

**Architectural Review Committee Meeting
September 28, 2022**

Members Present:

Steve Burt
Cheryl Bottorff
Lyle Beecher
Daniel Schoenfeld- remote
Cyndi Sharkey - remote

Staff Present:

James Sorenson
Brian McCuistion
Mike Wilcox - remote
Doug Wheelwright
Brynn Bohlender
Jennifer Gillen

Those Absent:

Scott Westra
Alison Stroud

Alternate:

4:00 p.m. Shulsen Apartment Project (10115 S. Monroe Street) John Bankhead, David Denison, Howard Cooke (Gardner Group), Soong Kim (Architect), Sam Evans (Wasatch), Richard Gilbert (ArcSitio - Landscape Architect)

John stated that currently this development is on four separate parcels, and that they are working on a replat to make it one parcel.

Soong explained that this is a five-story wrap apartment building. It will be a mixed-use building with 274 units of apartments that are mixes of studios to two bedrooms, two bath units. There will be retail spaces on the north side of the building on the ground floor, as well as commercial spaces. These commercial spaces that are on the north side of the building will include a leasing office for the apartment building, club room for social gatherings, and a fitness center for the residents. On the southern ground portion of the building, there will be various types of office spaces opened to the tenants as well as the public for rental space. On top of the parking garage structure, there will be a pool, spas, and a large pool deck area for the residents. There is a six-level parking structure that cannot be seen from the outside. The residents will be able to drive to the level where their unit is, rather than having to take an elevator from the ground level to access their unit. There will be elevators installed, but they will be rarely used. The materials that will be used on the building will consist of stone cementitious fiber as siding material with a stucco finish. The 4th and 5th floor levels will have canted wall pop outs that will be repeated on all sides of the building. The balconies will have a wood tone material, and a stone material on the bottom. The architectural design to this building is very modern, but very urban in nature.

Richard when on to say that his driving elements for his landscape designs is a block and fault pattern feature that runs along the walkways. There will be a grade change with a series of steps that will go down into the plaza from the sidewalk and the walking path. A parking structure entrance will be on Monroe Street. There will

also be a fire axis that goes around most of the building. They have tried to make the fire lane, not look like a fire lane, by making a paving pattern to it. There will be an existing trail on the west side where there will be access from the trail to amenities (dog run, and potentially a basketball/playground).

John stated that there will be a very tall sound wall built when I-15 expands that will separate the long existing linear park from the freeway. This will allow them to leave the trees there, because they want this for the overall neighborhood.

Lyle said he thought this was executed well, and that they had done a good job meeting the Cairns pedestrian/street interaction with pedestrians. He likes the different materials being used and the wrap project works well for this location.

Steve asked if they had the actual material samples to look over.

John said they only had the digital copies of the materials because everything is on backorder.

Steve said they would like to see the actual samples.

Doug asked about how they will work with UDOT and the property line that UDOT owns with the current path that's on it.

John said that they have had conversations with UDOT's project manager as well as Dan Medina. UDOT has stated that their soundwall can move five to six feet either direction depending on the final design of this project. Once they know where the soundwall will be built, they will landscape and fill in that space. Also, they are working with Dan to figure out who will maintain it. Dan is also trying to figure out what the budget would be if Sandy City were to maintain it.

Doug asked if there was any kind of a landscape park strip on Monroe Street side.

John said that they didn't want to put a park strip along the east side, because there would be on street parking for that area. They wanted to have people get out of their cars and be immediately on the sidewalk. Then they would walk down and drop two or three stairs to the lower retail plaza (this would be below street level). This will have 2-hour parallel parking to help keep the residents from parking on the street.

