



Utah's First 15-Minute City

Working Group Presentation
March 4, 2021

SOM

Skidmore, Owings & Merrill

A Regional Gateway

Key Opportunities

- Leverage existing and planned transportation infrastructure.
- Strengthen the site's position as a gateway between the Salt Lake and Lake Utah valleys.



The District

Key Opportunities

- Understand landforms & views
- Strengthen ecological corridors
- Connect to planned transit



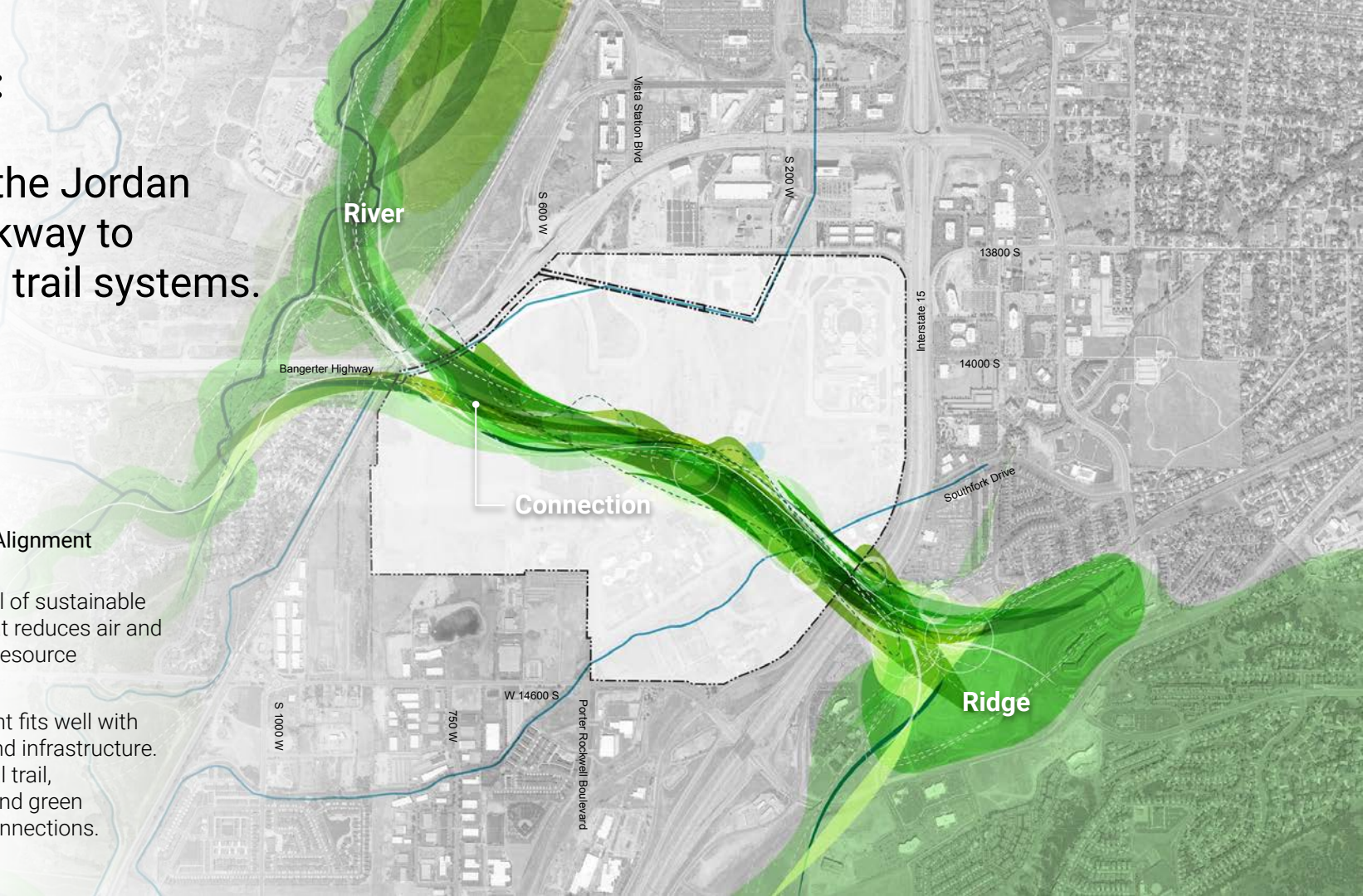
Principle:

Connect the Jordan River Parkway to mountain trail systems.

Vision Element Alignment

6 Create a model of sustainable development that reduces air and water pollution, resource consumption.....

7development fits well with regional plans and infrastructure. Promote regional trail, transportation, and green infrastructure connections.



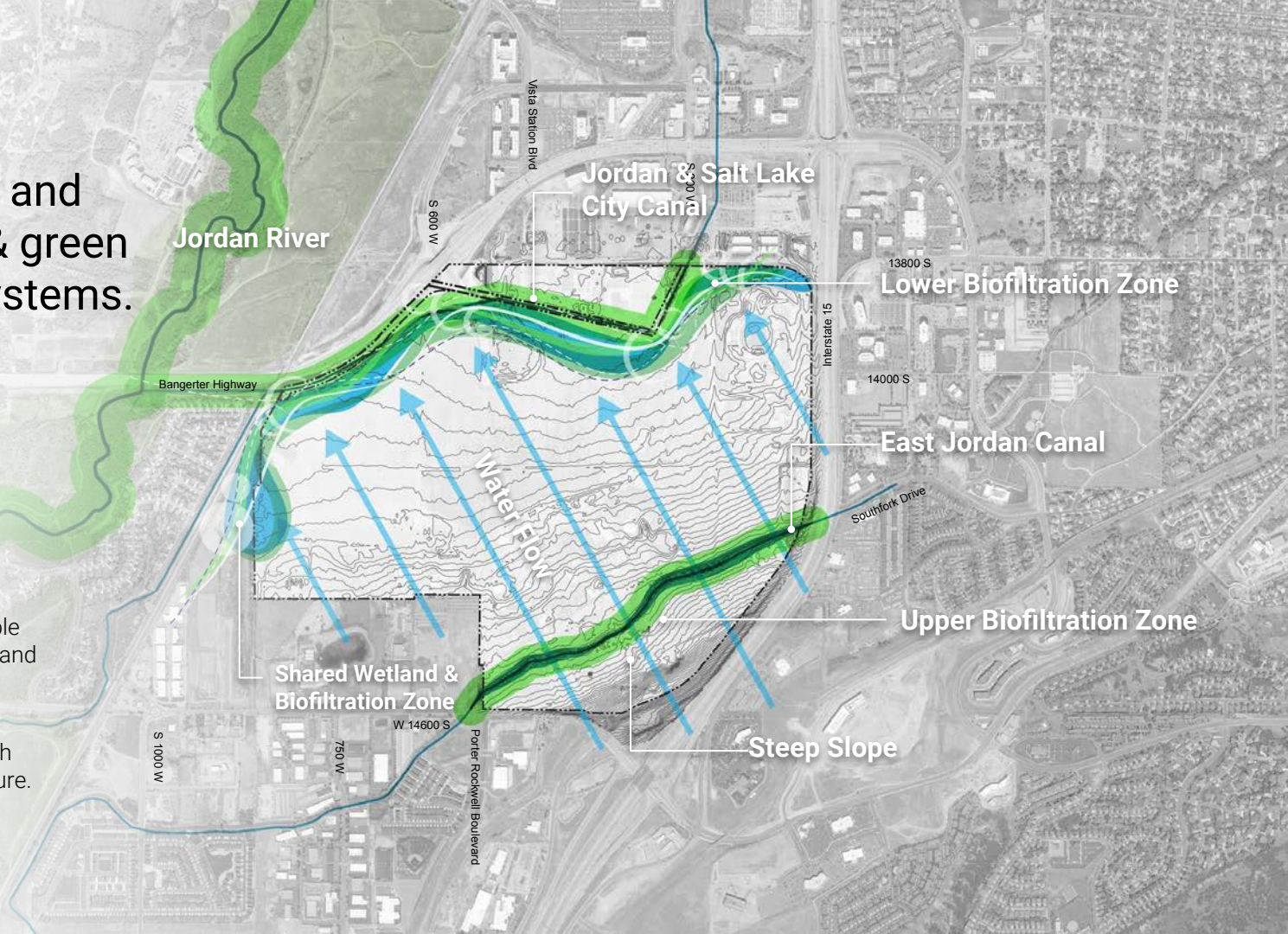
Principle:

Respect, restore and enhance water & green infrastructure systems.

Vision Element Alignment

6 Create a model of sustainable development that reduces air and water pollution, resource consumption.....

7development fits well with regional plans and infrastructure. Promote regional trail, transportation, and green infrastructure connections.



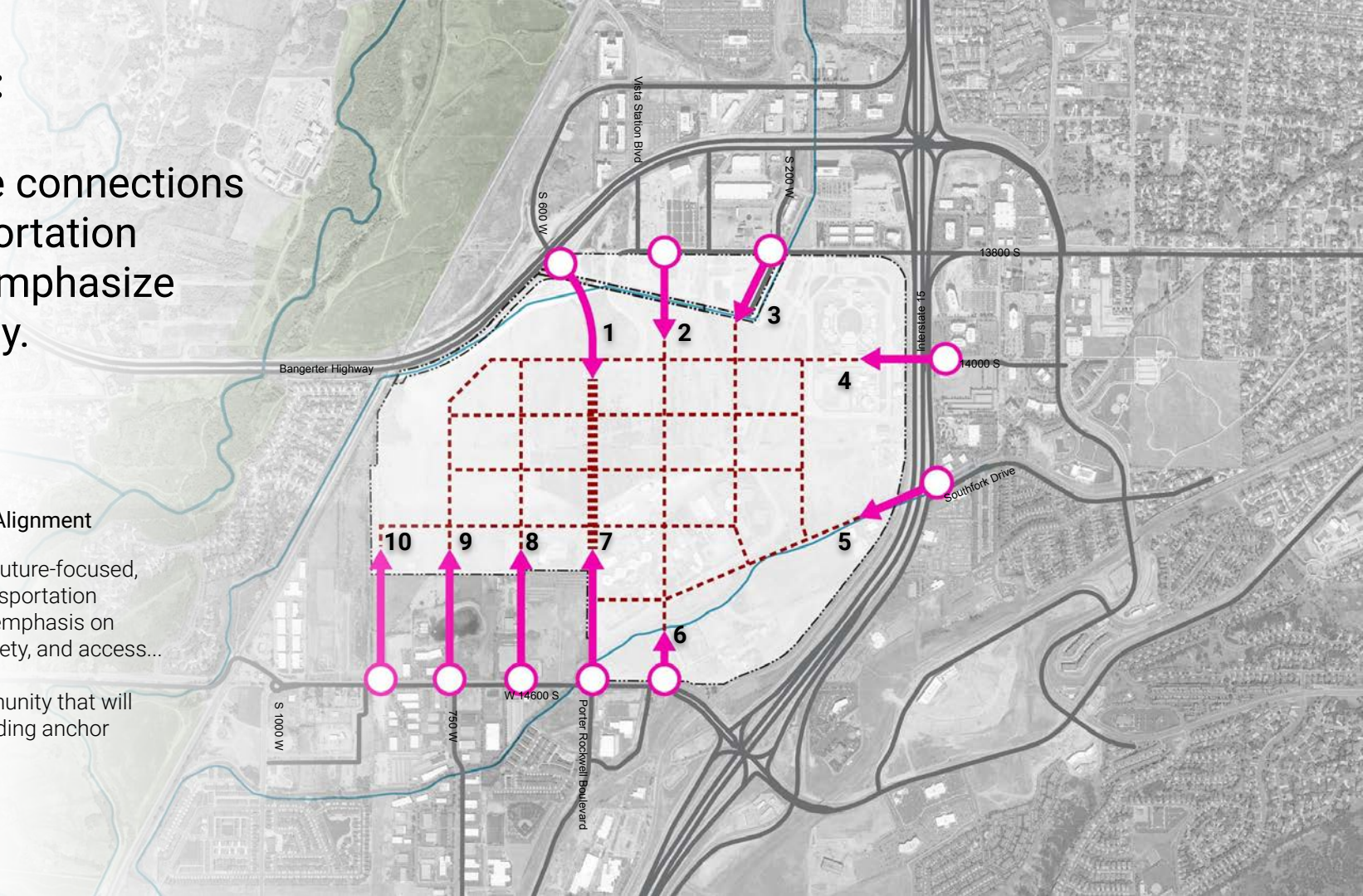
Principle:

Maximize connections to transportation assets. Emphasize walkability.

Vision Element Alignment

2 ...high-quality, future-focused, multi-modal transportation system with an emphasis on convenience, safety, and access...

4 Create a community that will attract....outstanding anchor companies

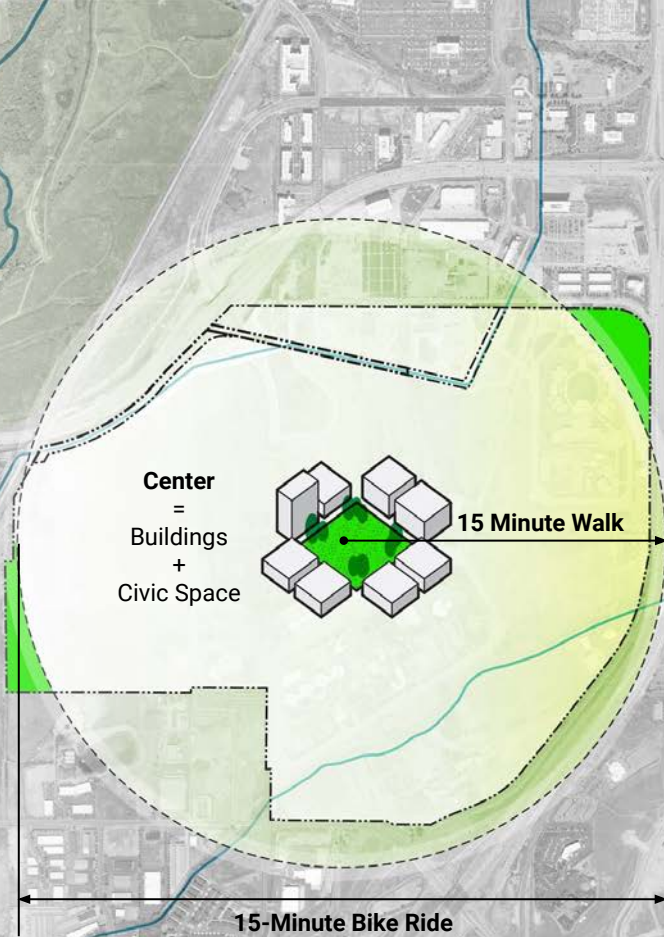


Principle:

Create a clear project center and identity.

Vision Element Alignment

- 1 Create an iconic, vibrant, mixed-use community, with a focus on quality of life and healthy living, with a strategic balance of jobs and housing to limit off-site trip generation.
- 2 Serve the site with a high-quality, future-focused, multi-modal transportation system, an emphasis on convenience, safety, access, regional traffic and emissions reduction, limited parking, and active transportation.

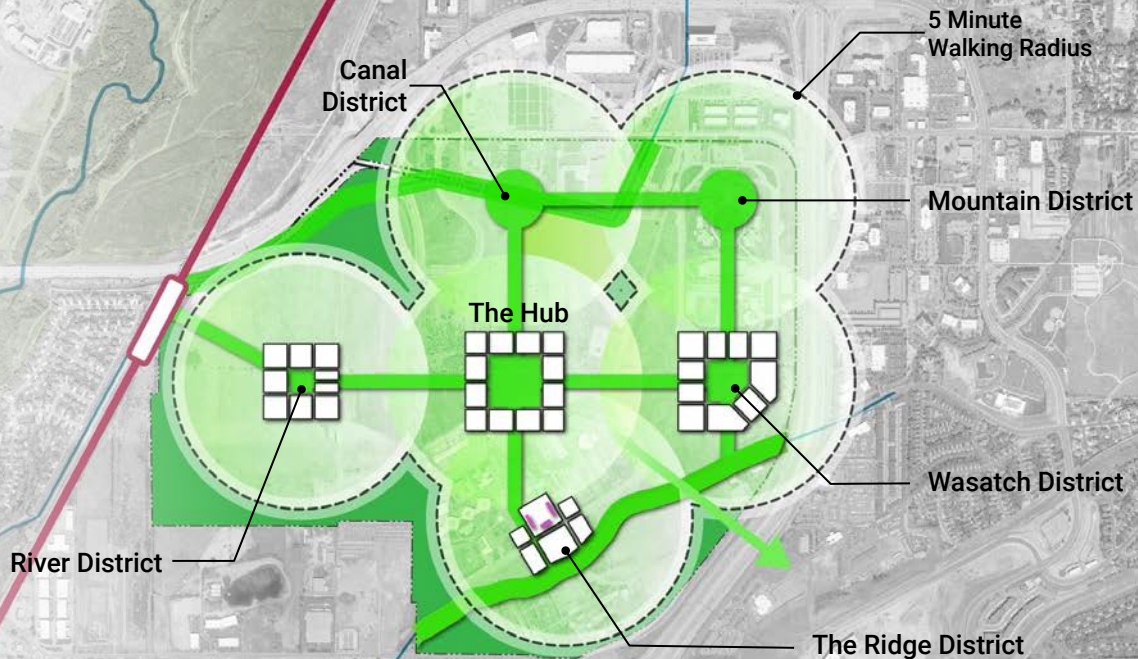


Principle:

Create sub-districts and sub-centers based on a 5-minute walking radius.

Vision Element Alignment

5 Advance innovation by creating a place that promotes a culture of creativity and ingenuity, attracts outstanding talent and investment, and promotes solution-oriented research.



Analogue Research + Key Conclusions

Selected Project References



Innovation Catalysts



How did the project **successfully attract** the **innovation** industry?

KEY TAKEAWAY

1. At least one institutional anchor such as a university or research center **catalyze** innovation districts.

2. A **unique physical environment** highly differentiated from typical office campuses: walkable, urban, vibrant, varied, and special.

3. **Highly amenitized buildings and spaces** (outdoors + wellness + food + services) attract innovation talent and companies.

ACTION



Innovation Catalysts



How did the project **successfully attract** the **innovation** industry?

KEY TAKEAWAYS

4.

Having an **adaptable urban plan** allows for accommodation & evolution of innovation-related land uses.

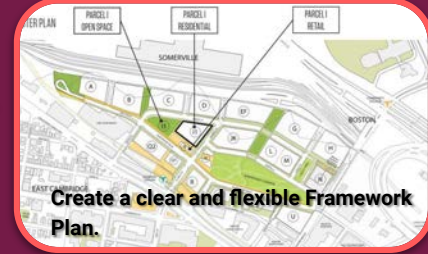
5.

Provide building typologies with **flexible floor plates** that can support the innovation industry such as for incubators, research & development, and collaborative spaces.

6.

Create **public-private-institutional partnerships** for development implementation.

ACTION



Cambridge Crossing



Related Santa Clara



Mission Bay

Project Catalysts



What are the **key ingredients** that catalysed the project?

KEY TAKEAWAYS

- 1. Early completion of a signature element** defining the aspiration of the project must be achieved. A park, place, or building.

- 2. A balanced mix of land uses** creates a diverse and vibrant 24-hour community - the most successful projects are mixed-use with at least 50% of the GFA as residential.

- 3. The most successful projects deliver world-class public space**, supplemented by amenities, services and programs.

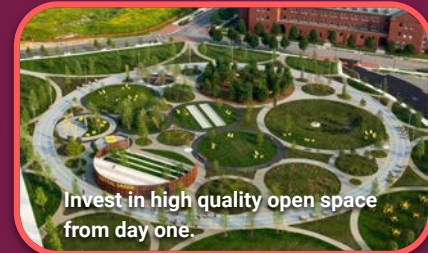
ACTION



*The Shed,
Cambridge Crossing*



Related Santa Clara



*Central Park,
Navy Yards Phil.*

Project Catalysts



What are the **key ingredients** that catalysed the project?

KEY TAKEAWAYS

4.

A **Threshold Density** of approximately 1.0 FAR to achieve a sense of place and a critical mass of development..

5.

A **Connection to Transit** is a critical amenity to attract investors, tech workers, retailers, and other tenants.

6.

Walkability and seamless access to amenities is a crucial factor for attracting residents and workers.

