

APPENDIX

# NEIGHBORHOOD ACTIVITY CENTERS





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# NEIGHBORHOOD ACTIVITY CENTERS EXECUTIVE SUMMARY

## Introduction & Background

Thriving commercial areas contribute significantly to local economies by creating jobs, generating tax revenue, and stimulating consumer spending. Revitalizing commercial areas can attract new businesses, which in turn can lead to increased employment opportunities and economic growth.

Sandy City is home to many diverse commercial centers in size, age, and offering. The lifespan of commercial centers typically evolves through several distinct phases, each characterized by specific developmental, operational, and economic activities that influence the center's overall success and longevity. This can be broken into phases as described below.



Fiesta Village Center

### Emergence

Commercial centers often begin with the establishment of anchor businesses or services that attract people to the area. This could be a grocery store, specific retail, cluster of shops and businesses serving local needs.

### Growth

As the population and economic activity in the surrounding area increase, the commercial center experiences growth. More businesses open, and the area becomes a hub for commerce, attracting both residents and visitors.

### Maturity

During this phase, the commercial center reaches its peak in terms of size, diversity of businesses, and economic activity. It becomes well-established and known.

### Decline

Factors such as changes in consumer preferences, economic downturns, shifts in population patterns, or competition from newer commercial developments can lead to a decline in the commercial center. Businesses may struggle, vacancies increase, and the area may become less attractive to visitors.

### Revitalization or Reinvention

In response to decline, efforts may be made to revitalize or reinvent the commercial center. This could involve initiatives such as infrastructure improvements, adaptive reuse of buildings, zoning changes, marketing campaigns, or incentives to attract new businesses and investment.

### Continued Evolution

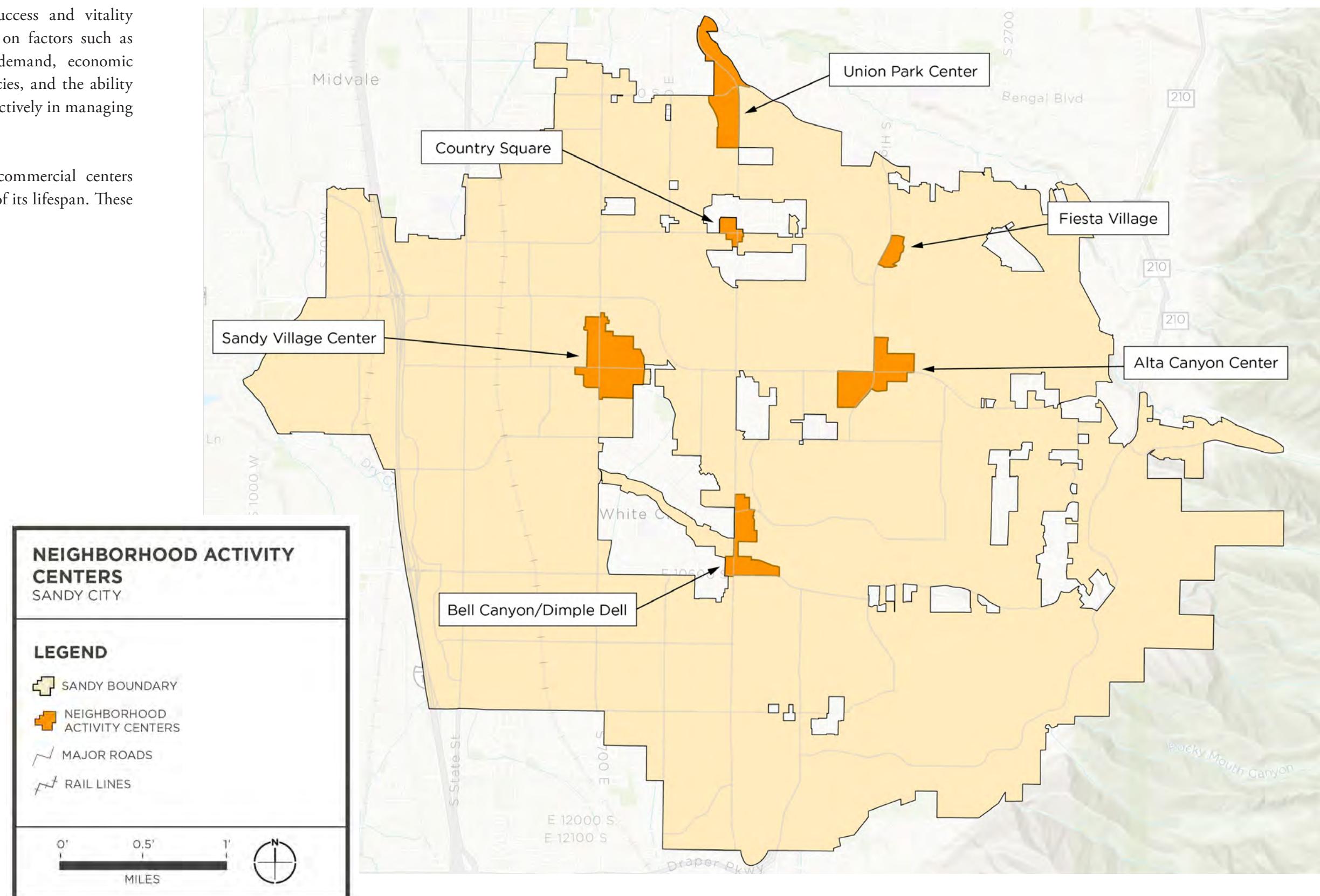
A commercial center's lifespan is not static; it continues to evolve over time in response to various internal and external factors. Adaptability and innovation are key to ensuring its long-term viability and relevance within the community.

Throughout its lifespan, the success and vitality of a commercial center depend on factors such as location, accessibility, market demand, economic conditions, urban planning policies, and the ability of stakeholders to collaborate effectively in managing and shaping its development.

Sandy City has identified six commercial centers that are entering the next phase of its lifespan. These commercial centers are:

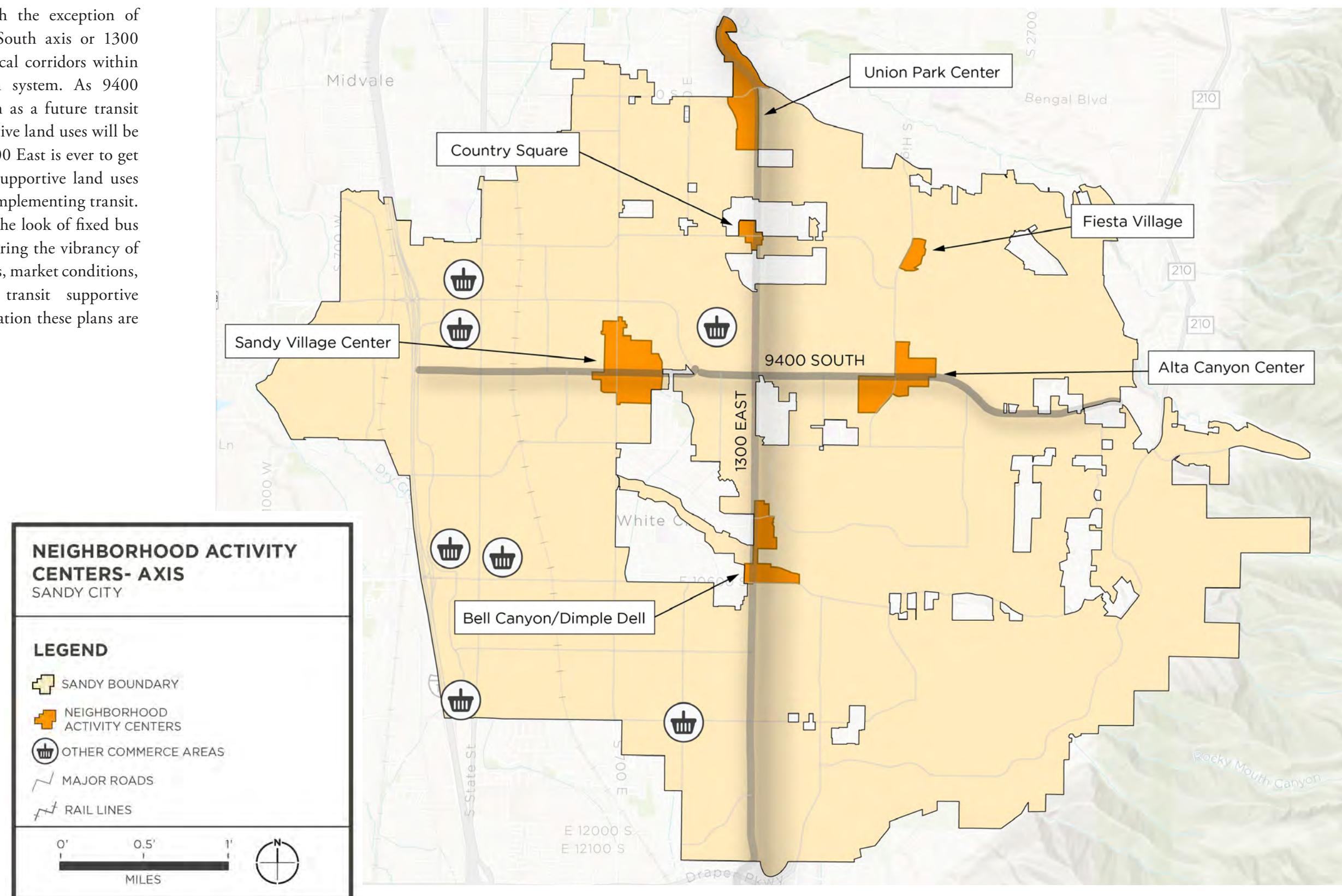
- Alta Canyon Center
- Bell Canyon Center
- Country Square
- Fiesta Village Center
- Sandy Union Park
- Sandy Village Center

#### FIGURE 1: NEIGHBORHOOD ACTIVITY CENTER LOCATIONS



These commercial centers, with the exception of Fiesta Village, sit on a 9400 South axis or 1300 East axis. These streets are critical corridors within the Sandy City transportation system. As 9400 South is called out in this plan as a future transit route, developing transit supportive land uses will be necessary along the route. If 1300 East is ever to get a transit route as well, transit supportive land uses will need to serve as a basis for implementing transit. Transit in these areas can take the look of fixed bus routes, trolley, or TRAX. Bolstering the vibrancy of these existing commercial centers, market conditions, transportation realities, and transit supportive development stood as the foundation these plans are based on.

FIGURE 2: NEIGHBORHOOD ACTIVITY CENTERS AXIS



## Critical Information

These called-out activity centers are not owned and operated by Sandy City. These centers are owned by different property owners. These Neighborhood Activity Center Plans were created to guide redevelopment processes, should property owners and developers want to redevelop these centers in the future.

### What are Neighborhood Activity Centers?

A Neighborhood Activity Center (NAC) is not just a commercial center providing retail goods and services. With the addition of diversified housing, placemaking, gathering spaces, better connections and expanded services, the commercial center is transformed into a place that is the heart of that community. Vibrant commercial districts serve as focal points for communities, providing spaces for social interaction, cultural events, and community gatherings. Revitalizing these areas can enhance community pride and cohesion, fostering a sense of belonging and identity among residents. NACs:

- Allow for people to spend more time in a place
- Become an important social component for the community
- Provide for a more enjoyable experience
- Strengthen retail base
- Have access to more than just goods and services
- Act as nodes that begin to implement transit-supportive land uses, when applicable
- Absorb and contribute to diversified housing

The goal of these Neighborhood Activity Centers is to provide a vibrant and lively atmosphere where people can socialize, enjoy cultural events, and indulge in various forms of goods and services, including entertainment. These areas often attract tourists and locals alike, contributing to the local economy and fostering a sense of community.

Building orientation is expected to change to accommodate different uses within these centers, however commercial square footage is not expected to dramatically decrease. These areas are expected to continue to provide goods and services to Sandy and surrounding residents.

### DID YOU KNOW?

**79% of Sandy residents support the development of mixed-use community centers as described in Neighborhood Activity Centers**



*NACs can take advantage and mitigate some regional traffic of people going up to Little Cottonwood Canyon*

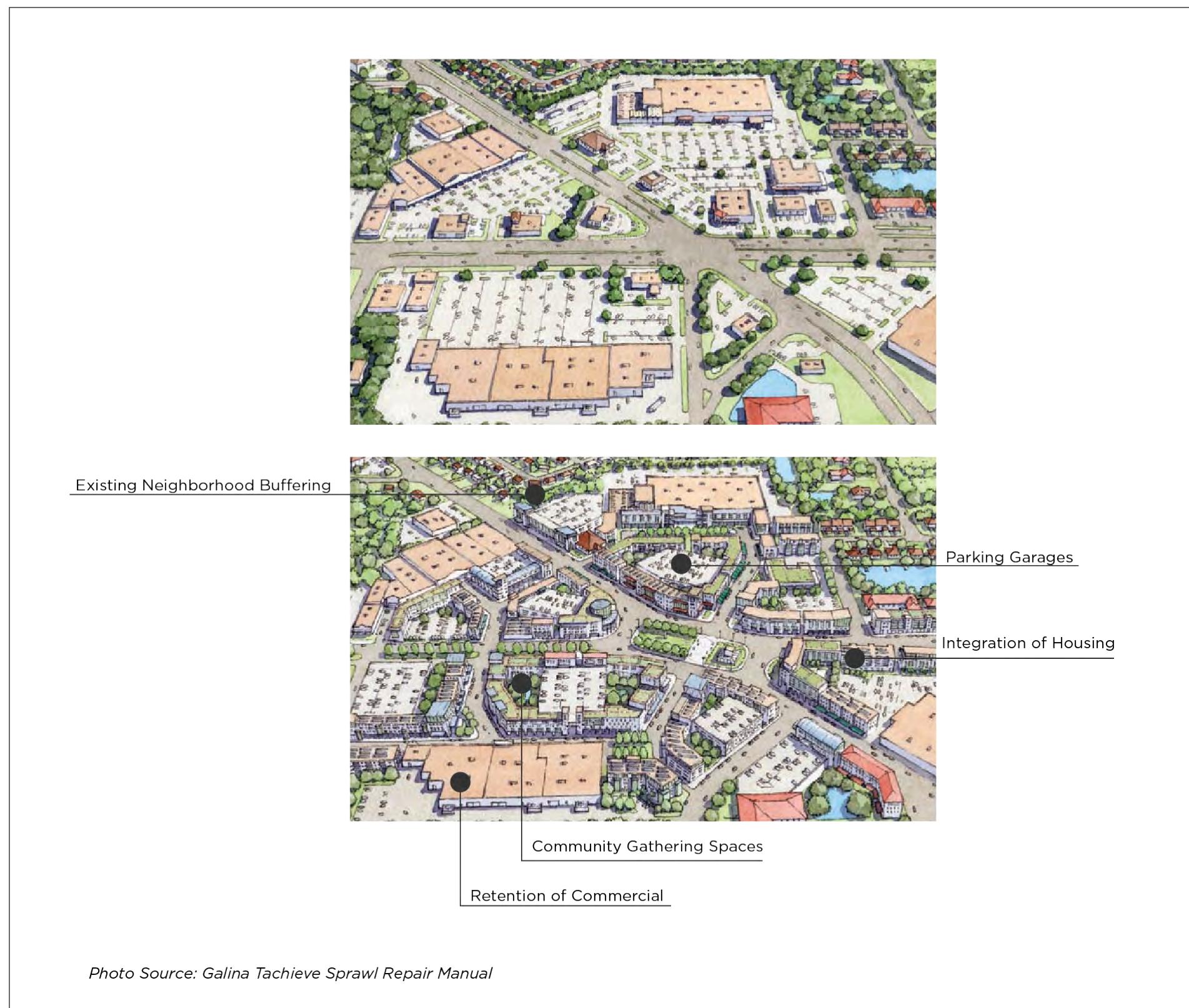


FIGURE 3: URBAN INFILL DIAGRAM

## Elements of Neighborhood Activity Centers

- 1. INTEGRATING A MIX OF USES:** Designing neighborhoods with a mix of residential, commercial, recreational, and institutional land uses encourages proximity and accessibility to essential services, amenities, and employment opportunities minimize distances between destinations and promote walkability and park once opportunities
- 2. ADDITION OF HOUSING:** Adding a mix of housing types, such as apartments, townhouses, senior housing, and live-work units, to accommodate a range of household sizes and lifestyles. They also help to strengthen the commercial components of the center by creating a built-in economic base in extremely close proximity and contribute to the activity and viability in an area
- 3. COMMUNITY GATHERING SPACES:** Creating vibrant public spaces, including parks, plazas, and pedestrian-friendly streets, enhances social interaction, recreation, and community cohesion. Well-designed public spaces serve as focal points for neighborhood life
- 4. ACCESSIBLE TRANSPORTATION OPTIONS:** Providing a variety of transportation options, including walking, cycling, public transit, and micromobility services in addition to private vehicular use, ensures residents can easily access destinations beyond their immediate neighborhoods
- 5. LOCAL SERVICES AND AMENITIES:** Ensuring access to essential services and amenities within close proximity, such as grocery stores, pharmacies, healthcare facilities, schools, childcare centers, and cultural venues, reduces the need for long-distance travel, enhances convenience for residents, and can alleviate vehicular congestion on roads
- 6. EMPLOYMENT OPPORTUNITIES:** An important part of a Neighborhood Activity Center is promoting local economic development and job creation. This includes fostering entrepreneurship, supporting small businesses and primary economic industries, and further diversifying the economy

## Urban Design Guideposts

Although these plans do not show architectural concepts, these Neighborhood Activity Centers are to be planned and developed according to foundational guideposts. These guideposts provide a framework for design to achieve a successful outcome:

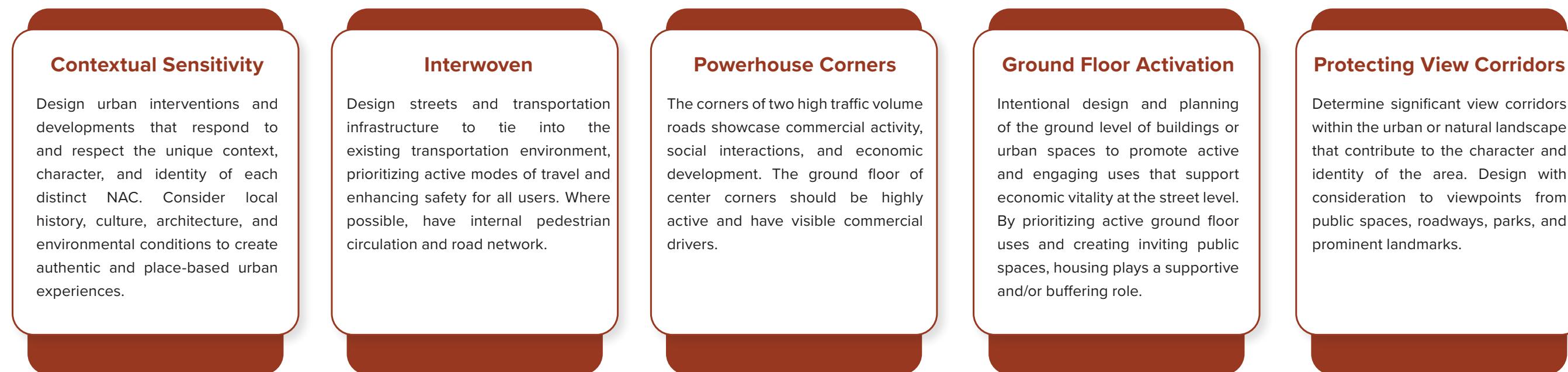


FIGURE 4: URBAN DESIGN GUIDEPOSTS

## Neighborhood Activity Center Vision

Specific visions for each Neighborhood Activity Center is arguably the most important element of NAC planning. These plans look multiple years into the future. This is because of commercial lease cycles, ownership fragmentation, economic considerations, lack of vision, infrastructure considerations, or just strategic timing. Property owners or developers may choose to delay redevelopment for strategic reasons, such as waiting for market conditions to improve, securing additional funding or partnerships, or coordinating redevelopment efforts with other complementary projects in the area.

By outlining a clear and compelling vision, Sandy City can establish a shared direction that brings together diverse stakeholders, including residents, businesses, and policymakers. This vision serves as a framework for making decisions about land use, transportation, infrastructure, and community amenities, ensuring that development efforts are aligned with long-term goals and aspirations. While the details may change depending on economic trends, circumstances, and other factors, rooting every decision in the ultimate vision for the Neighborhood Activity Center is crucial for creating vibrant, livable, and prosperous centers.

## Mixed Use

Integrating a mix of uses is essential for these underperforming commercial areas to thrive and become Neighborhood Activity Centers. *Mixed Use development is a project that combines and integrates three or more [...] uses. Each of which has adequate market opportunity individually. The uses are integrated in a way that maximizes space usage, has public amenities and architectural expression and that, when combined, create additional market strength* (Real Estate Market Analysis, Third Edition).

Mixed use is typically referred to as a single building that has multiple uses. However, mixed use can also be area-wide. In Sandy's case, these Neighborhood Activity Centers will be mainly focused on incorporating mixed use area-wide rather than co-locating multiple uses in a single building. This means that one

Neighborhood Activity Center will have a cohesive plan that includes areas that have stand-alone housing, areas that have stand-alone commerce with either retail or office uses, and areas dedicated to community gathering spaces.

The specific mix of uses depends on factors such as market demand, zoning regulations, site characteristics, and community preferences. Although the same type of mixed-use may be recommended in different areas, the percentage of that use, height, and massing may be different depending on site context.

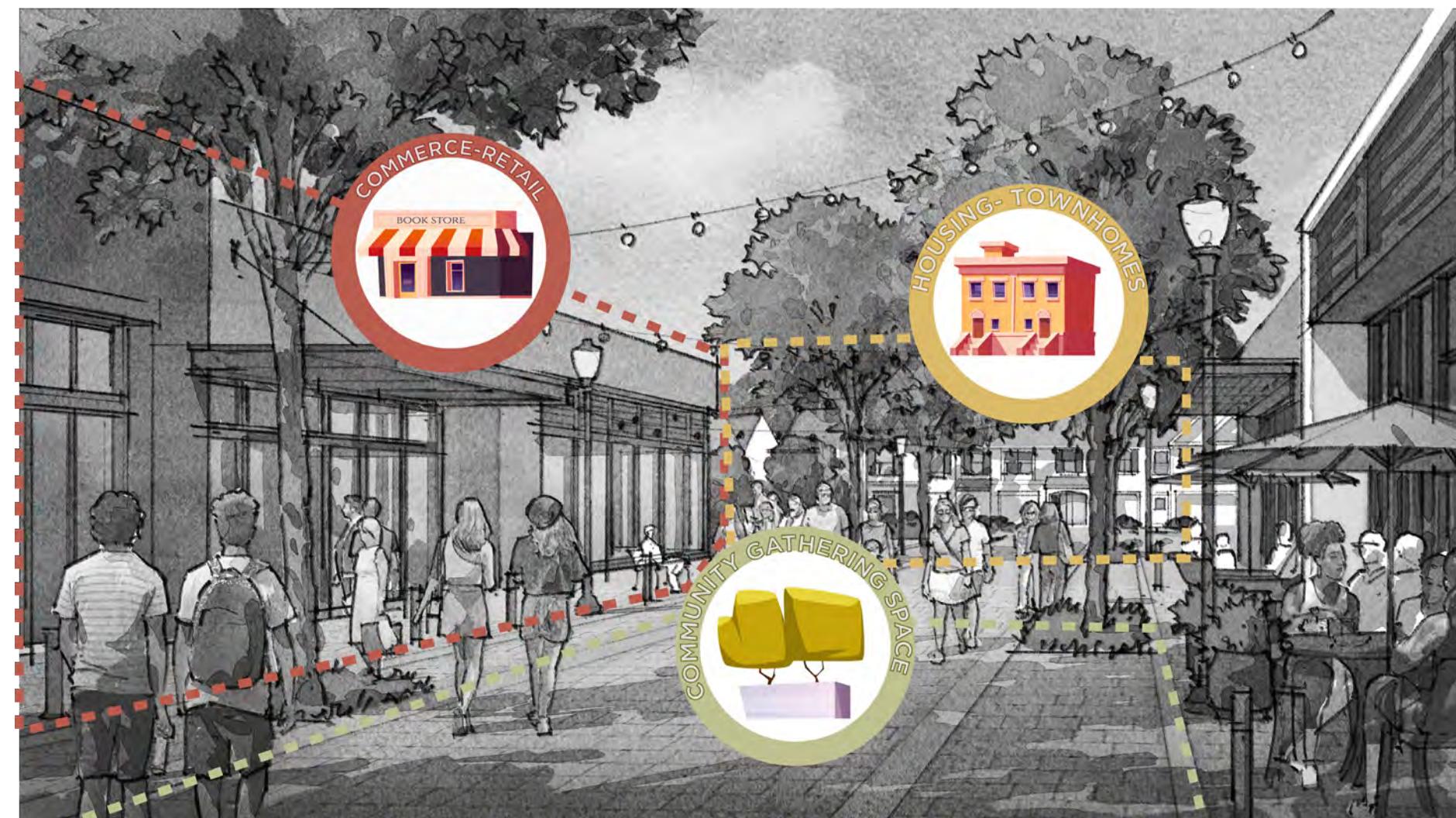


FIGURE 5: MIXED USE DISTRICTS

Common mixed-use types of *singular-buildings* that will be used throughout the different Neighborhood Activity Centers include:



## Residential-Hotel Mix

Some mixed-use developments incorporate both residential units and hotel accommodations. This setup can provide flexibility for travelers who prefer short-term stays in furnished apartments or condos within a larger residential complex.



## Live-Work Units

Live-work units are designed to accommodate both residential living and workspace within the same unit or building. They are particularly suitable for local artists, entrepreneurs, or professionals who want to combine their living space with a studio, office, or workshop. Live-work units promote entrepreneurship and creativity while reducing commuting needs.



## Residential-Entertainment Mix

Mixed-use developments may also include entertainment or cultural amenities such as theaters, cinemas, performance venues, or recreational facilities. Integrating these elements with residential units creates vibrant and lively communities with diverse leisure options.



## Residential-Commercial Mix

This type combines residential units (such as apartments or condominiums) with commercial spaces (such as retail stores, restaurants, or offices) within the same building or development area. Residents benefit from having convenient access to amenities and services, while businesses benefit from a built-in customer base.



## Residential-Institutional Mix

In some cases, mixed-use developments incorporate institutional or civic uses such as schools, libraries, or community centers alongside residential units. This arrangement fosters community engagement and provides residents with access to educational and recreational resources.



## Office-Retail Mix

In this configuration, office spaces are combined with retail or commercial spaces. It allows workers to have easy access to shops, restaurants, and other services during their breaks or after work. This type of mixed-use development often contributes to the vitality of downtown areas or commercial districts.



## Mixed-use Village

A mixed-use village is a type of development that integrates a variety of land uses, including residential, retail, office, recreational, and public gathering spaces within a compact and walkable area. While this is not a singular building, this type of mixed-use has an internal road network and comprises different buildings into a cohesive project. They tend to offer a more holistic approach to development that prioritizes people's needs and well-being.

## Why be flexible?

Flexibility is a cornerstone of effective planning due to the dynamic nature of cities and these commercial centers. Cities evolve continuously, influenced by factors like population growth, economic shifts, and technological advancements. Flexibility in these plans can adapt to these changes, ensuring they remain relevant and effective over time. Uncertainty about future trends and needs further underscores the importance of flexibility, allowing planners, developers, and property owners to adjust strategies as circumstances unfold. The complexity of these Neighborhood Activity Centers requires plans to be adaptable, considering interconnected elements like transportation, housing, and infrastructure. With these plans looking into the future as well, flexibility ensures plans can withstand the test of time and remain responsive to evolving conditions. Furthermore, flexible plans foster innovation and resilience, enabling cities to embrace new technologies and ideas while effectively responding to shocks and disturbances. Ultimately, flexibility is essential for creating sustainable, resilient, and livable centers, capable of meeting the diverse needs and challenges of Sandy life.

The COVID-19 pandemic highlighted the importance of flexibility, particularly in the context of office spaces. As the pandemic forced many businesses to adopt remote work policies, the demand for traditional office spaces shifted dramatically. Urban plans that were flexible could adapt to this sudden change by reallocating space originally designated for offices to other purposes, such as mixed-use developments, residential units, or community facilities. Office space is still trending down, but that is not to say that the trend will continue. Flexible plans enable cities to respond effectively to unforeseen events and embrace emerging trends.

*Included in the Neighborhood Activity Center Plans are the elements of the plan that are expected to be fixed. The vision, the character defining elements, and minimum commercial square footage are non-flexible items. However, the plans give a flexibility in building layouts, overall internal road layouts, materiality, and ways to achieve the vision.*



*NAC future — Sandy Union Park*

# Key Strategies

Neighborhood Activity Centers are key to achieving the General Plan vision and are rooted in the values put forth by the community. They contribute to the Pace of Progress Key Strategies.

## Strengthen Neighborhoods

Neighborhood Activity Centers play a vital role in enhancing safety and protecting nearby residential areas. They serve as focal points for community activity, attracting residents and visitors alike. This presence of people in these areas, especially during the day and into the evening, increases natural surveillance and deterrence against criminal activity. Additionally, NACs should feature well-lit streets, pedestrian-friendly infrastructure, and active storefronts, all of which contribute to a sense of safety and security. Furthermore, the social cohesion and sense of community fostered by NACs encourage residents to look out for one another and take collective action to address safety concerns. NACs can serve as hubs for community policing efforts, facilitating collaboration between law enforcement agencies and residents to implement crime prevention strategies tailored to the specific needs of the area.

The addition of new housing in NACs can also serve as effective buffers between existing housing and commercial uses through strategic planning and design approaches. Transitional zones, designated between commercial and residential areas, gradually ease the transition between the two leading into the existing neighborhoods. The landscaping and green spaces around new housing not only enhances aesthetics but also screens the existing residential areas from adjacent commercial developments, contributing to tranquility.

## Enhance Livability & Quality of Life

The NACs contain various elements that contribute to the overall livability of Sandy City. Community gathering spaces are integral to the success of NACs for numerous reasons, particularly around strengthening livability. Firstly, they facilitate social interaction among residents, workers, and visitors, nurturing a sense of community in an increasingly isolated world. By providing opportunities for face-to-face connection, these spaces foster a sense of belonging and pride in the local environment. These spaces serve as hubs for cultural exchange, hosting events and performances that celebrate diversity and promote understanding. Furthermore, the inclusion of amenities like parks and recreational facilities encourages physical activity and outdoor leisure, contributing to a healthier lifestyle for residents, which is a key element to resident identity in Sandy.