Mike explained that they are seeking an exception to the Cairns 8 story minimum height standard. They do not have a tower element that extends above the base level of the building. They are proposing other development enhancements to offset this impact. Another item that needs to be addressed to meet the Cairns design criteria for residential units, is the way that the fire access lane is articulated. It is designed as a pedestrian street wrapping around the building. So, the units that are at ground level, need to have a front door access and stoop type of entry. Mike

also stated that he had concerns about dropping the street level of the retail component down below the street level, rather than raising the building up to meet the street.

Steve asked if they could review the grade issue.

John explained that on Monroe Street there will be a generous walkway with planter beds that would drop down around two to three steps, which they felt would deal with some of the grading issues. They also felt that it would give separation between the public thoroughfare to help create a more intimate dining feel to it.

Doug asked if they had any concerns about ground level flooding.

John stated they were aware that this is a fairly common occurrence when dealing with water. He feels that whether it's a level sidewalk or it drops down, that was not a real concern for them.

Steve asked what concern or issue the committee would have on the total height of this project, compared to other projects that have been done.

James explained that we did not necessarily need the same height everywhere, and that it would be good to keep some of the view corridors more open, so as not to lose the mountain views.

Steve asked what the enhancements are for this project.

John said the linear park and the public art are the two enhancements they are proposing.

Doug asked if they could do some kind of a form on the roof that might take a part of the building higher.

John said that they could, but if you go over five stories with the residential, the cost per unit would go up. Also, they have the roof deck as a prominent amenity, and if they were to put some type of an overbuild out there, they would want to make sure it would not impede on the views from the pool deck.

Steve asked what materials were being used.

Soong explained that the white material on the building was a white board and batten cementitious fiber siding material. The brown material on the building corners, and pop outs in the middle elevation, are treated wood tone cementitious siding material that brings out a more natural wood tone feel. The bottom two floors (with the retail storefronts) on the freeway elevation, are the stone veneer material

they are proposing. The rest of the material in gray, white, and orangish color, will be exterior stucco material.

Steve wanted to know how they were going to handle the mechanical for every unit.

John said each unit would have its own electric heating and cooling system. The mechanical equipment will be housed on the roof of the upper units.

Soong also went on to say that you will not see the condenser units on the roof because the building parapets are high enough to screen everything.

John talked about the fire control room, and said they were working with the Sandy City Fire Department to make sure that everything was approved, and all concerns were addressed.

Doug asked how they would handle the exhaust ventilation from the parking structure when the building is completely wrapped with dwelling units.

John said it would be mechanically ventilated, with the equipment put on the north side of the parking lot.

Cyndi wondered if there was something that could be added to the roof top design that would define the top architecturally as to not look so flat. She is not looking for a pitched roof but wonders if they could add in some elements that would break up the long flat roof.

John asked Soong if it would be possible to take either the white blocks or wood elements and extend those up about 4 to 6 feet making them taller helping it with height variation.

Soong said that he could explore the heights of the raised parapets, especially the one in the middle at the parking garage entrance, because that is the building entry that will be used every day.

Mike suggested another idea they might want to explore. He thought introducing a clerestory window element with different floor to ceiling heights on the upper level would help create some variation to the long horizontal plane of the building. This could help draw the eye upward and help break up the long horizontal plane.

