

Design Theme and Architectural Standards:

The Project offers a variety of land uses including retail, office, hotel, for rent residential, for sale residential, and senior housing in a modern mountain village setting. The Modern Mountain architectural theme will be woven throughout the project knitting together a wide variety of building types, heights and massing to create a unified feel for the overall project. The theme will incorporate modern and rustic design elements including steel, wood beams, concrete, and glass to ground the design while incorporating exposed structural and decorative concrete in strategic places to pay homage to the former use of the site. Earth tone colors will be prevalent throughout the project to blend into the mountain backdrop. The variety of land uses, building heights and massing knit together through modern mountain architectural theme will enhance the dynamic and vibrant community at Wasatch Rock.

Master Sign Program Narrative

The site shall feature signs consistent with a first class mixed use project to provide adequate signage and wayfinding for the variety of uses being proposed in the application. Multiple signage types including but not limited to blade, crown, storefront, and monument signage will be located through out the proposed project to enhance visual connection and recognition for patrons, residents, retailers, tenants, and guests. As the sign plan is developed it will be included with site plans associated with individual phases of the project. Examples of the signage and monument locations are included in the landscape submission package.

Retail signage:

Sign structure or sign display area allowed: The aggregate area of the wall signs displayed on a premises shall not exceed 15% of the aggregate area of the walls where signs are to be located.

How displayed: The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

Residential/Hospitality/Office Signage:

Sign structure or sign display area allowed: The aggregate area of the wall signs displayed on a premises shall not exceed 15% of the aggregate area of the walls where signs are to be located.

How displayed: The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

Wayfinding and Internal Signage:

Monument and directional signs shall be placed strategically to allow pedestrians to easily identify and navigate the property. Each entrance to a building shall be allowed a directional sign if desired and deemed to be useful for pedestrians. See Master Signage Plan for heights and locations of signs.

Additional Limitations:

All signs must be compatible to the overarching theme and architecture of the project.

December 12, 2019

Adam Davis
Rockworth Companies
4655 South 2300 East, Suite 205
Holladay, UT 84117

**RE: Wasatch Rock Redevelopment
Site Sustainability List**

Adam,

Below is a list of items that we feel would be considered "sustainable" practices regarding the proposed site development at the Wasatch Rock Redevelopment project.

1. Water efficient landscaping
2. Maximize open space
3. Protect or restore native habitat
4. Access to public transportation
5. Connectivity between development parcels
6. Pedestrian and bicycle paths
7. Low-emitting and fuel-efficient vehicle parking
8. Storage and collection of recyclables
9. Use of regional materials where appropriate

This listing only includes items for the site and not the buildings. These items will need to be handled by the architect. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Scott "Skip" Schoonover, PLA, ASLA
Principal Landscape Architect



In addition to the landscaping design above, the following are green build design recommendations that we will consider during construction of the project:

GREEN BUILD

Principles of Sustainability for this project are proposed to include:

1. Conserve energy short term and explore renewable energy sources long term
2. Facilitate reuse and recycling of natural resources and synthetic materials.
3. Design sites, structures and landscapes that are resource efficient and environmentally responsible over their entire life cycle.
4. Practice eco-friendly maintenance and cleaning.
5. Optimize fuel efficiency of and minimize pollutants.
6. Use high efficient, low-toxin materials, supplies and equipment that are produced and transported responsibly.

This project is proposed to have an emphasis on sustainability, including:

1. Efficient site design with mixed-use component and density supporting sustainability principles.
2. Meeting or exceeding Energy Conservation Codes including the 2015 International Energy Conservation Code.
3. Implementing tight exterior envelopes and efficient mechanical systems with insulation, caulking and sealing methods meeting or exceeding HERS ratings of Energy Star compliance.
4. Installing full-cavity insulation at both walls and roof elements that exceed code minimums.
5. Installing high energy efficient appliances, mechanical HVAC equipment, water heaters, and electrical light fixtures, with each component having Energy Star compliance or better.
6. Installing low-water use plumbing fixtures exceeding code minimums.
7. Installing low-E high efficient double-pane window systems with tight 4-sided flashing at the exterior envelope.

Wasatch Rock

Design Theme and Architectural Standards

Wasatch Rock offers a variety of land uses including retail, office, hotel, for rent residential, for sale residential, and senior housing in a modern mountain village setting to meet the needs of the Cottonwood Heights community. The Modern Mountain architectural theme will be woven throughout the project knitting together a wide variety of building types, heights and massing to create a unified feel for the overall project. Architecturally, the Modern Mountain theme will incorporate both current and rustic design elements and materials such as wood beams, steel, metal panel, glass, stone, and concrete to ground the design while incorporating exposed structural and decorative concrete used strategically to pay homage to the former use of the site. Earth tone colors will be prevalent throughout the project to complement and blend into the mountain backdrop. The wide variety of building types, heights and massing will be unified by the Modern Mountain design theme creating Wasatch Rock, a new vibrant community within Cottonwood Heights.

Overall Village Inspiration Images



Office/Mixed-Use Inspiration Images



Hotel Inspiration Images



Retail Inspiration Images



Residential Condo/Apartment Inspiration Images



Senior Housing Inspiration Images



Parking Structure Screening Inspiration Images