## GATHERING SPACE

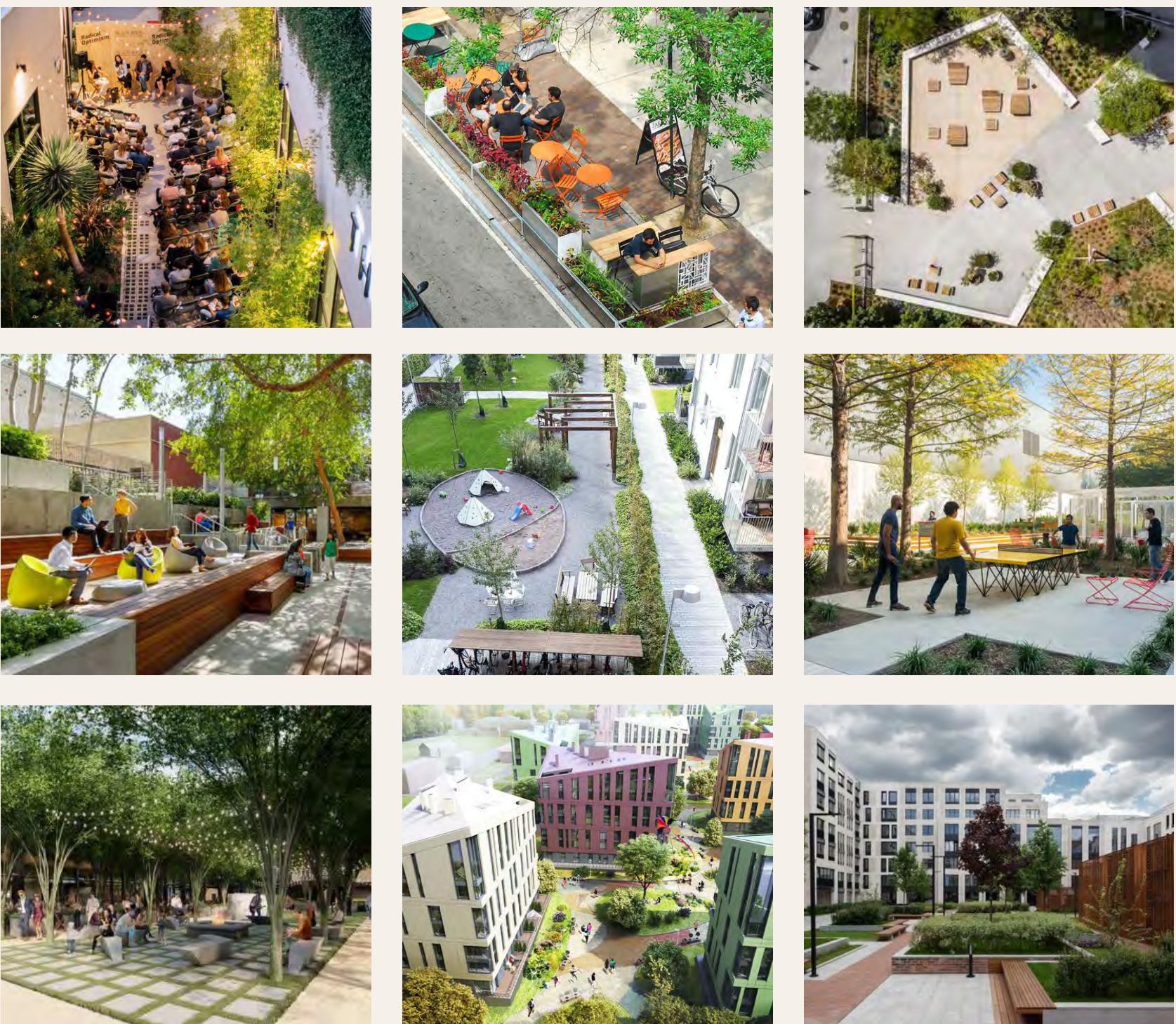


FIGURE 6: NAC COMMUNITY GATHERING SPACES

## Increase Range of Housing Opportunities

A key element of NACs is adding housing opportunities. Residential units attract residents who provide a customer base for nearby commercial establishments, supporting local businesses, and increasing overall economic activity within the center. NACs can offer a variety of housing options, including apartments, condominiums, townhouses, and live-work units, catering to diverse demographics and lifestyles. This diversity promotes inclusivity and social equity by providing housing options for people with different income levels, family sizes, and housing preferences.

Neighborhood Activity Centers are key to supporting Sandy's aging senior population. These centers cater to the growing aging population by providing them with suitable living arrangements that support independence while offering necessary assistance. These centers provide opportunities for small yards, shared yards, or no yards, which are housing types that are less commonly found within Sandy. These centers, which integrate residential, commercial, and recreational spaces, create vibrant communities where seniors can easily access amenities such as shops, restaurants, and healthcare facilities without the need for extensive travel. This accessibility is crucial for maintaining their mobility and independence while also being able to continue to live within Sandy.

## Support Diverse Local Economy

Neighborhood Activity Centers support a diverse economy in four ways:

### 1. ADDITION OF HOUSING

More housing in NACs adds a built-in customer base for commercial establishments.

### 2. ADDITION OF ACCESSIBLE TRANSPORTATION OPTIONS

Accessible transportation options connect residents to commercial centers, employment hubs, educational institutions, healthcare facilities, and cultural amenities. This connectivity expands access to goods, services, and opportunities, fostering consumer spending,

## WHAT IS MISSING MIDDLE HOUSING?



Townhomes with a Shared Yard



Live Work Units



Townhomes



Small-Lot Single Family



Duplexes and Tri-Plexes



Senior Housing Opportunities

Missing middle housing refers to a range of multi-unit or clustered housing types that are compatible in scale with single-family homes and provide diverse housing options in walkable neighborhoods. The term "missing middle" is used because these housing types have

been largely absent from many cities and suburbs in recent decades, including Sandy City, resulting in a gap between single-family homes and large apartment complexes.

FIGURE 7: WHAT IS MISSING MIDDLE HOUSING?

innovation, and entrepreneurship, which are essential drivers of economic vitality.

### 3. PROVIDING EMPLOYMENT OPPORTUNITIES

NACs encourage a variety of employment opportunities from starting jobs for area teenagers and those just starting out to high-paying opportunities.

### 4. INTEGRATING A MIX OF USES

Diversifying what is located in NACs allows for the areas to be activated throughout different times of the day contributing to more revenue for all businesses.

## PROFIT GENERATION

Lower-density commercial developments typically generate less profit compared to higher-density commercial developments. Lower-density developments often use large plots of land for relatively few businesses, resulting in underutilized space, whereas higher-density developments maximize land use by accommodating more businesses and services per unit of area, leading to higher overall revenue generation. This also translates to revenue earned. Revenue per square foot is generally lower in lower-density areas due to fewer businesses spread over a larger area. In contrast, higher-density areas concentrate more businesses and customers in a smaller space, increasing revenue per square foot.

For example, consider a 5-acre plot: a lower-density commercial development might feature a single-story strip mall with 10 stores, each generating \$50,000 per month in revenue, totaling \$500,000 monthly. In contrast, the same 5-acre plot used for a multi-story commercial building with 50 stores and offices would generate \$2,500,000 monthly, as each unit generates \$50,000 per month. This stark difference in financial performance highlights how higher-density commercial developments maximize land utilization, generate more revenue per square foot, attract more foot traffic, and benefit from economies of scale, all of which contribute to significantly higher profitability compared to lower-density commercial developments.



## Bolster Commercial Centers

Bolstering commercial centers is the main purpose of Neighborhood Activity Centers. The elements of a Neighborhood Activity Center—Integrating a mix of uses, Addition of Housing, Community Gathering Spaces, Accessible Transportation Options, Local Services and Amenities, and Employment Opportunities all contribute to more active commercial centers. Through these elements, the commercial centers are diversified by their offerings, are activated for more times of the day, and increase sales tax revenue for Sandy City.



## Increase Sustainable Mobility & Connectivity

Mobility and connectivity are increased and improved in NACs in two ways:

### CONNECTION TO THE CITY

Neighborhood Activity Centers are nodes within Sandy City's transportation network. In order for Sandy City to get more transportation options, the City needs to increase their transit-supportive land uses. In order to support and protect existing established neighborhoods, the Neighborhood Activity Centers play the role of nodes of transit-supportive land use rather than changing entire corridors. Nodes along a transit corridor are pivotal points of connectivity and activity, essential for the seamless functioning of transit systems. Serving as transfer points where different transit lines intersect, these nodes streamline passenger transfers, reducing travel times and enhancing the overall transit experience. Positioned strategically in areas of high population density, employment centers, or attractions, nodes ensure accessibility to key destinations such as downtowns, commercial districts, and cultural hubs.

By providing areas for amenities such as shelters, seating, and real-time arrival information, NACs will enhance passenger comfort and usability, fostering transit-supportive land use when a future transit corridor is created. Neighborhood Activity Centers are also meant to improve the connection to the immediate surrounding areas. By connecting the development



Zanetta Illustrations

NAC future — Sandy Village Center

to the surrounding housing, residents are able to access the goods and services offered without needing to drive a car or walk around the entire development to enter.

## CONNECTION WITHIN THE NEIGHBORHOOD ACTIVITY CENTER

An internal road network is essential in a mixed-use development to ensure accessibility, manage traffic, enhance safety, facilitate service access, optimize land use, and provide flexibility for future growth and development. A well-designed road network is integral to creating a vibrant, functional, and sustainable urban environment that meets the diverse needs of its residents and users.

**1. ACCESSIBILITY:** An internal road network ensures that all parts of the center are easily accessible by various modes of transportation, including cars, bicycles, and pedestrians. This accessibility is essential for residents, workers, and visitors to reach their destinations efficiently, whether it be residential units, commercial establishments, offices, or recreational facilities

**2. TRAFFIC MANAGEMENT:** A well-planned internal road network helps to manage traffic flow within the NAC by minimizing

congestion and ensuring smooth circulation of vehicles. By providing multiple routes and access points, the road network distributes traffic evenly and reduces the likelihood of bottlenecks or gridlock, improving overall mobility and reducing travel times

**3. SAFETY:** Properly designed internal roads prioritize pedestrian safety by incorporating features such as sidewalks, crosswalks, and traffic calming measures. Separating pedestrian and vehicular traffic minimizes the risk of accidents and enhances the walkability of the development, encouraging active transportation and fostering a safer environment for residents and visitors

**4. SERVICE ACCESS:** An internal road network facilitates service access for essential functions such as emergency services, deliveries, waste collection, and maintenance. Clear and direct routes for service vehicles ensure timely response to emergencies and efficient provision of services, contributing to the overall functionality and livability of the NAC

**5. LAND USE EFFICIENCY:** Efficient internal road networks optimize land use within the development, maximizing the potential for development while preserving areas for gathering. Well-designed streetscapes can enhance the aesthetic appeal of the development,

creating attractive public spaces and fostering a sense of community

**6. FLEXIBILITY AND ADAPTABILITY:** An internal road network should be designed with flexibility and adaptability in mind to accommodate future growth, changes in transportation patterns, and evolving land use needs. By providing a framework for future expansion and development, the road network ensures the long-term sustainability and resilience of the mixed-use development

## Conserve Open Space and Natural Resources

The compact nature of a multitude of uses within NACs helps limit urban sprawl by concentrating residential, commercial, and recreational uses within a relatively small footprint, thus preserving open space on the outskirts of urban areas. Additionally, these developments often incorporate green infrastructure elements such as parks, greenways, and natural landscaping features, providing valuable ecological functions like stormwater management and habitat creation while enhancing the aesthetic appeal of the community. Design of NACs should look closely at stormwater management opportunities and planting to promote water conservation and stormwater quality in an aesthetic way.



NAC future — Bell Canyon Center



NAC future — Fiesta Village

## Engage Responsibly with Regional Partners

Achieving a balance between local and regional businesses in NACs entails a strategic approach that supports both the grassroots entrepreneurial spirit and the broader economic ecosystem. Essential to this balance is fostering local entrepreneurship through targeted support, including resources, training, and financial incentives, recognizing the intrinsic value these businesses bring to the community's identity. Additionally, promoting collaboration between local and regional businesses through partnerships and networking facilitates knowledge sharing and mutually beneficial growth opportunities. To ensure fairness and competitiveness, it's vital to establish equitable policies and regulations that level the playing field for all businesses. Providing access to regional markets enables local businesses to expand their reach while preserving their unique character, contributing to a diverse and vibrant economic landscape.

These Neighborhood Activity Centers directly correlate to the Wasatch Front Regional Council's (WFRC) Wasatch Choice Vision. The strategies of the Vision include creating city and town centers as the hearts of communities, where walkability and activity are at the forefront. The tactics of the strategy include:

1. Preserve the character of existing suburban single-family residential areas by creating opportunities for more growth to be absorbed in city and town centers
2. Create pedestrian-friendly areas, including land uses, plazas, and streets that welcome social interaction
3. Mix homes, jobs, and shopping within centers to enable shorter trips
4. Allow strip malls, big box stores, and parking lots to change into housing or mixed-use areas
5. Meet parking needs with "right-sized" shared and structured parking to leave more space for buildings and plazas
6. Enhance sidewalks, bike lanes, shade trees, and lighting to make centers more inviting

All of which the Neighborhood Activity Centers meet.



# Goals, Objectives, Policies, & Actions

## GOAL

### Require master plans for each Neighborhood Activity Center

#### OBJECTIVE

Developers should provide comprehensive plans that uphold the Neighborhood Activity Center Dashboards and vision

#### POLICIES & ACTIONS

- Developers should include elements such as land use, internal road networks, green infrastructure, public amenities, environmental considerations, and mixed-use components.

## GOAL

### Neighborhood Activity Centers contribute positively to the character of the neighborhoods they are located in

#### OBJECTIVE

Neighborhood Activity Centers comply with the design guidelines and character-defining elements of the dashboards

#### POLICIES & ACTIONS

- Buildings within 100 feet of existing single-family homes should be restricted to the height limit of neighboring residential areas
- Areas adjacent to residential development should include landscaping to create visual barriers or buffer zones between distinct areas

## GOAL

### Neighborhood Activity Centers add vitality to Sandy City's tax base

#### OBJECTIVE

Neighborhood Activity Centers add elements that increase the vitality of the primary economic industries and retail without highly reducing commercial square footage, unless stated as in the NAC plan

#### POLICIES & ACTIONS

- Implement parking studies to assess how much surface parking lots are underutilized and allow for overflow parking to be developed upon
- Mixed-use developments should have active ground floor a majority non-housing related use (excluding parking garages)
- Lobbies and leasing offices cannot be considered commercial uses

## 7.1B NEIGHBORHOOD ACTIVITY CENTERS

# Alta Canyon

## Neighborhood Activity Center Current Snapshot

### Location

Alta Canyon Center is located at the intersection of 9400 S and Highland Dr. This center is made up of three distinct areas, all separated by high-volume roads. Surrounding the center is single-family residential and Alta Canyon Sports Center. Notable services in the center include Smith's, Home Depot, and the Beehive Science and Technology School. Over the past year, some new anchors have been added to the center, including a store for the Department of Alcoholic Beverage Services and Macey's Market Place.

The UTA ski bus has a park and ride stop at the intersection of 9400 and Highland Drive to take riders up Little Cottonwood Canyon.

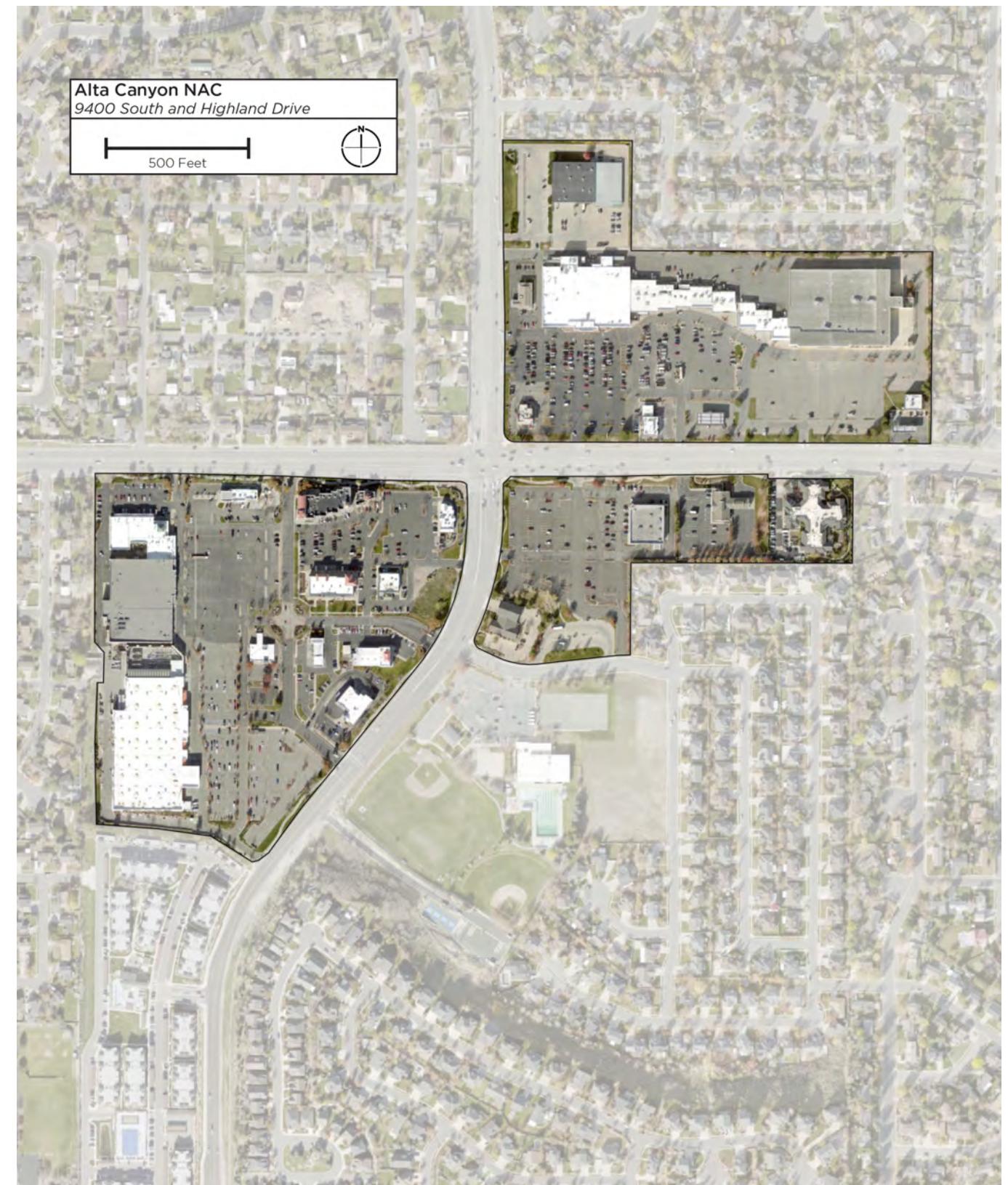


FIGURE 1: ALTA CANYON LOCATION

## Economic Snapshot

| ALTA CANYON CENTER      |                       |             |           |
|-------------------------|-----------------------|-------------|-----------|
|                         | Intersection          | Long        | Lat       |
|                         | 9400 S. & Highland Dr | -111.834026 | 40.580426 |
| Total GLA               | 576,000 SF            |             |           |
| Rental Rate             | \$21,98/SF            |             |           |
| Vacancy                 | 1.00%                 |             |           |
| Occupancy               | 99.00%                |             |           |
| Age (year built)        | 1988                  |             |           |
|                         | 1/2 Mile              | 2 Miles     | 3 Miles   |
| Population              | 3,959                 | 50,649      | 111,851   |
| Daytime Population      | 3,732                 | 40,236      | 89,918    |
| Median Household Income | \$114,465             | \$109,523   | \$105,498 |

FIGURE 2: ECONOMIC SNAPSHOT



Low vacancy

Source: Think Architecture



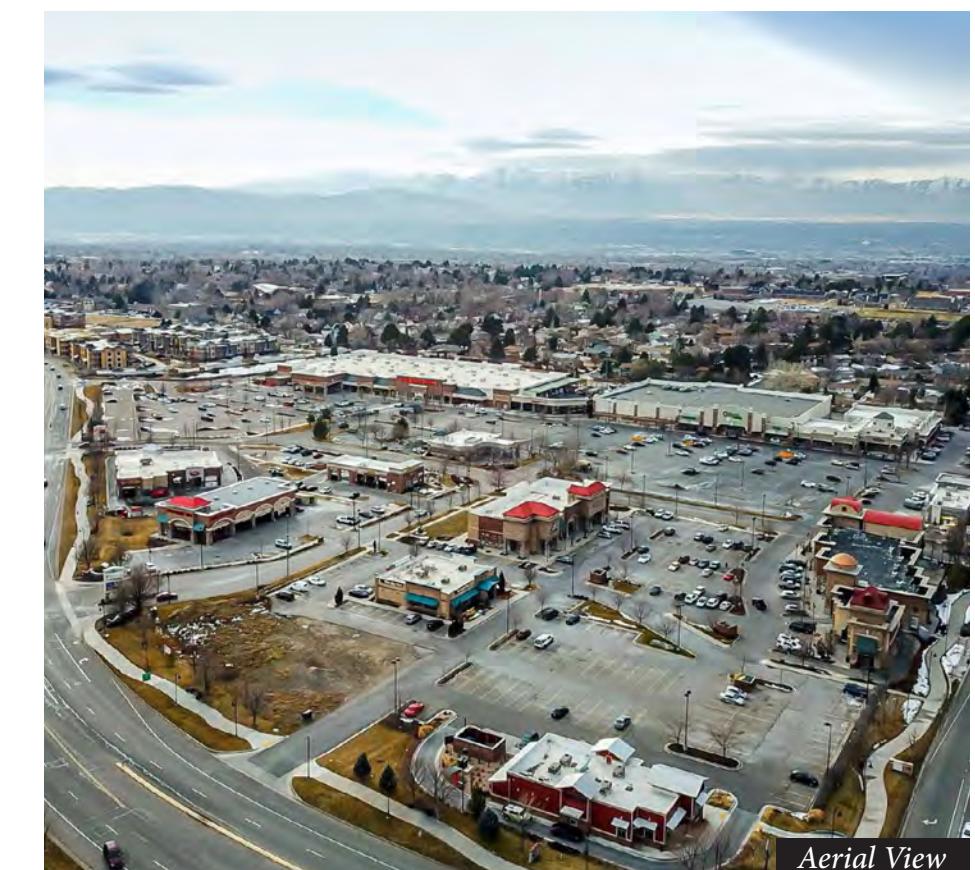
Multi-purpose trail off 9400 S

Source: Think Architecture

## Mobility Snapshot

Alta Canyon Center is located on 9400 South and Highland Drive. 9400 South is an important transportation corridor that starts to the east of I-15 in The Cairns and continues through Sandy and up into Little Cottonwood Canyon. Highland Drive connects regionally, starting as 700 East in Salt Lake City, turning into Van Winkle in Murray and finally into Highland in Cottonwood Heights. The road currently terminates at 9800 South just after the commercial center. There are plans to connect Highland further south.

There are some active transportation routes that lead to the center. 9400 South has a grade-separated multipurpose trail that connects from 9000 South in Historic Sandy to just east of the center. 9400 South also has an on-road bike trail that extends from 1300 East to just east of the center. Highland Drive also has on-street bike routes that extend north past city limits until Highland terminates at 9800 South.

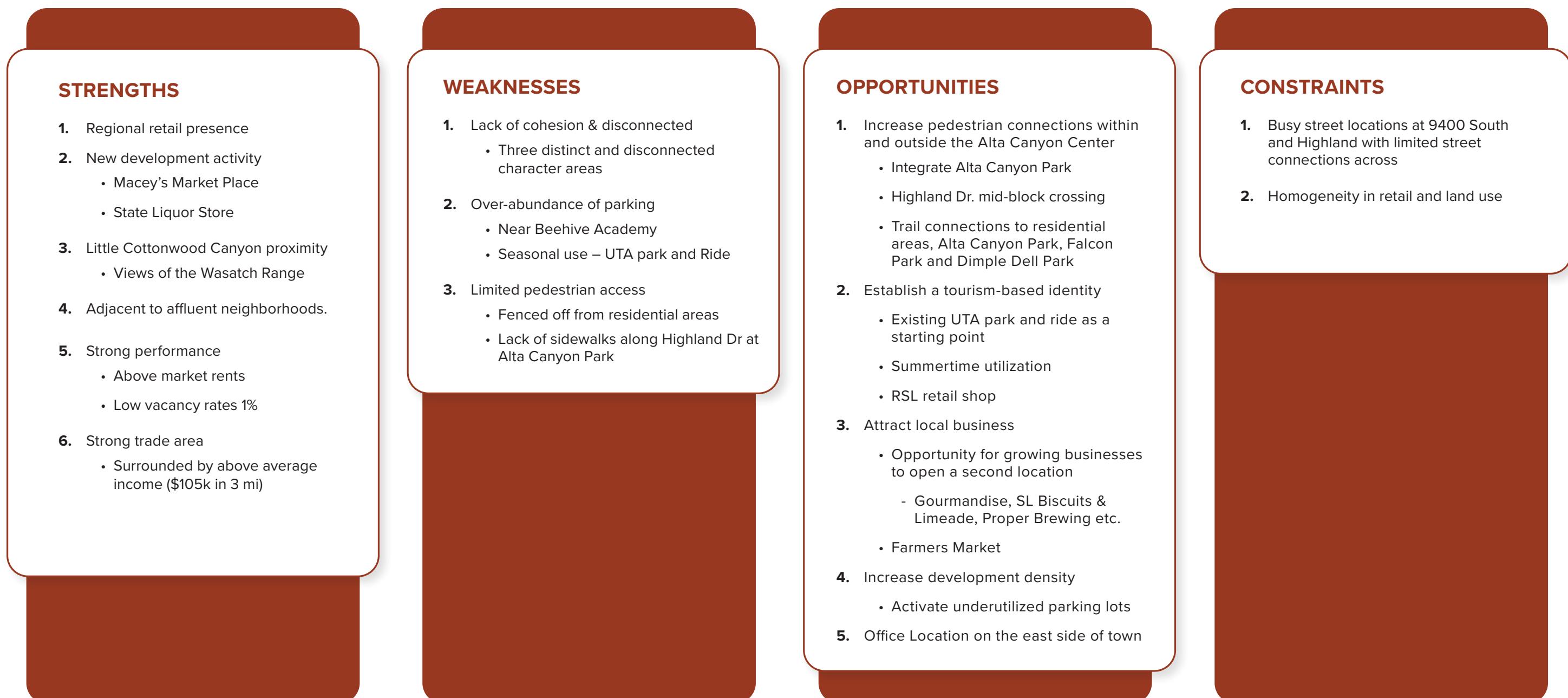


Aerial View

Source: Crexi

## SWOC Analysis

FIGURE 3: SWOC ANALYSIS

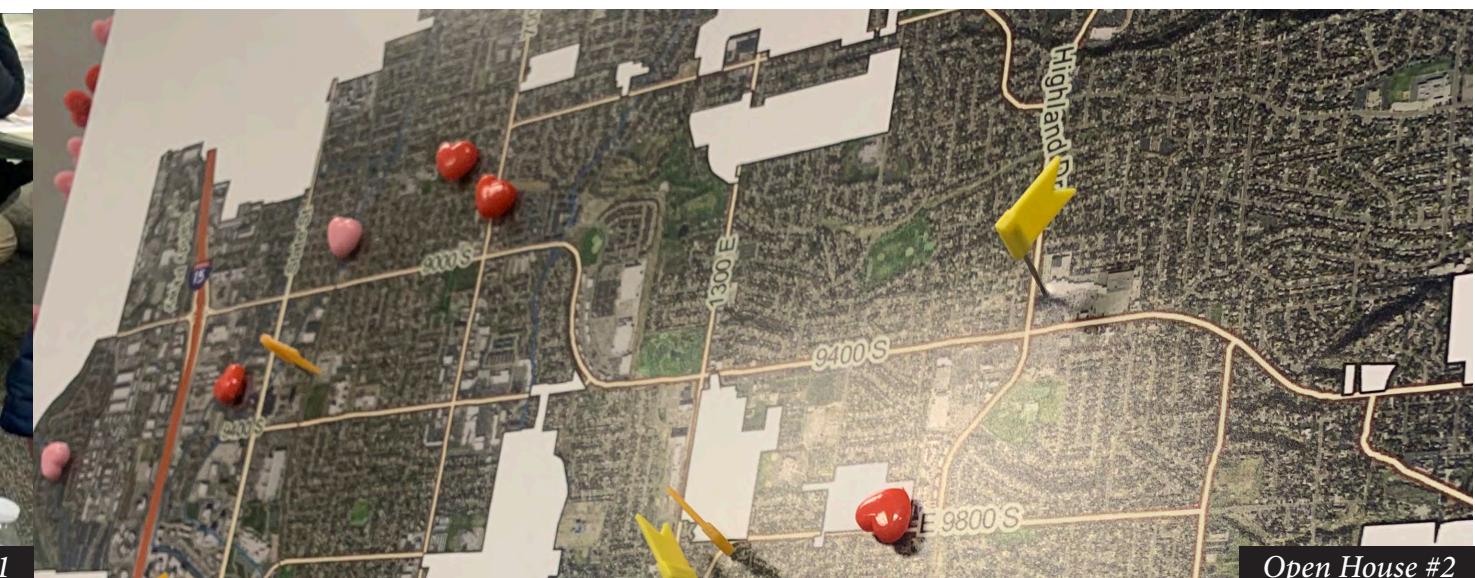


## Tie to General Plan Vision and Values

An assessment was made of Alta Canyon Center and how it achieves the goals put forward in the General Plan. Note that YES does not mean that the NAC completely meets the General Plan Value but has the basic building blocks that are important to meeting the Value.

FIGURE 4: TIE TO GENERAL PLAN VISION AND VALUES

| SMALL AREA  |   | COMMUNITY- RECOGNITION OF THE FUNDAMENTAL IMPORTANCE OF NURTURING A STRONG, INCLUSIVE, AND CONNECTED SOCIAL FABRIC WITHIN THE CITY  |   | PREMIUM LOCATION- AN EMPHASIS ON EFFICIENT, SAFE, AND COMFORTABLE MOBILITY TO FACILITATE ACCESS TO GOODS, SERVICES, RECREATION, OPEN SPACE, AND EMPLOYMENT THROUGH WALKING, BIKING, AND VEHICLES   |   | OPPORTUNITY - AN EFFORT TO IMPROVE THE POTENTIAL FOR POSITIVE CHARGE, GROWTH, AND DEVELOPMENT OF INDIVIDUALS, FAMILIES/ HOUSEHOLDS, NEIGHBORHOODS, COMMERCIAL ENDEAVORS, AND THE CITY ITSELF   |   | STEWARDSHIP - RESPONSIBLE MANAGEMENT OF THE CITY'S RESOURCES AND A CONSIDERATION FOR POTENTIAL IMPACTS IN AN EFFORT TO ENSURE ADEQUATE CAPACITY, FOSTER A HEALTHY RESILIENCY, AND PURSUE A SUSTAINABLE BALANCE OF ECONOMIC, ENVIRONMENTAL, AND SOCIAL OUTCOMES   |   | WELL-BEING - A FOCUS ON CREATING ENVIRONMENTS AND SYSTEMS THAT SUPPORT THE SAFETY, HAPPINESS, AND PHYSICAL, MENTAL, AND SOCIAL HEALTH OF INDIVIDUALS IN SANDY CITY  |
|-------------|---|---|---|--|---|--|---|--|---|---|
| Alta Canyon | Y | Close proximity to the recreation center and Alta canyon park. 9400 trail is also a nice amenity for pedestrians. Opportunities include adding amenities to create a destination for those coming down from LCC and the foothills. Additional public space could be used in the area north of 9400s. Hotel or housing opportunities | Y | Important regional retail goods and services. Opportunity to build off proximity to Alta Canyon Park and incorporate pedestrian and cyclist infrastructure along Highland Dr. and 9400 S. ; Trail connections to adjacent neighborhoods and Dimple Dell Park | N | Regional services including grocer, home depot, DABS outlet and some tourism oriented service (ski shops, bike shops). Beehive technology offers educational opportunities. Limited office here, although with the vision looking at tourism office may not be best here. Opportunity to bring in tourism oriented businesses (small business to showcase Utah/Sandy flavor, outfitters) | Y | Local businesses exist within shopping center, which is a current benefit and opportunity. Ample parking creates opportunities for community traffic mitigation (allow Real Salt Lake parking and shuttle, canyon parking). There are few restaurants, bars, and entertainment at Canyon Shopping Center. Opportunity to diversify uses. | Y | Access to park area, multi-use path on 9400 S. Opportunity for increased connectivity to open space and pathways, specifically for pedestrians and cyclists. Lack of attainable housing options in the area. Opportunity to increase activation in the area - lacks vibrancy. |



## Alta Canyon Neighborhood Activity Center

### VISION

As one of the eastern-most NACs, Alta Canyon Center has the opportunity to become a thriving mixed-use center. Concentrating some offices at Alta Canyon allows for east-side residents to live and work in their neighborhoods. Alta Canyon also anchors the proposed 9400 South transit line. The Alta Canyon Center should include new housing, office, and tourism-oriented commercial in a master planned community that improves internal and external connections and provides opportunities for community gathering and interaction.



