

The Cairns Master Plan



Proposed Amendments to the

CAIRNS MASTER PLAN

**A 25 Year Development
Plan for Sandy's
Downtown District**

1.2 BACKGROUND

1.2.1 STUDY

There are several specific factors that led the City to carry out an extensive study of the area shown in Figure 102. The study of this area led to the creation of the Vision Book and this document as a strategic method to manage the tremendous growth that will occur in the Area. The specific elements that led to these efforts include the following:

- In the Wasatch Choice 2040 Plan, the Wasatch Front Regional Council and Envision Utah have predicted substantial growth in the Plan Area.
- Traffic levels are on the rise at many of the existing major transportation corridors and intersections in the Area. Without proactive implementation of a fully integrated master plan will reach unacceptable levels of service long before reaching the projected density level.
- The convergence of Interstate 15, TRAX, and FrontRunner systems provide the Area with a clear and unique opportunity to create a highly efficient transit-oriented area which can effectively reduce the number of vehicular trips.
- This Area of Sandy has been a major economic engine for the city. An aggressive and strategically conceived



Figure 102 - Cairns Area Map

Pg. 5 - Update Figure 102

Council Comments

- CM - proposes to include all of the UTA parcels (specifically the Boulder Venture Townhome Project)

Cairns Steering Committee

- Committee & Staff have gone back and forth on this issue as the plan developed. They support either including or excluding this area.

bright fall colors resonate deeply with anyone who has spent time in the Cottonwood Canyons. The sound of rushing water, or the swishing of knee-high grass can instantly bring back memories. These are elements that should be brought into the City to evoke the mountain experience and build on those emotional connections.

As the Wasatch Mountains rise above the Salt Lake Valley below, the two are not divided by a dramatic change in landscape, but rather these two distinct landscapes are connected via six essential elements.

.1 PEAK

Lone Peak and Twin Peaks create defining backdrops for The Cairns District; they embody both the beauty and the power of our regional landscape. The ridgeline that envelops the valley below is varied with visible differentiation in elevations, foliage, color, and slope. This variation provides direction for building massing within The Cairns District. Composition elements for "peak" might include: ridge line, undulating heights, horizon line, texture, breaks, and crevasses (see Figure 218).

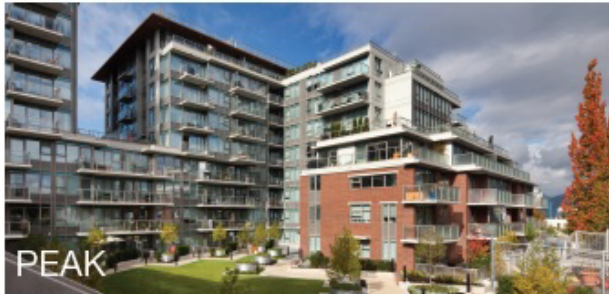
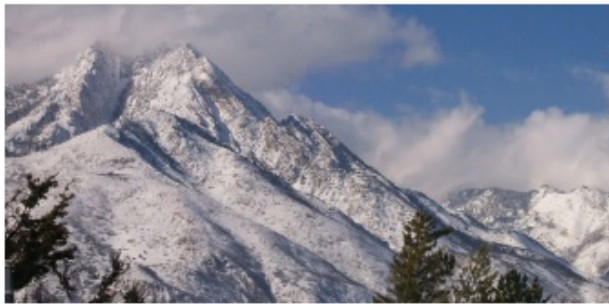


Figure 218 - Visual Comparison of Natural Peaks and Architectural Peaks



.2 VALLEY

The Salt Lake Valley is home to more than a million residents who have embraced this valley between the Wasatch and Oquirrh mountain ranges as a lifestyle choice. Composition elements for "valley" might include: outdoor rooms surrounded by buildings that step down to the valley floor (see Figure 219)

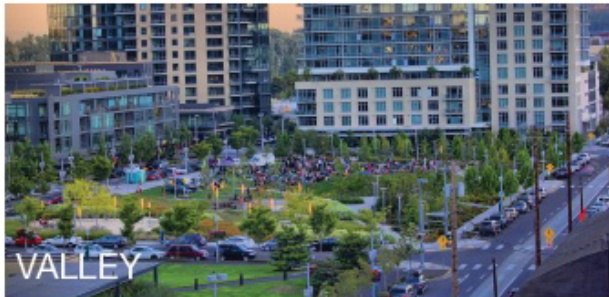


Figure 219 - Visual Comparison of Natural Valleys and an Urban "Valley"

