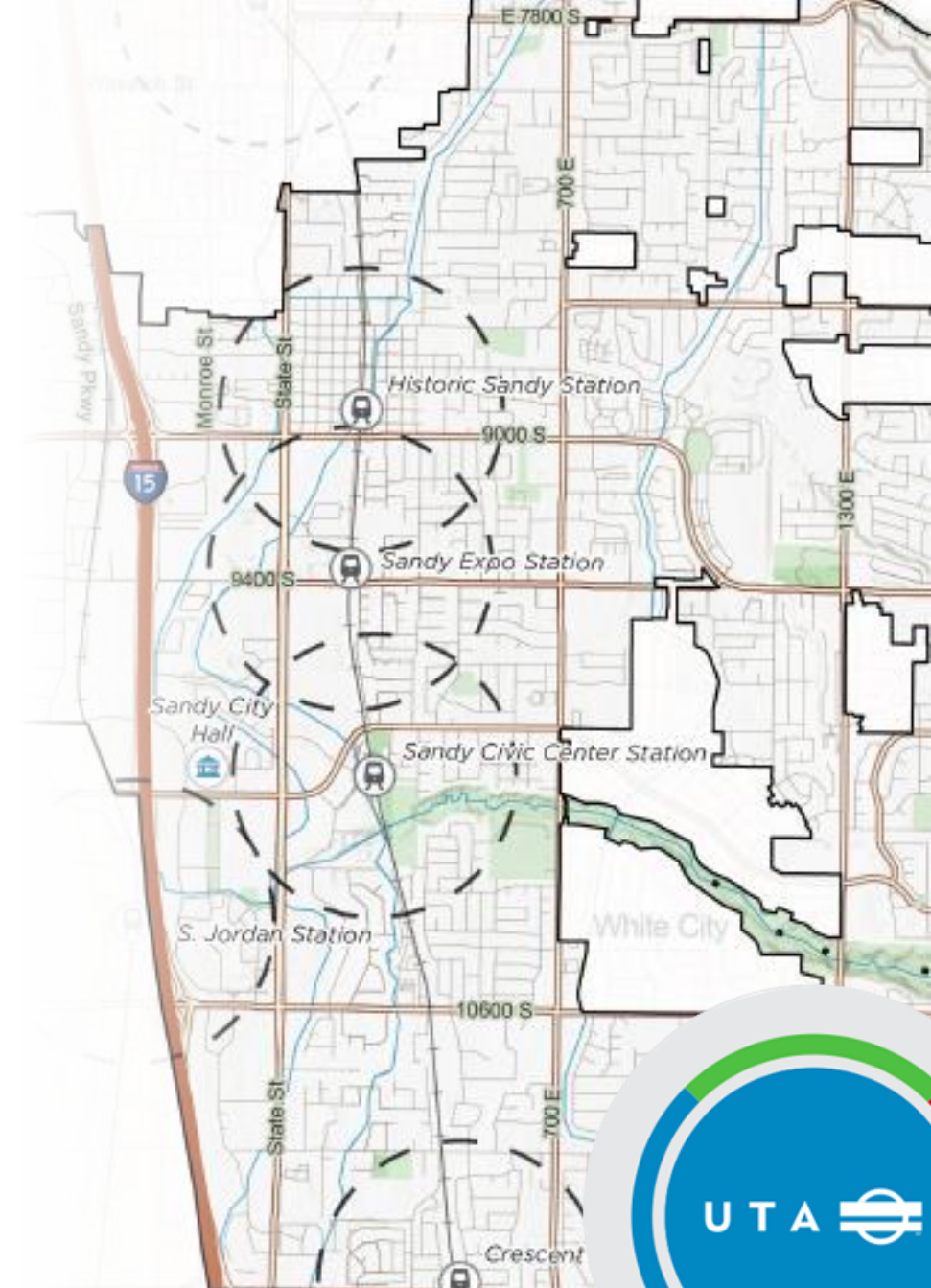


# Sandy City Station Area Plans

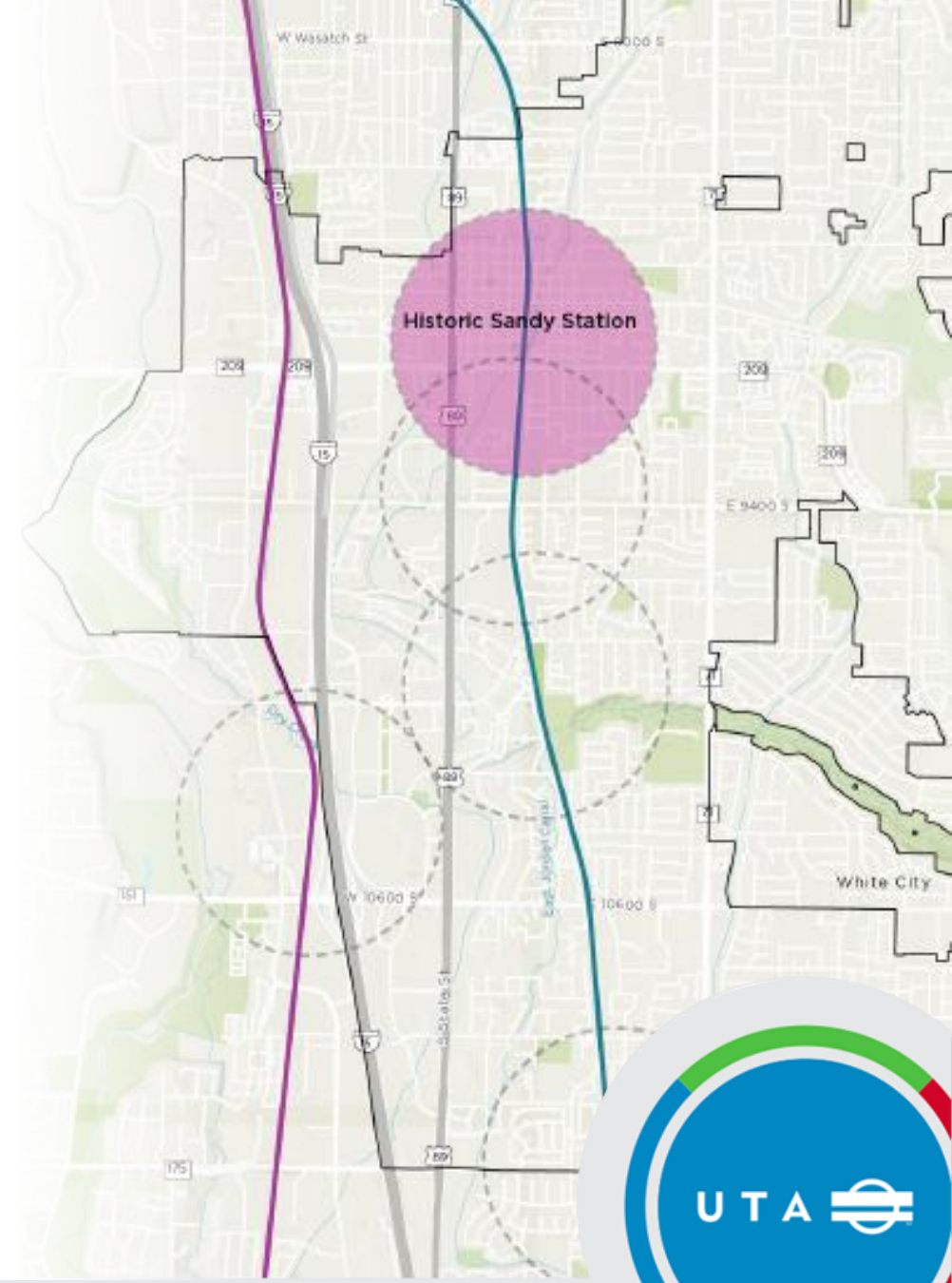


# Key Strategies

- Increase range of housing opportunities
- Strengthen neighborhoods
- Enhance livability and quality of life
- Conserve open space and natural resources
- Support diverse local economy
- Increase sustainable mobility and connectivity
- Engage responsibly with regional partners



# Historic Sandy Station Area Plan



Agenda Item 10. f.



