

SANDY CITY GENERAL PLAN STATION AREA PLANNING HISTORIC SANDY

STATION AREA PLAN VISION

Historic Sandy is the community's first neighborhood. The tree lined streets with original homes were within easy walking distance of the area's Main Street that provided goods and services for Sandy's first residents.

The Station Area Vision is to celebrate the past and energize the neighborhood's future.

PREFERRED SCENARIO VISION



Overall Development Goals at Buildout

1. Increase the availability and affordability of housing, including moderate-income housing
2. Promote sustainable environmental conditions
3. Enhance access to opportunities
4. Increase transportation choices and connections



VIEW OF MAIN STREET AND 120 EAST

PARKLETS ALLOW FOR ADDITIONAL ACTIVATION WITHOUT GETTING RID OF PARKING PERMANENTLY

INFILL OPPORTUNITIES

RETAIN HISTORIC ARCHITECTURE

LANDSCAPING (OUTDOOR SEATING) ENHANCEMENTS WHERE POSSIBLE

“BIG MOVE” AREAS

Downtown Historic Sandy Area

9000 South

Sandy City-owned vacant lot

[Scott Cowdell Park](#)

UTA Park and Ride



OPPORTUNITY AREAS

Currently Vacant Properties

- 1 Privately-owned Properties
- 2 Sandy RDA-owned Properties
- 3 8800 South Lot- Sandy Owned

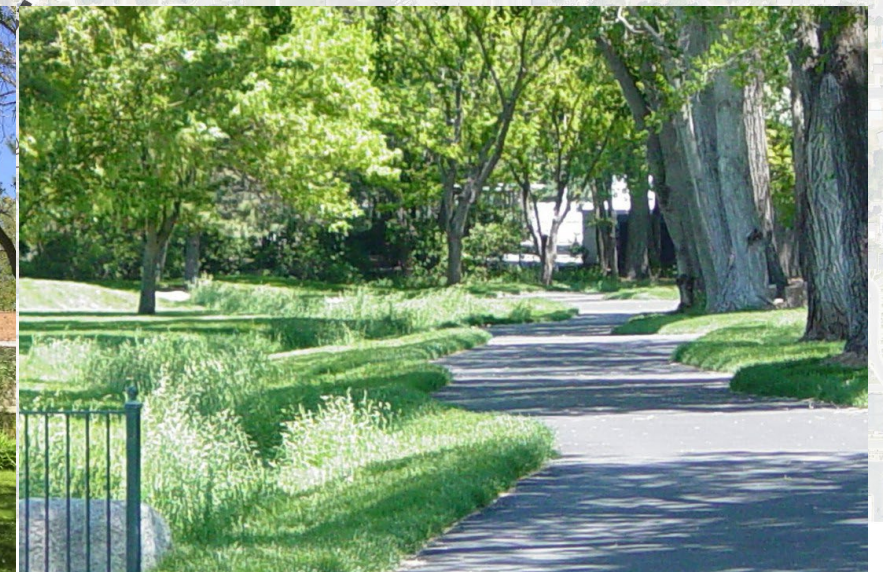
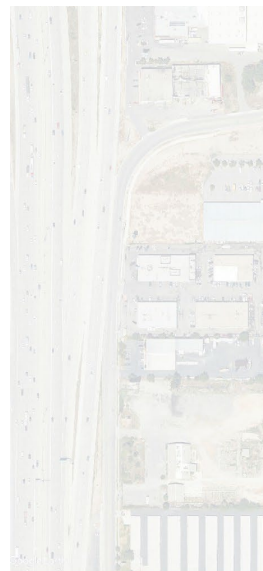
Potential Redevelopment Properties

- 4 State Street Fronting Properties
- 5 UTA Overflow Lot
- 6 Scott Cowdell Park



Opportunity Areas

- Scott Cowdell Park is a 0.88-acre pocket park located a few feet south of the station platform. There are options to increase visibility and invite more use the park through additional development and reconfiguration of the park.