Zanetta Illustrations

FIGURE 5: ALTA CANYON CENTER VISION

## Land Use Changes

While some portions of Alta Canyon Center are expected to change in their land use type, others are not. This is not to say that these areas will never change, but that change be recommended to be consistent with the current land use.

Areas of consistent land use are expected to be:

- **AREA C.** The regional commercial uses on the southwestern quadrant of the center. With Highland Drive and 9400 South being high-traffic roads, some regional commercial elements are necessary to provide goods and services to a larger population than just those immediately around the commercial area.
- **AREA E.** The institutional elements of the center. This fire station and UTA turnaround is expected to continue to operate.
- **AREA F.** The Sunrise of Sandy Parcel. This assisted living facility provides housing and fulfills a need for senior housing throughout the city.

Areas of change are expected to be:

- **AREA A.** This area is roughly 25.3 acres. Currently, this area holds anchors such as the post office, Smith's, and Beehive Science and Technology School. There is the opportunity here to reduce parking and bring buildings out to the street frontage of 9400 South. Large anchors in this area may have to make redevelopment happen in phases as some leases may be renewed while others may become incorporated into the redevelopment or may relocate. Because of the excess of surface parking and proximity to neighboring residential, it is recommended that surface parking be reduced rather than additions of structured parking within 100 feet of surrounding residential. Along 9400 South, structured parking may be viable.
- **AREA B.** This area is 10.2 acres and spans across Highland Drive. This area is currently characterized by some small commercial uses and a good portion of a UTA parking lot.
- **AREA D.** This 1.46-acre site is currently used as overflow parking.

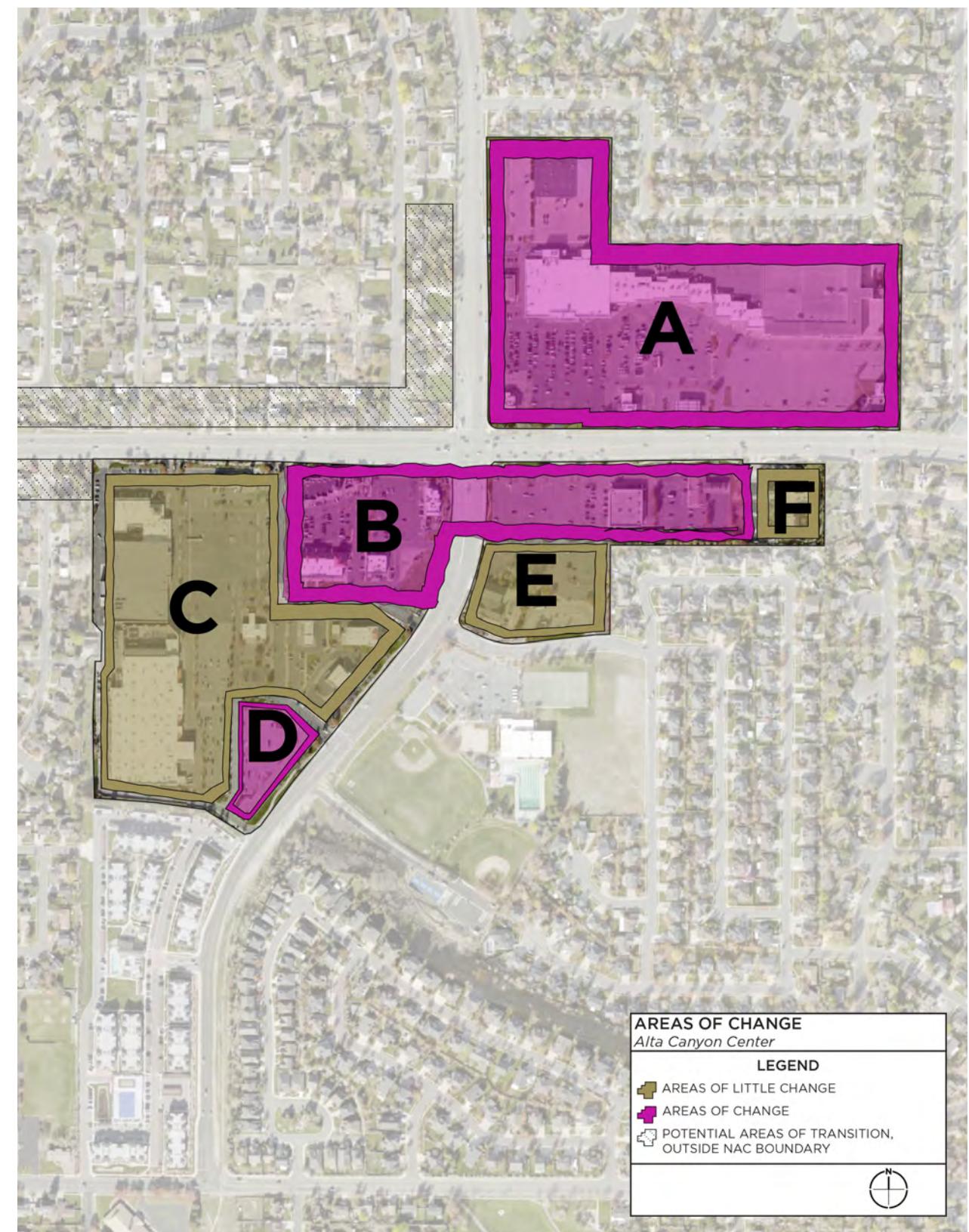


FIGURE 6: AREAS OF CHANGE

## Preferred Development Scenario

The preferred development scenario results in an additional 780 additional units, split between hotel and residential with an additional 400,000 gross square feet of commerce in Alta Canyon Center. This scenario results from multiple stories of commerce and housing and utilization of current underused parking lots. In this scenario, the retail square footage is retained in its entirety, however it is reconfigured within vertical mixed use. In this scenario, the mixed use areas all anticipate that a significant portion of the parking will be provided in parking structures.

FIGURE 7: PREFERRED DEVELOPMENT SCENARIO

| LAND USE   | EXISTING (SF)  | PLANNING ESTIMATE BASED OFF OF PREFERRED SCENARIO (SF) | PLANNING ESTIMATE UNIT COUNT (UNITS) |
|--|----------------|--|--------------------------------------|
| Office Types   | -              | 397,986  | -                                    |
| Institutional Types  | 14,409         | 14,409   | -                                    |
| Retail Types   | 611,230        | 613,285  | -                                    |
| Single Family Residential  | -              | -  | -                                    |
| Missing Middle Housing Types   | -              | -  | -                                    |
| Multi-family Residential (including residential portions of mixed-use) | 79 units       | 1,024,279  | 709 new units                        |
| <b>Total Commercial sf</b>   | <b>625,639</b> | <b>1,025,680</b>                                       |                                      |

FIGURE 8: COMMERCIAL AND HOUSING COUNTS

| AREA | EXISTING (SF/ UNITS) | POTENTIAL CHANGE IN COMMERCIAL SF | POTENTIAL NEW HOUSING UNITS | POTENTIAL TOTAL (SF/ UNITS)    | MIXED USE UNIT TYPE | HEIGHT | GROSS AREA (ACRES) |
|------|----------------------|-----------------------------------|-----------------------------|--------------------------------|---------------------|--------|--------------------|
| A    | 436,088              | (162,680)                         | 670                         | 273,408/ 670 units             | Mixed Use Village   | 3      | 22-25              |
| B    | 51,258               | + 545,721                         | -                           | 397,986 Office/ 198,993 Retail | Office-Retail MU    | 3-4    | 9-11               |
| C    | 123,884              | + 11,000                          | -                           | 134,884                        | -                   | 1      | 18-20              |
| D    | 0                    | + 6,000                           | 39                          | 6,000/39 units                 | Retail-Housing MU   | 3      | 2-2.5              |
| E    | 14,409               | -                                 | -                           | 14,409                         | -                   | 2      | 2.5-3.5            |
| F    | 79 units             | N/A                               | -                           | 79 units                       | Senior Housing      | 2      | 1.5-2.5            |

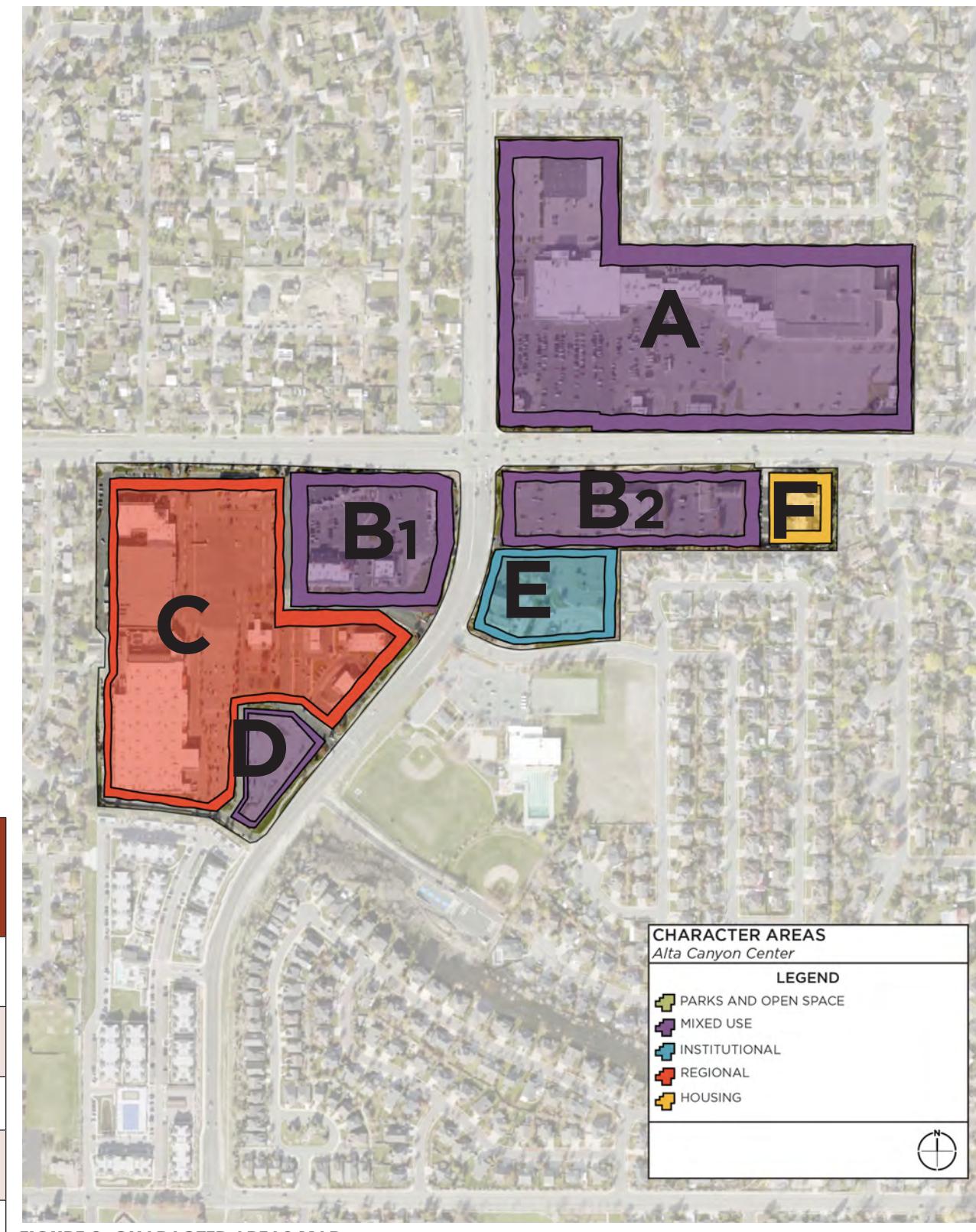


FIGURE 9: CHARACTER AREAS MAP

FIGURE 10: FUTURE LAND USE DESIGNATION DASHBOARD

## ALTA CANYON (ACC)

Alta Canyon Neighborhood Activity Center (ACC) is a land use designation specific to the Neighborhood Activity Center at Highland and 9400 South to create a vibrant, walkable community where people can live, work, shop, and engage in leisure activities in close proximity.

The vision for Alta Canyon Neighborhood Activity Center is to become a thriving mixed-use center focusing on office and retail uses with some supportive housing. Based on its proximity to Little Cottonwood Canyon and location along the future 9400 South multi-modal corridor, this activity center also embodies principles of transit-supportive land use.

**Development Pattern**--The layout of mixed-use developments is carefully planned to enhance accessibility and connectivity. Internal street networks are designed to be pedestrian-friendly, with wide sidewalks, bike lanes, and convenient access to public transit options along 9400 South. Architectural styles and building heights are varied to create visual interest and accommodate different types of uses. The development pattern encourages active street fronts with storefronts that engage pedestrians.

**Residential Transition**-- Since this center is adjacent to established neighborhoods, the development in this area will ensure a harmonious transition in building height, scale, and intensity. Height is concentrated along 9400 South and transitions to be more in scale with surrounding housing as development moves away from 9400 South.

**Community Gathering Space**--As Alta Canyon Park is adjacent to the center, connections should prioritize pedestrian and cyclist connections to the park. The northern portion of the NAC should also include a smaller community gathering space that is open to the public.

## ACC PRIORITIES

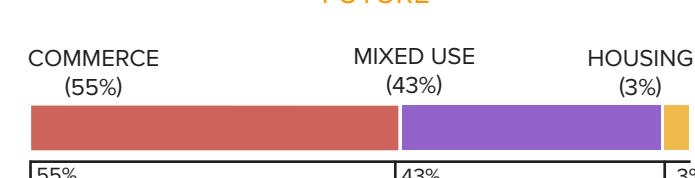
1. Become a node for future 9400 South multi-modal corridor
2. Retain or expand current commercial square footage
3. Take advantage on tourism opportunities
4. Thoughtfully planned uses and connectivity

### LAND USE MIX (CURRENT AND FUTURE)

#### CURRENT



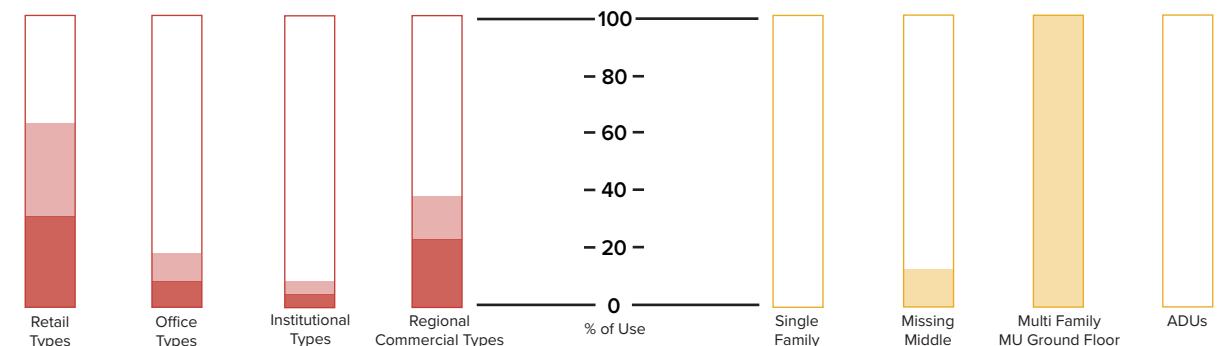
#### FUTURE



### APPROPRIATE MIXED USE MIXES

- Residential-Commercial Mix
- Office-Retail Mix
- Residential-Hotel Mix
- Mixed Use Village

### COMMERCE MIX (ACRES)



### HOUSING MIX (DWELLING UNITS)



## CHARACTER DEFINING ELEMENTS

### BUILDING HEIGHTS

1-4 stories

### RES. DENSITY

25-40 DUA

### INTENSITY & SCALE

High-intensity: Low-rise  
High-intensity: Low/mid-rise

### OPEN SPACE

Retain existing active open space.  
Addition of 1-2 Public gathering spaces

### PARKING ORIENTATION



On-street  
Structured  
Surface limited to Site A

### BLOCK PATTERN AND STREETSCAPE

Commercial streetscape  
with equal balance of building, pedestrian, and landscape space

### MULTIMODAL ACCESS

#### AUTOMOBILES



##### MEDIUM

Park-once access to amenities and park-and-ride opportunities. Direct access from major streets

#### TRANSIT



##### HIGH

Future Transit Corridor Node, direct access to NAC in the future. Consider main stop east of Highland Drive East, but a potential supplementary stop west of Highland Drive

#### MICROMOBILITY



##### MEDIUM

Integrated bike routes and trails on edges of the NAC

#### PEDESTRIANS



##### HIGH

Walkable environment with wide sidewalks, street furniture, and ground level activation.  
Minimal surface parking in mixed use areas

## Open Space & Connectivity Network

Pedestrian connectivity to the greater neighborhood is a key driver in the open space and connectivity network plan. While it is preferred that this area include an internal pedestrian and vehicular system, the exact planning of those features will have to happen during the development phase. However, there are specific connectivity and open space recommendations that the city would like to see development pay special consideration to.

The first is a connection to the west. The current wall cuts off access from Alta Canyon Sports Center and Park to the neighbors to the west. An addition of a trail from the end of Ski View Drive along the truck delivery access road and around Highland Drive could greatly open up access to the residents west of Highland. Residents can save a half-mile of walking with an access path.

Connecting Alta Canyon Pocket Park to 9400 South is also an important connection to connect residents off of Village Point Way and New Horizons Drive to the Neighborhood Activity Center and to potential new transit as well. There is currently a gate that separates the existing center from Alta Canyon Pocket Park. Adding a trail element into a new development would be highly beneficial to tying in the development to the surrounding community.

Alta Canyon Park is an asset to this Neighborhood Activity Center. However, the area north of 9400 South could benefit from the addition of a community gathering space. This community gathering space can focus on passive recreation amenities as there are good and available active recreation amenities concentrated at Alta Canyon Park. This community gathering space should be built into the development of area A and provide access to the ground floor uses.



FIGURE 11: OPEN SPACE AND CONNECTIVITY DIAGRAM

## Urban Design Considerations

### HEIGHT

While there is an opportunity to add more housing and commercial square footage through increasing height in the area, consideration must be given to the surrounding neighborhoods. Height is best concentrated towards the 9400 South/ Highland Drive intersection with height tapering as one moves towards the existing family housing.

### CIRCULATION AND SIDEWALK RELATIONSHIP

In Neighborhood Activity Centers, particularly in mixed-use areas, the relationship to the sidewalk should be inviting, engaging, and pedestrian friendly. Wide sidewalks (8-10 feet) provide ample space for pedestrians to move freely, encouraging leisurely strolls and exploration. Street furniture such as benches, public seating areas, and sidewalk cafes offer opportunities for rest, socializing, and enjoying the surroundings, adding to the vibrancy of the area. Greenery and landscaping soften the urban environment, providing shade, improving air quality, and enhancing the overall aesthetic appeal. Storefronts should be designed to interact with the sidewalk, with large windows, attractive displays, and outdoor merchandise or seating areas, fostering a sense of connection between businesses and pedestrians. Bringing the storefronts out to the street with displays and vending stalls brings dynamic elements to the sidewalk environment, attracting people and creating a lively atmosphere. Public art and installations serve as focal points, sparking interest and contributing to the cultural identity of the area. The addition of Sandy-specific signage may also be a good option as the area services shift to be more tourist-friendly. Ensuring safety and accessibility with proper lighting, signage, and well-maintained pathways is essential for fostering inclusivity and a sense of community. Overall, the sidewalk should be viewed as an extension of the commercial area, offering not only a means of passage but also opportunities for social interaction, relaxation, and enjoyment, reflecting the character and energy of the surrounding businesses.

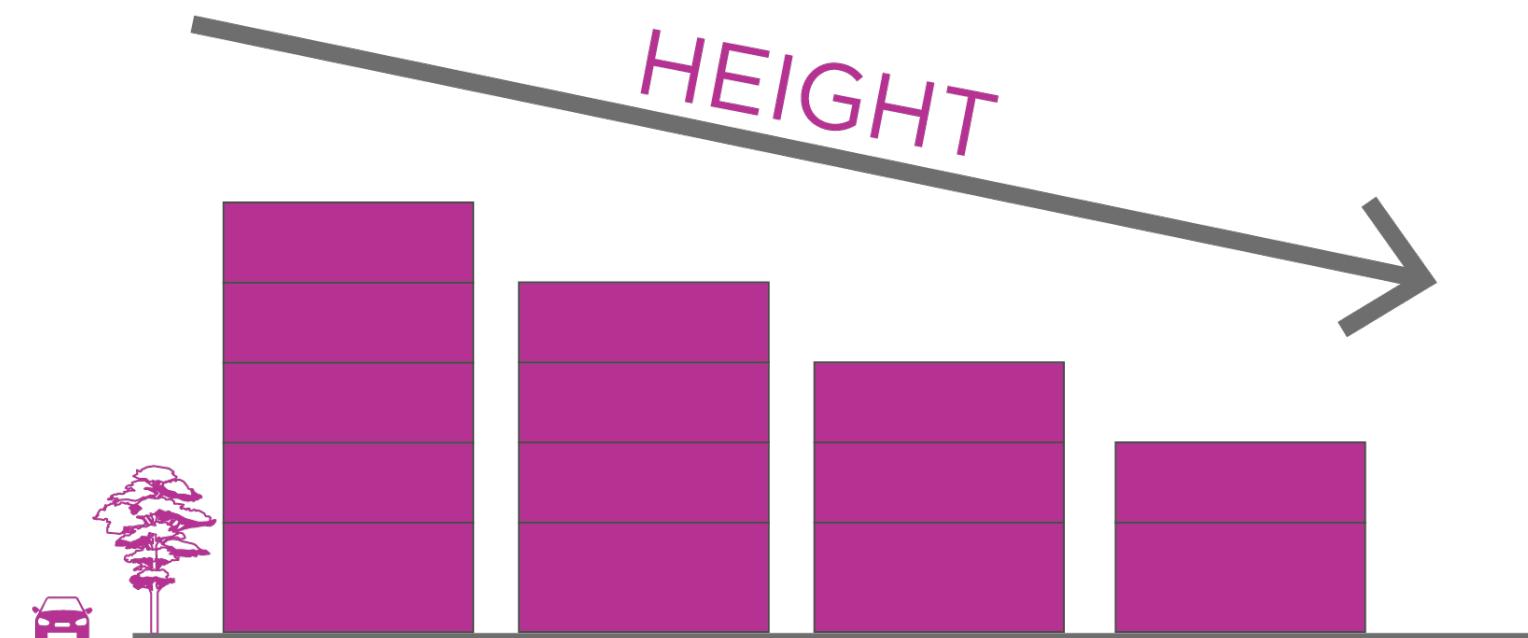


FIGURE 12: HEIGHT SECTION

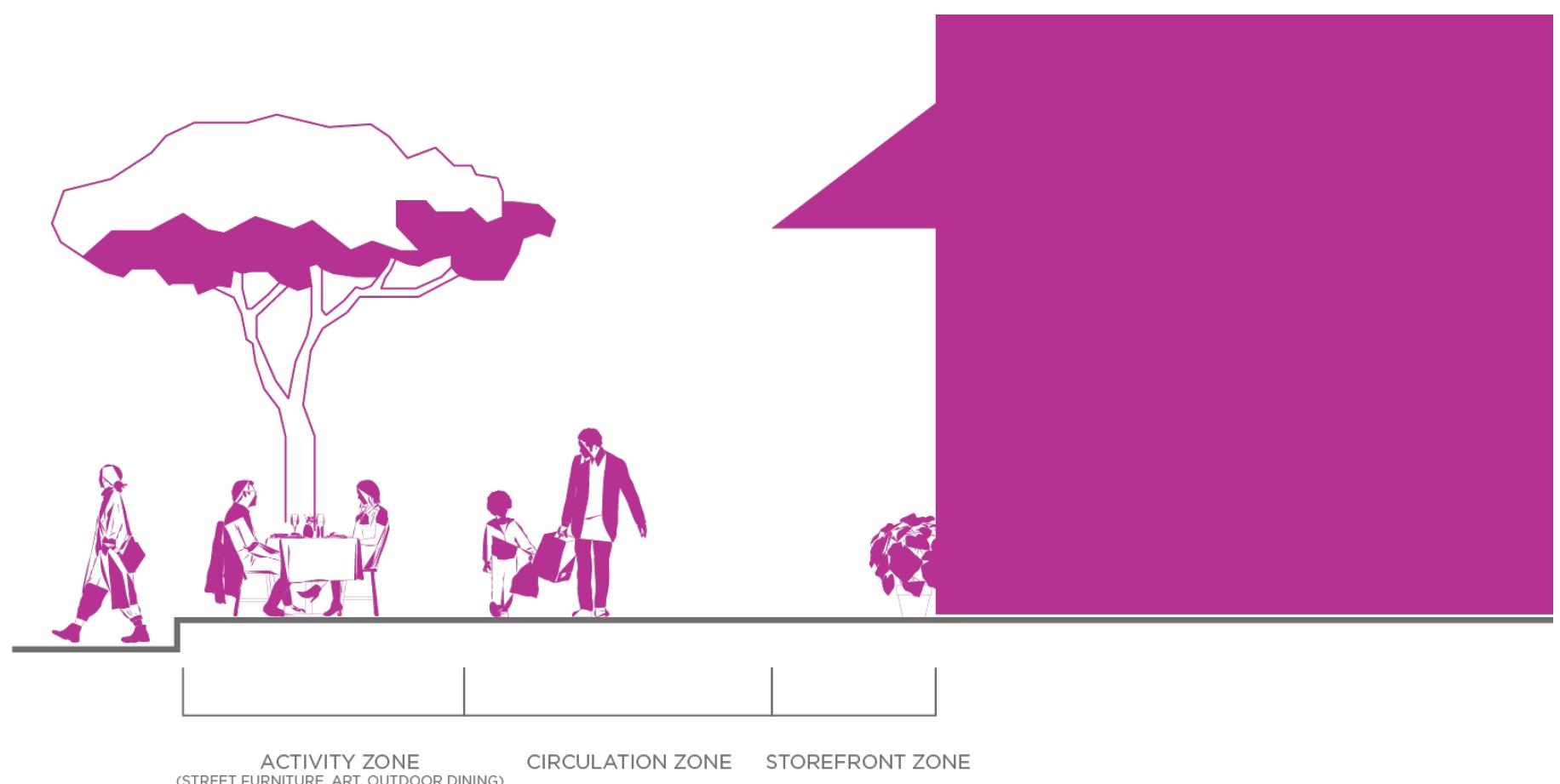


FIGURE 12: BUILDING TO SIDEWALK RELATIONSHIP INTERNAL TO A MIXED-USE VILLAGE AREA

FIGURE 13: RENDERING OF 9400 SOUTH



## 7.1B NEIGHBORHOOD ACTIVITY CENTERS

# Bell Canyon

## Neighborhood Activity Center Current Snapshot

### Location

Bell Canyon Shopping Center is comprised of two distinct areas located at the intersections of Sego Lily Drive and 1300 East and 10600 South and 1300 East. The area surrounding the shopping center includes single family residential and a variety of residential types being constructed on 10600 South. 1300 East is a high-speed roadway with no pedestrian crossings or traffic signals for the stretch bordering Bell Canyon Shopping Center.

Smith's Grocery Store serves as the primary anchor for the center which is accompanied by several other convenience-oriented establishments. Dimple Dell Regional Park bisects the two areas of the center and can be accessed from the north side at Wrangler Trailhead.

Various types of residential development are under construction in the southern section of the shopping center.

The Sandy City Library, while not in the Neighborhood Activity Center, sits directly north of the center. The Sandy Library is the busiest branch of the Salt Lake County Library system and sees a large demographic of people on a daily basis, ranging from young families to seniors.

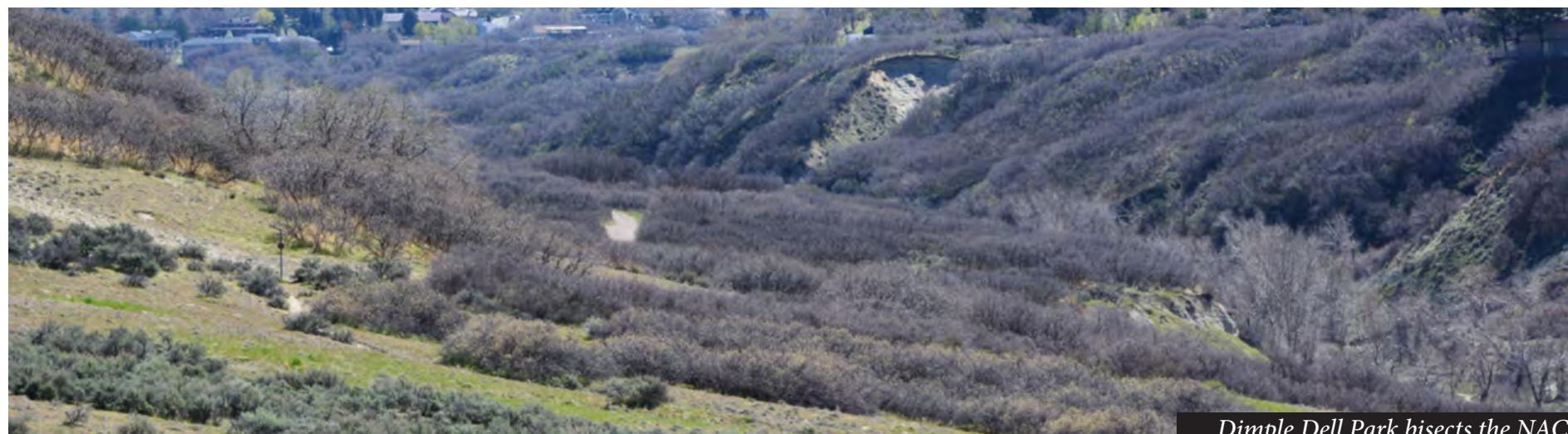


FIGURE 1: BELL CANYON LOCATION

## Economic Snapshot

| BELL CANYON CENTER      |                        |             |           |
|-------------------------|------------------------|-------------|-----------|
|                         | Intersection           | Long        | Lat       |
|                         | 1300 E. & Sego Lily Dr | -111.853226 | 40.561772 |
| Total GLA               | 166,000 SF             |             |           |
| Rental Rate             | \$17.51/SF             |             |           |
| Vacancy                 | 3.30%                  |             |           |
| Occupancy               | 96.70%                 |             |           |
| Age (year built)        | 1984                   |             |           |
|                         | 1/2 Mile               | 2 Miles     | 3 Miles   |
| Population              | 2,480                  | 57,995      | 110,784   |
| Daytime Population      | 2,482                  | 47,320      | 114,765   |
| Median Household Income | \$91,958               | \$106,952   | \$105,666 |

FIGURE 2: ECONOMIC SNAPSHOT



Dimple Dell Park bisects the NAC

Source: Salt Lake County

## Mobility Snapshot

Bell Canyon Center is located along the north-south corridor of 1300 East. The center is bounded by Buttercup Drive to the North and 10600 to the South. Sego Lily Drive also cuts through the center. Both 10600 South and Sego Lily are east-west connections that originate near The Cairns but taper off in traffic volume as they move further into more residential communities. By the time the roads meet the Neighborhood Activity Center, the uses along the streets are mainly single family homes. Past the center, both roads dead end into other north-south roads and do not connect through the entirety of the city.



