



# Utah's First 15-Minute City

Working Group

Meeting IV

April 29, 2021

SOM

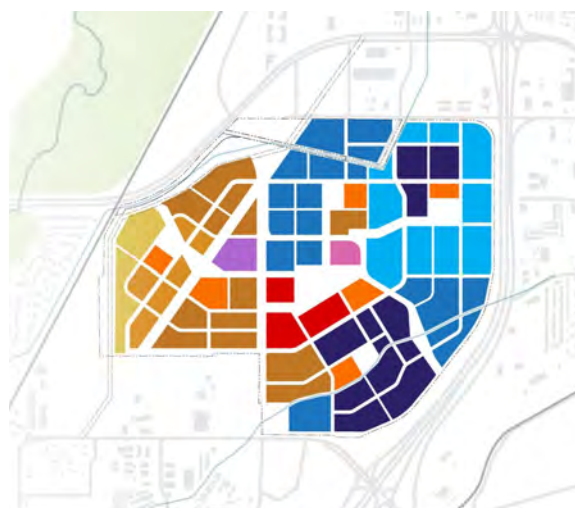
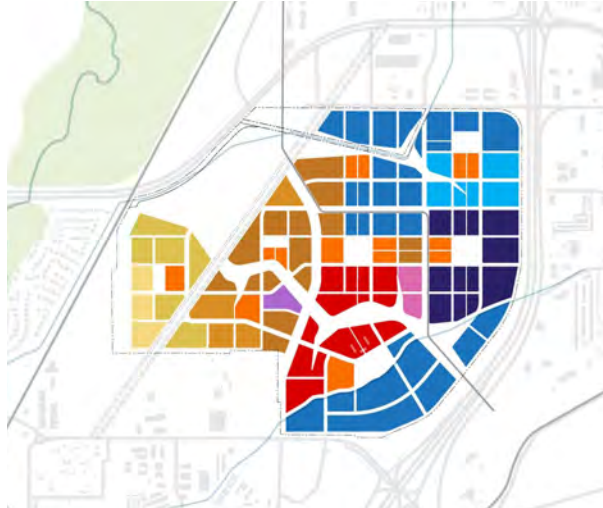
Skidmore, Owings & Merrill

# Framework Plan Schedule

January 2021



July 2021



Concept 1: **Complete Community**

Concept 2: **Regional Hub**

Concept 3: **Economic Catalyst**

# Your Input

# Environment & Air Quality Working Group

1. Decrease water usage and demand.
2. School adjacent to River-to-Range park.
3. Buffer to heavy transportation corridors.
4. Potential Frontrunner Station at The Point.
5. Active Transportation/Reduce Daily Trips
6. Compare The Point's VMT to other projects as a benchmark.
7. Plat of Zion / 1/4 mile walk

# Economic Development Working Group

1. Innovation Center is a legislative priority
2. Housing needed to make the project vibrant.
3. Need to create an attraction for after-work hours to create vibrancy.
4. A central park & civic core complemented by pedestrian-priority zone.
5. Locations for anchor companies
6. Create multiple districts.
7. Tie site to Jordan River trails and open space.

# Infrastructure and Land Use Working Group

1. Integrate land uses where possible.
2. Can we create attributes of a great downtown? Appeal to neighboring districts?
3. Consider the scale and size of central boulevard/Porter Rockwell.
4. Link together Central Park and Greenway.
5. Identify key economic catalysts.
6. Maximize external road connections and connectivity.
7. Potential future location of Frontrunner location

# Stakeholder Working Group

1. As a regional model, demonstrate best practices around water use.
2. School considerations need further study depending on residential makeup.
3. Illustrate bike and pedestrian connectivity off-site.
4. Large programmable open space in Option 2 is an exciting opportunity.
5. Take the economic catalyst model and supplement with residential and retail.
6. I-15 exposure for office is desirable.



# Education, Research & Innovation Working Group

1. Need specific programming for all of the parks.
2. Residential needs to accommodate multi-family units.
3. Concept 1 + 2 creates a unique urban plan.
4. Central pathway (C2) is very interesting.
5. Create intentionally planned and activated open space.
6. To attract outside talent and innovation this place must not look like everywhere else.
7. Land uses should not preclude other uses such as biotech.

# Stage 2 Outcomes

# Stage 2 Concepts



## Complete Community

1. Linear Recreational Greenways
2. Distinct Districts with clear centers
3. Green Buffers with Recreational Trails
4. Commitment to Habitat Creation
5. Water Conservation Corridors



## Regional Hub

1. River-to-Range (R2R) Greenway & Trail
2. Community Sports Park
3. Jordan River Wetlands
4. Main Street
5. Centralized Development Core
6. Density around Transit



## Economic Catalyst

1. Overall Development Program
2. Institutional Anchor
3. Central Park
4. Clear Project Development Hub
5. Density Around Transit
6. Circulator linking to BRT

# Recommended Element 1: **A Mixed-Use Business Core**

## Rationale:

- Create an address for businesses
- Center of activity and innovation
- Concentrate infrastructure



# Recommended Element 2: **Cross-Industry Innovation Accelerator**

**Rationale:**

- Catalyst for growing innovation industry
- Attract young talent
- Potential connection with K-12 education



# Recommended Element 3: **Innovation District with Institutional Presence**

## Rationale:

- Potential anchor tenant
- Public-private partnership
- Creation of identity
- Educational component



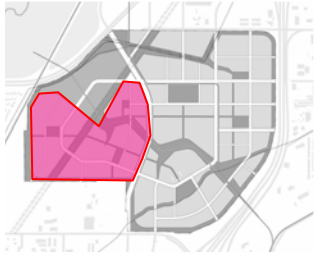
## Recommended Element 4: **40-50% Residential Land Use Component\***

**\*Refers to percentage of land area.**

**Final percentage to be defined in Stage 3.**

### **Rationale:**

- Maintain a robust mix of uses
- Meet daily needs
- Reduce traffic
- Create a live-work community



# Recommended Element 5: **Micro-Mobility or AV Circulator Linking to BRT**

## Rationale:

- Promote use of public transit
- Accessibility for all
- Reduce project carbon emissions





# Recommended Element 6: **Retail & Entertainment Destination**

## Rationale:

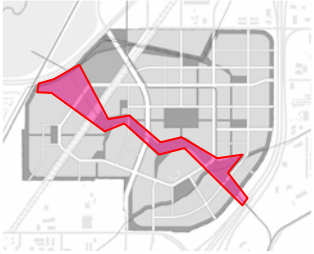
- Create a regional amenity
- Create an iconic identity for the project
- Attract local businesses and residents
- Create job opportunities



# Recommended Element 7: **River-to-Range Greenway and Trail**

## Rationale:

- Commuter/Transportation
- Recreational Amenity
- Promote healthy living
- Create water management system
- Restore ecological habitat
- Create regional open space amenity



# Recommended Element 8: **Jordan River Community Park**

**Rationale:**

- Regional recreational amenity
- Educational opportunity of local nature
- Stormwater management



# Recommended Element 9: **Central Park**

## Rationale:

- Civic center for the project
- Opportunity for large regional events and smaller local events
- Public address for adjacent development
- Suggested size: 6-8 acres



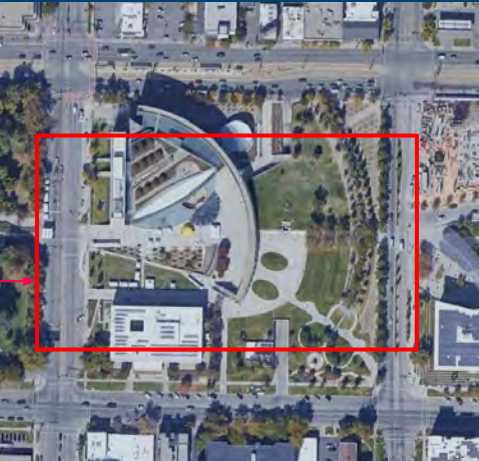
# Central Park Scale Comparisons

Currently, The Point's Central Park is approximately 500' x 900', or 10 acres, as indicated by the red rectangle below.

Two scale comparisons with The Point's Central Park overlaid in red are shown at right:

- Bryant Park & New York Public Library (near right)
- Salt Lake City Public Library & Park (far right)
- Dallas' Klyde Warren park (not shown) is 5.2 acres

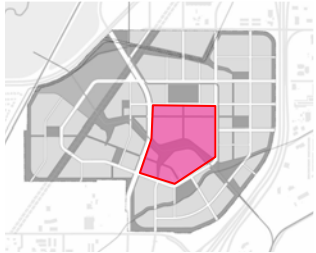
It is recommended the final size of The Point's Central Park is approximately 6-8 acres.



# Recommended Element 10: **Pedestrian Priority Zones**

## Rationale:

- Design for pedestrians first
- Activation of spaces
- Safe place for pedestrian activity
- Unique environment within the region



# Recommended Element 11: **Distinct Districts and Sub-centers**

## Rationale:

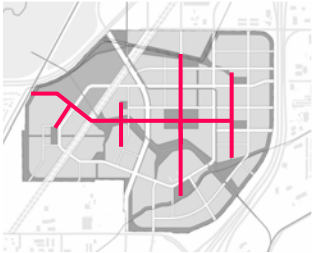
- Clear sense of place
- Sense of community
- Proximity to community amenities
- Community gathering places



# Recommended Element 12: **Pedestrian Linkages to Core**

**Rationale:**

- Prioritize pedestrian connectivity
- Support and promote walking and micro-transit
- Provide everyday community amenities
- Integrate stormwater management system

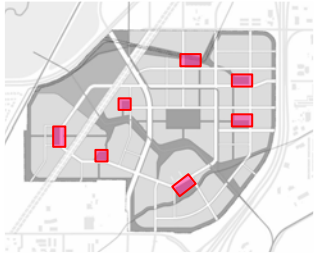




# Recommended Element 13: **Neighborhood Parks**

## Rationale:

- Provide central gathering place for each district within walking distance
- Provide safe outdoor environment for families to play
- Promote healthy living



# Stage 3 Framework Alternatives

# Four Elements for a Transformative District

## Each Must Be Carefully Guided

THE most important facet of public interaction. The Point's public face.

**Streets & Mobility**

Provides the greatest perceived public benefit and amenity.

