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Concept Design

West Point Mixed Use

Taylorsville, Utah

studio



PROJECT DATA

RESIDENTIAL - MULTIFAMILY - (850 SF Average)

BUILDING 1000	5 Story - Type III
Gross Residential Area	- 80,750 SF
Net Residential Area	- 64,600 SF (NRSF)
Total Units	- 76 Units
BUILDING 2000	3 Story - Type III
Gross Area	- 54,625 SF
Retail	- 10,000 SF
Gross Residential Area	- 44,625 SF
Net Residential Area	- 35,700 SF (NRSF-80% efficiency)
Total Units	- 42 Units
Townhomes	- 5 Units
BUILDING 3000	5 Story - Type III
Gross Area	- 124,000 SF
Co-working	- 5,000 SF
Leasing/Amenity	- 8,500 SF
Gross Residential Area	- 110,500 SF
Net Residential Area	- 88,400 SF (NRSF-80% efficiency)
Total Units	- 104 Units
BUILDING 4000	5 Story w/basement - Type III
Gross Area	- 224,300 SF
Leasing/Amenity	- 6,500 SF
Gross Residential Area	- 217,800 SF
Net Residential Area	- 174,250 SF (NRSF-80% efficiency)
Total Units	- 205 Units
BUILDING 5000	5 Story w/basement - Type III
Gross Area	- 234,950 SF
Leasing/Amenity	- 6,500 SF
Gross Residential Area	- 228,450 SF
Net Residential Area	- 182,750 SF (NRSF-80% efficiency)
Total Units	- 215 Units

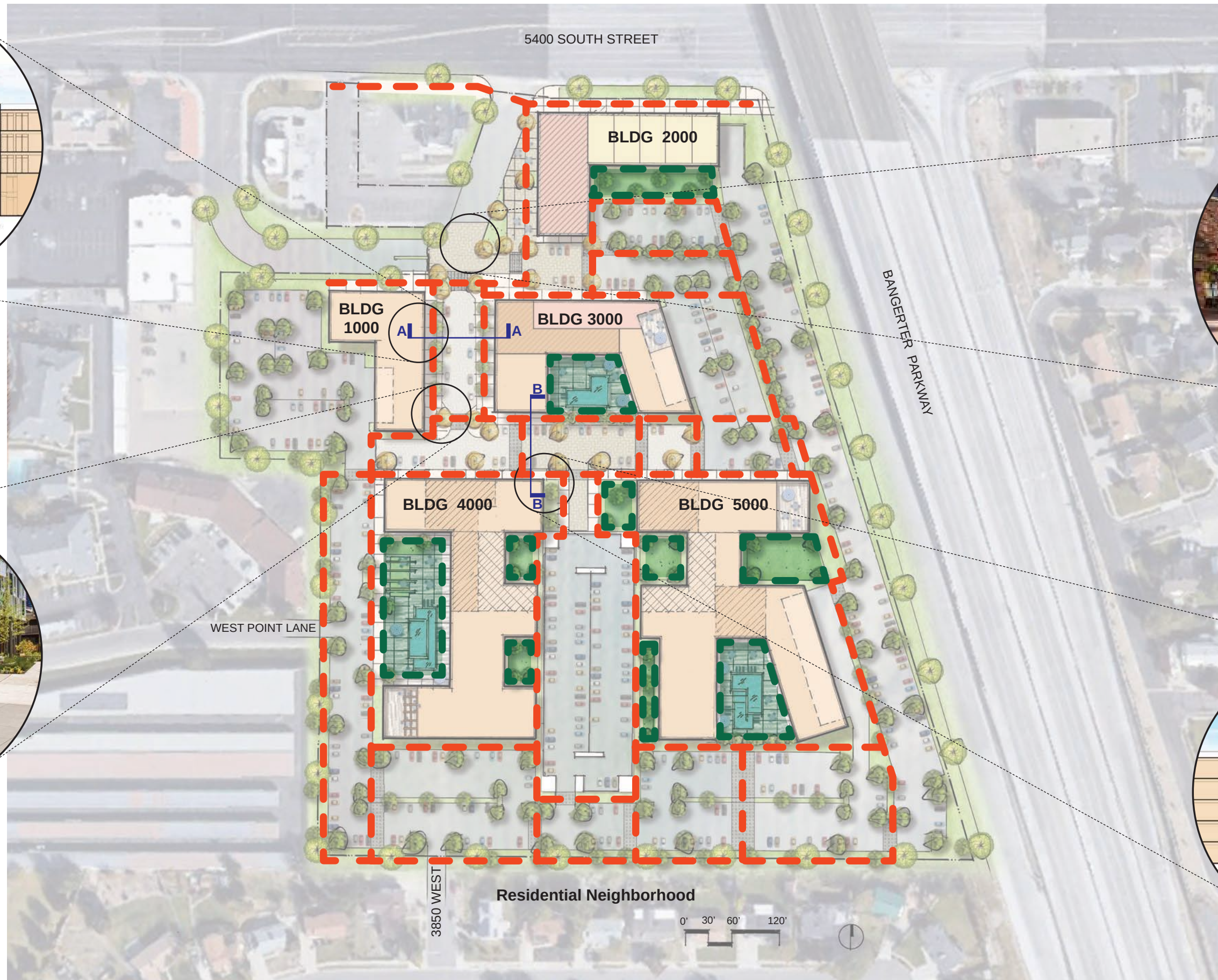
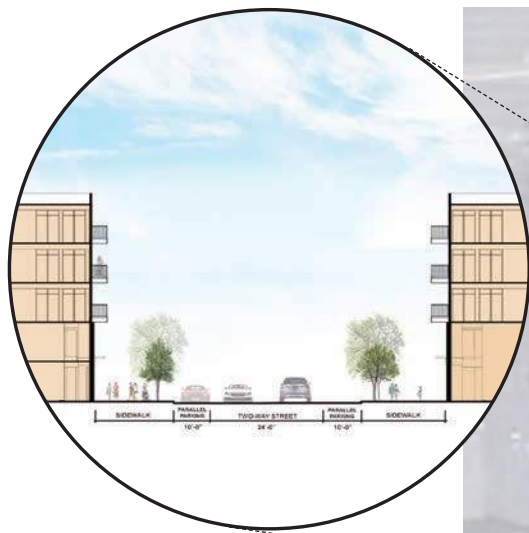
TOTAL UNITS	
Building 1000	- 76 Units
Building 2000	- 42 Units
Townhomes	- 5 Units
Building 3000	- 104 Units
Building 4000	- 205 Units
Building 5000	- 215 Units
Total	- 647 Units

PARKING REQUIRED	
Slip Deck (1 level)	- 250 Spaces
Surface Parking	- 700 Spaces
Tuck Under Garages	- 40 Spaces
On-Street Parking	- 6 Spaces
TOTAL	- 996 Spaces
	(1.48 Spaces/Unit)

Conceptual Plan - Option B-2C



Conceptual Site Plan

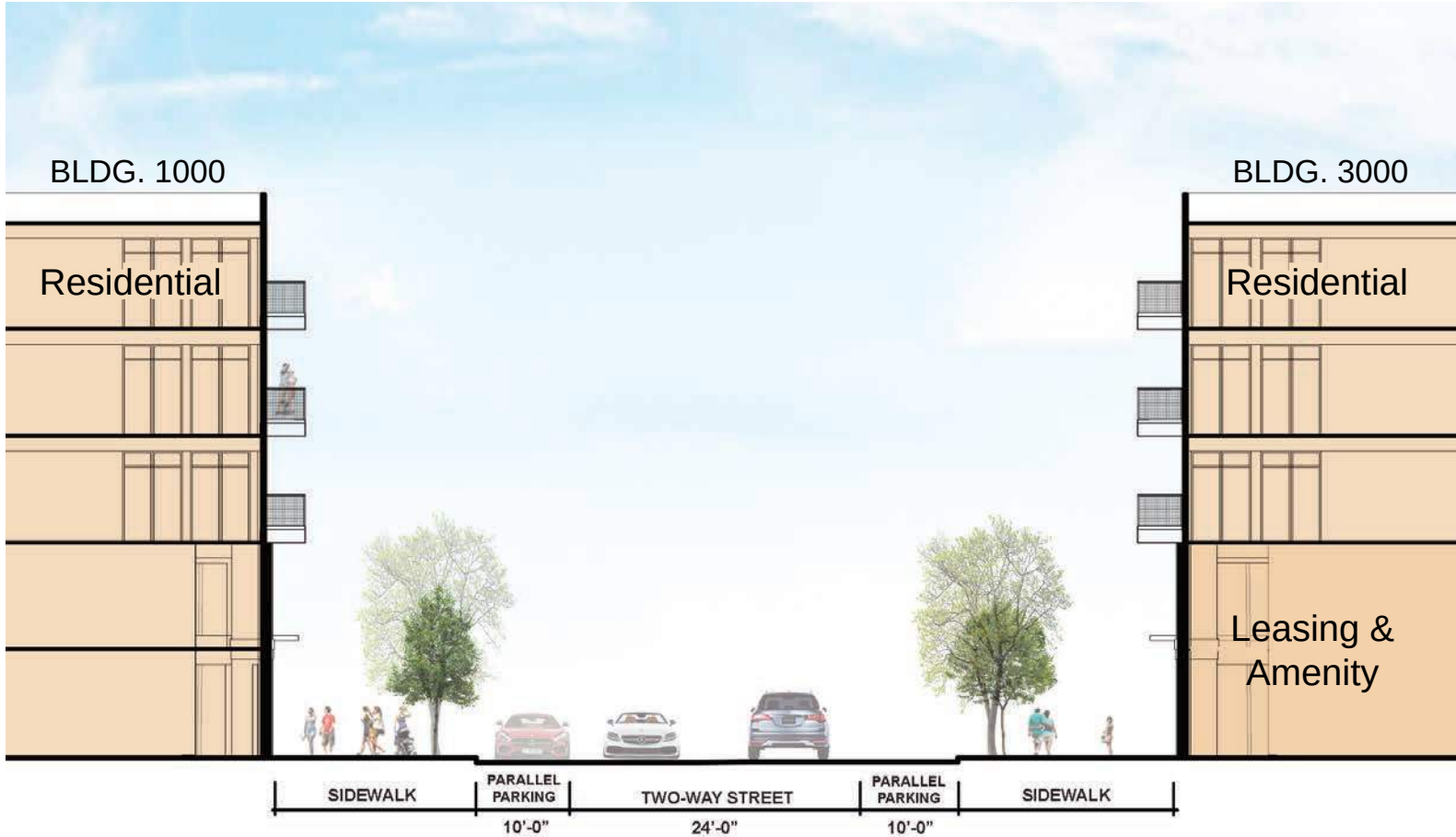


--- Courtyards & Greenspace
 --- Pedestrian Connectivity

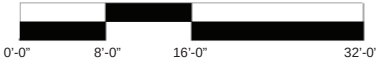
Conceptual Site Plan: Pedestrian Connectivity

