

**Architectural Review Committee Meeting – Follow-up  
April 24, 2024**

**Members Present:**

Steve Burt  
Cheryl Bottorff  
Scott Westra  
Cyndi Sharkey – nonvoting

**Staff Present:**

James Sorenson  
Brian McCuiston  
Mike Wilcox  
Doug Wheelwright  
Jennifer Gillen

**Those Absent:**

Lyle Beecher  
Daniel Schoenfeld  
Marci Houseman - Alternate

**4:00 p.m. Compass Mixed Use project (157 West 9270 South), Nicholai Lazarev, Cole Peterson (Boyer Group), David Denison (Gardner Group), Ioanna Magiati, Jose Ho (AO Architects)**

**First Topic - Amount, Usage, and Type of Stucco**

Ioanna explained the materials being used and brought samples in for everyone to see.

Cyndi wanted to know if they had considered an alternative to the stucco as discussed at the previous meeting (Terra Neo, architectural metal panels, or a hardy board product).

Ioanna stated that they prefer keeping with the smoother stucco.

David explained that they think they can achieve the look with this smooth stucco finish better than using the hardy panel which would have more texture to it.

Cyndi wanted to know if it was the Cairns Design Standard that limits the percentage of stucco allowed on any project.

Mike stated that it was a citywide standard of 20% maximum per building face on all four sides of the building. He also wanted to know what the percentages were on each elevation.

Ioanna explained the percentages of stucco on each elevation, and the overall percentage of stucco on all the facades is close to 51-52%.

North Elevation - 49%.



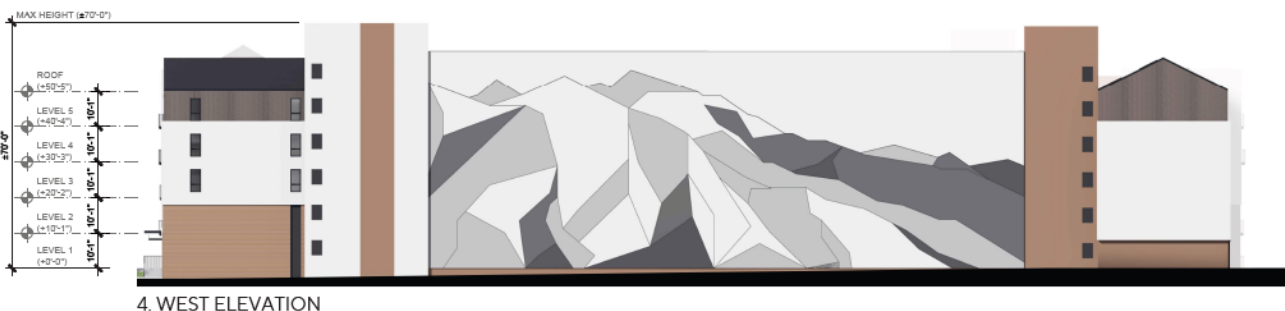
East Elevation - close to 50%.



South Elevation, which has the fire lane on this side, increases the stucco percentage to 67%.



West Elevation (parking structure side) has 34%.



Doug asked if all the percentages of the whole building phase was from the ground level up to the top of the parapets.

Ioanna said it was.

Steve explained that the Architectural Review Committee can vote on what they think would be appropriate or recommend letting them exceed the Design Standard. They would then leave it up to the Planning Commission to make the final decision.

Brian asked if they had looked at ways of cutting down the stucco amount so that it was closer to the 20%.

David said they had discussed it thoroughly and were concerned if they did that, it would dramatically change the appearance of the building.

Cyndi stated that she finds the elevations more appealing that have less percentage of white stucco (feels there is too much of it). However, she likes the building design/variations giving it a visual interest. She wants to make sure that the projects they approve will look good years to come.

Steve likes the look of the project and thinks it will be a nice addition.

Cheryl wanted to know how much difference the fenestration makes in the windows.

