



CRESCENT VIEW MIDDLE SCHOOL



DISCUSSION AGENDA



Three Scenarios

- **Scenario 1:** City purchases the entire property and establishes Community Center and integrates with Crescent Park
- **Scenario 2:** Community Center and Public-Private Partnership for Housing
- **Scenario 3:** School district sells property to a developer, no city involvement



CURRENT PURCHASE CONTRACT SUMMARY



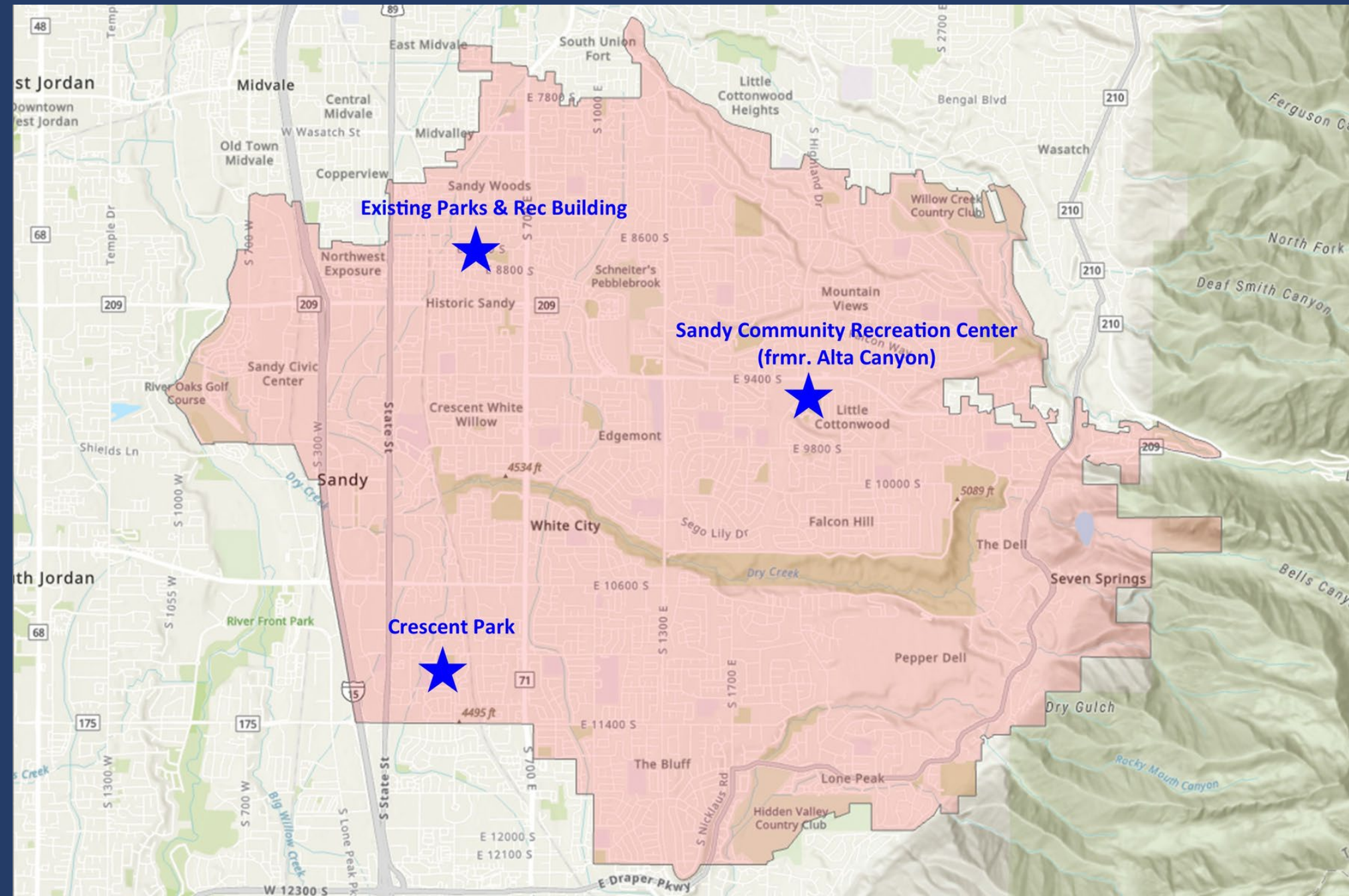
- ±17 acres
- 132,400 SF building space
- City Contract:
 - Purchase Price: \$17,000,000
 - Due Diligence Deadline: Dec. 1, 2026
 - Closing: Mar. 1, 2027