West Point Mixed Use | Taylorsville, UT

March 17, 2021



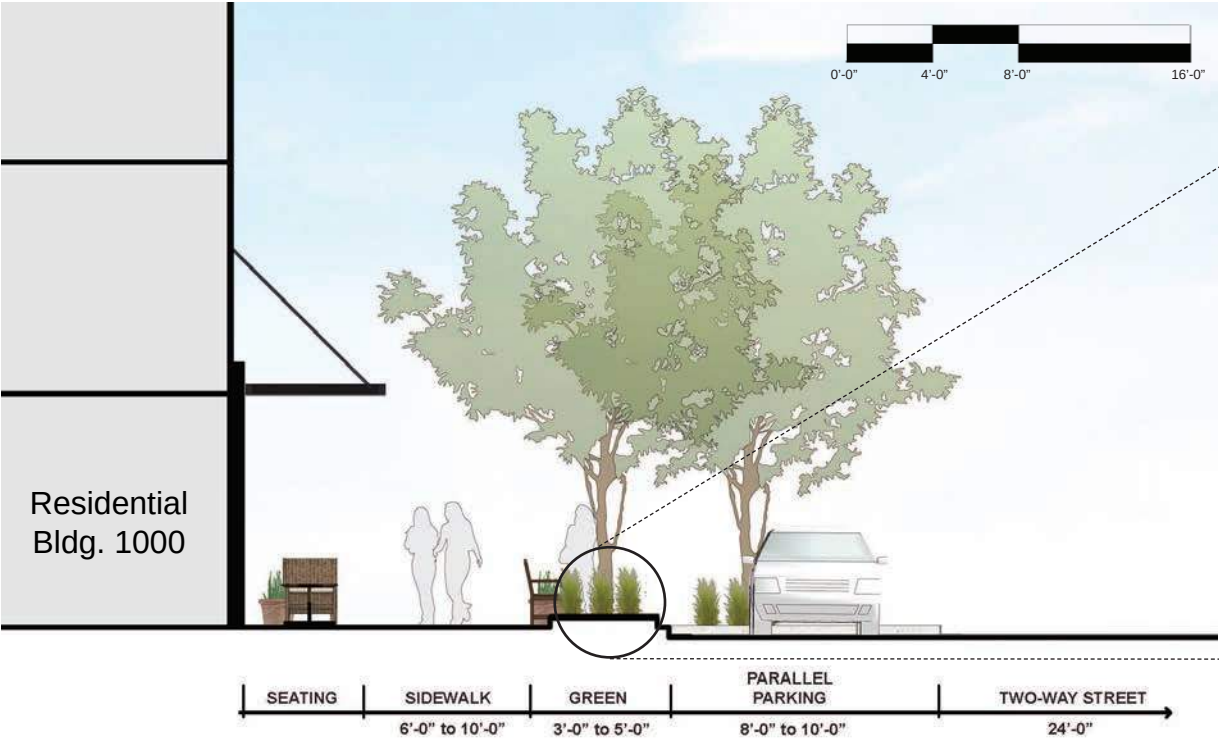
Street Section A



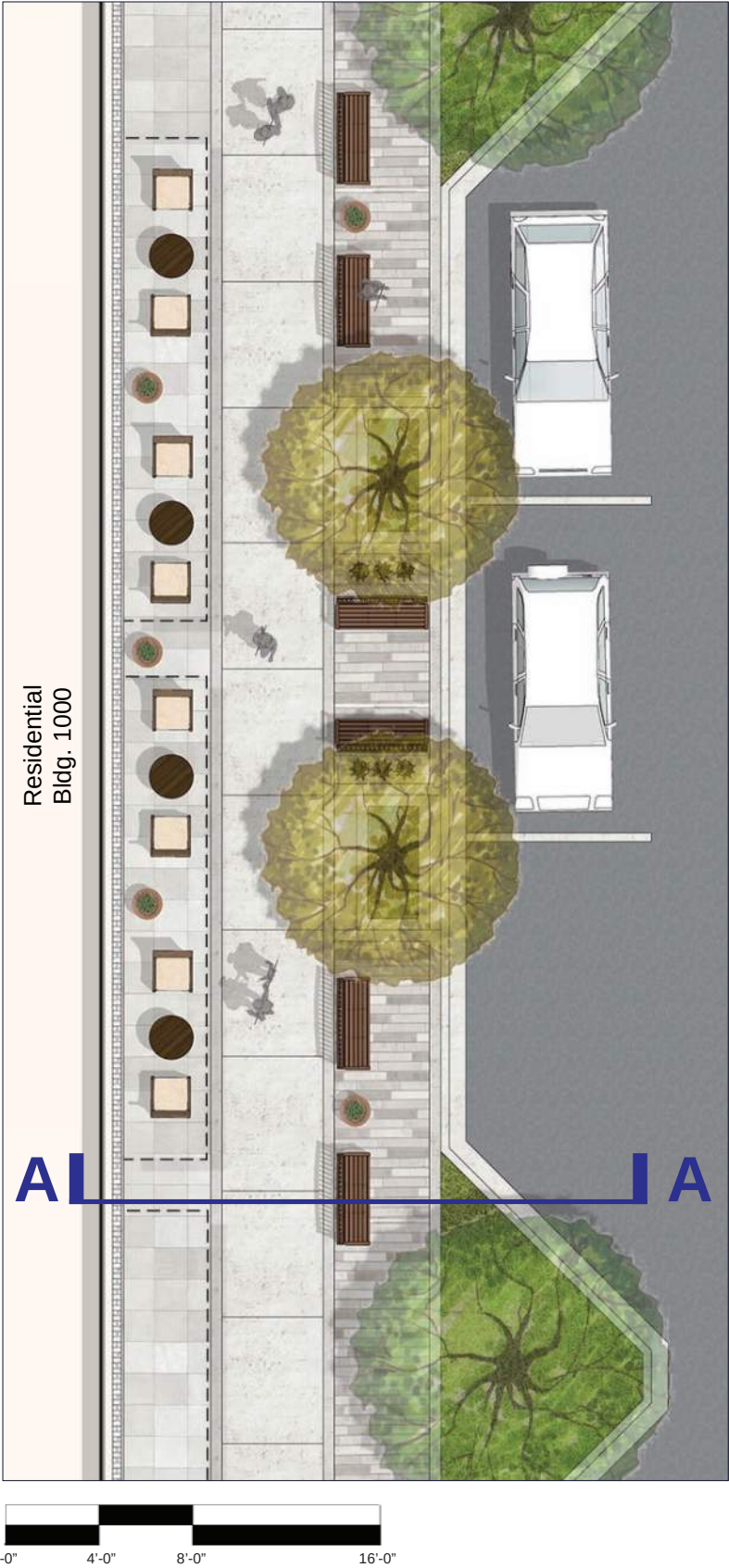
Street Section B



View of Streetscape



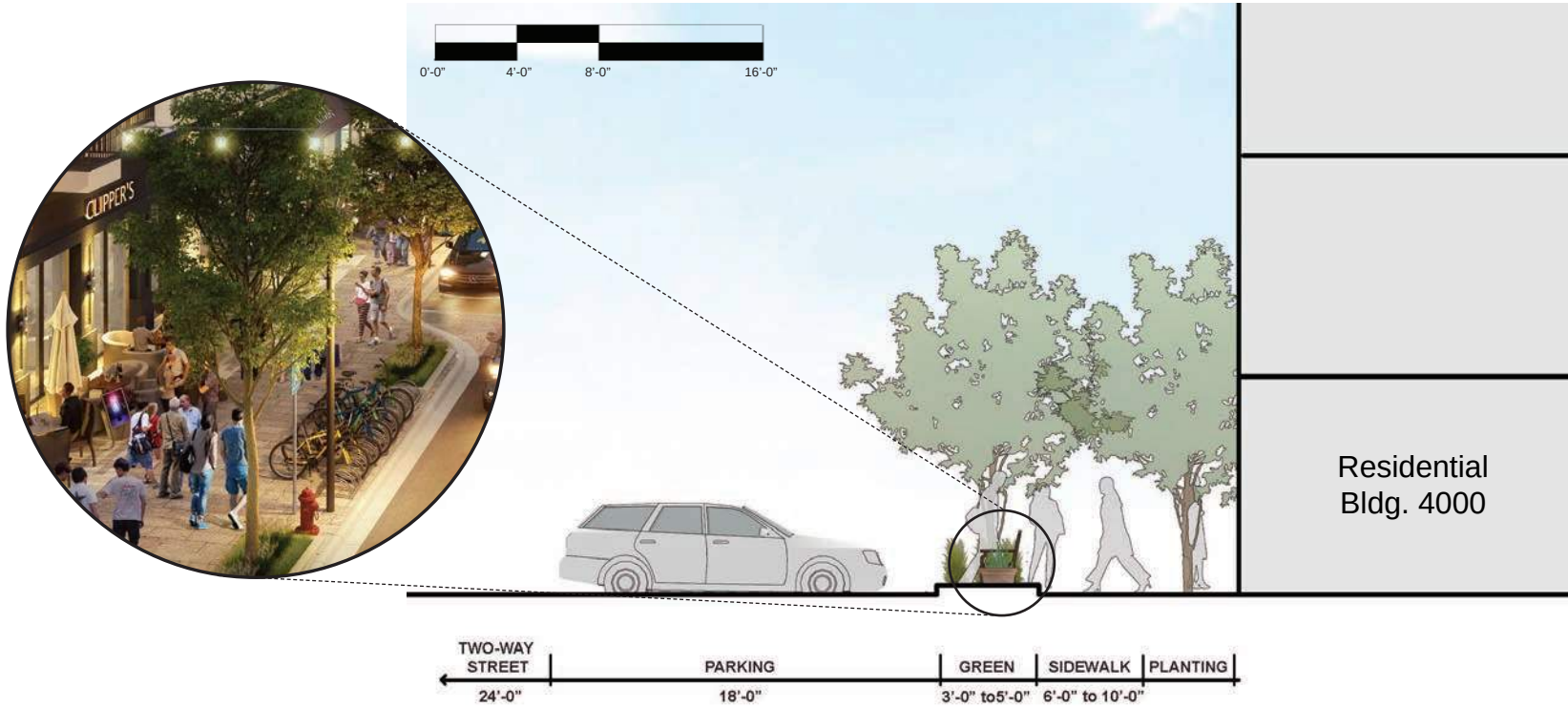
Street Section Detail AA



Plan Detail AA



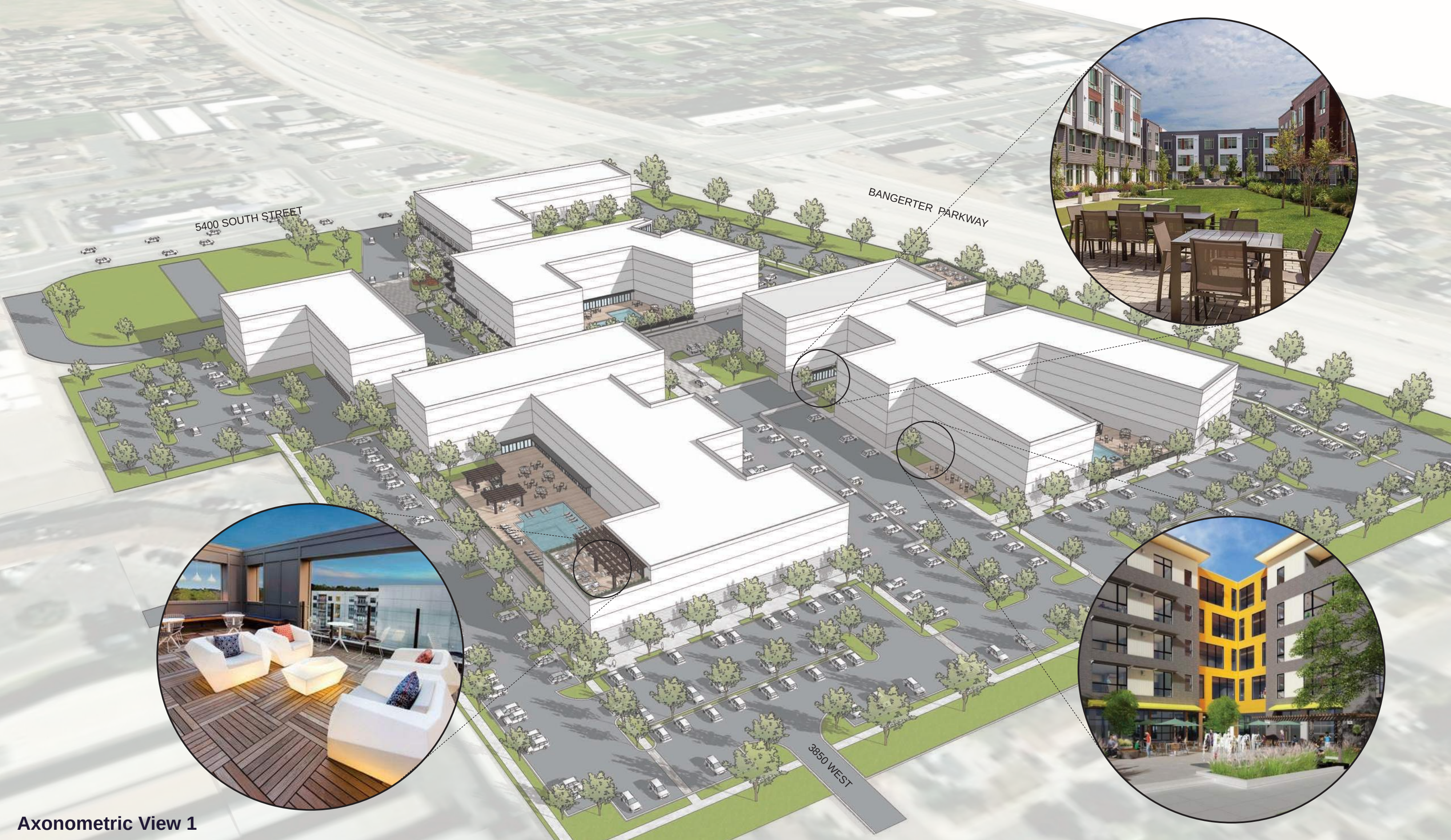
View of Courtyard & Plaza



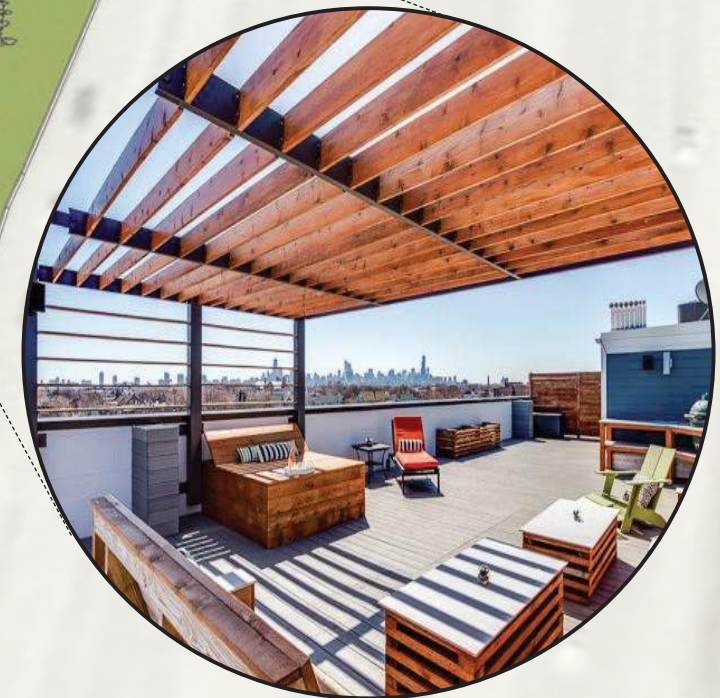
Street Section Detail BB



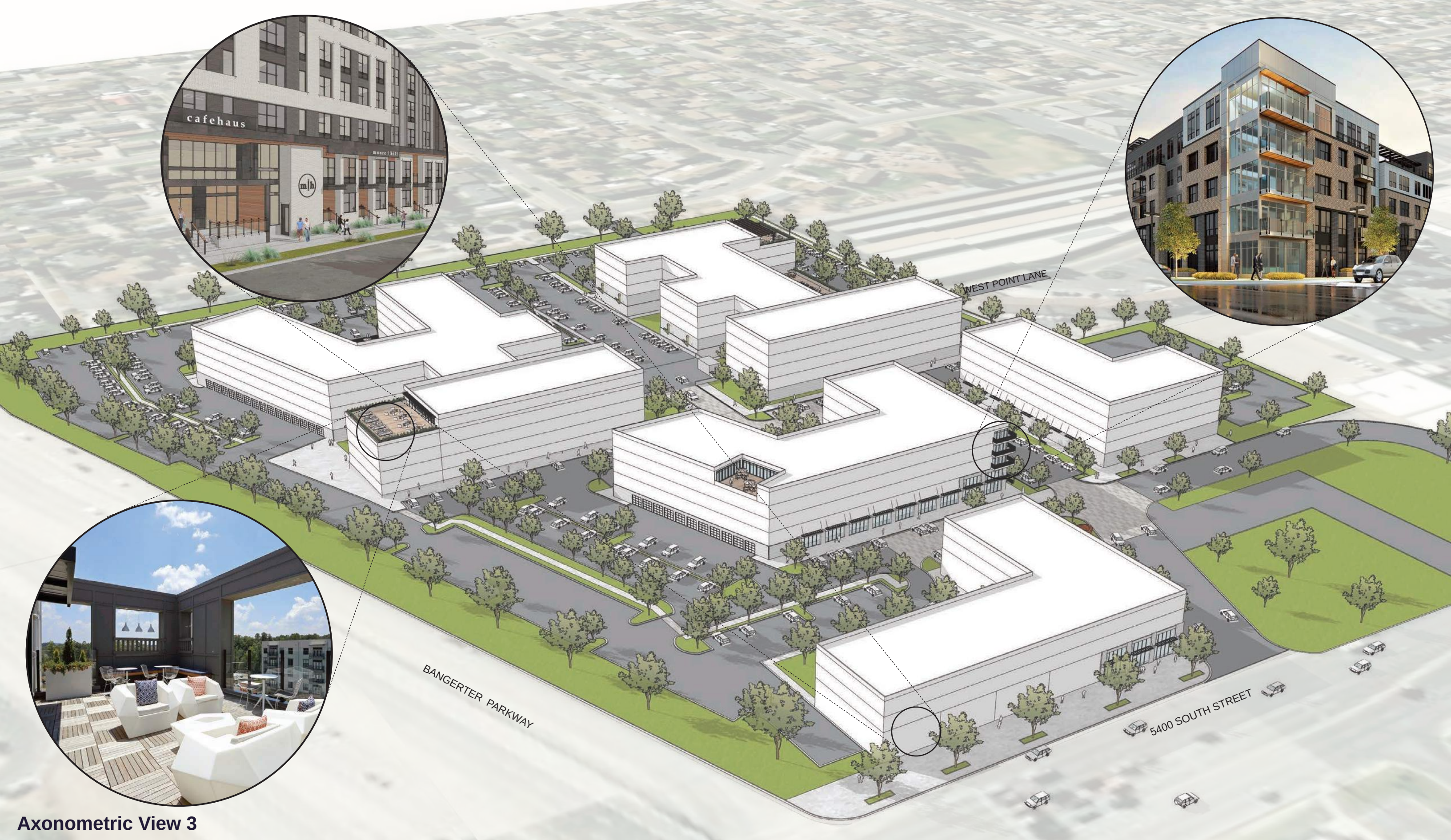
Plan Detail BB



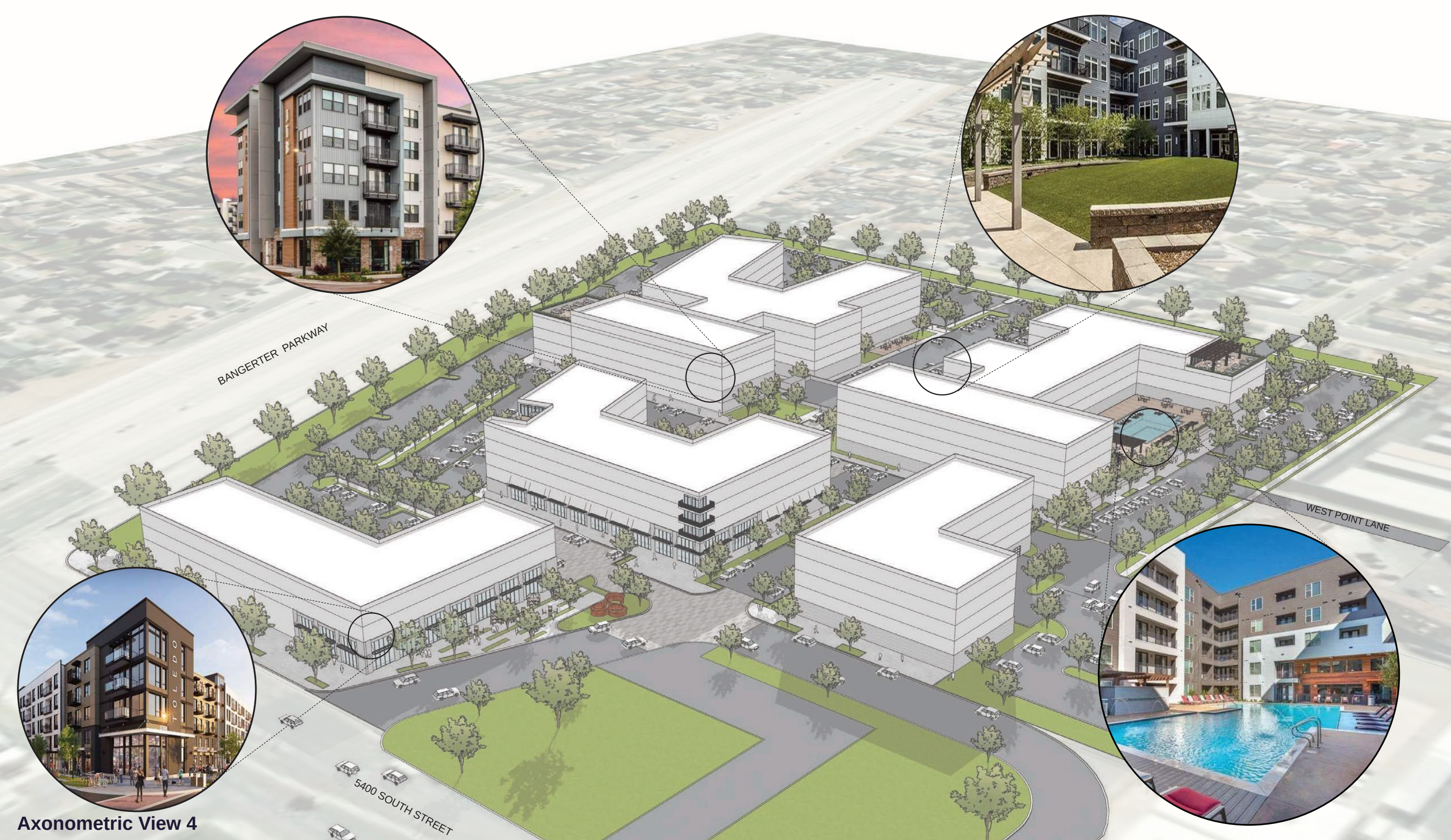
Axonometric View 1



Axonometric View 2



Axonometric View 3



Axonometric View 4



Perspective View 1 - Entry along Main Axis from 5400 South Street



Perspective View 2 - 2-Story Leasing on Main Axis between Bldg. 1000 & 3000

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Community Design Guidebook

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Purpose

This Community Design Guidebook ("Design Guidebook" or "Guidebook") was developed by the Thackeray Group, LLC, the applicant for the Westpoint mixed-use rezoning as a zoning condition design intent for the project to help facilitate this city of Taylorsville as a high-quality, mid-density development. The purpose of this Design Guidebook is to ensure that Westpoint is developed with a higher level of quality and an overall higher caliber of design than would otherwise be required by the City of Taylorsville's existing architectural standards.

The Guidebook pursues these purposes by identifying specific types of design elements and then illustrating the level of quality recommended for Westpoint. This Design Guidebook utilizes pictures to convey the caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique and special sense of place for Westpoint. As a result, the actual design for Westpoint will naturally vary from the city's architectural standards with the overall design including materials and design elements similar to those pictured and described in this Design Guidebook to achieve a high-quality development at Westpoint.

This Guidebook is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions in this Guidebook are conceptual examples of the high-quality of materials and caliber of design envisioned for Westpoint. the materials, architectural features, signage, fixtures, hardscape, and landscape components depicted ("design elements") are (i) not intended to be exclusive, (ii) not exhaustive examples of design elements that will meet the level of quality required, and (iii) not required to be duplicated in the design or construction of Westpoint. Instead, these design elements are intended to be used as examples of acceptable building massing and articulation, street-level architecture, fenestration and materials, lighting and art, parking deck design and screening, the construction and display of specialty and temporary uses, landscaping, hardscapes, site furnishings, screening and enclosures (together "Guideline elements").

Application

This Design Guidebook is intended to be used in lieu of the City of Taylorsville's current design requirements when determining the architectural standards to which development in Westpoint must adhere, except as provided below. For all development in Westpoint, the review of design and materials will occur at the time of development plan review or building permit review. Development plans that demonstrate compliance with the high-quality and caliber of design reflected in this Guidebook, and show substantial similarity to the Guidebook elements, will be approved. In such cases, proposed designs and materials shall be informed by Guidebook elements, and shall be significantly more like, than not like, the Guidebook elements in terms of quality of materials and the level and application of design.