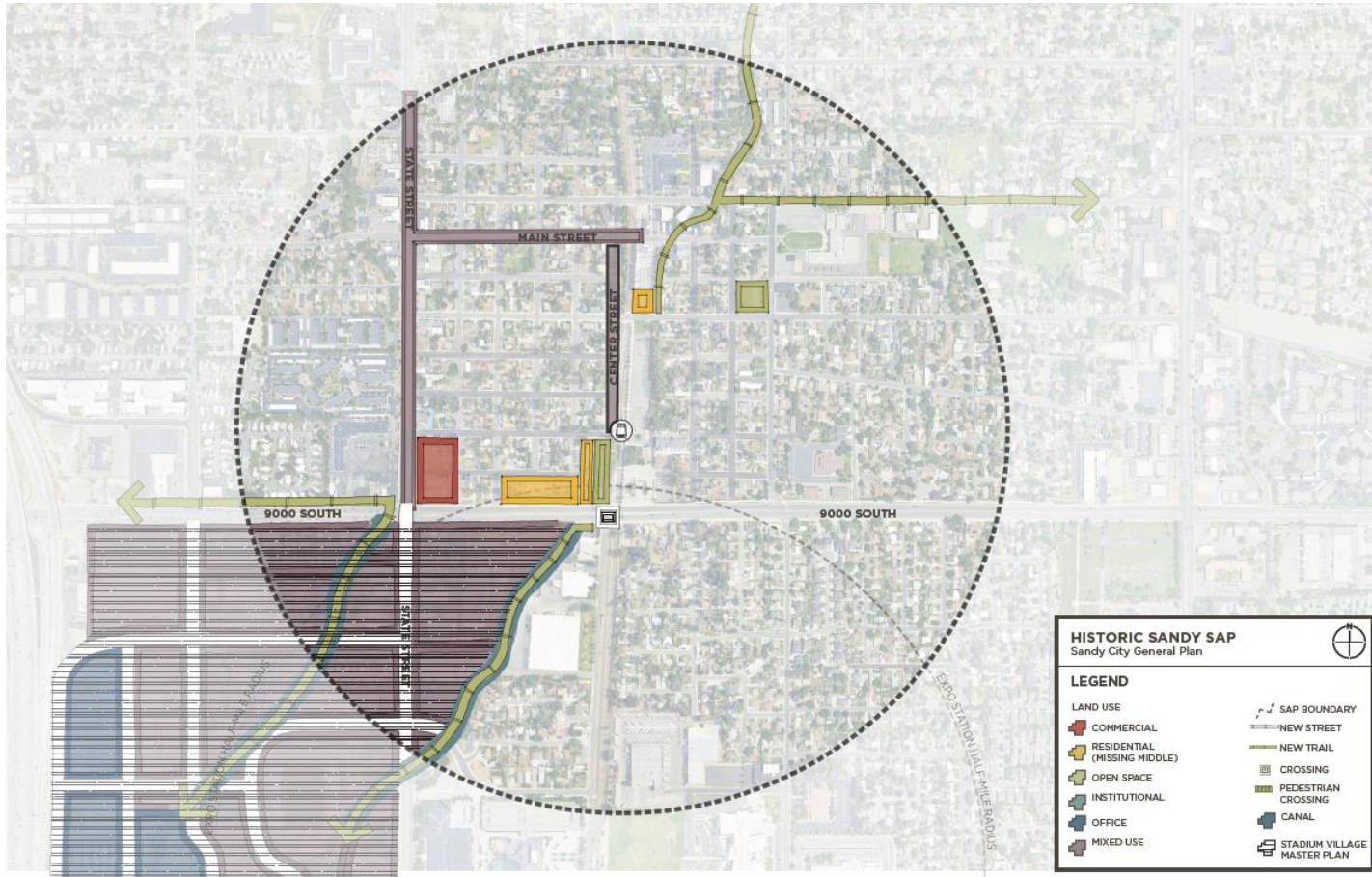
## Plan Vision & Goals

- Celebrate the past and energize the neighborhood's future
- Optimize redevelopment and infill opportunities consistent with the historic character of the area
- Utilize safety design principles for pedestrian comfort

## Plan Elements

- Additional housing adjacent to station
- Two additional parks with enhanced tree canopy
- Neighborhood-scale mixed-use
- Increased access to services