Scott Cowdell Park Redevelopment

Strategic Objective:

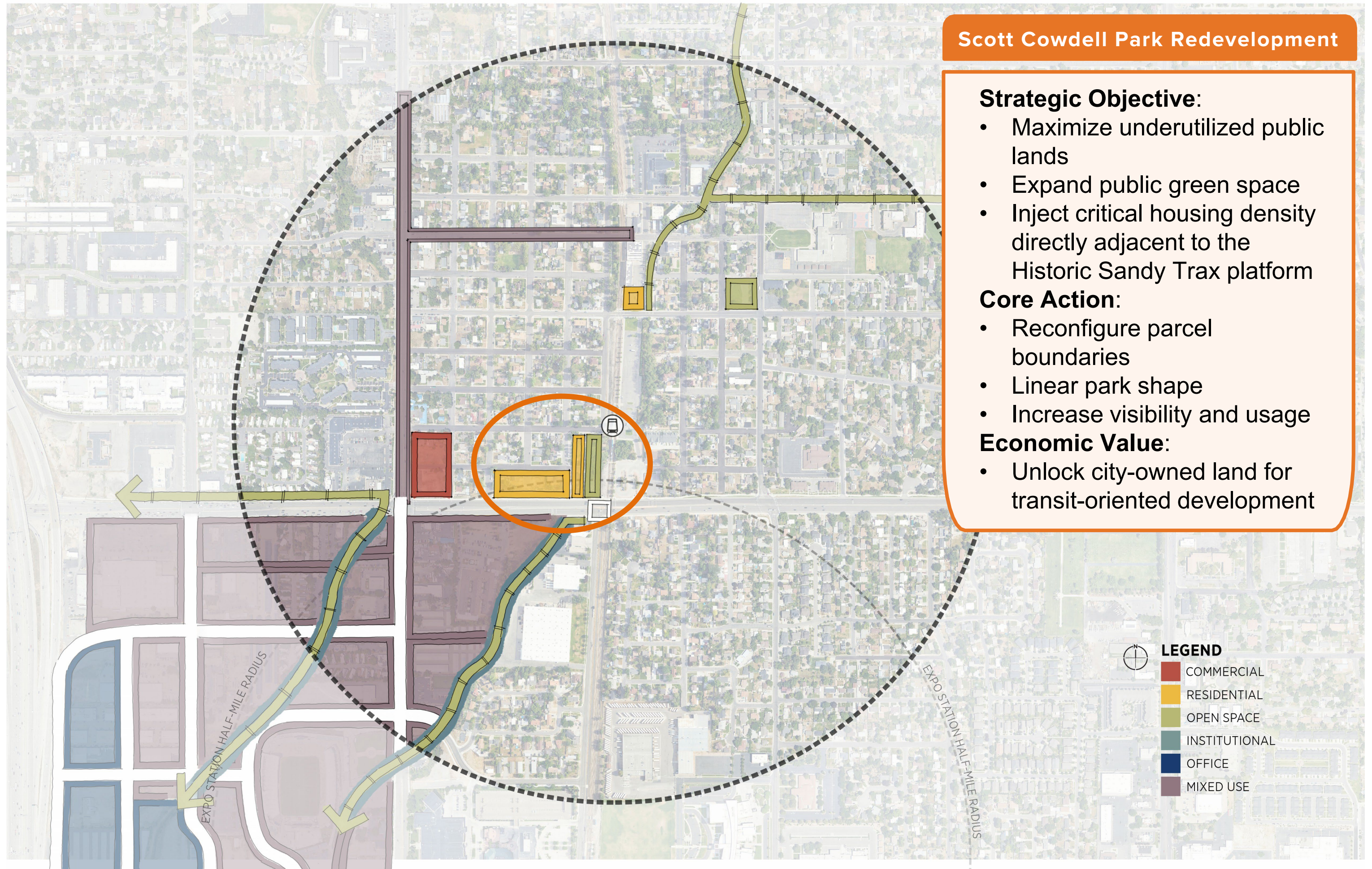
- Maximize underutilized public lands
- Expand public green space
- Inject critical housing density directly adjacent to the Historic Sandy Trax platform

