we are roughly at 40% fenestration on those sides (north & south).
5		The courtyard in our plan does not having fencing
4	Eight story building minimum	Asking for an exception for a five story building

Enhancement #1 - Community Gathering Space

We have created a community gathering space on the western side of the building that includes amenities that are meant to facilitate community gathering such as trails, a bark park and a tot lot.

Community gathering space



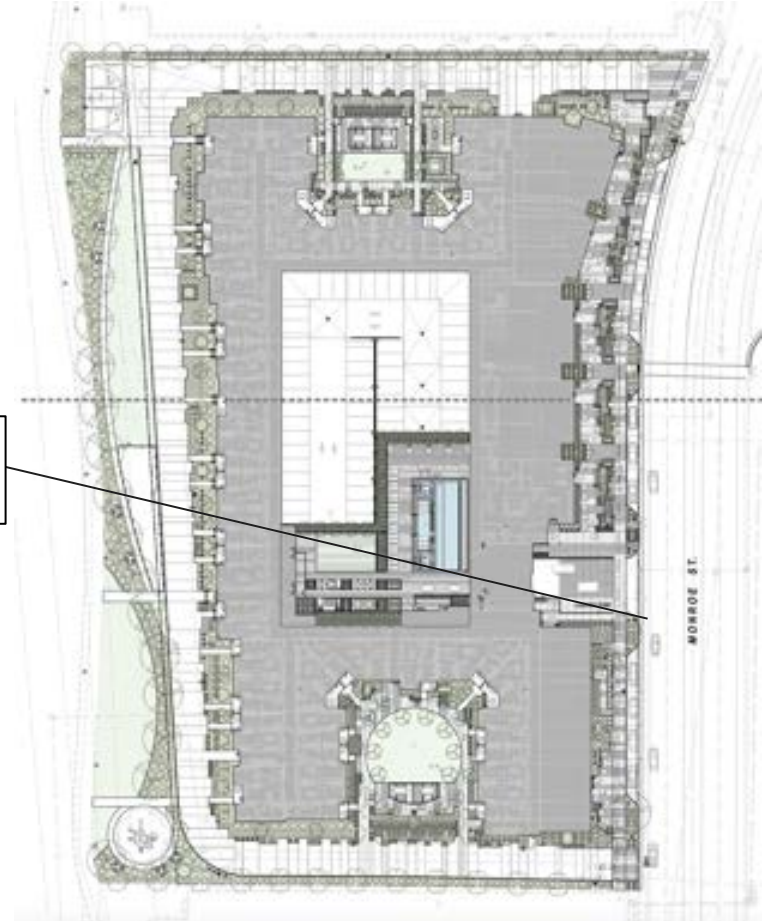
Enhancement #2 - Public Art Piece

We will be commissioning and installing a sculpture from the Ivan Black. The sculpture will be kinetic art and be placed near the main drive entrance off of Monroe street.



Ivan Black Sculpture Example

Art Piece Placement



Enhancement #3 - Parking Structure

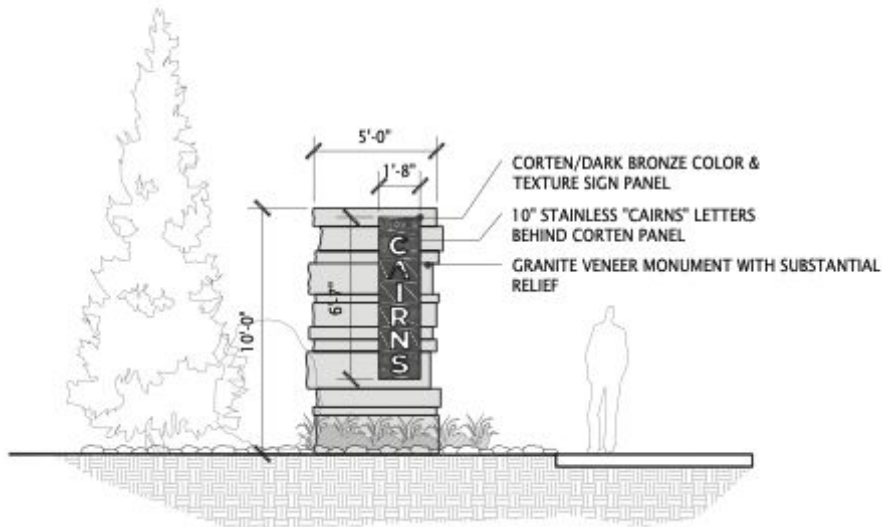
We are providing screened parking for 393 stalls which will allow tenants to park on the same level as their unit. This parking structure will also provide parking for the retail and office users all while avoiding the traditional unsightly concrete parking found on many parking structures throughout most cities.



Example: not actual rendering or photo

Enhancement #4 - Secondary Monument

We will be providing a secondary gateway monument that shall be designed per the Cairns section 8.2



Enhancement #5 - Pedestrian Wayfinding

We will be installing both pedestrian and trail wayfinding signage that shall be designed in accordance with the design standards outlined in Section 8.3.1