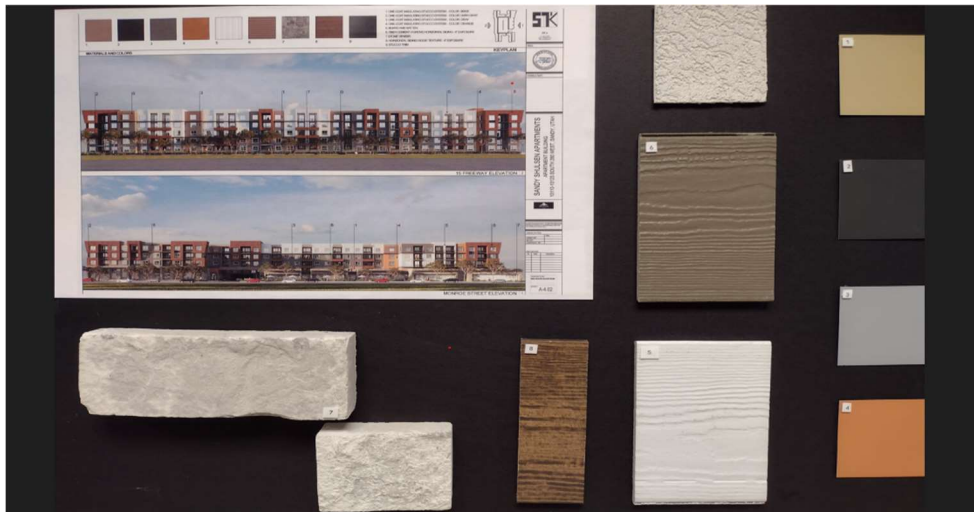
Soong, in his opinion, thought the intent of those form-based design guidelines was to avoid any long or flat walls that goes vertical or horizontal for a long distance without any articulation. He feels that this this project shows every segment of the facade and is well articulated.

Lyle thinks that it could be a bit more hierarchy with more pronunciation of the pieces going across the front, especially at the entry. Also, he thought that the top unit row of windows looked homogeneous and wondered if they could have a higher ceiling and be more accentuated allowing the glass to extend higher.

Soong said he could look into that and agreed that he could explore accentuating the corners of the building by raising the corners of the building. Those units that are then on the corners would get a taller feeling with clerestory windows.

Motion to Vote:

Cheryl Bottorff made a positive recommendation to the Planning Commission subject to two conditions. One, would be to look at raising the height of the building on the corners of the east elevation, and to incorporate a clerestory window application. Secondly, before the approval of the exterior building materials is made, the Architectural Review Committee members would like these sample materials brought into Planning Department for review. Steve Burt seconded. All in favor of the motion.



**Architectural Review Committee Meeting – Follow-up
November 2, 2022**

Members Present:

Steve Burt
Cheryl Bottorff
Lyle Beecher
Alison Stroud
Cyndi Sharkey - Alternate

Staff Present:

Brian McCuistion
Mike Wilcox
Doug Wheelwright - remote
Brynn Bohlender
Jennifer Gillen

Those Absent:

Scott Westra
Daniel Schoenfeld
James Sorenson

4:30 p.m. Shulsen Apartment Project (10115 S. Monroe Street) John Bankhead, David Denison, Howard Cooke (Gardner Group), Soong Kim (Architect), Sam Evans (Wasatch), Richard Gilbert (ArcSitio - Landscape Architect)

A second Architectural Review Committee meeting was held to discuss the Shulsen Apartment Project.

Sample board materials and an updated elevation board were brought into Community Development for ARC members to review. Committee members had concerns with Gardner Group's updates. Some of the materials shown were not depicting what would be used due to a shortage of materials. There was a lot of confusion and questions to what would be used.

Steve commented that he thought the stone color would have more of a gold/brown to it, and not just the grays. He would like to have the gold/brown stone tie into the rest of the colors.

Mike said he remembered them saying that the stone sample they provided was not a true color representation, but the hue/rough look of the stone was.

Lyle also agreed that the stone color needed to have the gold/brown tone to it to tie into the rest of the building.

Mike said there were some slight changes to the window height elements on the corners of the building. He did not think that they went as far as he was hoping they would to really emphasize some vertical height there.

Cyndi thought the changes were only slightly different, and that the roof line still looked flat. She also asked what the overall length of the building was.

Mike said the overall length of the building will be 540 feet and they have roughly 30 feet on either end to allow for some landscape.

Steve stated that he did not want it to be one flat long building, he would like it to move in and out as it goes down the street.

Cyndi agreed that she didn't think they added enough variation to the top to break up the long flat roof top. However, she likes how Gardner Group has used higher quality building materials and has articulated some things.