ACTION



Santa Clara Square



Cambridge Crossing



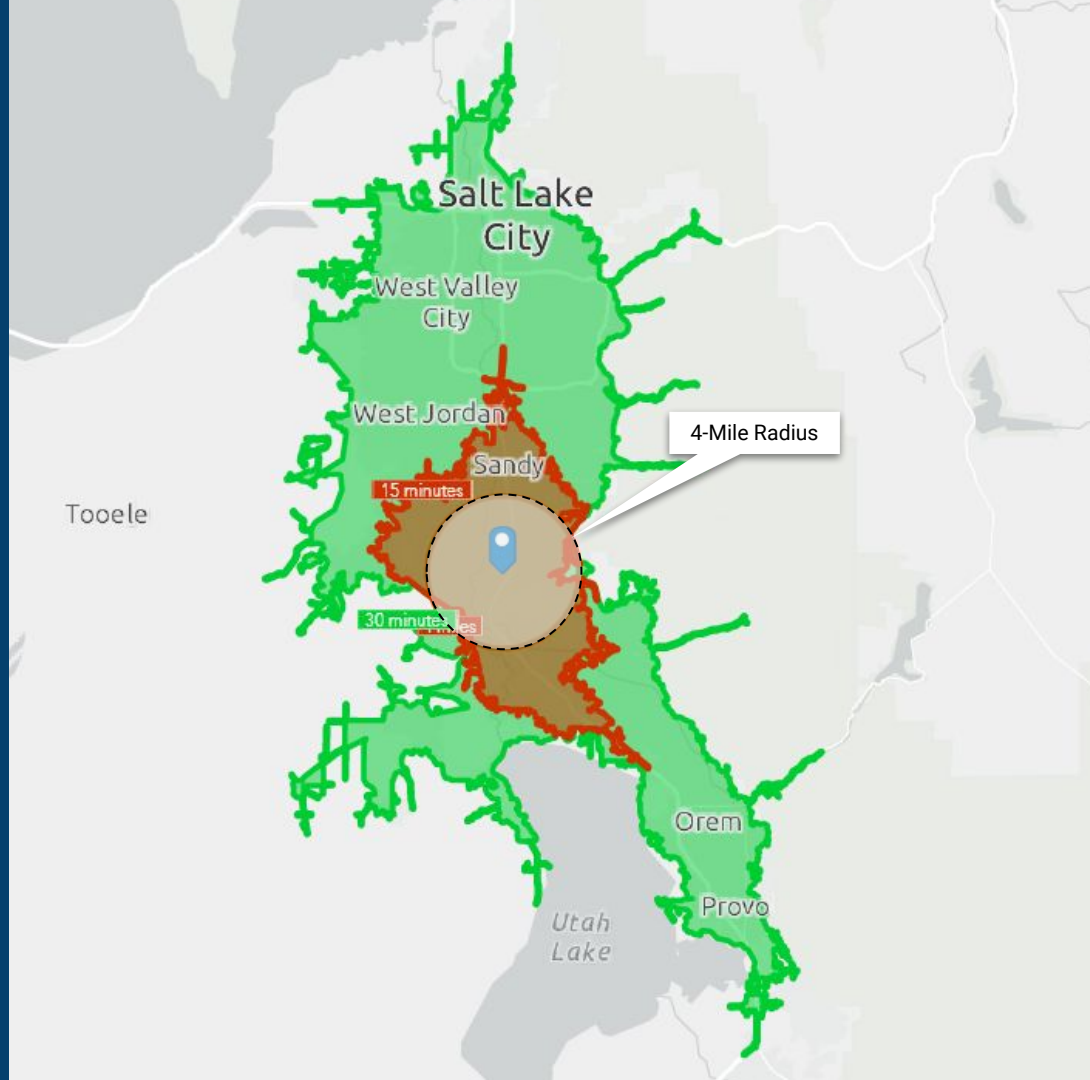
Related Santa Clara

GIS Overview + Key Conclusions

Study Parameters

- The 30-minute catchment area touches the entire Salt Lake City region. From a driving perspective, this is the most central location in the entire Salt Lake City metropolitan area.
- The 15-minute catchment area reflects an approximately 4-mile radius in all directions.
- Dataset:
 - 2020 Utah State Gov
 - 2020 Salt Lake County Gov
 - 2020 ESRI GIS Business Analysis

- 15-Minute Driving Distance
- 30-Minute Driving Distance



Where are people employed within the study area?

- There are around **37,000 jobs** available within the 4-mile radius.
- Job density is highest to the north approaching Salt Lake City, but **job density is quite low in the vicinity of the site itself**. New development has been mostly residential.
- The daytime population suggests the area is **5,000 to 10,000 jobs short of a full jobs-housing balance**.



99,628

Daytime
Population



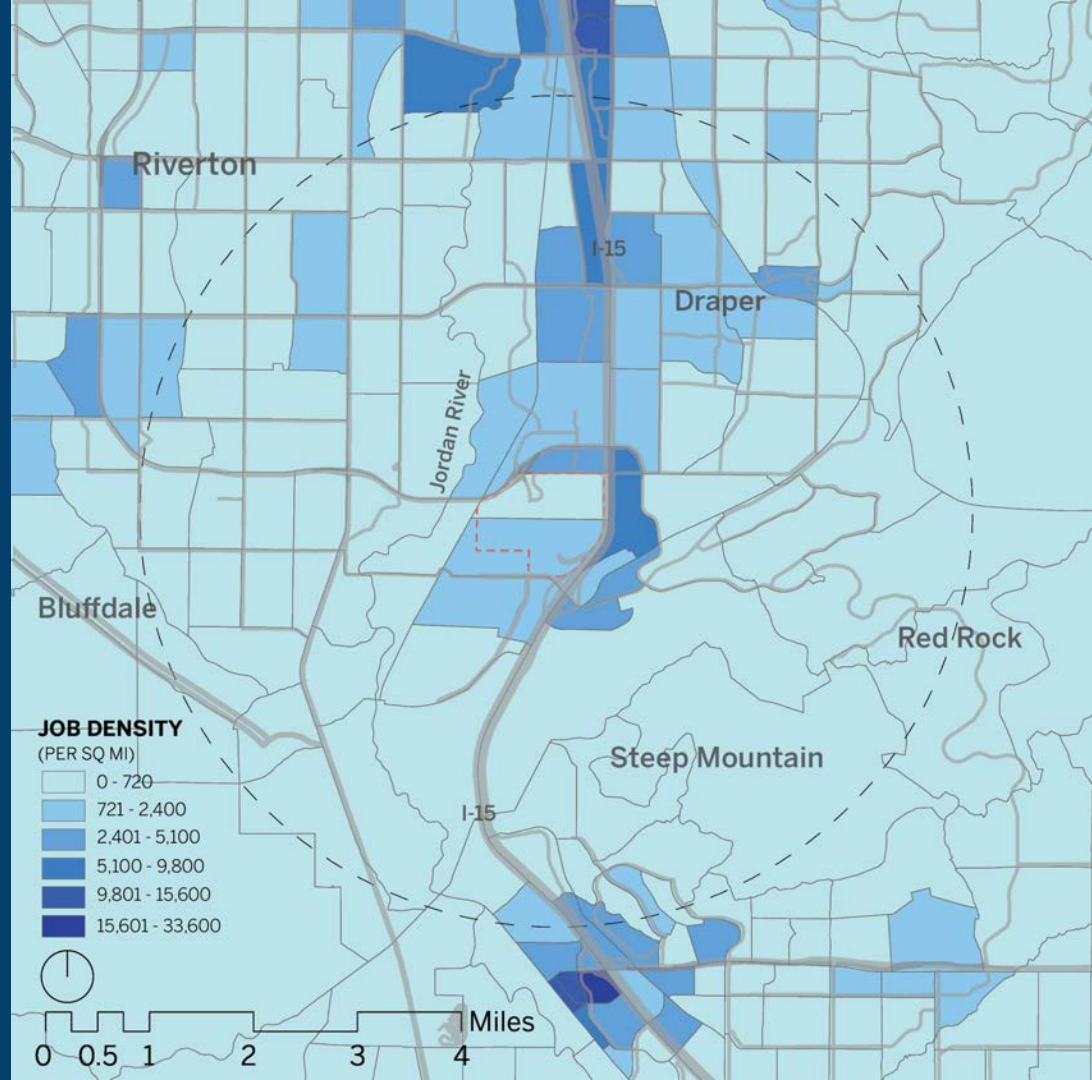
2,905

Total
Businesses



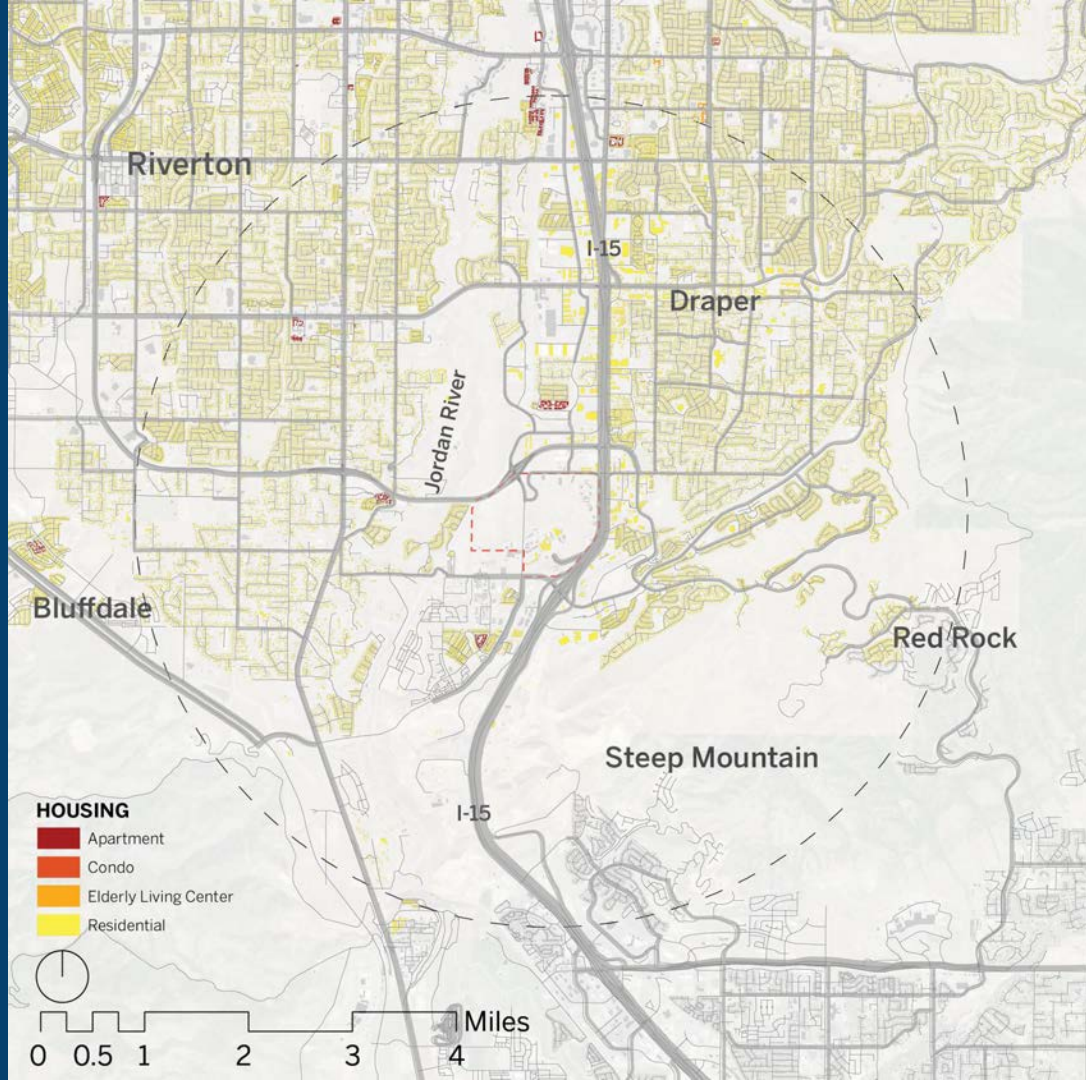
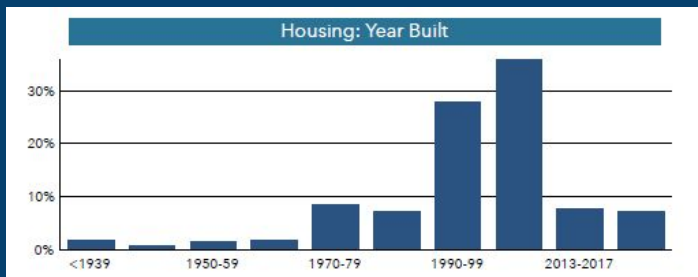
37,026

Total
Employees



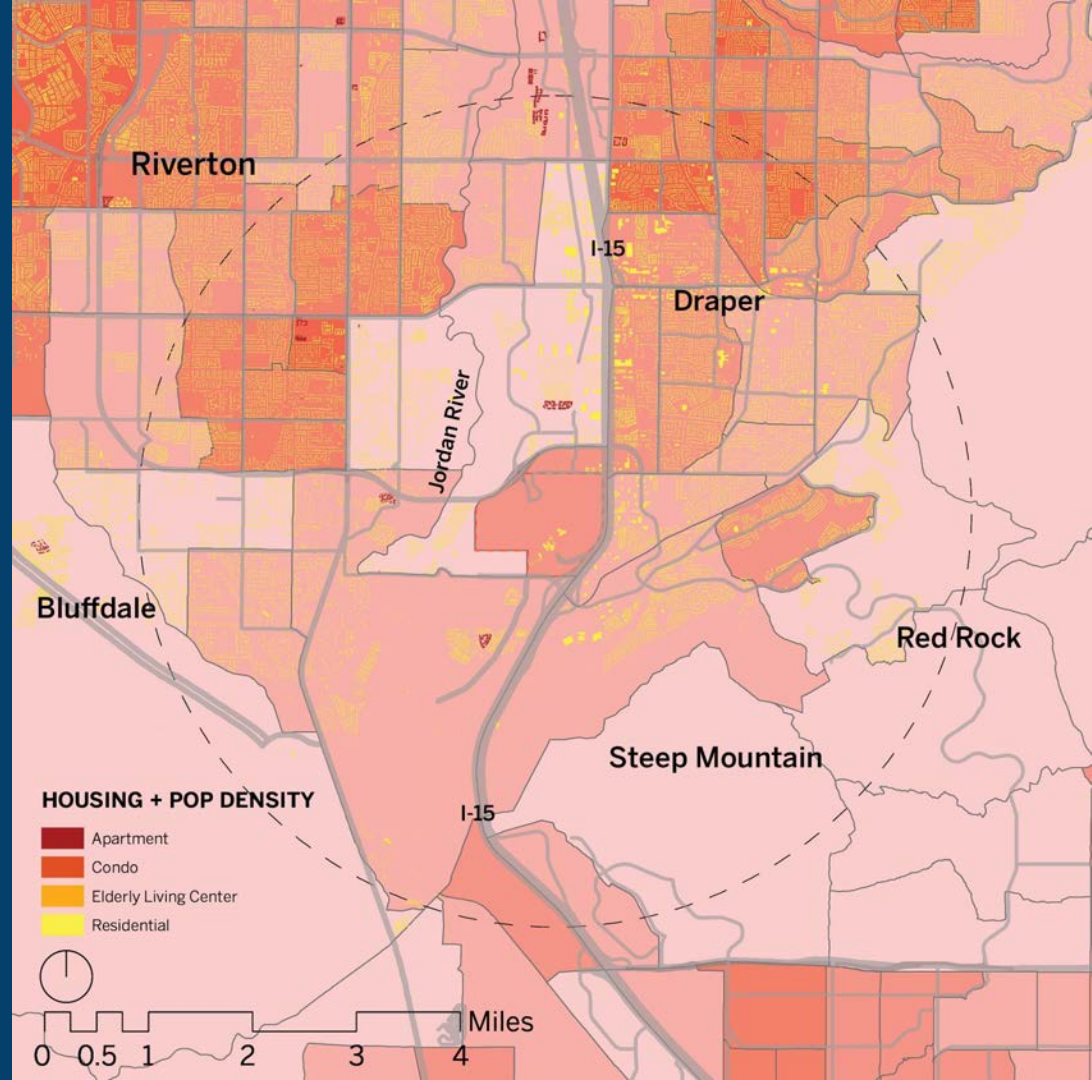
What are the typical residential typologies in the neighborhood today?

- The area has developed quickly over the last few decades, transforming from mostly farmland in the 1990s into a **mostly residential suburban** area today. The population grew mostly between 1990 and 2010, though it has continued to grow by around 25 percent in the last decade.
- As such, most of the housing stock here is **single family homes** built around the same time, between 1990 and 2010.



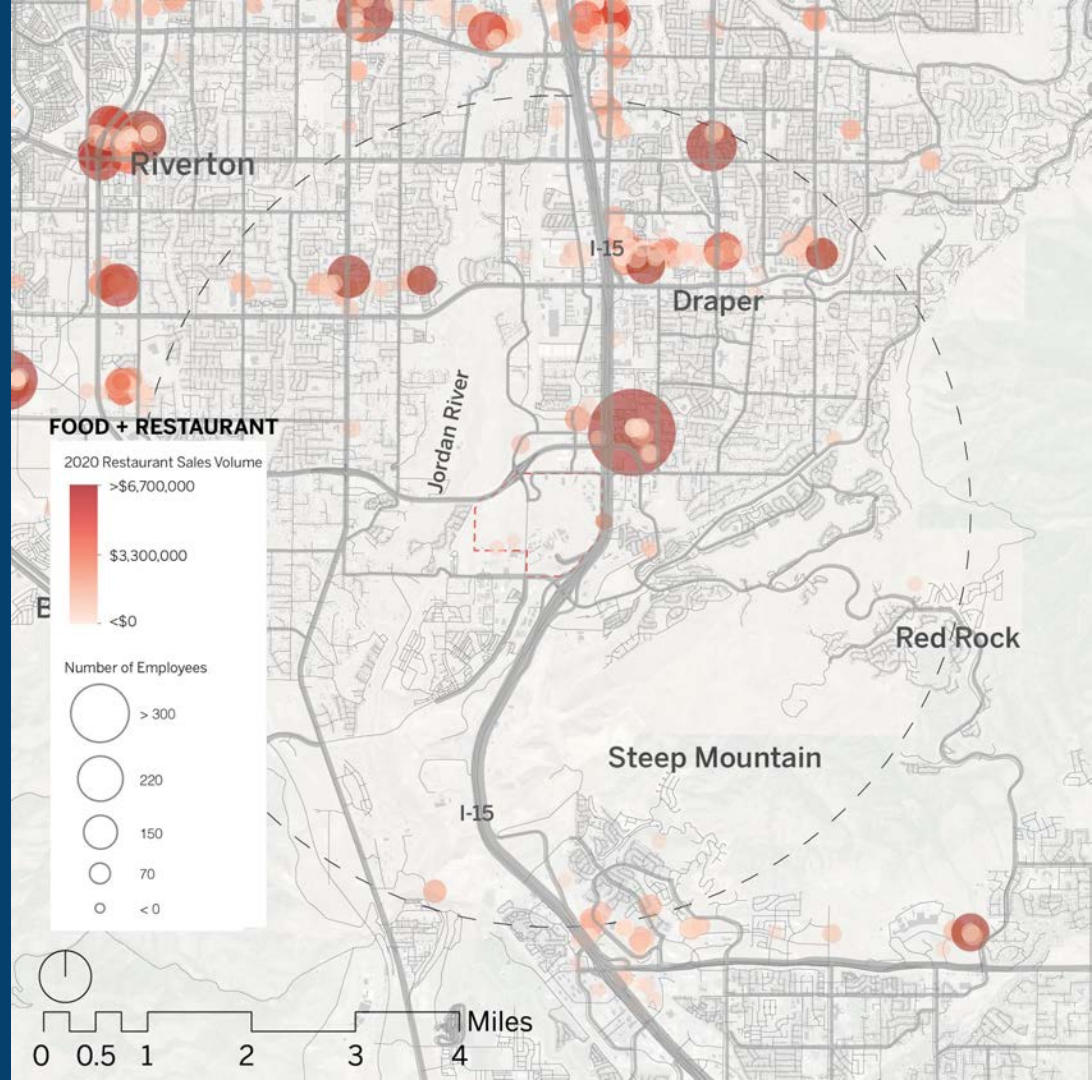
Which residential typologies are missing based on the demographics?