Being substantially similar does not require, or intend, that Guidebook elements have to be copied. As part of fostering creative, unique, and innovative outcomes, substantially similar outcomes may sometimes differ from the examples illustrated in the Guidebook. In such cases, as long as these creative and innovative designs and their associated elements are equally good or better in terms of quality and caliber of design, such that the end result still achieves the overall high-quality of development reflected in the Design Guidebook.

For purposes of review, it is important to note that the captions underneath the pictured Guidebook elements are intended to highlight the primary design element(s) illustrated in each picture. Captions are not intended to be an exclusive listing of the design elements in the picture. Accordingly, pictures may be used to identify more than one Guidebook element(s) and all of those Guidebook elements may not necessarily be identified in the captions.

As indicated above, compliance shall be determined at the time of development plan or building permit review by the Planning Director or his or her designee ("Director"). Plans that are determined to be compliant will be approved by the Director.

Vision

Generally, Westpoint will accomplish its design objectives by:

- Utilizing eclectic architectural styles to create a vibrant and sophisticated environment that appears to have evolved over time, inviting visitors and residents to explore and linger throughout the development;
- Including a high level of sophistication in style, character, and design throughout Westpoint, in a manner that accentuates the individual uses while weaving an overall blended fabric that speaks to unique amenities and beautiful architecture;
- Designing each building in a manner to present the building in a distinguished and appealing way, consistent with the overall theme set for that portion of Westpoint
- Incorporating attractive and diverse hardscaping and landscaping and thoughtfully integrating that hardscaping and landscaping throughout well-designed community gathering spaces
- Utilizing high-quality materials to construct the buildings, architectural features, signage, fixtures, hardscaping, and landscaping.

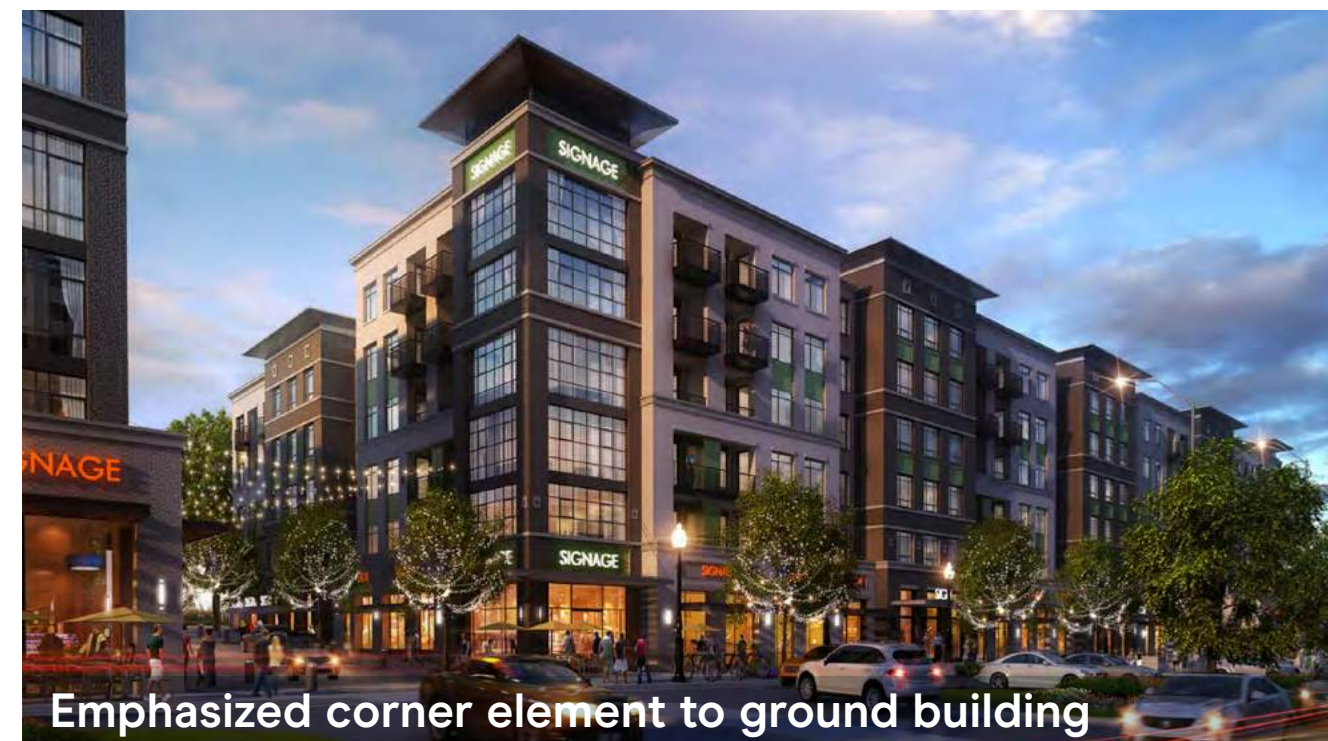
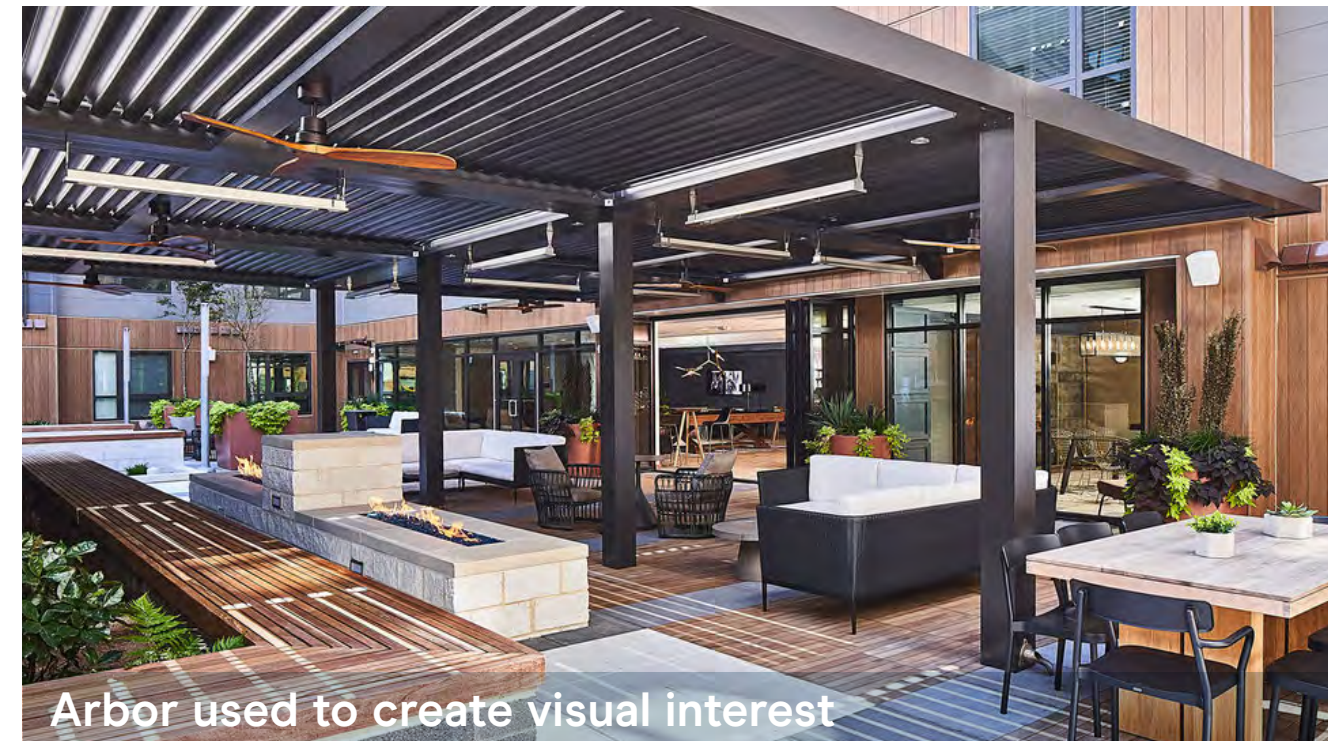
Massing and Articulation

Massing refers to the perception of the general shape, form, and size of a building. Massing influences the sense of space that the building encloses, and helps to define both the interior space and the exterior shape of the building.

Articulation is a method of styling the breaks or transitions in the formal elements of architectural design. Through degrees of articulation, each part is united with the whole work by means of a break or transition in such a way that the joined parts are put together in styles ranging from exceptionally distinct to the opposite of high articulation – fluidity and continuity of joining.