Anchor Uses

Source: Costar

## SWOC Analysis

FIGURE 3: SWOC ANALYSIS



## Tie to General Plan Vision and Values

An assessment was made of Bell Canyon Center and how it achieves the goals put forward in the General Plan. Note that YES does not mean that the NAC completely meets the General Plan Value but has the basic building blocks that are important to meeting the Value.

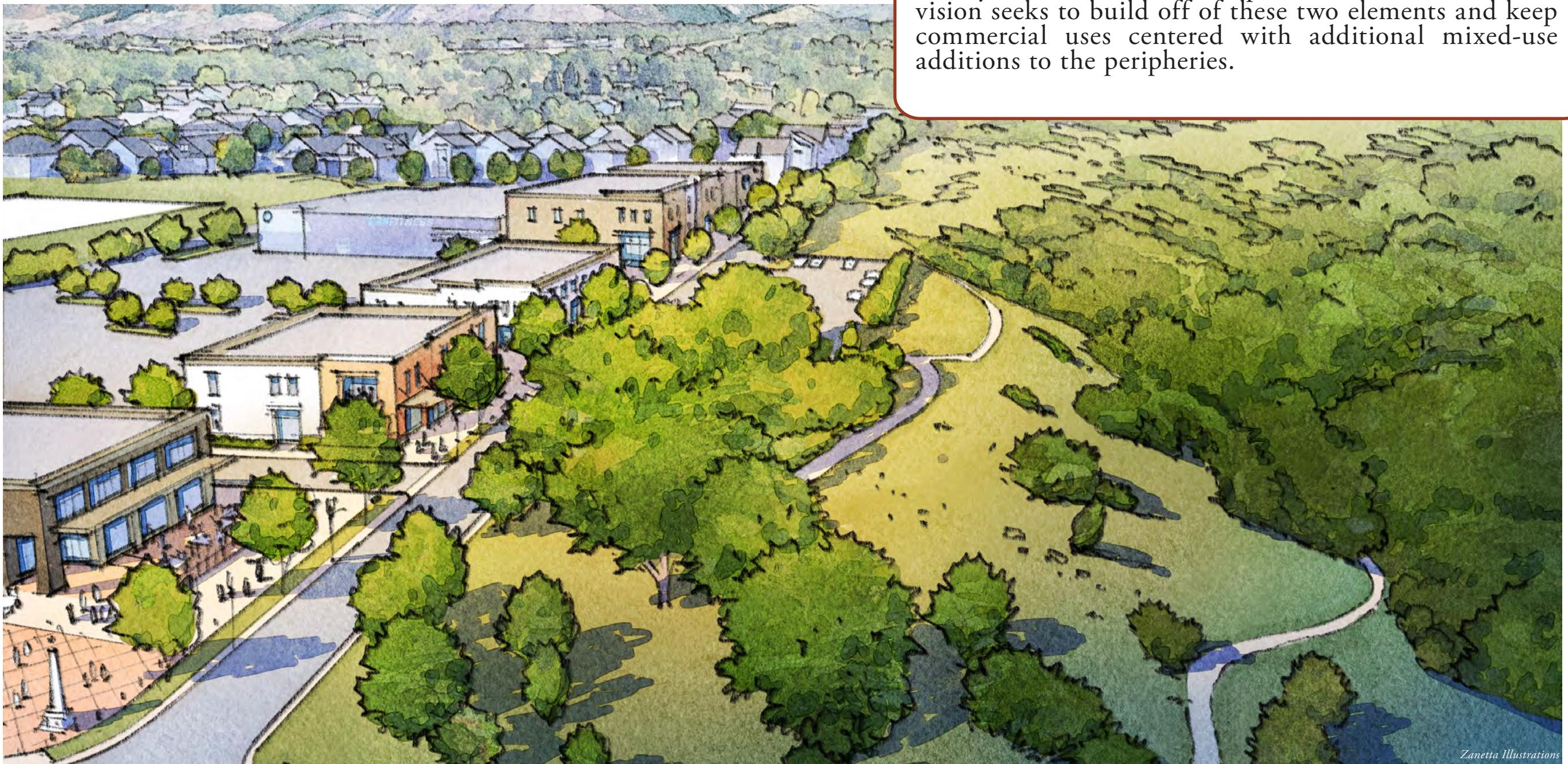
**FIGURE 4: TIE TO GENERAL PLAN VISION AND VALUES**

| SMALL AREA         | Community - recognition of the fundamental importance of nurturing a strong, inclusive, and connected social fabric within the City | Premium Location - An emphasis on efficient, safe, and comfortable mobility to facilitate access to goods, services, recreation, open space, and employment through walking, biking, and vehicles  | Opportunity - An effort to improve the potential for positive change, growth, and development of individuals, families/households, neighborhoods, commercial endeavors, and the City itself | Stewardship - Responsible management of the City's resources and a consideration for potential impacts in an effort to ensure adequate capacity, foster a healthy resiliency, and pursue a sustainable balance of economic, environmental, and social outcomes  | Well-Being - A focus on creating environments and systems that support the safety, happiness, and physical, mental, and social health of individuals in Sandy City |   |   |   |   |   |
|--------------------|---|--|---|---|--|---|---|---|---|---|
| Bell Canyon Center | Y   | A large berm cuts off visibility from 1300E on the east side. Anchor includes a Smith's Grocery Store. There is a relatively good mix of businesses on the north side, the south side is characterized by fast food. However, there is an opportunity to showcase Bingham Cyclery here. Opportunity to add development to the EOS Fitness parcel. Opportunity to play up Dimple Dell here. The bridge does a good job of showcasing Dimple Dell. | N   | High speed traffic and occasional congestion on 1300 East; two distinctive portions separated by Dimple Dell. Opportunity to add pedestrian/cyclist protections along 1300 East. There is a trailhead directly south, Wrangler Trail Head with parking, restrooms, and picnic opportunities. Additional signage is needed to showcase this trailhead. | N  | Mostly service oriented, but the beauty school and music academy is a nice touch. Grocer and small office. Townhomes going up in southern portion. There is just a lack of variety in services. | N | Anchor stores exist within northern shopping area, but none in southern portion. Two shopping areas are disconnected - opportunity to create a shared connection between areas. Shopping area doesn't entice neighborhood use, besides anchor stores - opportunity for diversity of uses and activation. Very little pedestrian activity. | Y | Access to open space is desirable for residents. Increasing trail access and connectivity on 1300 East is an opportunity to better integrate with an already well-utilized area. Hospital is nearby (9400 S.). Possible area to increase senior housing options to allow for residents to age within the community. |

## Bell Canyon Neighborhood Activity Center

### VISION

Bell Canyon Center looks to become a prosperous neighborhood center. The center is anchored by the library to the north and Dimple Dell in the middle. The vision seeks to build off of these two elements and keep commercial uses centered with additional mixed-use additions to the peripheries.



Zanetta Illustrations

FIGURE 5: BELL CANYON CENTER VISION

## Land Use Changes

As Bell Canyon Center is one of Sandy's southernmost commercial centers, the land use makeup is still expected to be concentrated in commercial uses.

Areas of consistent land use are expected to be:

- **AREA B.** This area is the main portion of the neighborhood activity center and is characterized by commercial and institutional uses. While the form is expected to change to bring the buildings out to 1300 East and include an internal road network, the uses of the area are expected to remain.
- **AREA D.** This area is characterized by neighborhood-serving commercial uses and sits on the border between Sandy and White City.
- **AREA F.** This area consists of under construction and newly constructed townhomes, as well as commercial use on the corner of 10600 South and 1300 East.

Areas of change are expected to be:

- **AREA A.** This land is currently vacant. As part of the Neighborhood Activity Center and its proximity to the library, this land use should contain a highly activated ground floor with non-residential, including commercial, institutional, and civic uses. To add adequate activity into the area, a variety of housing types should also be integrated into the development.
- **AREA C.** This part of the center is currently under commercial use. As an area with an existing ingress/egress road and location next to existing housing, this area can transition to either vertical or horizontal mixed use to take advantage of the views into Dimple Dell and bring more vibrancy into the commercial area.
- **AREA E.** This land is currently vacant. The addition of mixed use into this area would add additional commercial square footage into this area, where commercial is lacking.

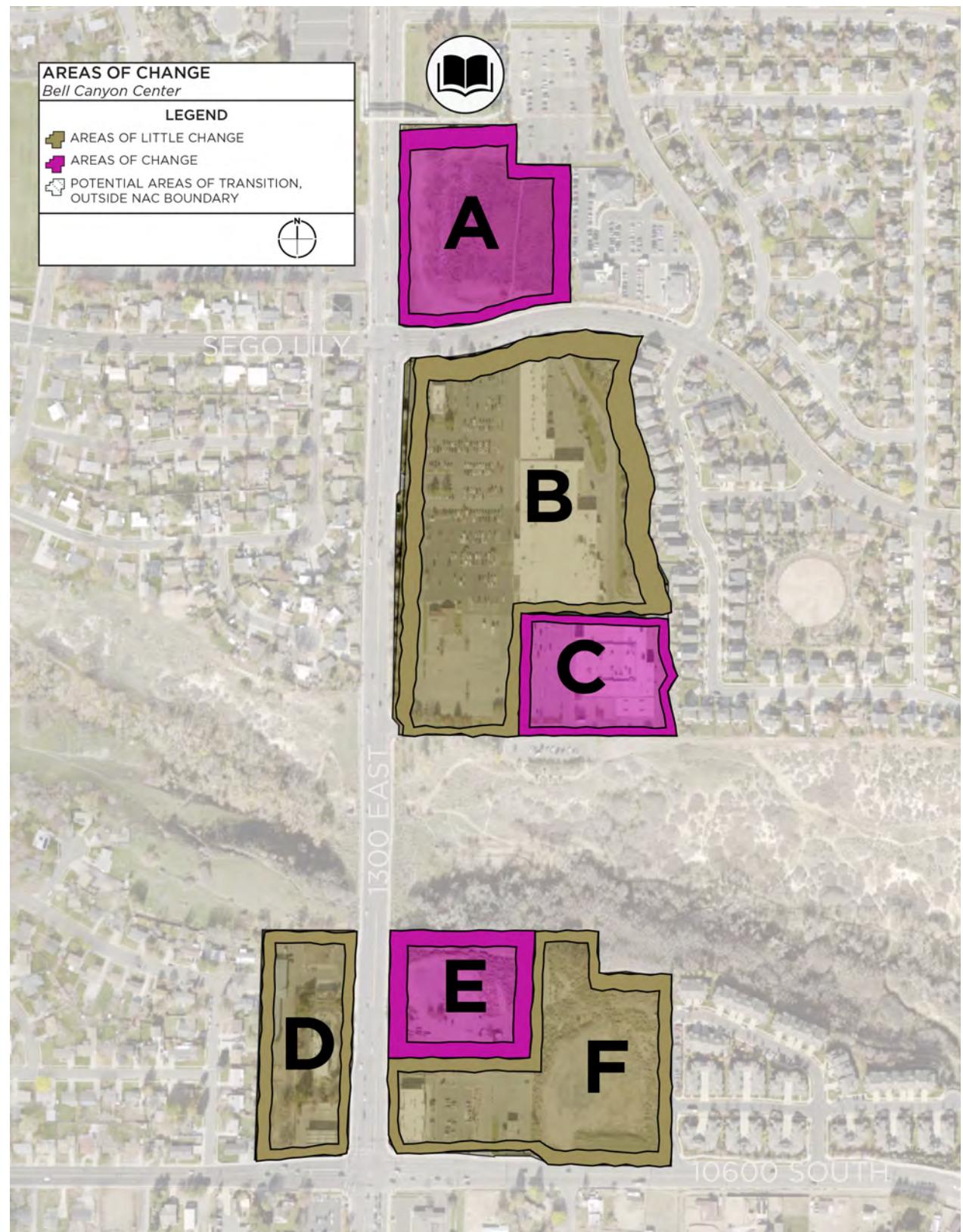


FIGURE 6: AREAS OF CHANGE

## Preferred Development Scenario

The preferred development scenario results in an additional 116 units and an additional 109,343 gross sf of commerce. This scenario results from multiple stories of commerce and housing developing on currently vacant land.

**FIGURE 7: PREFERRED DEVELOPMENT SCENARIO**

| LAND USE   | EXISTING (SF)  | PLANNING ESTIMATE BASED OFF OF PREFERRED SCENARIO (SF) | PLANNING ESTIMATE UNIT COUNT (UNITS) |
|--|----------------|--|--------------------------------------|
| Office Types   | -              | -  |                                      |
| Institutional Types  | -              | 15,000   |                                      |
| Retail Types   | 198,067        | 292,410  |                                      |
| Single Family Residential  | -              | -  |                                      |
| Missing Middle Housing Types   | 273,000        | -  | 6 units                              |
| Multi family Residential (including residential portions of mixed-use) | -              | -  | 110 units                            |
| <b>Total Commerce</b>  | <b>198,067</b> | <b>307,410</b>   |                                      |

**FIGURE 8: COMMERCIAL AND HOUSING COUNTS**

| AREA | EXISTING (SF/ UNITS)   | POTENTIAL CHANGE IN COMMERCIAL SF | POTENTIAL NEW HOUSING UNITS | POTENTIAL TOTAL (SF/ UNITS) | UNIT TYPE                   | HEIGHT | GROSS AREA (ACRES) |
|------|------------------------|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|--------|--------------------|
| A    | 0                      | + 35,000                          | 80                          | 35,000/ 80 units            | Mixed Use Village           | 3      | 5-6                |
| B    | 120,297                | + 94,343                          | -                           | 214,640                     | -                           | 1-2    | 11-13              |
| C    | 48,000                 | (28,000)                          | 30                          | 20,000/ 30 units            | Retail-Housing MU Live-Work | 2      | 2-3                |
| D    | 21,770                 | -                                 | -                           | 21,770                      | -                           | 1      | 3-4                |
| E    | 0                      | + 8,000                           | 6                           | 8,000                       | Townhome/ Duplex/ Tri-plex  | 2      | 1-2                |
| F    | 8,000 retail/ 49 units | -                                 | -                           | 8,000/ 49 units             | Townhome                    | 2-3    | 6-7                |

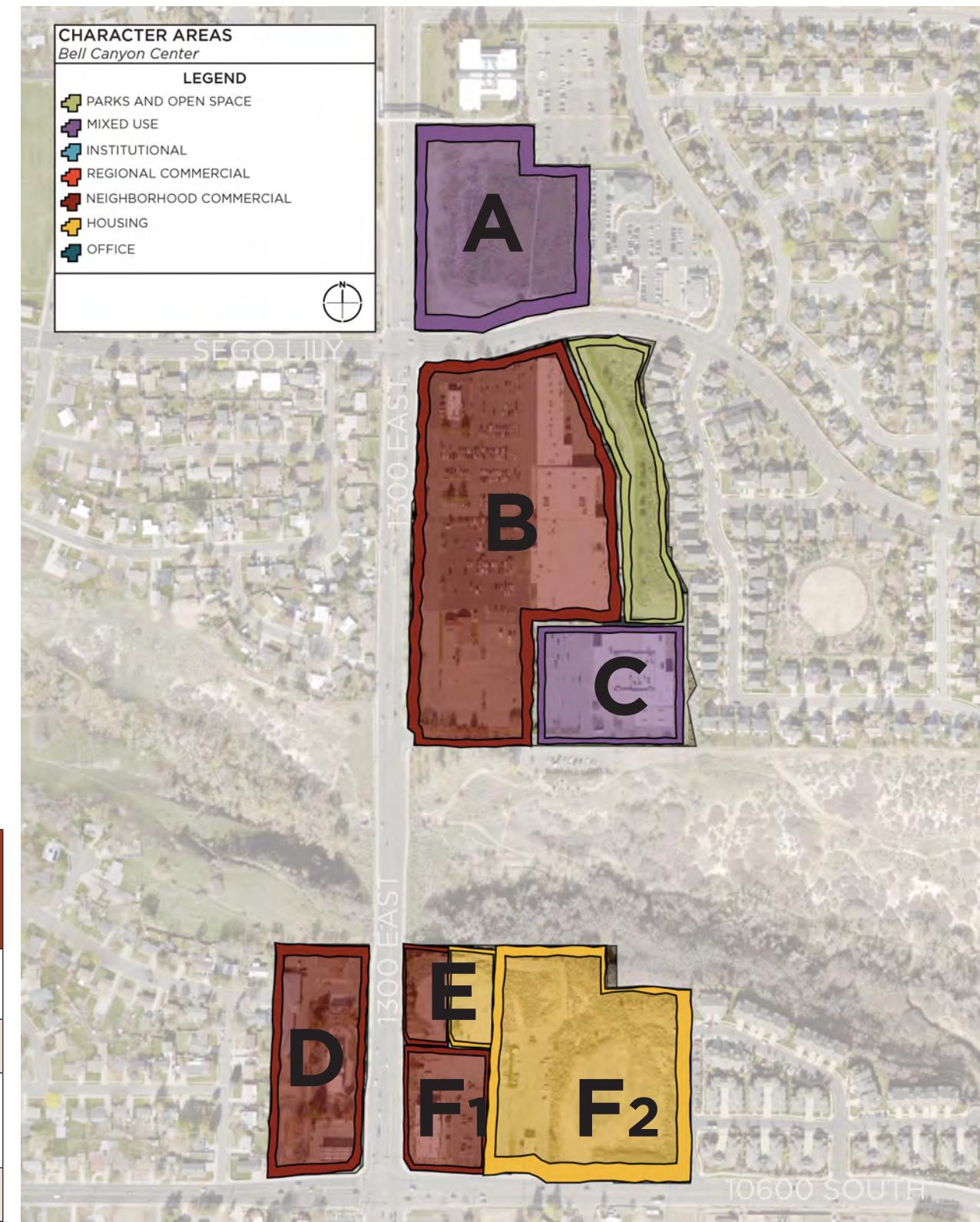


FIGURE 10: FUTURE LAND USE DESIGNATION DASHBOARD

## BELL CANYON (BCC)

Bell Canyon Neighborhood Activity Center (BCC) is a land use designation specific to the Neighborhood Activity Center located at the intersections of Sego Lily Drive and 1300 East and 10600 South and 1300 East. Bell Canyon is a linear corridor designed to create a multi-modal, accessible space for residents and visitors alike to shop, work, live, and explore the beautiful nature the area has to offer.

The vision for Bell Canyon Center is to provide an accessible and interconnected community space anchored by the Sandy Library to the north and Dimple Dell park in the middle. The commercial center will focus on industrial and business space with extensions of mixed-use developments on the peripheries.

Development Plan -- The layout of mixed-use and commercial development is planned to address current vacant space. Internal street networks will improve pedestrian-access through integrated bike routes, trails, and wide-sidewalks. The development pattern encourages active streets.

## BCC PRIORITIES

1. Accent Dimple Dell Regional Park in development and priorities views into the park
2. Connect the Library to commercial development
3. Increase access and availability of availability of goods and services, particularly to those in the southern portion of the city
4. Thoughtfully planned uses and connectivity

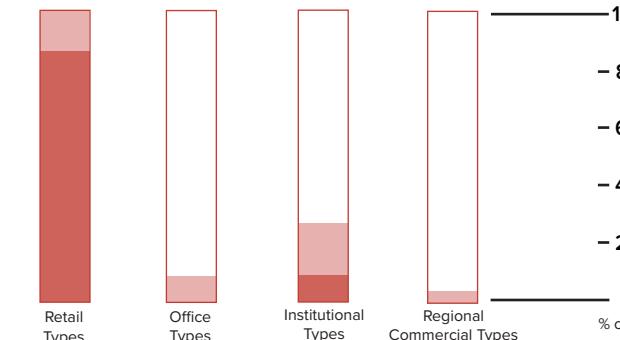
### LAND USE MIX (CURRENT AND FUTURE)



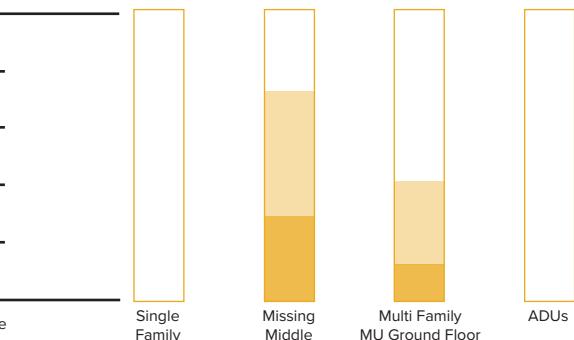
### APPROPRIATE MIXED USE MIXES

Residential-Commercial  
Residential-Institutional

### COMMERCE MIX (ACRES)



### HOUSING MIX (DWELLING UNITS)



## CHARACTER DEFINING ELEMENTS

### BUILDING HEIGHTS

1-3 stories

### RES. DENSITY

8-18 DUA

### INTENSITY & SCALE

High-intensity: Low-rise  
High-intensity: Low/mid-rise

### OPEN SPACE

Linear park of active and passive amenities

### PARKING ORIENTATION



On-street  
Structured  
Surface

### BLOCK PATTERN AND STREETSCAPE

Commercial streetscape with equal balance of building, pedestrian, and landscape space

### MULTIMODAL ACCESS

#### AUTOMOBILES



MEDIUM

Park-once access to amenities and park-and-ride opportunities. Direct access from major streets

#### TRANSIT



LOW

Allow for future transit. Limit transit supportive furniture

#### MICROMOBILITY



HIGH

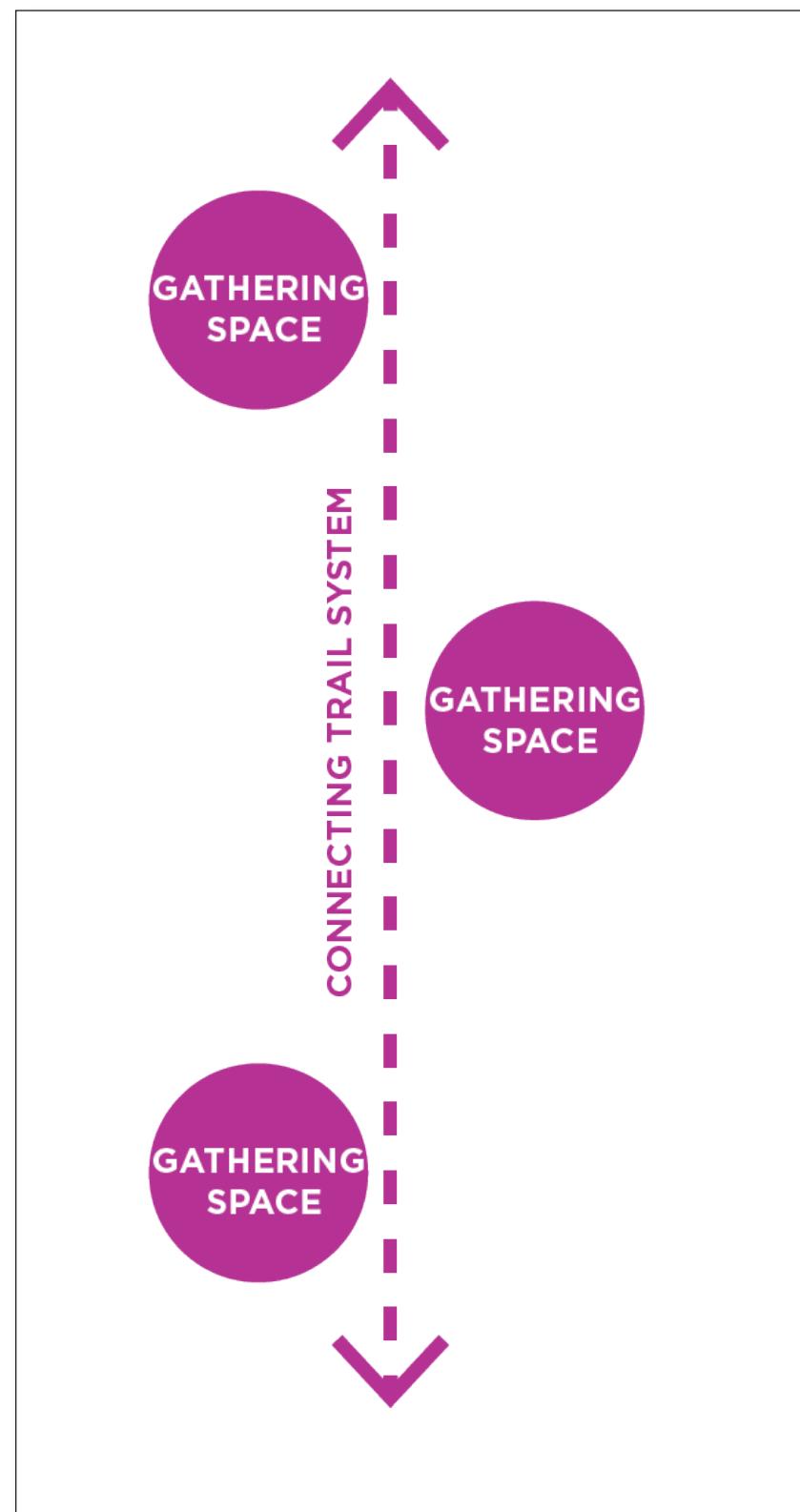
Integrated bike routes and trails on edges of the NAC

#### PEDESTRIANS



MEDIUM

Walkable environment with wide sidewalks, street furniture, and ground level activation. Surface parking should contain walkways for pedestrian safety.

**FIGURE 11: CONNECTING GATHERING SPACES**

## Open Space & Connectivity Network

This center's greatest asset is its proximity and access to Dimple Dell Regional Park. Wrangler Trailhead is located just north of the bridge over Dimple Dell that connects the north part of Sandy to the south. Wrangler Trailhead is one of many trailheads into Dimple Dell Park and connects to a 6-mile (one-way) trail system that spans the length of the park. Hikers and equestrians on this trail are treated to stunning views of the Wasatch Mountains and the surrounding Salt Lake Valley. The trail winds through a mix of open fields, scrub oak groves, and rocky terrain, providing opportunities to observe local wildlife and plant life. The trail is primarily used for hiking, trail running, and horseback riding. Dogs are also allowed but must be kept on a leash. It's a popular spot for outdoor enthusiasts year-round, with the trail being accessible in most seasons.

The Wrangler Trailhead provides parking for trail users, as well as restrooms and informational signage. Along the trail, there are also benches and picnic areas where hikers can take a break and enjoy the scenery. The Wrangler Trailhead offers parking facilities for visitors arriving by car. These parking areas are typically spacious enough to accommodate multiple vehicles, including horse trailers. Connections to the center from the trailhead is separated by a road that curves around the back end of the businesses for product drop off and parking fields with no pedestrian sidewalks. Enhancing the connectivity from the center to the trailhead and vice versa is key to creating a unique experience and enhance both the center and the trailhead.

While Dimple Dell Park is an asset that should be capitalized on, adding in other trail connections and community gathering spaces through the Neighborhood Activity Center is needed to add additional amenities that are less appropriate for a natural park. The linear nature of the center allows for a series of community gathering spaces along a pedestrian corridor connection. This corridor would connect institutions such as the Sandy Library to commercial and housing, to Dimple Dell Park, to the

southern portion of the center. Each small gathering space, or pocket park, along the corridor could feature a unique design and amenities tailored to the needs and preferences of the surrounding users. This might include playgrounds and other children-centered amenities near the library, outdoor dining near the commercial spaces, and trail complementing amenities towards Dimple Dell.

The linear corridor should prioritize connectivity, providing safe and accessible pathways for pedestrians, cyclists, and other non-motorized transportation modes. Well-designed walkways, bike lanes, and crossings would encourage active transportation and promote connectivity between neighborhoods, parks, and other destinations within the community. Where possible, incorporating green infrastructure elements such as native plantings, rain gardens, and bioswales can enhance the ecological value of the linear corridor while also providing important environmental benefits such as stormwater management, habitat creation, and biodiversity conservation.

Establishing a sustainable maintenance and management plan is essential for the long-term success of the linear corridor and pocket parks. This may involve partnerships with local government agencies, Sandy City itself, community organizations, and volunteers to ensure regular upkeep, programming, and enforcement of park rules. In future redevelopment plans, developers should establish a maintenance plan as a submittal.