- **Very few apartments and condos** today in the vicinity, despite a large population of young people
- There is **limited housing of any type along the I-15 corridor** near the site. Placemaking at the site may require creating an entire new destination center rather than just stitching between neighborhoods.



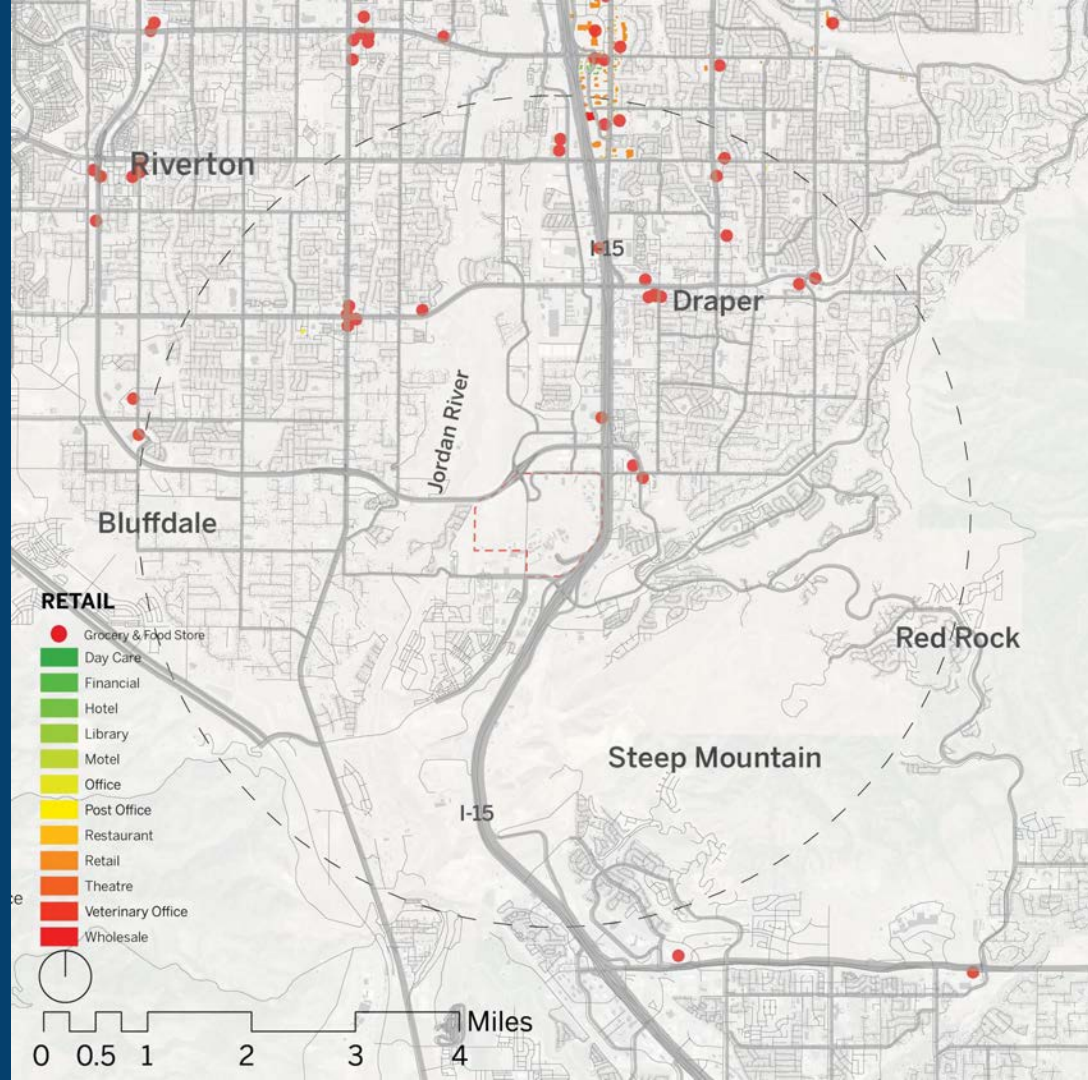
What type of food & beverage is available today?

- There are **85 restaurants** in the 4-mile radius. Nearly all are **low-cost chain restaurants** and/or fast-food establishments.
- Most retail nearby exists in the form of **big box stores and strip malls**. A more pedestrian-friendly retail environment seems opportune.
- It appears retail construction in the vicinity has not kept up with the growth in housing nearby. This is an opportunity for the masterplan.



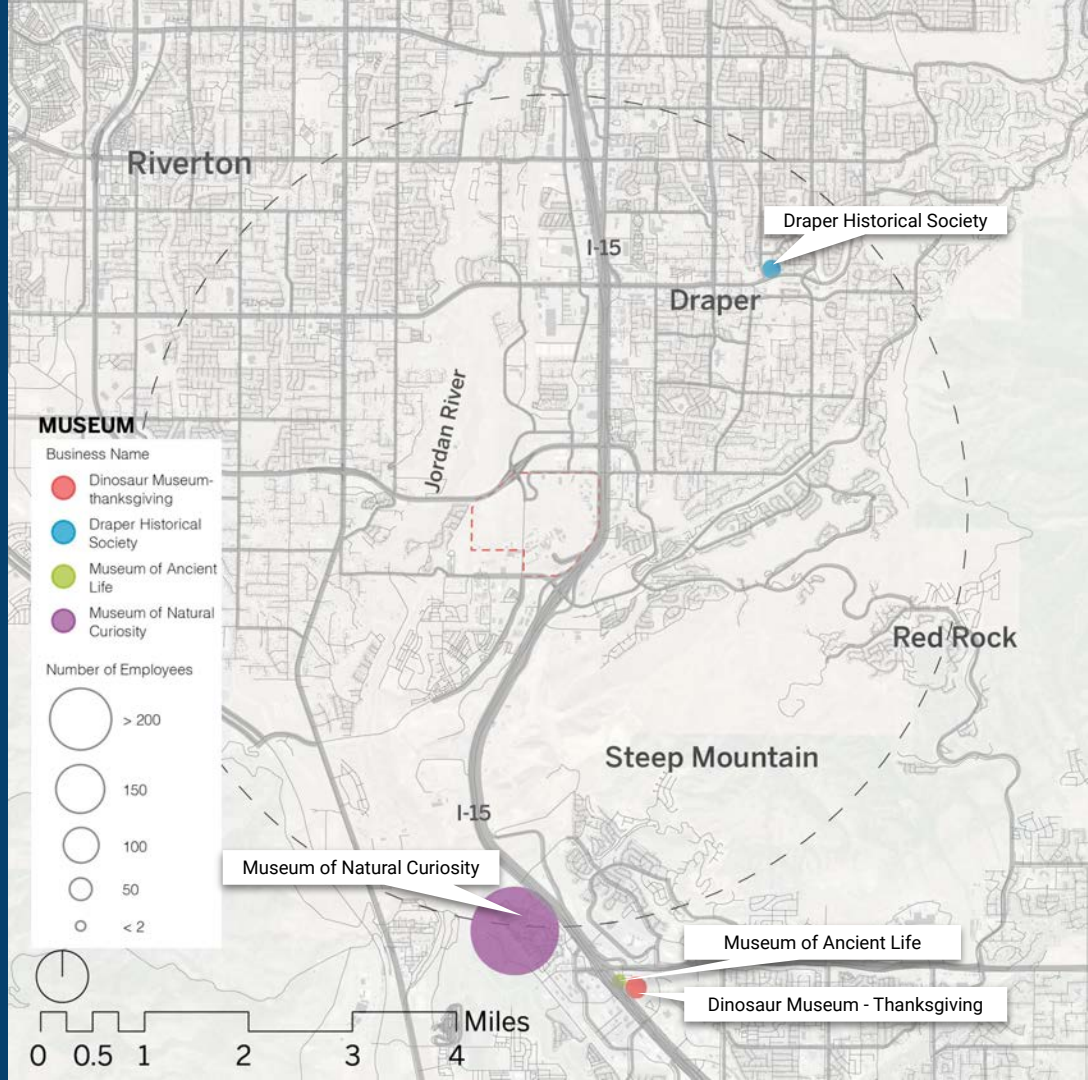
What type of retail is available today?

- Retail spending within the area is occurring **mostly along the I-15 corridor.**
- Typical stores along this corridor include:
 - IKEA
 - CVS
 - Walgreens
 - Walmart
 - GNC
 - Dollar Tree
 - Smiths
 - Costco Wholesales
 - Nordstrom Rack



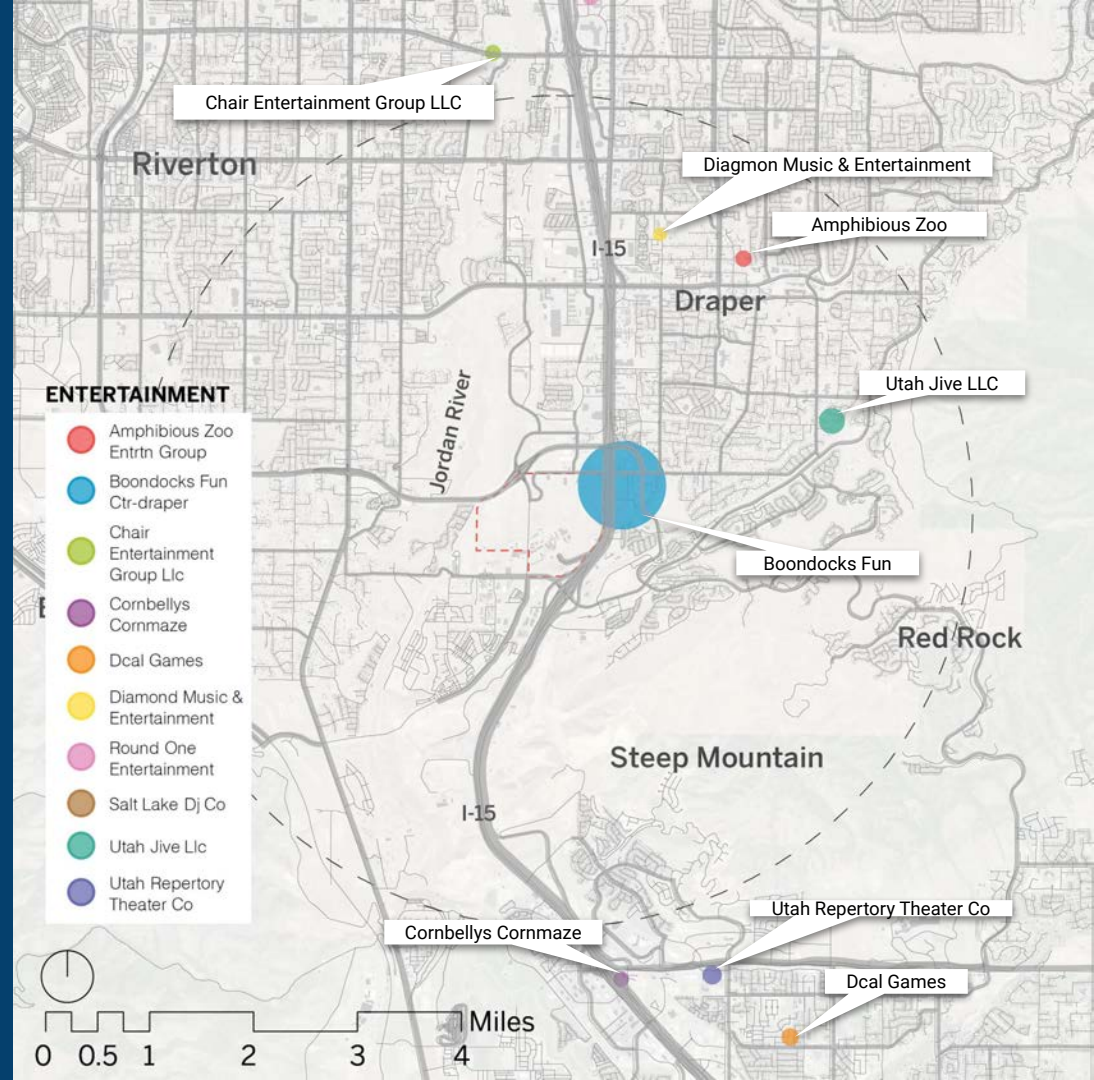
What kinds of cultural assets are available today?

- Because the area has grown so quickly as a residential hub, there are **very few museums or cultural amenities** in the area.



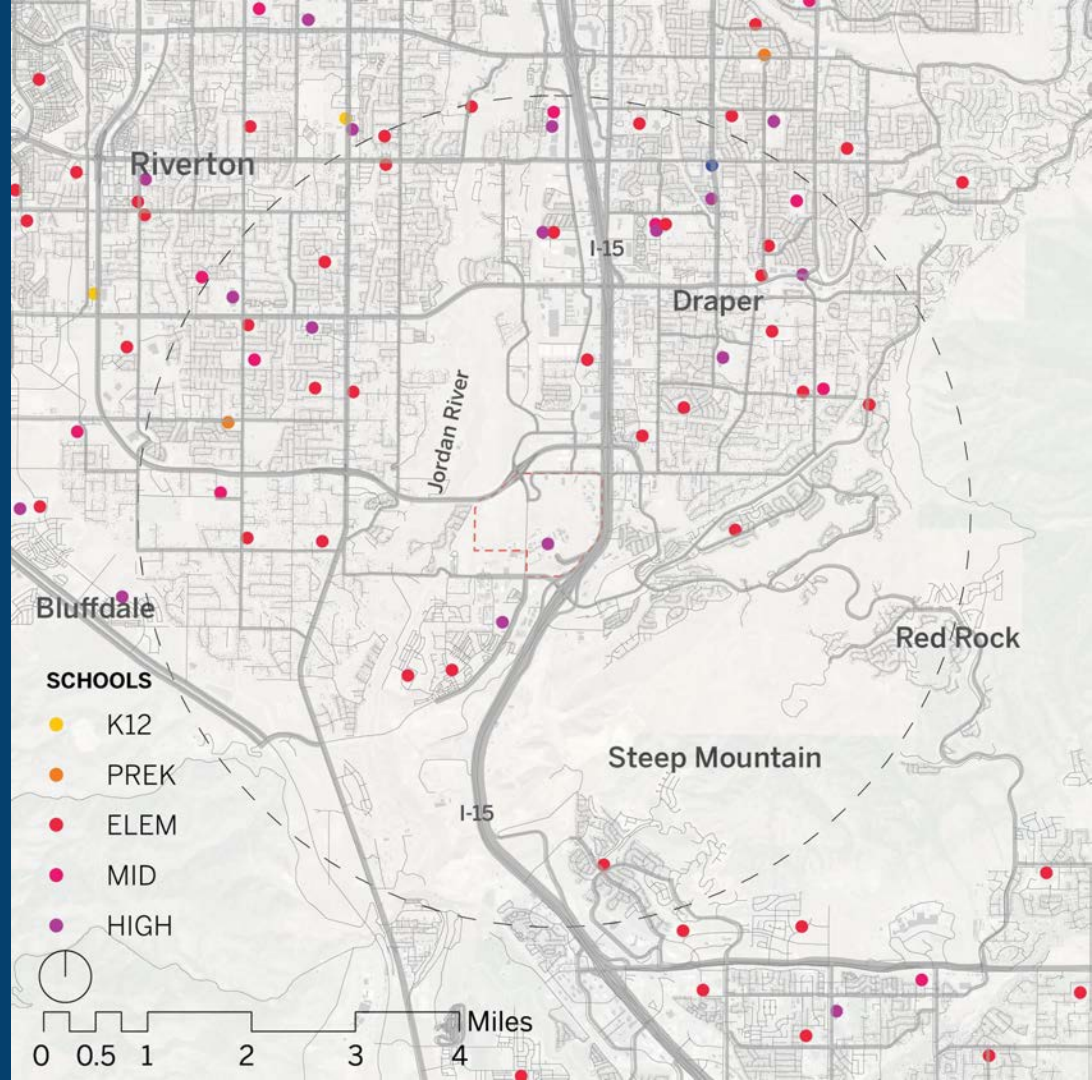
What kinds of entertainment amenities are available today?

- Because the area has grown so quickly as a residential hub, there are **very few entertainment destinations** in the area.



What kinds of schools are available in the area today?

- A **wide spectrum of schools** exists, pocketed in the residential neighborhoods, in all areas surrounding the site.
- Depending on additional population added as part of new development, **additional school capacity may be needed.**
- However, there are **no obvious gaps in the schools network** in the surrounding suburban areas. Because there is so little population nearby, however, there are **limited schools within reasonable travel distance** for new residents.
- The Framework Plan should explore the **future of the South Park Academy**, which currently provides education to incarcerated inmates.



GIS Analysis

Key Takeaways

Population

Population surrounding the site is approximately 106,000 people.

Population is primarily comprised of large families that are wealthier than the state average, and with high disposable income.

Largest demographic groups are teenagers (Gen Z) and those in their 30s (millennials).

Employment

Job density is low in the site vicinity, and the area is 5,000 to 10,000 jobs short of a full jobs-housing balance.

Expanding the range of white collar job offerings to the surrounding community is a ripe opportunity.

As expected, the lack of a major urban job cluster nearby suggests opportunity for the plan to establish a potential new hub for jobs.

Nearby industrial could support innovation district objectives. Product manufacturing and development.

Housing

Opportunity to add apartments and condo typologies in the project as there is a lack of them today in the vicinity, despite a large population of young people.

The area is mostly residential suburban with single family homes, and limited housing of any type along the I-15 corridor near the site.

Placemaking at the site may require creating an entire new destination center rather than just stitching between neighborhoods.

GIS Analysis

Key Takeaways

Retail

Most retail are low-cost chain restaurants in the form of big box stores and strip malls. A more pedestrian-friendly retail environment seems opportune.

Residents in this area have ample expendable income for luxury dining.

As the area is under-served by restaurants, there seems ripe opportunity to supplement with higher-end dining options.

Cultural Amenities & Schools

There are very few museums, cultural amenities and entertainment destinations in the area.

Residents in this area have ample expendable income for additional cultural experiences.

A wide spectrum of schools exist in the area, however depending on the additional population added as a part of the project, additional capacity may be needed.

Transit & Mobility

Most residents in the area travel long commutes, overwhelmingly by car.

There are very few walkable environments with strong employment options in the area, suggesting opportunity to create a walkable destination.

Opportunity to enhance pedestrian and bike connectivity by creating high quality, safe, and direct crossings and connections.

GIS Analysis

Key Takeaways

Parks & Open Space

Significant parks programming deficits in the 4-mile catchment area with most parks offering lawns, picnic shelters and playgrounds .

The Site provides an opportunity to increase parks/open space program offerings for the future development and surrounding communities.

There is low tree cover on-site showing substantial opportunity for urban forestry.

Trail Network

Provide east/west linkages that connect the existing networks.

Utilize open space as a mechanism for active mobility.

Provide north/south connections within the site to connect residents/employees to the larger network.

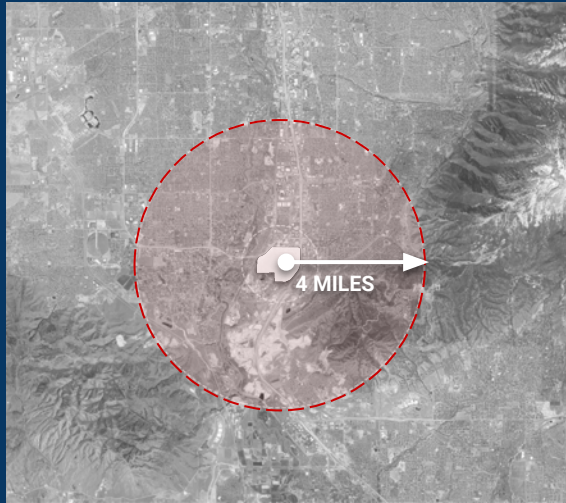
Framework Plan Alternatives

Three Programming Scenarios



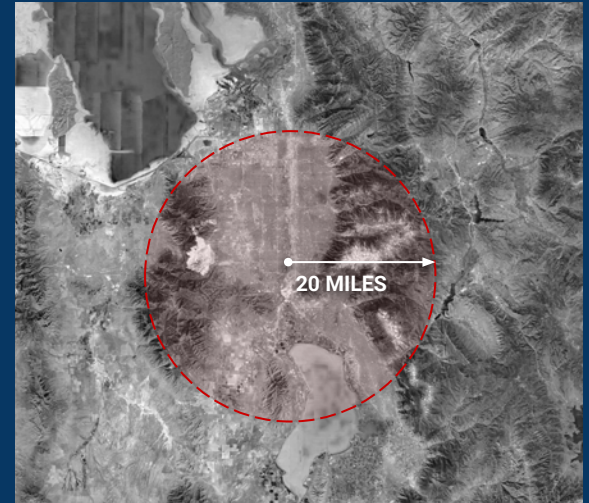
1 - Complete Community

A highly-walkable mixed-use district containing all land uses necessary to meet typical day-to-day needs, including housing, employment, institutional affiliations, shopping, F&B, entertainment, schools, child care, parks, recreation, and some government services.