- Enhanced active transportation connections to Union Park, Bicentennial Park, East Jordan Canal Train and other areas



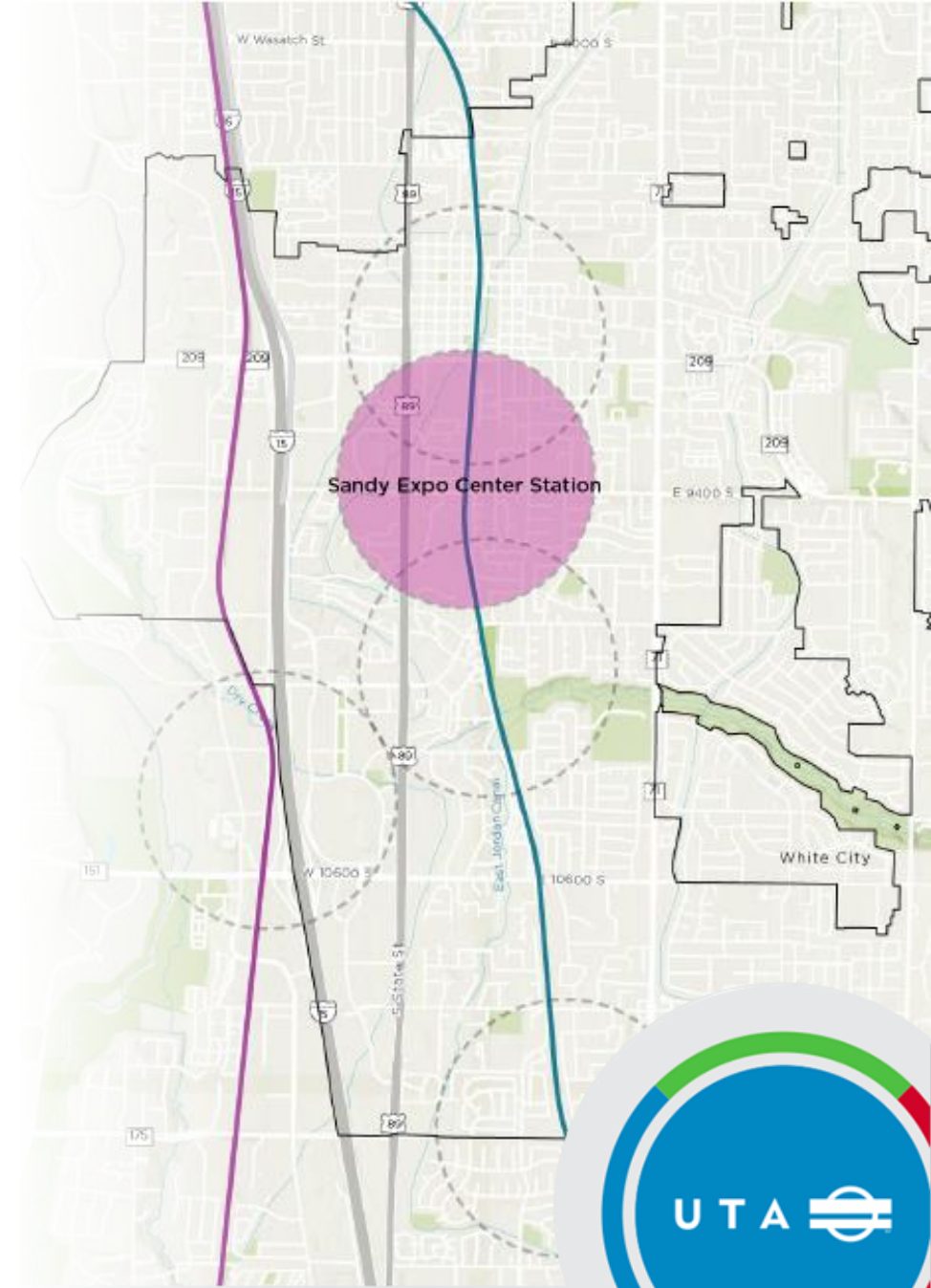


# UTA Property

- Approximately 7 acres
- Limited redevelopment potential
  - Ridership comes largely from surrounding residential development
  - Bus service utilizes much of the parking on the weekend in the winter
- Overflow parking lot could be redeveloped to provide “missing middle” housing