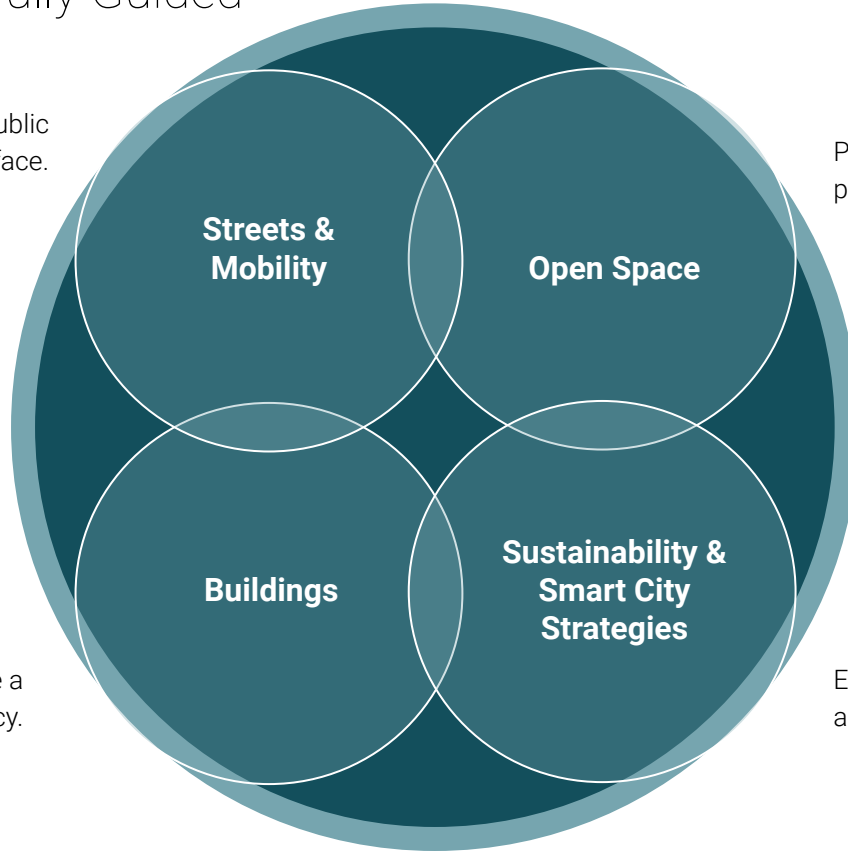
**Open Space**

**Buildings**

**Sustainability & Smart City Strategies**

The most visible and must achieve a sense of unity and consistency.

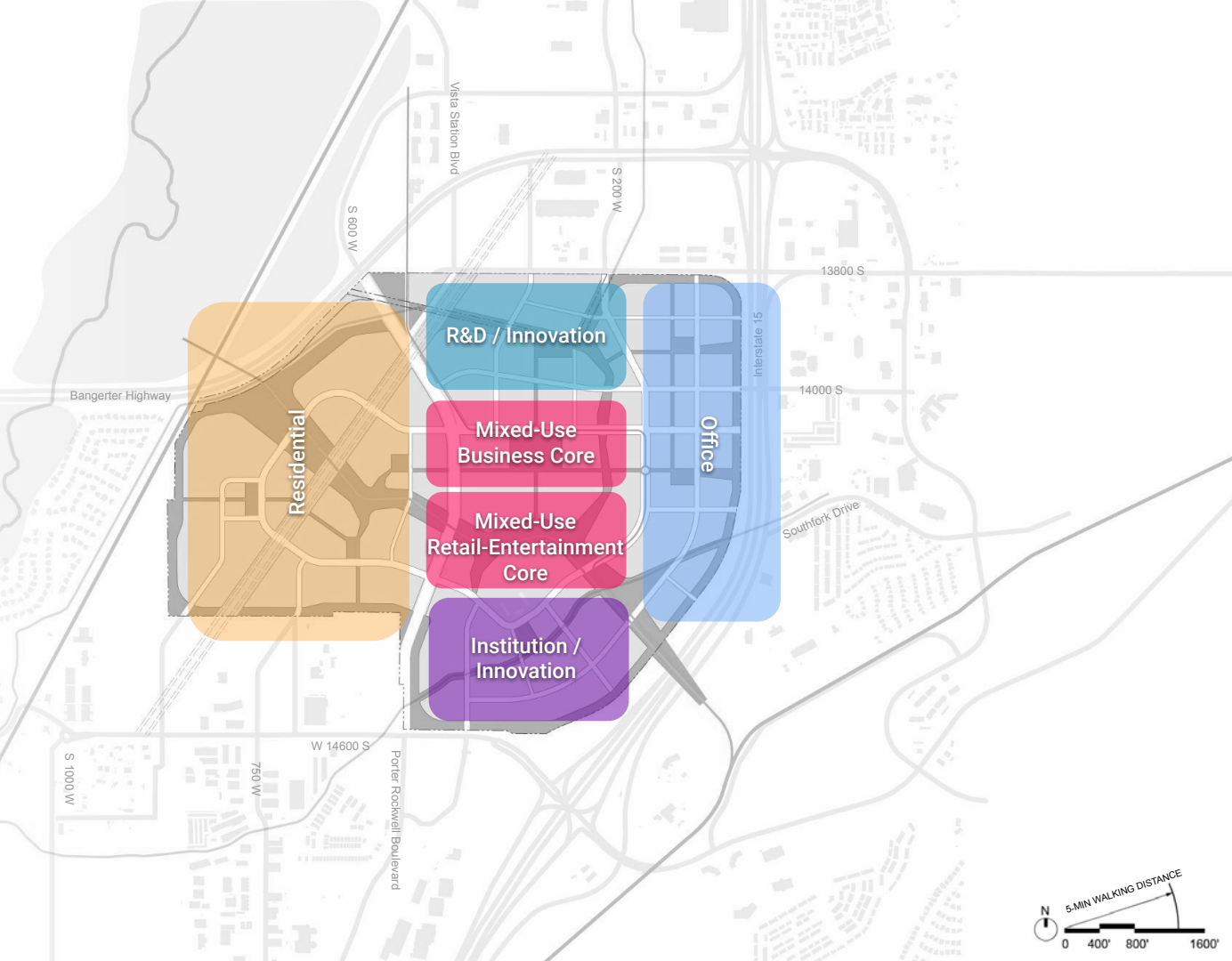
Ensures aspirational targets are achieved.



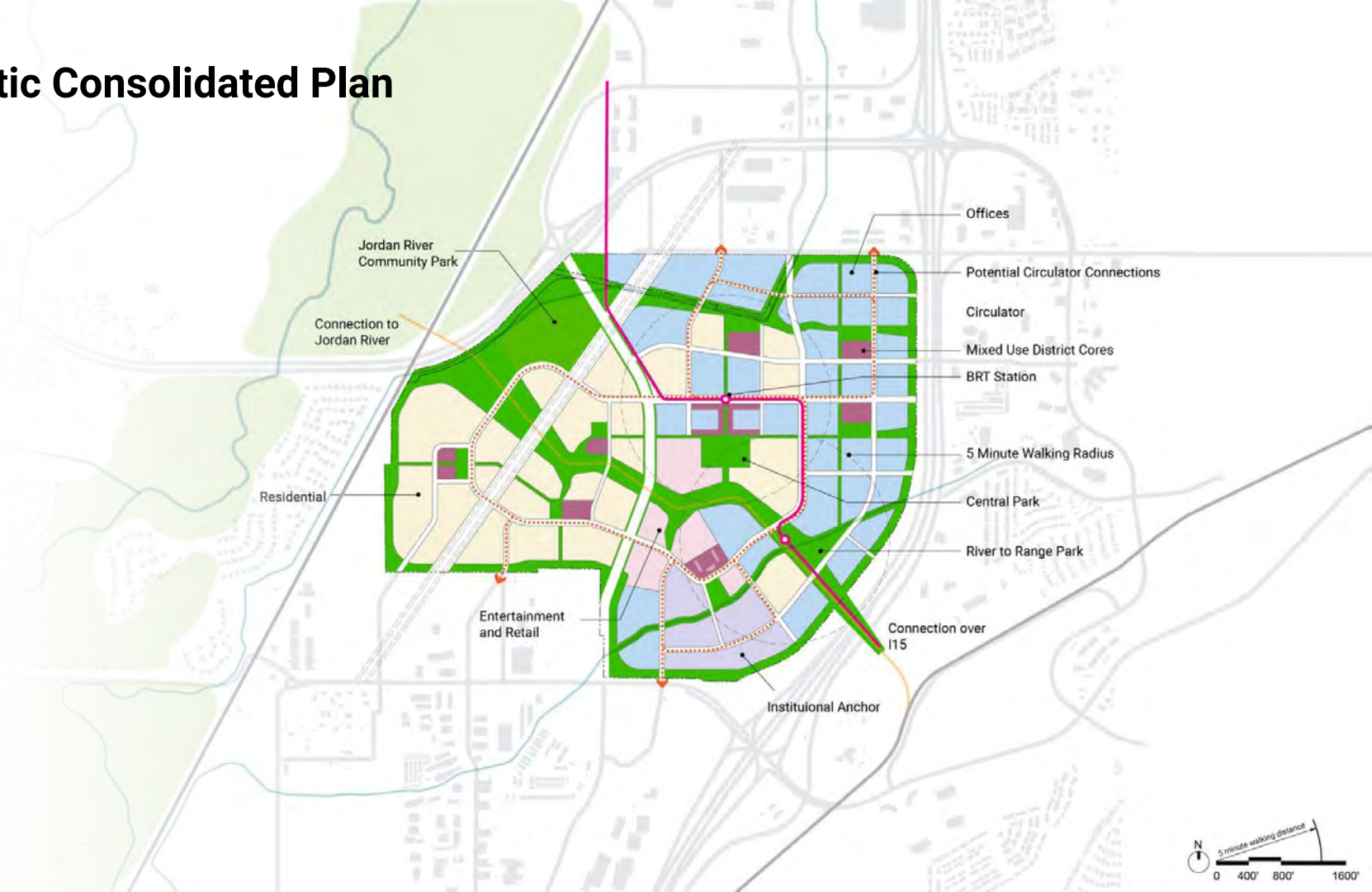
# Land Use Concept

## District Characters

- Active uses in the central zone; residential to the west and offices to the east
- Institution/Anchor tenant to the south for accessibility and visibility from I-15
- Retail/Entertainment & Innovation Academy (“The Hive”) in the center
- Core Business District and Makerspace Offices to the north



# Schematic Consolidated Plan



# Alternative 1 - 60% Developable Area

# Potential Consolidated Plan

## Alternative 1 - 60% Developable Area

|                               |              |                     |
|-------------------------------|--------------|---------------------|
|                               | ACREAGE      |                     |
| CURRENT LAND HOLDINGS         | 605.9        |                     |
| CANALS                        | 5.3          |                     |
| ROAD FRONTAGE                 | 4.5          |                     |
| GROSS DEVELOPABLE LAND AREA   |              | 596.1 25,966,116 SF |
| ROADS, CIVIC & INFRASTRUCTURE | 16.8%        | 114.2               |
| PARKS & OPEN SPACE            | 21.2%        | 128.3               |
| NET DEVELOPABLE LAND AREA     | <b>60.0%</b> | 363.5 15,834,060 SF |

