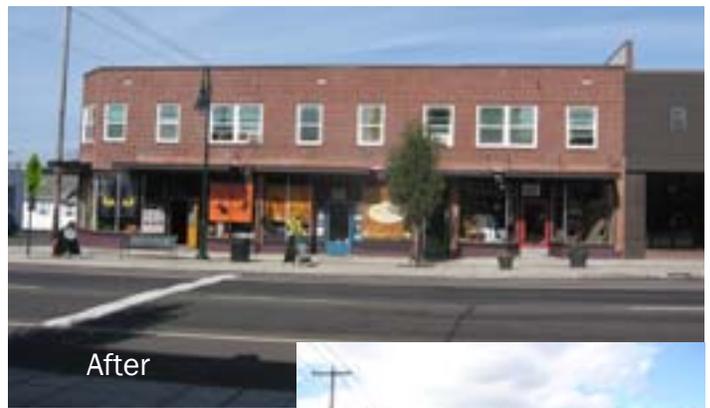


SANDY'S MASTER PLAN FAÇADE IMPROVEMENT PROGRAM

Buildings in downtown Sandy are a mix of historic wood and concrete structures; other historic buildings with 1960's-70's "improvements" using stucco, out-of-date mansard roofs, and cheap siding; and a mix of modest buildings from the 60's-70's. To address this design challenge, the City of Sandy developed a Master Plan Façade Improvement Program. This is a comprehensive approach to enhancing the appearance of buildings in the downtown area while preserving historic character. The program includes two components: a master plan, including design schematics, and a matching grant program funded through the Urban Renewal Agency.

The idea for the program came from a presentation at the National Main Streets Conference in Chicago attended by Sandy's planning director. A program in South Carolina was described that entailed fixing up entire blocks of buildings at the same time. The innovation in this approach was to pay 100% of the cost of improvements to get the cooperation of property owners.



In Sandy, a single contract was bid for the first batch of buildings. Property owners signed an easement allowing the City to perform work on the building and agreeing to maintain the improvements for at least seven years. Initially, the City funded 99% of the cost of improvements (and later a sliding scale).

All efforts funded through the program have either applied the standards or developed a design solution appropriate to the historic character of the specific building.

The project has had a tremendously positive effect on the downtown area. Since its inception in 2009, 26 buildings have benefited representing about \$600,000 in total project costs. The number of empty storefronts has decreased and there have been no new vacancies. This program may well be the most ambitious façade program in the state. City staff constantly receives comments from locals and visitors about how good the city is looking.