# Sandy Expo Center Station



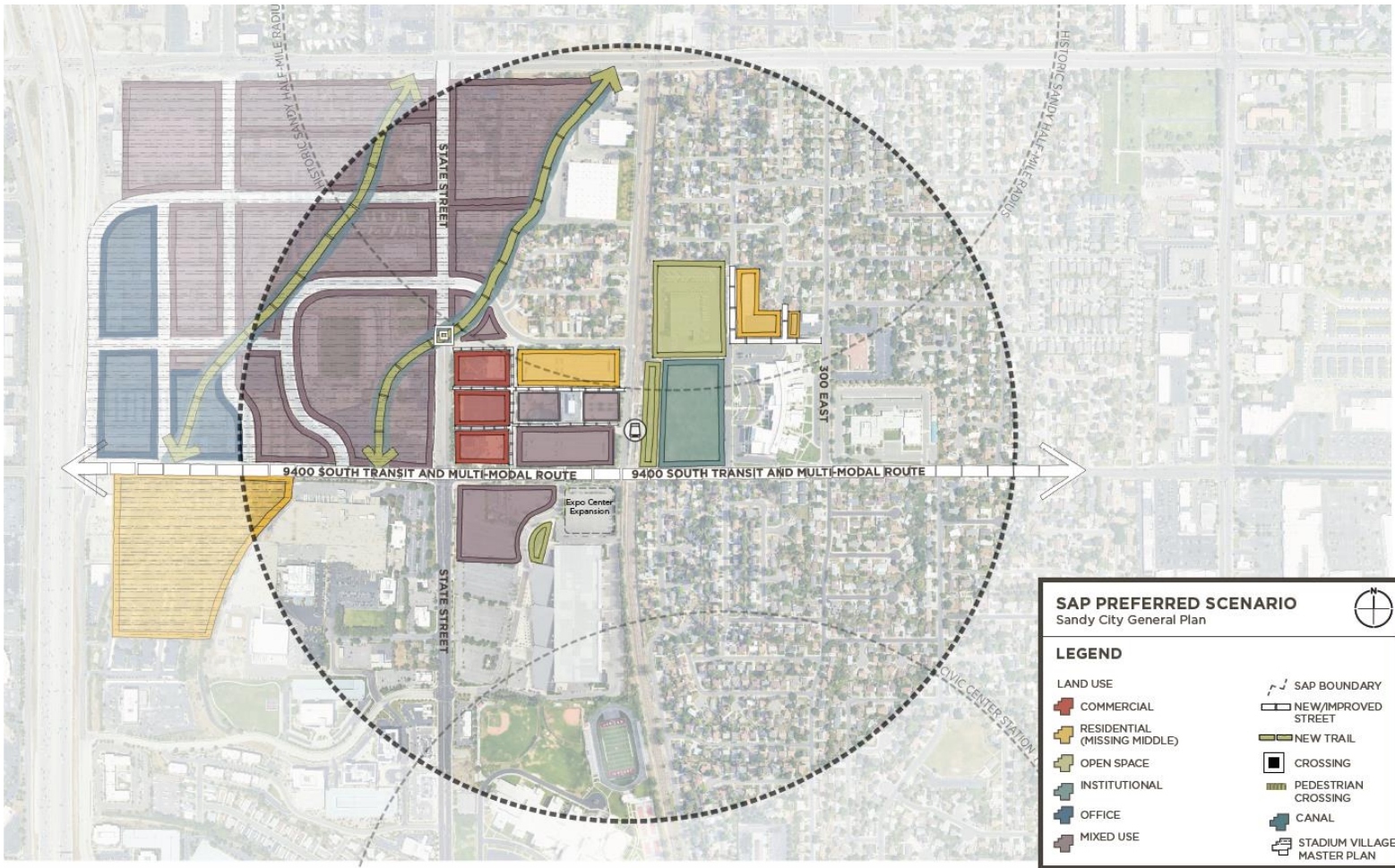
# Plan Vision & Goals

- Primary gateway into the community
- Hub of premier entertainment
- Follow the Cairns District recommendations (Stadium Village)

# Plan Elements

- Envisioned to be Sandy's downtown and major international destination
- Stadium Village Master Plan Implementation
- Redevelop part of Jordan Commons and Expo Center surface parking
- Relocate Canyons School District Offices
- Pedestrian infrastructure overhaul on 9400 S