| NON-RESIDENTIAL USES                 | TARGET ACREAGE | ACTUAL ACREAGE | SF        | FAR    | PARKING  | TOTAL GFA     | % NDIA            | % GFA  | NOTES                         |       |
|--------------------------------------|----------------|----------------|-----------|--------|----------|---------------|-------------------|--------|-------------------------------|-------|
| INVESTMENT OFFICE (5 STORY LEASABLE) | 28.0           | 31.6           | 1,376,496 | 0.3    | 1,652    | 412,949       | 8.7%              | 2.7%   | SURFACE PARKING               |       |
| 5 STORY COMMERCIAL OFFICE            | 52.0           | 47.9           | 2,086,524 | 0.4    | 3,336    | 834,610       | 13.2%             | 5.4%   | SURFACE PARKING               |       |
| 6 STORY COMMERCIAL OFFICE            | 115.0          | 97.7           | 4,255,812 | 1.0    | 17,023   | 4,255,812     | 26.9%             | 27.6%  | GARAGE PARKING                |       |
| 10 STORY COMMERCIAL OFFICE           | 6.0            | 6.3            | 361,546   | 6.0    | 6,677    | 2,169,268     | 2.3%              | 14.0%  | INTEGRATED PARKING            |       |
| INSTITUTIONAL / ANCHOR TENANT        | 0.0            | 24.6           | 1,072,012 | 0.6    | 643      | 643,207       | 6.8%              | 4.2%   |                               |       |
|                                      | 201.0          | 210.1          |           |        |          |               |                   |        |                               |       |
| FREESTANDING RETAIL                  | 2.0            | 0.0            | 0         | 0.3    | 0        | 0             | 0.0%              | 0.0%   |                               |       |
| NEIGHBORHOOD RETAIL                  | 8.0            | 0.0            | 0         | 0.3    | 0        | 0             | 0.0%              | 0.0%   |                               |       |
| LIFESTYLE RETAIL & ENTERTAINMENT     | 19.0           | 15.0           | 653,400   | 0.3    | 784      | 196,020       | 4.1%              | 1.3%   |                               |       |
| GROUND FLOOR RETAIL (MIXED USE)      | 5.1            | 23.7           | 1,032,372 | 0.5    | 2,065    | 516,186       | 6.5%              | 3.3%   |                               |       |
|                                      | 29.0           | 15.0           |           |        |          |               |                   |        |                               |       |
| LIMITED SERVICE HOTEL                | 3.0            | 5.2            | 226,512   | 0.4    | 164      | 81,900        | 1.4%              | 0.5%   | 135 KEYS / STAND ALONE GARAGE |       |
| UPSCALE HOTEL                        | 4.0            | 4.0            | 174,240   | 0.6    | 216      | 108,000       | 1.1%              | 0.7%   | 210 KEYS / INTEGRATED PARKING |       |
| CIVIC                                | 0.0            | 1.1            | 47,916    | 0.5    |          | 23,958        | 0.3%              | 0.2%   |                               |       |
|                                      | 7.0            | 10.3           |           |        |          |               |                   |        |                               |       |
|                                      | 237.0          | 235.4          |           |        | 34,962   | 9,241,929     | 71.3%             | 60%    |                               |       |
| RESIDENTIAL LAND USES                | TARGET ACREAGE | ACTUAL ACREAGE | UNITS/AC  | UNITS  | GFA/UNIT | PARKING       | TOTAL GFA         | % NDIA | % GFA                         | NOTES |
| CONDO                                | 10.0           | 12.5           | 18        | 225    | 2,000    | 0             | 450,000           | 3.4%   | 2.9%                          |       |
| WALK-UP CONDO                        | 10.0           | 18.9           | 25        | 471,25 | 1,200    | 943           | 565,500           | 5.2%   | 3.7%                          |       |
| GARDEN APARTMENTS                    | 20.0           | 25.9           | 35        | 906.5  | 1,000    | 1,360         | 906,500           | 7.1%   | 5.9%                          |       |
| WRAP CONDO                           | 10.0           | 18.0           | 45        | 808.65 | 1,000    | 1,213         | 808,650           | 4.9%   | 5.2%                          |       |
| 4 STORY WRAP APARTMENTS              | 60             | 34.4           | 55        | 1892   | 1,000    | 2,838         | 1,892,000         | 9.5%   | 12.2%                         |       |
| 6 STORY PODIUM                       | 15.0           | 18.6           | 85        | 1581   | 1,000    | 1,897         | 1,581,000         | 5.1%   | 10.2%                         |       |
| 12 STORY APARTMENT                   | 3.0            |                | 120       | 0      | 1,000    | 0             | 0                 | 0.0%   | 0.0%                          |       |
|                                      | 128.0          | 128.2          |           | 5884   |          | 8,260         | 6,203,650         | 35.3%  | 40%                           |       |
| <b>TOTALS</b>                        | <b>365.0</b>   | <b>363.6</b>   |           |        |          | <b>42,813</b> | <b>15,445,579</b> |        |                               |       |

# Potential Consolidated Plan

## Alternative 1 - 60% Developable Area

### Key Elements

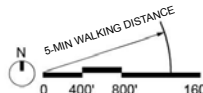
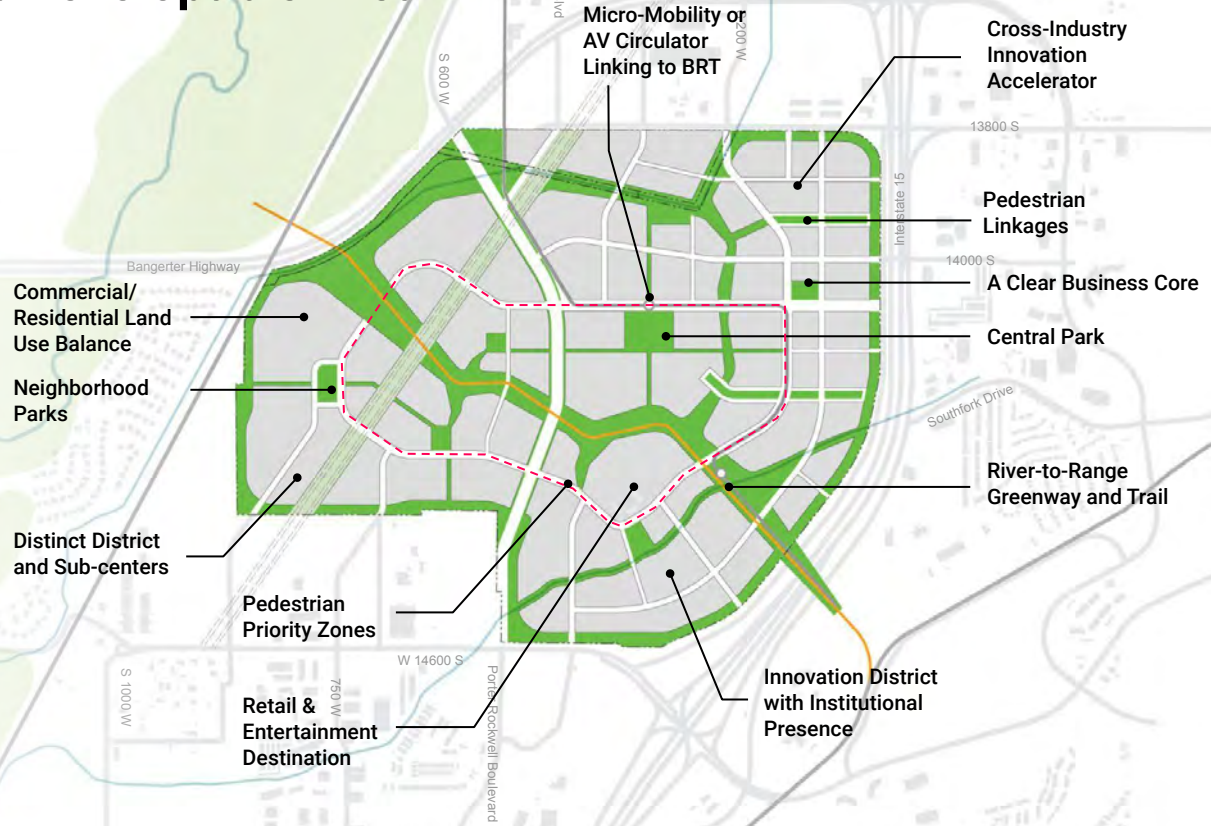
- Central Park located to the north creating a TOD plaza
- Development replaces Jordan River Community Park
- North-south greenway defines neighborhood to the east

### Land Use

Developable Area  
363.5 ac (60.0% of site area)

Open Space  
128.3 (21.2% of site area)

Infrastructure & Roads  
114.2 ac (18.8% of Site Area)

