The POINT

Utah's First 15-Minute City

Public Open House II

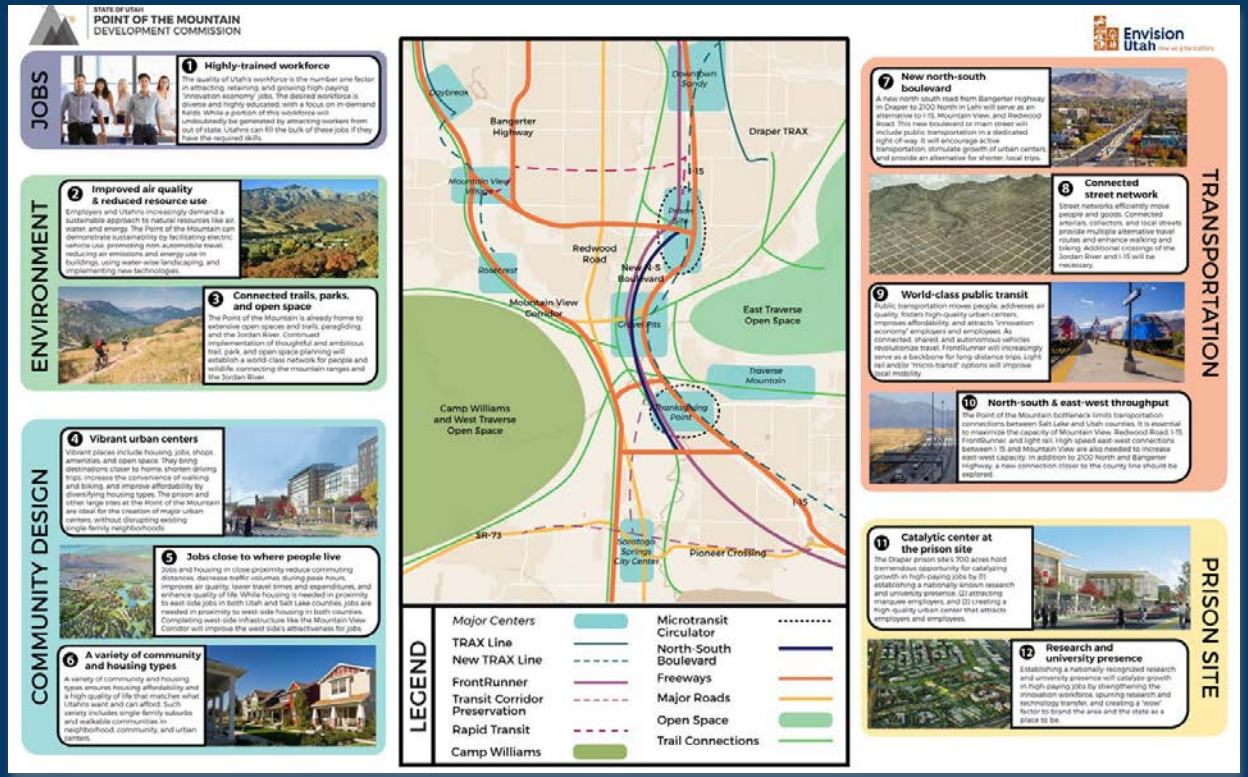
May 4, 2021

SOM

Skidmore, Owings & Merrill

Delivering the Vision

- Innovatively meets and exceeds the twelve project goals set by the Commission.
- Presents a clear strategy to achieve all aspirations and capture full potential for the property.
- Aligns development strategies with community principles.
- Integrates neighborhoods, workplaces and open space design.
- Adds value through authentic placemaking.
- Expands regional and local public benefit.
- Reflects the best of Salt Lake City living.
- Creates an authentic Utah experience.
- Incorporates innovative ideas from early activation to completion.

