



## MEETING MINUTES

DATE	2021-03-24	PROJECT	The Point Framework MP
TIME	10:00 AM MTN	PROJECT #	220603
LOCATION	Zoom	SUBJECT	Environment & Air Quality Working Group Meeting
PREPARED BY	Leah Jaramillo	MEETING #	Milestone III

### ATTENDEES

**Client** Alan Matheson; Steve Kellenberg; Muriel Xochimitl; Colton Stock

**Working Group Members** Candice Hasenyager, John Mackey, Soren Simonsen, Glade Sowards, Scott Williams

**SOM** Peter Kindel, Aaron May, Arathi Gowda, Leah Jaramillo

These notes record the discussions and reflect the current status of the project. If you have any comments or corrections, please notify SOM in writing within 10 days.

ITEM	SUBJECT	ACTION
1.	SOM presented progress presentation on the Master Plan Framework to date	
2.	Q&A from Working Group	
	<ul style="list-style-type: none"><li>Q- why is the residential separate from the commercial in these concepts?<ul style="list-style-type: none"><li>Consider these concepts ground-level only. The intent is that there will be more mixing as we continue to develop the concept.</li></ul></li><li>Water-wise landscaping, natural trails rather than grassy banks. Water-wise turf (USU research).<ul style="list-style-type: none"><li>That is what we have in mind, and that will probably be more fleshed out in the concepts as we continue.</li></ul></li></ul>	



- Thinking about images that are used to portrait ideas that reflect the limited water availability in our arid region. Really like the green infrastructure concepts and as the concepts start to be developed more, and would like to see images that reflect the placement of specifics.
- Is the school an elementary level school? Really hoping to see schools located near the river incorporate hands-on science/environmental education opportunities. Also, thinking about how the green infrastructure can be incorporated there.
- Look at the [localscapes](#) documentation by Jordan Valley Water Conservancy District.
- Real health impacts of freeway and rail corridors – buffering becomes essential to wellbeing to manage fine particulate matter. 600’ or 200 meters from those heavy transportation corridors has been considered appropriate.
- more of the commercial buildings are interstate facing. Could this be mitigated through some of the commercial building infrastructure/filtration systems etc? Soren suggest speaking with Arden Pope at BYU [cap3@byu.edu](mailto:cap3@byu.edu), <https://fhssfacyulty.byu.edu/facultypage?id=cap3>
- Soren continued to advocate for FrontRunner in place of BRT.
- Glade – heartened to see a lot of active transportation and short-distance to amenities. Whatever you can do to reduce short trips and increase walkability will be critical

CHAT – Scott Williams: “In the early sessions we talked about tree placement and building shade as part of energy use reduction and solar power optimization strategies. So when modifying images to reflect waterwise landscaping, the plan should also portray how tree placement would be incorporated to pursue those strategies.”

R- Alan agreed this would be discussed in the next section

CHAT - Daniel Mendoza at the University of Utah has also done recent research on how air pollution is worse near freeways and the consequential impacts on heath and school absenteeism. <https://www.preprints.org/manuscript/201911.0114/v1>



CHAT - Daniel Mendoza at the University of Utah has also done recent research on how air pollution is worse near freeways and the consequential impacts on health and school absenteeism. <https://www.preprints.org/manuscript/201911.0114/v1>

CHAT - Wig Zamore is another researcher leading these investigations over the past couple decades.

CHAT - I understand that South Salt Lake has recently implemented a zone surrounding the I-15 and I-80 corridor that bisect that community that require increased mechanical and filtration controls with building design within a certain proximity of these transportation corridors. I haven't seen the ordinance, but Frank Lilly (former SSLC city planner and now Community Development Director for Millcreek) helped develop this overlay zone, which I believe is the first such approach in Utah.

### 3. Pete presented the Evaluation Metrics and suggested recommendations

CHAT - Since this could be used as a model of smart growth for other projects, it would be useful if VMT could be calculated for the project itself compared to other areas along the Wasatch Front with similar populations. +1 from Soren

R: Alan: I might suggest that off-site trip generation is a better measure for this. We looked at that in the transportation section, but it would be interesting to compare to other projects as you suggest. VMT is affected significantly by location—where the site is relative to major destinations—which is something we can't control.

CHAT - These are really fantastic findings and insights into development criteria. Kudos to the team for this great research and analysis.

### 4. Conversation regarding the early evaluation outcomes

- The team reiterated that the conversation is not to select one plan, but rather to evaluate the ideas within.
  - Is the housing shortage on the wasatch front a reason to consider more high-density housing? More residential can be added to any of the concepts.
- As we move toward a preferred alternative for this site, what elements would you like to see move forward?



