

4.1 – Where Mountain Meets Urban – Phase 4

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.

5.1.4 – Institutional, Civil, and Entertainment uses.

Materials –

The project aims to use the same high-quality materials listed as the previous phases, and is composed of insulated metal panels, glazing, wood-like aluminum panel soffits, and adds a “concrete look” bend plate element at the east facade.

Fenestration –

Glazing along the east and south façades match the design of that found in the lobby, with large swaths of glazing sunken between pillars of IMP.

Entries –

Access must be controlled to the building for security purposes, thus there is only one entry in through the east facade.

The entry is positioned in the central build-out of the east faced near the parking plaza. Other points of ingress or egress are reserved for occupants and are located in the parking garage.

Articulations –

Phase four is an extension of the Hockey Practice Center from the previous phase, and is defined by a low opaque base, supporting a tall, semi-concealed body of glazing, and finally topped by the protruding metal panels, the cantilevered precipice of the cliff. The phase 4 construction is made to match the lobby, with contrasting forms from the ice box. These are meant to contrast and enhance each other by way of the generous overhang of the ice box, and the greatly exposed interior of the lobby and west façade, similar to each other in most ways, unique in others.

5.2 – Site Grade

All requirements met.

5.3 – Roof Treatments

All mechanical or utility equipment will be out of view screen by the higher Jazz Box or a screen wall the height of the HVAC equipment measured from the roof surface to the top of the equipment. The design includes an architectural cap.



10.2 – Development Enhancements

The project has several enhancements planned, including the following:

-Iconic Architecture. The project has no direct comparison in the Cairns district, but the quality of materials and design far surpass a standard community rink in cost by at least 50%.

Given the huge portion of the phase 4 program and design dedicated to enhance the Mall aesthetic we believe that any portion of the requirements that are not accepted should be mitigated by these significant enhancements to the development. Future phases will also have more enhancements.