## Bell Canyon Community Gathering Space Inspiration



FIGURE 12: GATHERING SPACE INSPIRATION

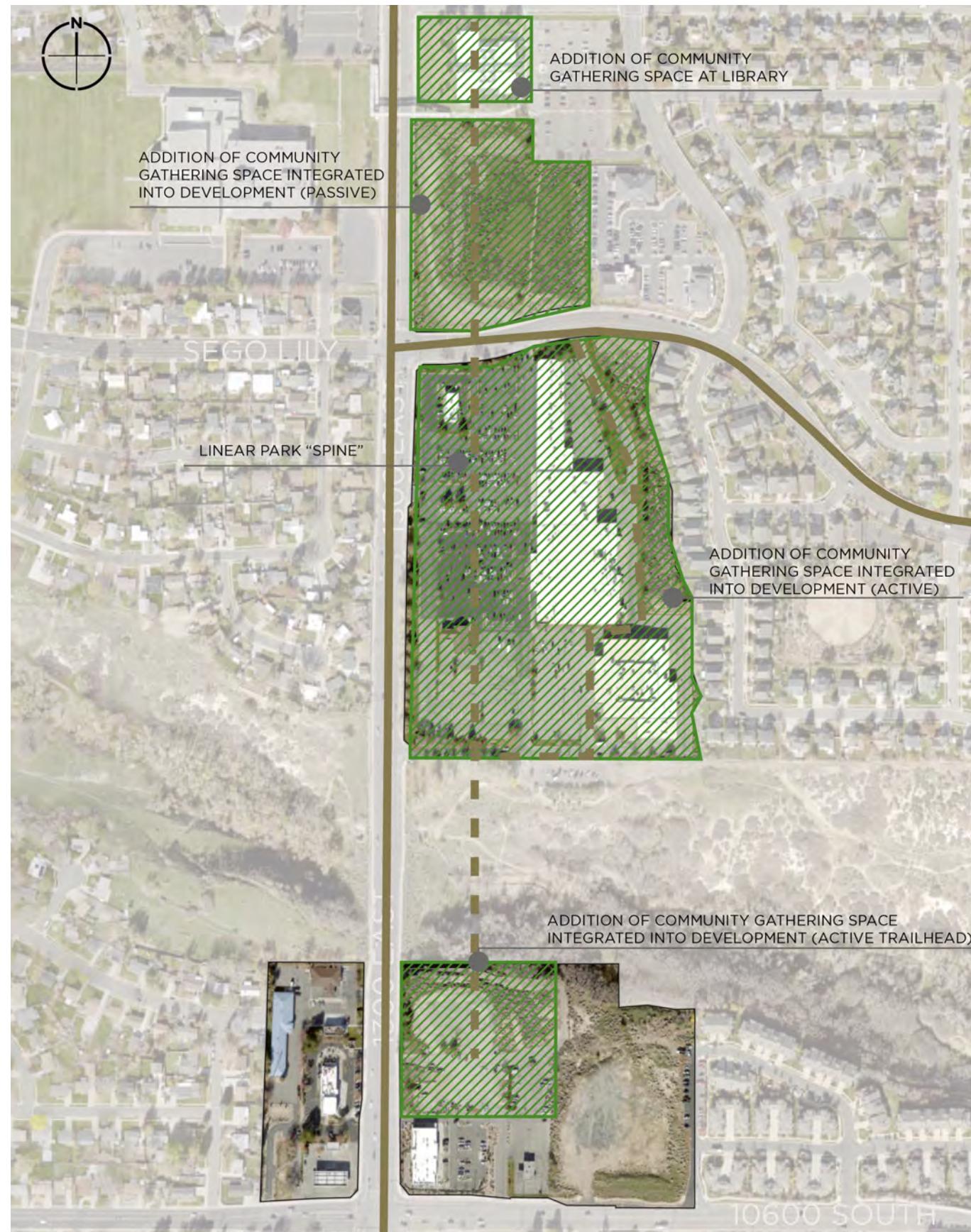


FIGURE 13: OPEN SPACE AND CONNECTIVITY DIAGRAM

## Urban Design Considerations

### CONNECTING THE NORTH TO THE SOUTH

The current bridge over Dimple Dell has sidewalks on either side for pedestrians and cyclists to cross. Currently, this is the only pedestrian and cyclist access from the northern NAC to the southern NAC. It is recommended that connections north and south be treated like Memory Grove Park in Salt Lake City, where there is a pedestrian-only trail route and a vehicular/pedestrian route.

The sidewalks on the 1300 East bridge can be enhanced to provide a better walkability experience through:

### TRAFFIC CALMING MEASURES

Implementing traffic calming measures on the bridge to reduce vehicle speeds, such as speed bumps or narrower traffic lanes can decrease the noise and stress caused by fast-moving traffic

### SAFETY MEASURES

Ensuring the pedestrian pathways are regularly maintained to keep them free from debris, ice, or other hazards equate to a better experience. Safety measures like non-slip surfaces and frequent inspections can prevent accidents and injuries

### AESTHETIC ENHANCEMENTS

Incorporating aesthetic elements such as public art, murals, or landscaped areas make the walk more visually appealing. Artistic features can also create a more inviting atmosphere and enhance the overall walking experience. These artistic features should not take away from the atmosphere and visual impact of Dimple Dell, but instead play into the natural beauty

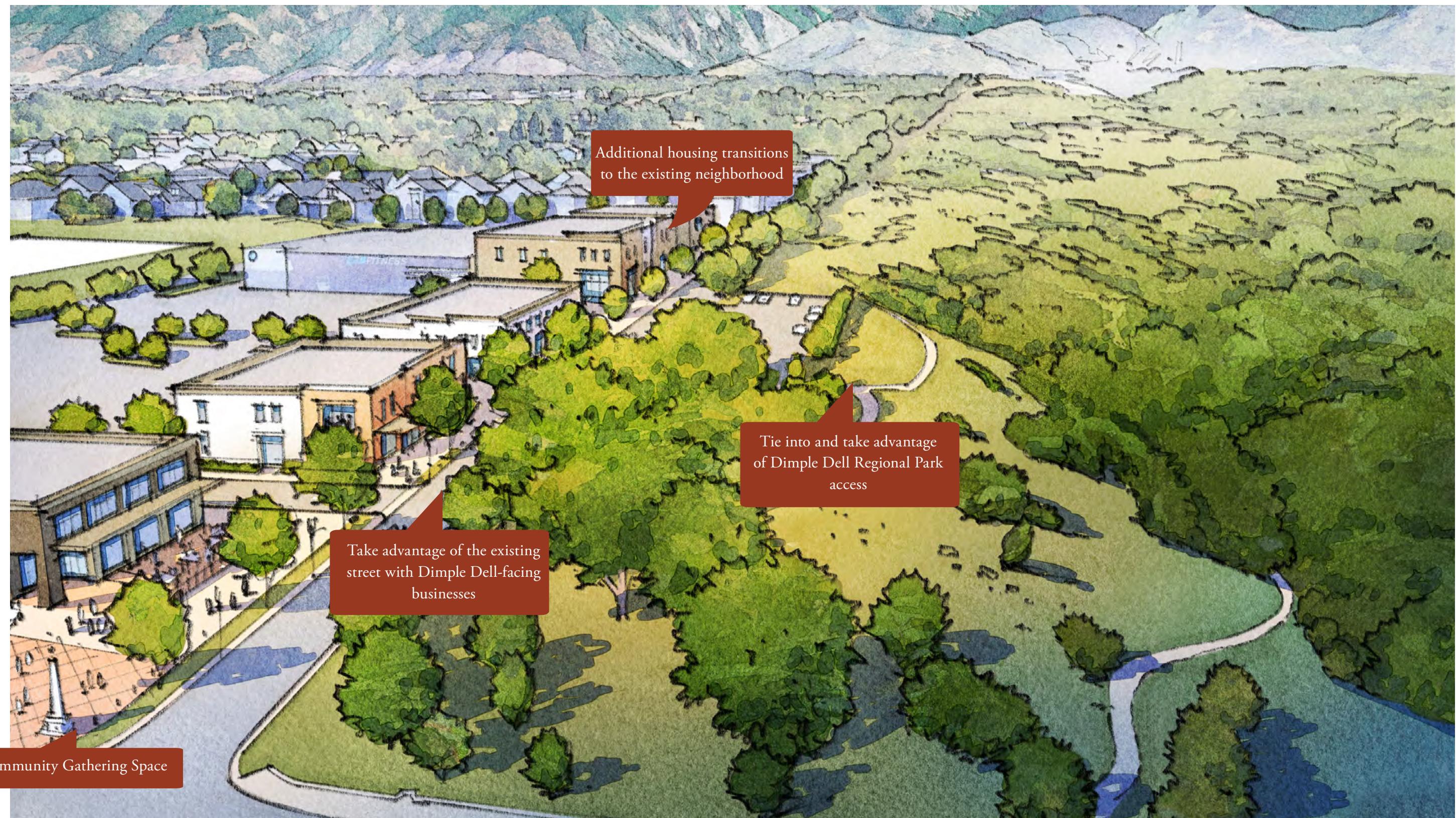
### ADEQUATE LIGHTING

Proper lighting is essential for safety, especially during early morning or late evening walks. Well-lit pathways can help pedestrians feel more secure and reduce the risk of accidents. There is currently vehicular-scaled lighting on the east side of the bridge. Ensuring that light shines onto the pedestrian realm is important.

### ENHANCEMENT OF DEDICATED LANES

Building upon the sidewalks, physical barriers such as railings or bollards can provide a buffer between pedestrians and vehicular traffic, enhancing safety and comfort

Connecting through Dimple Dell to either side of the Neighborhood Activity Center should be considered. A pedestrian trailhead with no parking should be considered at area E to tie the southern portion of the Neighborhood Activity Center to Dimple Dell Regional Park and through to the northern Neighborhood Activity Center portion. An example of this envisioned connection include the trails and stairs in Memory Grove Park in Salt Lake City that connect the Avenues neighborhood to the Capitol Building.

**FIGURE 14: COMMERCE INTERACTION WITH DIMPLE DELL**

## 7.1B NEIGHBORHOOD ACTIVITY CENTERS

# Country Square

## Neighborhood Activity Center Current Snapshot

### Location

Located at the intersection of 1300 East and 8600 South, Country Square is a small, neighborhood-oriented commercial center surrounded by unincorporated areas of Sandy called Sandy Hills. Sandy Hills will likely be incorporated into Sandy City by 2027 as part of House Bill 330. This presents an opportunity for Country Square to be an important gathering place for the Sandy Hills neighborhood and Sandy residents alike.

Country Square has a high vacancy rate and is characterized by three corners of gas stations but has some essential goods and services including restaurants, barber shops, a veterinary, and medical services.

FIGURE 1: COUNTRY SQUARE LOCATION



## Economic Snapshot

| COUNTRY SQUARE          |                  |            |           |
|-------------------------|------------------|------------|-----------|
|                         | Intersection     | Long       | Lat       |
|                         | 8600 S. & 1300 E | -111.85318 | 40.595042 |
| Total GLA               | 84,900 SF        |            |           |
| Rental Rate             | \$16.67/SF       |            |           |
| Vacancy                 | 46.10%           |            |           |
| Occupancy               | 53.90%           |            |           |
| Age (year built)        | 1975             |            |           |
|                         | 1/2 Mile         | 2 Miles    | 3 Miles   |
| Population              | 4,158            | 69,370     | 140,162   |
| Daytime Population      | 2,832            | 60,851     | 135,418   |
| Median Household Income | \$105,195        | \$93,637   | \$89,860  |

FIGURE 2: ECONOMIC SNAPSHOT



Business along 1300 East

Source: Costar



Corner Business

Source: Costar



Business

Source: Costar

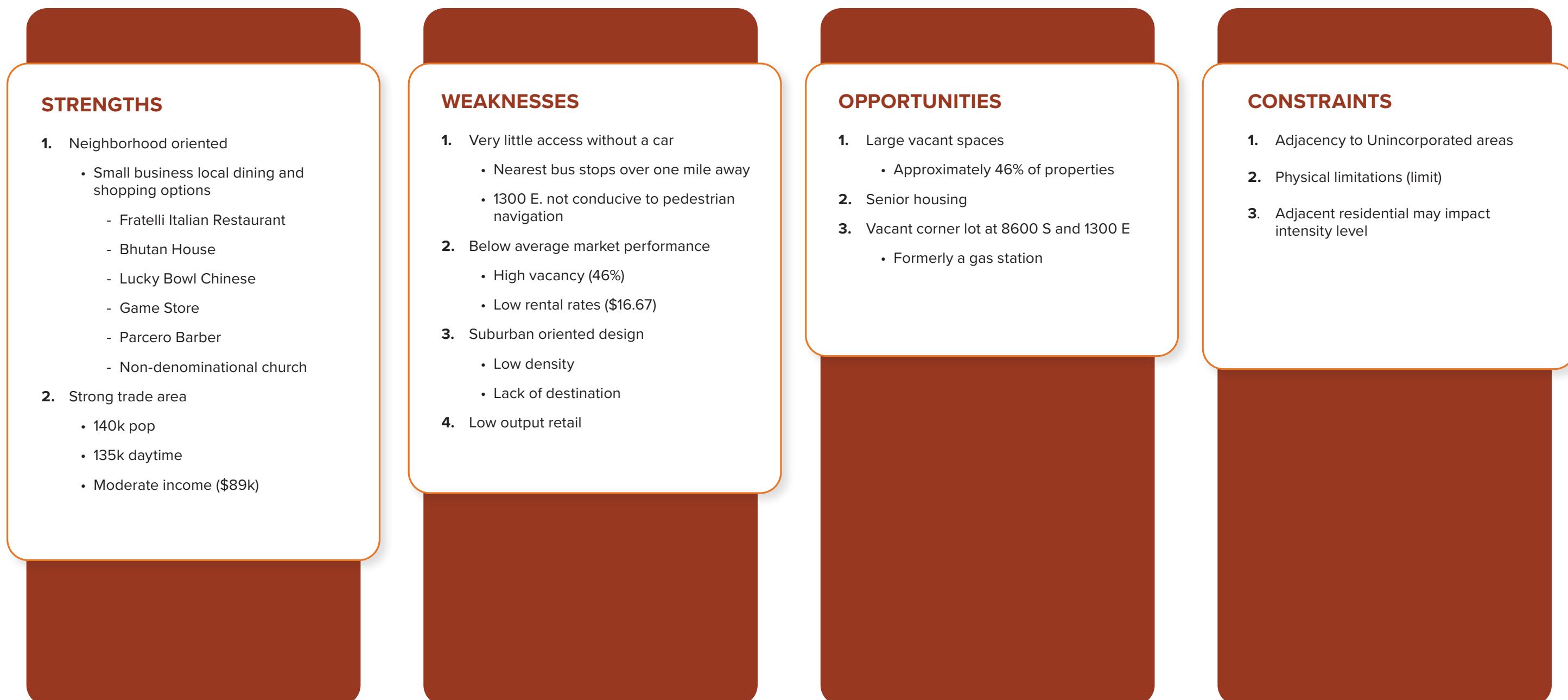
## Mobility Snapshot

1300 east is a arterial street that has around 28,500-50,500 vehicles per day. 8600 South is a major collector that sees around 10,800 to 13,400 vehicles per day. 1300 East has bus 313 that travels southbound, however the bus has limited stops and only runs at peak hours. Country Square is not one of the stops the bus stops at. 8600 South does not currently have transit.

1300 East has dedicated lanes for biking with vehicle speeds of 45 MPH. While a dedicated bike lane is preferred over a sharrows, opportunities when possible to have a buffered bike lane or above-grade bike lane should be explored. 8600 South has dedicated bike lanes as well, however parking in bike lanes seems to be a problem in the neighborhood. Greater enforcement of parking should be taken into consideration.

## SWOC Analysis

FIGURE 3: SWOC ANALYSIS



## Tie to General Plan Vision and Values

An assessment was made of Country Square and how it achieves the goals put forward in the General Plan. Note that YES does not mean that the NAC completely meets the General Plan Value but has the basic building blocks that are important to meeting the Value.

**FIGURE 4: TIE TO GENERAL PLAN VISION AND VALUES**

| SMALL AREA     | Community - recognition of the fundamental importance of nurturing a strong, inclusive, and connected social fabric within the City   | Premium Location - An emphasis on efficient, safe, and comfortable mobility to facilitate access to goods, services, recreation, open space, and employment through walking, biking, and vehicles  | Opportunity - An effort to improve the potential for positive change, growth, and development of individuals, families/households, neighborhoods, commercial endeavors, and the City itself  | Stewardship - Responsible management of the City's resources and a consideration for potential impacts in an effort to ensure adequate capacity, foster a healthy resiliency, and pursue a sustainable balance of economic, environmental, and social outcomes   | Well-Being - A focus on creating environments and systems that support the safety, happiness, and physical, mental, and social health of individuals in Sandy City   |
|----------------|---|--|--|--|--|
| Country Square | N<br>Not attractive from 1300 E, little tree coverage and plantings. Relative proximity to Flat Iron Mesa (0.65 miles), but a gathering space/park with amenities would do well here. Fewer walls from nearby single family and multifamily developments than other small areas. Opportunity to better integrate this. Lot of opportunity to infill here. | N<br>Without a car, access is difficult. Nearest bus stop is over 1 mile away and 1300 E. is not conducive to pedestrian navigation. Opportunity to capitalize and focus growth around existing local food options, small medical, real estate, attorney, and insurance offices. Sidewalks are also very narrow (around 4 feet). | N<br>Fair amount of multi-family res to the south. There is a daycare and a variety of restaurants, but a lack of fresh food sources. Nearest grocer is in Fiesta Village or Quary Bend. No office and mostly lower-employment, except for Veterinary imaging. | N<br>High vacancy rate, lack of uses that draw patrons. Area is outside of Sandy's jurisdiction, so City resources are unavailable. Lacking diversity of housing options in the area (mostly Single Family properties). Gas station property on 1300 E. and 8600 S. (northeast corner) has been under construction and fenced off for some time. | N<br>Opportunity to update the out of date and disconnected styles of facades, as well as street presence via signage and potential space activation (inside and outside). Public transit and access are lacking (nearest bus stop is over 1 mile away). Lack of adjacent public open space. |

## Country Square Neighborhood Activity Center

### VISION

Country Square is envisioned as a mixed use center that concentrates retail uses on the corners of 1300 East and 8600 South. The area adjacent to existing single-family neighborhoods should be connected to the surrounding neighborhoods through an extension of the road network and the addition of missing middle housing to buffer more intensive commercial uses from the existing single family homes.



FIGURE 5: COUNTRY SQUARE VISION

## Land Use Changes

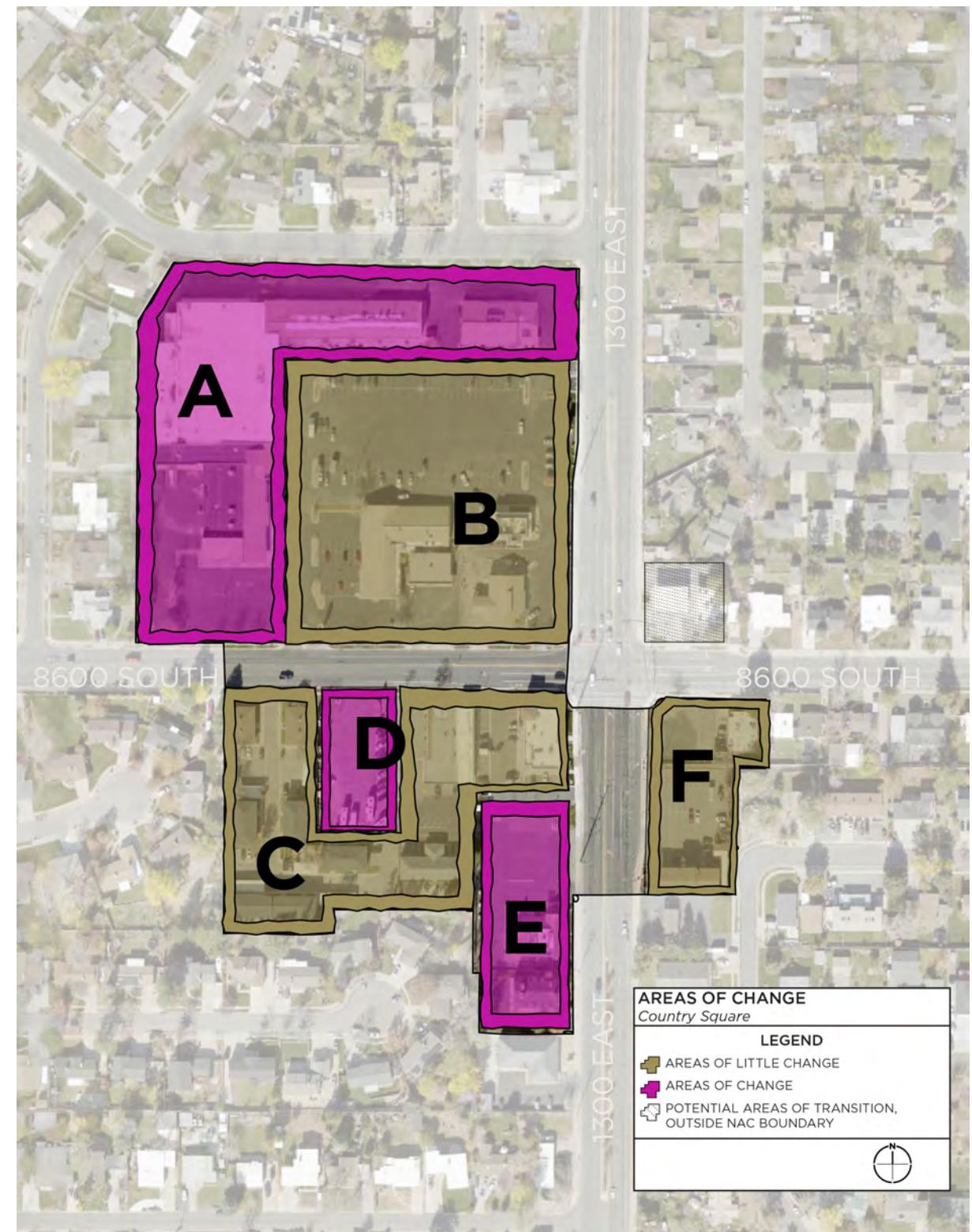
While some portions of Country Square are expected to change in their land use type, others are not. This is not to say that these areas will never change, but that change be recommended to be consistent with the current land use.

Areas of consistent land use are expected to be:

- **AREA B.** This area is categorized by retail and smaller office uses geared to the residents of the surrounding neighborhood. A reduction of parking and addition of new commercial pads should be considered.
- **AREA C.** This is a collection of housing, institution, and commercial uses that supports the commercial center.
- **AREA F.** This commercial area is expected to continue to function as commercial uses, although street presence should be redeveloped to fit within the design guideposts of Neighborhood Activity Centers.

Areas of change are expected to be:

- **AREA A.** This area is characterized by high-vacancy strip commercial. Retaining commercial uses along visibility corridors such as 8600 South and 1300 East, while moving towards housing as one moves further into the activity center can help to spur activity along the edges of the center.
- **AREA D.** This area is expected to transition from underutilized parking to housing
- **AREA E.** This area is expected to transition from solely commercial uses to more mixed use uses.



## Preferred Development Scenario

The preferred development scenario results in a reduction of retail by 15,251 square feet to add an additional 18 housing units on the north side of the property. However, the south side commercial and mixed-use areas are rearranged and filled in with additional commercial so that the reduction in retail square footage is relatively small. Total square footage added into the area is still greater than Country Square's current square footage.

FIGURE 7: PREFERRED DEVELOPMENT SCENARIO

| LAND USE   | EXISTING (SF)  | PLANNING ESTIMATE<br>BASED OFF OF<br>PREFERRED SCENARIO<br>(SF) | PLANNING ESTIMATE<br>UNIT COUNT (UNITS) |
|--|----------------|---|---|
| Office Types   | -              | -   | -                                       |
| Institutional Types  | -              | -   | -                                       |
| Retail Types   | 131,910        | 116,659   | -                                       |
| Single Family Residential  | -              | -   | -                                       |
| Missing Middle Housing Types   | -              | -   | 22 new units                            |
| Multi family Residential<br>(including residential portions<br>of mixed-use) | -              | -   | 5 new units                             |
| <b>Total</b>   | <b>131,910</b> | <b>116,659</b>  | <b>27 new units</b>                     |

FIGURE 8: COMMERCIAL AND HOUSING COUNTS

| AREA      | EXISTING (SF/ UNITS) | POTENTIAL COMMERCIAL SF | POTENTIAL HOUSING UNITS | POTENTIAL TOTAL (SF/ UNITS) | UNIT TYPE         | HEIGHT | GROSS AREA (ACRES) |
|-----------|----------------------|-------------------------|-------------------------|-----------------------------|-------------------|--------|--------------------|
| A         | 70,775               | (43,509)                | 18                      | 27,266/ 18 units            | Townhomes         | 2-3    | 3-4                |
| B         | 16,677               | + 18,549                | -                       | 35,226                      | -                 | 1      | 3-4                |
| C1 and C2 | 18,544/ 28 units     | -                       | -                       | 18,544/ 28 units            | Townhomes, 4-plex | 2      | 2-3                |
| D         | 0                    | + 9,000                 | 4                       | 9,000 / 4 units             | Townhomes, 4-plex | 2      | .25-.75            |
| E         | 14,465               | -                       | 5                       | 14,465/ 5 units             | Live-Work         | 2      | 0.75-1.5           |
| F         | 7,694                | + 4,413                 | -                       | 12,107                      | -                 | 1      | 0.75-1.5           |

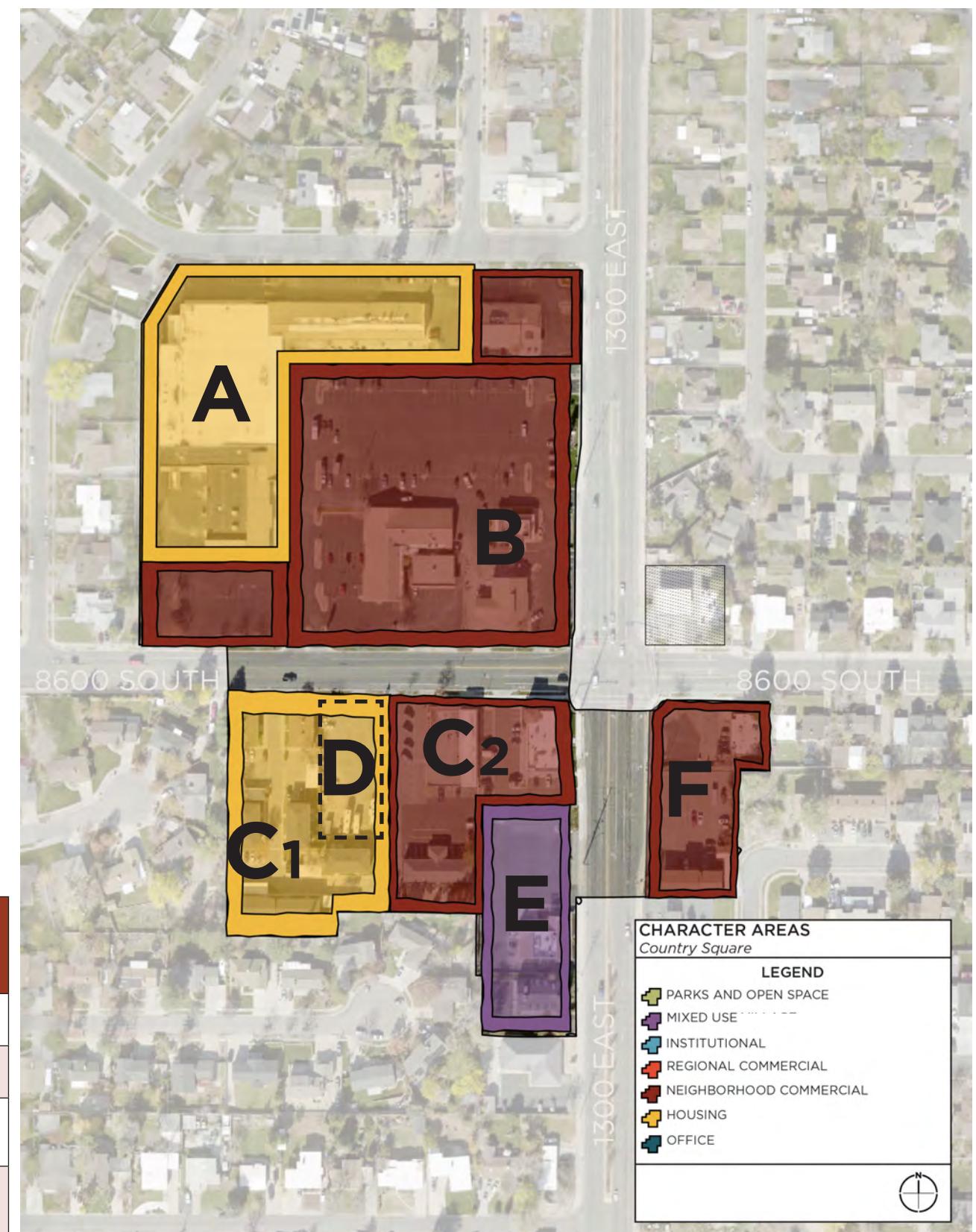


FIGURE 9: PREFERRED DEVELOPMENT SCENARIO MAP

FIGURE 10: FUTURE LAND USE DESIGNATION DASHBOARD

## COUNTRY SQUARE (CSC)

Country Square Neighborhood Activity Center (CSC) is a land use designation specific to the Neighborhood Activity Center located at the intersection of 1300 East and 8600 South. Despite the modest size of this center, there is significant opportunity to create a vibrant, mixed-use space where the community can access commercial, residential, and open spaces via walkable connections.

The vision for Country Square is to create a concentrated mixed-use center accessible to those in surrounding neighborhoods by active transportation such as wide sidewalks and bike lanes. Addition of housing opportunities are envisioned to stimulate growth and decrease vacancy.

Development Plan -- Although the center has limited space, there is a large opportunity to encourage community engagement and interaction. A new street from 8600 South to Wayside Drive is proposed to foster connectivity and mobility for residents to increase ease of access to community spaces.

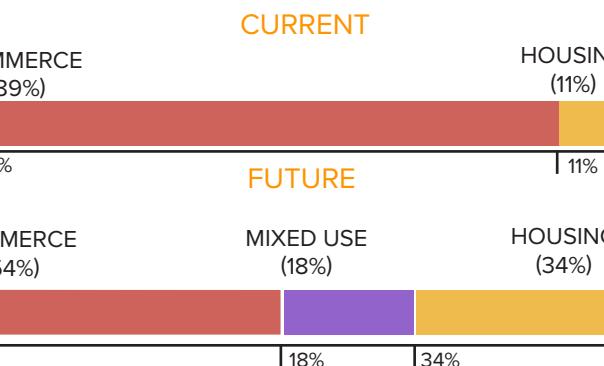
Residential Transition -- Rearrangement and modest reduction of retail space will be replaced with additional housing units on the north side of the development. The additional housing will be comprised of missing middle and multi-family housing within mixed-use spaces.

Community Gathering Space -- The available open space within the center is limited but there is potential for it to have a significant impact for the community. The nearest gathering space, Severson Well Park, is comprised of a small playground and park bench. Addition of another public space for residents would greatly benefit the neighborhood, especially if it offers a different product than Severson Well Park.