2 - Regional Hub

Community-based programming focused on parks, trails, quality of life issues. Strengthen surrounding communities by providing complementary land uses such as moderate-density / moderate price-point housing, civic functions, and a walkable retail & entertainment district.



3 - Innovation Center

Maximize economic development with a strong institutional affiliation and a focus on new business growth. Include a strong regional retail or entertainment function. Support statewide economic initiatives. Provide complementary land uses to support an intensive development vision.

Target Metrics for Stage 2 Alternatives

1 Complete Community

Focus: Create a complete, context-specific district.

Capture Area: +/- 1 mile from site center.

(+/-15 min walk)

Development Area: **55%**

Open Space: **25%**

Roads/Infrastructure/Mobility: 20%

GFA Target: **15 million sf**

Gross Density: **1.0 FAR**

Retail/F&B: 2% of GFA

Residential % of GFA: **60%**

Commercial % of GFA: **40%**

2 Regional Hub

Focus: Complement surrounding cities.

Capture Area: +/- 4 miles from site center.

(+/-15 min bike ride)

Development Area: **50%**

Open Space: **30%**

Roads/Infrastructure/Mobility: 20%

GFA: **15 million sf**

Gross Density: **1.0 FAR**

Retail/F&B: 5% of GFA

Residential % of GFA: **50%**

Commercial % of GFA: **50%**

3 Innovation Center

Focus: Support statewide economic initiatives

Capture Area: +/- 20 miles from site center.

(+/-15 min drive)

Development Area: **60%**

Open Space: **20%**

Roads/Infrastructure/Mobility: 20%

GFA Target: **15 million sf**

Gross Density: **1.0 FAR**

Retail/F&B: 3% of GFA

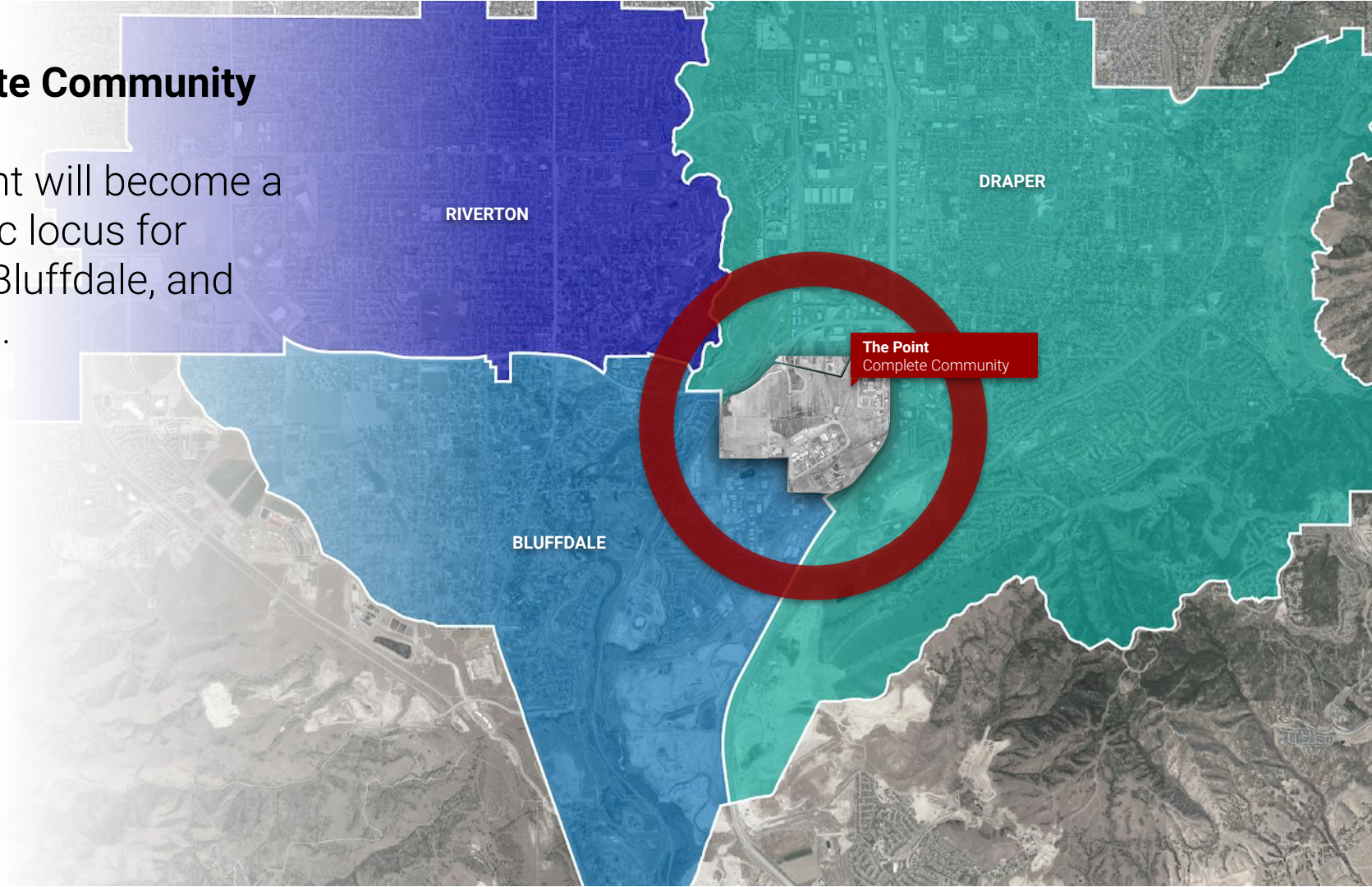
Residential % of GFA: **40%**

Commercial % of GFA: **60%**

1. Complete Community

Complete Community

The Point will become a new civic locus for Draper, Bluffdale, and Riverton.



Components Supporting Key Vision Elements

TRANSIT

Balanced mix of land uses reduces off-site traffic and encourage more walking. Transit further reduces car trips and assists with air quality.



COMMUNITY

With 60% residential land use, community is enhanced through live-work environments and the creation of strong neighborhoods.



ECONOMY

Economic development is strengthened by placing new housing in close proximity to innovation and technology jobs.



INNOVATION

Broad and diverse mix of land uses provide the foundation for a new type of innovation environment.



SUSTAINABILITY

A diverse mix of land uses reduces car trips and an interconnected open space network promotes water conservation.



COLLABORATION

Building new neighborhoods and creating strong regional trail connections promotes collaboration between project partners.

COMPLETE
COMMUNITY

COMPLETE COMMUNITY

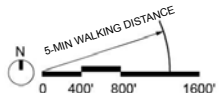
Urban Design Framework & Major Public Realm Elements

Key Elements:

- Distinct neighborhood clusters
- Portion rotated to align with wind and topo
- 25% Open Space Target

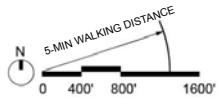
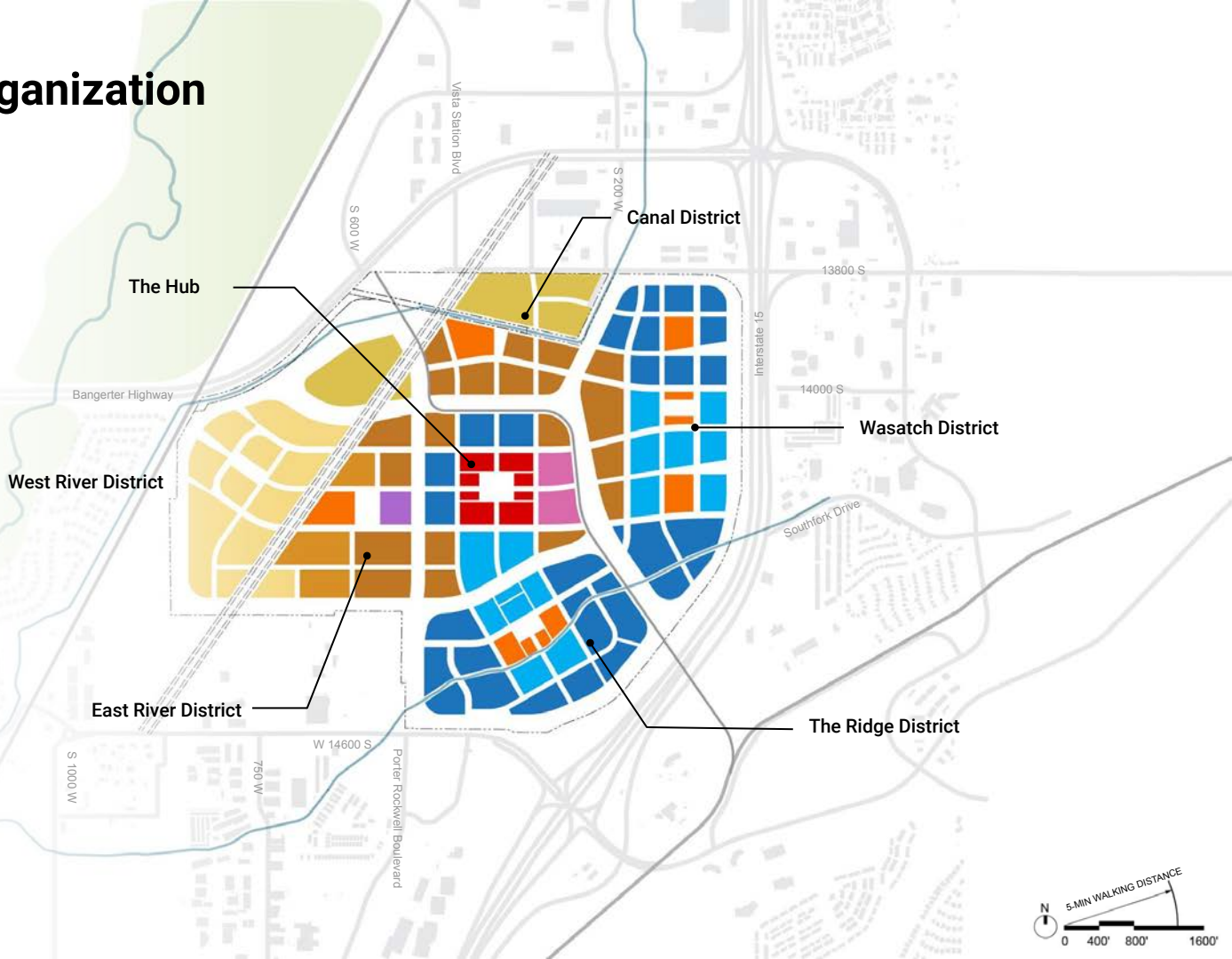
Total Land Area: 606 ac.

- Developable Area: 333 ac. (55%)
- Open Space: 151 ac. (25%)
- Roads: 121 ac. (20%)

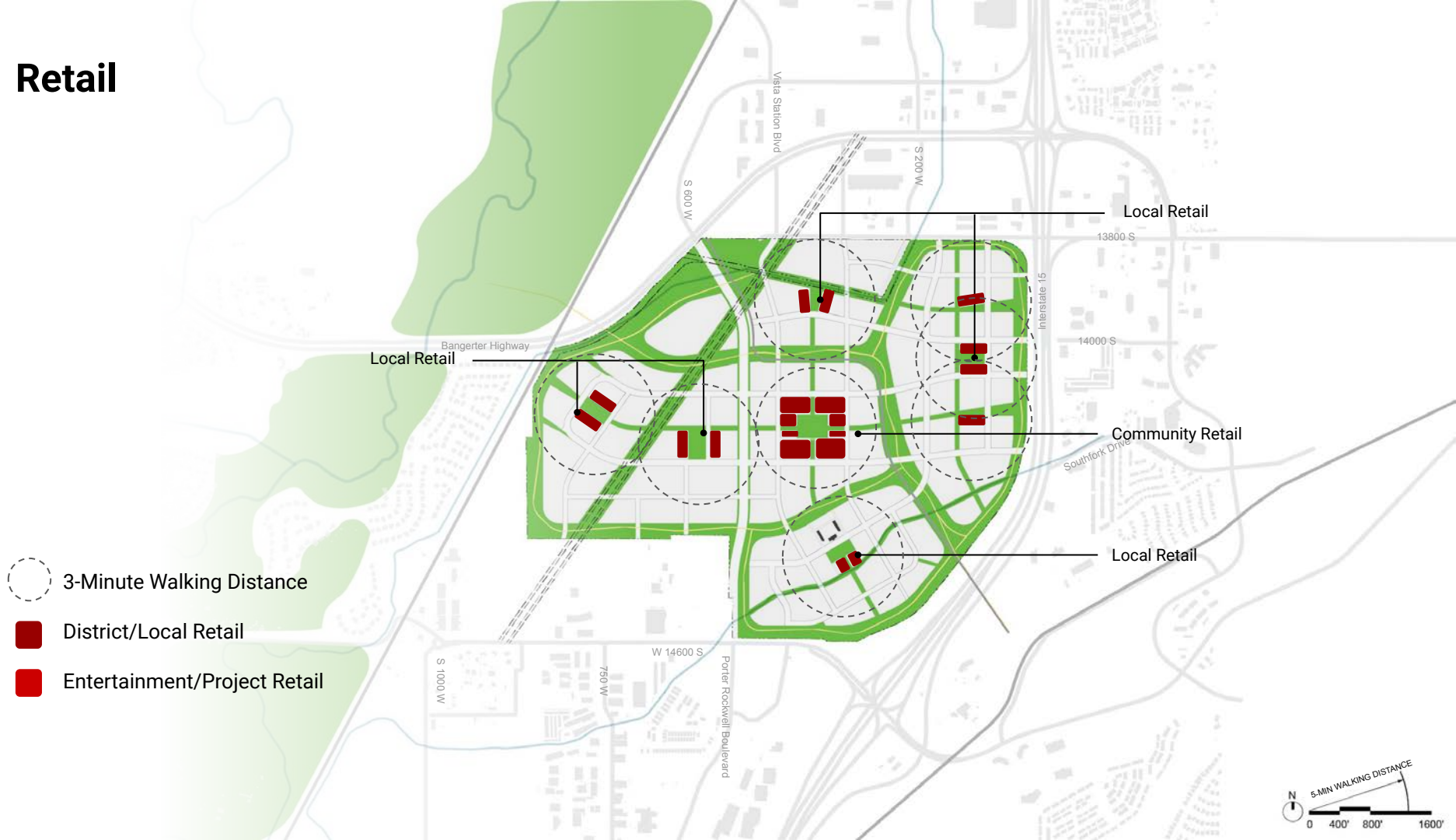


Land Use/District Organization

- Institutional/Anchor Tenant
- Office - Commercial
- Office - Innovation
- Retail
- Hotel
- Civic/School
- Mixed Use
- Workforce Attached
- Attached/Townhouses
- Condominiums
- Multi-family Apartments



Retail



Open Space

25% Open Space

Open Space: 151 ac.

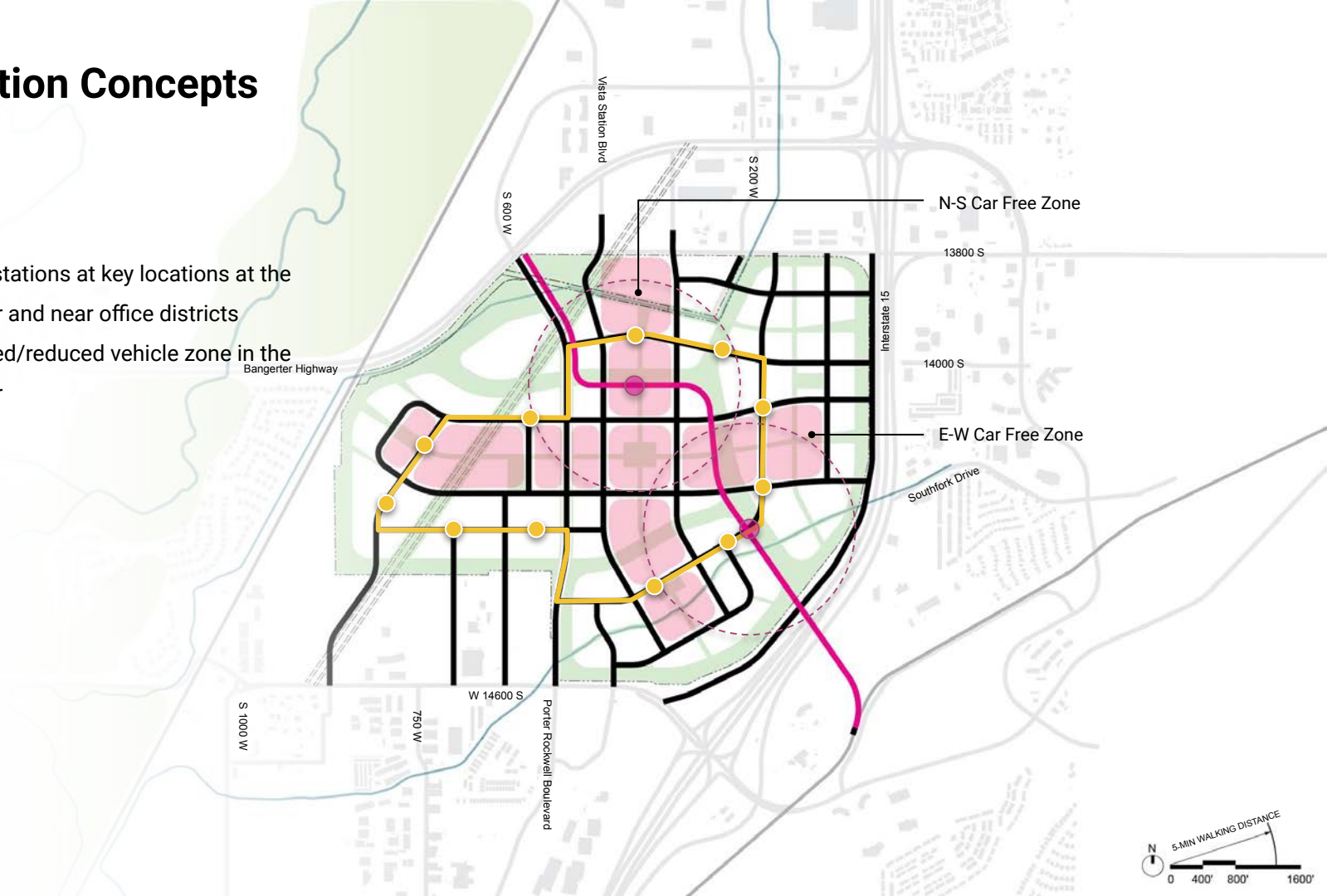


Transportation Concepts

Key Elements:

