



STAKEHOLDER ADVISORY COMMITTEE MEETING I

2 p.m. to 4 p.m.

March 11, 2021

PARTICIPANTS:

- Alan Matheson
- Leah Jaramillo
- Muriel Xochimiltl
- Aaron May
- Carolyn Sharette
- Christian Gardner
- Clay Christensen
- Crys Lee
- Dustin Jansen
- Gordon Haight
- Jack Hedge
- John Bowers
- Michael Gallegos
- Mike Hathorne
- Peter Kindel
- Robin Carbaugh
- Saki Mizuguchi
- Shivam Shah
- Stephen Alfandre
- Tara Rollins
- Troy D'Ambrosi
- Ibi Guevara

MEETING NOTES:

- Executive Director Alan Matheson welcomed and introduced participants
- Director Matheson provided an overview of The Point
 - Explained the unique opportunity at the site and the leadership involved
 - Outlined the goals of the site and the board
 - Showcased the guiding principles at the core of the planning process
 - Walked through the timeline and how we got to this point
 - Spoke about the potential benefits, such as job growth and improved air quality
 - Outlined the key vision elements
- Peter Kindel, SOM director, presented the project's vision
 - Primary Project Goals
 - Create an innovation district
 - Maximize economic return
 - Maximize community benefits
 - Create a national development model
 - Guiding Principles



- Connect the Jordan River Parkway to mountain trail systems
 - Respect, restore and enhance water and green infrastructure systems
 - Maximize connections to existing road and transportation assets
 - Create a clear project center and identity
 - Integrate The Point into Draper City's physical, economic and social fabric
 - Explored project and innovation catalysts
 - Introduced a day in the life at The Point, walking through amenities and activities
 - Community spaces and farms to complement the residential
 - Open space and mobility are key
- Robin Carbaugh - asked Pete to describe the “alternate Demographics” he mentioned. Pete explained that there is a lot of single family housing nearby and this site aims to provide a mix to address gaps.
 - Tara Rollins - is there zoning for affordable housing, perhaps regulation on wage? Alan responded that while we haven't worked out the details, we are trying to build a community that will allow people who work here to live nearby. We can influence policy developments, we have had some of those conversations, but we are not there yet. This is a real challenge - we need to manage a balance between addressing these needs and providing a benefit to the tax-payers.
 - Advisors Consulting - how do you balance the “statewide opportunity to draw people in” vs the “place to live, work & play.” This will be addressed in the concepts you'll see, but when we think about the people who live & work here, we want to make life convenient for it, but we also expect that the activities on the site can make a difference more broadly.
 - CHAT-Dustin Jansen - where to reference the bill authorizing the project - Title 11, CHapter 59 of Utah Code or
 - Tara Rollins - How much does LEED Certification add to a project, specifically as it relates to affordable housing? Pete said we are looking at both LEED and “Well Community” programs and are investigating the cost for both. It is an unfortunate reality that certification is costly, although relative to the overall outlay of the project it is a small percentage. No final decision has not been made yet, but we do believe that the public facing certification is well worth it.
 - Christian Gardner - we built a lot of buildings and get certifications on most, and we feel it is worth it. We don't feel it is that costly.
 - Advisors Consulting - on the national model goal - is that relative to recruiting or are there other reasons why that would benefit Utah? Pete explained that this is such a unique project and we are hoping it can set a new bar around tech, innovation and mixed-use as well as a model for Utah and the Wasatch Front. that starts to show how these unique and sustainable ideas can be built.



- In the chat- Robin Carbaugh posted - “As past chair of Utah US Green Building Council and my work in regenerative planning/design, I recommend moving more toward using the Living Future Institute process.”

Mike Gallegos - How are you coordinating with adjacent jurisdictions? In order to complete the 15-minute city, you are going to attract some competing interest. What discussions are happening so far? We have had conversations with Bluffdale, Draper and other municipalities. We have also been in some early discussions with the surrounding land owners to hear what they have to say about their plans for development.

Alan clarified that we don't know what the preferred alternative is yet. Consider these ideas “studies,” a way to explore ideas. Anything from any sketch could be included in another. We are interested in hearing from you - to begin with - Initial thoughts or questions
-Advisors Consulting Services - How would people come in and take advantage of the site?
Parking?

Yes, there will be parking structures, we're working through those parking strategies that might support the car free central zones and to make it as attractive as possible to transit users. In terms of household affordability, people could have 1 car or get around the site without a car

CHAT - From Mike Hathorne: “It was mentioned in outlining project objectives a concentration on maximizing revenue and community benefit. How is the project defining MAXIMIZE?”