## CSC PRIORITIES

1. Increase economic performance and reduce vacancy
2. Increase housing availability and type
3. Thoughtfully planned uses and connectivity

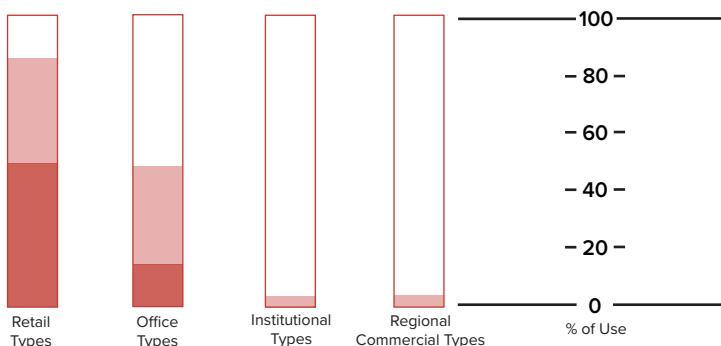
### LAND USE MIX (CURRENT AND FUTURE)



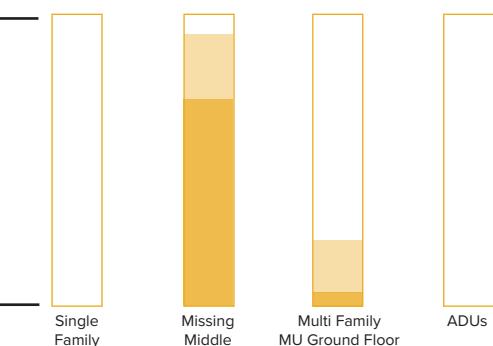
### APPROPRIATE MIXED USE MIXES

- Residential-Commercial Mix
- Live-Work Units
- Mixed-Use Village

### COMMERCE MIX (ACRES)



### HOUSING MIX (DWELLING UNITS)



## CHARACTER DEFINING ELEMENTS

### BUILDING HEIGHTS

1-3 stories

### RES. DENSITY

8-12 DUA

### INTENSITY & SCALE

Moderate-intensity: Low-rise  
Moderate-intensity: Low/mid-rise

### OPEN SPACE

Passive Recreation Space

### PARKING ORIENTATION



On-street  
Structured  
Surface

### BLOCK PATTERN AND STREETSCAPE

Commercial streetscape  
with equal balance of building, pedestrian, and landscape space

### MULTIMODAL ACCESS

#### AUTOMOBILES



**HIGH**  
Integrated internal road network into the existing road network of the surrounding neighborhoods

#### TRANSIT



**LOW**  
Allow for future transit.  
Limit transit supportive furniture

#### MICROMOBILITY



**HIGH**  
Integrated bike routes and trails on edges of the NAC

#### PEDESTRIANS



**MEDIUM**  
Walkable environment with wide sidewalks, street furniture, and ground level activation. Surface parking should contain walkways for pedestrian safety.

## Open Space & Connectivity Network

The limited space and traffic along 1300 East leaves a limited community gathering space opportunity at the largest portion of the Neighborhood Activity Center, at 8600 South and 1300 East. Scaling the gathering place for the size of the Neighborhood Activity Center can allow for activities like outdoor seating for nearby restaurants, arts and craft activities, board games, educational workshops, and small-scale events in a small-footprint space.

Small public spaces, even if they are modest in size, offer several benefits compared to having no public spaces at all. By fostering social interaction, civic engagement, and a sense of belonging, these spaces contribute to the vitality and resilience of neighborhoods and cities.

Residents to the west of 1300 East's closest park or gathering space is Severson Well Park. Although Flat Iron Mesa is close by, it is still out of a 10-minute walk to the residents. Severson Well Park is a small pocket park that contains a playground and a park bench. This park provides a wonderful resource to nearby residents, however another small activity or gathering space would greatly benefit the neighborhood, especially if it offers a different product than Severson Well Park.

It is also proposed that a new street be constructed from 8600 South to Wayside Drive as part of the larger development of the center. Integrating new streets into neighborhoods as part of Neighborhood Activity Centers serves as a fundamental restructuring tool, fostering connectivity and mobility while addressing the limitations of existing urban layouts. These interventions enhance the fabric of the neighborhood, weaving together previously disconnected areas and creating a cohesive network of pathways for residents and visitors alike. By introducing this street connection, community members off Wayside Drive and surrounding streets to the north can access the Neighborhood Activity Center and its amenities without having to walk around the development.

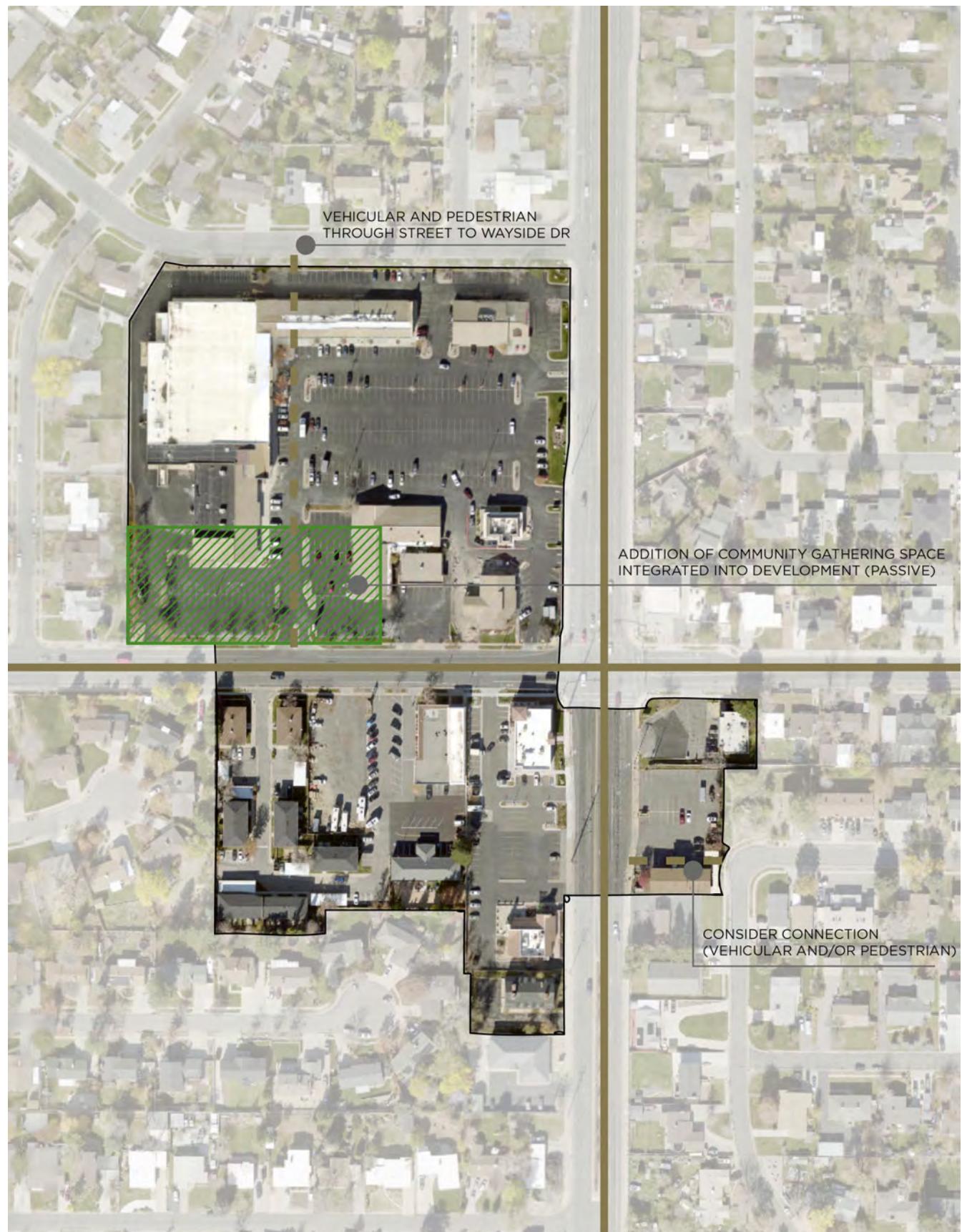


FIGURE 11: OPEN SPACE AND CONNECTIVITY DIAGRAM

## Inspiration for Country Square Gathering Space



FIGURE 12: GATHERING SPACE INSPIRATION

FIGURE 13: MISSING MIDDLE HOUSING BUFFER



## 7.1B NEIGHBORHOOD ACTIVITY CENTERS

# Fiesta Village

## Neighborhood Activity Center Current Snapshot

### Location

Located at the southeast corner of Highland Drive / 2000 E and Viscounti Drive/ Alta Canyon Drive (approx. 8600 South), Fiesta Village is a compact (15 acre) commercial center surrounded by both large and small-lot single detached dwelling units. In the immediate area are several churches, parks, and schools; it is approximately 1-mile north of the Alta Canyon Center, but the proximity to and potential connectivity with, these surrounding points of interest produced an interesting discussion regarding the future of this commercial center.

Fiesta Village is well-liked by neighboring residents for its locally oriented shops, general accessibility, and scale, but community members who shared their insights into this commercial center felt that it was in desperate need of a branding and physical overhaul in order to be more competitive and be recognized as something more than the Reams Grocery and a non-functioning clock tower.



FIGURE 1: FIESTA VILLAGE LOCATION

## Economic Snapshot

| FIESTA VILLAGE          |                              |             |           |
|-------------------------|------------------------------|-------------|-----------|
|                         | Intersection                 | Long        | Lat       |
|                         | Alta Canyon Dr & Highland Dr | -111.831779 | 40.594925 |
| Total GLA               | 194,000 SF                   |             |           |
| Rental Rate             | \$16.29/SF                   |             |           |
| Vacancy                 | 2.00%                        |             |           |
| Occupancy               | 98.00%                       |             |           |
| Age (year built)        | 1986                         |             |           |
|                         | 1/2 Mile                     | 2 Miles     | 3 Miles   |
| Population              | 3,798                        | 58,838      | 116,169   |
| Daytime Population      | 2,977                        | 47,018      | 101,017   |
| Median Household Income | \$123,373                    | \$109,146   | \$100,870 |

FIGURE 2: ECONOMIC SNAPSHOT



Highland Drive-fronting businesses

Source: Costar



Existing Businesses

Source: Costar



The Clocktower

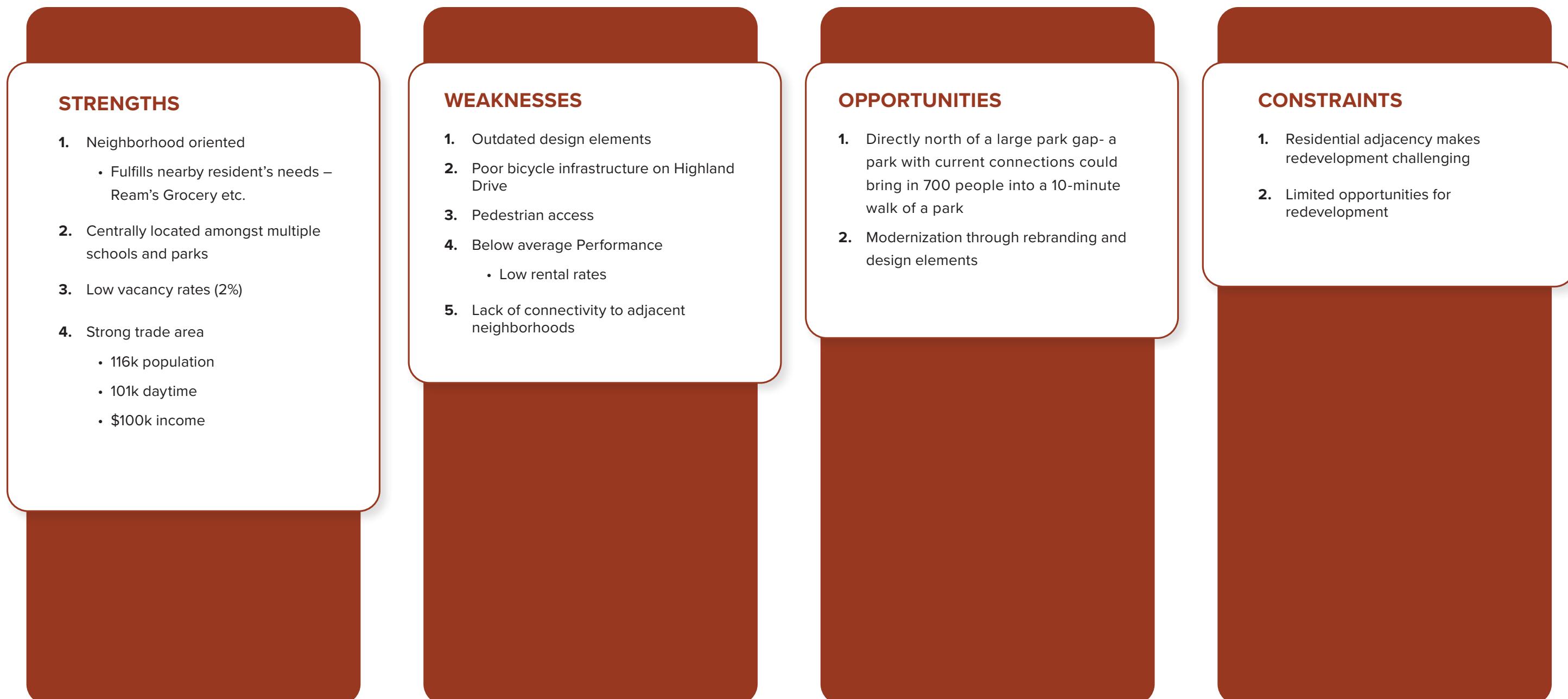
## Mobility Snapshot

Fiesta Village Center is located on Highland Drive, an arterial road and Alta Canyon Drive, a less trafficked road. The center is also located near Newcastle Drive, although not visible. Newcastle is major collector that sees around 10,000 vehicles per day. Since Highland Drive is a 40 MPH road and the center is not visible from Newcastle, having a prominent street presence is of importance to bring people to Fiesta Village Center.

There are multiple buses that run on Highland Drive past the center, including bus 354, 320, and 220. There is a bus stop at the center for both northbound and southbound buses.

## SWOC Analysis

FIGURE 3: SWOC ANALYSIS



## Tie to General Plan Vision and Values

An assessment was made of Fiesta Village and how it achieves the goals put forward in the General Plan. Note that YES does not mean that the NAC completely meets the General Plan Value but has the basic building blocks that are important to meeting the Value.

FIGURE 4: TIE TO GENERAL PLAN VISION AND VALUES

| SMALL AREA     | Community - recognition of the fundamental importance of nurturing a strong, inclusive, and connected social fabric within the City  | Premium Location - An emphasis on efficient, safe, and comfortable mobility to facilitate access to goods, services, recreation, open space, and employment through walking, biking, and vehicles   | Opportunity - An effort to improve the potential for positive change, growth, and development of individuals, families/households, neighborhoods, commercial endeavors, and the City itself | Stewardship - Responsible management of the City's resources and a consideration for potential impacts in an effort to ensure adequate capacity, foster a healthy resiliency, and pursue a sustainable balance of economic, environmental, and social outcomes | Well-Being - A focus on creating environments and systems that support the safety, happiness, and physical, mental, and social health of individuals in Sandy City   |
|----------------|--|---|---|--|--|
| Fiesta Village | N<br>Good use of a variety of tree types, variety of businesses. The "parkstrips" in front of businesses are also a nice touch. The entire place feels cohesive. Opportunity to add public space (next to Gap 5 on parks gap map). The signage could use a facelift. Clock tower is also out of service. | N<br>Highland Dr. contains paint-marked bike lanes, however, vehicle speeds deter most "would-be" cyclists. A lack of sidewalks leading from the street into the site and lack of access points from residences to the East essentially limits the travel mode to vehicle only. | N<br>Food options and grocer. some small-scale office. No education options. Near single family housing, but no housing on the property itself. Very neighborhood-serving.                  | Y<br>Local shops are liked by residents. Lacking anchor store or a large-scale attraction. Opportunity for facade improvement and clock tower activation. Rental rates are relatively low. Street presence is lacking.   | Y<br>Offers restaurants, grocery, fitness, small-scale services to nearby neighborhoods. Covered walkway is accessible for inclement weather, but can cause storefronts to have less visibility. Opportunity to connect to nearby parks. |



## Fiesta Village Center Neighborhood Activity Center

### VISION

Fiesta Village serves Sandy's northeast neighborhoods. It is an important amenity for the area. It is envisioned as a mixed-use development that is visible and accessible from Highland Drive. This location is proposed for a reduction in commercial square footage and the construction of missing middle housing to buffer existing housing to the east. Community-based amenities in the revitalized center should include a central promenade to connect the uses and create a cohesive development as well as connections to area open space.



FIGURE 5: FIESTA VILLAGE VISION

## Land Use Changes

Land Use in Fiesta Village is currently solely neighborhood commercial centered. While the majority of this area is still expected to be neighborhood commercial going into the future, the addition of housing opportunities is present in select sites.

Areas of consistent land use are expected to be:

- **AREA A.** This area is expected to remain neighborhood centered commercial. Instead of large parking fields with a majority of retail concentrated towards the back of the property, commercial should be brought out to the road. The southern open space is also expected to remain open space, as the slopes are steep, making any development difficult and extremely expensive.

Areas of change are expected to be:

- **AREA B.** This area is the corner of Highland Drive and Alta Canyon Drive. This area is currently a continuation of the auto-oriented commercial frontage that characterizes this portion of Highland Drive. These commercial uses are easily integrated into mixed use developments. Commercial square footage is retained by reducing underutilized parking fields.
- **AREA C.** This area is roughly 3.3 acres. Currently, this area concentrates the majority of the commercial within the property. As commercial uses move towards Highland Drive for a more prominent location, this area can become a housing transition zone, that buffers the existing residences to the east with the new commercial. Missing middle housing types are preferred.

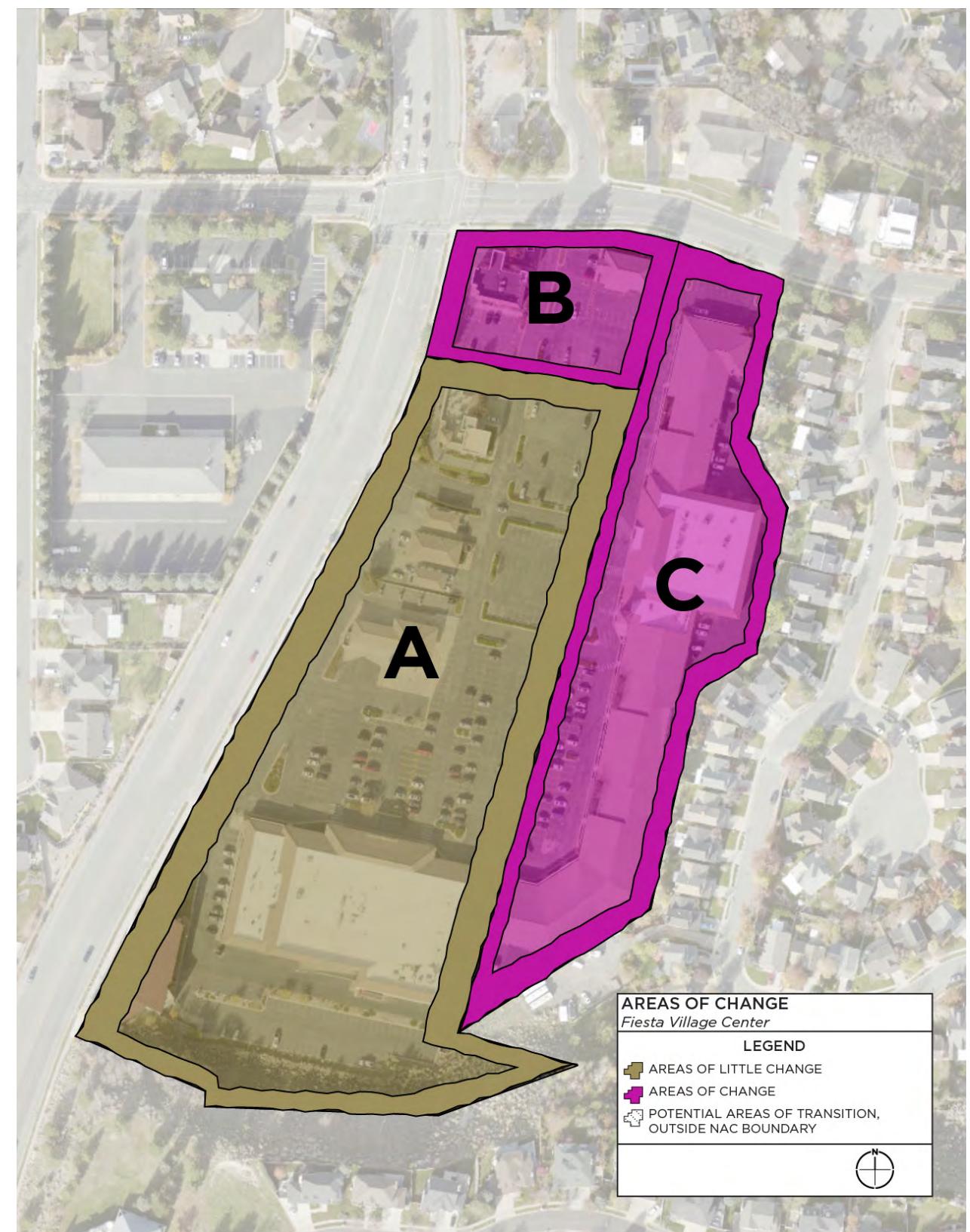


FIGURE 6: AREAS OF CHANGE

## Preferred Development Scenario

The preferred development scenario results in an additional 39 units and 68,000 additional gross sq. ft. of commerce. This scenario results from better utilization of current parking lots and redistribution of existing retail.

FIGURE 7: PREFERRED DEVELOPMENT SCENARIO

| LAND USE   | EXISTING (SF)  | PLANNING ESTIMATE BASED OFF OF PREFERRED SCENARIO (SF) | PLANNING ESTIMATE UNIT COUNT (UNITS) |
|--|----------------|--|--------------------------------------|
| Office Types   | 20,847         | 20,847   |                                      |
| Institutional Types  | -              | -  |                                      |
| Retail Types   | 156,064        | 135,008  |                                      |
| Single Family Residential  | -              | -  |                                      |
| Missing Middle Housing Types   | -              | 82,131   | 28 units                             |
| Multi family Residential (including residential portions of mixed-use) | -              | 19,644   | 11 units                             |
| <b>Total</b>   | <b>176,911</b> | <b>257,660.00</b>                                      | <b>39 units</b>                      |

FIGURE 8: COMMERCIAL AND HOUSING COUNTS

| AREA | EXISTING (SF/ UNITS) | POTENTIAL CHANGE IN COMMERCIAL SF | POTENTIAL NEW HOUSING UNITS | POTENTIAL TOTAL (SF/ UNITS) | UNIT TYPE                 | HEIGHT | GROSS AREA (ACRES) |
|------|----------------------|-----------------------------------|-----------------------------|-----------------------------|---------------------------|--------|--------------------|
| A    | 78,589               | + 59,276                          | -                           | 137,865                     | -                         | 1-2    | 1-2                |
| B    | 5,495                | + 7,000                           | 11                          | 12,495/ 11 units            | Live-Work, Retail-Housing | 2-3    | 5-6                |
| C    | 92,827               | (92,827)                          | 28                          | 28 units                    | Townhomes                 | 2      | 9-10               |

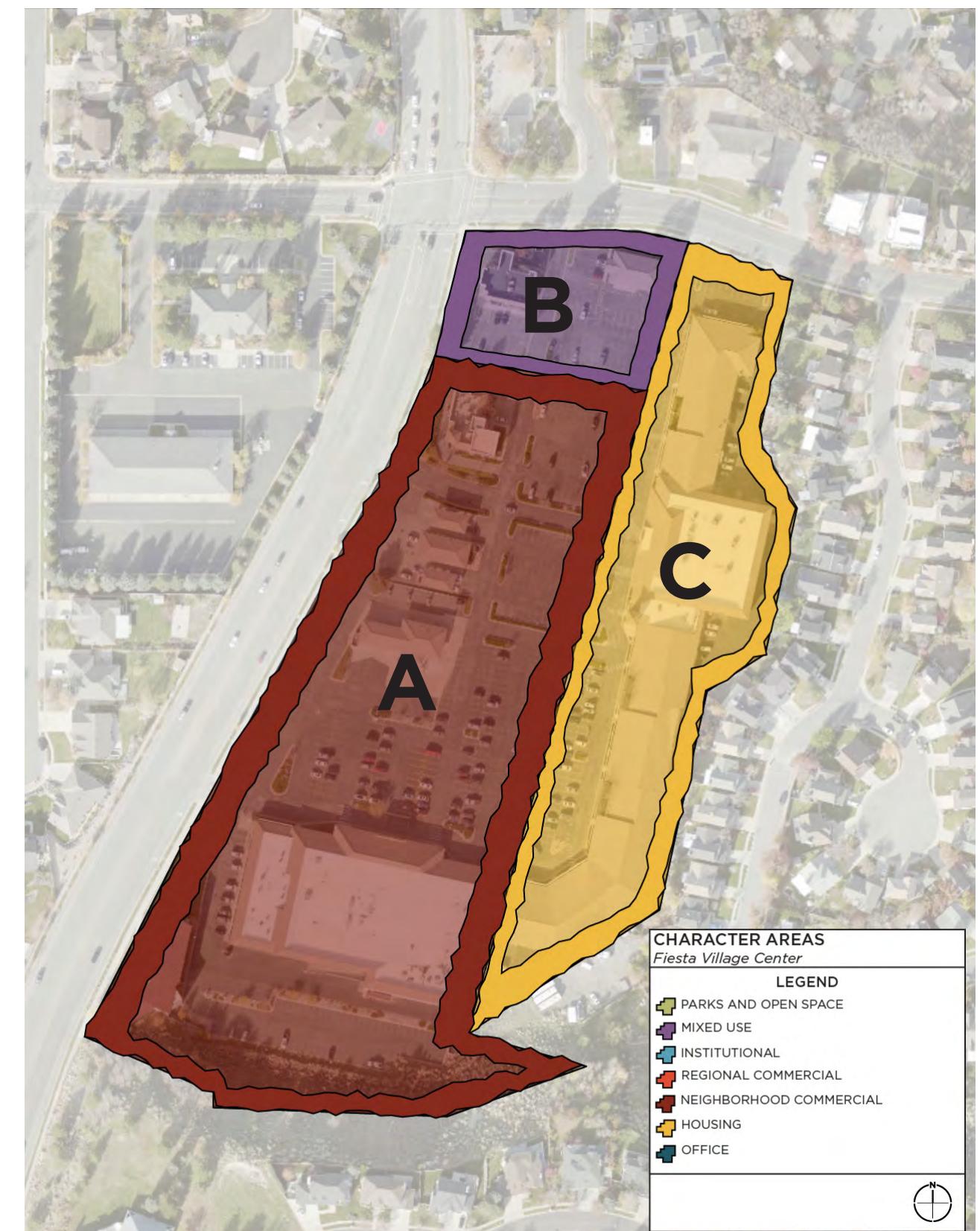


FIGURE 9: PREFERRED DEVELOPMENT SCENARIO

FIGURE 10: FUTURE LAND USE DESIGNATION DASHBOARD

## FIESTA VILLAGE (FVC)

Fiesta Village Neighborhood Activity Center (FVC) is a land use designation specific to the Neighborhood Activity Center at the southeast corner of Highland Drive / S 2000 East and Visconti Drive/Alta Canyon Drive / 8600 South to create a vibrant community, easily accessible by both residents and visitors alike.

The vision for Fiesta Village Center is to provide a mixed-use development that is visible and accessible from Highland Drive. The Activity Center will provide strategic connectivity points such as a central promenade and additional connections to open space.

Development Plan -- the creation of a central promenade will increase access to commercial and open spaces for residents and visitors alike. Development will focus on creating a welcoming atmosphere that is visible from Highland Drive. This will include investment in public art, street furniture, and preserved views of the Wasatch Mountains. The promenade will also promote exercise and recreation through wide, paved pathways and attract businesses, cafes, and vendors to enhance the local economy.

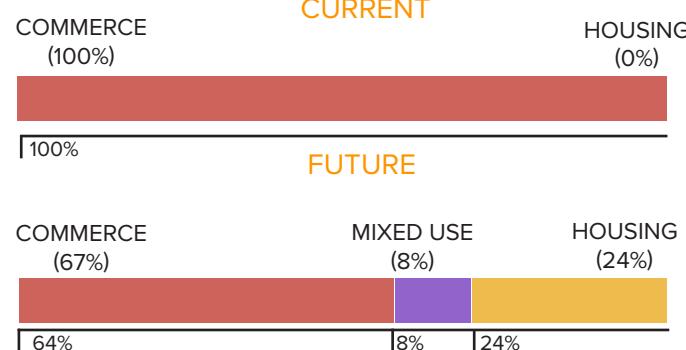
Residential Transition -- Addition of missing middle and multi-family housing will increase availability of residential opportunities to attract new families and older populations.

Community Gathering Space -- Fiesta Village is located within a park gap. This occurs when residents of a community are outside of a 10-minute walk from a park. The addition of a park with active amenities such as pickleball courts and playgrounds as well as trails and more passive infrastructure will stimulate interaction and use of the area.

## FVC PRIORITIES

1. Increase housing availability and type
2. Thoughtfully planned uses and connectivity

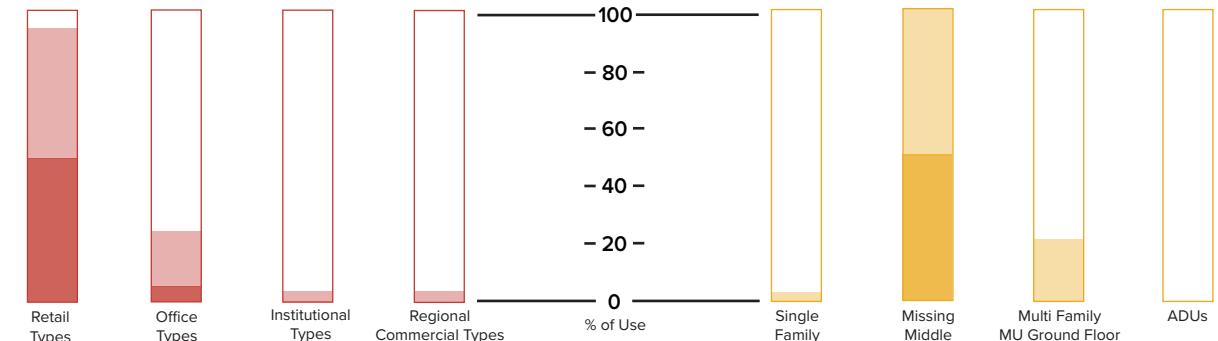
### LAND USE MIX (CURRENT AND FUTURE)



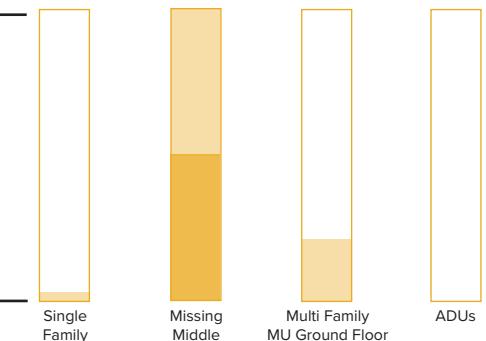
### APPROPRIATE MIXED USE MIXES

- Residential-Commercial Mix
- Live-Work Units
- Mixed-Use Village

### COMMERCE MIX (ACRES)



### HOUSING MIX (DWELLING UNITS)



## CHARACTER DEFINING ELEMENTS

### BUILDING HEIGHTS

1-2 stories

### RES. DENSITY

15-22 DUA

### INTENSITY & SCALE

Moderate-intensity: Low-rise  
Moderate-intensity: Low/mid-rise

### OPEN SPACE

Addition of a community gathering space with both passive and active recreation opportunities

### PARKING ORIENTATION



### BLOCK PATTERN AND STREETSCAPE

Commercial streetscape with equal balance of building, pedestrian, and landscape space

### AUTOMOBILES



MEDIUM

Park-once access to amenities and park-and-ride opportunities. Direct access from major streets

### TRANSIT



MEDIUM

Access and amenities for existing transit service

### MICROMOBILITY



HIGH

Integrated bike routes and trails on edges of the NAC

### PEDESTRIANS



HIGH

Walkable environment with wide sidewalks, street furniture, and ground level activation. Minimal surface parking in mixed use areas

## Open Space & Connectivity Network

Fiesta Village Center sits within a park gap. Park Gap 5 in the Sandy Parks, Recreation, and Trails Master Plan is a large area of Sandy where residents are not within a 10-minute walk to a park. Adding additional parks into this area is limited, however there is an opportunity through the Neighborhood Activity Center. Because of the lack of parks within a 10-minute walk, community gathering spaces added into Fiesta Village Center should incorporate active amenities instead of a purely passive amenity space. Amenities to consider include a playground, pickleball courts, a splashpad, and other public recreational infrastructure in addition to trails, benches, table/board sports infrastructure and gathering spaces.