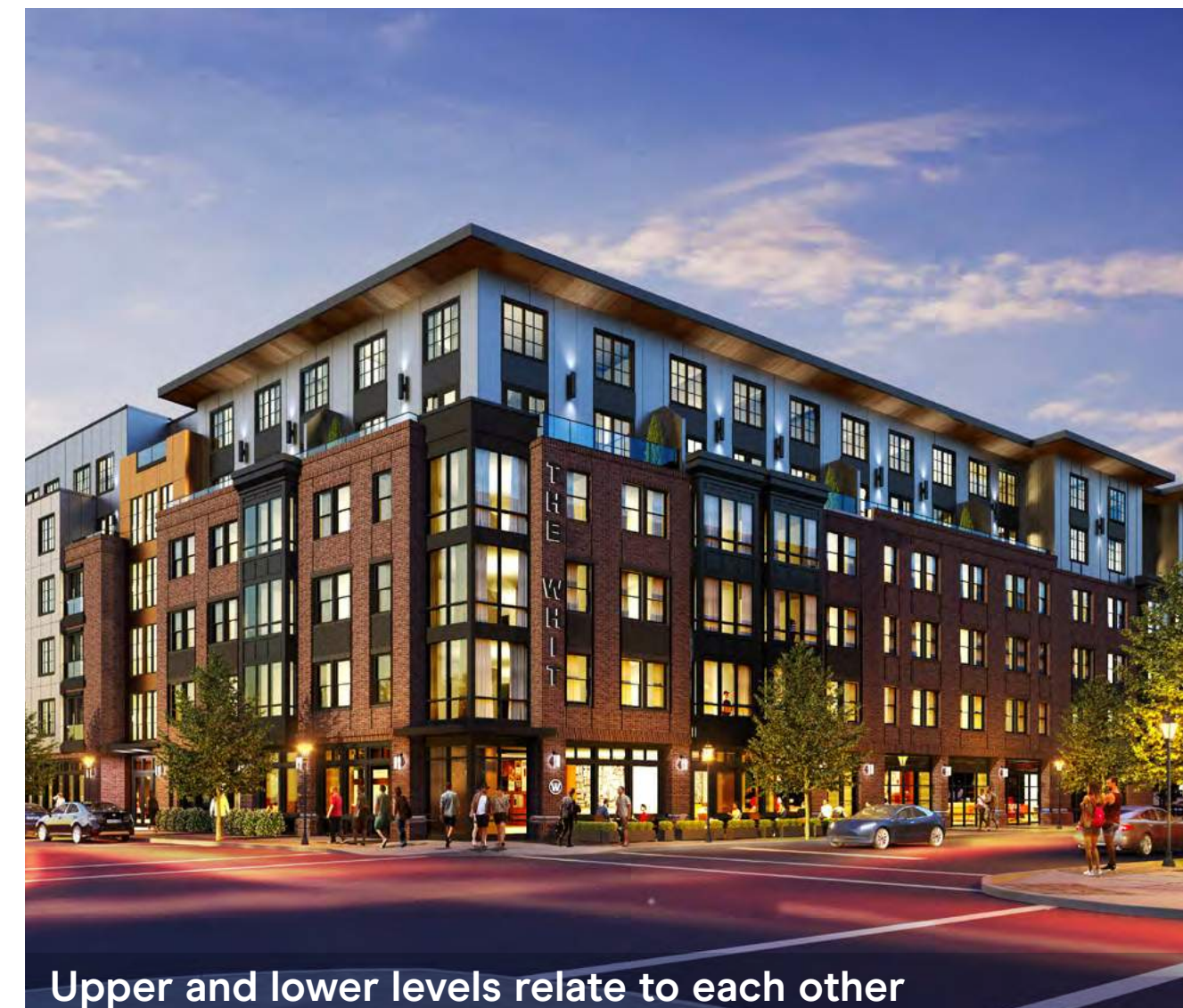
Key Elements

- Emphasize important building corners and terminating vistas by making them unique; they help to make surrounding spaces interesting and create attractive and memorable approaching views
- Building architecture above the street level should be varied and articulated by movement in the facade planes and in the cornice height and detail
- Utilize balconies, window bays, and roof overhangs to add articulation and create visual interest



Key Elements (continued)

- The building faces act as a backdrop for the public spaces below. They should be sophisticated, refined, and designed to define individual buildings
- Where single-level buildings and multi-level buildings are adjacent to each other, establish unifying elements to appropriately integrate the structures and create visual interest
- make entrances architecturally interesting so they are easily recognizable and create a sense of arrival



Street-Level Architecture

Street-Level Architecture refers to the portion of a building that interacts with pedestrians from a ground-level point of view. This perspective can involve both the massing of upper stories with relation to the street, as well as finer elements such as the selection of materials and fenestration.

Street-level architecture should have variation and sensitive detailing, relating to the public realm; an imperative when creating a quality pedestrian experience. Clear visual division between street-level and upper floors is important as the typical condition. In limited areas, full height elements can frame overall building architecture. Design elements such as entries, windows, balconies, awnings, and bays all serve to provide visual interest.

Key Elements

- Ground-level storefronts should be unique in character, utilizing different colors and materials to create variety and spark visual interest.
- When possible, vary height



Utilize canopies and awnings



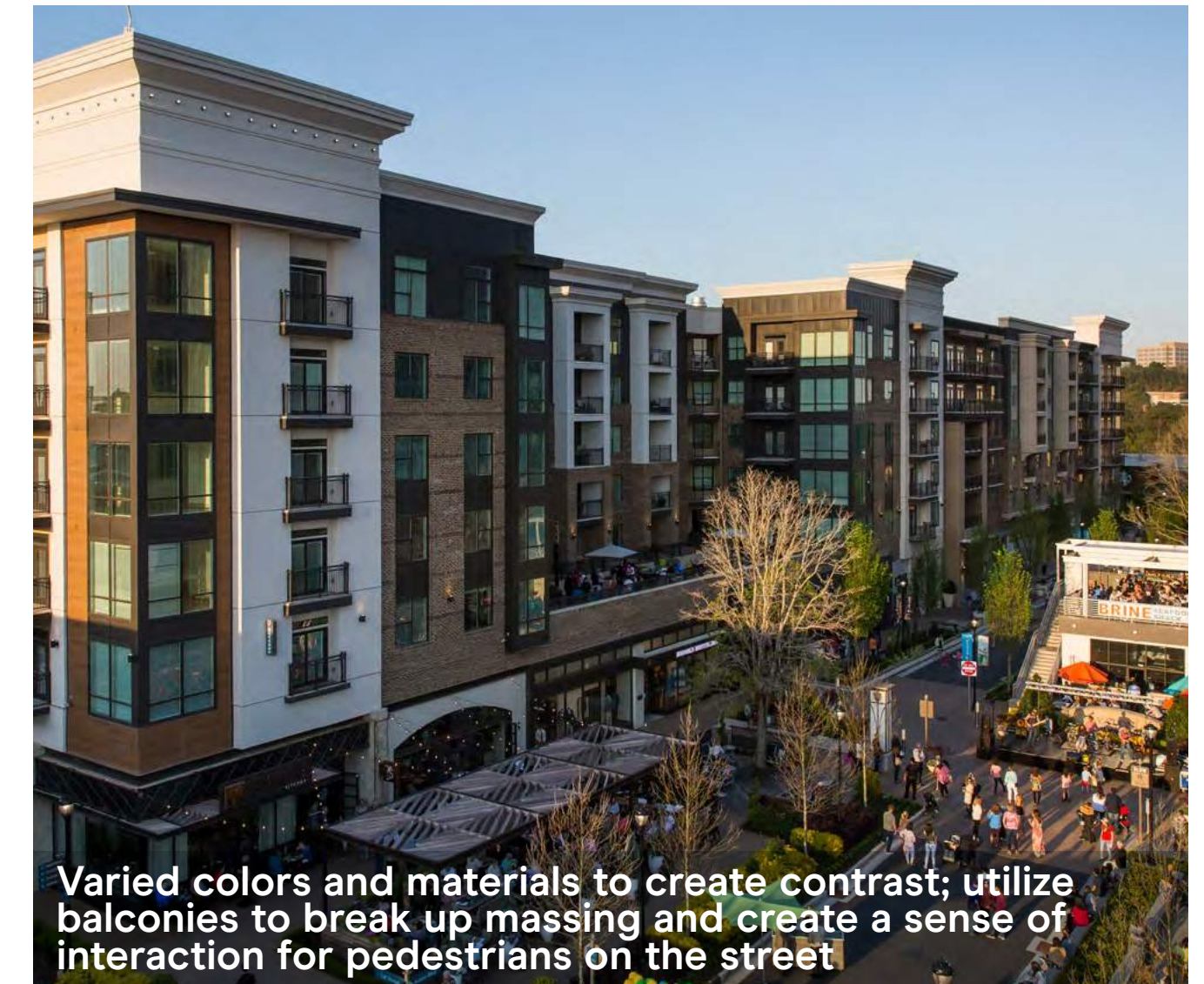
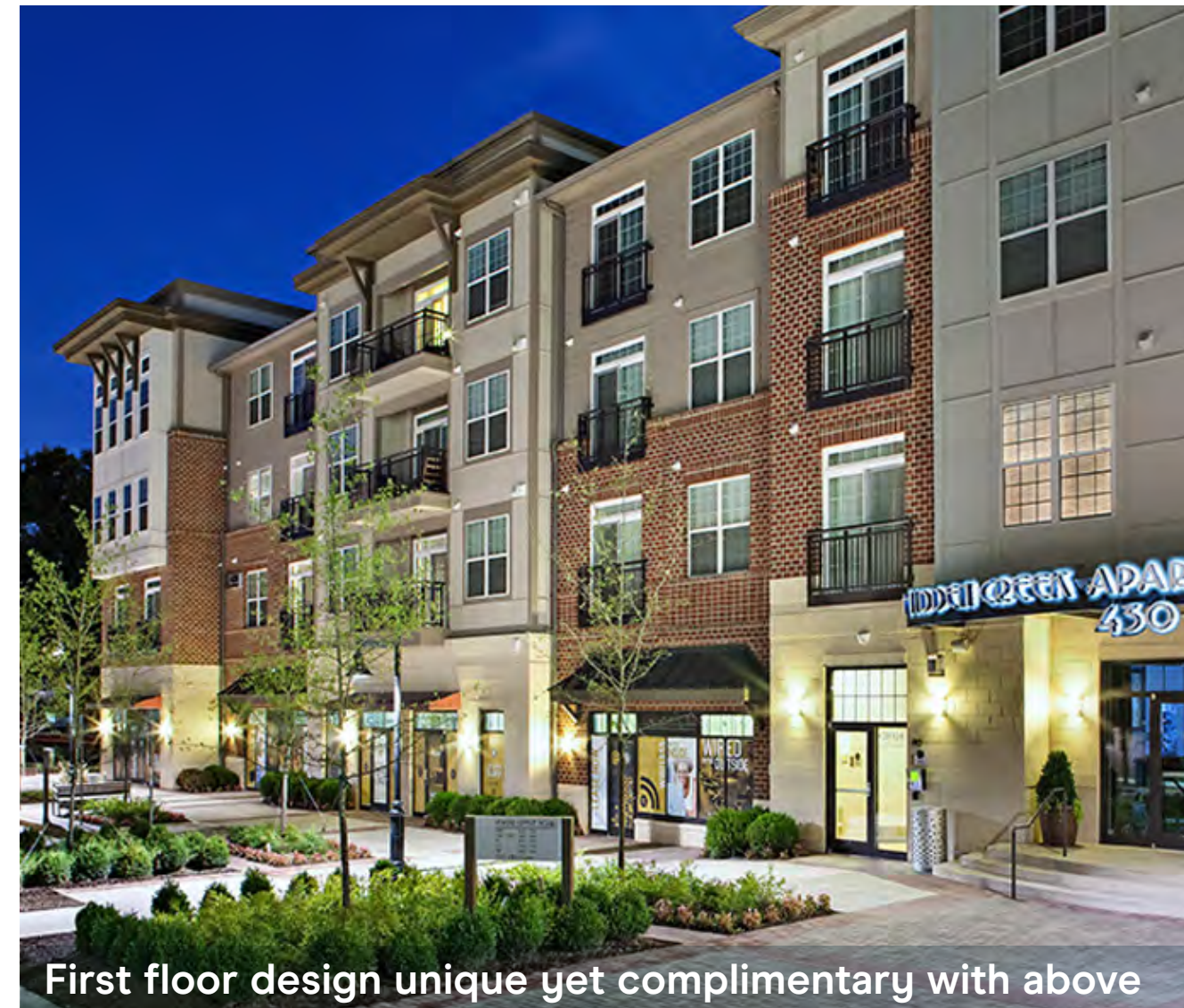
Taller single-story design



Use of wood as accent material

Key Elements (continued)

- Allow the ground-level design to break into the upper facades of the building, creating visual interest
- Use of green wall systems/living forms of architecture
- Use of canopies and blade signage



Fenestration/Materials

Fenestration refers to the openings in a building's facade, most notably the doors and windows. Basically, anything that allows for the passage of people, views and light from outside to inside.

Materials are the building blocks of good buildings and great places. A building's materials will often influence not only the building's general appearance but also the size and configuration of the fenestration elements impacting architectural style and function.

Materials also contribute to the perception of a building's overall scale and texture. For example, the use of individual elements of a human scale allows the observer to understand and relate to the total size and scale of the building. The texture and color of the materials also affect the perceived weight and scale of a structure.