Alan - the better word is optimize. There are a number of competing interests to make sure we are providing a return on the public dollar and improving quality of life. There is cost to improve sustainability, etc. The board will be working through those tough decisions and we value your input.

Mike was really glad to hear the word is “optimize” rather than maximize.

Gordon Haight - Thinks all the plans are strong and viable. As you develop them, it might be beneficial to show that the tax revenue is available to show that sustainability is in place. Including service provision.

Alan clarified that this site is in Draper City limits and that they are beginning to rough out those kinds of costs.

Christian Gardner - is there an economic driver to get this critical mass? What is the superpower? Is it TIFF, RDA funds? It might push rents up. Please talk about the economic modeling and assumptions.

Alan - these are good questions in discussion with the legislature. He expects there might be a special assessment area/district leveraged. Private investment and some bonding are also potential options. These specifics are in process, but not developed yet.



Stephen Alfandre - suggests adding a mental wellness layer - jogging tracks, intramural sports, water therapy - river or canal with something interactive? Ways to get the heart rate up, activities and social activities.

Alan agrees this needs to be more than just passive space, but there will be trail connections, sports fields, contemplative spaces. Are there standards developed for assessing a community's contribution to mental wellness?

Gordon Haight - Connections to the range, Corner Canyon High school has 500 Kids on their mountain bike team. Also dog parks are a highly requested item for apartment living.

Tara Rollins - Cars & access to shared vehicles: yes, we are looking at car sharing closely. We have even started looking at vertiports for air travel.

Tara - underground trails connecting buildings? Convention center with connections to hotels - underground due to weather might be appropriate.

Those are design details that might be discussed in future development plans.

Carolyn Sharette - question about schools - has there been some discussion about siting schools near open space to combine uses.

Pete said that 2 of the options had it, but they will make sure it is shown in all three. Also, creating green linear park connections to allow for walking off the big streets. We anticipate the schools may look a little different than the traditional type, the concepts might be different school models. Also Daycare is needed.

Tara added that recruiting businesses that would provide Daycare as well.

Robin - thinking about open space- I think of that as living infrastructure. The term open space is typically thought of as parks, lawn, trees, structured landscapes. What if the site could produce all of the food needed for all of the site needs. All open space should be contributing to air quality, water and food production.

Alan agreed that it was an interesting idea but that the process wasn't at that state of detail yet. One of the challenges and opportunities is the high voltage transmission lines. We cannot develop underneath them, so those areas may be a good site for urban agriculture.

Robin - who is the opportunity for and can we drill down further?

Shivam - His company has a few developments in Bluffdale and South Jordan, some properties are under these lines. They have a contact and have 3 projects with 100 year lease for parking lots. He can share the contact there. RMP loves it.



CHAT - from Robin - Aim for a self sufficient site/city. This is a place where resources and human demands are limited and can be produced on the site.

Alan asked about thoughts on Transportation -

Gordon - should some of the larger users provide transit passes for those who live offsite.

Tara - where people are building housing that people can afford, they are also including green bikes and other shared use items like this.

Tara - we have an opportunity to purchase farm lands in this area to build a great community asset. Carolyn added that urban farms could be an educational experience.

Carolyn - Educational and recreational experiences should be tied. She added that purposeful reasons to exercise or be active together are important and those that combine with recreation items. Botanical gardens,

CHAT - Stephen - "I'm a big fan of transportation optionality: bikes, scooters, rollerblades, uber, bikeshare, bus, walk, etc., I think it's a good idea to optimize transportation optionality as much as possible"

CHAT - Stephen - "Also, in Salt Lake City we are seeing carshare being provided by apartment developers as well as parklift systems that cut down on parking lots...so we are starting to see innovative car solutions to encourage less car trips"

Tara - shared a story to include people with disabilities in providing services in the site - like an example for a greenhouse designed to support plants at Murray Park.

Alan ended the meeting and took more comments

Shivam - did you see that Tesla put in a bunch of charging stations on 12300 South. He also read that more gas stations are putting in charging stations as well. This would be a cool thing to add into the site as well.

Robin - this project seems to be all about the future. Is it a 50-80 year end game? At this point it seems like we'd be thinking about autonomous vehicles. Less gray infrastructure.

Alan agrees that we don't know what the future will hold and that is why flexibility is key to the site planning here.



Robin - not everyone is typically-abled, and the project should include options for other-abled people. It is also an area of innovation and who we include because of the way we define, frame, plan and design.