Mike explained that this building stays rectangular, but the bottom level moves with the street. We wanted to make sure that the bottom level moved with the curvature of the street, so it helps give some movement to it.

Cyndi asked if this was an RDA project or if it needed to be approved by the RDA. She also asked if there would be any affordable housing.

Mike said that the RDA was involved and that he did not believe any portion was reserved for affordable housing.

Cyndi said that she would like the ARC members to impose the Cairns Design Standards and make sure that the representation of the different natural elements would be met.

Mike explained that in Chapters 4 and 5 of the Cairns Design Standards, it explains how to integrate some of the features like canyons, crevices, cliffs, ledges, hanging valleys and peaks that can be articulated into buildings. So, as a recommending body, it would be up to this committee to give them direction on how everyone would like to see them accomplish those changes.

Steve wondered if they had articulated a water element in this project.

Mike said no they had not. However, he explained that it is up to the architect and the designer to take these concepts and integrate them.

There is concern from all that they are not meeting the Mountain Meets Urban requirements.

Steve said he did feel good about the materials except that he would like more variable color in the stone. He, along with the rest of the committee, felt like for a building that is over 500 feet long, there is a lot of the same height without enough variation to it.

Committee wanted to know their response to how their project meant the Mountain Meets Urban guidelines.

The question from us was: How do your designs incorporate the Mountain Meets Urban Design elements shown in Section 1.5?

Mike read their response which said: The project delivers the Mountain Meets Urban concept with multiple courtyards and landscape features on-grade (forests), rooftop deck with pool amenities (meadow and water), and ground level facades lined with stone.

Steve asked what the multiple courtyards are.

Mike said that the courtyards they are referencing are on the north and south sides.

Doug stated that he liked the ground level on the Monroe side, but he did not really like it on the west side.

Mike showed the example (see below) of the Centennial Village project where they incorporated different height levels which helped to give variation to the roof line. So, to help compensate for a long horizontal element, they broke it up by changing the stories.



Cheryl approved rescinding her original motion to allow for an amended motion. All were in favor.

Rescinded Motion:

Cheryl Bottorff made a positive recommendation to the Planning Commission subject to two conditions. One, would be to look at raising the height of the building on the corners of the east elevation, and to incorporate a clerestory window application. Secondly, before the approval of the exterior building materials is made, the Architectural Review Committee members would like these sample materials brought into the Planning Department for review. Steve Burt seconded. All in favor of the motion.

Amended Motion:

Steve Burt made a motion stating that they are unsatisfied with their response to the Mountain Meets Urban and the Cairns Design Standards. First, they would like to

know how Gardner Group believes this project meets those standards. Second, they are not seeing enough visual masks and variation in the height of the building for a 540-foot-long building. They would like to see something that's more evocative of the mountains. Third, they are okay with their material and color palette, with the exception they would like to see more browns in the stone than what was seen on the sample board for variation. Cheryl Bottorff seconded. All in favor of the revised motion.

**Architectural Review Committee Meeting – Follow-up
November 30, 2022**

Members Present:

Steve Burt
Cheryl Bottorff
Lyle Beecher
Alison Stroud
Scott Westra
Daniel Schoenfeld
Cyndi Sharkey - Alternate

Staff Present:

James Sorenson
Brian McCuistion
Mike Wilcox
Jennifer Gillen

Those Absent:

Doug Wheelwright
Brynn Bohlender

4:00 p.m. Shulsen Apartment Project (10115 S. Monroe Street) David Denison, Howard Cooke, Liza Hart (Gardner Group), Soong Kim (Architect), Sam Evans (Wasatch), Richard Gilbert (ArcSifio - Landscape Architect)

Soong explained how they have modified the building corner elements with the intention of them being the markings of the building. There is now a sloping parapet to mimic the peaks and ruggedness of the mountains. They feel this will help with the curb appeal and help to accentuate the building presence. They have raised the apartment plate heights three more feet so the ceiling height in these units will be 12 feet. Also, the window header height is raised three additional feet to make it 11 feet. To add verticality to the massing, they brought the windowsill down six inches from the floor (normally it is two feet from the floor). They have various pop-outs with canted walls that are repeated on all four sides of the building. On the I-15 side, they have carried the same accentuation on the four corners including pop-outs with canted walls that stitch throughout the building. Their main focus is to the occupants/users of the retail space on the ground level, and what they are seeing and experiencing.