OTHER PROPERTIES FOR SIZE REFERENCE

- Falcon Park: 17 acres
- Lone Peak Park: 27 acres
- Silver Mesa Elementary School: 10 acres
- Pebblebrook golf course: 55 acres
- Farnsworth Farms development: 10 acres
- Sandy Costco: 15 acres





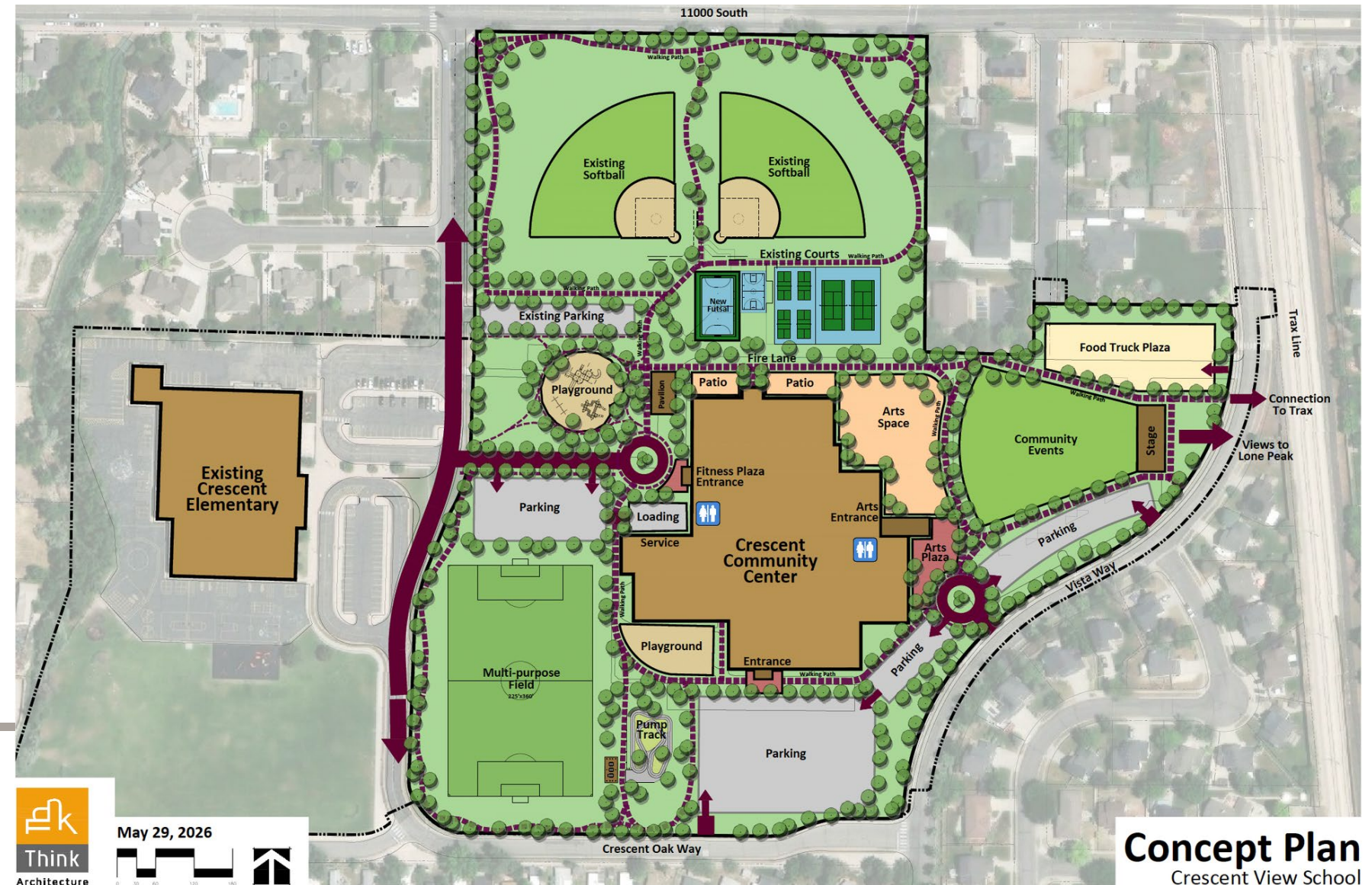
Location compared to current recreation opportunities

