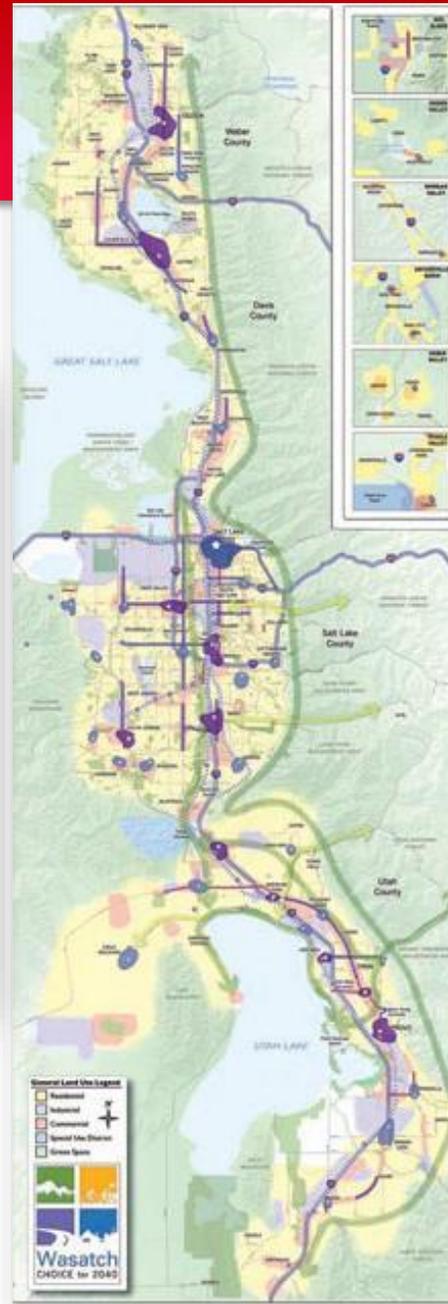




THE EAST VILLAGE



TOD in Utah



- **Wasatch Choice for 2040**
- **3% Strategy**
 - 30% of growth
 - 3% developable land

State of Utah TOD Efforts



2010 – SB 272

- Enabled UTA to enter into Joint Venture partnerships with private developers
- Developer contributes 25%+ of UTA land value

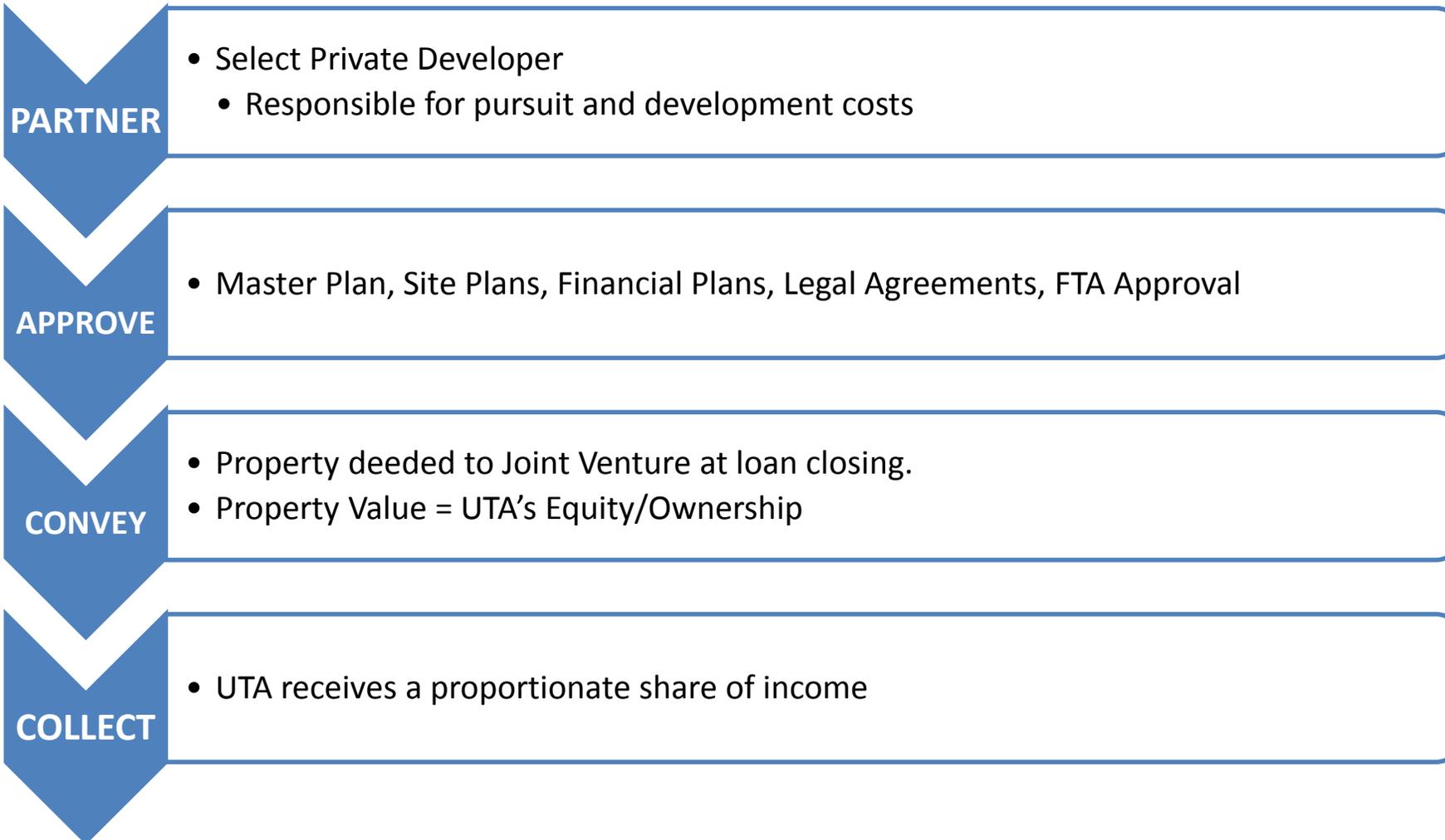


UTA's TOD Goals



- **INCREASE RIDERSHIP**
 - **GENERATE REVENUE**
- Support the Local and Regional Vision
 - Optimize Developable Land
 - Return Property to Tax Rolls
 - Spur Economic Development
 - Reduce Traffic Congestion
 - Improve Air Quality