Pg. 29 - Replace Figure 219

Council Comments

- CM - proposes to change the upper image of figure 219 to be an image of upper bell canyon reservoir



Cairns Steering Committee

- Committee supports this change

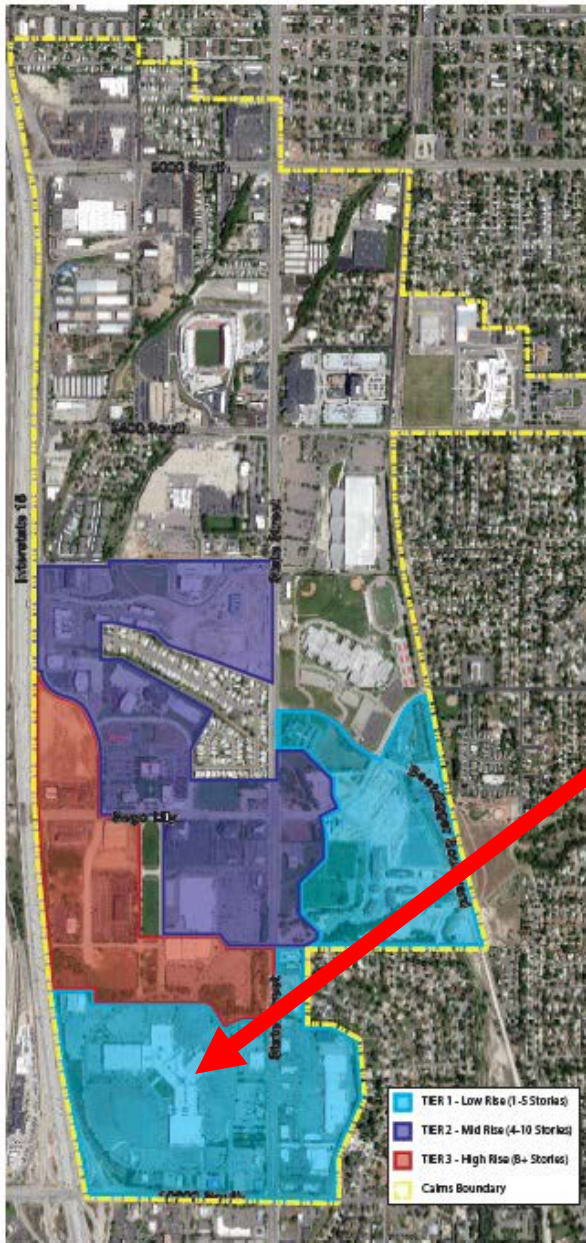


Figure 342 - Map of Haight Tier Areas



Figure 343 - Example of appropriate pedestrian scale



Figure 344 - Example of appropriate massing - Tier 1



Figure 345 - Example of appropriate massing - Tier 2



Figure 346 - Example of appropriate massing - Tier 2



Figure 347 - Example of appropriate massing - Tier 3

Pg. 53 - Update Figure 342

Council Comments

- CM - proposes to amend the Tier shown on the mall site to a Tier 2, instead of Tier 1

Cairns Steering Committee

- Committee supports allowing more height around the mall and adjusting the tiers accordingly

Pg. 57 & 73 - Update Figure 353 & 409

Council Comments

- CM - proposes to amend the Open Space map to highlight Dewey Bluth Park and the Dimple Dell Park. Highlight connections to Jordan River Parkway and the Mountains.