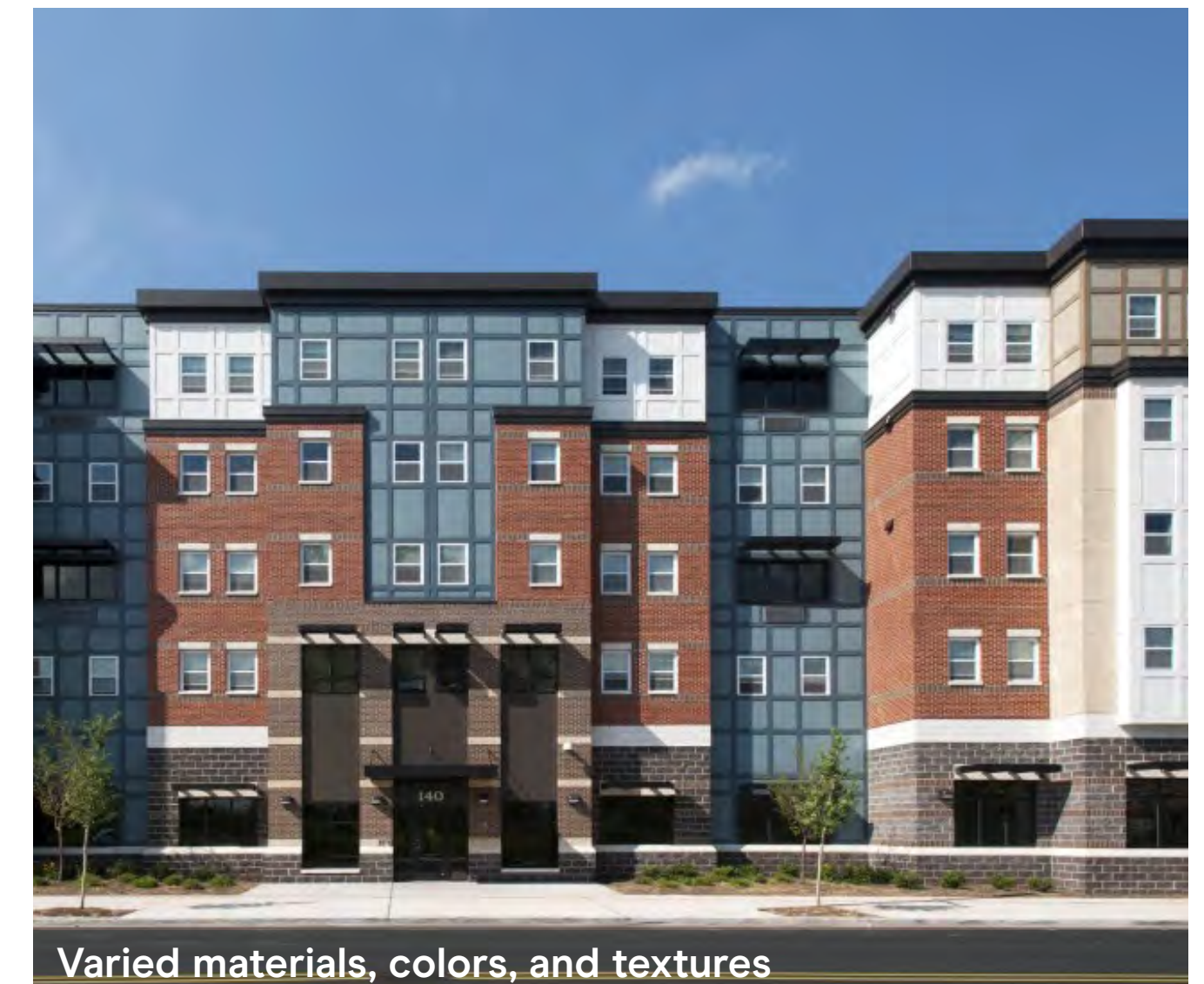
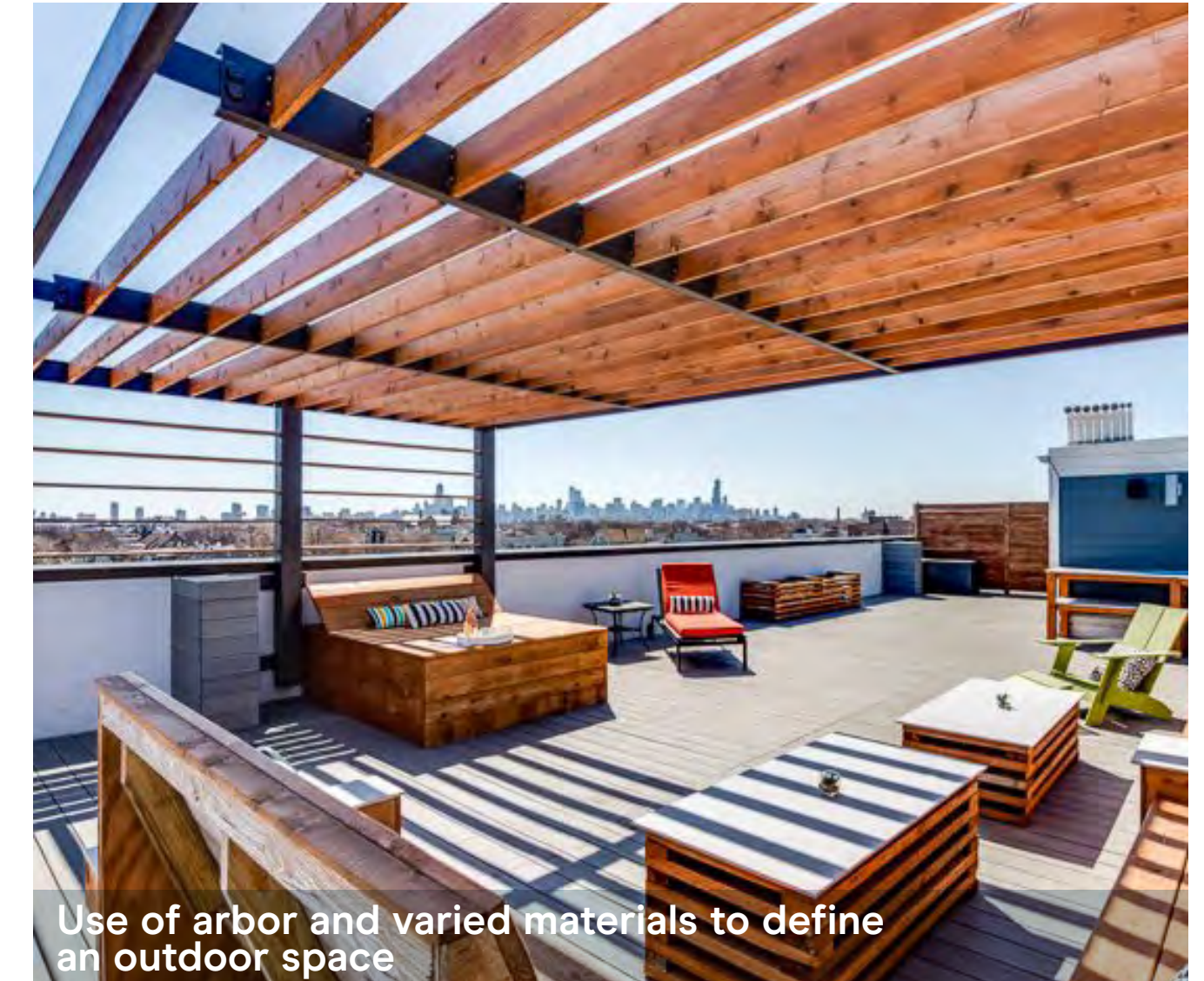
Key Elements

- Visibility into retail space is important; retail glazing should be clear glass and glazing areas should be offset from the face of the building a minimum of 6"
- Large recessed punched openings creating shadows
- Variety of high-quality materials



Key Elements (continued)

- Intricate window treatments
- Painted brick can be sandblasted to create different architectural looks
- Storefronts use any number of colors and materials to achieve individual character
- Materials shall be authentic in appearance—not perceived as busy, fake, or cheap



Building Lighting and Art

Key Elements

- Art can be utilized as part of the urban design and may be creatively integrated in multiple ways throughout the product with a consistent theme(s)
- Murals or other art can be added to large walls for design purposes and enhancements
- Outdoor hanging lights
- Architectural lighting, including sconce lights, floodlights, or other up-lighting or down-lighting of major design elements
- Sculptures
- Creating the look of adaptive reuse, architecture signage and lettering can appear faded on walls
- Functional art such as garage doors, bike racks, and fencing



Appearance of adaptive reuse; sconce lighting



Murals as signage



Up-lighting



Mural on large wall



Faded signage on walls



String lighting

Specialty/Temporary Uses

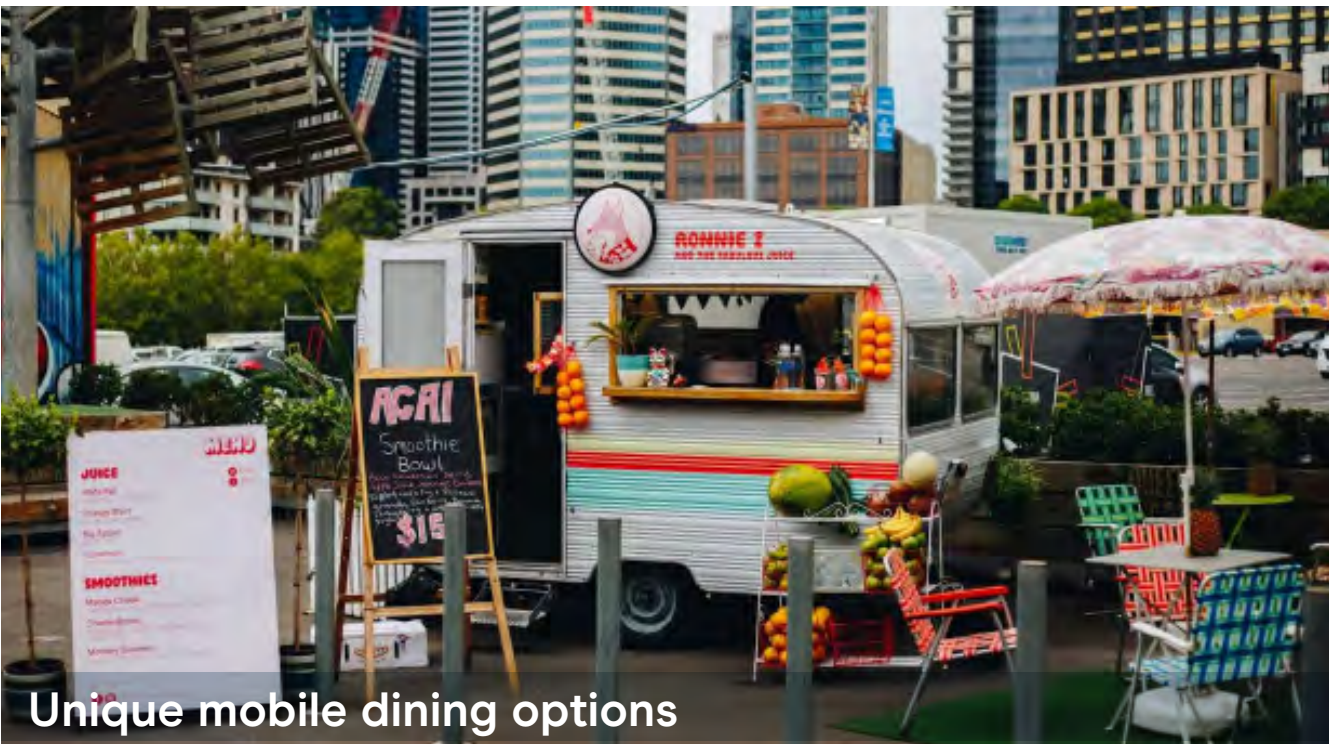
This development will offer a wide variety of temporary and seasonal events throughout the year. These events may include food trucks, temporary outdoor dining venues, and creative retail points of sale. These images are intended to represent the eclectic nature of such temporary uses.

Food trucks are permitted within the development without requiring an accessory use permit, as long as activity is otherwise in compliance with the current Land Development Ordinance requirements.

Temporary events are also permitted without a temporary use permit, as long as the activity is otherwise in compliance with the current Land Development Ordinance requirements and all building code requirements are met.



Nostalgic dining options



Unique mobile dining options



Unique mobile retail sales options



Food trucks



Seasonal retail kiosks



Seasonal retail kiosks



Specialty retail kiosks - traditional design



Specialty retail kiosks - contemporary design

Hardscape

Key Elements

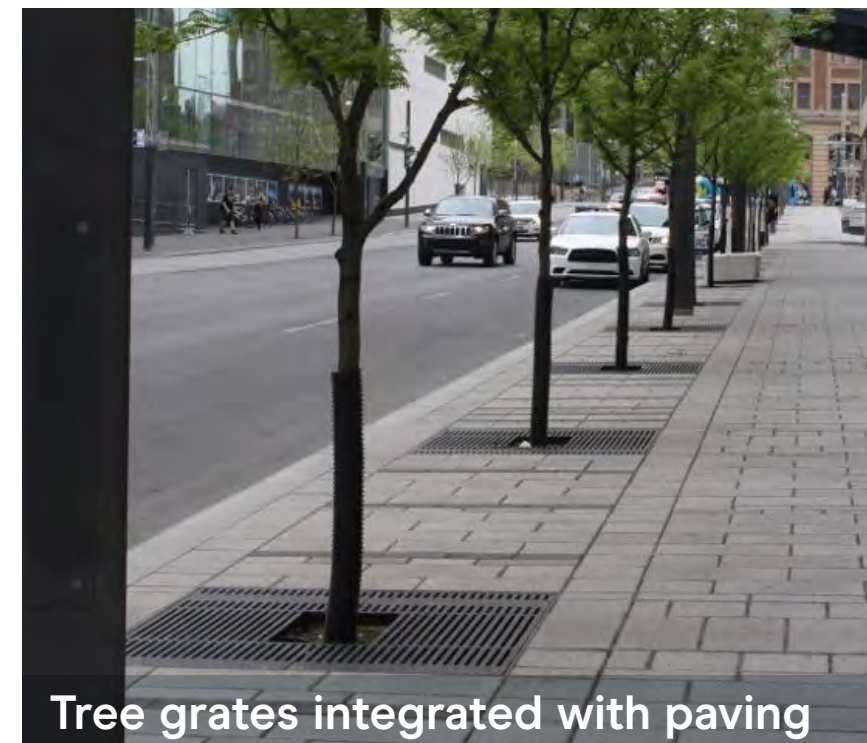
- To create the appearance of a streetscape that developed over time, multiple materials, colors, textures, and patterns will be used
- Changes in material and color shall be used around planters to define spaces
- Decorative edges around planters
- Decorative crosswalks or pedestrian corridors
- Use of vertical elements to break up space, add character, and create visual interest