UTA PROCESS - Joint Development



Active UTA TOD Projects



- 1) Ogden Intermodal Center
- 2) Farmington Station
- 3) Clearfield Station
- 4) North Temple Station (500 W North Temple)
- 5) Salt Lake Central
- 6) 1300 South Ballpark
- 7) 3900 South Meadowbrook
- 8) Jordan Valley Station
- 9) Sandy Civic Center Station**
- 10) South Jordan Station
- 11) Provo Intermodal Center





TRAX

East Village
UTA

UTA

South Village

I-15

9000 South

10600 South



IBI GROUP
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UT 84119 USA
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 801.462.4625
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HAMILTON PARTNERS
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EAST VILLAGE MASTER PLAN

UTA Sandy TOD
 Sandy, Utah

FIGURE 10-10-1



UTATRAX Station

Beetligger Blvd.

Sego Lily Dr.

State Street



CONCEPT PLAN
FOR THE EAST VILLAGE
1000 East 10th Street
Des Moines, IA 50319
PH: 515.281.4200

HAMILTON PARTNERS
1000 East 10th Street
Des Moines, IA 50319
PH: 515.281.4200

EAST VILLAGE CONCEPT PLAN

June, 2013

UTA Sandy TOD
Project No. 1004



Sego Lily

Hills at
Sandy Station

Creekside Way

Beetdigger Blvd

Building 2
88 units – 4 stories

Building 3
76 units – 4 stories

Parking Deck
400 Stalls - levels

Building 1
107 units – 5 stories

Future Building 4

Existing
UTA BUS

Village Boulevard

Neighborhood
Clubhouse/
Flex Retail



10 Exchange Place, Suite 112
Salt Lake City, UT 84111
Tel: (801) 452-4250 Fax: (801) 452-4251



2 BLDG 1 - OVERALL SOUTH ELEV
SCALE: 3/32" = 1'-0"

11/20/2015
ARCH - BLDG
01/20/2016
ARCH/3/11/16



10 BLDG 1 - OVERALL WEST ELEV
SCALE: 3/32" = 1'-0"

11/20/2015
ARCH - BLDG
01/20/2016
ARCH/3/11/16

NO.	DATE	BY	REVISION
1	11/20/15	ARCH	ISSUED FOR PERMITS
2	01/20/16	ARCH	REVISIONS TO PERMITS
3	01/20/16	ARCH	REVISIONS TO PERMITS
4	01/20/16	ARCH	REVISIONS TO PERMITS
5	01/20/16	ARCH	REVISIONS TO PERMITS
6	01/20/16	ARCH	REVISIONS TO PERMITS

NO.	DATE	BY	REVISION

NOTES:
1. This drawing is an architectural rendering of the proposed building and does not constitute a contract. The contractor shall be responsible for obtaining all necessary permits and approvals from the local jurisdiction. The contractor shall be responsible for providing all necessary information to the local jurisdiction. The contractor shall be responsible for providing all necessary information to the local jurisdiction.

SANDY EAST VILLAGE
PHASE 1A

BLDG 1 - EXTERIOR ELEVATIONS

NO.	DATE	BY	REVISION

FOR SITE PLAN SUBMITTAL ONLY



10 Exchange Place, Suite 112
 Salt Lake City, UT 84111
 Ph (801) 532-4232 Fax (801) 532-4231

Rev	Date	By	Description
1	08/11/2015	WJ	STARTING CONCEPT
2	08/20/2015	WJ	REVISIONS FOR PERMITS
3	09/01/2015	WJ	REVISIONS FOR PERMITS
4	09/01/2015	WJ	REVISIONS
5	09/01/2015	WJ	FINAL PERMITS SUBMITTAL
6	09/01/2015	WJ	FINAL PERMITS SUBMITTAL
7	09/01/2015	WJ	FINAL PERMITS SUBMITTAL

SANDY EAST VILLAGE
 PHASE 1A

CLUBHOUSE - EXTERIOR ELEVATIONS

Scale	1/8" = 1'-0"	Date	08/11/2015
Drawn	WJ	Checked	WJ
Reviewed	WJ	Approved	WJ
Project	30020	Sheet	A341



1 EAST ELEVATION
 SCALE: 3/16" = 1'-0"

STONE - SEE
 SCHEDULE - SEE
 SHEETS 100 - 100.00-100.00
 WOOD - SEE SHEET 100 - 100.00-100.00

2 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

STONE - SEE
 SCHEDULE - SEE
 SHEETS 100 - 100.00-100.00



3 WEST ELEVATION
 SCALE: 3/16" = 1'-0"

STONE - SEE
 SCHEDULE - SEE
 SHEETS 100 - 100.00-100.00

4 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

STONE - SEE
 SCHEDULE - SEE
 SHEETS 100 - 100.00-100.00

4/20/2017 4:43:32 PM



THE EASY
VILLAGE




THE
EAST
VILLAGE

COMMUNITY



