



MEETING MINUTES

DATE	2021-03-23	PROJECT	The Point Framework MP
TIME	10:00 AM MTN	PROJECT #	220603
LOCATION	Zoom	SUBJECT	Stakeholder Working Group Meeting
PREPARED BY	Aaron May	MEETING #	

ATTENDEES

Client Alan Matheson; Steve Kellengberg; Muriel Xochimitl;

Working Group Members Tasha Lowery; Tracy Miller, Ezra Nair; Amanda Oaks; Ryan Perry; Jeff Stenquist;

SOM Peter Kindel, Aaron May

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.	Questions/Comments from stakeholder group:	
a.	Ezra Nair: in the regional hub, has there been any concern about the greenspace in concern to water use? SOM Reply: Ongoing focus is to reduce water use throughout the project to conserve the water that falls onsite and minimize the irrigation requirements with native and naturalized open space approach.	
b.	Amanda Oaks: Canyons school district. The presence of higher density housing may require a more traditional educational model. School districts will need to fall back on a more financially conservative approach.	
c.	Jeff Stenquist: Connectivity outside the site should also represent Pedestrian and Bicycle connectivity to/from off the site.	
d.	Tracy Miller: Access to schools and education does not seem to be evaluated in these criteria, is there a way to include this as a criteria? Traffic flows and patterns will be significantly impacted. Will be evaluated in Stage 3	
e.	Amanda Oaks: Quality of life and local high fertility rate leads to a large young portion of population relative to national norms. We really want to catapult to the region into a new realm of educational opportunity. We should consider schools and transportation to schools as a key criteria.	
i.	Option 3 appears to provide easy access to I-15 for some of the larger office spaces	
f.	Jeff Stenquist: Some elements liked in all three concepts:	
i.	Concept 1 - Amount of housing in complete community was encouraging to support lacking housing supply regionally;	



- ii. Concept 2 - The linear open space allowed for programmable open space; is there an opportunity for a different mix of retail and entertainment that you would not find in every community. Movie theaters and performing arts centers could be interesting. Are we looking for onsite attraction, or provide service to those that are living locally on the plan.
 - iii. Concept 3 - As an economic driver, what impact does post-pandemic thinking have on our office structure and Work from Home relationship.
 - iv. Fostering the flexibility of a work/home environment is a key consideration. Can positive elements of each scheme be combined to coalesce into a unified element? Is there a way to add a level of weighting and priority to the criteria to represent the broader goals of housing and economic development opportunities. Can we accomplish this goal in the most sustainable way possible to enable those that work here and live there. Jobs may be of lesser durations than in previous generations, which challenges the goal of a live/work environment on the site. How does this impact the rental / ownership balance of housing?
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- g. Tracy Miller: The large programmable open space shown in Concept 2 will be in high demand. Happy to see opportunities for bicyclists to move through the site in a safe way. How will post-pandemic thinking impact retail, and how will it survive?
 - h. Jeff Stenquist: Connectivity is a particular challenge on the site due to barriers of I-15, Bangerter Highway and the Front Runner line on three sides of the site. A reduced number of crossing points to and from the site are provided because of this. Connecting the open space to the Jordan River Parkway trail is a huge opportunity, as is connections across I-15 to the Corner Canyons area.
 - i. Amanda Oaks: The central park of scheme 3 provides an opportunity for both Utah and Salt Lake Counties that is lacking in communal gathering spaces outside of downtown. One of the cities that really works well together with adjacent community and open space amenity is Boise Idaho. Central Park is why New York City is what it is.
 - j. Jeff Stenquist: Taking the economic catalyst model and adding more residential mix and entertainment mix could be a very good model.
 - k. Tracy Miller: Economic Catalysts capitalizes best on I-15 and Bangerter, but Regional Hub connects best with the Jordan River open space.

***Meeting concluded