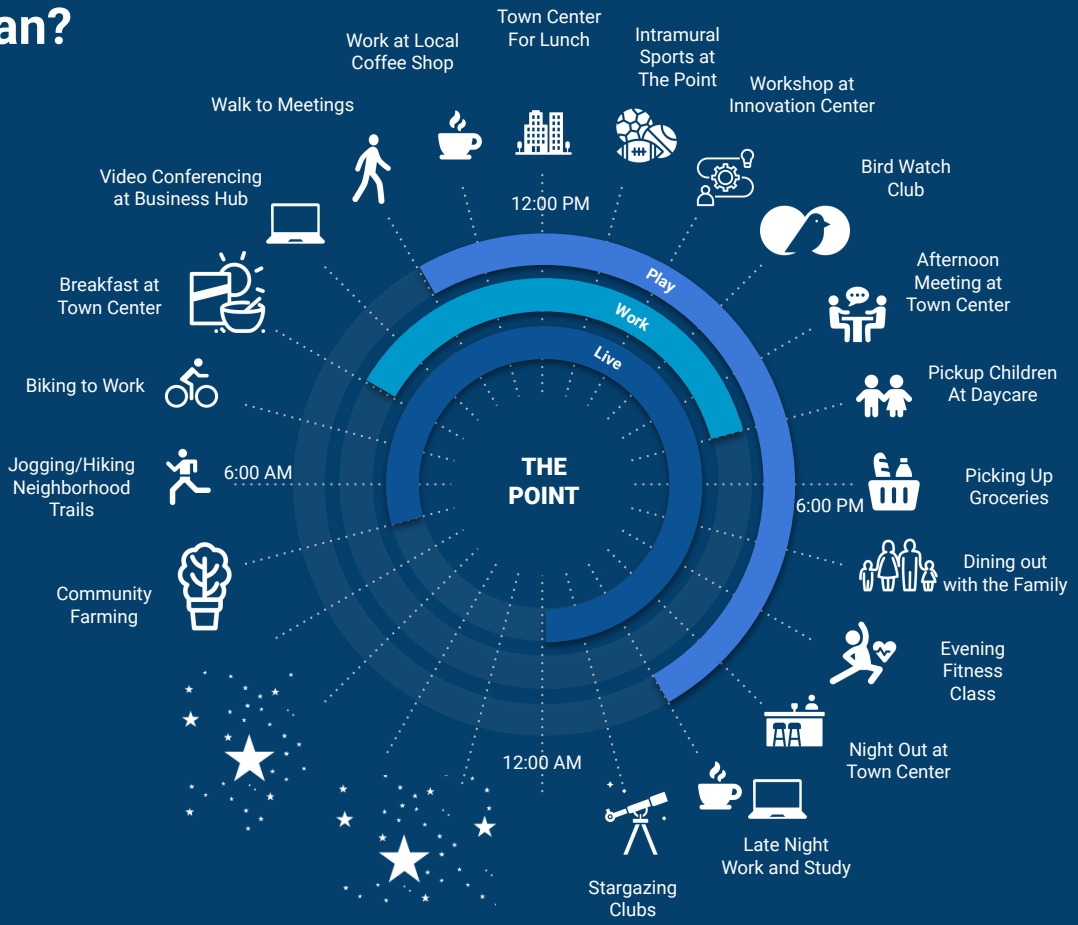


What is a Framework Plan?

A plan for the physical development of the site that indicates:

- Road & Transit Locations
- Land Uses
- Open Space
- Development Quantities
- Sustainable Strategies
- Overall Design Principles

A Framework Plan does not include the design of individual buildings, parks, or other details.



Input To Date

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

COMMUNITY

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		INITIATIVES
ICONIC PLACEMAKING		1. Protect and enhance viewsheds 2. Create car-free zones 3. Create a centralized 21st-century digital library 4. Create neighborhood data hubs
MIXED-USE VIBRANCY		1. Design for walkability 2. Create significant density 3. Provide signature retail 4. Provide full spectrum of civic services
HEALTHY LIVING		1. Implement WELL Building Standards 2. Create spaces for community gardens, farmers' markets, and micro-gardens
GATHER DAY AND NIGHT		1. Keep restaurants open late 2. Have live music 3. Define new types of retail 4. Program F&B and commercial activities in cores
SHARED SPACE		1. Provide nearby access to green/gathering space 2. Design for an AV circulator 3. Break down boundaries between public and private environments
NEW RESIDENTIAL TYPES		1. Provide micro-units 2. Wire for digital innovation 3. Provide co-housing

Input from stakeholders at March 4, 2021 workshop
Further initiatives identified by SOM Team

KEY VISION ELEMENT

TRANSIT

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.

PRINCIPLE

AUTONOMOUS TECHNOLOGY

INITIATIVES

1. Accommodate for potential autonomous tech (ex ride-share, auto shuttles, drone delivery etc)
2. Provide parking availability indicators
3. Provide traffic routing/congestion notifications

MULTI -MODAL NETWORKS

1. Implement TOD elements along the BRT route
2. Connect to commuter rail and potentially provide a new FrontRunner station
3. Design all public ways to provide equal status to all modes

REGIONAL TRAFFIC REDUCTION

1. Create the right mix of land uses
2. Provide significant housing to complement job creation

PARKING DEMAND REDUCTION

1. Reduce parking requirements with work-from-home changes and reduced car ownership
2. Set parking maximums
3. Enhance walkability

EMISSION REDUCTION

1. Reward EV use, bicycling, and walking
2. Provide charging stations
3. Mandate all-electric service and transit vehicles

PEDESTRIAN PRIORITY

1. Provide safe and accessible walking paths between land uses and transit
2. Provide first priority to pedestrians in the entire master plan.