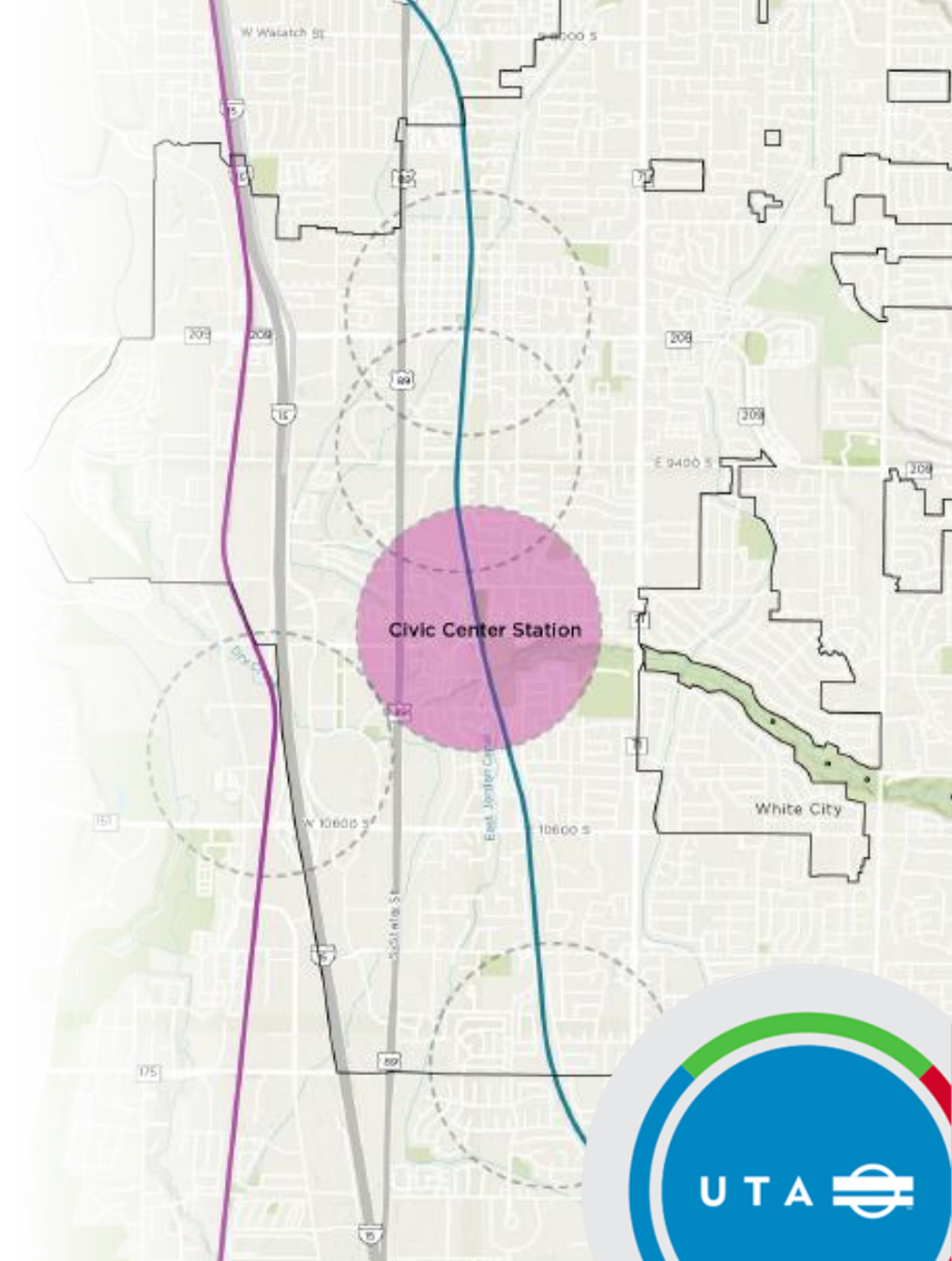


# UTA Property

- One of a few stations without associated parking or bus service
- No UTA-involved development potential
- Located within walking distance of several trip generators