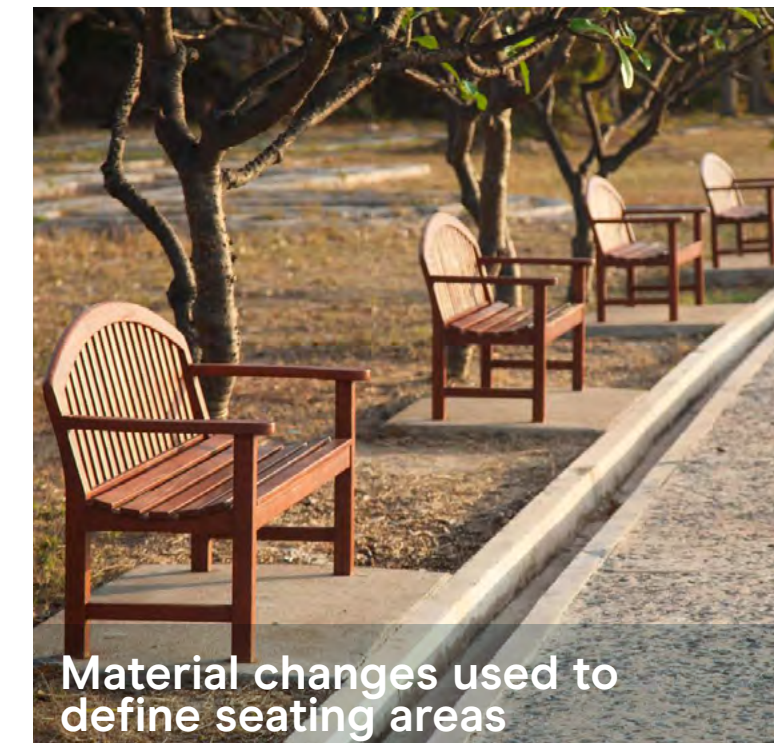
Decorative raised edges around planters



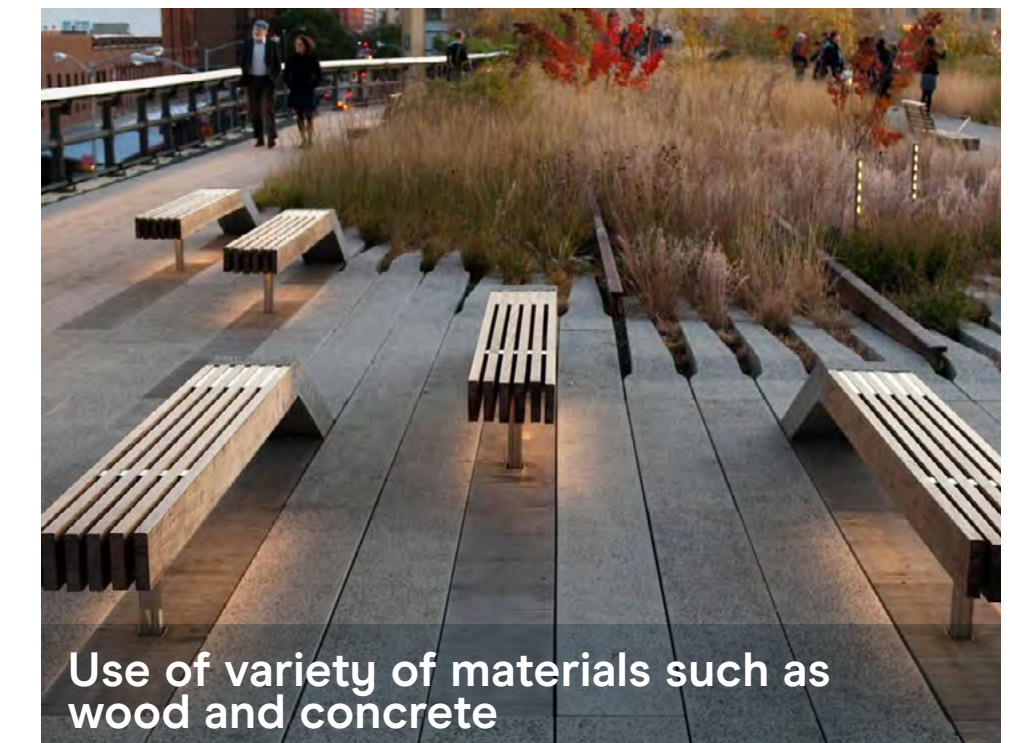
Wide pedestrian corridors integrated with landscaping



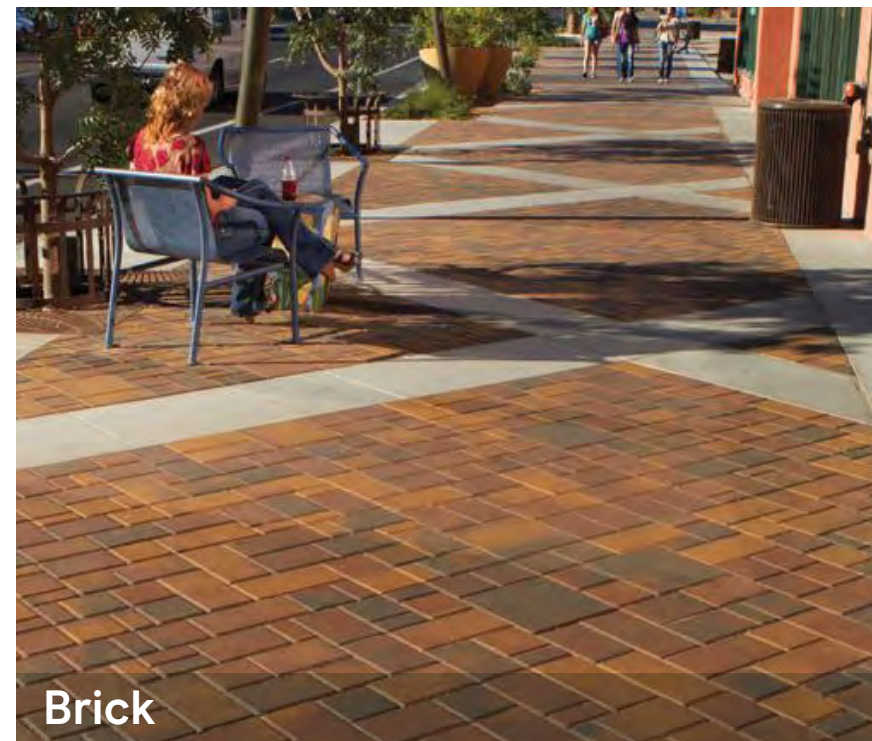
Tree grates integrated with paving



Material changes used to define seating areas



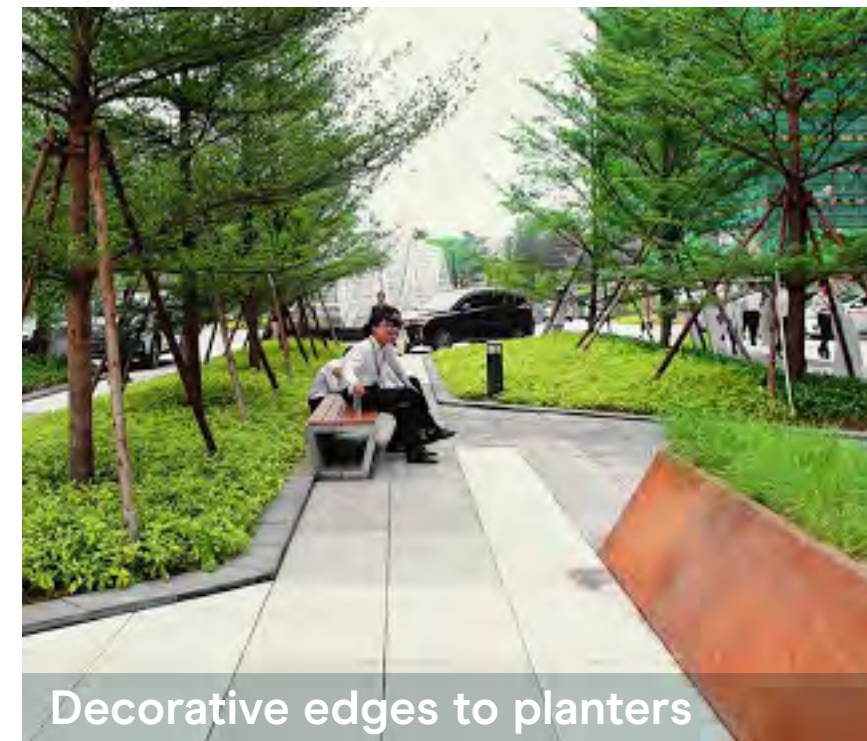
Use of variety of materials such as wood and concrete



Brick



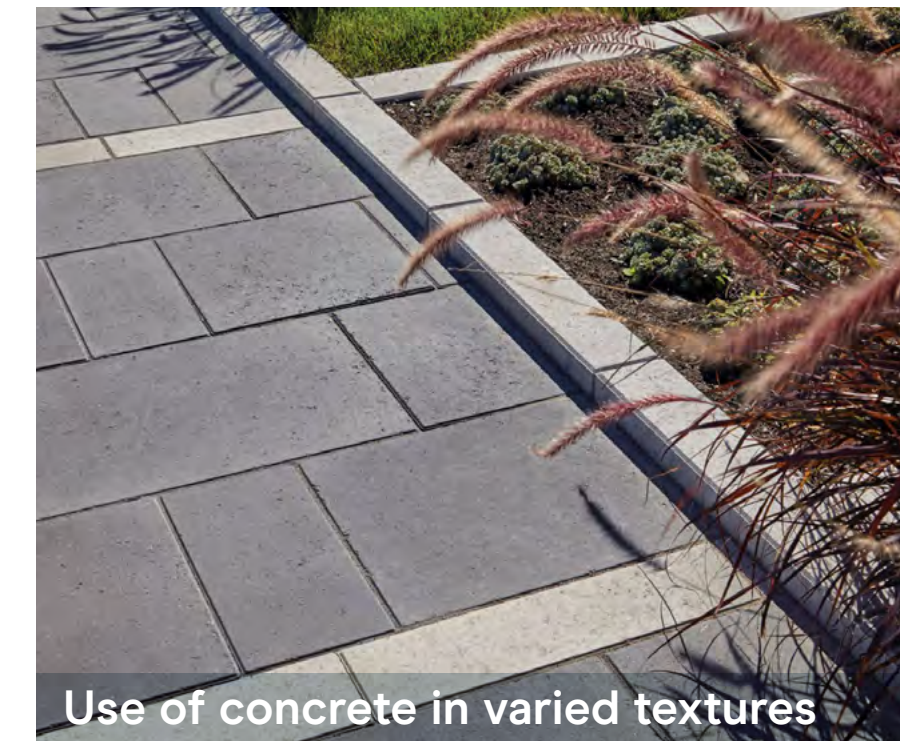
Varied colors and materials



Decorative edges to planters



Incorporation of large urns



Use of concrete in varied textures

Site Furnishings

Key Features

- Decorative fencing
- Sitting walls
- Planter pots
- Decorative/artistic bike racks
- Decorative/artistic benches
- Decorative trash receptacles
- Decorative grates
- Decorative seating and retaining walls
- Bollards
- Hanging baskets
- Art pieces
- Fountains
- Outdoor living furniture



Seat wall; sculpture



Low fencing for plant protection



Fountain



Bike racks as art



Seat wall; trench drain



Trash receptacles

Site Furnishings



Trash receptacle; seating



Bollards



Seating and contrasting hardscape materials



Decorative tree grates



Decorative tree grates



Change in paving materials/landscape to identify street crossings



Seating

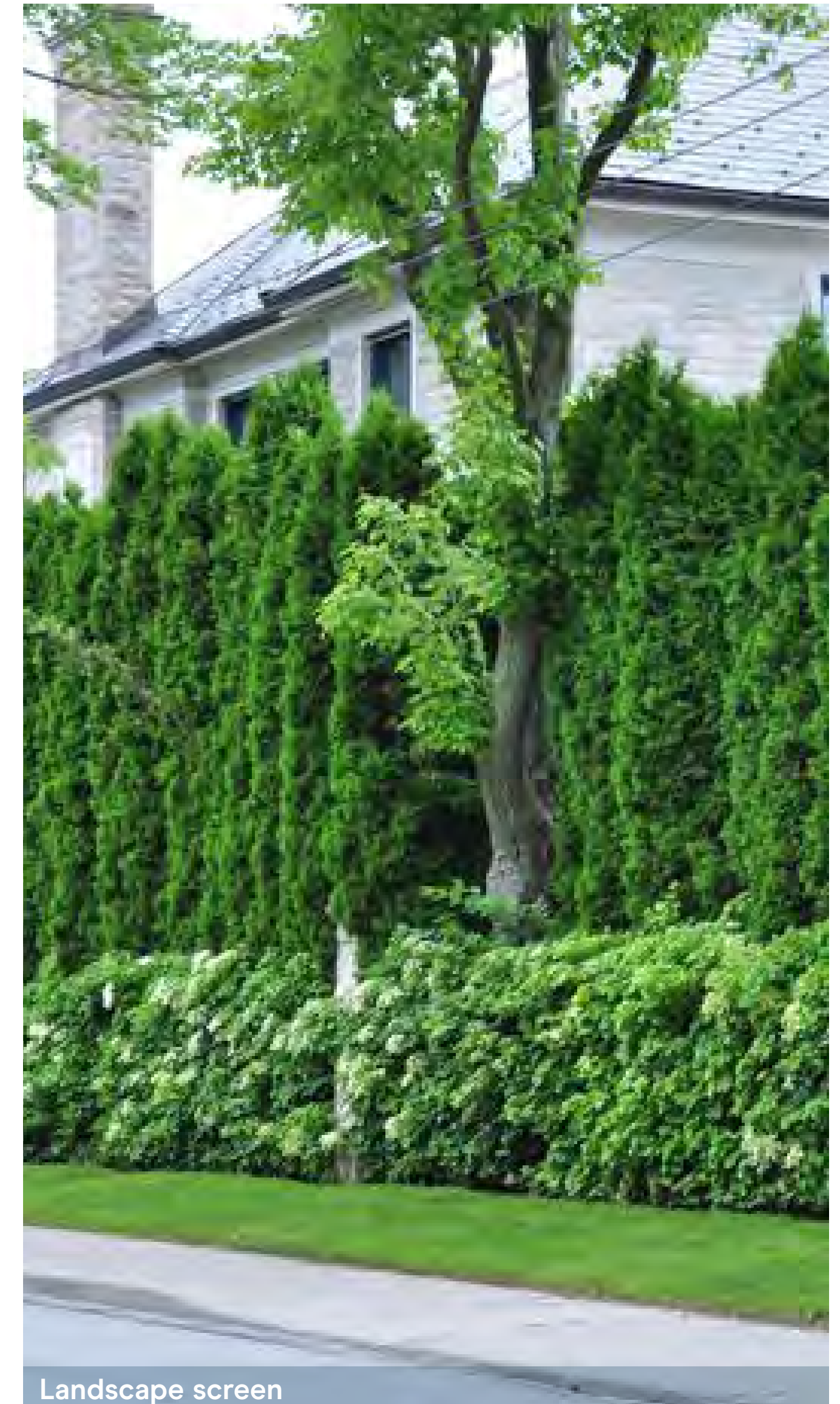


Seating

Screening and Enclosures

Key Features

- Decorative screen walls
- Use of multiple materials and colors
- Green screens
- Evergreen vegetative screening
- Architecture of adjacent buildings may be incorporated into screening solutions



Lighting

Key Features

- Pedestrian-scaled street lights
- Up-lighting of trees
- Festival lights
- Bollard lights
- Seasonal lighting
- Landscape/hardscape lighting