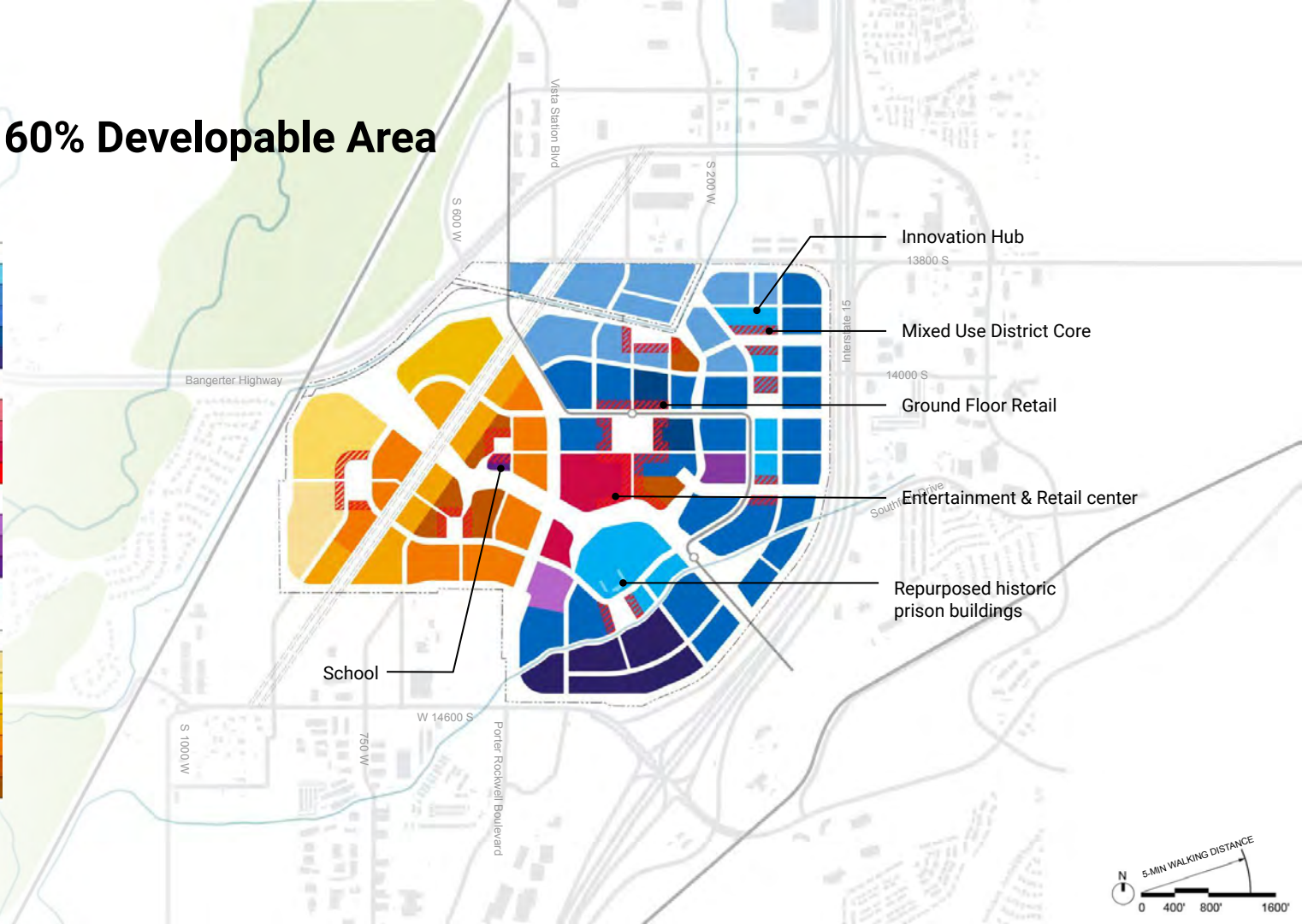




# Land Use

## Alternative 1 - 60% Developable Area

| NON-RESIDENTIAL USES                 |                  |
|--------------------------------------|------------------|
| INNOVATION OFFICE (3 STORY LAB/TECH) | [Light Blue]     |
| 5 STORY COMMERCIAL OFFICE            | [Medium Blue]    |
| 6 STORY COMMERCIAL OFFICE            | [Dark Blue]      |
| 10 STORY COMMERCIAL OFFICE           | [Very Dark Blue] |
| INSTITUTIONAL / ANCHOR TENANT        | [Dark Purple]    |
|                                      |                  |
| FREESTANDING RETAIL                  | [Light Pink]     |
| NEIGHBORHOOD RETAIL                  | [Medium Pink]    |
| LIFESTYLE RETAIL & ENTERTAINMENT     | [Dark Pink]      |
| GROUND FLOOR RETAIL (MIXED USE)      | [Red]            |
|                                      |                  |
| LIMITED SERVICE HOTEL                | [Light Purple]   |
| UPSCALE HOTEL                        | [Medium Purple]  |
| CIVIC                                | [Dark Purple]    |
|                                      |                  |
| RESIDENTIAL LAND USES                |                  |
| 1-2 STORY CONDOS                     | [Light Yellow]   |
| WALK-UP CONDOS                       | [Yellow]         |
| GARDEN APARTMENTS                    | [Orange-Yellow]  |
| WRAP CONDOS                          | [Orange]         |
| 4 STORY WRAP APARTMENTS              | [Dark Orange]    |
| 6 STORY PODIUM                       | [Red-Orange]     |
| 12 STORY APARTMENT                   | [Dark Red]       |



# Alternative 2 - 55% Developable Area

# Potential Consolidated Plan

## Alternative 2 - 55% Developable Area

|                               | ACREAGE |                     |
|-------------------------------|---------|---------------------|
| CURRENT LAND HOLDINGS         | 605.9   |                     |
| CANALS                        | 5.3     |                     |
| ROAD FRONTAGE                 | 4.5     |                     |
| GROSS DEVELOPABLE LAND AREA   |         | 596.1 25,966,116 SF |
| ROADS, CIVIC & INFRASTRUCTURE | 20.0%   | 121.3               |
| PARKS & OPEN SPACE            | 25.0%   | 151.3               |
| NET DEVELOPABLE LAND AREA     | 55.0%   | 333.4 14,522,904 SF |

| NON-RESIDENTIAL USES                | TARGET ACREAGE | ACTUAL ACREAGE | SF        | FAR   | PARKING  | TOTAL GFA     | % NDLA            | % GFA  | NOTES                         |       |
|-------------------------------------|----------------|----------------|-----------|-------|----------|---------------|-------------------|--------|-------------------------------|-------|
| INNOVATION OFFICE (3 STORY LABORED) | 12.0           | 27.3           | 522,720   | 0.3   | 627      | 156,816       | 3.6%              | 0.9%   | SURFACE PARKING               |       |
| 5 STORY COMMERCIAL OFFICE           | 30.0           | 27.9           | 1,306,800 | 0.4   | 2,091    | 522,720       | 9.0%              | 3.1%   | SURFACE PARKING               |       |
| 8 STORY COMMERCIAL OFFICE           | 128.0          | 110.5          | 5,575,680 | 1.0   | 22,303   | 5,575,680     | 38.4%             | 32.8%  | GARAGE PARKING                |       |
| 10 STORY COMMERCIAL OFFICE          | 6.0            | 7.1            | 261,360   | 6.0   | 6,273    | 1,568,160     | 1.8%              | 9.2%   | INTEGRATED PARKING            |       |
| INSTITUTIONAL / ANCHOR TENANT       | 0.0            | 26.5           | 0         |       | 0        | 0             | 0.0%              | 0.0%   |                               |       |
|                                     | 176.0          | 199.3          |           |       |          |               |                   |        |                               |       |
| FREESTANDING RETAIL                 | 0.0            | 0.0            | 0         | 0.3   | 0        | 0             | 0.0%              | 0.0%   |                               |       |
| NEIGHBORHOOD RETAIL                 | 8.0            | 0.0            | 348,480   | 0.3   | 418      | 104,544       | 2.4%              | 0.6%   |                               |       |
| LIFESTYLE RETAIL & ENTERTAINMENT    | 10.0           | 12.7           | 435,600   | 0.3   | 523      | 130,680       | 3.0%              | 0.8%   |                               |       |
| GROUND FLOOR RETAIL (MIXED USE)     | 11.8           | 25.3           | 514,008   | 0.5   | 1,026    | 257,004       | 3.5%              | 1.5%   |                               |       |
|                                     | 18.0           | 12.7           |           |       |          |               |                   |        |                               |       |
| LIMITED SERVICE HOTEL               | 0.0            | 0.0            | 0         | 0.4   | 0        | 0             | 0.0%              | 0.0%   | 0 KEYS / STAND ALONE GARAGE   |       |
| UPSCALE HOTEL                       | 7.0            | 3.4            | 304,920   | 0.6   | 378      | 189,000       | 2.1%              | 1.1%   | 420 KEYS / INTEGRATED PARKING |       |
| CIVIC                               | 0.0            | 1.1            | 0         |       |          |               |                   | 0.0%   |                               |       |
|                                     | 7.0            | 4.5            |           |       |          |               |                   |        |                               |       |
|                                     | 201.0          | 216.4          |           |       | 33,640   | 8,504,604     | 63.8%             | 50%    |                               |       |
| RESIDENTIAL LAND USES               | TARGET ACREAGE | ACTUAL ACREAGE | UNITS/AC  | UNITS | GFA/UNIT | PARKING       | TOTAL GFA         | % NDLA | % GFA                         | NOTES |
| CONDO                               | 0.0            | 0.0            | 18        | 0     | 2,000    | 0             | 0                 | 0.0%   | 0.0%                          |       |
| WALK-UP APARTMENTS                  | 10.0           | 0.0            | 25        | 250   | 1,200    | 500           | 300,000           | 3.0%   | 1.8%                          |       |
| GARDEN APARTMENTS                   | 10.0           | 0.0            | 35        | 350   | 1,000    | 525           | 350,000           | 3.0%   | 2.1%                          |       |
| WRAP CONDO                          | 10.0           | 19.7           | 45        | 450   | 1,000    | 675           | 450,000           | 3.0%   | 2.6%                          |       |
| 4 STORY WRAP APARTMENTS             | 55             | 67.5           | 55        | 3025  | 1,000    | 4,538         | 3,025,000         | 18.5%  | 17.8%                         |       |
| 6 STORY PODIUM                      | 43.0           | 22.7           | 85        | 3655  | 1,000    | 4,386         | 3,655,000         | 12.9%  | 21.5%                         |       |
| 12 STORY APARTMENT                  | 6.0            | 7.1            | 120       | 720   | 1,000    | 720           | 720,000           | 1.8%   | 4.2%                          |       |
|                                     | 134.0          | 117.0          |           | 6450  |          | 11,344        | 8,500,000         | 40.2%  | 50%                           |       |
| <b>TOTALS</b>                       | <b>335.0</b>   | <b>333.4</b>   |           |       |          | <b>44,984</b> | <b>17,004,604</b> |        |                               |       |

# Potential Consolidated Plan

## Alternative 2 - 55% Developable Area

### Key Elements

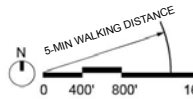
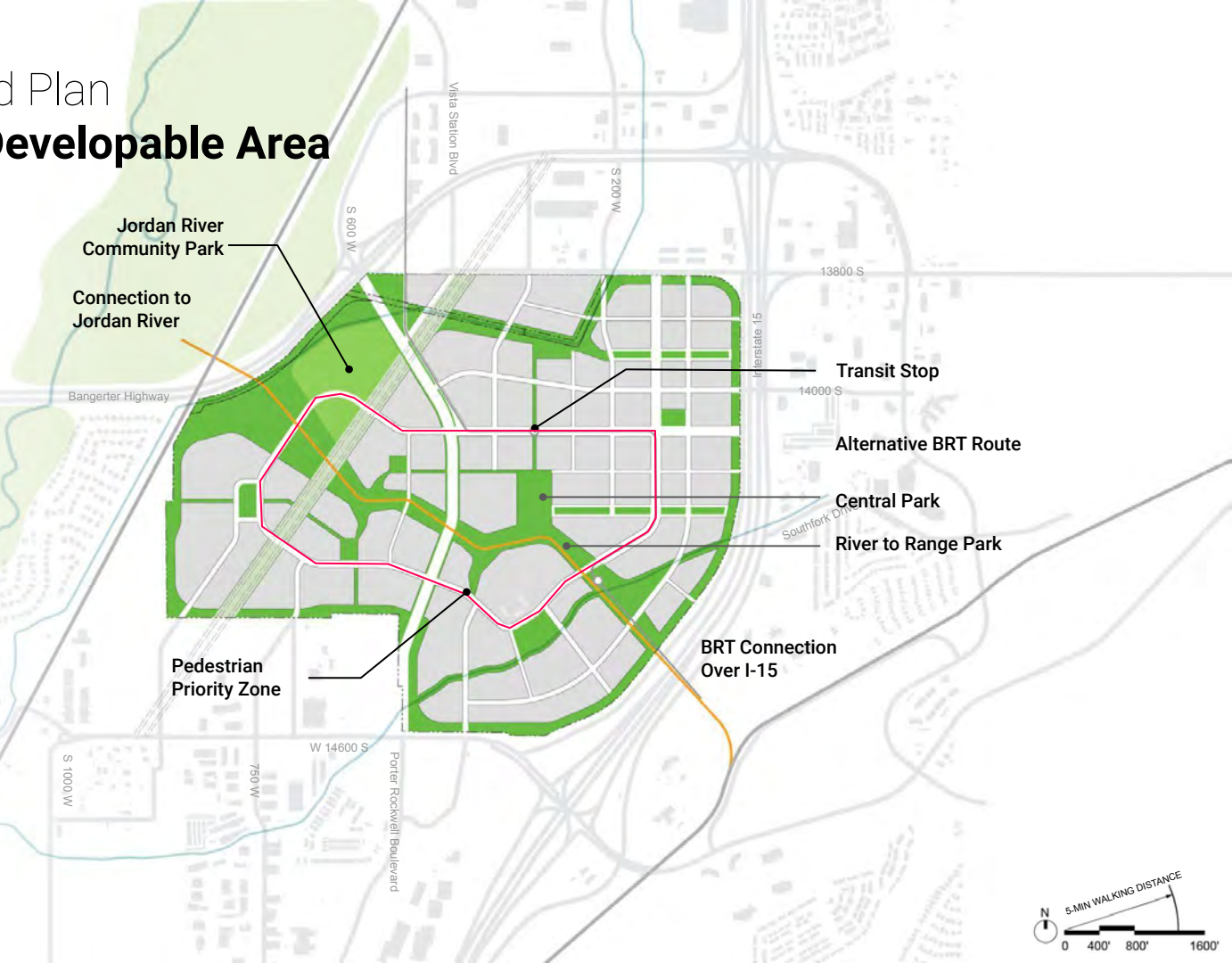
- Integrate River to Range and Central Park
- Clear districts and block grid
- 20ac Community Park to the northwest

