

SANDY CITY COUNCIL MEETING MEMO

The Sandy Union Park Neighborhood Activity Center Dashboard is incorrect.

1. The 18-50 Dwelling Units per Acre assigned to the character defining elements should be 35. This does not change the total number of units in the area and is consistent with future and planned DUAs in the NAC.

SANDY CITY GENERAL PLAN | NEIGHBORHOOD ACTIVITY CENTERS | UNION PARK

FIGURE 11: FUTURE LAND USE DESIGNATION DASHBOARD

SANDY UNION PARK (SPC)

Sandy Union Park Neighborhood Activity Center (SPC) is a land use designation specific to the Neighborhood Activity Center at the border of Midvale, Sandy, and Cottonwood heights to revitalize existing amenities and spaces to create a robust and lively community center.

The vision for Sandy Union Park is to build on its existing assets of entertainment. As one of the main gateways to Sandy City, the area aims to become a pedestrian focused, mixed-use destination for community members and visitors to shop, play, and enjoy entertainment.

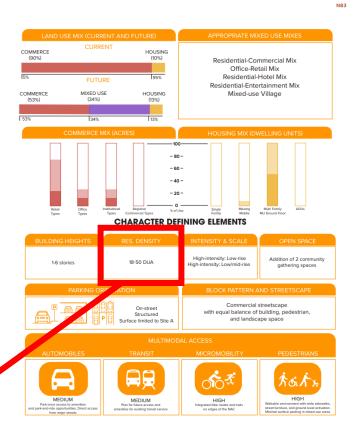
Development Plan – the layout of mixed-use development is planned to enhance accessibility and connectivity. The creation of an internal road network will be critical for the center, especially in the southern portion. Due to the high traffic volume along 1300 East, an internal road will help reduce congestion so pedestrians can comfortably enjoy access to businesses while also increasing the visibility of businesses from 1300 East. In order to preserve the scale of the center, any new building should not exceed 80 feet of height and it should begin to taper as it encroaches upon existing single-family housing.

Residential Transition -- This activity center is focused around a core of commercial and mixed-use spaces with denser development and maximum building heights. As development extends away from the core, both density and height decrease as single-family housing increases.

Community Gathering Space — The northern community space will provide a day-to-night, passive gathering area where community members can relax in the shade of the trees during the day or enjoy various entertainment experiences in the evening. This area will provide a diversity in offerings to appeal to all ages and peoples across the region. The southern community gathering space focuses on a mixed-use village where one can live, work, and visit. Addition of active recreation amenities and commercial spaces will enhance the sense of place as to enrich the lives of those that live there.

SPC PRIORITIES

- Increase economic performance and reduce vacancy
- Connect Highpoint Parkway to 1300 East through an internal road network prioritizing pedestrians and cyclists
- 3. Build upon Sandy's entertainment uses in the area
- Create a gateway into Sandy City from the north
 Thoughtfully planned uses and connectivity



35 DUA

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