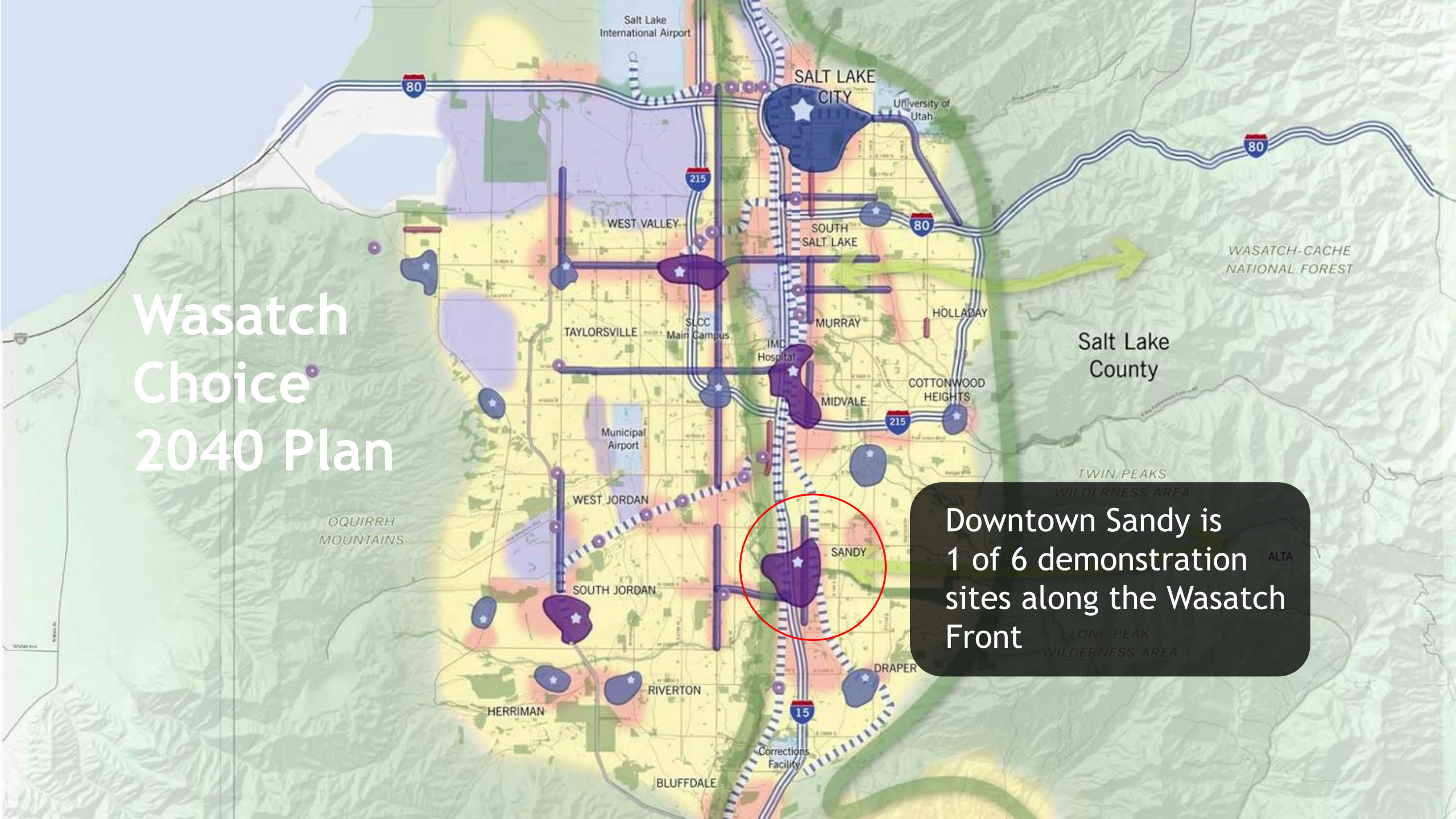


# THE CAIRNS

*Where Mountain Meets Urban*

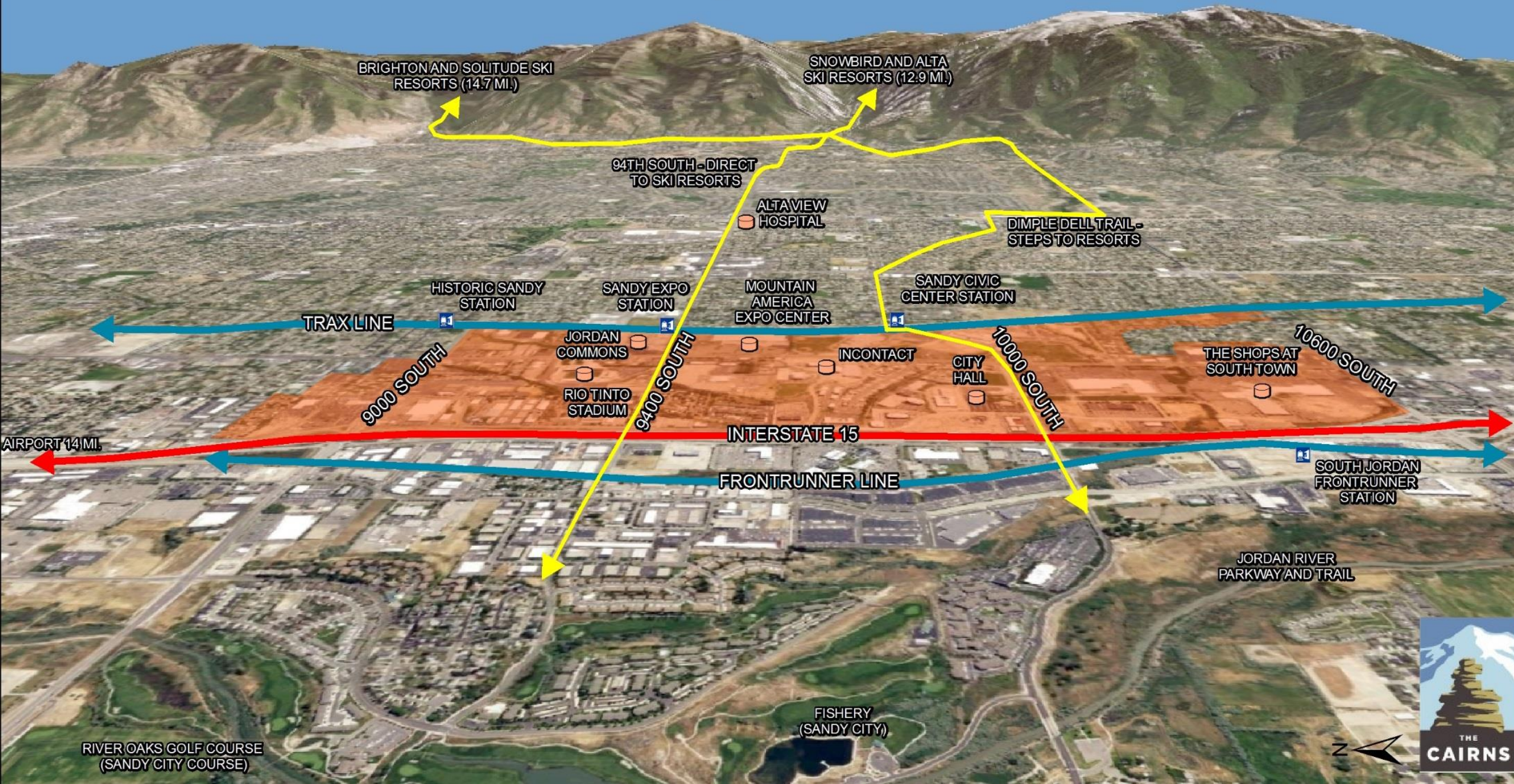
Sandy Utah

# Wasatch Choice 2040 Plan



Downtown Sandy is  
1 of 6 demonstration  
sites along the Wasatch  
Front

# The Cairns - A New Downtown for Sandy



BRIGHTON AND SOLITUDE SKI RESORTS (14.7 MI.)

SNOWBIRD AND ALTA SKI RESORTS (12.9 MI.)

94TH SOUTH - DIRECT TO SKI RESORTS

ALTA VIEW HOSPITAL

DIMPLE DELL TRAIL - STEPS TO RESORTS

TRAX LINE

HISTORIC SANDY STATION

SANDY EXPO STATION

MOUNTAIN AMERICA EXPO CENTER

SANDY CIVIC CENTER STATION

9000 SOUTH

JORDAN COMMONS

RIO TINTO STADIUM

9400 SOUTH

INCONTACT

CITY HALL

10000 SOUTH

THE SHOPS AT SOUTHTOWN

10600 SOUTH

AIRPORT 14 MI.