### Land Use

Developable Area  
333.4 ac (55.0% of site area)




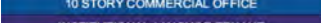














Open Space  
151.3 (25.0% of site area)

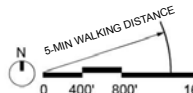
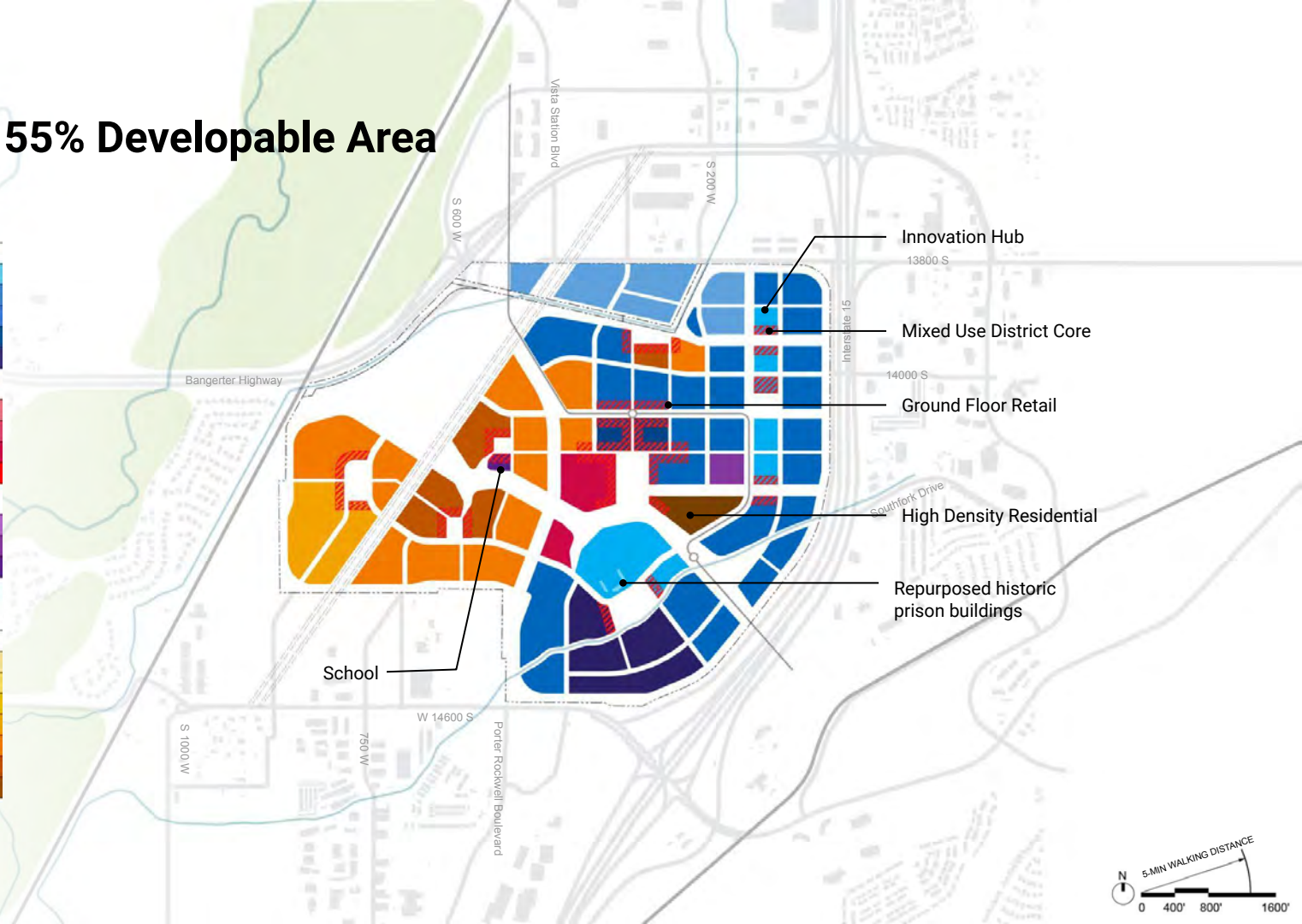
Infrastructure & Roads  
121.3 ac (20.0% of Site Area)



# Land Use Plan

## Alternative 2 - 55% Developable Area

| NON-RESIDENTIAL USES   |                                      |
|--|--------------------------------------|
|  | INNOVATION OFFICE (3 STORY LAB/TECH) |
|  | 5 STORY COMMERCIAL OFFICE            |
|  | 6 STORY COMMERCIAL OFFICE            |
|  | 10 STORY COMMERCIAL OFFICE           |
|  | INSTITUTIONAL / ANCHOR TENANT        |
|  |                                      |
|  | FREESTANDING RETAIL                  |
|  | NEIGHBORHOOD RETAIL                  |
|  | LIFESTYLE RETAIL & ENTERTAINMENT     |
|  | GROUND FLOOR RETAIL (MIXED USE)      |
|  |                                      |
|  | LIMITED SERVICE HOTEL                |
|  | UPSCALE HOTEL                        |
|  | CIVIC                                |
|  |                                      |
| RESIDENTIAL LAND USES  |                                      |
|  | 1 DOWN-CORRIDOR                      |
|  | WALK-UP CONDOS                       |
|  | GARDEN APARTMENTS                    |
|  | WRAP CONDOS                          |
|  | 4 STORY WRAP APARTMENTS              |
|  | 6 STORY PODIUM                       |
|  | 12 STORY APARTMENT                   |



# Alternative 3 - 57.5% Developable Area

# Potential Consolidated Plan

## Alternative 3 - 57.5% Developable Area

|                               | ACREAGE      |               |
|-------------------------------|--------------|---------------|
| CURRENT LAND HOLDINGS         | 605.9        |               |
| CANALS                        | 5.3          |               |
| ROAD FRONTAGE                 | 4.5          |               |
| GROSS DEVELOPABLE LAND AREA   | 596.1        | 25,966,116 SF |
| ROADS, CIVIC & INFRASTRUCTURE | 19.3%        | 116.7         |
| PARKS & OPEN SPACE            | 23.3%        | 141.0         |
| NET DEVELOPABLE LAND AREA     | <b>57.5%</b> | <b>348.3</b>  |
|                               |              | 15,171,948 SF |

| NON-RESIDENTIAL USES              | TARGET ACREAGE | ACTUAL ACREAGE | SF        | FAR   | PARKING  | TOTAL GFA     | % NDLA            | % GFA  | NOTES                         |       |
|-----------------------------------|----------------|----------------|-----------|-------|----------|---------------|-------------------|--------|-------------------------------|-------|
| ANCHOR OFFICE (3 STORY (A/B/TED)) | 15.0           | 29.1           | 853,400   | 0.3   | 784      | 196,020       | 4.3%              | 1.2%   | SURFACE PARKING               |       |
| 5 STORY COMMERCIAL OFFICE         | 40.0           | 37.1           | 1,742,400 | 0.4   | 2,788    | 696,960       | 11.5%             | 4.2%   | SURFACE PARKING               |       |
| 8 STORY COMMERCIAL OFFICE         | 114.0          | 88.5           | 4,965,840 | 1.0   | 19,863   | 4,965,840     | 32.7%             | 30.2%  | GARAGE PARKING                |       |
| 10 STORY COMMERCIAL OFFICE        | 6.0            | 7.1            | 261,360   | 6.0   | 6,273    | 1,588,160     | 1.7%              | 9.5%   | INTEGRATED PARKING            |       |
| INSTITUTIONAL / ANCHOR TENANT     | 0.0            | 25.8           | 0         |       | 0        | 0             | 0.0%              | 0.0%   |                               |       |
|                                   | 175.0          | 187.6          |           |       |          |               |                   |        |                               |       |
| FREESTANDING RETAIL               | 2.0            | 0.0            | 87,120    | 0.3   | 105      | 26,136        | 0.6%              | 0.2%   |                               |       |
| NEIGHBORHOOD RETAIL               | 11.0           | 0.0            | 479,160   | 0.3   | 575      | 143,748       | 3.2%              | 0.9%   |                               |       |
| LIFESTYLE RETAIL & ENTERTAINMENT  | 15.0           | 12.8           | 653,400   | 0.3   | 784      | 196,020       | 4.3%              | 1.2%   |                               |       |
| GROUND FLOOR RETAIL (MIXED USE)   | 8.8            | 26.1           | 383,328   | 0.5   | 767      | 191,664       | 2.5%              | 1.2%   |                               |       |
|                                   | 28.0           | 12.8           |           |       |          |               |                   |        |                               |       |
| LIMITED SERVICE HOTEL             | 3.0            | 5.2            | 130,680   | 0.4   | 95       | 47,250        | 0.9%              | 0.3%   | 135 KEYS / STAND ALONE GARAGE |       |
| UPSCALE HOTEL                     | 4.0            | 3.6            | 174,240   | 0.6   | 216      | 108,000       | 1.1%              | 0.7%   | 240 KEYS / INTEGRATED PARKING |       |
| CIVIC                             | 0.0            | 1.1            | 0         |       |          |               |                   | 0.0%   |                               |       |
|                                   | 7.0            | 9.8            |           |       |          |               |                   |        |                               |       |
|                                   | 210.0          | 210.4          |           |       | 32,249   | 5,139,798     | 62.8%             | 49%    |                               |       |
| RESIDENTIAL LAND USES             | TARGET ACREAGE | ACTUAL ACREAGE | UNITS/AC  | UNITS | GFA/UNIT | PARKING       | TOTAL GFA         | % NDLA | % GFA                         | NOTES |
| INDIVIDUAL CONDOS                 | 10.0           | 12.5           | 18        | 180   | 2,000    | 0             | 360,000           | 2.9%   | 2.2%                          |       |
| INDIVIDUAL CONDOS                 | 0.0            | 0.0            | 25        | 0     | 1,200    | 0             | 0                 | 0.0%   | 0.0%                          |       |
| 3 STORY APARTMENTS                | 10.0           | 8.9            | 35        | 350   | 1,000    | 525           | 350,000           | 2.9%   | 2.1%                          |       |
| WRAP CONDOS                       | 10.0           | 10.0           | 45        | 450   | 1,000    | 675           | 450,000           | 2.9%   | 2.7%                          |       |
| 4 STORY WRAP APARTMENTS           | 77             | 65.9           | 55        | 4235  | 1,000    | 6,353         | 4,235,000         | 22.1%  | 25.8%                         |       |
| 8 STORY PODIUM                    | 30.0           | 35.3           | 85        | 2550  | 1,000    | 3,060         | 2,550,000         | 8.6%   | 15.5%                         |       |
| 12 STORY APARTMENT                | 3.0            | 5.6            | 120       | 360   | 1,000    | 360           | 360,000           | 0.9%   | 2.2%                          |       |
|                                   | 140.0          | 138.1          |           | 8125  |          | 10,973        | 8,305,000         | 40.2%  | 51%                           |       |
| <b>TOTALS</b>                     | <b>350.0</b>   | <b>348.5</b>   |           |       |          | <b>43,221</b> | <b>16,444,798</b> |        |                               |       |