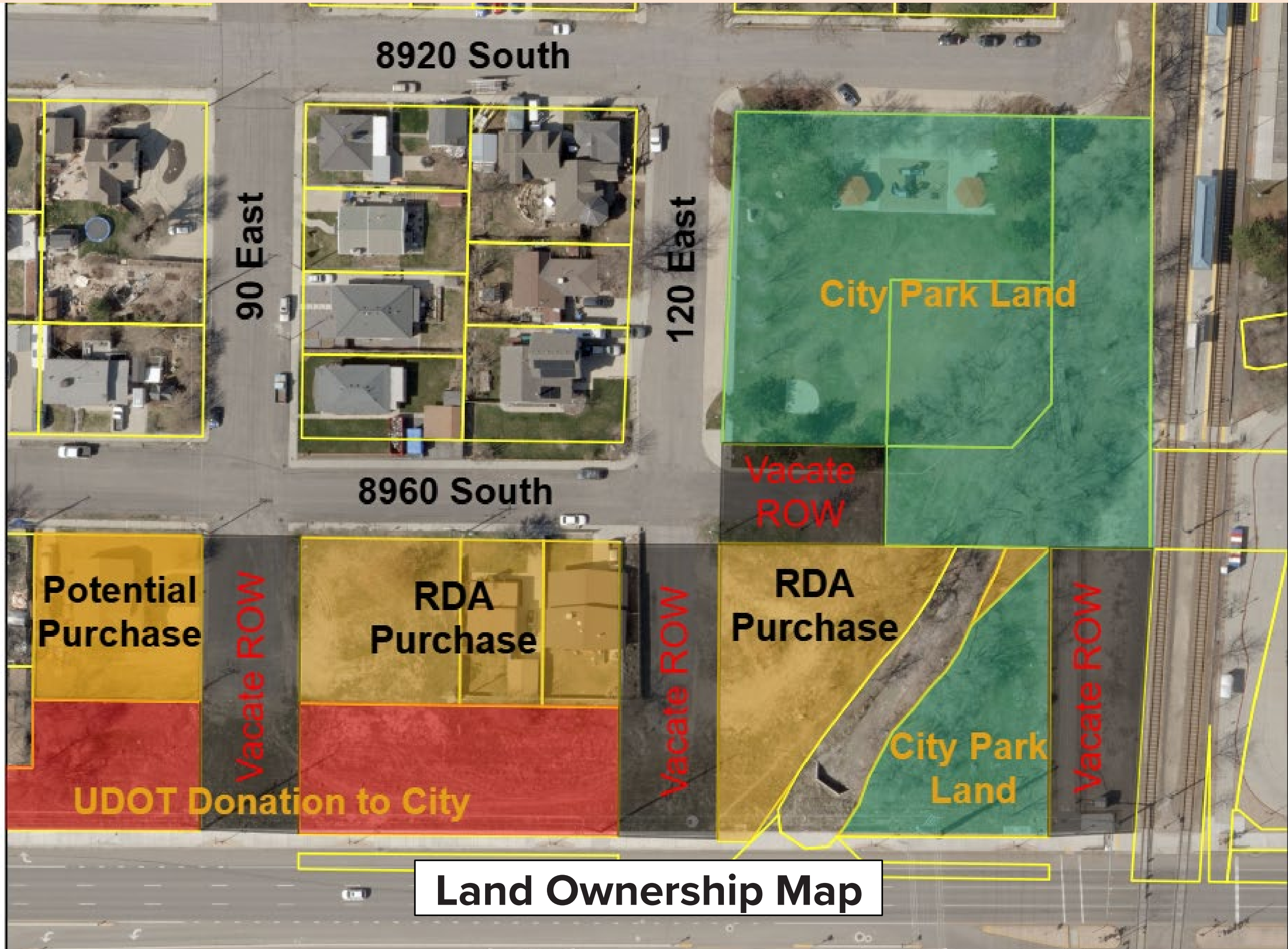
Core Action:

- Reconfigure parcel boundaries
- Linear park shape
- Increase visibility and usage

Economic Value:

- Unlock city-owned land for transit-oriented development





8920 South

90 East

120 East

City Park Land

Vacate ROW

8960 South

Potential Purchase

Vacate ROW

RDA Purchase

Vacate ROW

RDA Purchase

Vacate ROW

UDOT Donation to City

City Park Land

Land Ownership Map

Scott Cowdell Park Inspiration



Redesign of the Park



Redesign of the Park



Guiding Principles & Design Inspiration for Site Development

1. Use the Missing Middle Housing Toolkit
2. Take advantage of transit and reduce garages and parking cost
3. Step down the scale and massing as it approaches existing neighborhood
4. Architecture that respects the context and history of area
5. Improve connectivity, access, and “eyes” on the open spaces



Conceptual Site Layout

Site Data

Total Site Area = 4.15 Acres
Dev. Site Area = 3 Acres
Revised Park Area = 1.15 Acres
61 Units Overall
21 Cottage Homes
16 Twin Home Units
24 Town Home Units
Avg Unit size is 1000 sq. ft.
Min Unit size is 600 sq. ft.
Max Unit size is 1800 sq. ft.
Parking – 100 stalls