Steve stated that they do not have an issue with what's going on with the pedestrian level, it is of concern as to what is being seen from the freeway side. That is, seeing a long, flat roof line.

Soong said there will be glass railings around the rooftop surrounding the pool and amenity space, with tall cabanas. This will help capture the view of the rooftop amenities, and the roofline undulation that the ARC members are seeking.

Liza said when you play with parapet heights, you start making things look more staged and then those angled parapets become really tall and must be supported by big back braces which can be seen from the roof's surface. She also is concerned with what can be done without having extra floors added.

Soong believes they have used several materials to create the ins and outs on the façade to create a shadow line. This helps to subconsciously create the feel of comfort and aesthetics to the building.

Liza believes there are different ways to break down the massing of a building that is 460 feet long. She feels they have accomplished this by varying regular short intervals on the roofline, that breaks down the massing of the building. She also feels that they cannot satisfy the concerns of the ARC members without diverging from the original proposal and adding stories to the building.

Mike stated as far as the height code requirement goes, the entirety of the building does not have to be eight stories. What it does require, is that it must have an eight-story element as part of the building. So, the committee would like Gardner to do something that would break up the length of the building.

Steve stated that he does like some of the elements of the pop-outs but feels that the slopes on the two ends that are symmetrical, magnifies the long horizontal lines of the building.

Alison said that on the freeway side it looks more like a plateau, and they are looking for more of a ridgeline.

Soong explained that this is not 460 feet of flat wall going across, but there are major building breaks (around eight feet) that occur along the backside. There are also pop-outs that were created with canted walls which help mimic the surface of the mountains.

Cyndi added that her concern with this project is that she wants it to be distinct. She wants developments in Sandy to stand out and be different than anywhere else. She wants people to notice whether on the freeway or streetside that there is a higher end and quality of the Cairns District of downtown Sandy. She does agree that the Monroe side looks better but would like the freeway side to look just as nice.

Liza said she was concerned on where they should go from here.

Steve said it appears that from our last meeting some things were taken literally. It was the intention of the committee to help give instruction and guidelines on how they could look at doing taller spaces and have more angles.

Mike said that they had mentioned the angular points that were added on the ends. He wanted to know if they were just false parapet walls and not an actual roof element.

Liza said they were just false parapets. She explained when you add stories to a building, then they have to play with false fronts which becomes a challenge.

Steve stated that this updated rendition of what was brought to this meeting was more dramatic than he would have expected and was not what he had in mind.

Liza said that they were trying to interpret what we had written because they were not part of the last meeting.

Mike stated that he did not think that anyone liked the idea of the angular elements on both ends of the building. So, he asked what direction the committee would like them to go. Do we want them to add the corner elements or is there other ways to address the concerns from the previous two meetings?

Steve agreed with Scott that the base seems flat with the upward cladding that goes along the entire length. This exaggerates where everything else is changing, and the base is not. This all together, accentuates the length they share.

Soong asked what everyone thoughts would on having stoops or steps leading to the balconies on the base level. The units would essentially then have two entrance points, one from the corridor side and one from the exterior side. Having stoops or steps leading up to the balconies on the backside would help create some excitement.

Mike said that this idea was discussed in a previous meeting regarding the base articulation and addressing the street with front door elements on the base level. This would then give direct access to the pedestrian street. He thought if they could address this issue of the base level, and the bottom was articulated differently than the four levels above it, that would help.