# Potential Consolidated Plan

## Alternative 3 - 57.5% Developable Area

### Key Elements

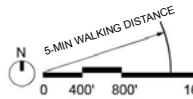
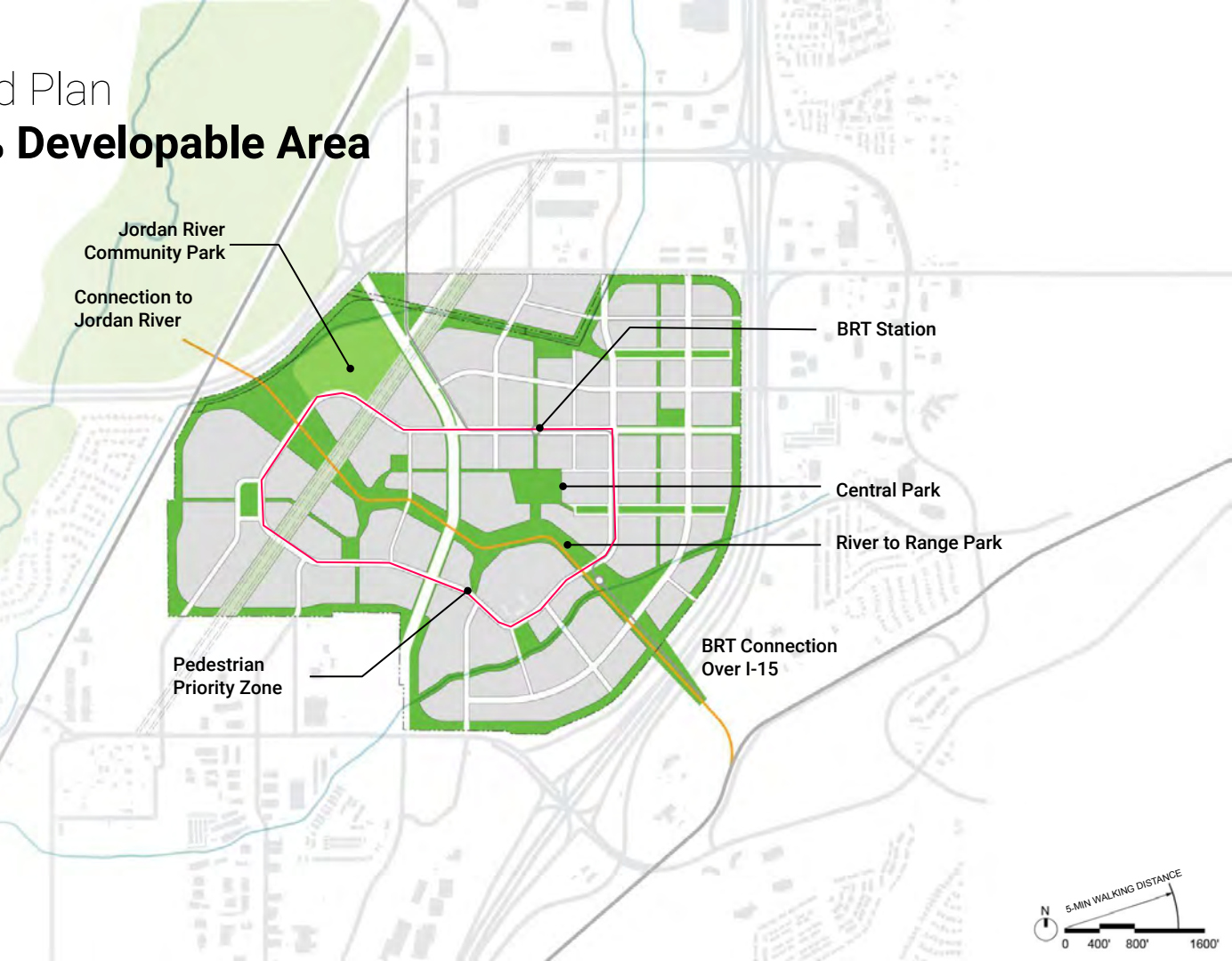
- Central Park (5.2ac) centered in the core district
- Community Park is reduced to 16.6ac

### Land Use

Developable Area  
348.3 ac (57.5% of site area)

Open Space  
141.0 (23.3% of site area)




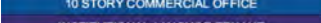





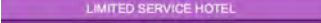

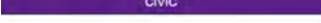






Infrastructure & Roads  
116.7 ac (19.3% of Site Area)

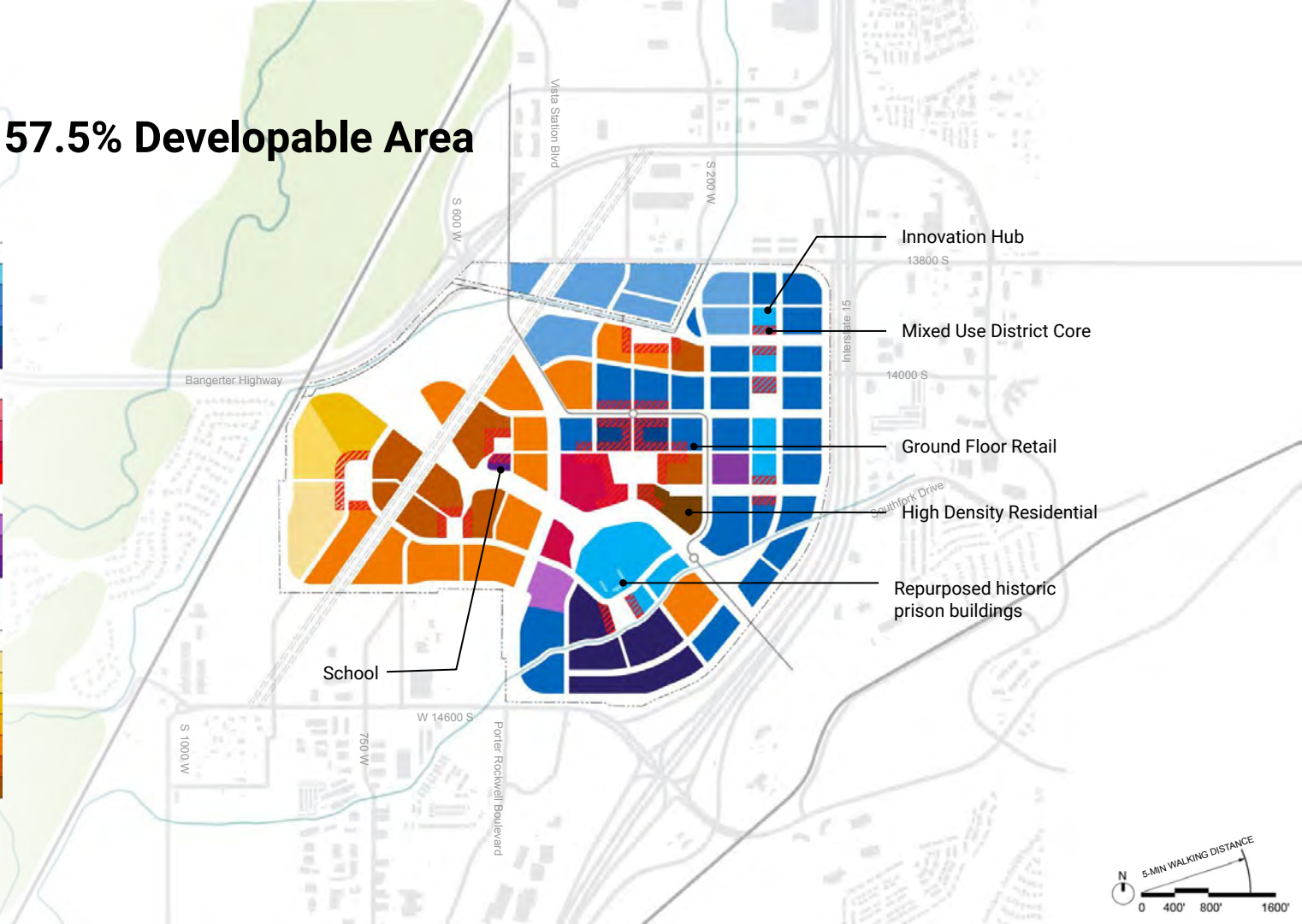




# Land Use Plan

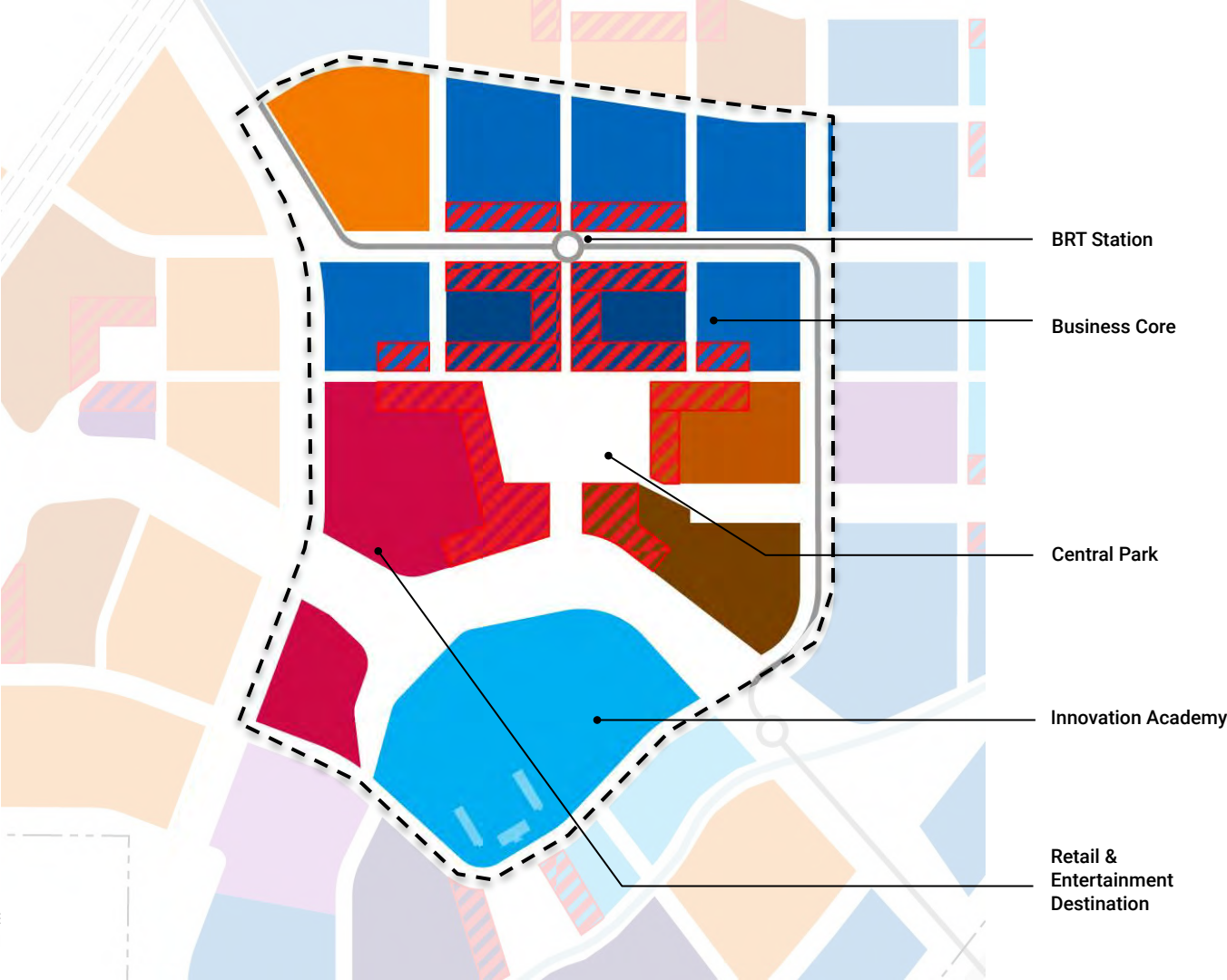
## Alternative 3 - 57.5% Developable Area