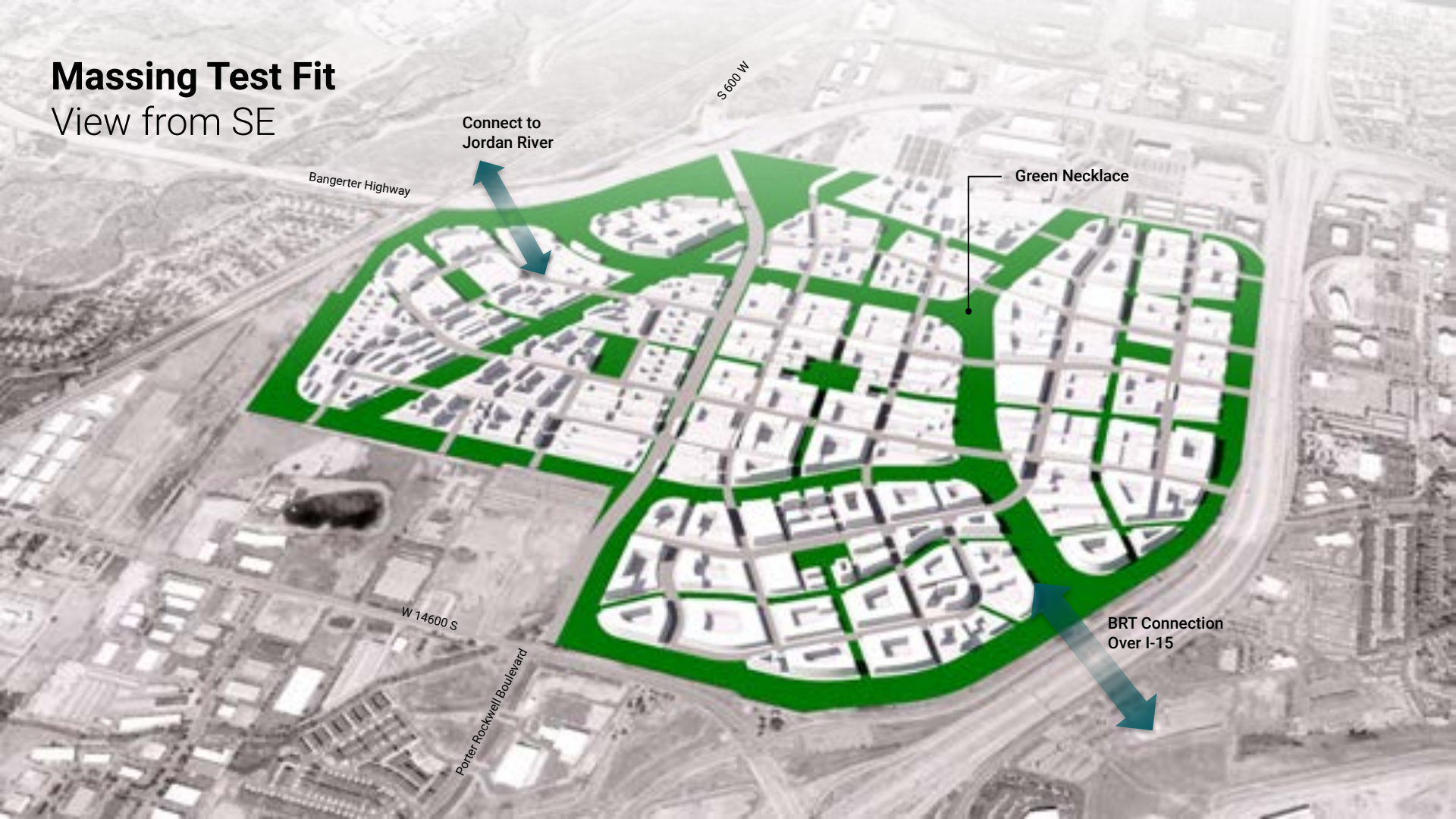
- Provide BRT stations at key locations at the project center and near office districts
- Created limited/reduced vehicle zone in the project center

- Car Free Zone
- Road Network
- BRT Station
- Circulator
- BRT Line



Massing Test Fit

View from SE



Connect to
Jordan River

Bangerter Highway

S 600 W

Green Necklace

W 14600 S

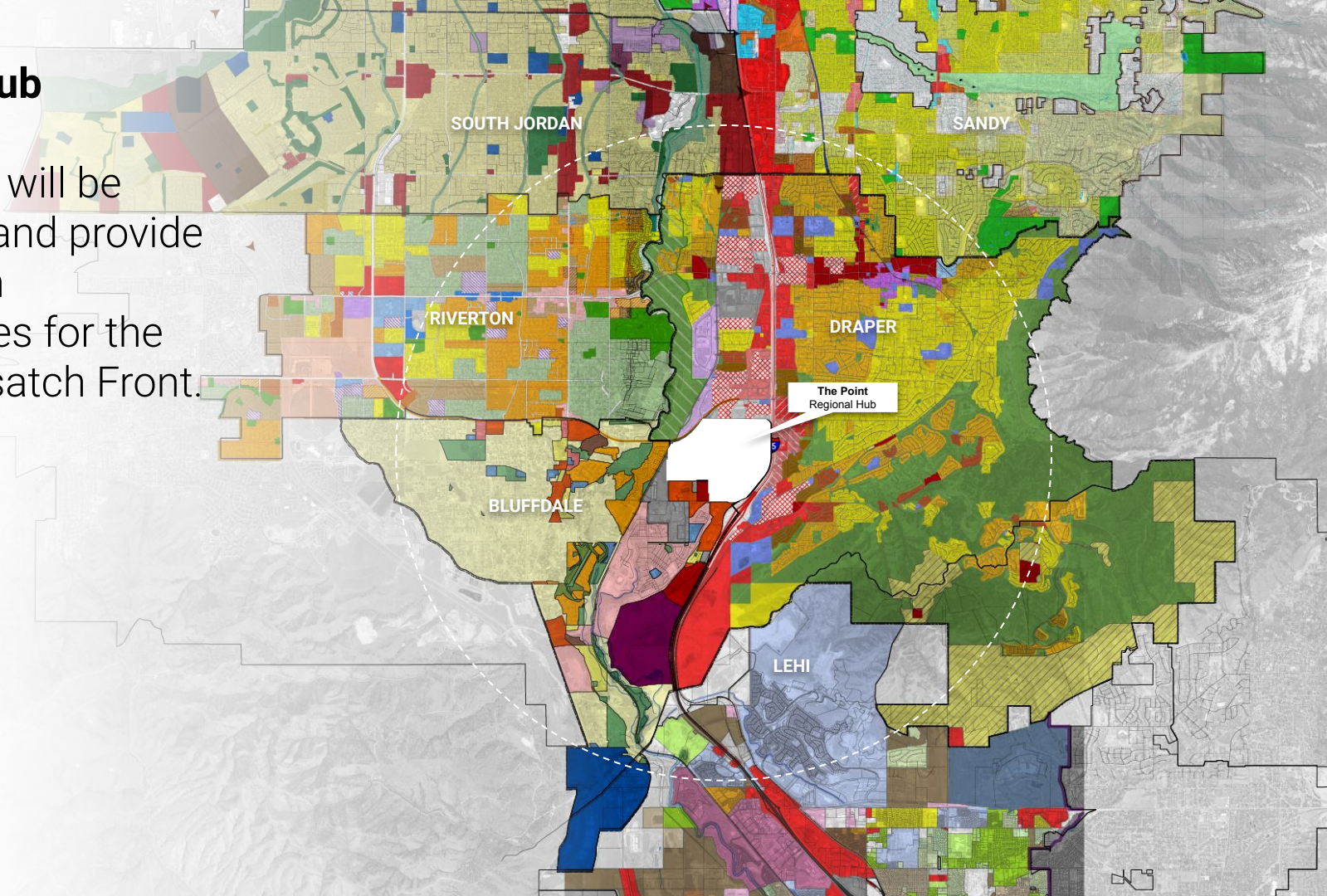
Porter Rockwell Boulevard

BRT Connection
Over I-15

2. Regional Hub

Regional Hub

The project will be mixed-use and provide new growth opportunities for the central Wasatch Front.



Components Supporting Key Vision Elements

TRANSIT
Transit provides alternate means of travel for regional visitors and new employees. Small blocks and walkable streets promote walkability

COMMUNITY
Key civic amenities such as entertainment venues and community play fields promotes new types of community affiliations.

ECONOMY
Economic development is enhanced through the creation of strong civic attractors that complement tech and innovation growth.

INNOVATION
50% of development is committed to commercial activity led by the tech and innovation sector.

SUSTAINABILITY
30% open space allows for a major commitment to ecology and wellness.

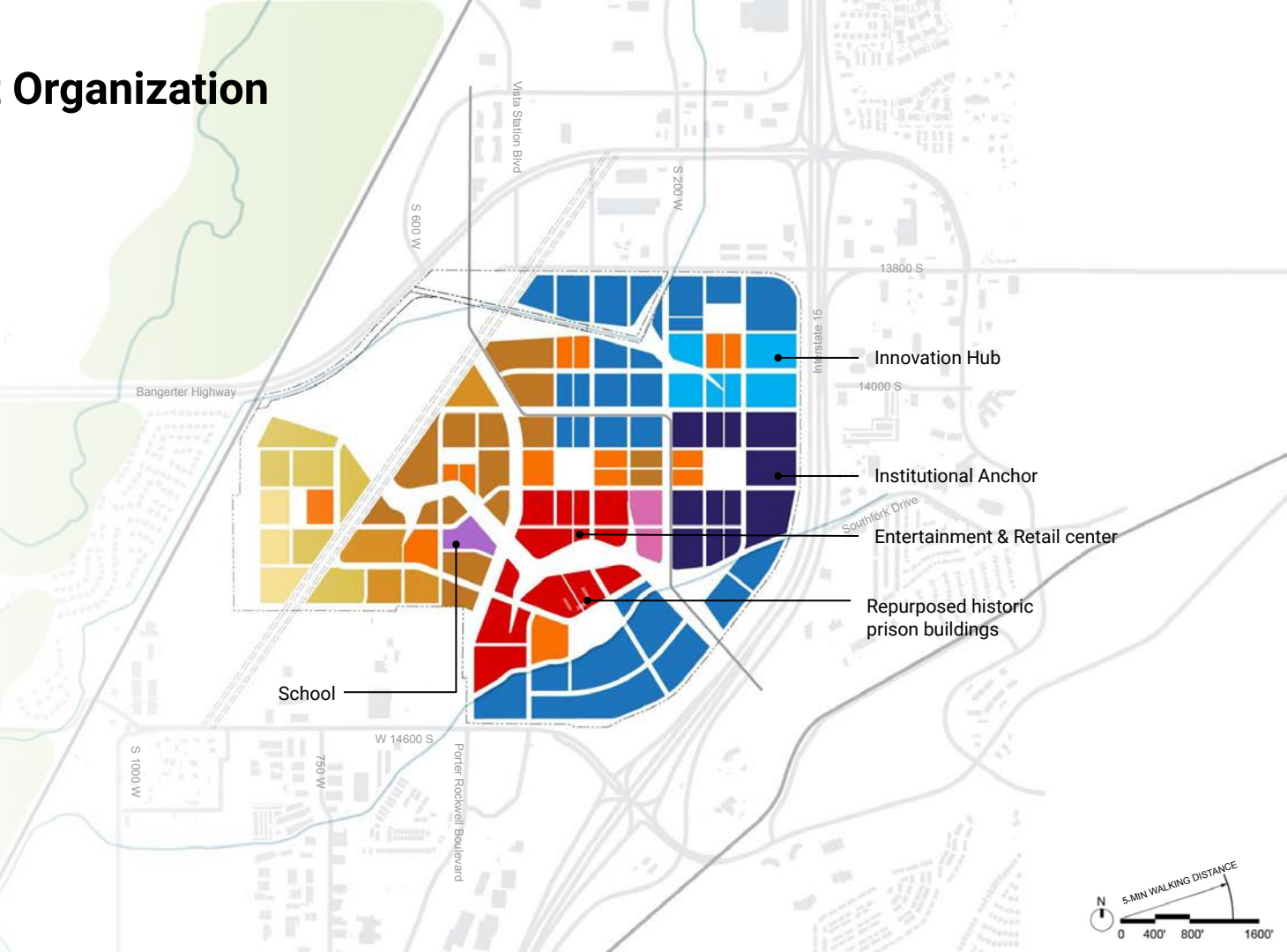
COLLABORATION
Providing needed civic amenities enhances collaboration between neighboring communities.



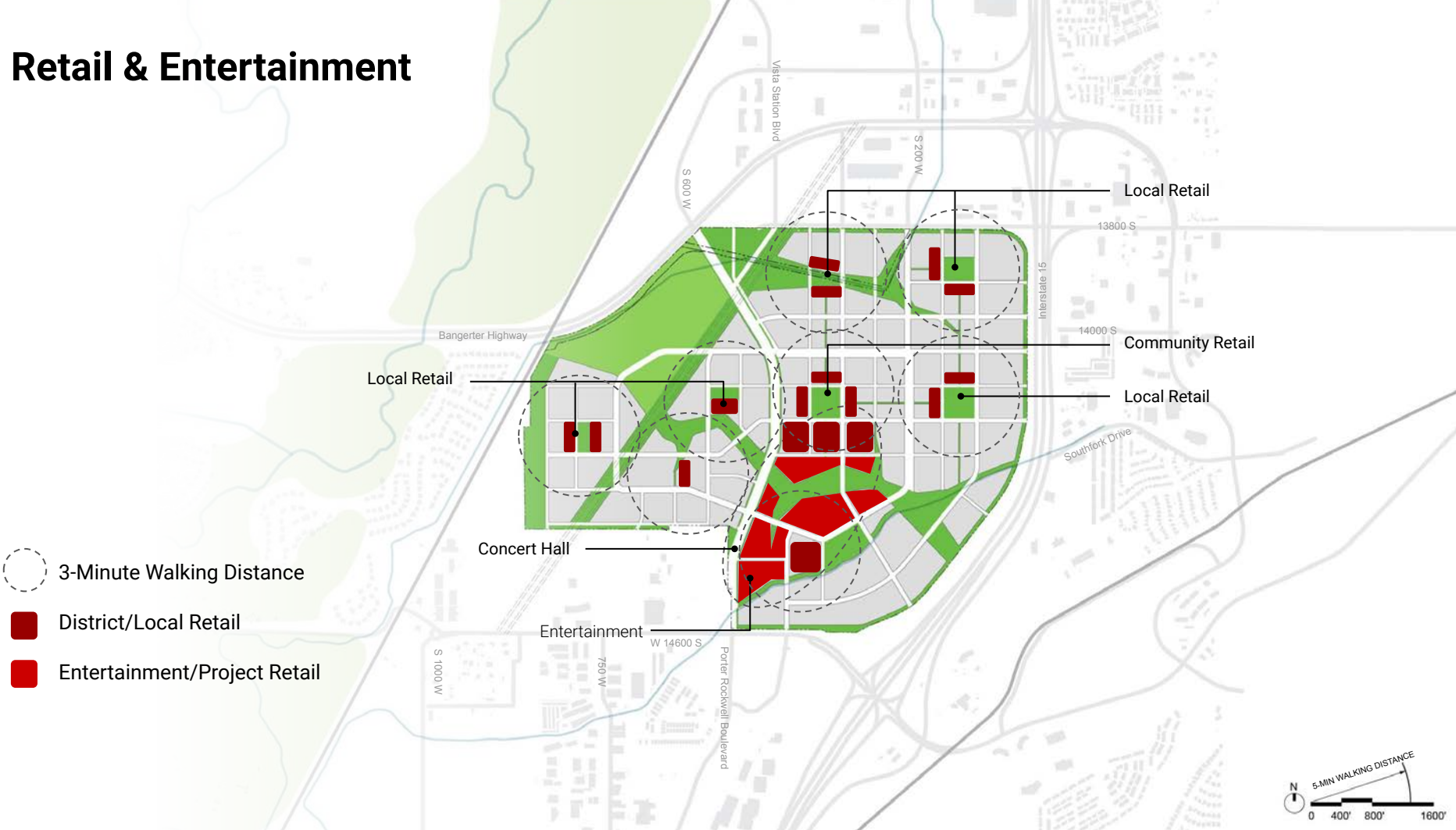
REGIONAL HUB

Land Use/District Organization

- Institutional/Anchor Tenant
- Office - Commercial
- Office - Innovation
- Retail
- Hotel
- Civic/School
- Mixed Use
- Workforce Attached
- Attached/Townhouses
- Condominiums
- Multi-family Apartments



Retail & Entertainment

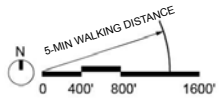
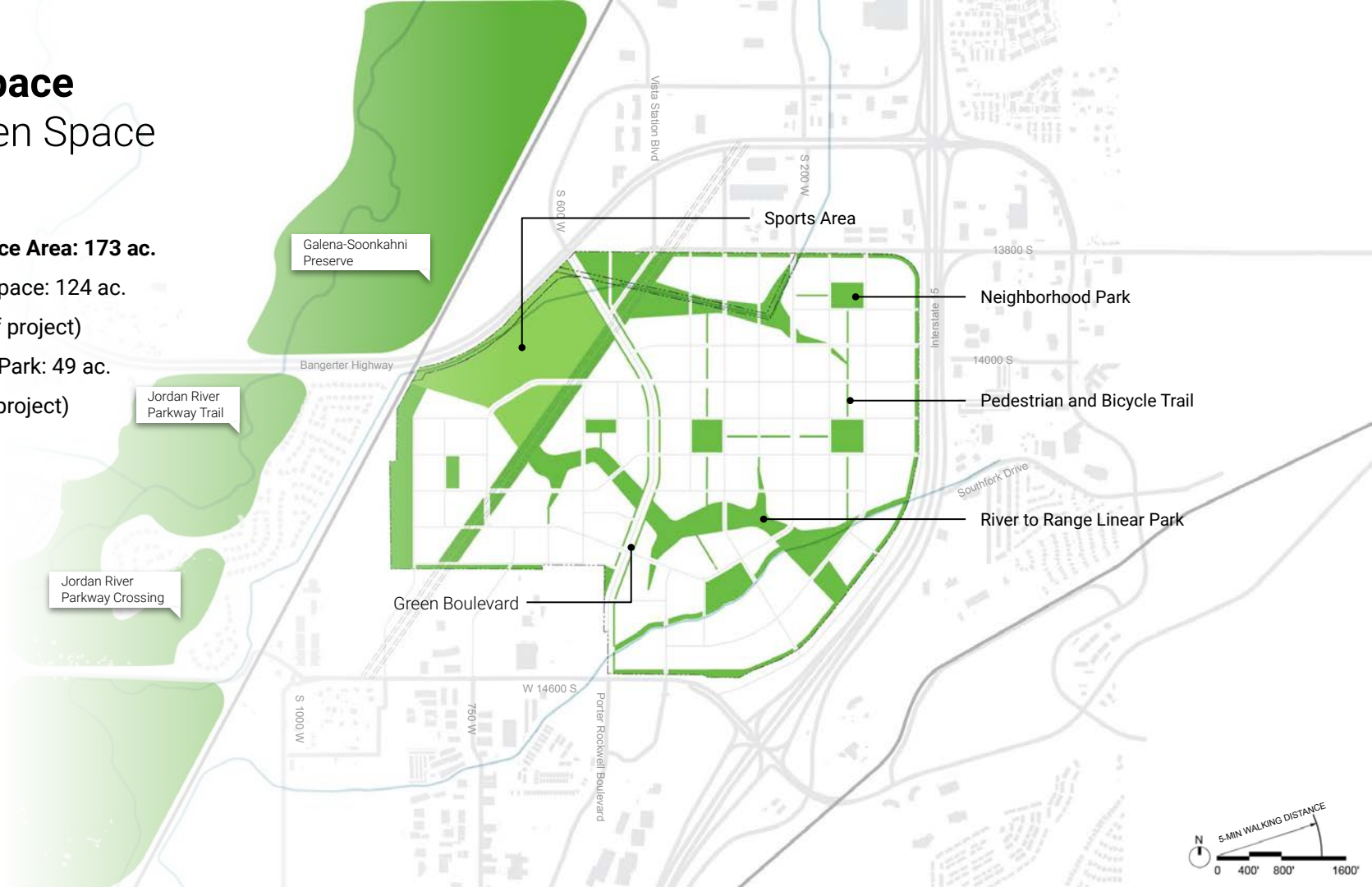


Open Space

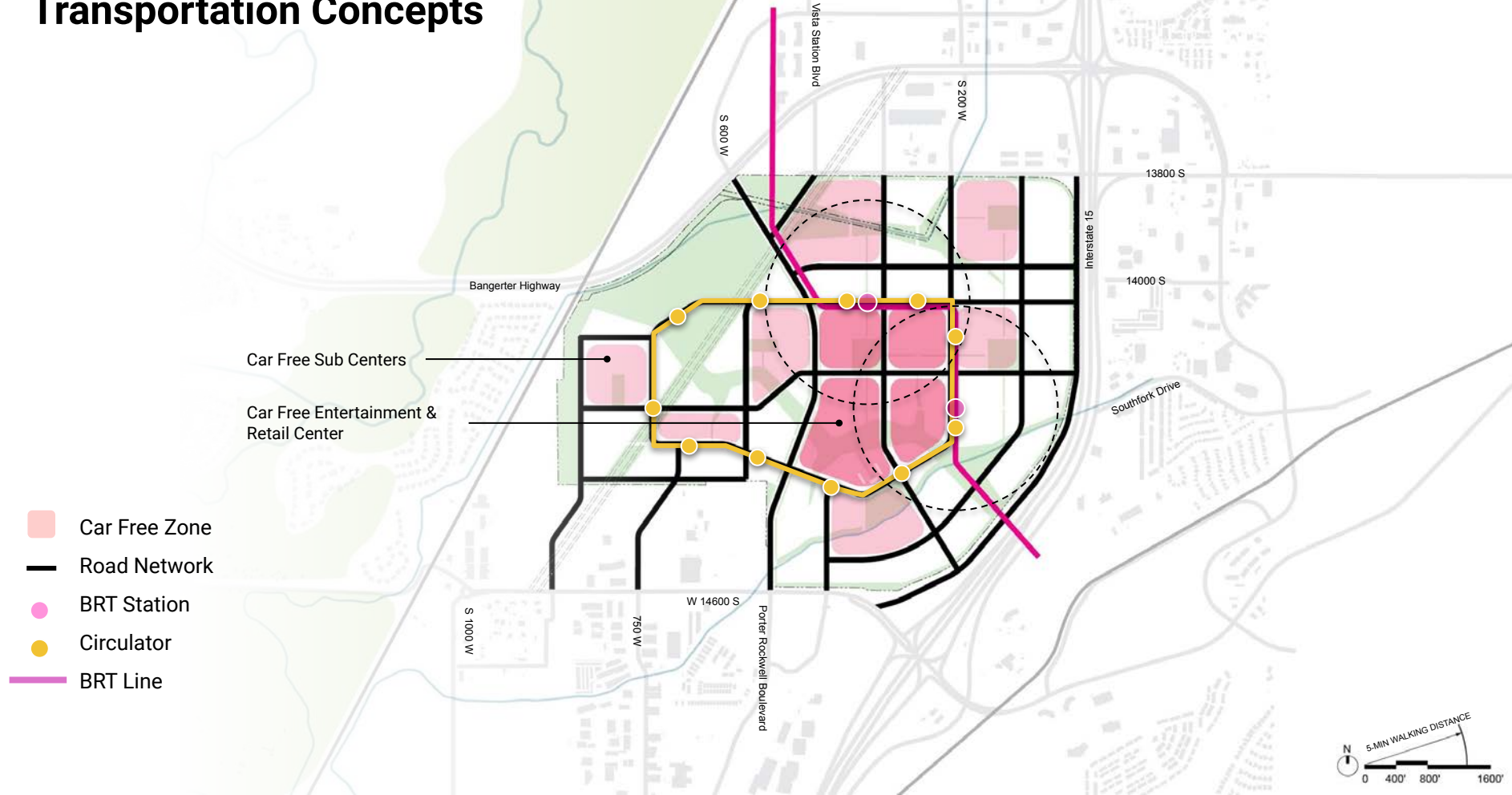
29% Open Space

Total Open Space Area: 173 ac.