Sam stated some positive elements from having this type of a wrapped building. He gave examples of the hidden element of parking (you don't see a single parking structure of concrete), you get five stories of residential living, and a rooftop deck with amenities.

Steve showed on the screen, pointing to the white section of the building, that it seemed like it was its own building. If somehow the base could be treated in a way that wasn't so linear, it could appear more like a series of undulating buildings. He was not concerned so much about the horizontal band that was between the 4th and 5th levels. He was more concerned with keeping the base a unified appearance of the two stacks of units of both sides of that center.

Mike further stated that you can have interruptions of the base, middle and tops, which would then help create variation and more interest. The building then could still as have a look of a defined base.

Soong said if they eliminated the horizontal banding between the top and 4th floor of the white buildings and let that be an element that would be stitched through the back façade, this would help to create more movement and alleviate the

strong horizontal feel of the building. This would also help to create an increase sense of undulation on the building height.

Steve read the amended motion from the November 2, 2022, ARC meeting. He went on to say he did not want drivers on I-15 who pass this building to feel like it is a big warehouse they are seeing. He also emphasized that the verticality of the building doesn't necessarily mean the building has to be vertical, it could be the thrust of the building that is vertical.

Dave said they felt good about the direction that the ARC committee gave them.

The next meeting will be held on December 8, 2022. Soong will get the ARC members updated plans by December 6th for their review.

Motion

Steve made a motion to adjourn, Cheryl seconded. All in favor.

**Architectural Review Committee Meeting – Follow-up
December 8, 2022**

Members Present:

Steve Burt
Cheryl Bottorff
Lyle Beecher
Alison Stroud
Scott Westra
Cyndi Sharkey - Alternate

Staff Present:

James Sorenson
Brian McCuistion - remote
Doug Wheelwright
Jennifer Gillen

Those Absent:

Daniel Schoenfeld
Mike Wilcox
Brynn Bohlender

4:00 p.m. Shulsen Apartment Project (10115 S. Monroe Street) David Denison, Howard Cooke, Liza Hart, Mark Murdock (Wasatch), Richard Gilbert (ArcSitio - Landscape Architect)

Soong explained how they modified the building per the suggestions from the ARC members from the November 30, 2022, ARC meeting.

- The four brown wood sloping parapets at the two ends of the building were eliminated, giving them more verticality, and the height of the windows were kept.
- They added stoops on the base level units (I-15 side) that go into the patios as a secondary building entrance (for resident use only).
- The white vertical batten board siding portions of the building have been extended to the ground level in several portions of the building.

Steve liked how the white elements helped to make the building look more like a series of buildings instead of one big building.

Cheryl thought that the one brown square at the far end of the building looked a little out of place.

Steve explained that it is an asymmetrical design and that there will be some things that may seem a little off balanced, but he likes it.

Lyle thought there still needed to be a mass and base of some sort on the west side of the building.

Liza further went on to summarize what they did to address the ARC member's concerns from the last meeting.

- They played with the parapet heights to create more variation (now 30 inches different).
- They segmented the dark banding that ran continuously along whole building as a horizontal break. This helped to make it look like there were several separate buildings.

Doug brought up a concern that Mike Wilcox had. He said that Mike did not like that the stoop stairs led to a sliding glass door and felt that the door should appear more like an entry.

Soong said the stoops would lead to the patio and then to the hinged entry doors that are on the side of the porch, 90 degrees to the stoop stairs, where the owner would enter into the living room. There are not any sliding doors at the ground level units. What the elevation view shows, is the window, not a sliding glass door.

Alison commented that she thought the building still looked too long and flat.

Steve asked what their intent was for landscaping along the I-15 side.

David showed the plans for landscaping (I-15 side) and said they would be adding trees with places to walk, they would have a dog park as well as a children's park.

Motion

Lyle made a positive recommendation to have the Planning Commission approve the most recent renderings. Cheryl seconded. All in favor.