Connecting to Highland Drive and through the Neighborhood Activity Center is crucial for the long-term success of Fiesta Village. This can be achieved through the creation of a promenade that extends from Highland through to the transitional housing on the eastern boundary. This promenade-style park can offer numerous benefits to communities and visitors alike. It can provide scenic beauty with picturesque views with the east-west orientation of the park facing the Wasatch Mountains. These parks also promote recreation and exercise, featuring wide, paved pathways suitable for walking, jogging, or cycling, encouraging physical activity in a pleasant outdoor setting. Serving as popular gathering spots, they foster social interaction and a sense of community as people come together to socialize, meet friends, or enjoy leisure activities. Often incorporating public art installations, sculptures, or architectural landmarks add cultural richness and aesthetic appeal to their surroundings. They also attract businesses, cafes, and vendors, enhancing local economies and creating vibrant areas for shopping and dining. With their suitability for hosting events, festivals, concerts, or outdoor performances, these parks provide dynamic spaces for entertainment and cultural activities, attracting residents and tourists alike.

The promenade should eventually connect to the townhomes or cottage court housing towards the easternmost portion of the property. The layout of the missing middle housing should be designed to incorporate an interior courtyard to provide convenient access and circulation for residents. Incorporating pathways, walkways, and pedestrian-friendly zones to encourage movement and connectivity within the community is necessary. Incorporating landscaping elements such as trees, shrubs, flowers, and greenery soften the built environment, improve air quality, and create a visually pleasing environment within the courtyard.



FIGURE 11: OPEN SPACE AND CONNECTIVITY DIAGRAM

## Community Gathering Space Inspiration for Fiesta Village Center



FIGURE 12: GATHERING SPACE INSPIRATION

## Urban Design Considerations

### HIGHLAND-FACING COMMERCIAL

The placement of a commercial establishment's advertisement, whether on the street or further back from the road, can impact its visibility and effectiveness. This is particularly important along Highland Drive, where

the higher 40 MPH road speed means that a person can drive past the center between 1 minute and 1.5 minutes. Showcasing commercial with an attractive frontage, eye-catching displays, and public art or street furniture brings attention to commercial without having to go up in height or have the commercial elements stick out in an inappropriate way from the surrounding residential.

FIGURE 13: PROMENADE LEADING TO HOUSING BUFFER



## 7.1B NEIGHBORHOOD ACTIVITY CENTERS

# Sandy Village Center

## Neighborhood Activity Center Current Snapshot

### Location

Sandy Village Center is located at the intersection of 9400 South and 700 East. This center is distributed across all four corners of the intersection. Surrounding the center on all four corners are single-family residential developments and limited multi-family apartments. Notable services in the center include Deseret Industries, Aim Academy, and various convenience-oriented uses. UTA provides bus service along both 9400 S and 700 E.

A key observation throughout the planning process revolved around the abundance of underutilized parking spaces in the area. While there is underutilized parking throughout the site, two areas were particularly discussed:

- The southeast corner of the intersection has lost one of its key anchors, the movie theater, that required significant parking while under operation. Upon exit of the movie theater, the resulting space has yet to be filled, while providing an excess of underutilized parking.
- The northeast corner of the intersection is dominated by the presence of Deseret Industries building footprint and the associated parking. To the west of Deseret Industries between the building and the shopping center lies an undeveloped lot that resides south of the residential development. Opportunities here include the ability to develop the underutilized property to better connect the adjacent neighborhood to the north while increasing the porosity of the neighborhood and shopping center.



FIGURE 1: SANDY VILLAGE CENTER LOCATION

Pedestrian connections throughout the site are less than ideal, especially to adjacent neighborhoods. The four corners of the development are generally detached from the other corners and the surrounding residential areas.

The sprawling parking fields and lack of neighborhood connections creates two distinct uses of land, while overlooking the need to buffer the two uses with a green space. Group discussions indicated the desire for additional trail connections into adjacent neighborhoods to enhance neighborhood and commercial fabric.

## Mobility Snapshot

Sandy Village Center is located on a major intersection in Sandy at 9400 South and 700 East. The F94 bus route uses 700 East to connect from the Historic Sandy TRAX station to continue onto 9400 South to the canyons. 700 East is a Utah Department of Transportation (UDOT) arterial road, which moves 11,500-50,500 vehicles per day. This section of 9400 South is less trafficked than 9400 South past Quarry Bend, as 9000 South is still a different street in this area. The vehicles per day that move on this section of 9400 South is around 25,500-29,200.

9400 South has been called out through the General Planning Process as future transit corridor. As such, transit-supportive communities or nodes are required along the corridor to enhance the feasibility of the transit corridor. Sandy Village Center is expected to be one of these nodes.



Regional Commercial  
Source: Costar

## Economic Snapshot

| SANDY VILLAGE                       |              |           |          |
|-------------------------------------|--------------|-----------|----------|
|                                     | Intersection | Long      | Lat      |
| 9400 S & 700 E                      | -111.872248  | 40.580642 |          |
| <b>Total GLA</b>                    | 1,100,000 SF |           |          |
| <b>Rental Rate</b>                  | \$18.13/SF   |           |          |
| <b>Vacancy</b>                      | 9.00%        |           |          |
| <b>Occupancy</b>                    | 91.00%       |           |          |
| <b>Age (year built)</b>             | 1985         |           |          |
|                                     | 1/2 Mile     | 2 Miles   | 3 Miles  |
| <b>Population (1 mile) (3 mile)</b> | 4,098        | 62,038    | 131,457  |
| <b>Daytime Population</b>           | 4,812        | 70,801    | 137,859  |
| <b>Median Household Income</b>      | \$86,943     | \$87,525  | \$91,401 |

FIGURE 2: ECONOMIC SNAPSHOT



Neighborhood Commercial  
Source: Costar



Senior Housing  
Source: Costar

## SWOC Analysis

FIGURE 3: SWOC ANALYSIS



## Tie to General Plan Vision and Values

An assessment was made of Sandy Village Center and how it achieves the goals put forward in the General Plan. Note that YES does not mean that the NAC completely meets the General Plan Value but has the basic building blocks that are important to meeting the Value.

FIGURE 4: TIE TO GENERAL PLAN VISION AND VALUES

| SMALL AREA           | Community - recognition of the fundamental importance of nurturing a strong, inclusive, and connected social fabric within the City | Premium Location - An emphasis on efficient, safe, and comfortable mobility to facilitate access to goods, services, recreation, open space, and employment through walking, biking, and vehicles  | Opportunity - An effort to improve the potential for positive change, growth, and development of individuals, families/households, neighborhoods, commercial endeavors, and the City itself | Stewardship - Responsible management of the City's resources and a consideration for potential impacts in an effort to ensure adequate capacity, foster a healthy resiliency, and pursue a sustainable balance of economic, environmental, and social outcomes   | Well-Being - A focus on creating environments and systems that support the safety, happiness, and physical, mental, and social health of individuals in Sandy City |  |   |   |   |   |
|----------------------|---|--|---|--|--|--|---|---|---|---|
| Sandy Village Center | N   | N/W quadrant is mainly fast food restaurants. Nearest parks are Bear Park and Amphitheater, but the area itself could use a nice-sized park (1-2 acres?). Next to DI there is 1.16 acres of land. There are a lot of different types of architecture and elements here which is nice and adds some flavor, however there is a general lack of consistency. Tree canopy could be increased here by 1-2%, as it is missing the 15% goal by 1-2%. New development is cut off from the center by a large wall. | N   | An abundance of underutilized surface parking without a clear sense of direction or wayfinding; 700 East and 9400 South are exclusively "auto-serving" and have high traffic volumes. There is a 55+ community adjacent to Sandy Village, but there are no services nearby that would be good for residents to walk to. Opportunity to potentially add some workforce housing here | Y  | At least two major anchors lost within past several years. Lots of lower-level employment, but there is a mix of alternative schools, a public health center, and a few small offices. No fresh food, but there are options at Quarry Bend. Housing options include townhomes to the northeast (between 450-600k), 55+ housing, and surrounded by single family housing. Opportunity to add housing once Aim Academy leaves. | Y | Offers many local shops, accessible from all sides of 700 E. and 9400 S. Opportunity to update facades - southern areas. High rental rates cause tenant turnover. Buildings are far from the main roadways, lack street presence. Opportunity for better signage and lighting. Large shopping centers and spaces allow for diversity of uses (movie theater, family restaurants, grocery). Opportunity to diversify uses. | Y | Bus service exists on 700 E. and 9400 S. Pedestrian connectivity is lacking, could be area of improvement. Parking lots are large, but gives opportunity for further development and creative connections within sites and to adjacent properties. Perception that there is a lack of safety - car speed, lighting. |

## Sandy Village Center Neighborhood Activity Center

### VISION

9400 South is considered to be a future transit corridor. Commercial uses at the center should be reallocated within a mixed-use neighborhood context to serve existing and new residential as well as provide employment and housing in a well-thought out and connected neighborhood.



FIGURE 5: SANDY VILLAGE CENTER VISION

## Land Use Changes

While some portions of Sandy Village Center are expected to change in their land use type, others are not. This is not to say that these areas will never change, but that change be recommended to be consistent with the current land use.

Areas of consistent land use are expected to be:

- **AREA A.** This area is expected to remain senior housing and regional commercial uses. As 9400 South and 700 East are major transportation routes, regional commercial uses are expected to continue.
- **AREA B.** This area is characterized by multiple uses ranging from various different scales of commercial to institutional to housing. These areas are expected to remain the same, with additional infill opportunities throughout the different uses.
- **AREA C.** This area has many local businesses. This neighborhood-centered commercial use is expected to remain consistent, with possible infill opportunities and expansion of the sidewalk to allow for outdoor seating and opportunities for the businesses to “spill out” onto the sidewalks.

Areas of change are expected to be:

- **AREA D.** This area holds regional commercial uses. This area also holds some of the highest vacancies of the center at over 29,000 sf of vacant storefront and over 7 acres of parking fields. As the other areas of Sandy Village Center and parts of Quarry Bend could absorb some of these commercial elements, the land use in Area D is expected to incorporate some more housing. Mixed use along 700 East and 9400 South is still expected to have commercial components to keep the corner active and retain some commercial square footage.

The office park at the most southern part of the center is not expected to change. The design and utilization of the business park is doing well and provides a necessary service to the community.

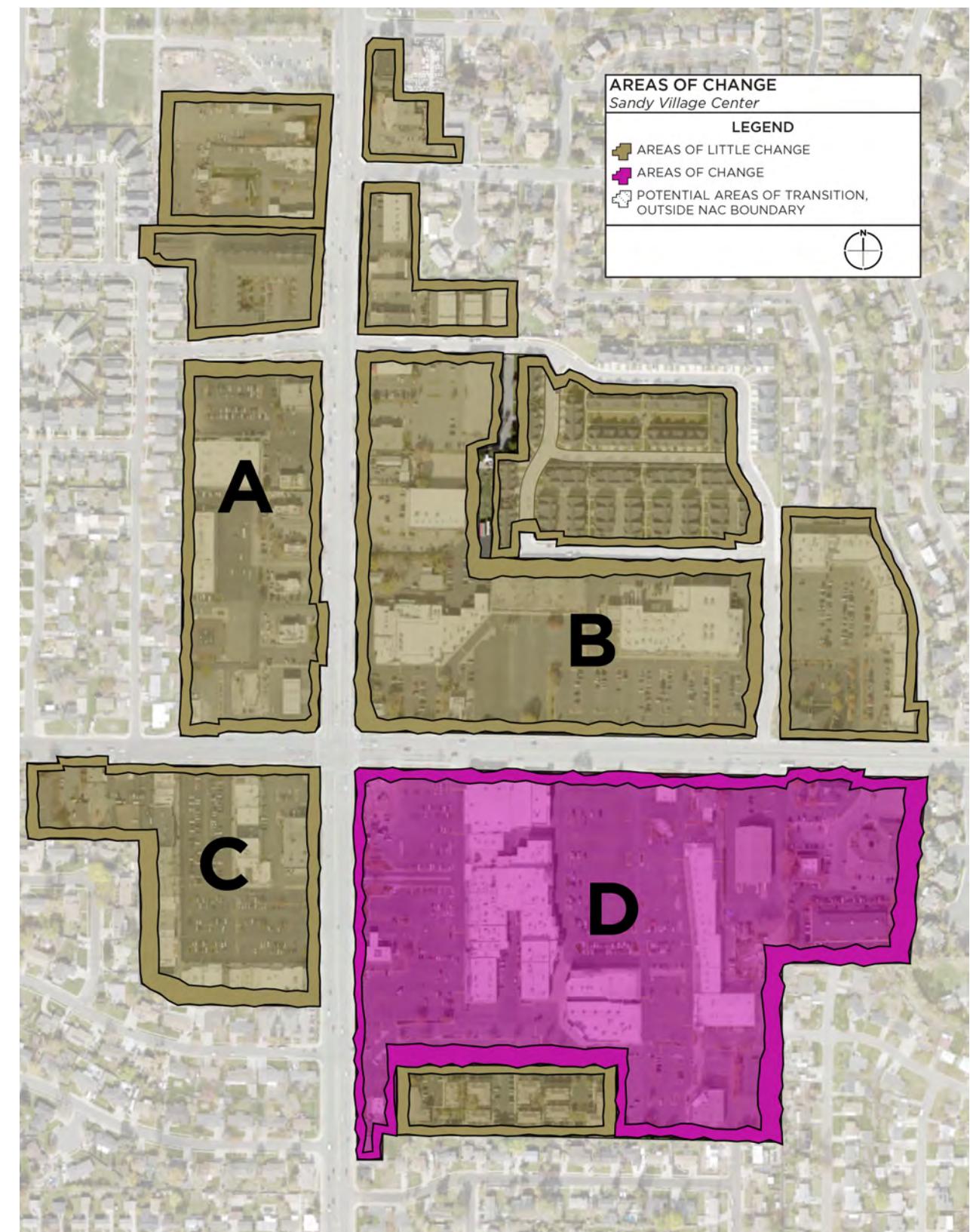


FIGURE 6: AREAS OF CHANGE

## Preferred Development Scenario

The preferred development scenario results in an additional 520 additional units. Commercial square footage is reduced in this plan by about 266,000 square feet to increase the vitality and viability of the other commercial in the area. The southeastern quadrant of the center takes the largest reduction of commercial square footage, but retains the office park and concentrates commercial in mixed-use form along 9400 South and 700 East.

FIGURE 7: PREFERRED DEVELOPMENT SCENARIO

| LAND USE   | EXISTING (SF)  | PLANNING ESTIMATE BASED OFF OF PREFERRED SCENARIO (SF) | PLANNING ESTIMATE UNIT COUNT (UNITS) |
|--|----------------|--|--------------------------------------|
| Office Types   | 71,061         | 56,416   |                                      |
| Institutional Types  | 50,000         | 93,624   |                                      |
| Retail Types   | 846,399        | 550,503  |                                      |
| Single Family Residential  | -              | -  |                                      |
| Missing Middle Housing Types   | 131 units      | -  | 190 new units                        |
| Multi family Residential (including residential portions of mixed-use) | 159 units      | -  | 330 new units                        |
| <b>Total</b>   | <b>967,400</b> | <b>700,543</b>   | <b>520 new units</b>                 |

FIGURE 8: COMMERCIAL AND HOUSING COUNTS

| AREA | EXISTING (SF/UNITS)                     | POTENTIAL CHANGE IN COMMERCIAL SF | POTENTIAL HOUSING UNITS | POTENTIAL TOTAL (SF/UNITS)                      | UNIT TYPE   | HEIGHT | GROSS AREA (ACRES) |
|------|---|-----------------------------------|-------------------------|---|---|--------|--------------------|
| A    | 159 units/ 109,179 retail               | + 6,000                           | -                       | 115,179/ 159 units                              | Senior Housing  | 2-3    | 16-19              |
| B    | 131 units/ 50,000 inst./ 212,145 retail | + 39,624                          | -                       | 73,624 institutional/ 228,145 retail/ 131 units | Townhomes   | 1-3    | 45-47              |
| C    | 270,316                                 | + 8,837                           | -                       | 279,153   | -   | 1-2    | 8-10               |
| D1   | 131,272                                 | (33,272)                          | 300                     | 98,000  | Retail-housing, Hotel-housing-retail, Mixed-use village | 4-5    | 7-9                |
| D2   | 123,427                                 | (123,427)                         | 190                     | 190 units                                       | Small lot single family, Townhomes                      | 2      | 17-20              |
| D3   | 56,416 office                           | -                                 | -                       | 56,416 office                                   | -   | 2-3    | 3.5-5              |

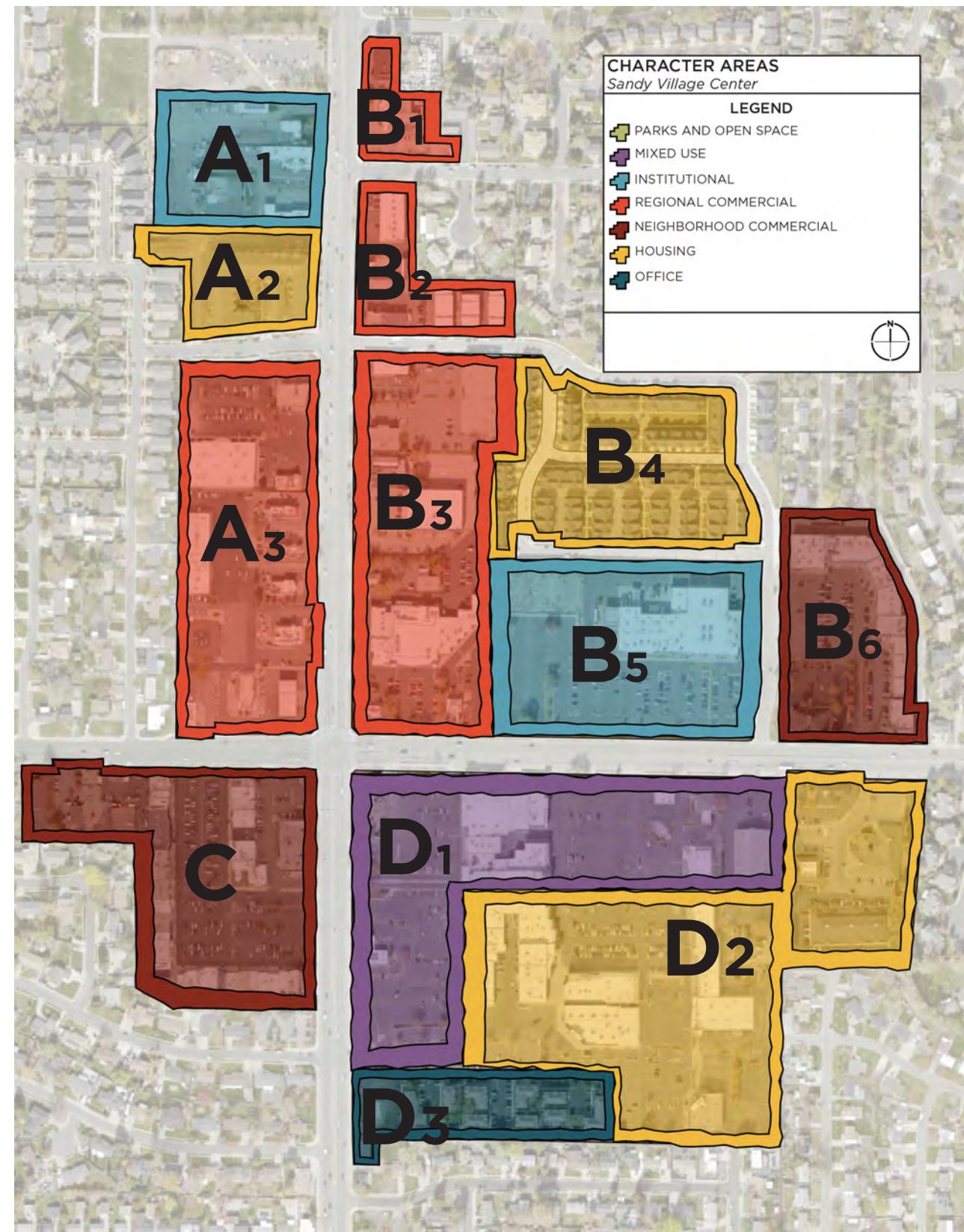


FIGURE 9: PREFERRED DEVELOPMENT SCENARIO

FIGURE 10: FUTURE LAND USE DESIGNATION DASHBOARD

## SANDY VILLAGE (SVC)

Sandy Village Neighborhood Activity Center (SVC) is a land use designation specific to the Neighborhood Activity Center located at the intersection of 9400 South and South 700 East to create a vibrant, walkable community where people can live, work, shop, and engage in leisure activities in a close proximity.

The vision for Sandy Village is to improve connectivity throughout the center to decrease overall vacancy, increase walkability and access, and stimulate economy and local-serving businesses.

Development Plan -- The layout will stimulate existing commercial spaces by replacing existing space with concentrated mixed-use development and residential units. An internal road network serving multi-modal transit is integral to provide local access and uphold heavy traffic flows.

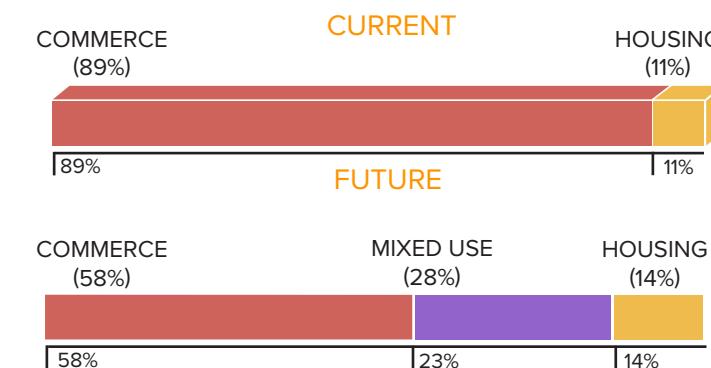
Residential Transition -- Increased residential availability and type will increase residential capacity and interaction of community with commercial and recreational spaces.

Community Gathering Space -- The size of Sandy Village Center calls for additional recreation spaces. Strategically planned amenities will incorporate organized usage of the space while leaving areas for passive recreation.

## SVC PRIORITIES

1. Become a node for future 9400 South multi-modal corridor
2. Retain or expand current commercial square footage
3. Take advantage on tourism opportunities
4. Thoughtfully planned uses and connectivity

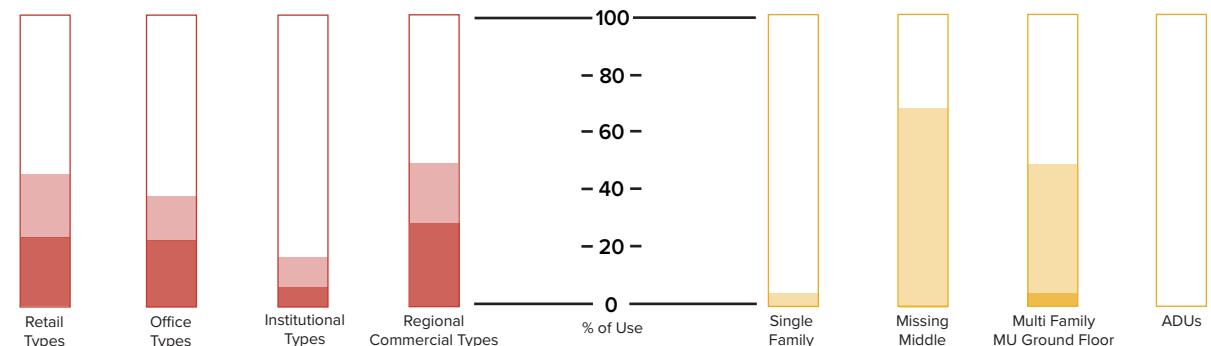
### LAND USE MIX (CURRENT AND FUTURE)



### APPROPRIATE MIXED USE MIXES

- Residential Commercial Mix
- Residential-Hotel Mix
- Residential-Entertainment Mix
- Residential-Institutional Mix
- Mixed-Use Village

### COMMERCE MIX (ACRES)



### HOUSING MIX (DWELLING UNITS)



## CHARACTER DEFINING ELEMENTS

### BUILDING HEIGHTS

1-5 stories

### DENSITY

15-45 DUA

### INTENSITY & SCALE

High-intensity: Low-rise  
High-intensity: Low/mid-rise

### OPEN SPACE

Active Recreation Space (1-3 acres)

### PARKING ORIENTATION



### BLOCK PATTERN AND STREETSCAPE

Commercial streetscape with equal balance of building, pedestrian, and landscape space

### MULTIMODAL ACCESS

#### AUTOMOBILES



HIGH

Integrated internal road network into the existing road network of the surrounding neighborhoods

#### TRANSIT



HIGH

Future Transit Corridor Node, direct access to the existing road network of the surrounding neighborhoods

#### MICROMOBILITY



HIGH

Integrated bike routes and trails on edges of the NAC

#### PEDESTRIANS



MEDIUM

Walkable environment with wide sidewalks, street furniture, and ground level activation. Surface parking should contain walkways for pedestrian safety.

## Open Space & Connectivity Network

Connections to and through this Neighborhood Activity Center is important. There are two parks near the activity center, Bear Park (county-owned and located in White City) and Quarry Bend Park. Implementing the Sandy Canal Trail through this section is an important connection to connect the north of the city to the south. Connecting the canal trail through 840 East is an opportunity to bring additional activation to the area.

The amount of land and expected housing units in this Neighborhood Activity Center calls for the addition of public gathering space to have active recreation amenities. Based on public comment and analysis of park amenities, large playing fields should not be the active recreation amenities added into public space. Instead, strategically added amenities like pickleball courts, fitness equipment, and children's play spaces should be incorporated into the community gathering spaces, while leaving adequate space for passive recreation as well.

As 9400 South and 700 East are highly trafficked streets, the creation of an internal road network is integral to keeping traffic flowing in this area. Internal roads provide access to different areas within the development, including residential, commercial, and recreational zones. They connect various parts of the development to main roads and transportation networks, including 9400

South and 700 East, but also smaller neighborhood streets that allow for residents to access goods and services without needing to access the center from main roads. Areas most appropriate to tie into the local road network include the southeast quadrant, while smaller internal road networks that only tie throughout the development are appropriate in the other quadrant. Streets that should be considered to tie into the development include:

- 835 East
- E Emerald Drive
- E Howard Drive
- Rose Cottage Lane
- 840 East

FIGURE 11: OPEN SPACE AND CONNECTIVITY DIAGRAM



## Community Gathering Space Inspiration for Sandy Village Center

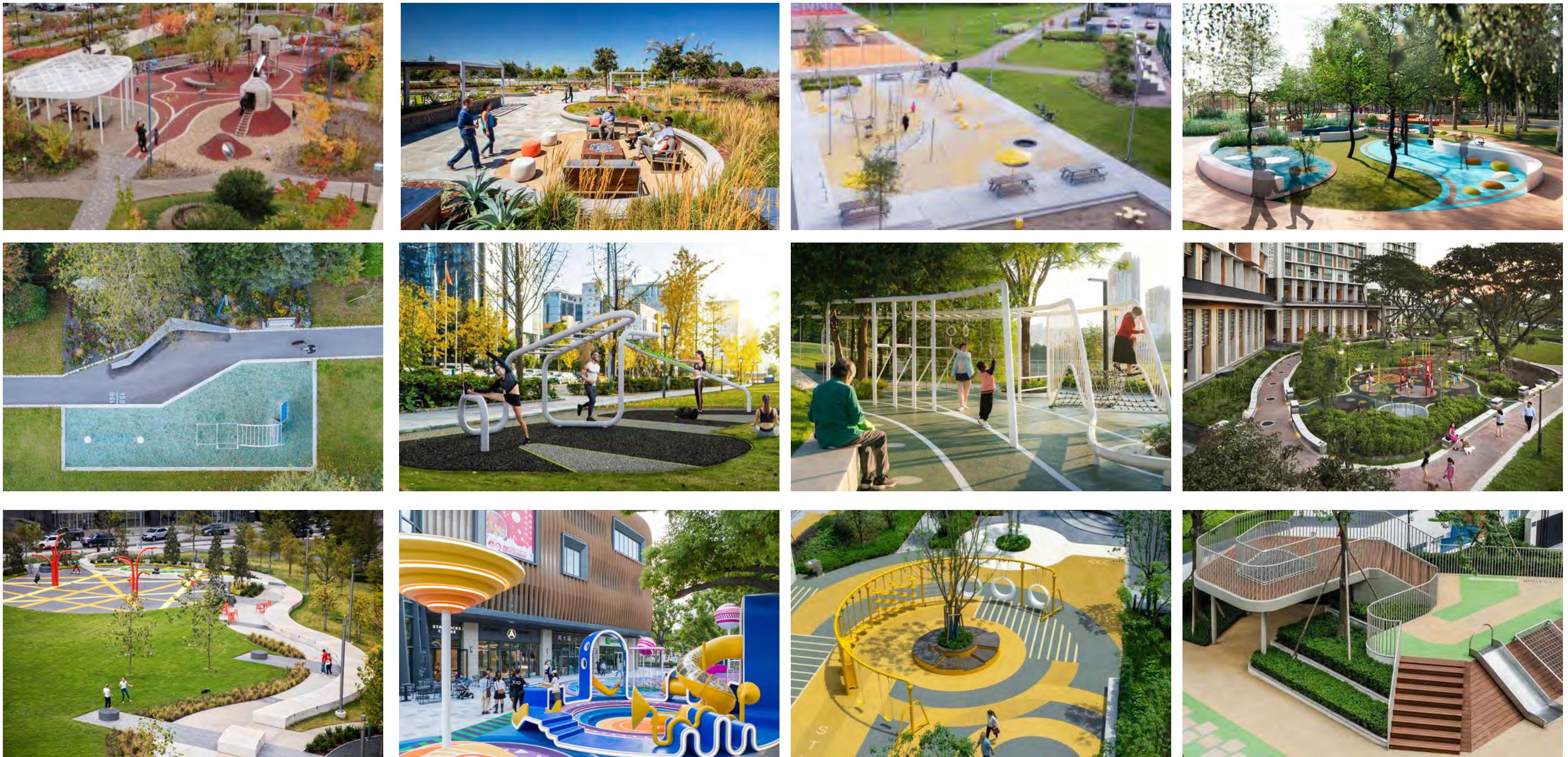


FIGURE 12: GATHERING SPACE INSPIRATION

FIGURE 13: INFILL OF UNDERUTILIZED PARKING LOTS



## 7.1B NEIGHBORHOOD ACTIVITY CENTERS

# Union Park

## Neighborhood Activity Center Current Snapshot

### Location

Union Park Center sits on the border of Midvale, Sandy, and Cottonwood Heights. It is part of a larger commercial corridor in both Midvale and Cottonwood Heights that spans down Fort Union Blvd. Union Park is the southernmost reaching commercial area of this larger node and drops to High Point Parkway. Union Park Center is a large commercial center at around 70 acres with a mix of different commercial uses. It serves as a hub for business, retail, restaurants, and other establishments in the region.