INTERSTATE 15

FRONTRUNNER LINE

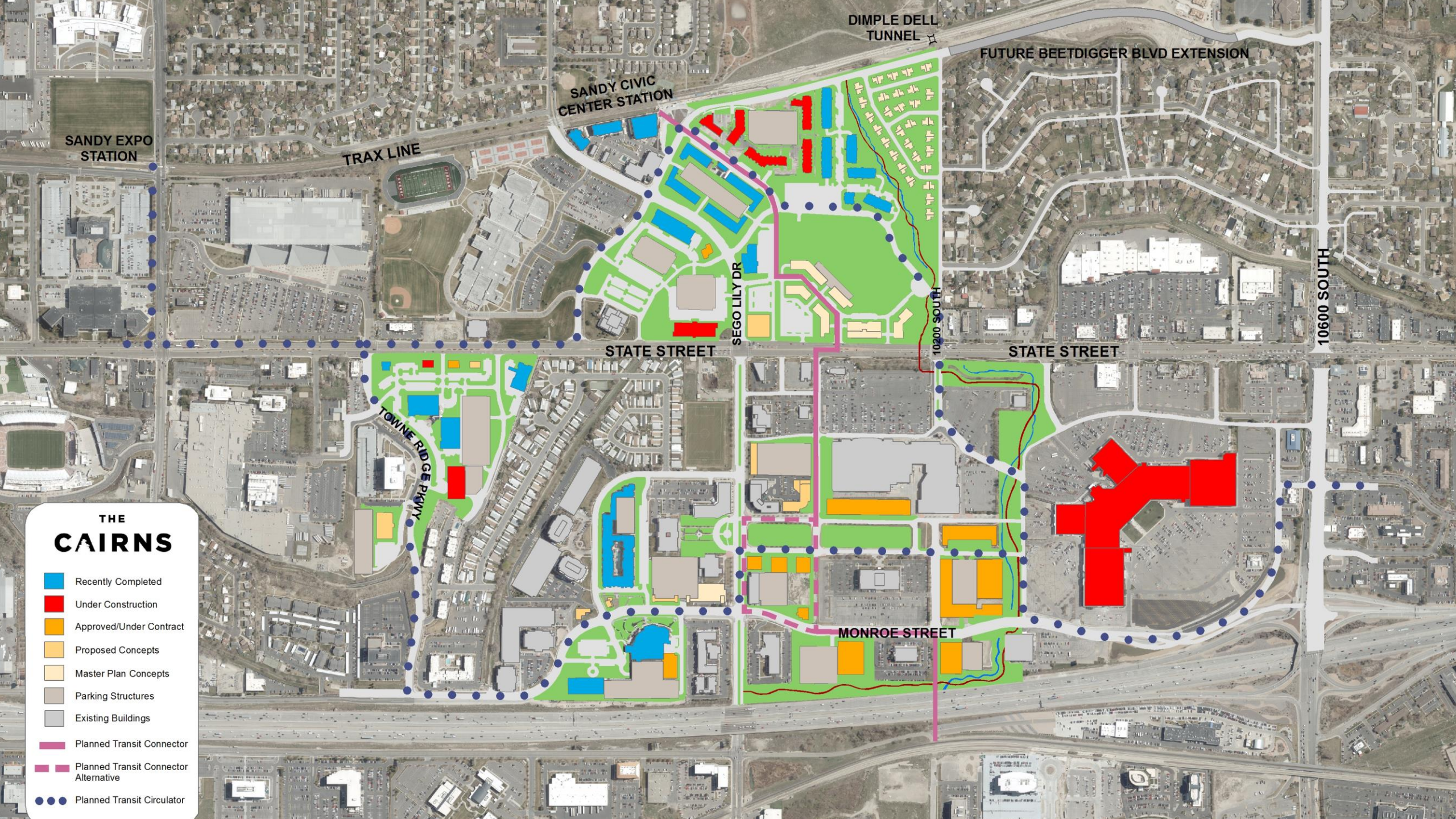
SOUTH JORDAN FRONTRUNNER STATION

JORDAN RIVER PARKWAY AND TRAIL

RIVER OAKS GOLF COURSE (SANDY CITY COURSE)

FISHERY (SANDY CITY)





SANDY EXPO STATION

TRAX LINE

SANDY CIVIC CENTER STATION

DIMPLE DELL TUNNEL

FUTURE BEETDIGGER BLVD EXTENSION

STATE STREET

SEGO LILY DR

10200 SOUTH

STATE STREET

10600 SOUTH

TOWNE RIDGE PKWY

MONROE STREET

### THE CAIRNS

- Recently Completed
- Under Construction
- Approved/Under Contract
- Proposed Concepts
- Master Plan Concepts
- Parking Structures
- Existing Buildings
- Planned Transit Connector
- Planned Transit Connector Alternative
- Planned Transit Circulator



SCHEELS

SCHEELS















# What's The Process?

- ◆ Have a Plan of Action. City Administration, City Council and public must buy-in. There has to be consensus on the approach to the development project and/or area.
- ◆ Do Your Homework. Constraints analysis, feasibility studies, market research, etc. Create a budget that may include property purchase. The project must “work” and have a good basis in order to succeed. This will also help with setting land use regulations.
- ◆ Create More Than a Master Plan. Create a development plan with: (1) branding and marketing (2) recourse plan for changes in objectives (3) performance pro formas (4) incentive plan with tools (5) creative purchase/sale/performance agreements. Test the plan. The plan can be innovative but it must be “you” as a jurisdiction.
- ◆ Be Tenacious. Stay on top of the details. Be patient. Be consistent. Never stop strategizing. Use common sense. Be a dreamer and pragmatic at the same time.