# Sandy Civic Center Station



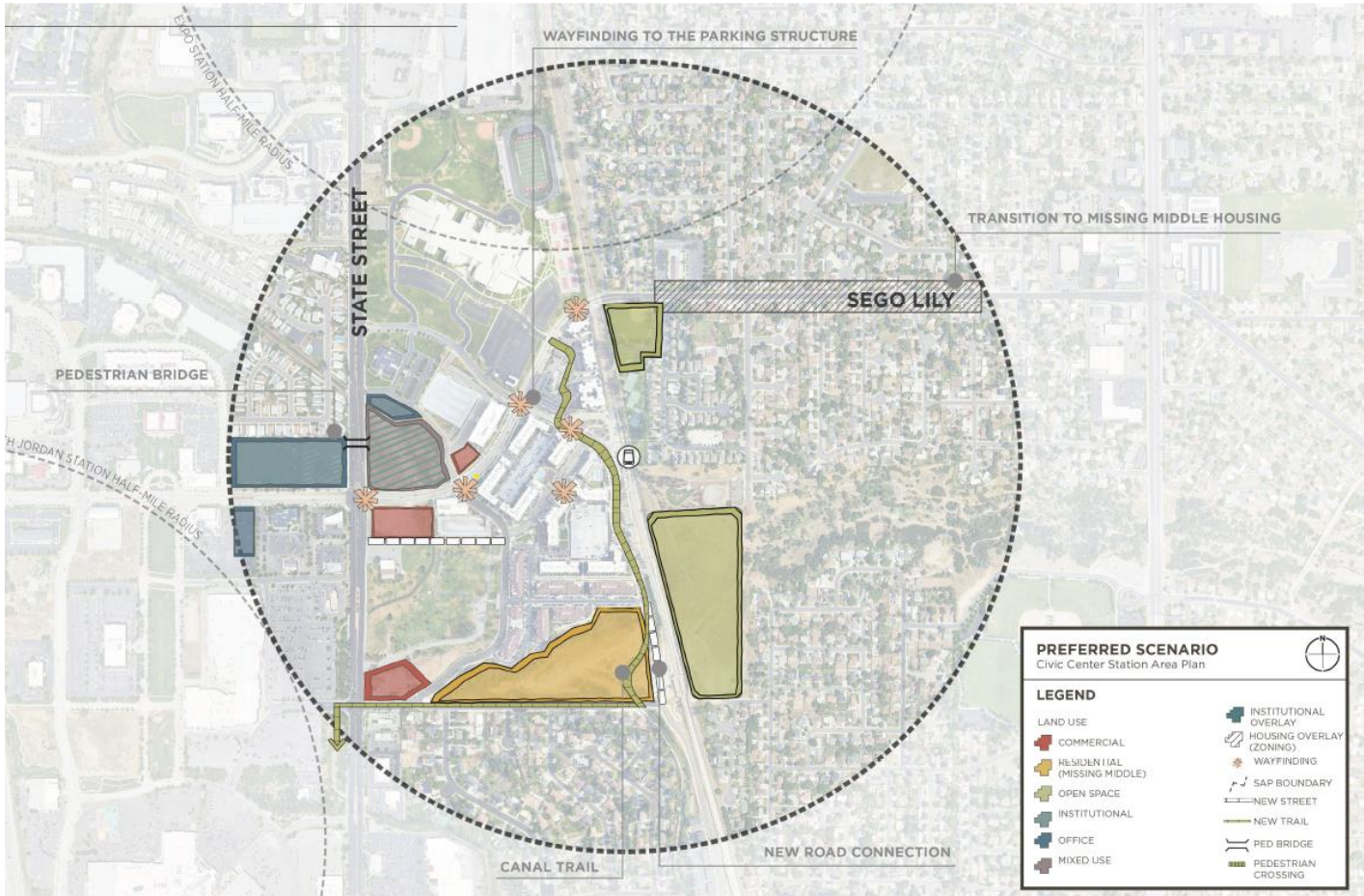
# Plan Vision & Goals

- Follow the Cairns District vision
- Expand upon the existing TOD into broader station area
- Optimize access to the unique mix of parks and open space

# Plan Elements

- Create bike-pedestrian connection to South Jordan FrontRunner Station
- Encourage developments that combine residential, commercial, and office spaces
- Encourage additional civic and institutional uses





# UTA Property

- Subject to existing Master Development Agreement
- Existing parking structure
- Served by TRAX blue line, Route 201, and 2 Flex routes
- 7.07 acres of vacant land on the east corners of State Street and Sego Lily

# Plan Elements

- Preferred Concept shows mixed use on northern parcel and commercial on southern
- Potential new hotel and additional commercial on UTA property