Cottage Homes

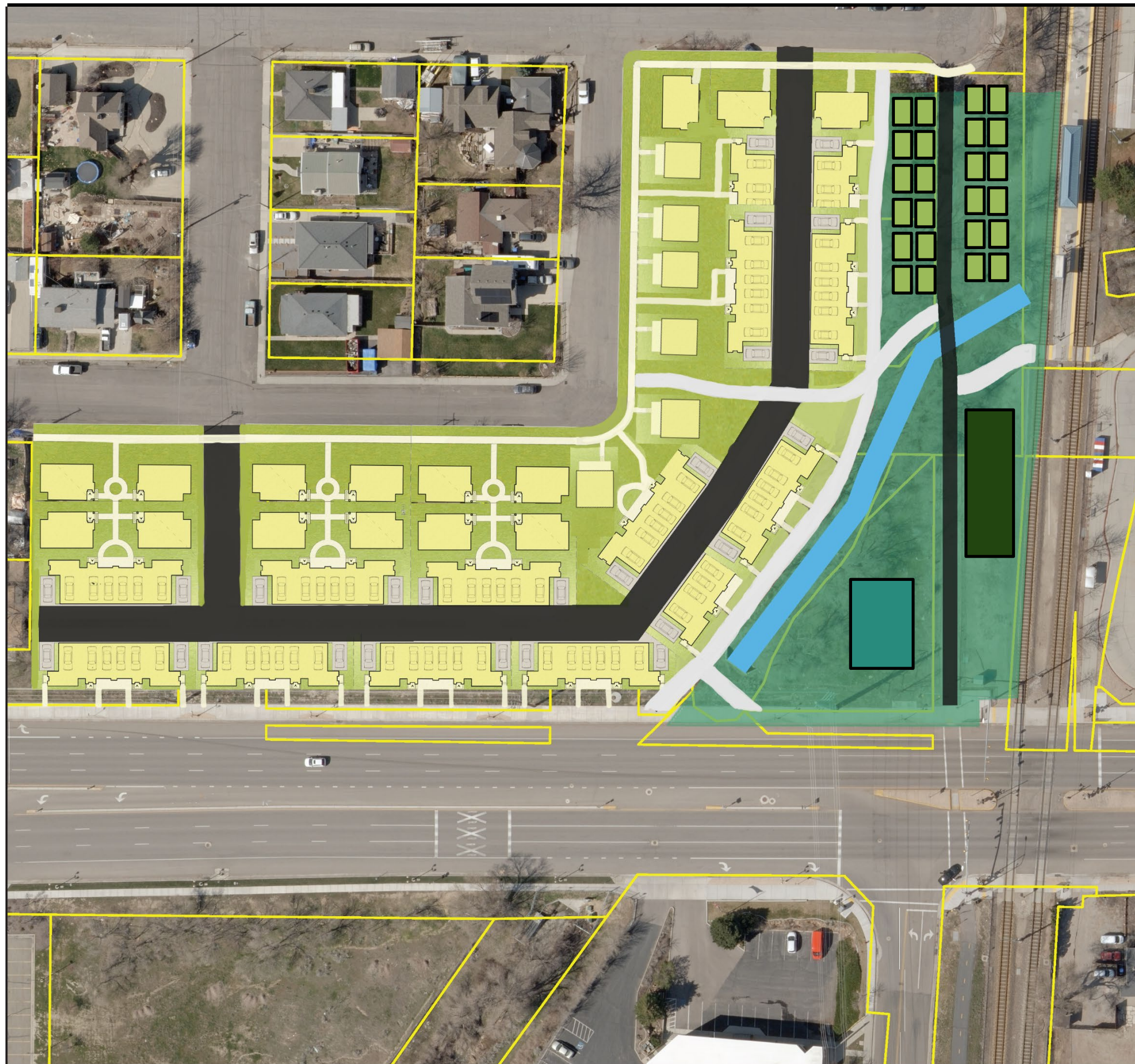
Three-Story Town Homes

Two-Story Twin Homes

0 25 50 100 150



Conceptual Site Layout

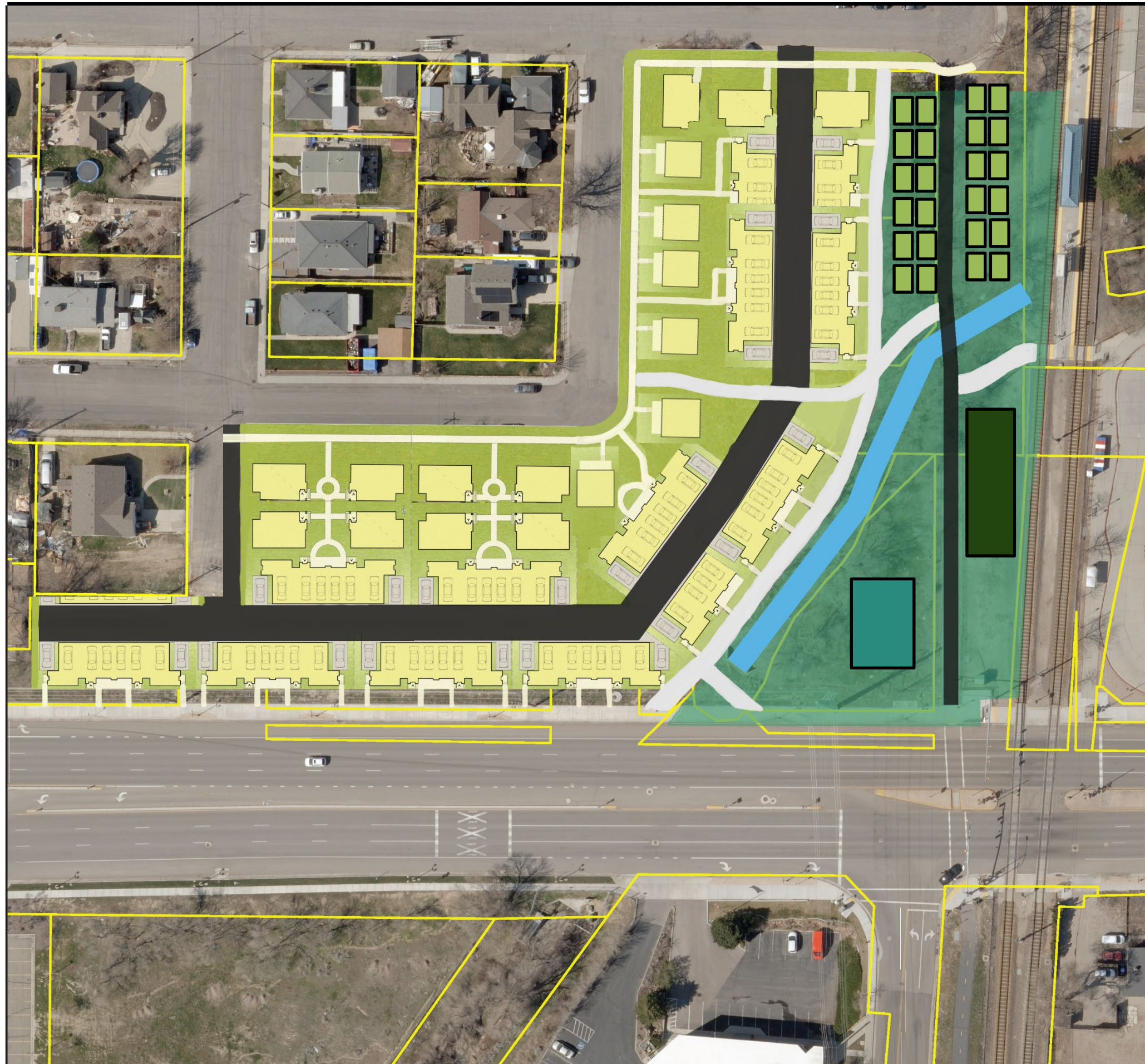


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0 25 50 100 150 200 Feet





Conceptual Site Layout

w/o 8972 S. 90 E.

Site Data

- Total Site Area = 3.85 Acres
- Dev Site Area = 2.7 Acres
- Revised Park Area = 1.15 Acres
- 55 Units Overall
- 17 Cottage Homes
- 14 Twin Home Units
- 24 Town Home Units
- Avg Unit size is 1000 sq. ft.
- Min Unit size is 600 sq. ft.
- Max Unit size is 1800 sq. ft.
- Parking – 92 stalls