SCENARIO 1

Community Center & Park

Possible Site Features:

- Multi-purpose fields
- Pump track
- Open space
- Third Party - Child Care
- Arts spaces
- Events field
- Food truck plaza
- Bike/walking path

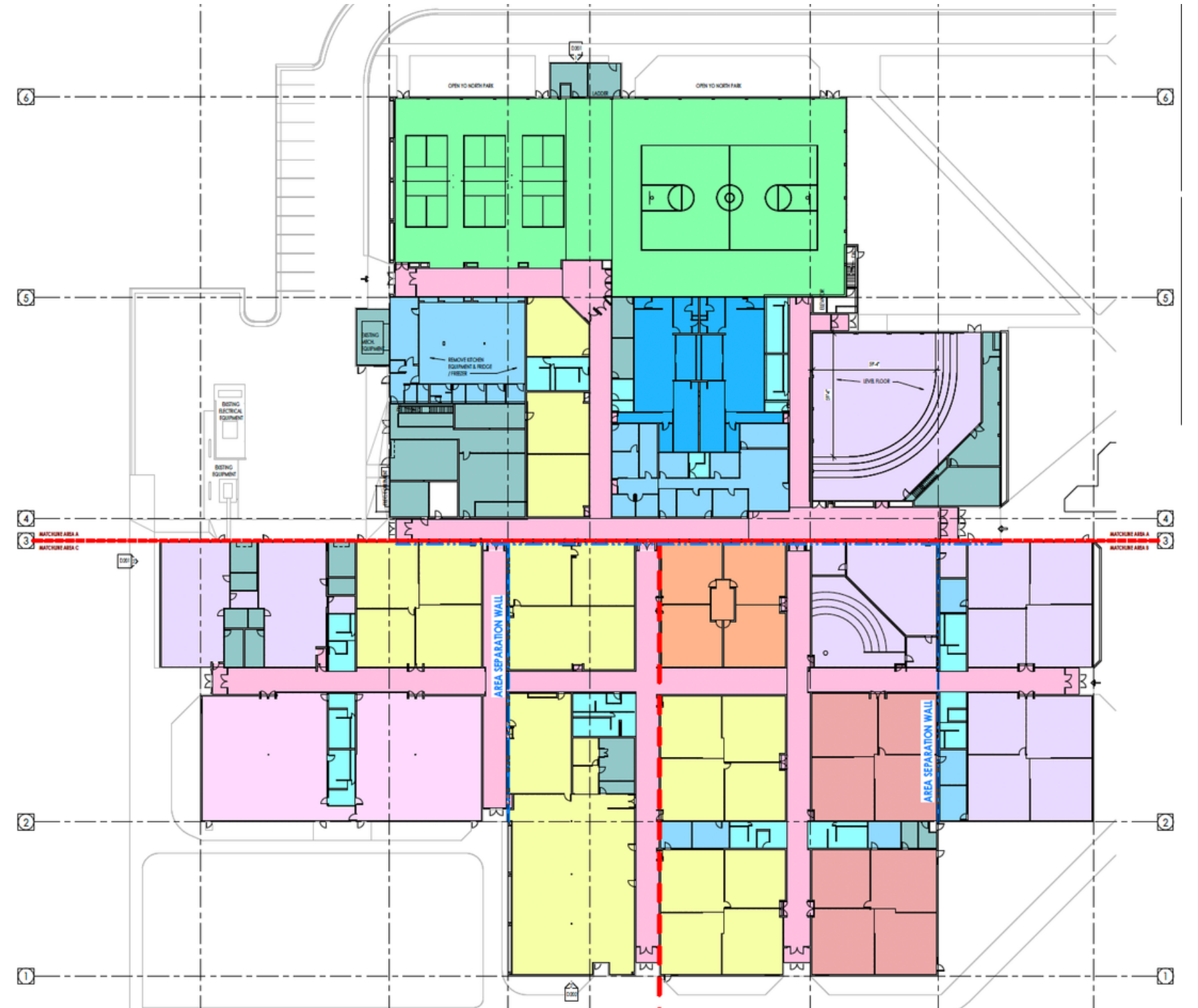


- Integration with Crescent Park
- Connection to Porter Rockwell Trail
- Pavilion
- Shared parking with school



SCENARIO 1

Sandy City Purchase





SCENARIO 1

Community Center & Park

Park & Recreation Features:

- Large basketball/volleyball gym
- Equipment storage
- Training rooms
- Special events rooms
- Childcare area services





SCENARIO 1

Community Center & Park

Park & Recreation Features:

- Indoor pickleball
- Exercise classrooms
- Workout areas
- Locker rooms



SCENARIO 1

Community Center & Park

Community Arts Features:

- Rehearsal Space
- Audition Space
- Educational Space
- Theater Warehouse
 - Set Storage
 - Costume Storage
 - Prop Storage
- Construction Shop
 - Scenic Shop
 - Paint Shop
 - Maintenance Shop
- Home for America West Symphony & Chorus
- Gallery Space
- Recital Space





Acquisition:	\$17,000,000
Current Parks & Rec Building trade (appraised value):	(\$3,500,000)
Renovation (range):	\$3,000,000 to \$13,000,000
Site costs (estimated):	\$3,900,000
<hr/> Total Cost:	<hr/> \$20,400,000 to \$30,400,000

Annual operating costs (estimated):	\$500,000
Utilities:	\$172,096
Revenue (rec fees, rentals, events, childcare):	(\$100,000)
Old Parks & Rec Building savings:	(\$99,300)
<hr/> Total:	<hr/> \$472,796

SCENARIO 1

Community Center & Park Purchase Economics



SCENARIO 2

Community Center/Public-Private Partnership for Housing

- Keep 3.3 acres, 55,000 SF building
- Redevelop 13.7 acres
- Potential housing components: Owner occupancy, senior housing, middle-income, etc.



