



## THE POINT MASTER PLAN MILESTONE WORKSHOP I

### MEETING NOTES

2 P.M. to 4 P.M., JANUARY 28, 2021

#### PARTICIPANTS:

- Alan Matheson
- Aaron May
- April Cooper
- Arathi Gowda
- Brenner Adams
- Bryson Garbett
- Carrie Byles (SOM)
- Chris Klomp
- Daniel Hemmert
- Dave Bearss
- David Woolstenhulme
- David Dobbins
- David Carlebach
- Derek Miller
- Donna Milakovic
- Douglas Voigt
- Eric Rasband
- Erin Talkington
- Ezra Nair
- George Shaw
- Grant Crowell
- Glade Sowards
- Grant Farnsworth
- Jake Young
- Jay Francis
- Jim Russell
- Jeffrey Nelson
- Jonathan Francom
- Joseph Spence
- Justin Lim
- Keith Marmer
- Kerry Kelly
- Kerry Case
- Leah Jaramillo
- Mark Welcker
- Lew Cramer
- Laura Hanson
- Lloyd Allen
- Michael Flynn
- Moriah Jackson
- Muriel Xochimitl
- Nathan Lee
- Amanda Oaks
- Patti Garver
- Peter Kindel
- Ross Dinsdale
- Reid Ewing
- Saki Mizuguchi
- Scott Williams
- Shawn Seager
- Soren Simonsen
- Stan Lockhart
- Steve Handy
- Steven Sobel
- Tasha Lowery
- Thor Roundy
- Troy Walker
- Don Whyte

## MEETING NOTES:

- Executive Director Alan Matheson welcomed and introduced participants
  
- Director Matheson provided background on The Point
  - Highlighted the importance of the five working groups
  - Gave an overview of the timeline that has led to this point
  - Showcased the Key Vision Elements that became crucial to the selection process
  - Explained the selection process and the steps that led to the decision to bring SOM on as The Point's planning firm
  
- Aaron May, SOM's project manager, introduced the planning consultant team
  - Carrie Byles spoke about her inspiration to join the project
    - Opportunity to work on a transformational project
    - Sophisticated process and preparation with great insights from stakeholders and working groups
    - Environmental considerations opportunity to advance innovation were key
  - Douglas Voigt spoke about the expertise that SOM brings to The Point
    - As a team, they are driven to reinvent the world's cities
    - They understand the catalytic potential of innovative infrastructure
    - They created the first carbon-neutral campus in the United States
    - They partner with institutions and seek innovative solutions
  - With The Point, SOM finds potential in crafting a community that will impact the broader region
    - The Point has the potential to facilitate robust job growth AND provide opportunities for open space, recreation and regional trail connections
    - The Point of the Mountain Vision developed by The Point of the Mountain Development Commission helped to provide a basis for SOM's initial concepts because the regional vision incorporated significant public input and synthesized the values of the surrounding communities
    - SOM has been inspired by the Working Groups' Key Vision Elements and will make sure to incorporate those concepts into The Point master plan
  - Utah's First 15-Minute City
    - The Point can be all about walkable urbanism
    - Mixed-use environment that allows the community to connect
    - Principle 1: Connect the Jordan River Parkway to mountain trail systems
      - Ideas include every house having access to a trail, etc.
    - Principle 2: Respect, restore and enhance water & green infrastructure systems
      - Incredible opportunities to open up views and vistas to the mountains, but also have buildings built to the scale of the surrounding nature

- Principle 3: Maximize connections to existing road and transportation assets
  - Find creative ways to mitigate traffic and provide access to job centers that will see trips outside of the region (balancing local with regional traffic)
- Principle 4: Create a clear project center and identity
  - Not just an incredible piece of architecture, but a place
  - What if you had flexible spaces to have multi-year programming?
  - The Point will be “Known globally, loved locally”
- Principle 5: Create sub-districts and sub-centers based on a 5-minute walking radius
  - Elements like the project center but smaller and with a further emphasis on a sense of place
  - Balanced mix of uses, accommodates different lifestyles
- Principle 6: Create a national model of leadership in sustainable cities, infrastructure and buildings
  - Recycle, repurpose, regenerate
  - Expand housing choices for everyone (inclusive and welcoming)
- Principle 7: Integrate The Point into Draper City’s social and physical fabric
  - Build a highly-trained workforce to shape Utah’s future
  - Quality of the streetscapes, creating places that are welcoming for everyone and a place they can call home
- The process to select a planning consultant team
  - Peter Kindel explained this process and how SOM approached it for The Point
  - One of the most important aspects was the possibility of connecting river to range at the site
  - Reconnecting two trail systems and establishing The Point as a bridge between these open space resources
  - High degree of ecological connectivity for everyday people
    - Gardens, naturalized settings, etc.
    - Opportunities to educate all about the environment
  - Tested the carrying capacity of the site, showing varying approaches of planning the site with differing levels of development and open space
    - Used analytics to determine what is the best performing scheme around different metrics (access to transit, open space, etc.)
  - Conceptual plan was compiled based on the consensus and feedback received (not meant to be final, but rather a jumping off point)
    - Break the site into clear districts (100-150 acres each)
    - A pathway that connects the river to the ridge
    - Tailor the programming in each district to different economic sectors
    - Create a clear civic center
    - Innovative, 21st-century green infrastructure space
      - Manage stormwater, conserve money from hard infrastructure, etc.
      - Agricultural benefit - local gardens, local farms, etc.