- Open Space: 124 ac.
(21% of project)
- Sports Park: 49 ac.
(8% of project)

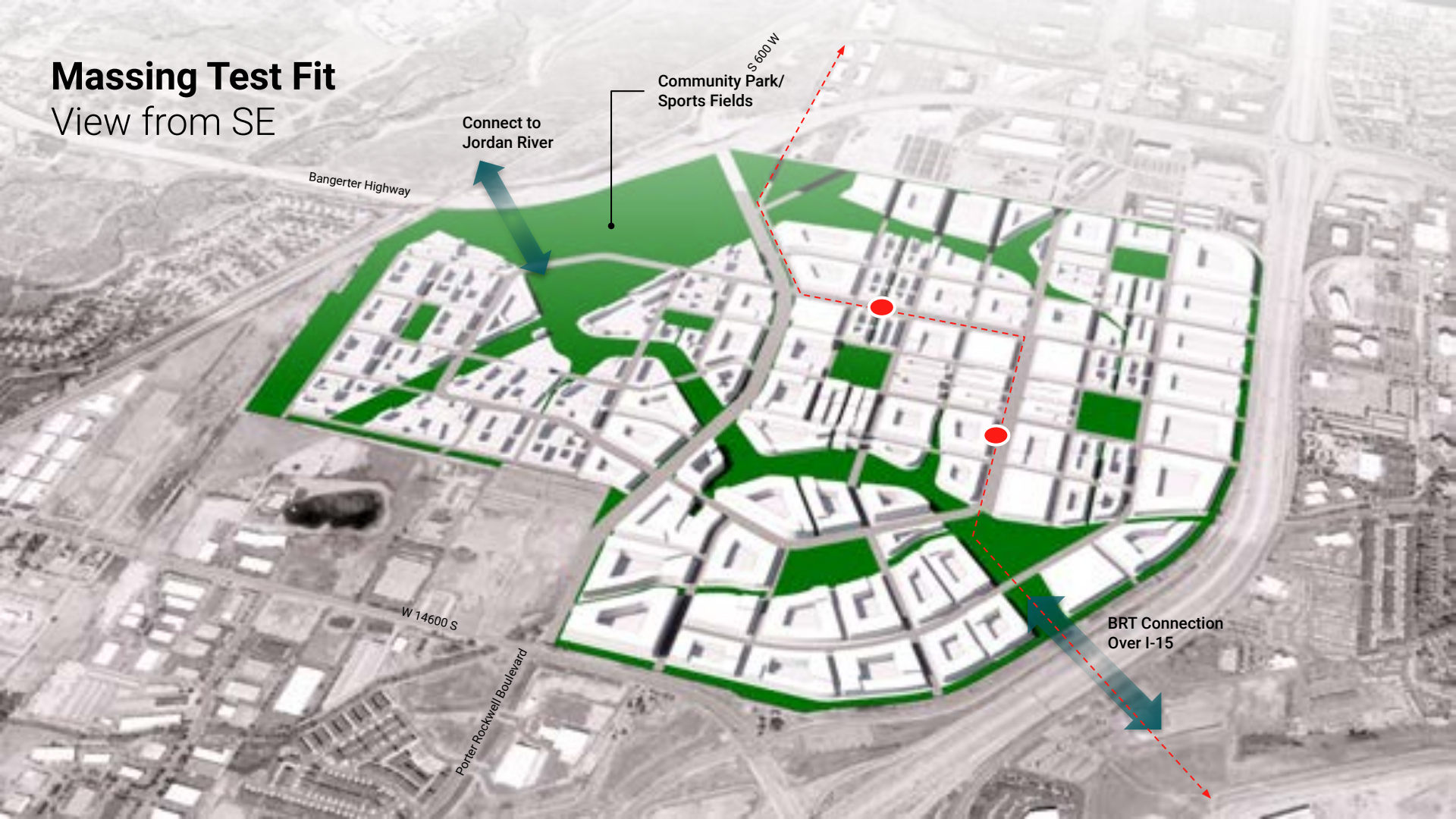


Transportation Concepts



Massing Test Fit

View from SE



Connect to
Jordan River

Community Park/
Sports Fields

S 500 W

Bangerter Highway

W 14600 S

Porter Rockwell Boulevard

BRT Connection
Over I-15

3. Innovation Center

Innovation Center

Create an economic catalyst for the Wasatch Front and the State of Utah.



Components Supporting Key Vision Elements

TRANSIT

Transit provides key commuting linkage all along the Wasatch Front and brings tech workers to site.



Innovation Center



ECONOMY

Commit to 60% of site as commercial development with commensurate new job creation.



INNOVATION

Introduction of institutional partners and focus on more substantive innovation economies.



COMMUNITY

Community is enhanced by a deep commitment to economic development complemented by supportive residential development.



SUSTAINABILITY

Emphasis on energy conservation and building sustainability.



COLLABORATION

Strong economic and innovation commitment with institutional partners fosters strong collaborative ties.



INNOVATION CENTER

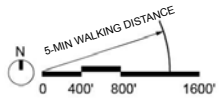
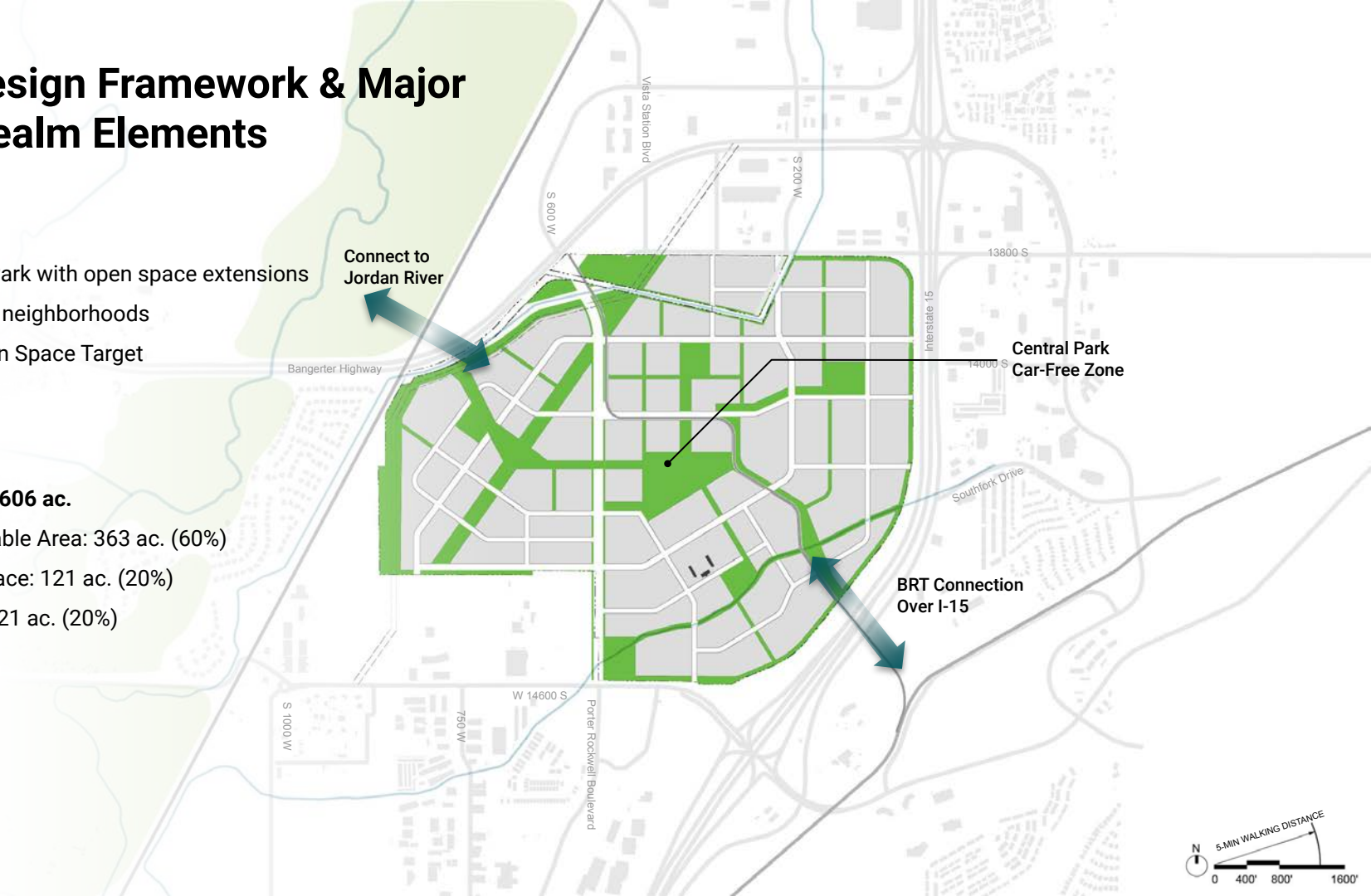
Urban Design Framework & Major Public Realm Elements

Key Elements:

- Central Park with open space extensions out to all neighborhoods
- 20% Open Space Target

Total Land Area: 606 ac.

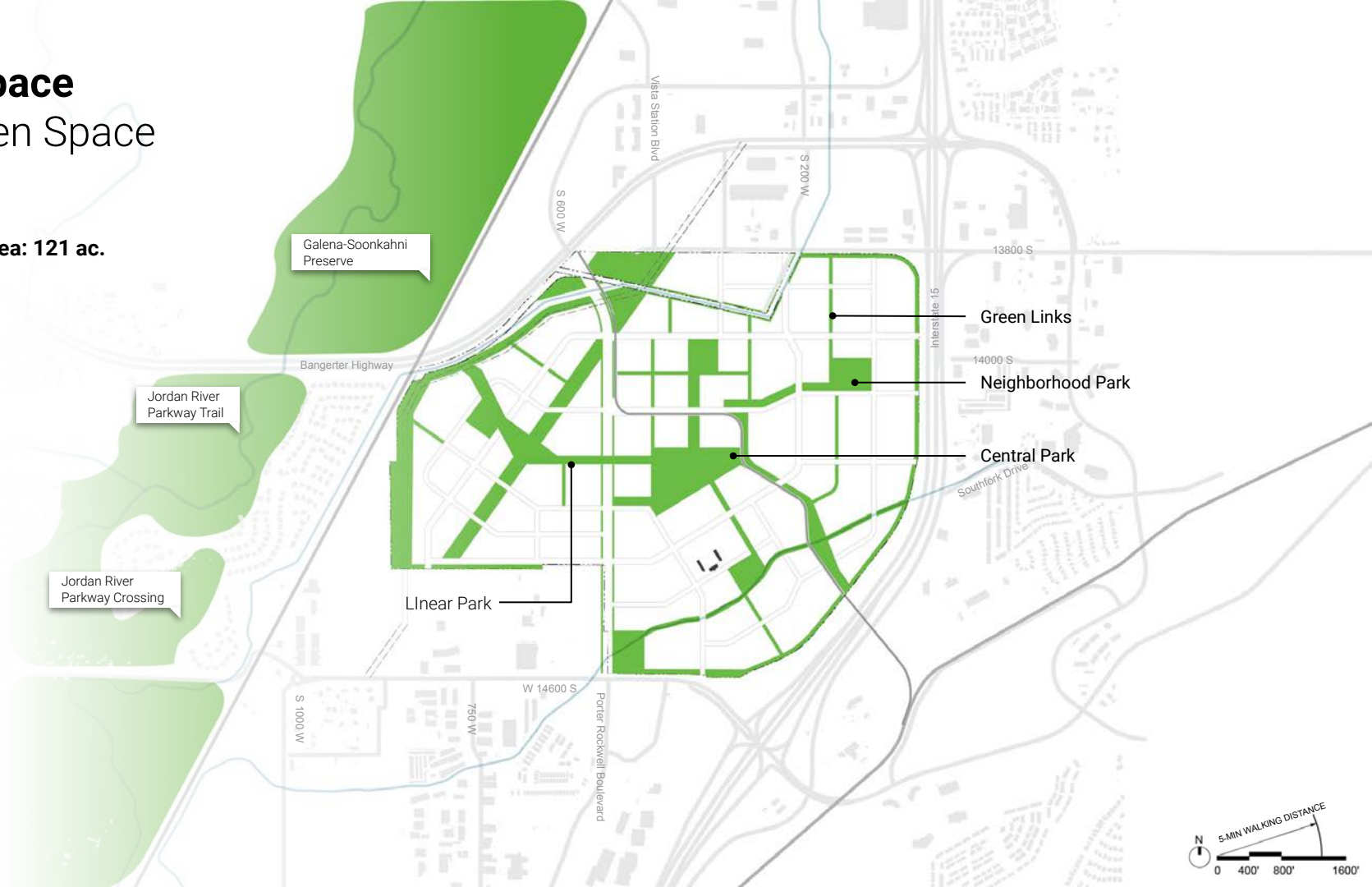
- Developable Area: 363 ac. (60%)
- Open Space: 121 ac. (20%)
- Roads: 121 ac. (20%)



Open Space

20% Open Space

Developable Area: 121 ac.



Open Space Tranches

Open Space: 121 ac.

Tranche 1:

- Open Space = 47 ac.
- Parks = 34 ac.
- Sports Fields = 0 ac.

Tranche 2:

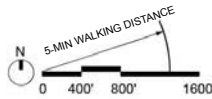
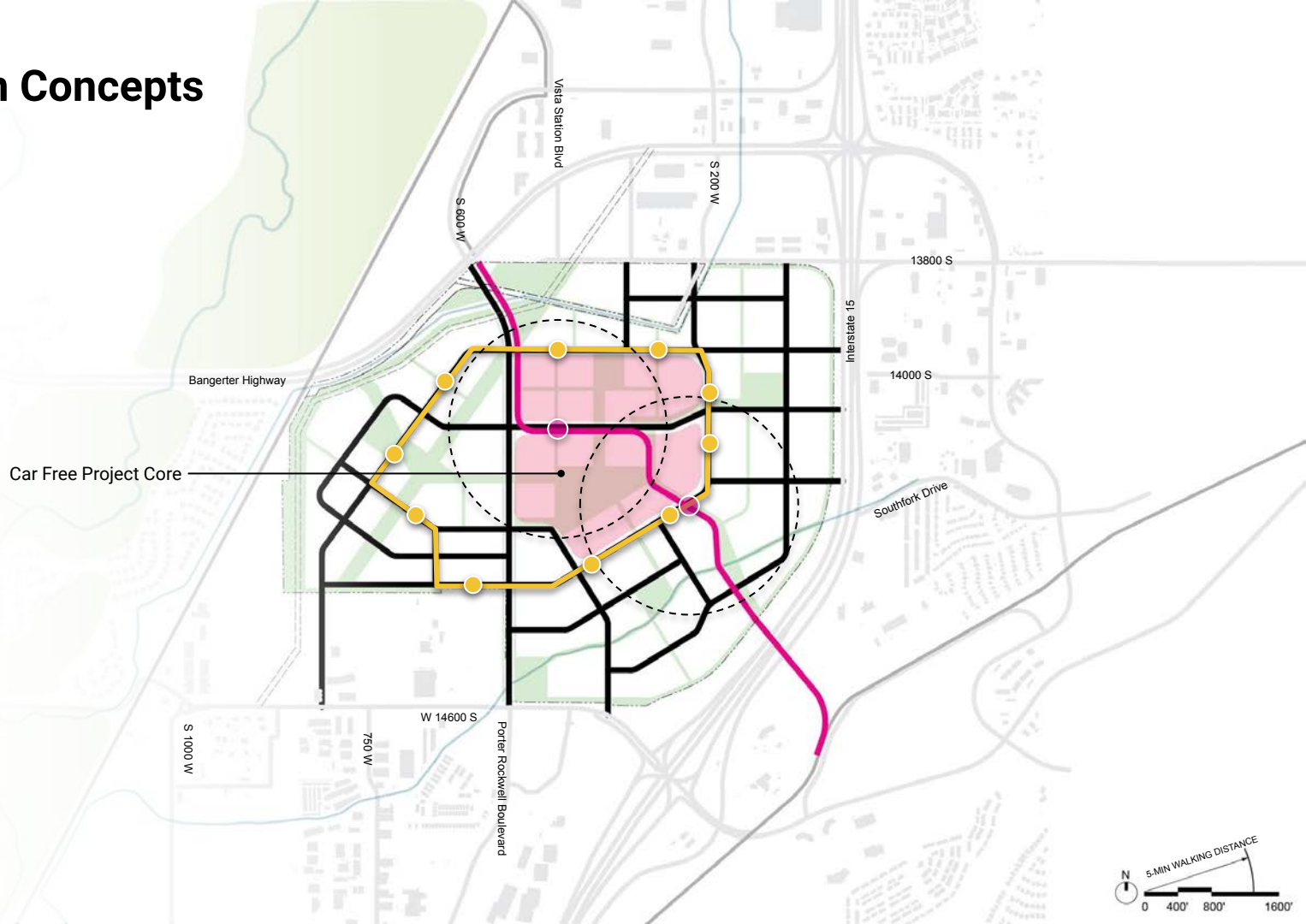
- Parks/Plazas = 40 ac.