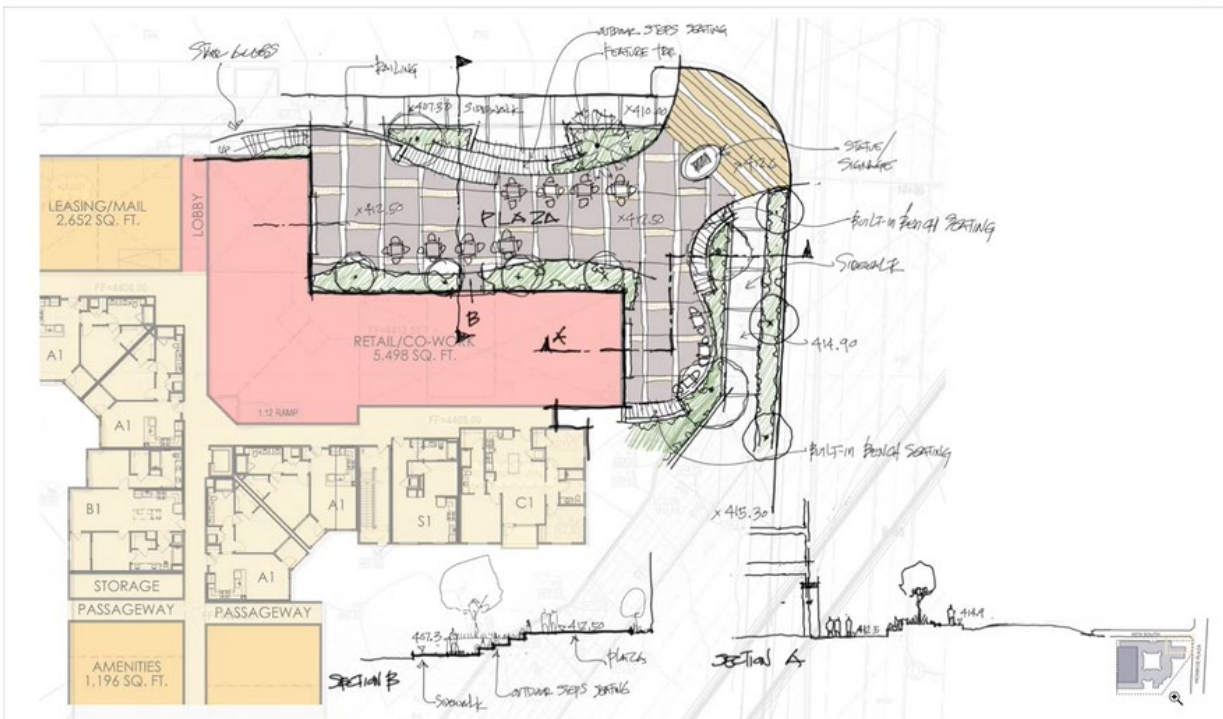
Nicholai said that stucco, in terms of how workable it is from a construction standpoint, it allows them to create articulation. This helps them to pop out the façade and recess the windows. So, when you see other buildings like this, it looks attractive because it has that kind of undulation and articulation. This is because the stucco, when properly installed, can create that look.

Steve liked the balconies that are set back. They have nice articulation and break up the flat surface.



## Second Topic – Plaza

Ioanna explained the concept of the plaza, but it has not been finalized yet (see below).



Ioanna explained the main idea of the plaza is to be flexible, have an organic feeling to it, and be a place where the community will want to stay and enjoy the amenities. They also will have more tables as well as landscaped areas.

Steve wanted to know how they were achieving the grid pattern in the concrete.

Ioanna said they have not finalized the materials yet and would be happy to discuss and explore options.

Doug wanted to know if there was a ramp access that connects to the sidewalk on the northeast corner.

Ioanna said they have redesigned to address ramping to street grade.

Steve wanted to know what they were planning to do with signage because it shows that on the plans.

Ioanna said they would like to work with local artists to see what they could come up with for that area.

Steve thought that conceptually the plans look fine.

Cheryl stated that it looks accessible, which was important.

Mike wanted to know if they had ramps inside the structure itself.

David stated that they lost about three feet of first floor ceiling height, but they had eighteen feet to start with. So, there is still plenty of height for the retail spaces.

Steve wanted to know if the windows to the retail spaces were display windows that people could walk by and look at.

Ioanna said they have not decided on that yet and it depends on the tenant. Also, the windows go floor to ceiling in height.

Nicholai explained they will have awnings that will be above the glass windows. They will be tube steel frames.

Steve asked if they would be awnings or just metal frames.

Nicholai said these would be metal frames which would not protect you from the elements (open slats).