| NON-RESIDENTIAL USES   |                                      |
|--|--------------------------------------|
|  | INNOVATION OFFICE (3 STORY LAB/TECH) |
|  | 5 STORY COMMERCIAL OFFICE            |
|  | 6 STORY COMMERCIAL OFFICE            |
|  | 10 STORY COMMERCIAL OFFICE           |
|  | INSTITUTIONAL / ANCHOR TENANT        |
|  |                                      |
|  | FREESTANDING RETAIL                  |
|  | NEIGHBORHOOD RETAIL                  |
|  | LIFESTYLE RETAIL & ENTERTAINMENT     |
|  | GROUND FLOOR RETAIL (MIXED USE)      |
|  |                                      |
|  | LIMITED SERVICE HOTEL                |
|  | UPSCALE HOTEL                        |
|  | CIVIC                                |
|  |                                      |
| RESIDENTIAL LAND USES  |                                      |
|  | 1 DOWN-CORRIDOR                      |
|  | WALK-UP CONDOS                       |
|  | GARDEN APARTMENTS                    |
|  | WRAP CONDOS                          |
|  | 4 STORY WRAP APARTMENTS              |
|  | 6 STORY PODIUM                       |
|  | 12 STORY APARTMENT                   |



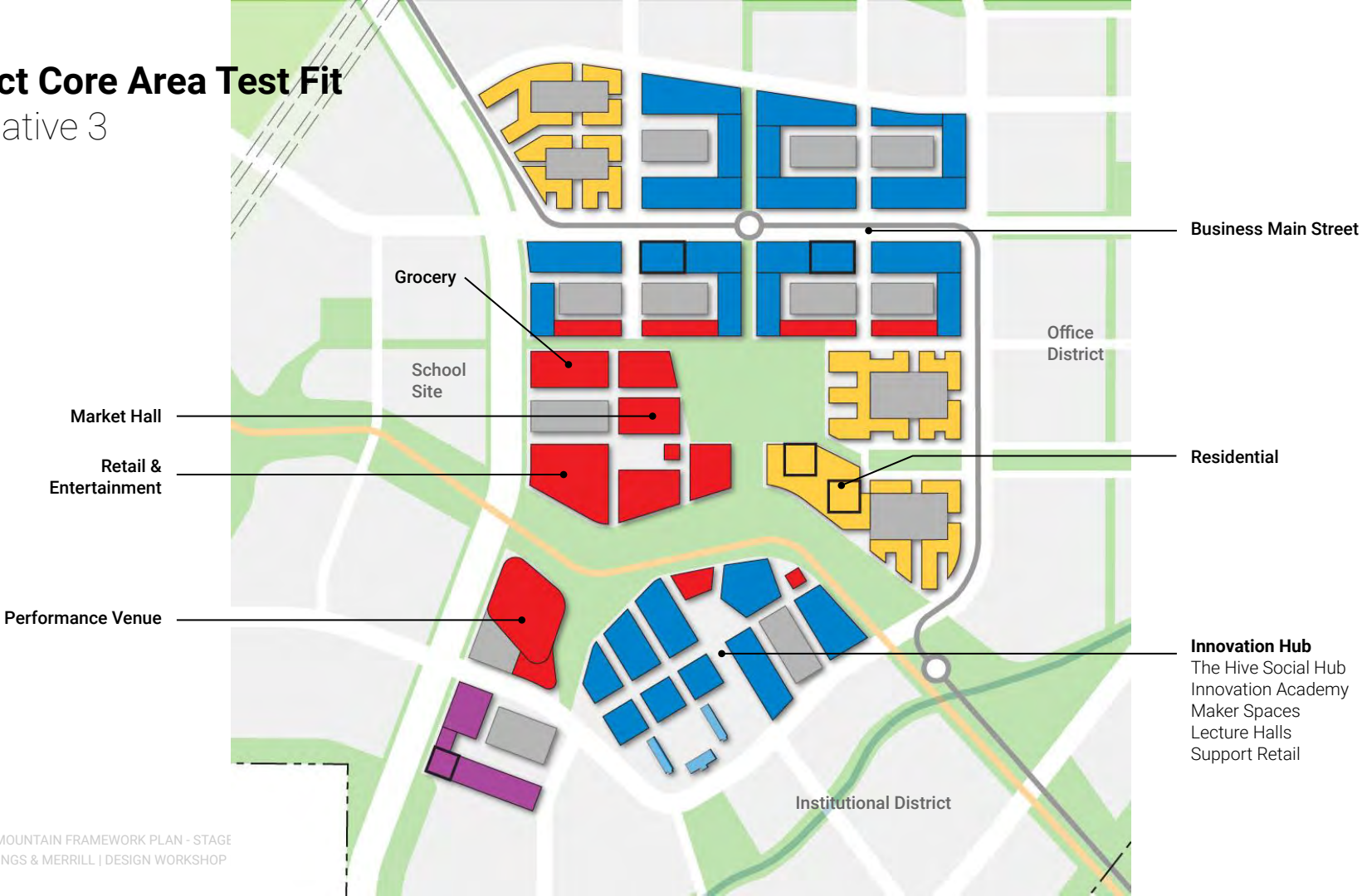
# Project Core Area

Alternative 3



# Project Core Area Test Fit

Alternative 3



# Retail Analog

## **Bishop Ranch, San Ramon CA**



# Mixed-Use Core Analog

## Bishop Ranch, San Ramon CA



# Retail Core Analog

## Bishop Ranch, San Ramon CA



# Retail Core Analog

## **Bishop Ranch, San Ramon CA**



# Streets and Mobility



# Mobility Hierarchy



## Heavy Rail

Connect The Point  
to the region



## BRT

Connect to surrounding  
communities, destinations,  
and other transit



## Circulator

Link districts in The Point  
and encourage “park once”  
behavior



## Walking/Biking/ Shared Micromobility

Provide fine-grained  
connectivity within the site

# Street Design Principles

## Why The Point's Streets Matter

The Point's streets represent an opportunity to embed the Key Vision Elements into a foundational component of the project from its onset. Across the three alternatives, streets represent 17-20% of the site area, and everyone who lives, works, or visits The Point will interact with its streets.

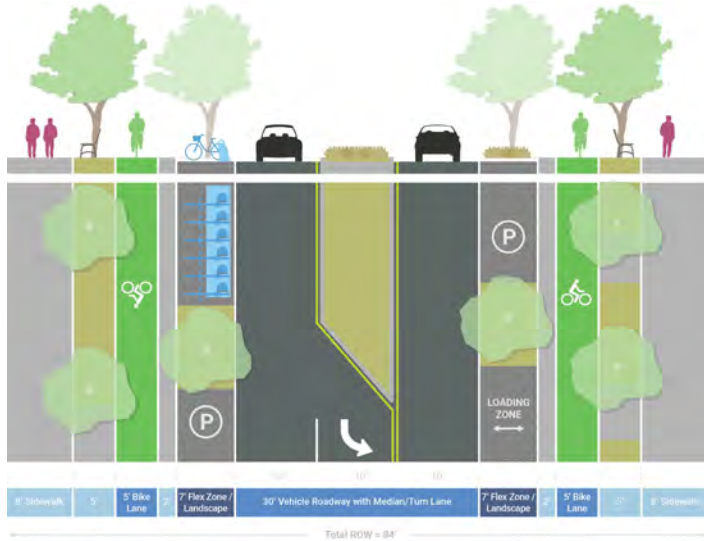
The Point's streets will influence how people choose to get around the community, shape the public realm, and impact the project's sustainability and economic development goals.

Designing streets that further the project's vision and goals will require a tailored approach grounded in a set of guiding street design principles that align with the Key Vision Elements.