- Tranche 1
- Tranche 2



Transportation Concepts

- Car Free Zone
- Road Network
- BRT Station
- Circulator
- BRT Line

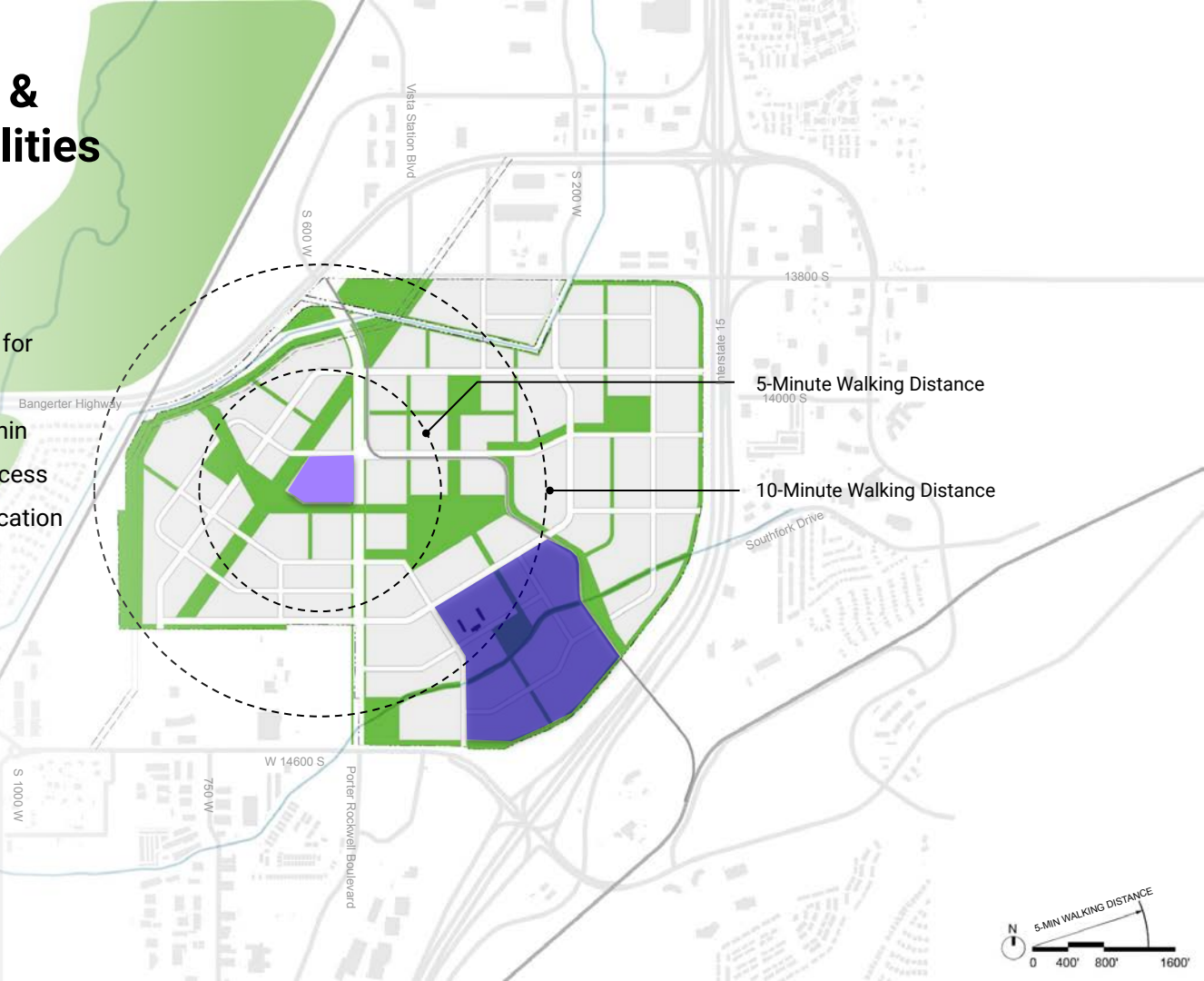


Education, Institutional & University-Related Facilities

Key Elements:

- Adjacent to Green Spine
- Close proximity to innovation offices for potential vocational education
- Located along the boulevard and within residential neighborhood for easy access
- Institution located in high visibility location and easy access from highway

- Institution / Anchor Tenant
- School



Massing Test Fit

View from SE



Connect to
Jordan River

Bangerter Highway

S 600 W

Central Park

W 14600 S

Porter Rockwell Boulevard

BRT Connection
Over I-15



Alternative 1
Complete Community



Alternative 2
Regional Hub



Alternative 3
Innovation Center

4. Sustainable Strategy

Framework Focus Areas

Quality of Life



Mobility: Air Quality/Traffic Congestion

Address human and environmental health and wellness.
Expand mobility options while reducing auto trips and their associated carbon emissions, pollution, and health risks.



Ecology: Habitat Fragmentation

Align growth with local ecologies to minimize the impacts of new development on biodiversity and natural resources.

Resource Utilization



Energy and Carbon: Net Zero Ready

Manage energy resources with efficiency, renewables and low carbon materials. Prepare for Net Zero Carbon Built Environments.



Water: Scarcity

Manage water resources holistically to increase efficiency, use natural sources responsibly, and increase recycling.



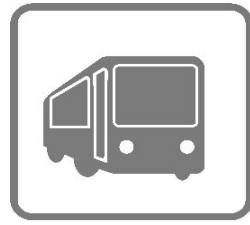
Waste:

Apply circular resource strategies to reduce raw material extraction, minimize waste, and expand reuse potential.

Quality of Life

Mobility: Air Quality/Traffic Congestion

Address human and environmental health and wellness. Expand mobility options while reducing auto trips and their associated carbon emissions, pollution, and health risks.



Goals

- Adapt transportation system for net zero energy and carbon to drastically reduce vehicle-related carbon emissions, pollution and health risks
- Prioritize comprehensive, multimodal transportation networks (with cycle lanes and walking/running paths - wherever possible)
- Promote compact and walkable districts to reduce vehicle-dependency



Key Performance Indicators

Emissions Reductions

- 50% Transportation Carbon Reduction (kgCo2e/km)

Electric Vehicles

- 20% Electric vehicles day 1, with provisions for more in the future

Transit Access

- Locate all residences and businesses within $\frac{1}{4}$ of a mile of Transit
- Increase Frequency of trips
 - Weekday 60-320
 - Weekend 24-60

Bike and Walk

- Create a bike network and target a a length of bike lane
- 2.5% of population has access to bike racks / bike share
- Continuous sidewalks for 90% of street frontage

Quality of Life

Ecology: Habitat Fragmentation

Align growth with local ecologies to minimize the impacts of new development on biodiversity and natural resources.



Goals

- Conserve natural areas with designated habitat refuges
- Design with nature, incorporating native & adapted vegetation and integrating the built environments with natural systems
- Promote sustainable food production, and strengthen its resilience
- Reconnect local hydrology while planning for erosion and sedimentation control during construction



Key Performance Indicators

Open Space

- 20-30% Open Space

Access

- All residents within 2 blocks of Open Space

Habitat Preservation

- 20-40% of Open Space as a biodiversity refuge
- Bio-Islands
- Species Diversity

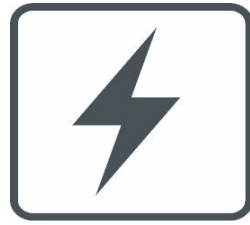
Landscape Services

- Carbon Sequestration
- Biodiversity Indices improvement

Resource Depletion

Energy and Carbon: Net Zero Ready

Manage energy resources with efficiency, renewables and low carbon materials, prepare for Net Zero Carbon Built Environments



Goals

- Minimize operational carbon emissions with efficiency
- Minimize operational carbon and district heating systems
- Accelerate transition to renewable energy
- Prioritize low carbon and local materials



Key Performance Indicators

District Systems and Electrification

- Build on The Points history of district heating
- Ground source heat exchange
- Phasing for electrification

Efficiency

- 50% reduction in operational carbon compared to conventional buildings.

Renewables

- 100% Renewable with a combination of on/offsite resources
- 20% Onsite renewable

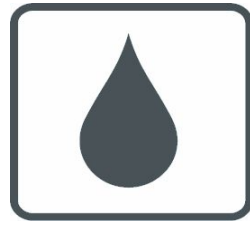
Embodied Carbon

- 20% reduction in embodied carbon through local, low carbon materials

Resource Depletion

Water: Scarcity

Manage water resources holistically to increase efficiency, use natural sources responsibly, and increase recycling



Goals

- Protect and restore water-related ecosystems & natural habitats
- Reduce potable water consumption
- Manage water resources holistically, and minimize water waste
- Zero irrigation or greatly reduced
- Educational Materials
- USU programs (Logan) Kelly Cope



Key Performance Indicators

Surface Hydrology

- 100% of surface runoff is bio-filtered before reconnecting with the aquifer.
- Decouple storm and sewage network for clean water overflow.
- Stormwater storage for other uses. Understand water rights & storage limitations.

Efficiency

- 40% Indoor water use reduction.

Reuse

- Collect 100% of rainwater for irrigation.
- Condensate recovery at building scale.
- Greywater reuse at building scale.

Resource Depletion

Waste

Apply circular resource strategies to reduce raw material extraction, minimize waste, and expand reuse potential



Goals

- Expand safe recovery and re-use of materials at the end-of-life with community recycling centers.
- Promote waste-to-energy, waste-to-food and waste-to-material/product systems/strategies (to reduce waste to landfill and promote circular economy).
- Minimize construction and operational waste.
- Create a demonstration project that highlights waste reduction, waste-to-energy.



Key Performance Indicators

Recycling

- 50% recycling rate













Waste to Energy

- Provisions for composting for soil amendments (Vail Resort Park City)
- Sitewide waste to energy

Construction Waste

- 75% diversion from landfill

Feasibility and Outreach

	Mobility	Ecology	Energy and Carbon	Water	Waste
Potential Allied Organizations			 (Utah Forge)	 UTAH'S WATER-WISE PLEDGE water.utah.gov/H2Oath	 UTAH RECYCLING ALLIANCE
				 CENTRAL UTAH WATER CONSERVANCY DISTRICT	
Potential Incentives	 				

5. Workshop

Key Vision Elements



Create an iconic, vibrant, mixed-use community, with a focus on quality of life and healthy living, with a strategic balance of jobs and housing to limit off-site trip generation. Include active, welcoming places for people to gather day and night for recreation, dining, culture and entertainment.



Serve the site with a high-quality, future-focused, multi-modal transportation system, with an emphasis on convenience, safety, access, regional traffic reduction, limited parking, emissions reduction, and active transportation.



Promote enduring statewide economic development through job creation, workforce development, and revenue generation. Create a community that will attract and nurture top talent and outstanding anchor companies, as well as smaller local businesses.



Advance innovation by creating a place that promotes a culture of creativity and ingenuity, attracts outstanding talent and investment, promotes solution-oriented research, fosters the growth of promising early-stage companies, eliminates regulatory barriers, and facilitates interdisciplinary industry and academic partnerships to generate and commercialize new ideas.



Create a model of sustainable development that, relative to traditional development, significantly reduces air emissions (including GHG), water pollution, water and energy use, and takes advantage of on- and off-site renewable energy resources (including an on-site geothermal resource). Explore a net-zero-ready development.



Coordinate closely with others to ensure the development fits well with regional plans and infrastructure, advancing the interests of the broader community and not just the site. Promote regional trail, transportation, and green infrastructure connections through the area and facilitate thoughtful regional growth.

KEY VISION ELEMENT



Create an **iconic**, vibrant, **mixed-use** community, with a focus on quality of life and **healthy living**, with a strategic **balance of jobs and housing** to limit off-site trip generation. Include active, welcoming places for people to **gather day and night** for recreation, dining, culture and entertainment.

PRINCIPLE

ICONIC PLACEMAKING



MIXED-USE VIBRANCY



HEALTHY LIVING



GATHER DAY AND NIGHT



SHARED SPACE



NEW RESIDENTIAL TYPES



INITIATIVES

1. Protecting and enhancing viewsheds
2. Car-free streets/zones

1. Walkability (block size), density--l,w,p, signature retail
- 2.

1. WELL Building Standard
- 2.

1. Restaurants open late
2. Live music

1. Green/gathering space always nearby
2. AV circulator,

1. Micro-units
2. Wired for digital innovation

KEY VISION ELEMENT



PRINCIPLE

INITIATIVES

Serve the site with a high-quality, **future-focused, multi-modal** transportation system, with an emphasis on convenience, safety, access, **regional traffic reduction, limited parking, emissions reduction,** and active transportation.

Mobility - Transit, Roads, Pedestrians, Bicyclists

What is the mobility issue we are trying to solve? Then look at the technology

AUTONOMOUS TECHNOLOGY



MULTI-MODAL NETWORKS



REGIONAL TRAFFIC REDUCTION



PARKING DEMAND REDUCTION



EMISSION REDUCTION



PEDESTRIAN PRIORITY



- 1. Not the current priority
- 2. Make accommodations for potential autonomous tech (ride-share, auto. shuttles)

- 1. Make the BRT attractive with TOD elements along the route
- 2. Connect commuter rail to the core area
- 3. Minimize disincentives (transfers reduce ridership)
- 4. Does this site, as a potential destination, warrant a new FrontRunner station?

- 1. Create the right mix of land uses
- 2.

- 1.
- 2.

- 1.
- 2.

- 1. Provide safe and accessible walking paths between land uses and transit
- 2.

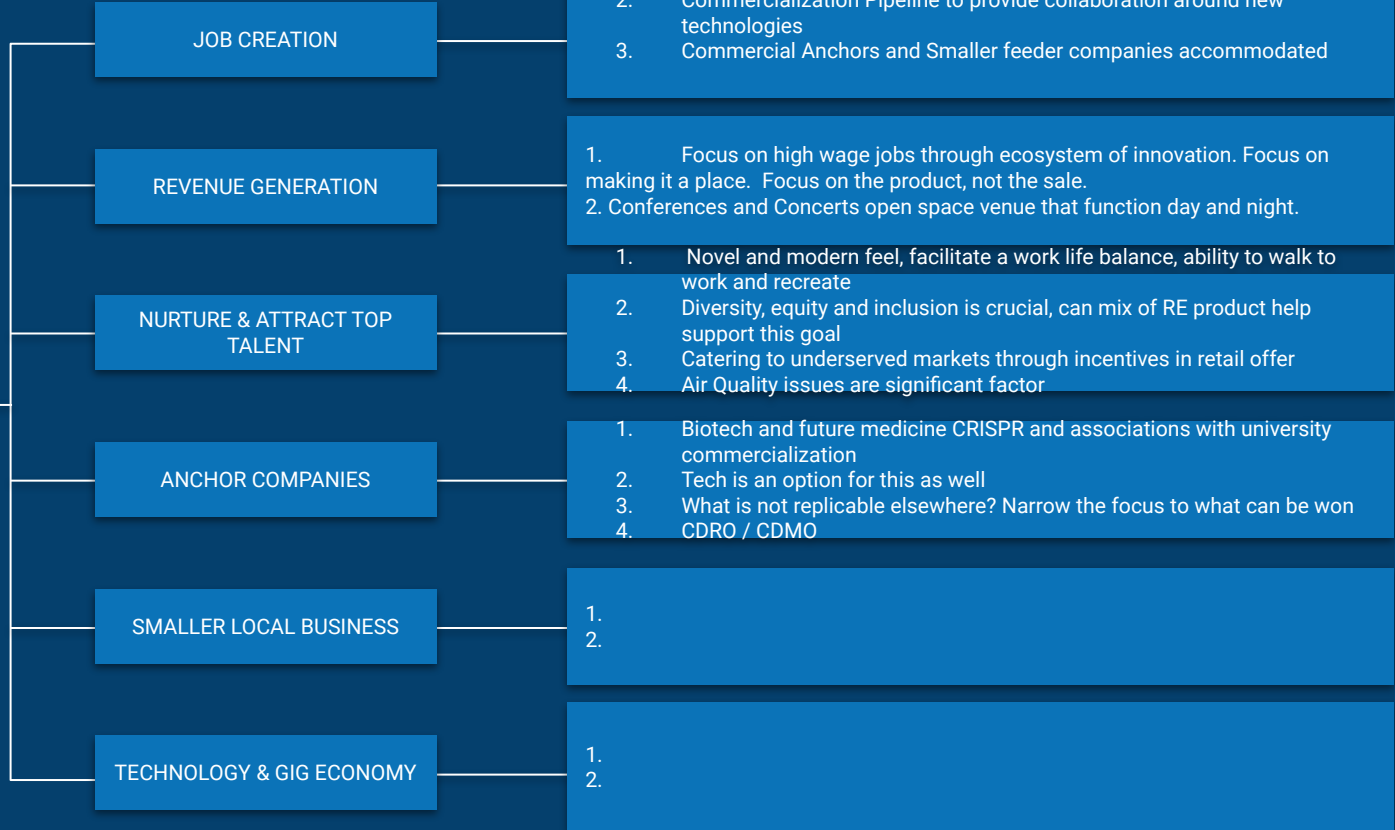
KEY VISION ELEMENT

PRINCIPLE

INITIATIVES



Promote enduring statewide economic development through **job creation**, workforce development, and **revenue generation**. Create a community that will attract and **nurture top talent** and outstanding **anchor companies**, as well as **smaller local businesses**.



KEY VISION ELEMENT

PRINCIPLE

INITIATIVES



Advance innovation by creating a place that promotes a **culture of creativity and ingenuity**, **attracts outstanding talent and investment**, promotes **solution-oriented research**, fosters the growth of promising early-stage companies, **eliminates regulatory barriers**, and facilitates interdisciplinary **industry and academic partnerships** to generate and commercialize new ideas.

SOLUTIONS-ORIENTED RESEARCH



1. Collaboration hubs?
2. Diversity but with focus

CULTURE OF CREATIVITY & INGENUITY



1. Affiliations and access
2. Focus on what we are good at (critical mass)

ATTRACT OUTSTANDING TALENT AND INVESTMENT



1. Market Driven
2. Lower barriers and invite companies that have cultural diversity

ELIMINATE REGULATORY BARRIERS



1. R&D Tax Credits (allows market to dictate but encourages innovation)
2. Affiliation(s) tax credit?

DESIGN INNOVATION



1. Shared tools/resources could foster early stage development (need to identify company that accommodates)

INDUSTRY & ACADEMIC PARTNERSHIPS



1. Strong university interaction? Does keeping near institutions make more sense?
2. Develop areas of focus for The Point (broad list to then narrow). Gap Analysis Needed

KEY VISION ELEMENT



Create a **model of sustainable development** that, relative to traditional development, **significantly reduces air emissions** (including GHG), **water pollution, water and energy use**, and takes advantage of on- and off-site **renewable energy resources** (including an on-site geothermal resource). Explore a **net-zero-ready development**.

PRINCIPLE

A NEW MODEL FOR DISTRICT SUSTAINABILITY



SUBSTANTIAL AIR EMISSION REDUCTION OVER BASELINE



ZERO WATER WASTE & WATER POLLUTION



NET-ZERO OPERATIONAL CARBON & BUILDINGS



COMMIT TO SITE-WIDE RENEWABLE ENERGY



EFFICIENT BUILDINGS & INFRASTRUCTURE SYSTEMS



INITIATIVES

- 1. Must be a global model: meet or exceed current state of the art.
- 2. Leader in sustainability for the State and US.
- 3. Pedestrian/bike corridor directly linked to Draper Front-runner.

- 1. 50% improvement by 2030 over rest of valley.
- 2. All-electric circulator and BRT vehicles.
- 3. Substantially reduce building emissions.

- 1. Jordan Valley Water Conservancy District - Current contract.
- 2. Reduce significant external and internal water.
- 3. Low-water turf varieties- Kelly Cope: USU

- 1. Tie to trip reduction
- 2. "Energy self-sufficiency" for site and area.

- 1. 100% carbon-free electricity.
- 2. Distributed energy and storage.
- 3. Direct-use geothermal on site.

- 1. Super-efficient buildings
- 2. Project & building electrification.
- 3. Remove combustion events/reduce NOx

KEY VISION ELEMENT



Coordinate closely with others to ensure the development **fits well with regional plans and infrastructure**, advancing the interests of the broader community and not just the site. **Promote regional trail, transportation, and green infrastructure connections** through the area and facilitate thoughtful **regional growth**.

PRINCIPLE

A MODEL OF REGIONAL PLANNING LEADERSHIP



ENHANCE TRAIL & MOBILITY CONNECTIONS



PROMOTE GREEN INFRASTRUCTURE



ENHANCE REGIONAL GROWTH



LEVERAGE ALL UTAH TALENT



CREATE A SPIRIT OF COLLABORATIVE INNOVATION



INITIATIVES

A Model of Regional Planning Leadership

1. Transportation economy, and air quality test to provide best solution
2. Having great examples of urban living - high quality of life in great urban setting.
3. How to connect the Point to surrounding area and region. Not to be limited and explore other big ideas.

Enhance Trail & Mobility

1. Connection to outdoor features and amenities and impact of the point.

Green Infrastructure

1. Creating a model project for Green infrastructure
2. Demonstrate green infrastructure (Daybreak).
3. Connection to Jordan River through the site to the mountains.