Festival lighting



Festival lighting



Pedestrian-scale street lights



Fountain lighting



Seasonal lighting

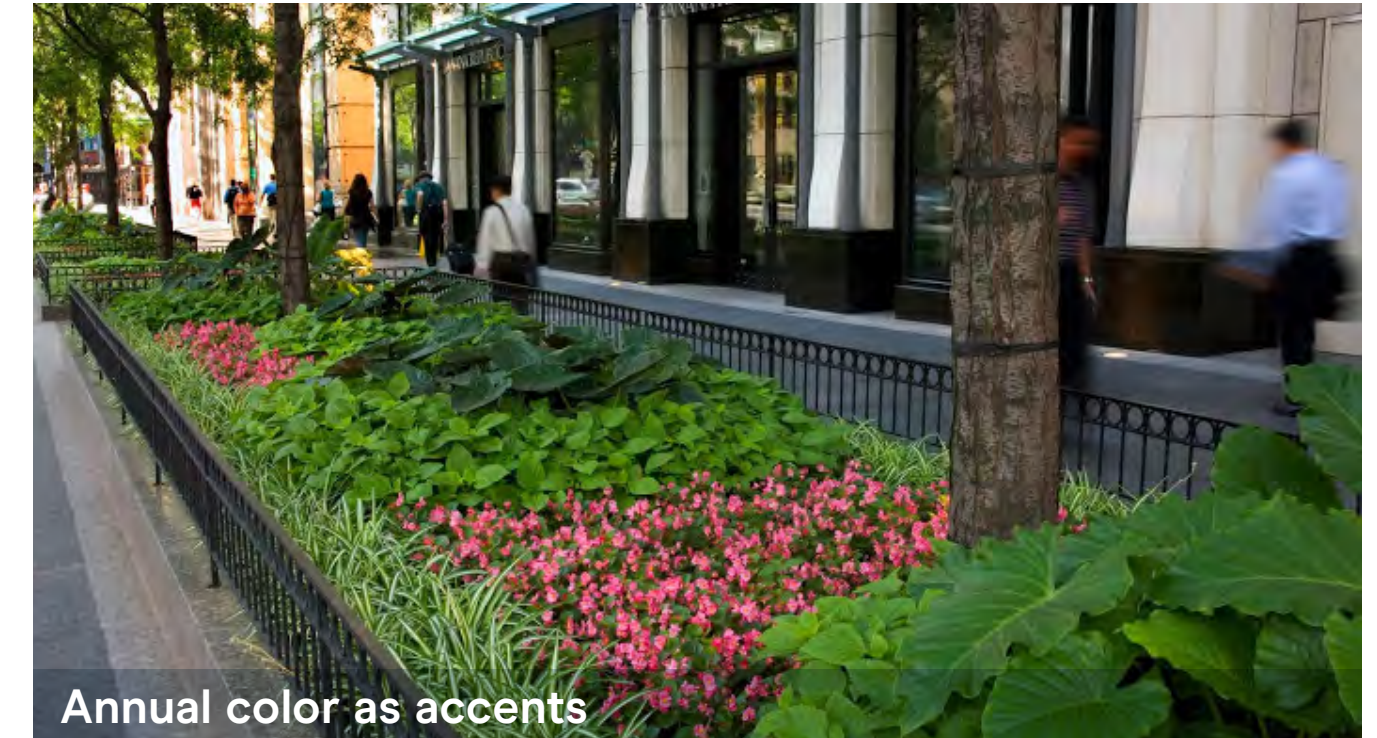


Tree up-lighting

Landscape Design

Key Elements

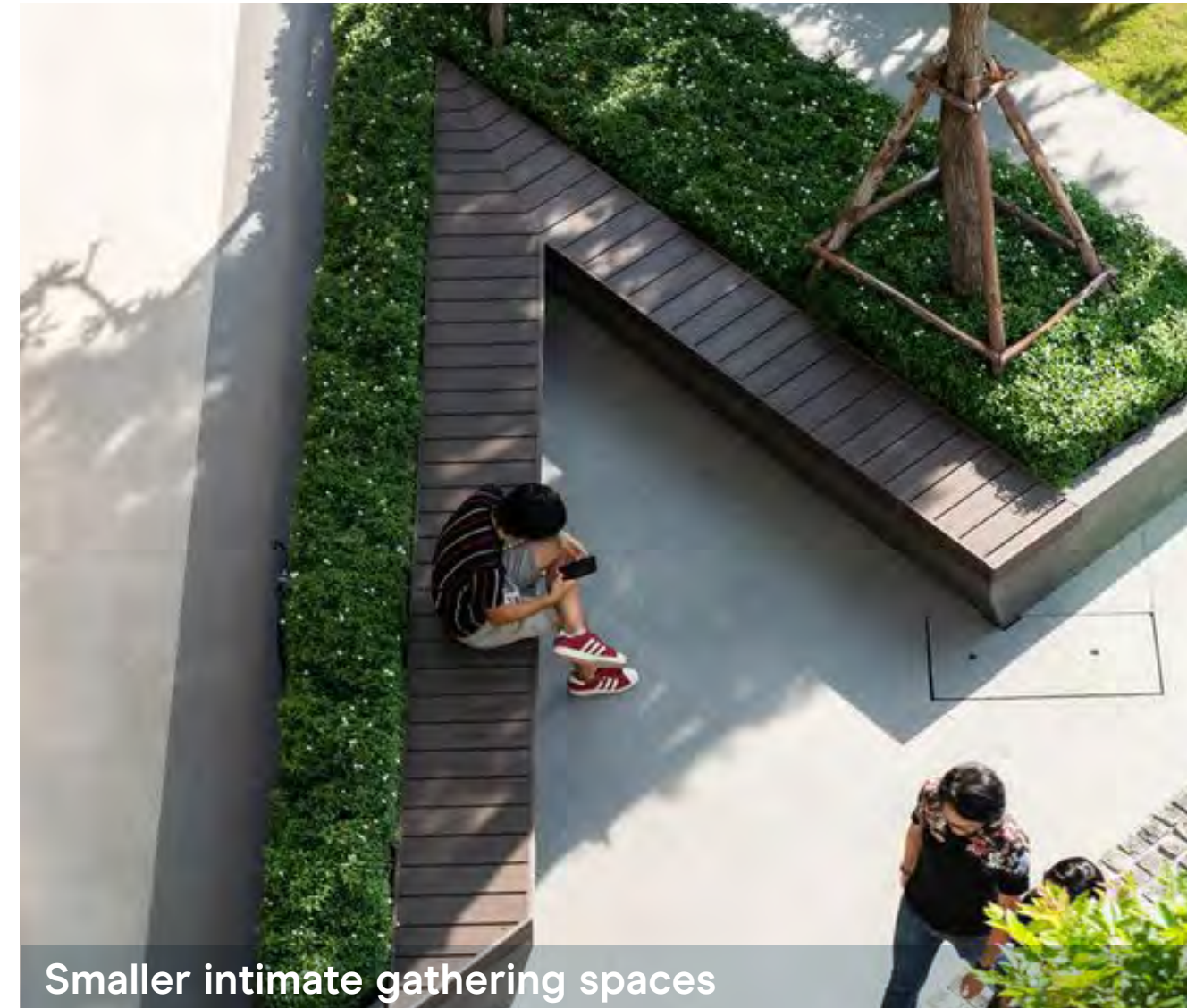
- Plantings shall provide seasonal color, year-round presence, and a variety of textures
- Plantings shall typically be protected by curb, fence and/or other types of borders
- Planter pots may be used as accents, along with living walls
- Native and adaptable plants may be used for assurance of landscape success
- Canopy trees used in surface parking lot islands to shade surface parking



Gathering & Open Space

Key Elements

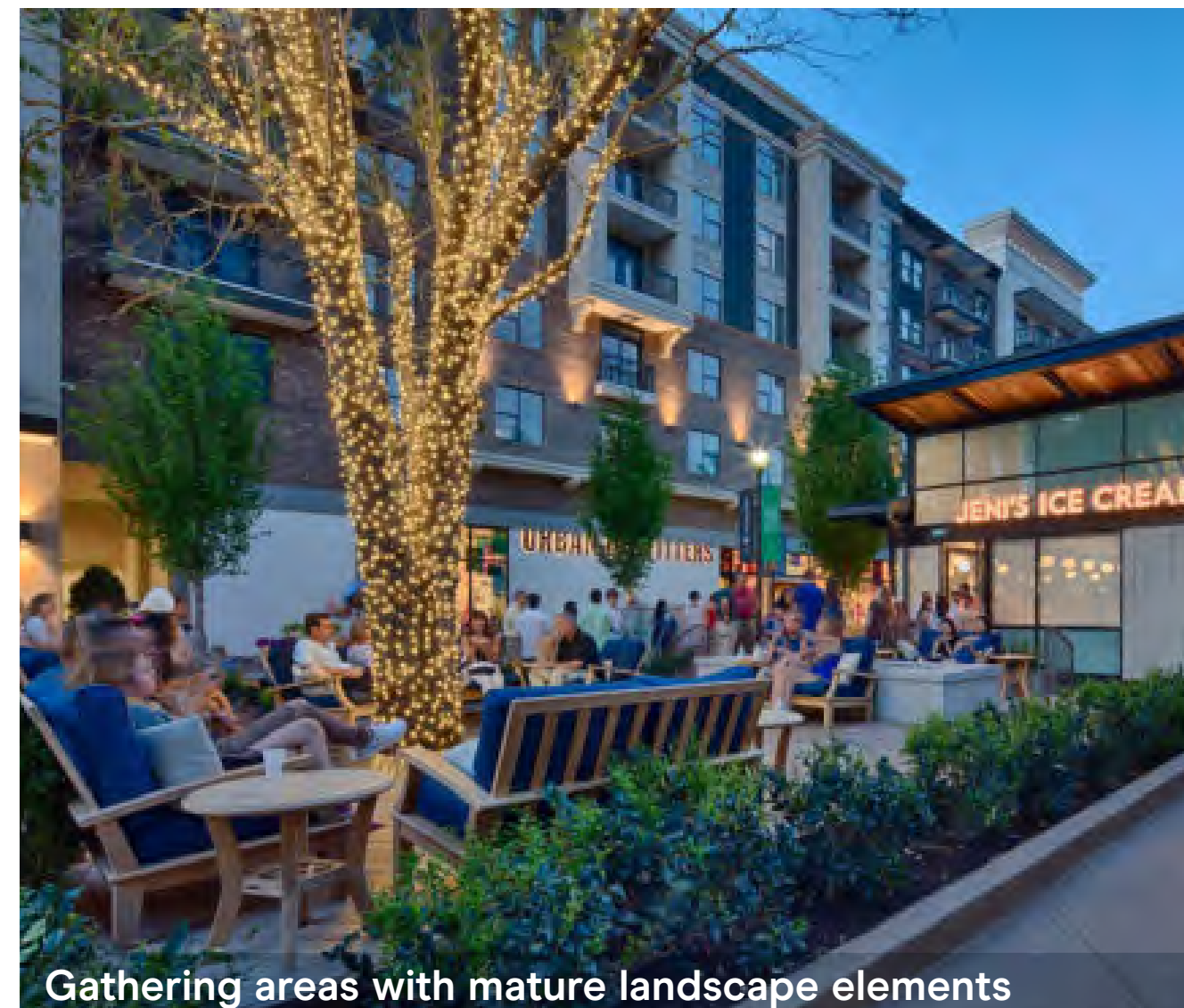
- Seasonality, events, type/intention of use and microclimates shall drive design to assure a myriad of public and intimate spaces are created
- Balancing hardscape and landscape based on use and location shall help intensity of maintenance and aid in longevity/durability of spaces