Input from stakeholders at March 4, 2021 workshop
Further initiatives identified by SOM Team

KEY VISION ELEMENT

ECONOMIC GROWTH

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**.

PRINCIPLE

DESIGN, SUSTAINABILITY OR SMART CITY INITIATIVE

JOB CREATION

1. Accommodate commercial anchors and smaller feeder companies
2. Take advantage of Corporate Recruitment Efforts and Utah Asset Promulgation
3. Optimize complementary land uses to maximize job creation.

REVENUE GENERATION

1. Focus on high wage jobs through ecosystem of innovation. Focus on making it a place.
2. Provide venues that function day and night
3. Designate +50% of site as development area

NURTURE TOP TALENT

1. Facilitate work life balance
2. Enable to walking to work and recreate
3. Provide training facilities, mentoring and workforce development.

ANCHOR COMPANIES

1. Align with institutions related to biotech, future medicine or education
2. Align with large tech companies
3. Provide variety of floor-plate configurations to attract large tech firms

SMALLER LOCAL BUSINESS

1. Provide opportunities for incubator, startups, maker-spaces, convenience services, restaurants, food trucks

TECHNOLOGY & GIG ECONOMY

1. Provide opportunities for logistics, automation, R&D and technology-driven industries.

Input from stakeholders at March 4, 2021 workshop
Further initiatives identified by SOM Team

KEY VISION ELEMENT

INNOVATION

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.

PRINCIPLE		INITIATIVES
SOLUTIONS-ORIENTED RESEARCH		1. Create collaboration hubs 2. Create an environment of research, experimentation, meaningful failure, refinement, craft and production
CULTURE OF CREATIVITY & INGENUITY		1. Provide access to creative affiliations 2. Focus on what Utahns are good at 3. Promote creativity and ingenuity through design and experientlal qualities of the physical environment
ATTRACT OUTSTANDING TALENT AND INVESTMENT		1. Lower barriers and invite companies that have cultural diversity 2. Create scholarships, special programs, and tech summer camps
ELIMINATE REGULATORY BARRIERS		1. Utilize R&D Tax Credits and/or Affiliation(s) tax credit 2. Create a new set of management and production rules to reduce taxes and approval barriers.
DESIGN INNOVATION		1. Shared tools/resources could foster early stage development 2. Innovation must permeate all aspects of the project, from the master plan to the smallest detail
INDUSTRY & ACADEMIC PARTNERSHIPS		1. Develop areas of focus for The Point 2. Create unique alliances with Universities and industries 3. Create new programs with low bar for entry

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Further initiatives identified by SOM Team

KEY VISION ELEMENT

SUSTAINABILITY

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

PRINCIPLE	INITIATIVES
A NEW MODEL FOR DISTRICT SUSTAINABILITY	1. Must be a global model; meet or exceed current state of the art 2. Link pedestrian/bike corridor directly to Draper Front-runner 3. Create a sustainable framework modelled on LEED-ND
SUBSTANTIAL AIR EMISSION REDUCTION OVER BASELINE	1. Aim for 50% improvement by 2030 over rest of valley 2. Utilize all-electric circulators and BRT vehicles 3. Substantially reduce building emissions 4. Promote and reward traffic-reduction strategies
ZERO WATER WASTE & WATER POLLUTION	1. Reduce significant external and internal water use 2. Use low-water turf varieties 3. Model best practices in water management
NET-ZERO OPERATIONAL CARBON & BUILDINGS	1. Encourage trip reduction 2. Design for “energy self-sufficiency” of site and area 3. Provide a model and leadership for projects of similar scale in the US
COMMIT TO SITE-WIDE RENEWABLE ENERGY	1. Promote 100% carbon-free electricity use 2. Distribute energy and storage 3. Implement direct-use geothermal on site 4. Build the most innovative and sustainable central plant in the US.
EFFICIENT BUILDINGS & INFRASTRUCTURE SYSTEMS	1. Build super-efficient building 2. Implement project and building electrification 3. Remove combustion events/reduce NOx 4. Implement smart technologies throughout the project to quantify and measure progress towards sustainable goals






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Further initiatives identified by SOM Team

KEY VISION ELEMENT

COLLABORATION

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

DESIGN, SUSTAINABILITY OR SMART CITY INITIATIVE

A MODEL OF REGIONAL PLANNING LEADERSHIP

1. Test transportation, economy, and air quality to provide best solution
2. Have great examples of urban living
3. Connect the Point to surrounding area and region
4. Restore pre-settlement ecologies

ENHANCE TRAIL & MOBILITY CONNECTIONS

1. Provide connections to outdoor features and amenities
2. Overcome barriers in the transportation network to enhance connections