- Like focus on concept 2 that fills the regional gaps. The ability to communicate and educate residents & visitors about how the environmental items are addressed. Capitalize on the ability to educate the public about this new growth/development standard.
  - Alan confirmed this is something we're hearing from other working groups as well.
  - Discussion about displaying this in the green beltline park or where it becomes specifically visible.
- Soren
  - Really appreciated the analysis - and hopes it can be used in future development planning
  - Likes concept 2 with the big recreation area along Bangerter. Asks for more buffering along I-15 as is shown in concept 1.
  - likes the green spine with central organization and district nodes for programming.
  - Suggests research into the historical plat of Zion
    - <http://archive.cnu.org/cnu-news/2013/05/andres-duany-applauds-mormon-grid>
    - <https://99percentinvisible.org/episode/plat-of-zion/>
    - <http://archive.cnu.org/cnu-news/2013/05/andres-duany-applauds-mormon-grid>
- John Mackay
  - likes the idea of open water which offers educational opportunities and gathering places. Not sure how the water gets there.
  - If you can move your water to be a central feature, that could work. Concern that the water be handled in a low impact way to avoid quality impacts to the Jordan River. Potentially a wetland at the end of this feature. Focus on water quality for the health of wildlife and the river.

5. Pete presented the Sustainability KVEs and initiatives. Are there other items or initiatives that should be considered?

- Soren said that these principles are fairly well woven into the initiatives, but suggested a resource to verify - The Coalition for Clean Energy and Health Communities - <https://www.cfcehc.org/our-solutions>
- Soren also suggests incorporating acknowledgment of native lands, tribes and history of the area
  - <https://archive.sltrib.com/article.php?id=2339781&itype=CMSID>



- <https://www.google.com/maps/place/Soónkahni+Monument/@40.5092773,-111.9138475,17z/data=!3m1!4b1!4m5!3m4!1s0x875286da33887bef:0xdd7622d91f67cf4c!8m2!3d40.5092773!4d-111.9116588?shorturl=1>

- Scott- terms like aim for, promote or encourage do not indicate how much control, metrics or accountability are represented in these initiatives. It may be necessary to illustrate more direct commitments.

6. Arathi presented the sustainability framework in development.

- CHAT - Glade: Noting the EV usage goal on a previous slide, I wanted to share that there's a webinar this afternoon on EV-ready buildings that might be of interest to the group:  
[https://abtassociates.webex.com/mw3300/mywebex/default.do?nomenu=true&siteurl=abtassociates&service=6&rnd=0.23401811488563518&main\\_url=https%3A%2F%2Fabtassociates.webex.com%2Fec3300%2Feventcenter%2Fevent%2FeventAction.do%3FtheAction%3Ddetail%26%26%26EMK%3D4832534b00000004a80553e718c2d4d46bbea4b83a23a6966bc197ce73e68a1891f96389b84d923f%26siteurl%3Dabtassociates%26confViewID%3D188242800858377626%26encryptTicket%3DSDJTSwAAAATa-uCukCMDX-UXRCCm3yAreaXU7h3M2kHcOn2-QQZsNg2%26](https://abtassociates.webex.com/mw3300/mywebex/default.do?nomenu=true&siteurl=abtassociates&service=6&rnd=0.23401811488563518&main_url=https%3A%2F%2Fabtassociates.webex.com%2Fec3300%2Feventcenter%2Fevent%2FeventAction.do%3FtheAction%3Ddetail%26%26%26EMK%3D4832534b00000004a80553e718c2d4d46bbea4b83a23a6966bc197ce73e68a1891f96389b84d923f%26siteurl%3Dabtassociates%26confViewID%3D188242800858377626%26encryptTicket%3DSDJTSwAAAATa-uCukCMDX-UXRCCm3yAreaXU7h3M2kHcOn2-QQZsNg2%26)
- CHAT - Definitely add Jordan Valley Water Conservancy District to that list [of potential allied organizations]. They are the water supplier for the prison.
  - Soren - working to organize a low carbon symposium this summer. Would love to keep the team apprised of this event.
    - thinking about waste - consider organic matter waste. Highlight 0 waste streams
  - Glade - Air Quality/Emissions Reduction goal - Offer of DAQ help in thinking about what kind of emissions we might see onsite, induced or external to the site and how we might want to tie the goal to potential strategies. Offer to workshop this.
    - Arathi explained this is linked to electrifying faster, and agrees that this would be very helpful.
  - Soren - Consider prioritizing Bike Walk as the highest priority in all presentations for future. This is a consistent standard in SugarHouse and is an important organizing principle. Would love to see that as a priority approach for the Point.
    - Steve acknowledged that there are auto-free zones which offer mobility & transit opportunities. This is being pursued as an alternative to the auto-dominated standard.



7. Alan explained the process next steps, thanked the Working Group members and closed the meeting.