Smaller intimate gathering spaces



Social gathering spaces

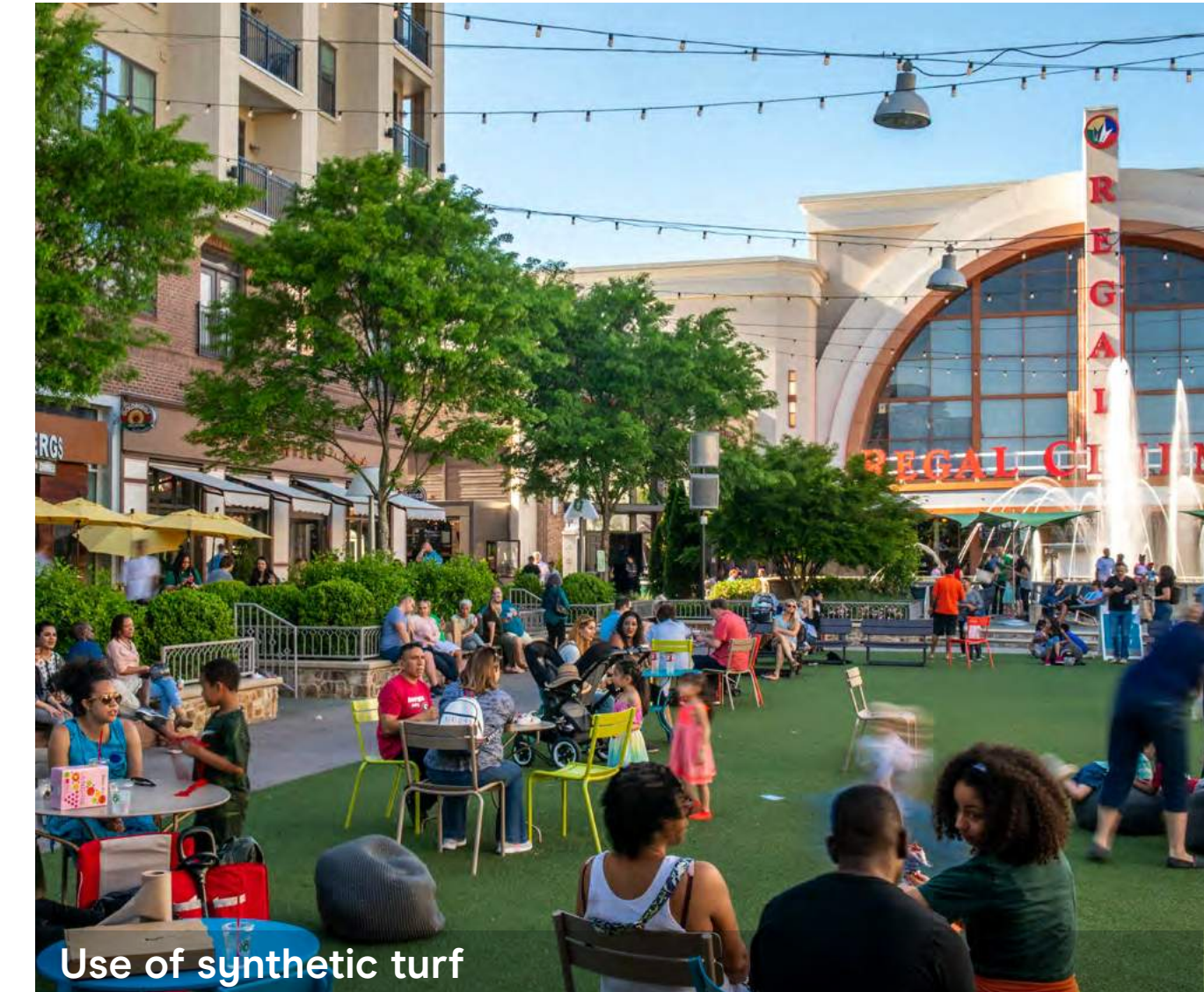


Gathering areas with mature landscape elements



Water features / sculptures within gathering spaces

Gathering & Open Space



Commercial Tenant Signs



Natural materials and backlighting



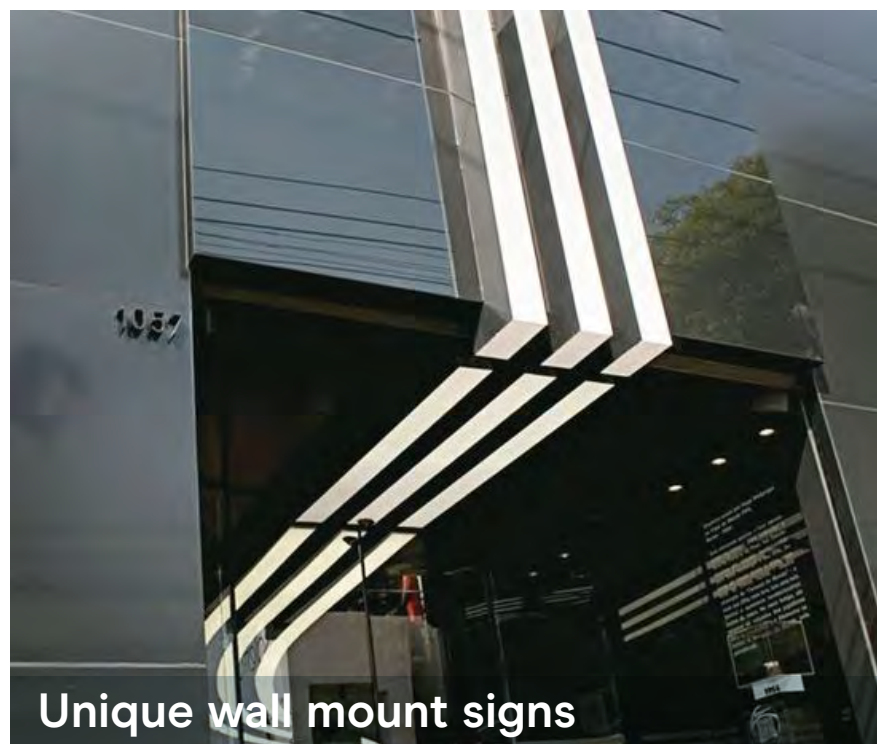
Natural materials and vibrant colors



Use of neon



Blade signage



Unique wall mount signs



Unique wall mount signs

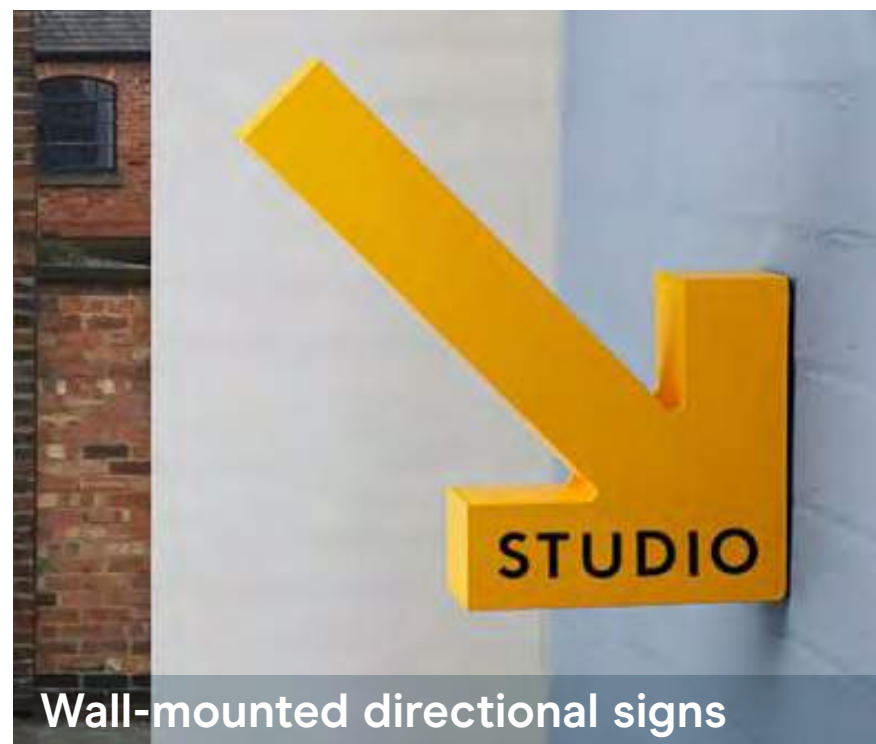
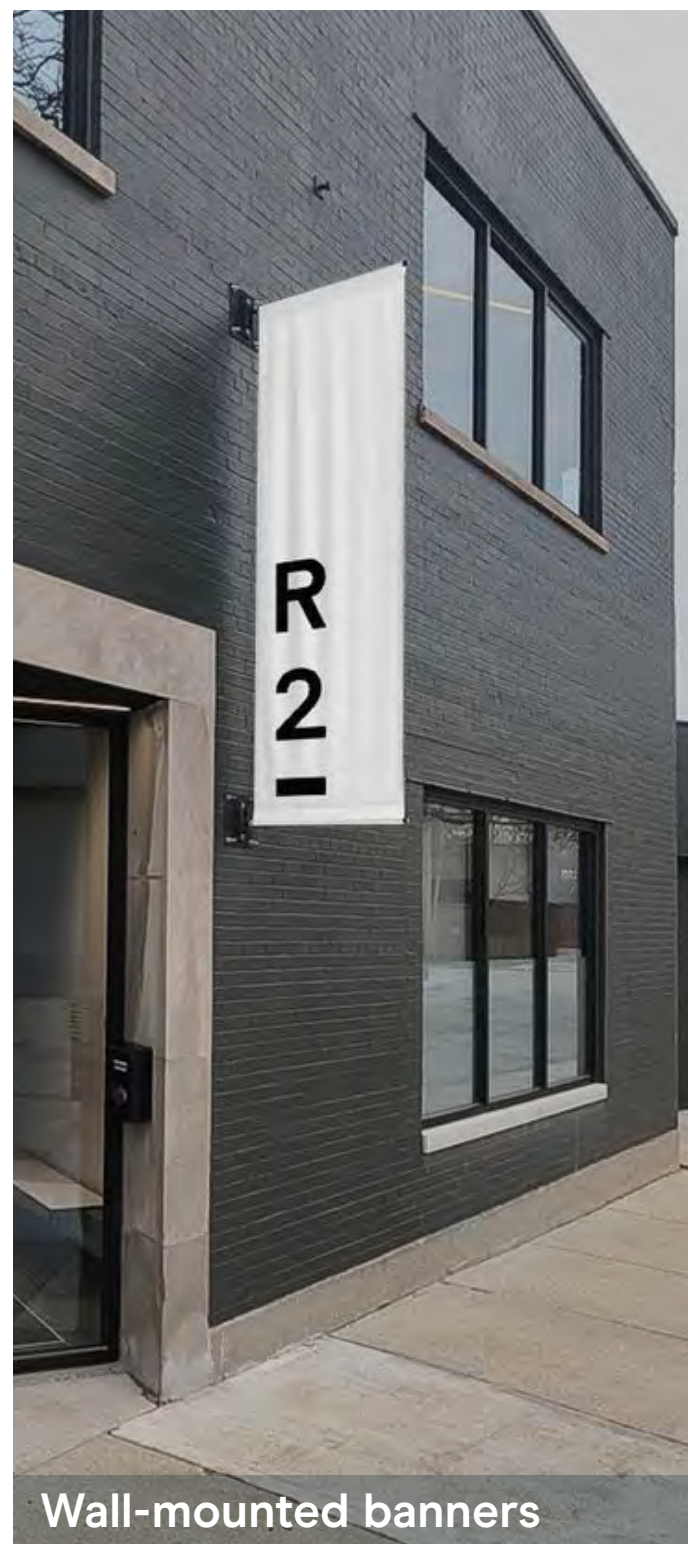


Signage lighting

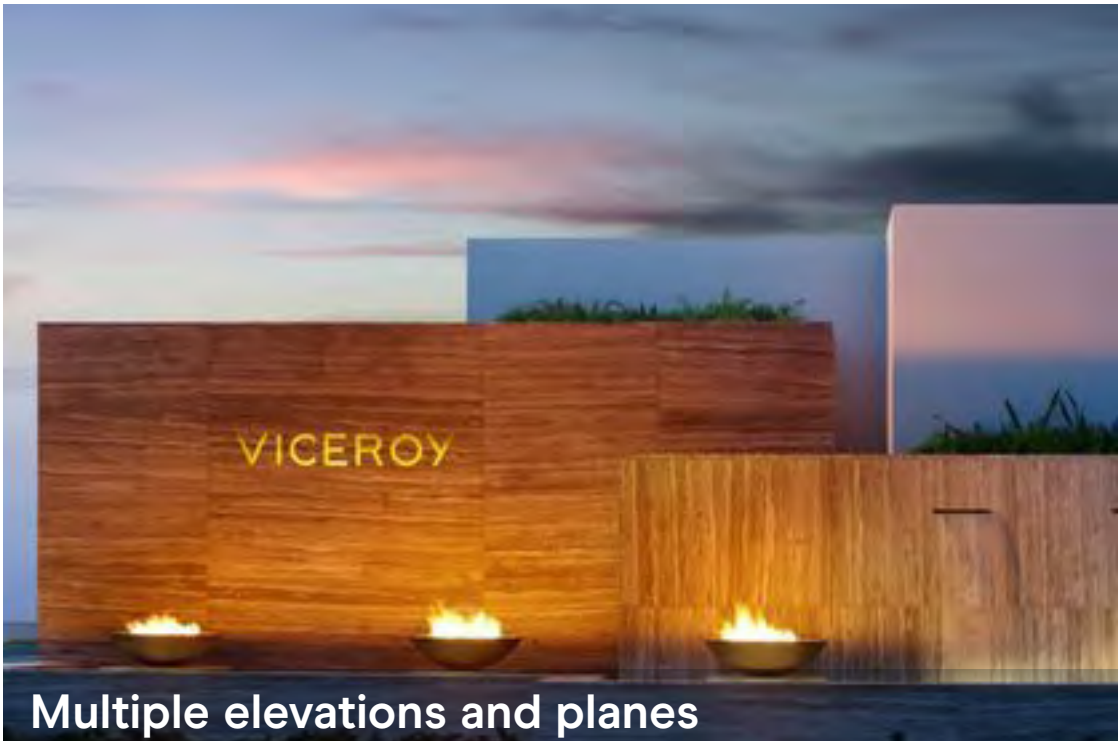
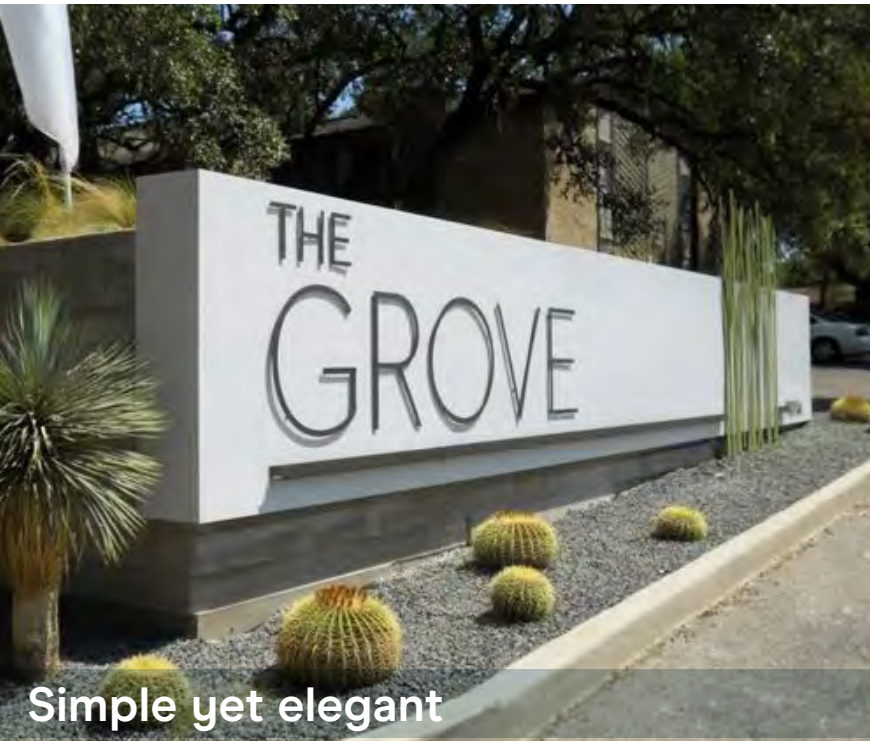
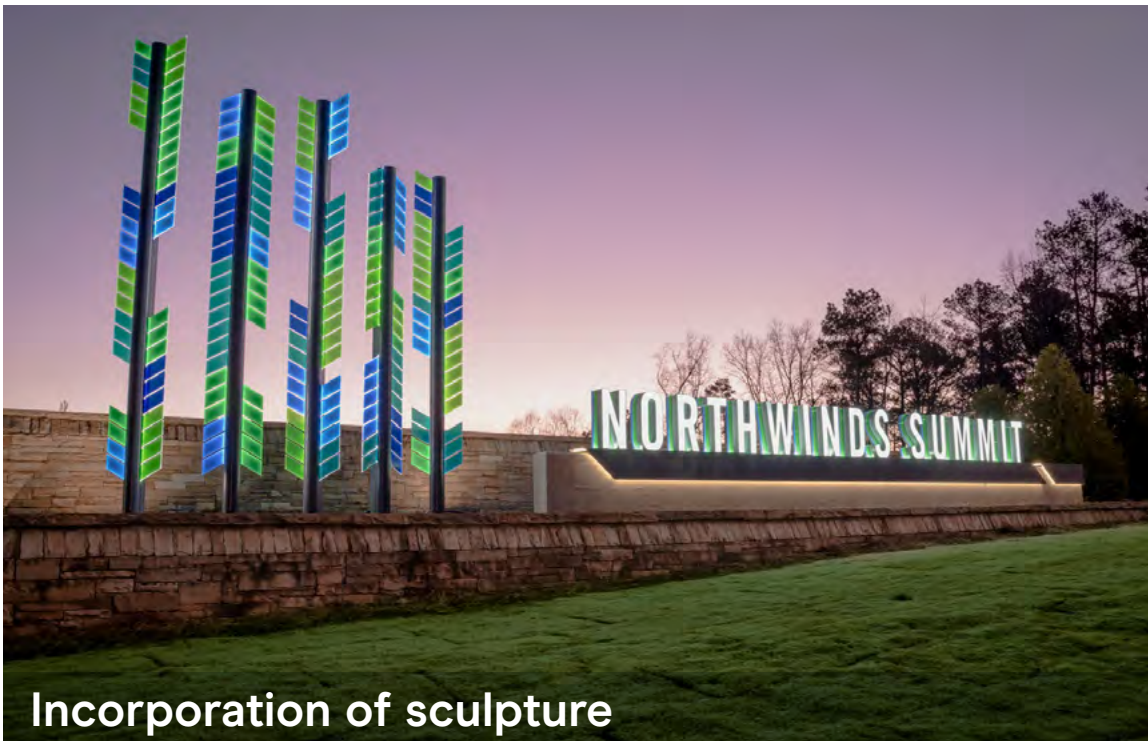


Natural materials

Commercial Tenant Signs



Monument Signs



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