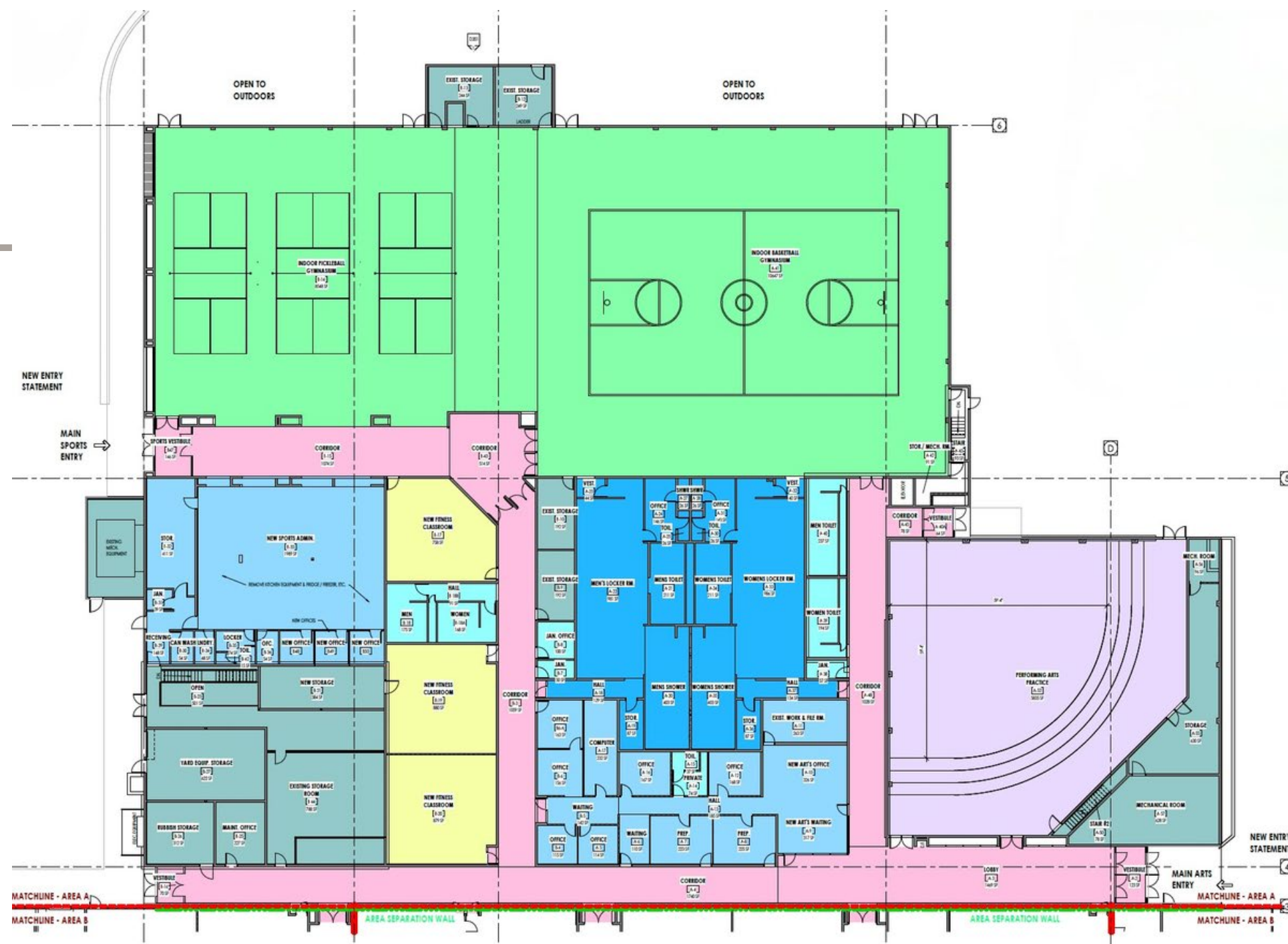


SCENARIO 2

Community Center/Public-Private Partnership for Housing

Building Features

- Large basketball/volleyball gym
- Indoor pickleball
- Workout areas
- Locker rooms
- Equipment storage
- Main Stage rehearsal space
- Additional rehearsal rooms





Acquisition:	\$17,000,000
Current Parks & Rec Building trade (appraised value):	(\$3,500,000)
Sale of surplus land:	(\$13,700,000)
Renovation (range):	\$1,250,000 to \$5,400,000
Site costs (estimated):	\$500,000
Total Cost:	\$1,550,000 to \$5,700,000

Annual operating costs (estimated):	\$150,000
Utilities:	\$71,490
Revenue (rec. fees, rentals, events)	(\$50,000)
Old Parks & Rec Building savings:	(\$99,300)
Total:	\$72,190

SCENARIO 2

Community Center/Public-Private Partnership for Housing



SCENARIO 3

Property Sells to Developer—Townhomes – No City Involvement



Townhomes Development Concept

- ±165 attached townhomes
- Estimated 2,000 SF
- Estimated \$600,000 sale price



SCENARIO 3

Property Sells to Developer—Single Family – No City Involvement



Single Family Development Concept

- R-1-8 Development Concept:
- ±90 single-family homes
- Estimated 4,000 SF
- Estimated \$1.1 million sale price

QUESTIONS?