Steve would like to see the awnings with glass roofs that would protect people from the elements.

Nicholai said he would look into enclosing those awnings.

Doug wanted to make sure that they understood that external downspouts are not allowed.

Ioanna said they went back to the entry way on the east elevation and changed the stucco to Cortez bronze color.

### Third Topic – Parking Structure

Ioanna said they understood the committee's concerns regarding the previously proposed design for the west wall of the parking structure. The new design being proposed shows a simple and abstract design that they feel still meets the Cairns Design Standards. They will also have some type of signage with the project name, but that has not been finalized yet. They also wanted us to know that a view study was done to see what the public would actually see. From I-15 and Monroe Street you would not be able to see the southwest portion. Then the largest portion visible would be off of 9270 South (toward the east).



GROUND LEVEL VIEW FROM HIGHWAY



GROUND LEVEL VIEW FROM FUTURE ROMANDO WAY

Cyndi wanted to know if there were any conversations with the fire department about their expectations with the parking structure, and what material was being used for it.

James said that there had been conversations with the fire department reviewing the current renderings shown in this update.

Ioanna said that the material used for the parking structure (west side screening wall), would be pour-in-place concrete, and the mountain mural would be painted on that concrete.

Cyndi asked what the reasonable expectation of the lifespan of the paint on the concrete would be.

Ioanna said she would check on the life expectancy of the paint, but also using a quality paint and applying it correctly can help with longevity.

Steve did not like the concept of the painted mural. He wondered if there was some type of material that would adhere to the concrete surface that created that exact image but was not paint.

Ioanna wanted to know what the committee's goal was for this wall because people will only see it for about five seconds as they are driving by.

Steve said his goal was when there are buildings that are built up to a property line, he does not want them to think they have to paint a mural and that is the only solution for it. Another concern is that he does not want graffiti to become an issue.

Mike said that the only way anyone could access that wall, is to break through the fire station's security gates and be within the secure portion of the fire station. Also, the RC zone, which this sits on, allows for a zero-lot line development. In looking at the master plan for the fire station, he wanted to see whether there could be potential buildings built along

the shared property line so that eventually that could match up with another building. In discussing this with fire, they won't do this. Mike also explained what they previously proposed for the mural wall (see below).



James thought the current mountain mural looks much cleaner than the above image.

Mike said that in the last meeting, the committee asked them to bring back any examples of projects that have used this smoother stucco product, as opposed to the stucco we see on every other building that has used this product.

David said there is a building downtown called Avia at 400 South and 300 East. He does not know what system they used to apply it, but visually it looks good, and you see the smoother look.

Nicholai stated that it is a challenge to find a replicable project because everybody is using a lower quality finish to the stucco. So, that is why they have not wanted to show exact examples of projects because they would not be representative of what they would be trying to achieve in this project. They feel the stucco would complement and enhance the other materials being used in this project.

Steve asked if there were any more comments before the committee makes a motion regarding the white stucco.

Cheryl thought the quality of the stucco was good, but there was more of it than what is allowed. She feels this is mitigated herein by the fact that the windows and balconies are recessed, which gives it shadow lines (it won't look like it is all in one plane). She thought this made a big difference.

## **MOTIONS**

### **First Topic - Amount, Usage, and Type of Stucco**

Scott Westra made a motion for positive recommendation to the Planning Commission, that they accept the stucco as it is designed, even though it exceeds the Design Standards. Cheryl Bottorf seconded. All in favor of the motion.

### **Second Topic – Plaza**

Steve Burt made a motion for a positive recommendation to the Planning Commission, that based off the conceptual design, the committee would like to make sure that the following items be included in the final design.

- Grid patterns are shown on the plaza itself

- They show different elements of concrete so that it is not just a big, flat, gray, concrete surface.
- The committee wants it noted that they do not have the authority to consider approval of any sign (that is located on the corner of plaza per the plans). Cheryl Bottorf seconded. All in favor of the motion.

### **Third Topic – Parking Structure**

Scott made a motion for a positive recommendation to the Planning Commission to accept the surface treatment on the west wall as proposed, seconded by Cheryl Bottorf. Steve Burt opposed the motion because he was worried about setting a precedent that flat walls could be painted to mimic articulation, instead of using other solutions.