Cairns Steering Committee

- Committee supports the additions to the maps

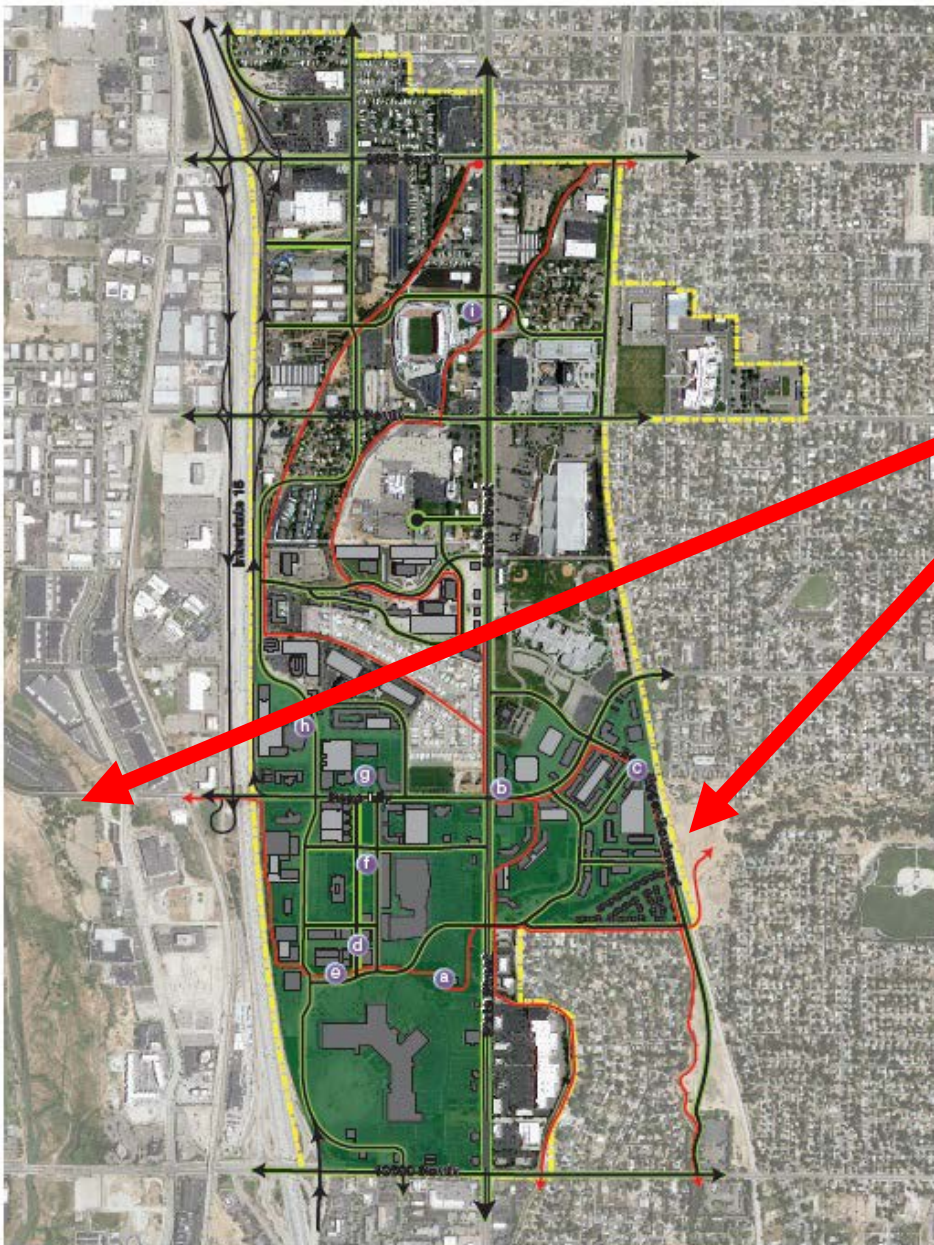


Figure 353 - Open Space Map

4.4.2 LANDMARKS

A landmark is a readily identifiable physical or graphic element that creates a point of reference and helps a user determine their location within a place and helps individuals to better navigate their environment. These elements often become iconic features of a place, and will shape the identity and overall perception of an area. Therefore, great care should be taken when creating new potential landmarks to develop them in a manner consistent with the "mountain meets urban" theme, as well as to promote design excellence throughout The Cairns.

The Cairns Area benefits from a number of natural landmarks visible from the district. These include the entire Wasatch Mountain Range to the east, and specifically the adjacent peaks and canyons.

Some of the current landmarks include:

Natural Features (see Figures 445 - 446)

- Mountain Peaks
- Canyons
- Dimple Dell Park

Built Features (see Figures 447 - 448)

- City Hall
- Promenade
- Rio Tinto Stadium
- Hale Centre Theatre

As The Cairns District develops, potential landmarks will be created (see Figures 449-454), including:

- Bridge (Transit Bridge Over I-15)
- Sculptural or Architectural Landmark
- Civic Buildings
- Public Art/Cairn Inspired Sculpture(s)
- Gateway Monuments
- Iconic Signage