# South Jordan FrontRunner Station



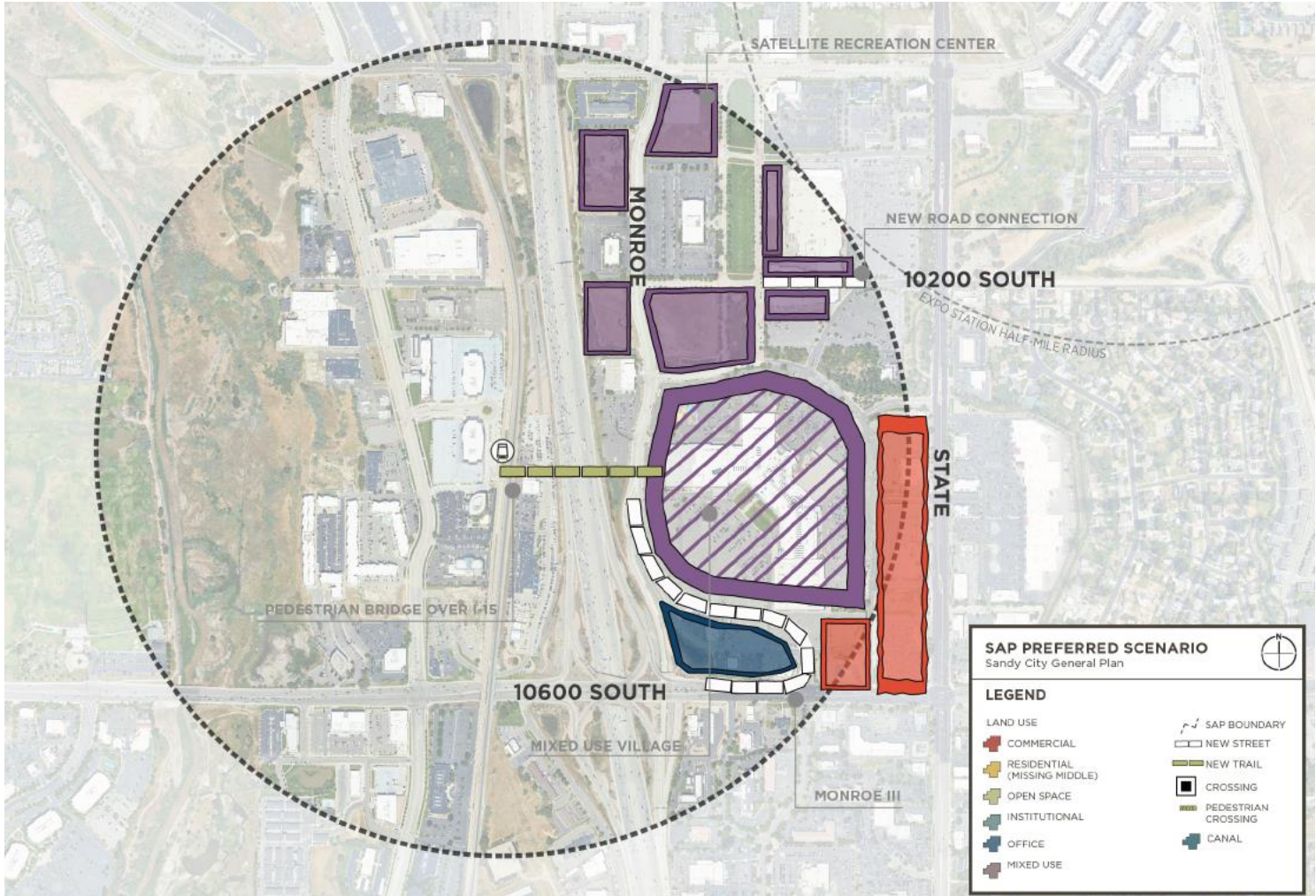
# Plan Vision & Goals

- Southern anchor of The Cairns
- Support Sandy's economic growth
- Enhance quality of life for residents and visitors

# Plan Elements

- Bike-pedestrian connection from Civic Center TRAX Station to FrontRunner
- Increased housing availability and type
- Areas for people to gather and engage in community activities
- Potential pedestrian bridge over I-15 and Monroe



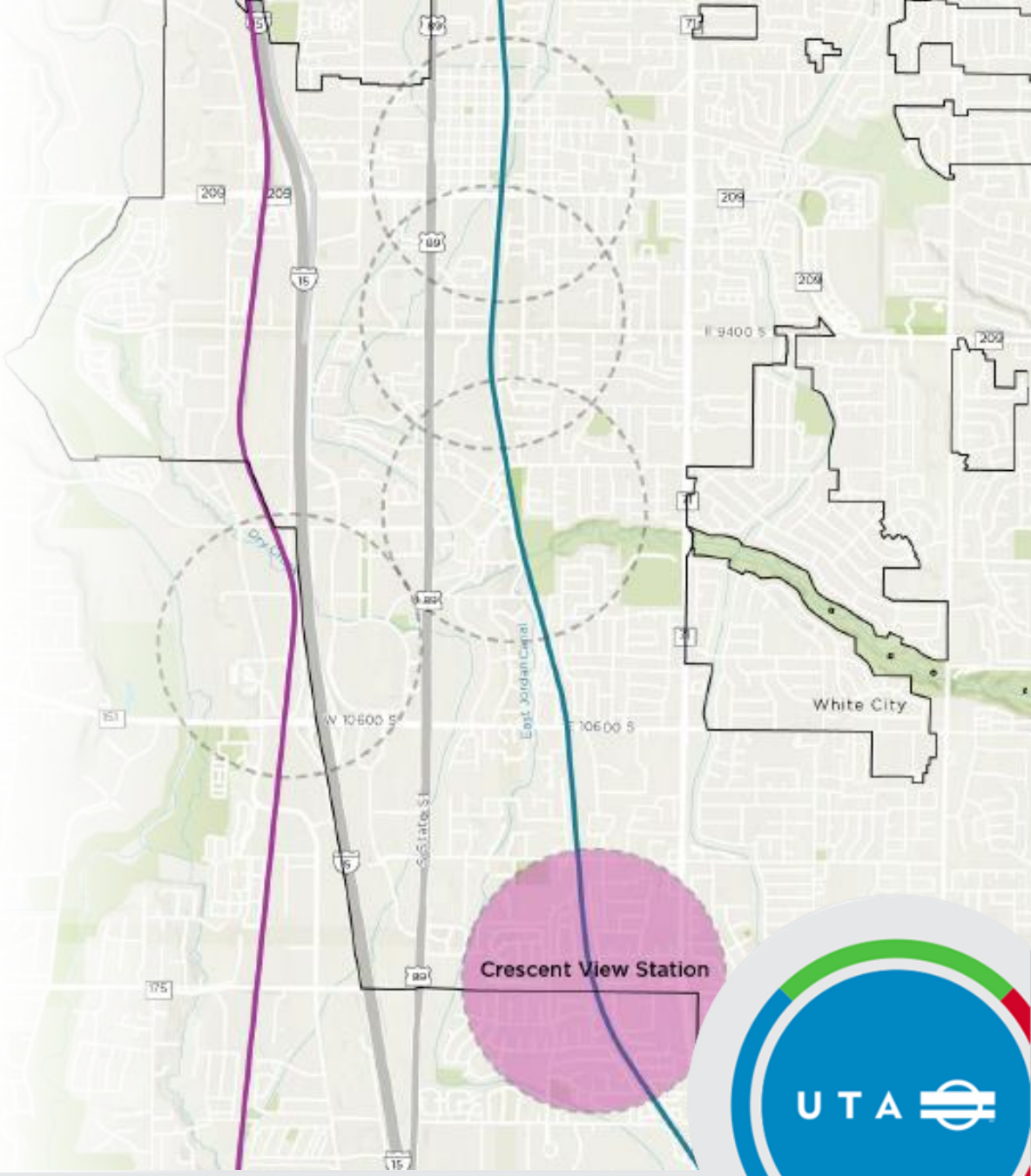


# UTA Property

- No UTA property on Sandy side of station area
- Existing UTA-involved TOD on west side of I-15 in the South Jordan TOD area
- Parking is in a shared structure



