

Overview

The cities of Sandy and Midvale are developing a mixed-use Transit Oriented Development (TOD) plan through the Community Design Workshops. The goals and objectives of this plan include the involvement of community participation in identifying principles of quality growth, that relate to TOD, open space and trails and the location of a transit station convenient to development.

1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$0 in-kind)
Match:	\$20,000
Project Cost:	\$30,000

Sandy-Midvale Cities-TOD Project

Local Responsibility

The Cities of Sandy and Midvale are proposing to undertake a unique joint planning effort in cooperation with Envision Utah and the Utah Quality Growth Commission.

State Leadership

The Quality Growth Commission awarded Sandy-Midvale with a grant in the amount of \$10,000.

Economic Development

Through the process of the workshop, detailed information on how and where new development may occur within the proposed study area will be provided.

Infrastructure Development

Workshop participants will investigate the effects of incorporating mixed-use development patterns in providing a wider spectrum of housing options. The costs and benefits associated with this type of development will be analyzed

Housing Opportunity

The workshop will demonstrate the potential for more compact development patterns, whether in redevelopment, infill and/or new development capacities. These development patterns, if implemented, would help in preserving open space.

Conservation Ethic

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George Shaw-Planning Director

Implementation

The plan has been inactive since 1999, however, UTA has recently re-activated the annexation and zoning of this property. In fact, the public hearing for the above is scheduled for tonight's City Council Meeting (October 14, 2003). The original plan is still being used by UTA, knowing that when the property is ready to develop, the actual design may change somewhat.

Promoting Intelligent Growth

Even though the plan has been inactive, the design workshop was the lever to get a mixed use zone adopted in the City, the need being that a new zone would 'insure' that development of the site would truly comply with mixed use design. Our Mixed Use Zone was adopted August 2002, and has been implemented on other sites within the City.

Accomplishments

The Zone has received awards from both ENVISION UTAH and the Utah Chapter of A.P.A. (American Planning Association). We have two significant areas in our community that have been rezoned to Mixed Use and several other areas that have been discussed as possibilities. One of the two sites above is already into Phase I construction.

Benefits

The grant provided funds to pull off a design workshop that included public officials, design professionals, property owners, and citizens. The workshop was critical in bringing about consensus between these groups as to how the property could be developed. The design professionals were able to show how the property could be configured in a way that would not impact local neighborhoods but actually become an amenity to the area. It is a major achievement whenever public officials and the citizenry can agree on development issues.