Figure 445 - Mountain Peaks



Figure 446 - View from inside Dimple Dell Park



Figure 447 - City Hall

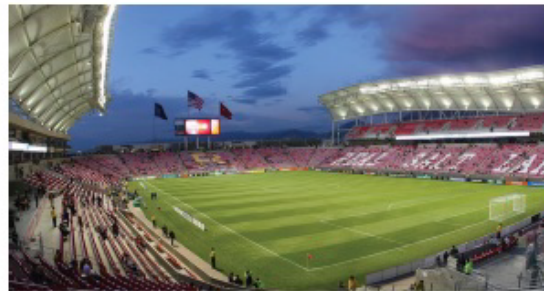


Figure 448 - Rio Tinto Stadium

Pg. 84 - Replace Figure 446

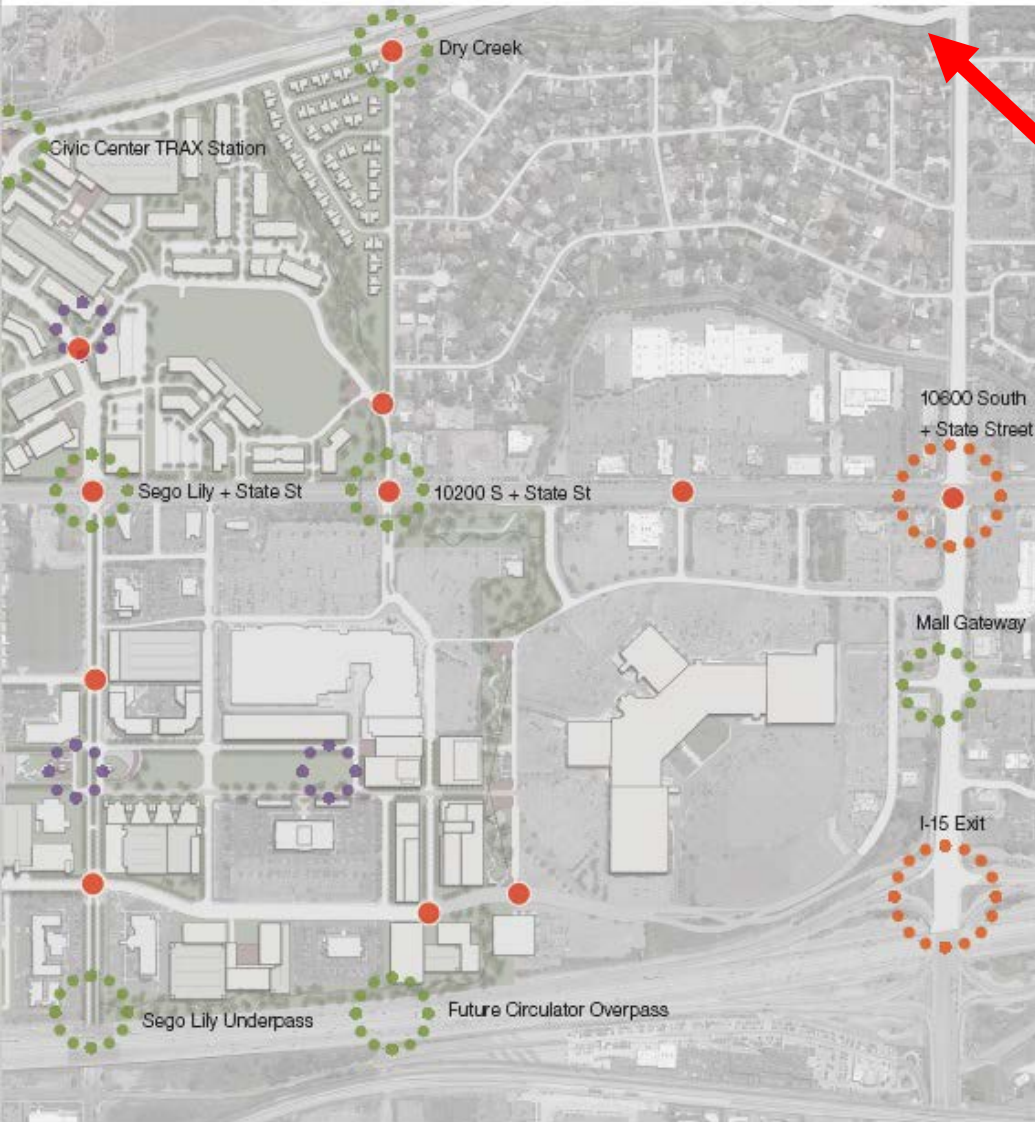
Council Comments

- CM - proposes to replace the image of Dimple Dell, with an image looking down on the whole Dimple Dell Park from Bell Canyon

Cairns Steering Committee

- Committee supports the change





Pg. 95 - Update Figure 495

Council Comments

- CM - proposes to update figure to show all of Beetdigger Blvd extension through the Boulder Ventures Townhome project and add gateway entrances to the Cairns

Cairns Steering Committee

- Committee supports the additions to the map with vehicular wayfinding rather than a gateway at 106th & Beetdigger