# Crescent View Station



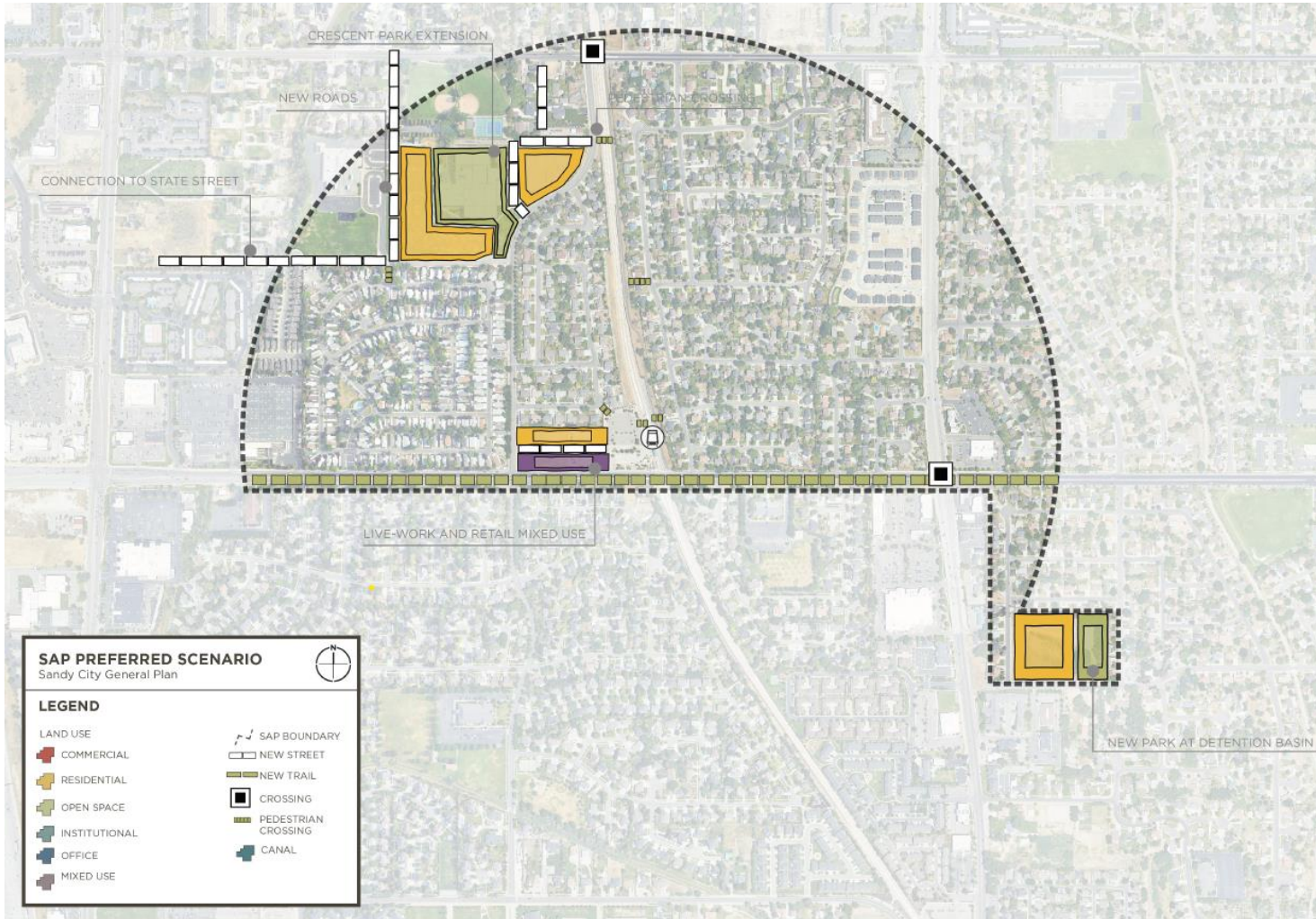
# Plan Vision & Goals

- Support established residential neighborhoods
- Feeder station with improved connections to parks and services
- Northern half of station area resides in Sandy, southern half in Draper

# Plan Elements

- Increase multimodal connections through the neighborhood to the station platform
- Opportunities for infill housing at an appropriate scale
- Increase access to services with infill opportunities on 11400 S





# UTA Property

- 5.04 acres
- Pedestrian access platform is currently limited
- Offers a park and ride lot and bicycle lockers

# Plan Elements

- Parking analysis for right-size parking
- Preferred scenario for UTA property:
  - Street facing mixed-use
  - New road connection to station
  - Additional housing