Utah Talent

1. Multitenant/universities/institutions - not single corporate campus
2. Focus on education and innovation: bringing two groups together to leverage all Utah talent. Partnership with K8 schools.
3. Partnerships with surrounding schools. Utilize research park/campus to broaden connection to other schools
4. Generating real market job skills
5. American Fork High School
6. IBM Program Example for internships and training/education.
7. Indoor and outdoor work spaces.
8. Park & Open spaces to accommodate sports - potential turf/synthetic fields.
9. Utilize transit to capture local talent

Create a Spirit of Collaborative Innovation

1. The Leonardo Museum - integration of science, technology, art, and nature.

Statistical Summary

	ACREAGE	
CURRENT LAND HOLDINGS	606.0	
CANALS	5.3	
ROAD FRONTAGE	4.5	
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GROSS DEVELOPABLE LAND AREA	596.2	25,970,472 SF
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ROADS, CIMC & INFRASTRUCTURE	20.0%	121.2
PARKS & OPEN SPACE	25.0%	151.5
NET DEVELOPABLE LAND AREA	55.0%	333.3
		14,518,548 SF

NON-RESIDENTIAL USES	ACREAGE	SF	FAR	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
COMMERCIAL OFFICE	140.0	6,098,400	0.9	21,954	5,488,560	42.0%		
INNOVATION OFFICE	0.0							
INSTITUTIONAL / ANCHOR TENANT	0.0							
RETAIL / FOOD & BEVERAGE	11.5	500,000	0.6	600	300,000	3.4%	2.03%	
CIMC	0.0							
HOTEL	4.8	207,429	0.6	250	125,000	1.4%		250 KEYS
MIXED USE	0.0							
	156.2			22,804	5,913,560	46.9%	40%	

RESIDENTIAL LAND USES	ACREAGE	UNITS/AC	UNITS	GFA/UNIT		TOTAL GFA	% NDLA	% GFA	NOTES
SINGLE-FAMILY DETACHED	20.8	12	250	1,600	500	400,000	6.3%		FOR SALE
WORK FORCE ATTACHED / 3 STORY GARDEN APTS	0.0	0	500	1,600	500		0.0%		FOR SALE
ATTACHED / TOWN HOUSES	56	18	1100	1,600	1,100	1,760,000	16.8%		FOR SALE
CONDOMINIUM	30.0	45.00	1450	1,600	725	2,320,000	9.0%		FOR SALE
MULTIFAMILY APARTMENT	70.0	57.50	4,400	1,000	2,200	4,400,000	21.0%		RENTAL
	176.8		7700		5,025	8,880,000	53.1%	60%	

TOTALS	333.1			27,829	14,793,560				
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RESIDENTIAL POPULATION	15,400
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NET FAR	1.0
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Statistical Summaries

	ACREAGE	
CURRENT LAND HOLDINGS	606.0	
CANALS	5.3	
ROAD FRONTAGE	4.5	
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GROSS DEVELOPABLE LAND AREA	596.2	25,970,472 SF
<hr/>		
ROADS, CIVIC & INFRASTRUCTURE	16.3%	99.0
PARKS & OPEN SPACE	29.7%	180.0
NET DEVELOPABLE LAND AREA	54.0%	327.0
		14,244,120 SF

NON-RESIDENTIAL LAND USES	ACREAGE	SF	FAR	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
COMMERICAL OFFICE	161.7	7,043,560	1.1	30,992	7,747,916	49.4%		
INNOVATION OFFICE	0.0							
INSTITUTIONAL / ANCHOR TENANT	0.0	0		0	0	0.0%		
RETAIL / FOOD & BEVERAGE	25.7	1,117,560	0.7	1,565	782,282	7.8%	5.16%	
CIVIC	0.0							
HOTEL	12.4	541,389	0.6	650	324,833	3.8%		600 KEYS
MIXED USE	0.0	0		0	0	0.0%		
	199.8			33,206	8,855,041	61.1%	58%	

RESIDENTIAL LAND USES	ACREAGE	UNITS/AC	UNITS	GFA/UNIT		TOTAL GFA	% NDLA	% GFA	NOTES
SINGLE-FAMILY DETACHED	0.0	12.00	0	1,800	0	0	0.0%		FOR SALE
WORK FORCE ATTACHED / 3 STORY GARDEN APTS	15.3	35.00	500	1,000	500	500,000	4.7%		RENTAL
ATTACHED / TOWN HOUSES	23.2	18.00	400	1,800	400	640,000	7.1%		FOR SALE
CONDOMINIUM	13.2	45.00	550	1,600	275	880,000	4.0%		FOR SALE
MULTIFAMILY APARTMENT	75.8	57.50	4,300	1,000	2,150	4,300,000	23.2%		RENTAL
	127.5		5750		3,325	6,320,000	39.0%	42%	

TOTALS	327.3				36,531	15,175,041			
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RESIDENTIAL POPULATION **11,500**

NET FAR **1.1**

Statistical Summaries

	ACREAGE	
CURRENT LAND HOLDINGS	606.0	
CANALS	5.3	
ROAD FRONTAGE	4.5	
<hr/>		
GROSS DEVELOPABLE LAND AREA	596.2	25,970,472 SF
<hr/>		
ROADS, CIVIC & INFRASTRUCTURE	20.0%	121.2
PARKS & OPEN SPACE	20.0%	121.2
NET DEVELOPABLE LAND AREA	60.0%	363.6
		15,838,416 SF

NON-RESIDENTIAL LAND USES	ACREAGE	SF	FAR	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
COMMERICAL OFFICE	175.0	7,625,000	0.8	24,400	6,100,000	48.1%		
INNOVATION OFFICE	0.0							
INSTITUTIONAL / ANCHOR TENANT	50.0	2,178,000	0.8	1,742	1,742,400	13.8%		
RETAIL / FOOD & BEVERAGE	18.3	796,667	0.6	956	478,000	5.0%		
CIVIC	0.0							
HOTEL	13.3	580,800	0.6	700	350,000	3.7%		700 KEYS
MIXED USE	0.0	0		0	0	0.0%		
	256.7			27,798	8,670,400	70.6%	59%	

RESIDENTIAL LAND USES	ACREAGE	UNITS/AC	UNITS	GFA/UNIT		TOTAL GFA	% NDLA	% GFA	NOTES
SINGLE-FAMILY DETACHED	0.0	12.00	0	1,600	0	0	0.0%		FOR SALE
WORK FORCE ATTACHED / 3 STORY GARDEN APTS	0.0	35.00	0	1,600	0	0	0.0%		FOR SALE
ATTACHED / TOWN HOUSES	8.3	18.00	150	1,600	150	240,000	2.3%		FOR SALE
CONDOMINIUM	12.2	45.00	550	1,600	275	880,000	3.4%		FOR SALE
MULTIFAMILY APARTMENT	87.0	57.50	5,000	1,000	2,500	5,000,000	23.9%		RENTAL
	107.5		5700		2,925	6,120,000	29.6%	41%	

TOTALS	364.2				30,723	14,790,400			
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RESIDENTIAL POPULATION **11,400**

NET FAR **0.9**

Massing Test Fit

View from NW

BRT Connection
Over I-15

Porter Rockwell Boulevard

W 14600 S

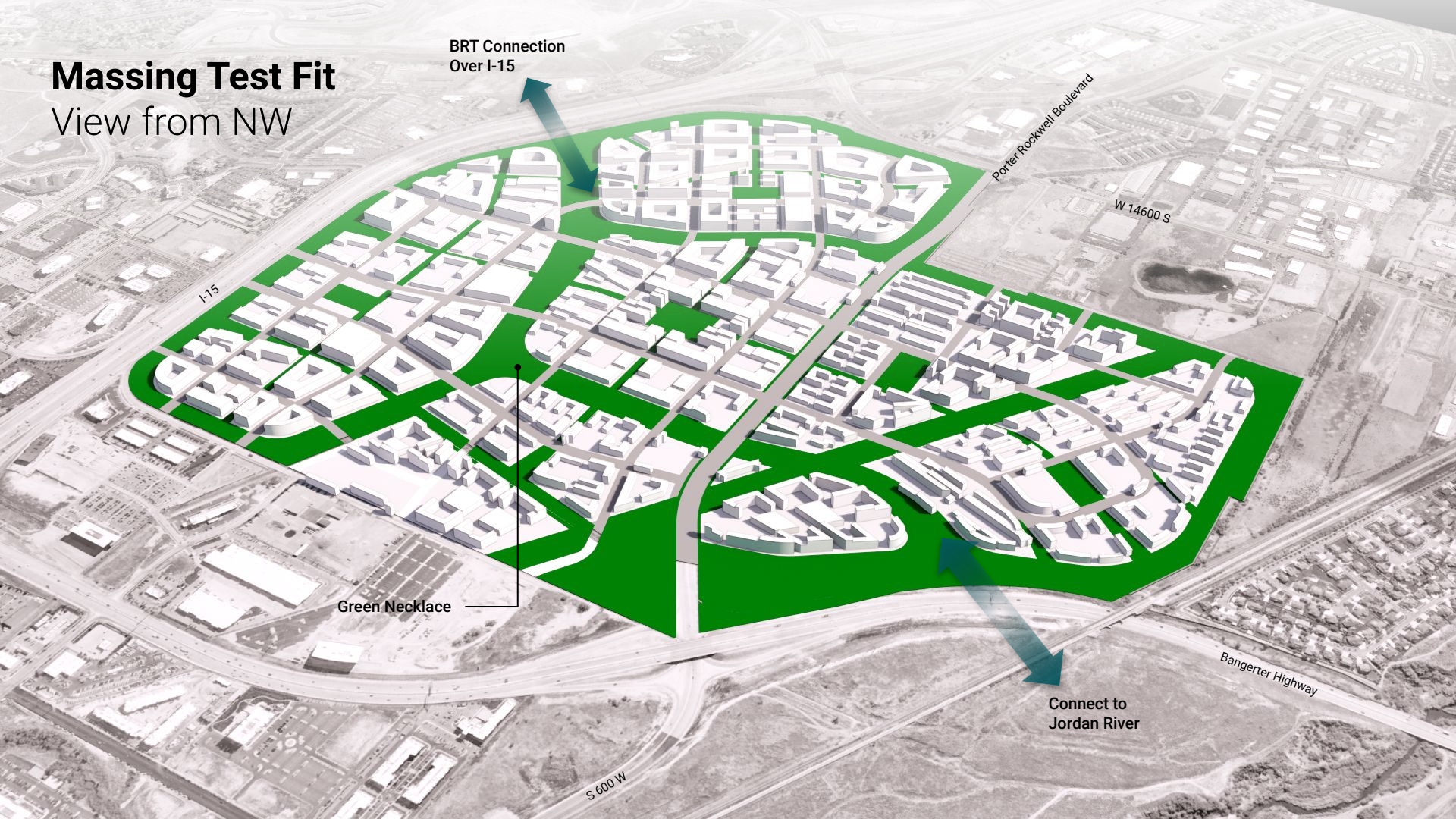
I-15

Green Neckline

Connect to
Jordan River

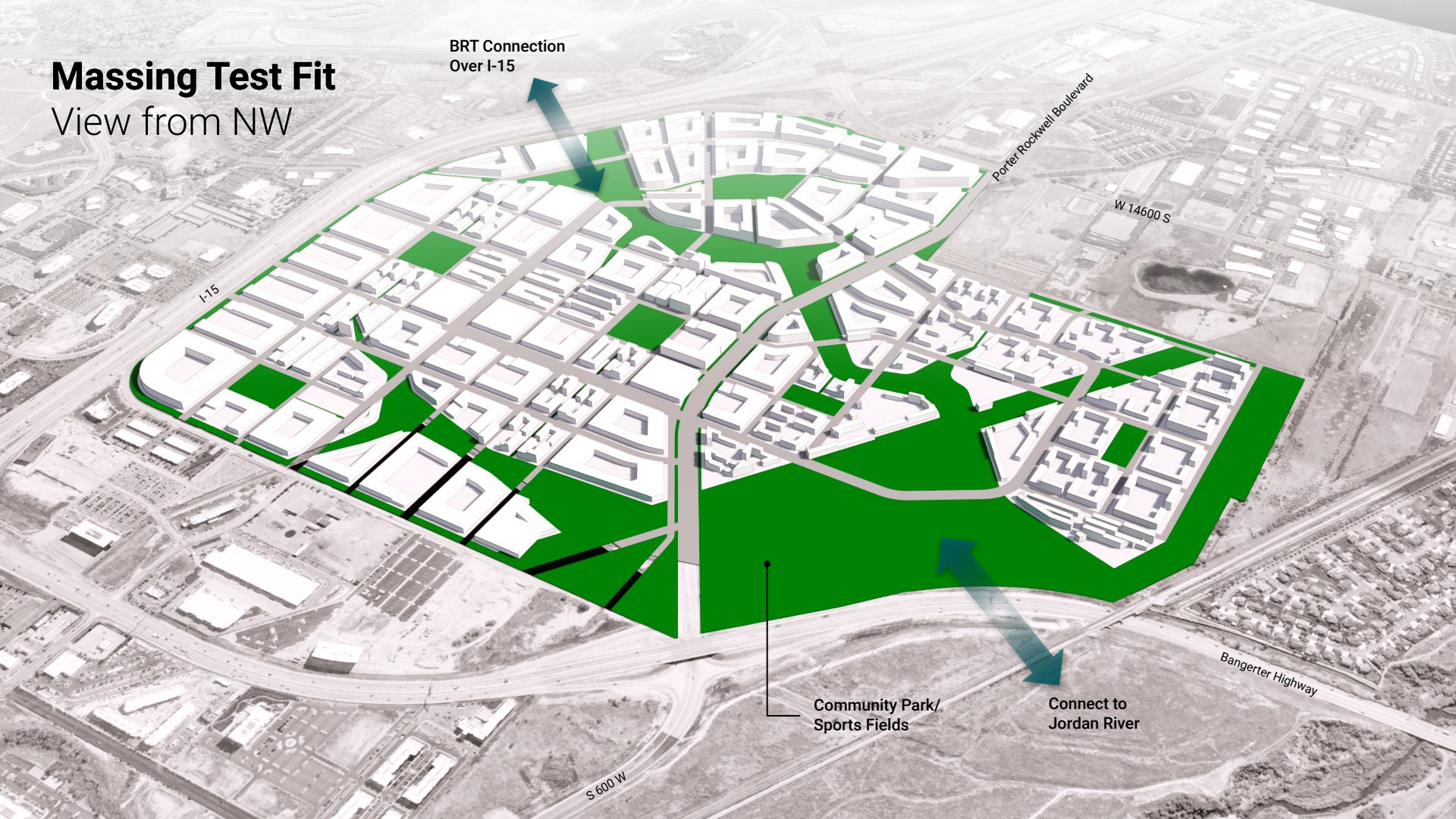
Bangerter Highway

S 600 W



Massing Test Fit

View from NW



BRT Connection
Over I-15

Porter Rockwell Boulevard

W 14600 S

I-15

I-15

S 600 W

Community Park/
Sports Fields

Connect to
Jordan River

Bangerter Highway

Massing Test Fit

View from NW

BRT Connection
Over I-15

Central Park

Porter Rockwell Boulevard

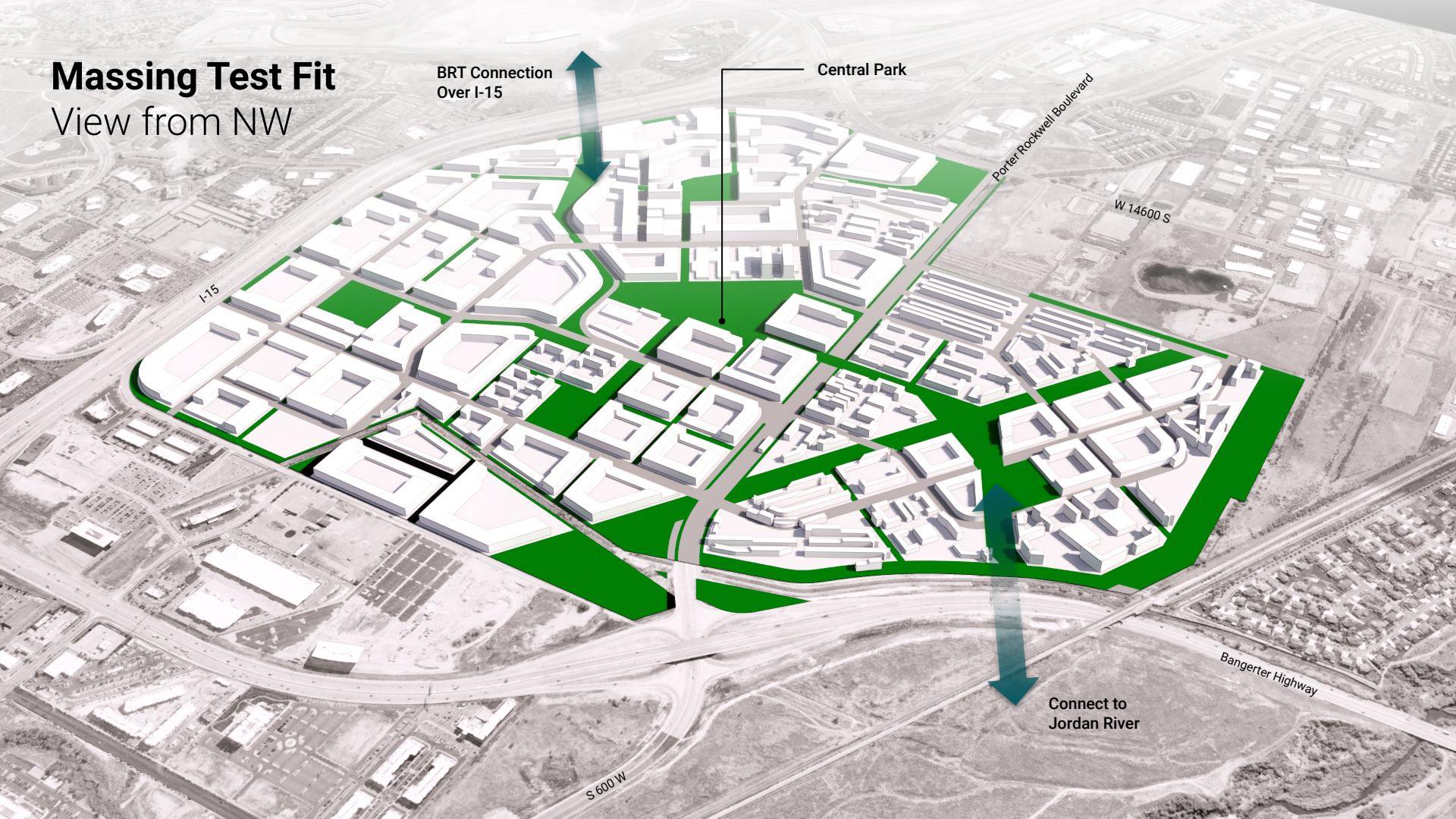
W 14600 S

Bangerter Highway

Connect to
Jordan River

I-15

S 600 W



What is the composition of the population?

- The population surrounding the site is approximately **106,000 people**.
- It is primarily comprised of **large families**, many of whom have children, resulting in a larger-than-average typical household size.
- In addition to being comprised of large families, the surrounding population is 53 percent **more wealthy than the state average** and nearly 60 percent more wealthy than the national average.
- Because housing and living expenses are not exorbitant, median **disposable income here is high**, around \$87,000 per capita.

106,352

Population

3.46

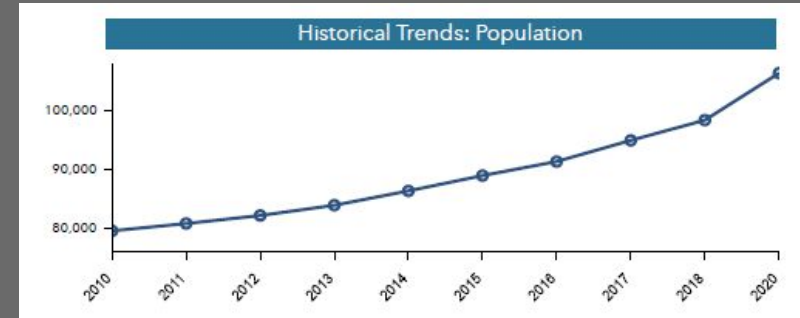
Avg Size Household

29,480

Households

31.0

Median Age



\$109,483

Median Household Income



\$37,263

Per Capita Income



\$288,154

Median Net Worth

\$87,202

Median Disposable Income