The center features modern architecture, ample parking facilities, and landscaped outdoor areas to the north, as well as some multi-family housing to the east. The southern portion houses the most vacancy, has the highest number of surface parking spaces, and is the least visible from 1300 East.

Anchors in the area include the Cinemark Century Movie Theater, office buildings, and various dining establishments located around the movie theater. There is also a large three-level parking garage off 7800 South.



FIGURE 1: UNION PARK CENTER LOCATION

## Economic Snapshot

| UNION PARK              |                   |             |           |
|-------------------------|-------------------|-------------|-----------|
|                         | Intersection      | Long        | Lat       |
|                         | 7800 S. & 1300 E. | -111.853437 | 40.610555 |
| Total GLA               | 910,000 SF        |             |           |
| Rental Rate             | \$24.52/SF        |             |           |
| Vacancy                 | 5.90%             |             |           |
| Occupancy               | 94.10%            |             |           |
| Age (year built)        | 2005              |             |           |
|                         | 1/2 Mile          | 2 Miles     | 3 Miles   |
| Population              | 3,759             | 71,191      | 140,333   |
| Daytime Population      | 4,484             | 65,870      | 140,193   |
| Median Household Income | \$107,659         | \$88,494    | \$88,508  |

FIGURE 2: ECONOMIC SNAPSHOT



Aerial View  
Source: Costar

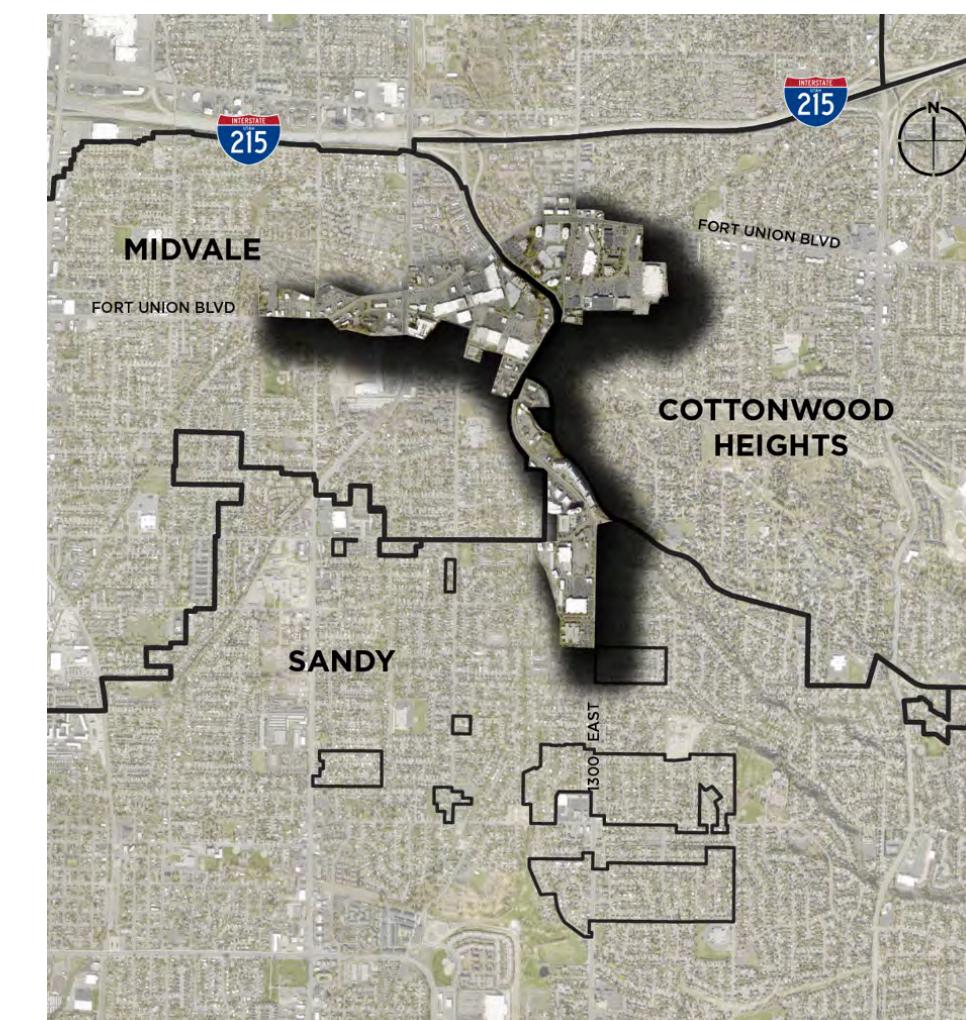


Businesses  
Source: Costar

## Mobility Snapshot

Union Park Center is located at the intersection of 1300 East, an arterial street that spans Sandy City and 7800 South, which turns onto East Creek Road as it crosses 1300 East. Overall, these streets can see between 38,200 and 63,900 vehicles per day. The center is also located 0.3 miles away from Fort Union Blvd and 0.5 miles away from the 215 Belt Route exchange.

FIGURE 3: PART OF THE WHOLE



## SWOC Analysis

FIGURE 4: SWOC ANALYSIS



## Tie to General Plan Vision and Values

An assessment was made of Union Park Center and how it achieves the goals put forward in the General Plan. Note that YES does not mean that the NAC completely meets the General Plan Value but has the basic building blocks that are important to meeting the Value.

FIGURE 5: TIE TO GENERAL PLAN VISION AND VALUES

| SMALL AREA         | Community - recognition of the fundamental importance of nurturing a strong, inclusive, and connected social fabric within the City   | Premium Location - An emphasis on efficient, safe, and comfortable mobility to facilitate access to goods, services, recreation, open space, and employment through walking, biking, and vehicles  | Opportunity - An effort to improve the potential for positive change, growth, and development of individuals, families/households, neighborhoods, commercial endeavors, and the City itself   | Stewardship - Responsible management of the City's resources and a consideration for potential impacts in an effort to ensure adequate capacity, foster a healthy resiliency, and pursue a sustainable balance of economic, environmental, and social outcomes  | Well-Being - A focus on creating environments and systems that support the safety, happiness, and physical, mental, and social health of individuals in Sandy City   |
|--------------------|---|--|---|---|--|
| Sandy Union Center | N<br>Area north of E 7755 S has good beautification and a nice tree canopy. Areas for improvement are concentrated in the southern portion of the site with need for anchor and reduction of parking. Proximity to High Point Park and Crestwood Park (amenities include outdoor pool, tennis courts, fields, walking loops). Opportunity to add unique amenities. Less than a mile away from multiple grocery stores. LDS church can offer some community gathering. | N<br>Movie Theater segment of Sandy Union has enhanced pedestrian amenities. Other segment is disconnected. Opportunity to reformat parking garage and increase pedestrian continuity throughout, especially by increasing pedestrian access for nearest residences. | N<br>Good amount of office mixed in with services. Future center is visioned to be entertainment center. Currently has a cinemark and restaurant options. Opportunities to capitalize on include addition of:<br>- Tech-center<br>- Entertainment oriented retail-modern arcade/games<br>- Live entertainment spaces<br>- Museum<br>- Example: Faneuil Hall Marketplace | Y<br>Tree canopy and East/West mountain viewshed adds beauty. Area is activated with commercial and entertainment uses. Opportunity to update buildings in southern portion to have current facades. Southern portion has high vacancy/turnover rate. Opportunity to add activated spaces for entertainment, dining, and gathering - increase community desire to utilize space for more than dining and movie theater. | Y<br>Access to large-scale and local commercial, hotels, office space. Multi-family housing is available nearby. 1300 East has high speed car traffic, even with speed limit - opportunity for increased traffic buffering/vegetation or creative options for buffering, "Road Diet" or pinchpoints. |

## Sandy Union Park Neighborhood Activity Center

### VISION

Sandy Union Park is located at one of Sandy's primary gateways. The revitalized center will build on existing uses. The area already has significant entertainment assets including a movie theater and restaurants. The vision for this area is to thematically and, if possible, physically, connect the southernmost properties to the development in the north. The existing commercial square footage should be reallocated around pedestrian focused connections that create a cohesive neighborhood including existing office uses, existing and new retail and restaurants, and new public spaces and housing.



FIGURE 6: SANDY UNION PARK VISION

## Land Use Changes

While some portions of Union Park Center are expected to change in their land use type, others are not. This is not to say that these areas will never change, but that change be recommended to be consistent with the current land use.

Areas of consistent land use are expected to be:

- **AREA A.** The land uses in this section have regional commercial uses towards the larger regional commercial district in Cottonwood Heights and Midvale, while transitioning to housing towards the south as the center moves further into Sandy.
- **AREA B.** Area B is characterized by commercial, however this commercial has an entertainment aspect, with an internal road network, restaurants, and a movie theater.
- **AREA D.** Area D contains mobility and health uses. This is expected to continue to be more office and institutional uses.

Areas of change are expected to be:

- **AREA C.** This area is roughly 29-acre area is categorized by office to the northwest and commercial uses taking up the remaining property. Of the 29 acres of land, roughly 10 acres are taken up by underutilized surface parking lots. This area can transition to mixed use while retaining most of the ground floor commercial square footage.

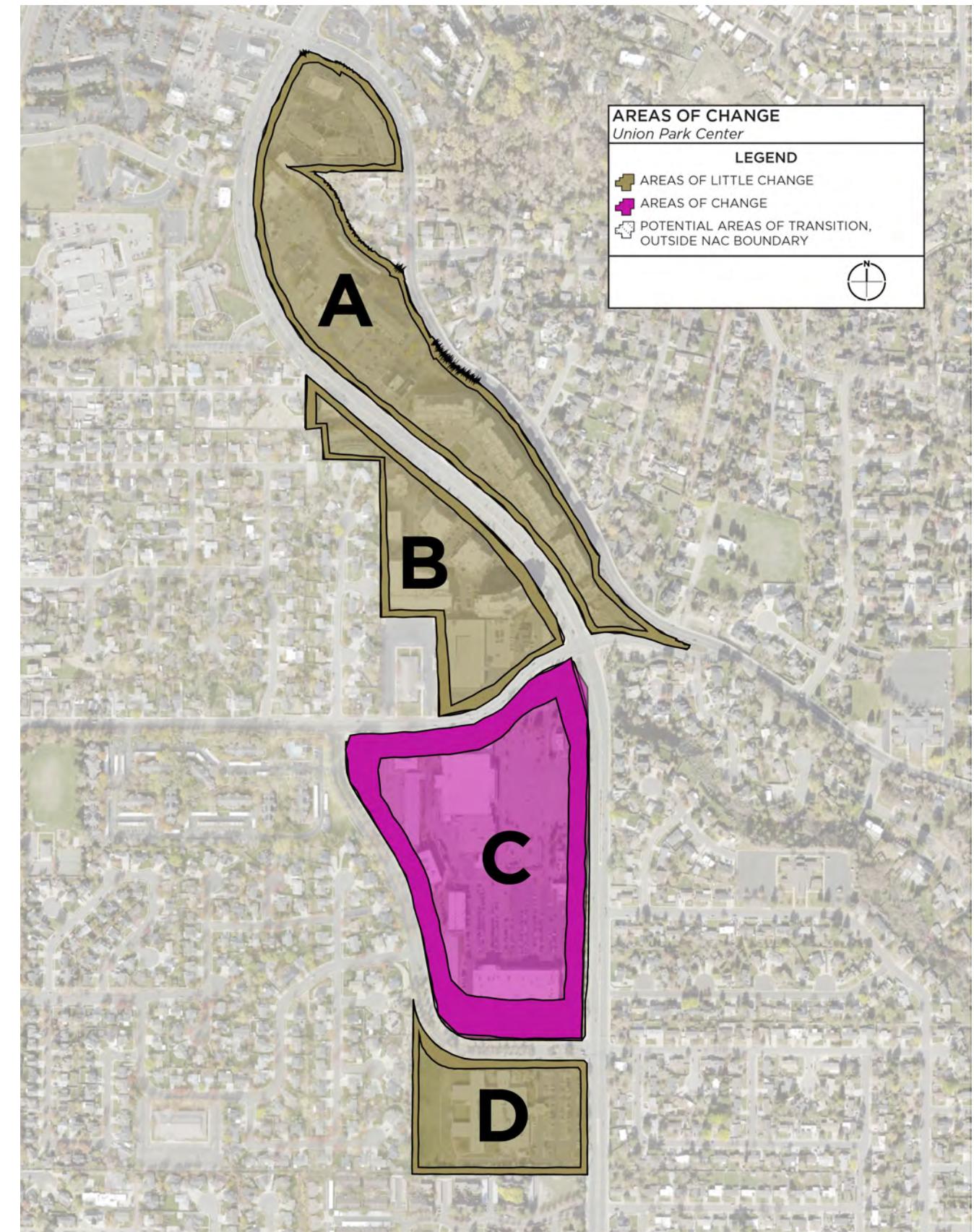


FIGURE 7: AREAS OF CHANGE

## Preferred Development Scenario

The preferred development scenario results in an additional 380 additional units and an additional 36,000 sf of commerce. This scenario results from multiple stories of commerce and housing and utilization of current underused parking lots, especially from the mixed use village on the south side of the center.

FIGURE 8: PREFERRED DEVELOPMENT SCENARIO

| LAND USE   | EXISTING (SF)    | PLANNING ESTIMATE BASED OFF OF PREFERRED SCENARIO (SF) | PLANNING ESTIMATE UNIT COUNT (UNITS) |
|--|------------------|--|--------------------------------------|
| Office Types   | 423,476          | 423,476  |                                      |
| Institutional Types  | 115,316          | 115,316  |                                      |
| Retail Types   | 532,522          | 568,522  |                                      |
| Single Family Residential  | -                | -  |                                      |
| Missing Middle Housing Types   | -                | -  |                                      |
| Multi family Residential (including residential portions of mixed-use) | 261 units        | -  | 380 new units                        |
| <b>Total Commercial</b>  | <b>1,071,314</b> | <b>1,107,314</b>                                       |                                      |

FIGURE 9: COMMERCIAL AND HOUSING COUNTS

| AREA | EXISTING (SF/UNITS)                      | POTENTIAL CHANGE IN COMMERCIAL SF | POTENTIAL HOUSING UNITS | POTENTIAL TOTAL (SF/UNITS)               | UNIT TYPE         | HEIGHT | GROSS AREA (ACRES) |
|------|--|-----------------------------------|-------------------------|--|-------------------|--------|--------------------|
| A    | 147,578 office/205,956 retail /261 units | + 10,000 retail                   | -                       | 147,578 office/215,956 retail /261 units | Apartment         | 2-3    | 19-22              |
| B    | 153,876 office/99,617 retail             | -                                 | -                       | 153,876 office/99,617 retail             | -                 | 2-4    | 11-13              |
| C1   | 104,927 retail                           | +20,000                           | 380                     | 124,927 retail/ 380 units                | Mixed Use Village | 6      | 11-13              |
| C2   | 122,022 retail                           | + 6,000                           | -                       | 128,022                                  | -                 | 1-2    | 8-10               |
| C3   | 130,088 office                           | -                                 | -                       | 130,088                                  | -                 | 2-3    | 4-5                |
| D    | 115,316                                  | -                                 | -                       | 115,316                                  | -                 | 1      | 7.5-9              |

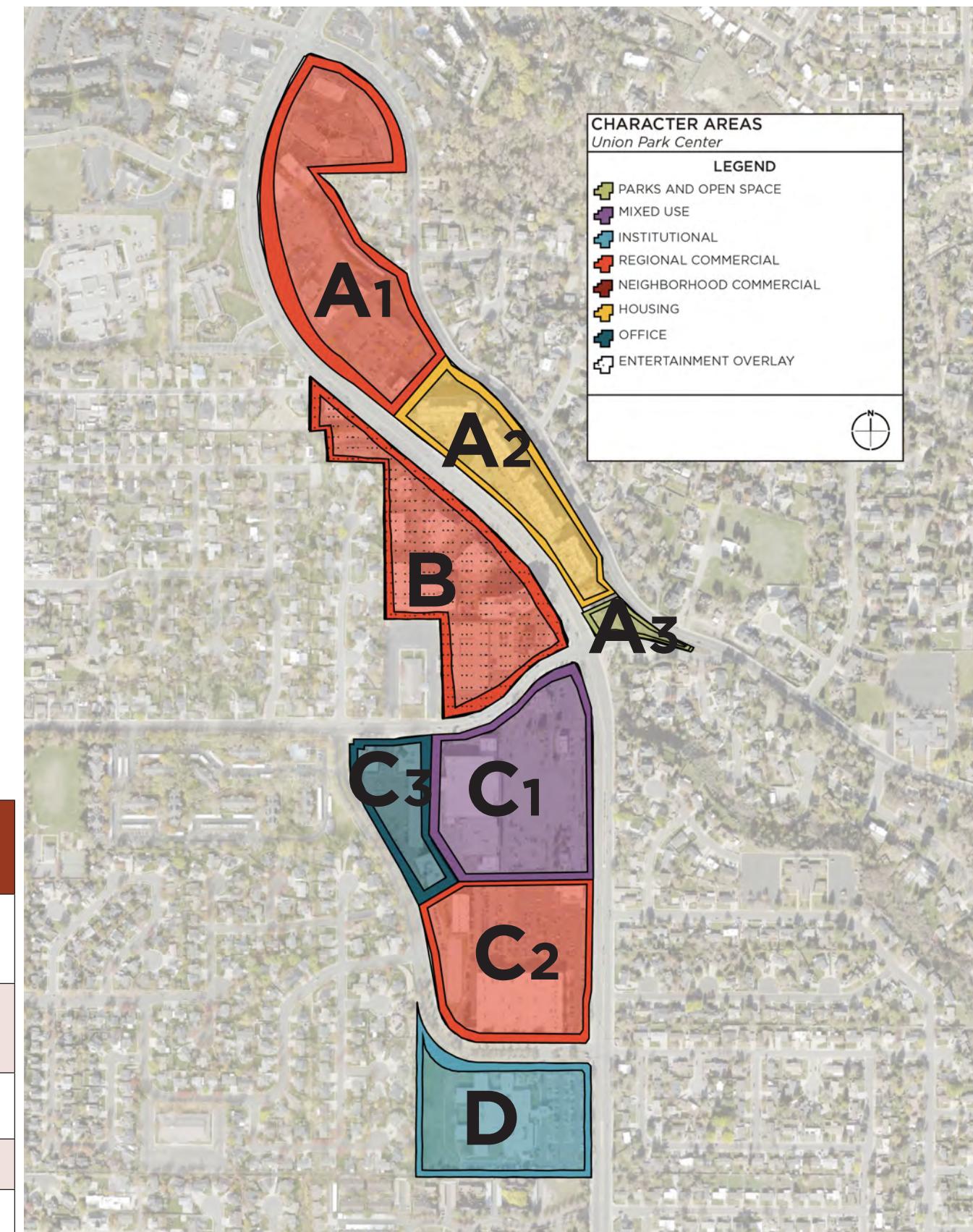


FIGURE 10: PREFERRED DEVELOPMENT SCENARIO

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.

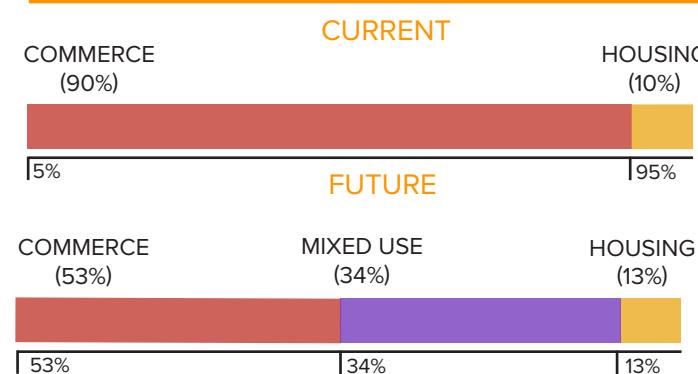
Residential Transition -- This activity center is focused around a core of commercial and mixed-use spaces with denser development and maximum building heights. As development extends away from the core, both density and height decrease as single-family housing increases.

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

1. Increase economic performance and reduce vacancy
2. 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
4. Create a gateway into Sandy City from the north
5. Thoughtfully planned uses and connectivity

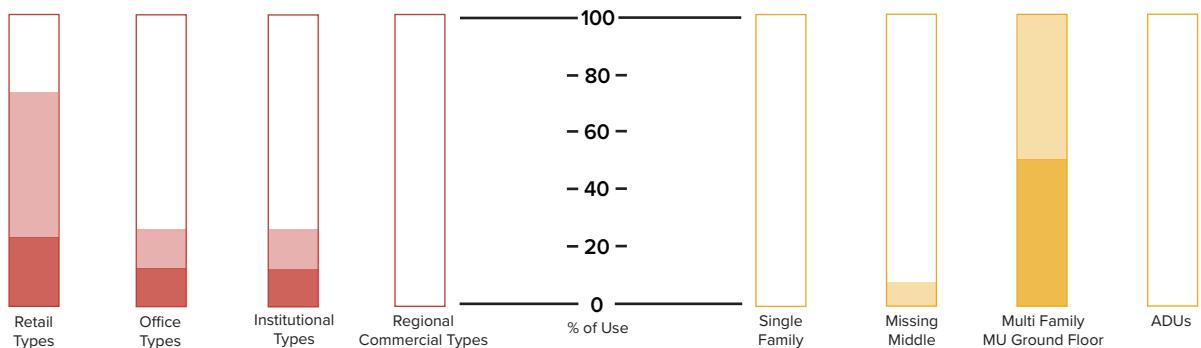
### LAND USE MIX (CURRENT AND FUTURE)



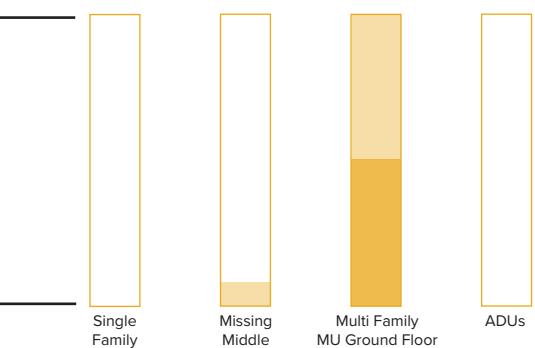
### APPROPRIATE MIXED USE MIXES

- Residential-Commercial Mix
- Office-Retail Mix
- Residential-Hotel Mix
- Residential-Entertainment Mix
- Mixed-use Village

### COMMERCE MIX (ACRES)



### HOUSING MIX (DWELLING UNITS)



## CHARACTER DEFINING ELEMENTS

### BUILDING HEIGHTS

1-6 stories

### RES. DENSITY

18-50 DUA

### INTENSITY & SCALE

High-intensity: Low-rise  
High-intensity: Low/mid-rise

### OPEN SPACE

Addition of 2 community gathering spaces

### PARKING ORIENTATION



### BLOCK PATTERN AND STREETSCAPE

Commercial streetscape with equal balance of building, pedestrian, and landscape space

### MULTIMODAL ACCESS

#### AUTOMOBILES



MEDIUM

Park-once access to amenities and park-and-ride opportunities. Direct access from major streets

#### TRANSIT



MEDIUM

Plan for future access and amenities for existing transit service

#### MICROMOBILITY



HIGH

Integrated bike routes and trails on edges of the NAC

#### PEDESTRIANS



HIGH

Walkable environment with wide sidewalks, street furniture, and ground level activation. Minimal surface parking in mixed use areas

## Open Space & Connectivity Network

The size of the Neighborhood Activity Center coupled with the distribution of housing units and uses throughout the center, enhances the need for more than one community gathering space spread throughout the space. A community gathering space should be present on both sides of 7800 South, with a community gathering space catering toward the entertainment district forming to the north and integrated into the future mixed-use village to the south.

## NORTHERN GATHERING SPACE

The northern community gathering space should play a role in complementing the entertainment district surrounding the movie theater. The space should offer flexibility for hosting a wide range of events and activities such as small-scale concerts, festivals, markets, art exhibitions, and outdoor performances. As the retail in this area is visited at later hours in the day than traditional commercial, the space should be able to seamlessly transition from day-to-night. During the day, sunlight filters through trees, creating dappled shadows and inviting people to relax outdoors. At night, strategic lighting, illuminated fountains, and architectural lighting accents create a magical ambiance, drawing people to explore and enjoy the district after dark. Amenities should focus on passive recreation.

This gathering space can provide as much entertainment as the commercial uses around it. Adding elements and amenities that are family-friendly and good for all ages can bring visitors from the region in. Flexibility in the space to offer a diverse range of programming and events and collaborating with local businesses and community organizations can enhance the gathering space and its effect on the surrounding businesses.

## SOUTHERN GATHERING SPACE

The southern community gathering space should focus on the activation of the public realm and enhance the visual appeal and aesthetic quality of the mixed-use village, making it a more attractive and desirable place to live, work, and visit. As more housing units are located in this area, special attention should be given to adding active recreation amenities where appropriate. Ultimately, the community gathering space in this area contributes to the creation of a strong sense of place within the mixed-use village, fostering a feeling of ownership and pride

among residents and stakeholders. It becomes a defining feature of the community, symbolizing its values, aspirations, and collective spirit, and enriching the overall quality of life for those who call it home.

## Northern Gathering Space

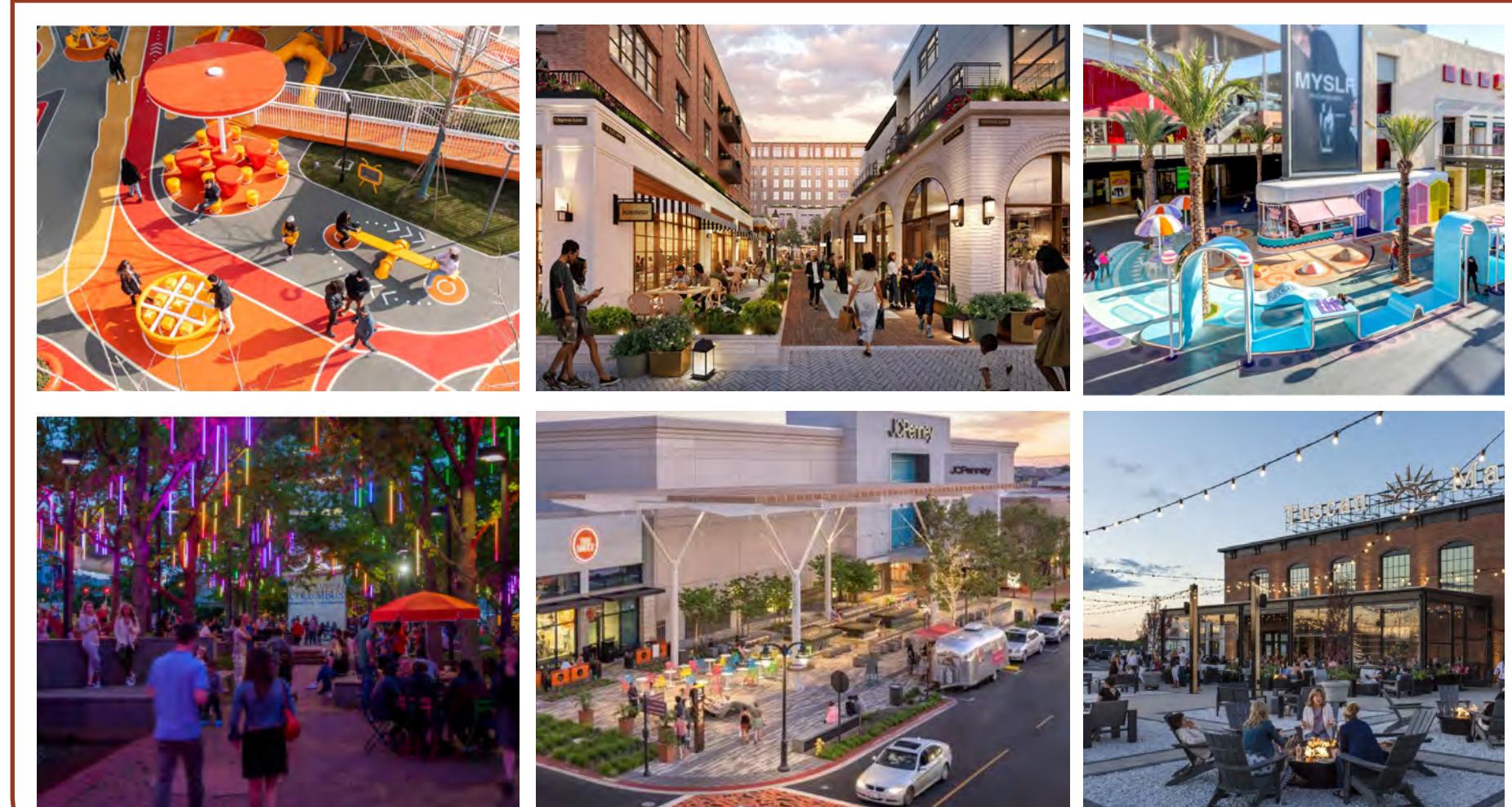


FIGURE 12: NORTHERN GATHERING SPACE INSPIRATION

## INTERNAL ROAD NETWORK

An internal road network is critical for the Neighborhood Activity Center, specifically in the southern portion. As 1300 East is a highly trafficked area, an internal road network needs to accomplish two things: manage traffic flow so that congestion is reduced and pedestrians have accessibility to businesses and showcase business visibility from 1300 East, so that all businesses are not hidden from traffic flow.

The internal road network should allow for efficient management of parking alongside the road for business use. By providing designated parking areas and access points, the road network ensures that visitors can easily find parking spaces close to their destination. Clear signage, wayfinding, and parking guidance systems help drivers navigate the parking facilities and minimize congestion caused by circling vehicles. An internal road network should also provide designated loading zones, service entrances, and delivery access points, allowing trucks and service vehicles to access buildings without disrupting traffic flow on the main thoroughfares.

Connecting the internal road network to the rest of Sandy's infrastructure will be needed to integrate the Neighborhood Activity Center into the community. Sandy already has a trail system implemented along 1300 East, south of 7800 South, and portions of a trail along 7800 South. This trail is missing at the NAC. As development occurs along 7800 South, the development should incorporate and build the remaining portions of the 7800 South Trail between Highland Point Parkway and 1300 East into the frontage of the development. While there is an existing sidewalk, it is less than five feet wide in some areas and does not consider cyclists.



FIGURE 13: OPEN SPACE AND CONNECTIVITY DIAGRAM

## Southern Gathering Space



FIGURE 14: SOUTHERN GATHERING SPACE INSPIRATION

FIGURE 15:SOUTHERN GATHERING SPACE AND SURROUNDING MIXED USE