Key Vision Elements

# Streets and Intersections

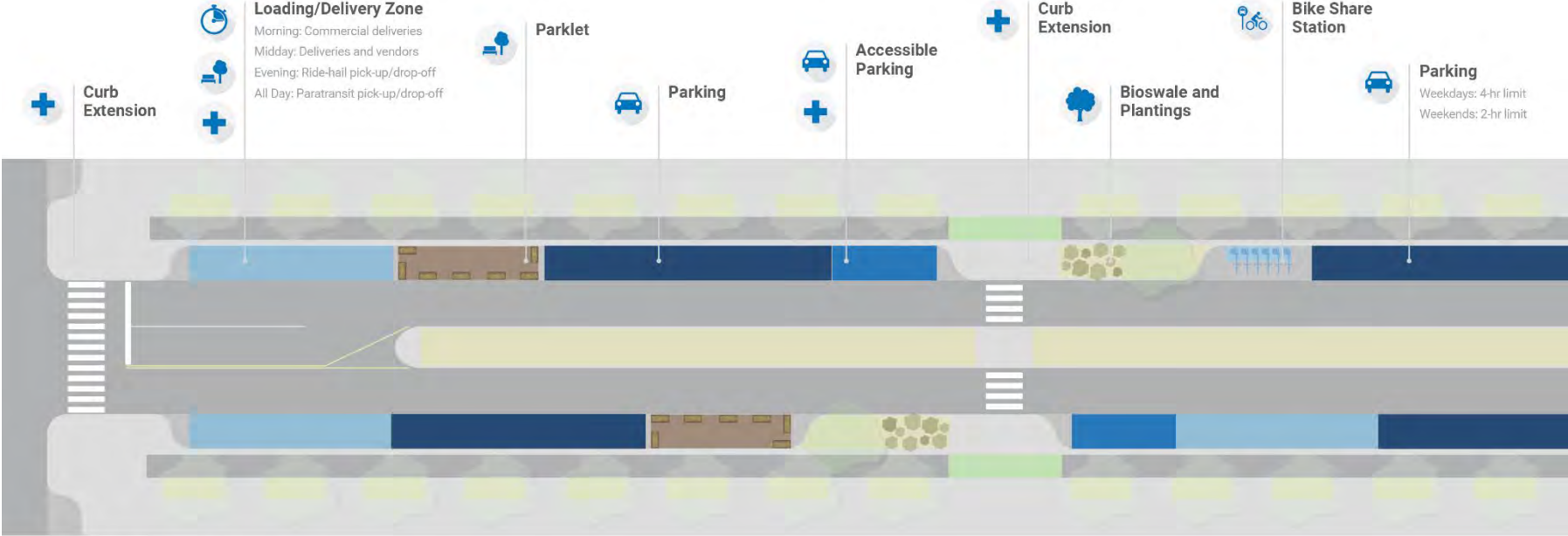


## Primary Street

|             |   | Residential  | Mixed-Use/ Commercial  | Office  |
|-------------|---|--|--|---|
| Vehicles    | Total ROW                               | 80-90'   |  |   |
|             | Vehicle Travel Lanes                    | 2-4  |  |   |
|             | Vehicle Travel Lane Width               | 10-11'   |  |   |
|             | Target Vehicle Volumes                  | 8 -10,000  | 8 -15,000  | 8 -15,000   |
|             | Target Vehicle Speed                    | 20-25 mph  | 25 mph   | 25 mph  |
| Pedestrians | Minimum Sidewalk Width                  | 6'   | 8'   | 8'  |
|             | Minimum Landscape/Furniture Zone        | 6'   | 8'   | 8'  |
|             | Minimum Frequency of Ped Crossings      | 300'   | 300'   | 600'  |
| Bikes       | Bikeway Type                            | Separated/Protected  |  |   |
|             | Minimum Bikeway width (one-way)         | 7'   | 8'   | 8'  |
| Other       | Maximum Corner Turning Radii            | 15'  | 20'  | 25'   |
|             | Driveway Frequency Maximums (each side) | Every 50'  | Every 200'   | Every 100'  |
|             | Parking Access/ Loading Type            | Rear Alley   | Curbside   | Curbside or Lot   |
| Flex        | Flex Zone Priorities                    | <ol style="list-style-type: none"> <li>1. Safety and Accessibility</li> <li>2. Short-term Loading/Delivery</li> <li>3. Plantings and Green Infrastructure</li> </ol> | <ol style="list-style-type: none"> <li>1. Safety and Accessibility</li> <li>2. Short-term Loading/Delivery</li> <li>3. Great Public Space</li> </ol> | <ol style="list-style-type: none"> <li>1. Safety and Accessibility</li> <li>2. Low-Carbon Mobility</li> <li>3. Short-term Loading/Delivery</li> </ol> |

# Streets and Intersections

## Flex Zone Allocation Example



### Primary Street

 Commercial / Mixed-Use

# Street Design Principles

## Five Principles for Great Streets at The Point

- 1. Design streets for the type of place you want to create.** Focus on designing streets to deliver a safe, comfortable, and efficient experiences for all users, rather than maximizing vehicle throughput.
- 2. Streets are public space.** Our streets play an important mobility function, but great places are accomplished by focusing on streets as public spaces for people to enjoy, meet, shop and recreate.
- 3. A connected network is critical for pedestrians and bicyclists.** Frequent connections and a comprehensive network are critical for increasing access to destinations for people walking, rolling and biking.
- 4. Design streets to be adaptable and flexible.** Streets need to accommodate different uses at different times of the day. Design spaces that can switch from parking, to drop-offs, to delivery, to dining to events. This flexibility can enable streets to adapt as mobility forms, technology and habits shift.
- 5. Design streets with the youngest and oldest in mind.** Creating great streets for our most vulnerable neighbors ensures great streets for everyone.



# Open Space

# Draft Parks and Open Space Plan

Key Elements: 142.7ac overall

- Central Park = 5.8ac
- Community Park = 16.6ac
- Neighborhood Parks = 8.5ac
- River to Range Park = 43.5 ac
- Buffers and Green Connections = 68.3

## Key Metrics

Stormwater:

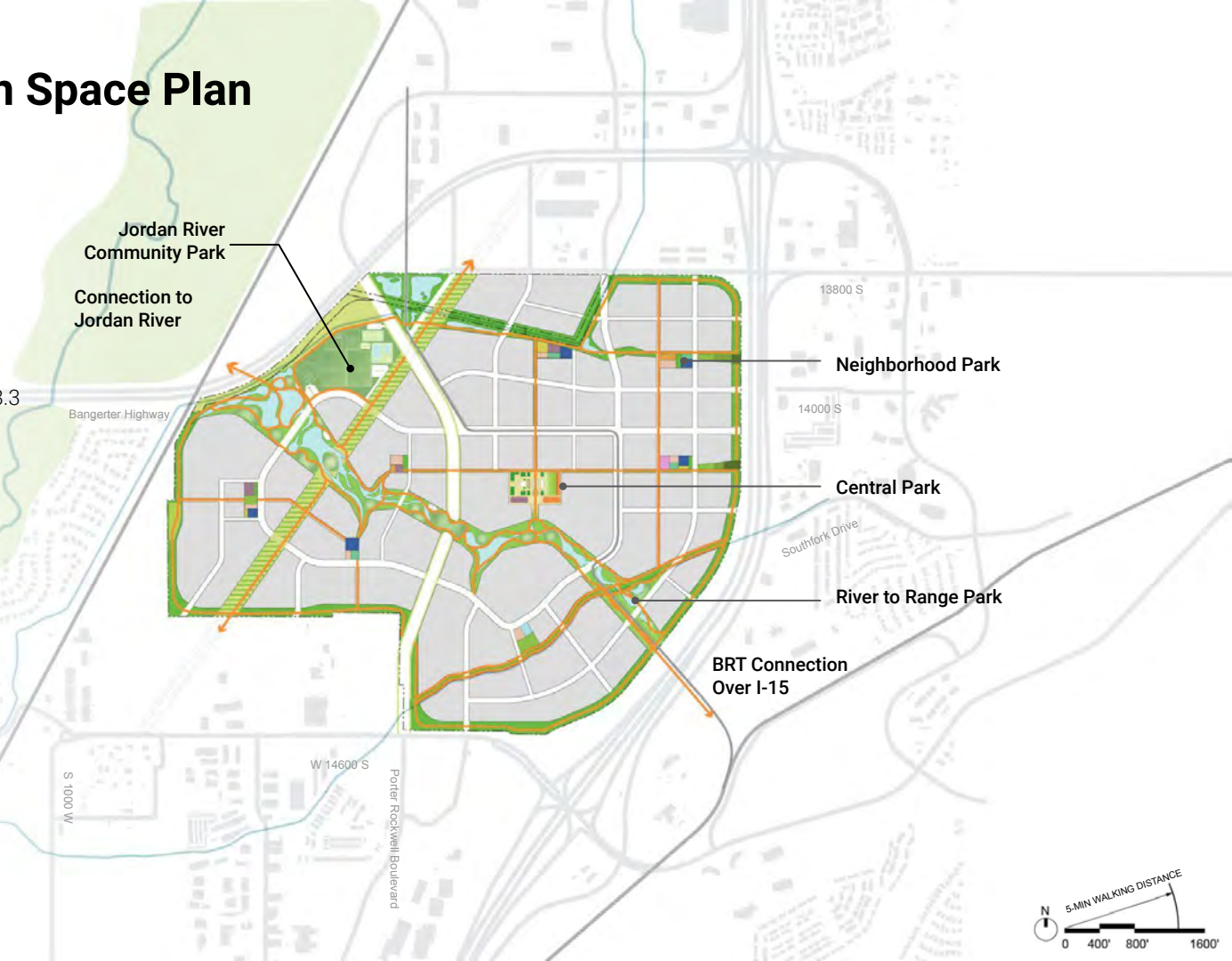
57 acre- feet provided (assumes 3 ft. depth).  
Will vary based on desired levels of retention and integration of streetscape GI function.

\*Requirements:

- 27 acre-feet for detention
- 68 acre-feet for retention

Trails

13.25 miles



# Jordan River Wetlands/Stormwater Management





# River to Range Park



# Green Infrastructure and Stormwater



*\*All scenarios assume a 3 foot depth*

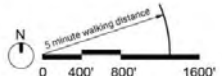
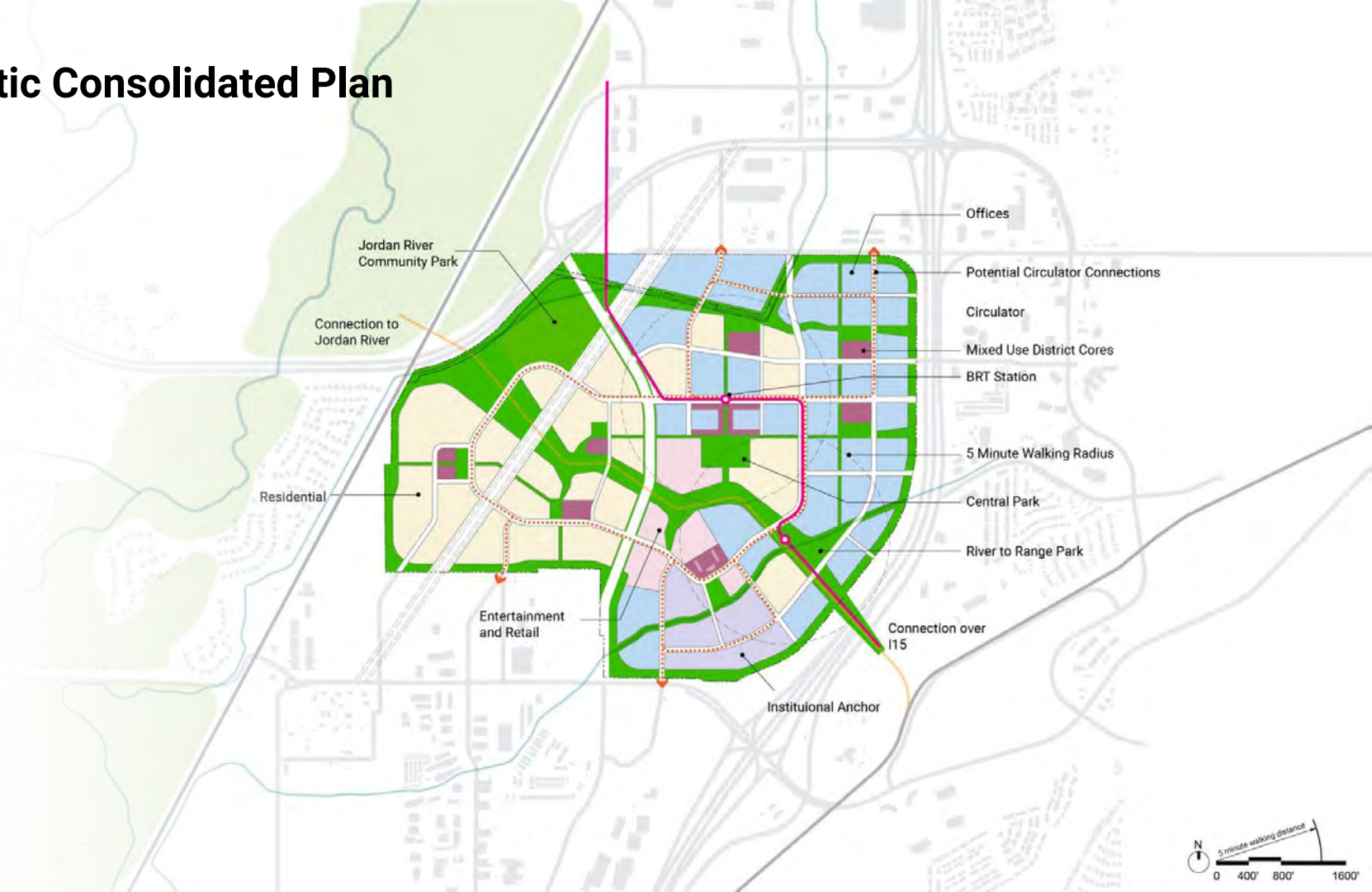
# River to Range Park



# River to Range Park



# Schematic Consolidated Plan



# Discussion