- Walkable and connected place
    - Very connected road network that also provides bike and pedestrian comfort and continuity
  - Transit capacity of the site
    - Moving toward a BRT system
    - Internal circulator that links districts together
    - Greatly reduce off-site car trips
  - Envision a variety of housing types
  - Connect the project to this particular sense of place and to the nature around it
    - What makes The Point uniquely Utah?
  - Public engagement process aims to gain a consensus
    - Milestone workshops, website updates, stakeholder tours, open houses, etc.
- Peter Kindel opened it up for questions from attendees
  - Jeffrey Nelson mentioned that he would have preferred to see light rail instead of Bus Rapid Transit planned through the site
    - Alan Matheson explained the process that UTA explored with transit options, and the factors considered. Including: this will be gold-standard BRT (not buses, will feel like light-rail on rubber tires, dedicated/separated lanes with signal prioritization, raised permanent platforms, step directly onto the vehicles). This option is half the cost of LRT and saved costs can support other needed infrastructure. This study was based on experience around the world, that gold-standard BRT is not materially different from light rail as far as attracting investors, jobs and ridership. Because of a steep grade change, light rail would have to begin ramping well into the site, creating a physical barrier. BRT would also provide for two stations in The Point (and two TOD nodes), not just one.
  - April Cooper brought up that eventually, this will transform into driverless buses and transit, beckoning in the future to The Point
  - Douglas Voigt confirmed that there is potential to evolve the system over time, and that it's about finding the right mix between density and open space.
  - Joseph Spence identified that this is an opportunity to bring advanced industry experts into the state, and so advanced transit needs to be considered.
    - Alan Matheson explained that the current transit plans will connect to other cities, and those limits are taken into consideration. In addition, light rail could become obsolete in the future, so building in flexibility to accommodate future modes is important.
  - Soren Simonson raised a couple of ideas:
    - Even a gold standard BRT disincentivizes people to use transit, because there are multiple points of transfer. Soren raised the idea to develop another station on the existing regional rail system to help with connectivity on a regional basis so that local transit options are more viable for a BRT system. UTA responded that a light rail system would involve the same or even more transfers.

- He urged that river to range considers wildlife connections as well as people connections, for example the Wildlife Bridge that exists solely to get animals across I-80. An idea to facilitate wildlife traveling through the site. Explained the access to the wildlife and cultural preserves near and on the site.
  - Peter mentioned how fascinated he was in the cultural preservation around the area, and showed how the framework plan could provide a pedestrian corridor through the whole project
- Carrie Byles spoke about how the population increase can be a very beneficial factor to a thriving community as well as the economy if infrastructure is planned thoughtfully
  - What would the community reaction be to taller buildings? SOM wants to be sensitive to this during modeling.
    - Soren responded that Utah is a very family-focused community as well as one that has many elderly in its population, and that higher density is necessary to respond to this. Because The Point isn't near to many neighborhoods, there might not be a lot of pushback to high-density development. If this idea is developed early, that might help as well.
- Christina Oliver and Muriel Xochimiltl spoke about the survey of Draper residents about a year and a half ago
  - Majority of respondents expressed support of higher-density development on the site
- Diogo Myrrha voiced the concern that tech-minded people are moving to Utah in hordes and have naturally different values and perspectives than people in Utah, which is an opportunity to make something more urban and not just suburban
  - Carrie Byles responded by noting that a lot of communities react in fear when they hear about density, and how there are benefits to density that they may not think of at first
- Mayor Dawn Ramsey spoke to the goal of The Point of the Mountain State Land Authority to enhance the quality of life for all Utahns with this project
- Brenner Adams talked about how important it is to consider fostering an environment that can become an innovation hub
- Tasha Lowery spoke about how people move to Utah for the quality of life, and how density might never be fully embraced. Striving to find a balance between density and open space will be crucial as the project moves forward. Identified that The Point is a huge job opportunity.
- Ezra Nair spoke about the importance of getting ahead of public perception as much as possible, by being transparent with the master plan and the expectations of the site. (Example: Vineyard City)
- Jake Young highlighted the amount of amenities that will come from this development, which should help people grow accustomed to the density. Asked about the ownership and rental opportunities on the site.
  - Alan mentioned that density at the site will be driven by the market, not just our preferences

- Mayor Derk Timothy talked about the population density near The Point in Bluffdale, and how a 14-story housing complex has been approved. Nobody in Bluffdale opposed the density, just voiced concern over parking, transportation and amenities.
  - Amanda Oaks asked what the plans for developing schools are
    - Schools will be integrated; they likely will take a different form than traditional Utah schools
    - Peter Kindel will bring an example of schools they've designed in the past to the next presentation, highlighting the richness that schools bring to communities as crucial
  - Kelvyn Cullimore referenced Governor Cox's 500-day plan, citing the industry-focused concepts from the plan as aspects to apply at The Point
  - Director Matheson outlined the next steps for the planning process:
    - Over the next few months, the process will go through several stages:
      - Look at opportunities and constraints
      - Developing three scenarios at the site
      - Identify preferred alternative
      - Finalize guiding document
    - Those who are willing are invited to engage with SOM and The Point through the spring during additional milestone workshops
    - Spring 2021 schedule is being finalized and will be sent to attendees as soon as possible
  - Director Matheson thanked all attendees for their participation and concluded the meeting.
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