PROMOTE GREEN INFRASTRUCTURE

1. Create a model project for green infrastructure
2. Connect to Jordan River through the site to the mountains
3. Reuse all rainwater and stormwater
4. Promote water conservation (eg. use smart water meters, native plants)

ENHANCE REGIONAL GROWTH

1. Create a new hub for the Wasatch Front - a 21st century CBD that is a model for the western United States

LEVERAGE ALL UTAH TALENT

1. Invite multi-tenant universities and institutions
2. Utilize research park/campus to broaden partnerships with other schools
3. Create indoor and outdoor work spaces.
4. Bring together the best minds in the State around design, technology, finance, economic growth, innovation and product development

CREATE A SPIRIT OF COLLABORATIVE INNOVATION

1. Reference The Leonardo Museum - integration of science, technology, art, and nature.
2. Promote a collective spirit of research, innovation, and collaboration that defines The Point's DNA

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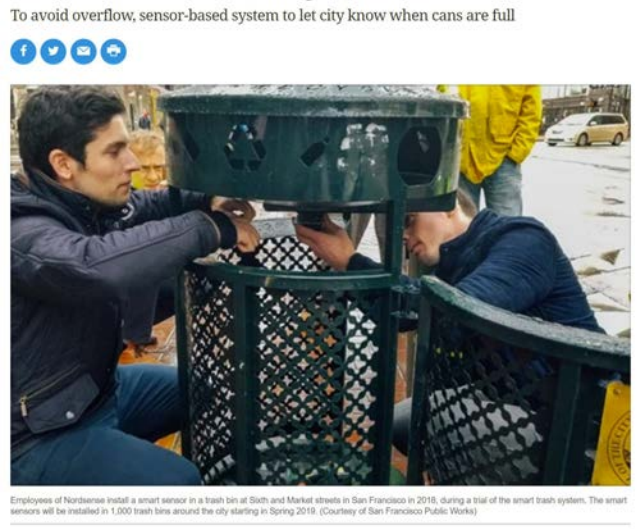
Further initiatives identified by SOM Team

What is a Smart City?

*A **smart city** is a city, district, or project that **collects and leverages data** to **1) operate more efficiently and 2) monitor performance metrics.***

Why Undertake a Smart City Program

Insights gained from that data are used to manage assets, resources and services efficiently; in return, that data is used to improve the operations across the city.



Framework Plan Preliminary Concepts

Stage 2 Preliminary Concepts

Complete Community

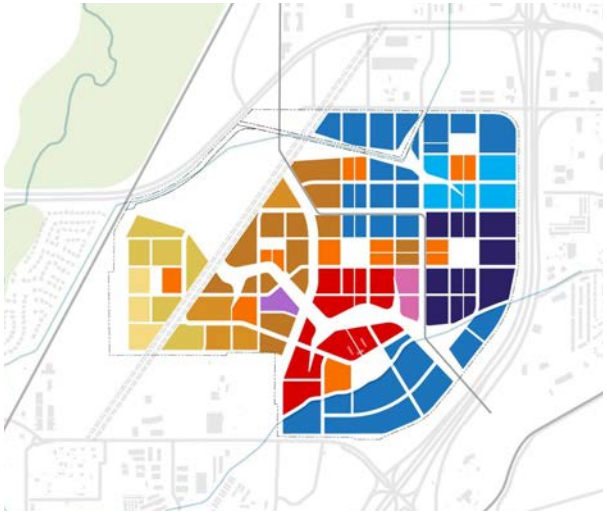
1. Linear Recreational Greenways
2. Distinct Districts with clear centers
3. Green Buffers with Recreational Trails
4. Commitment to Habitat Creation
5. Water Conservation Corridors

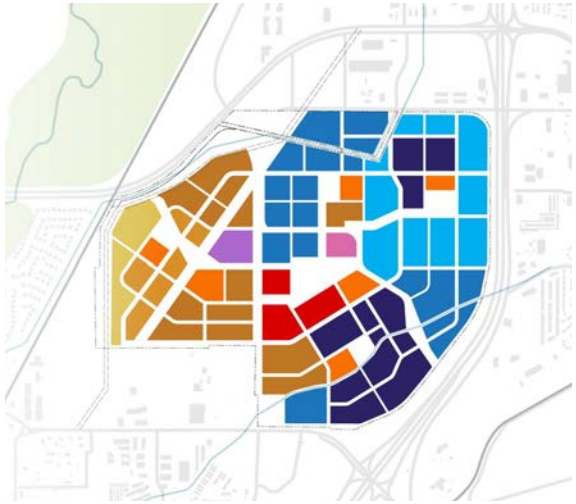
Regional Hub

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





Preliminary Concept 1: **Complete Community**

Preliminary Concept 2: **Regional Hub**

Preiminary Concept 3: **Economic Catalyst**

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

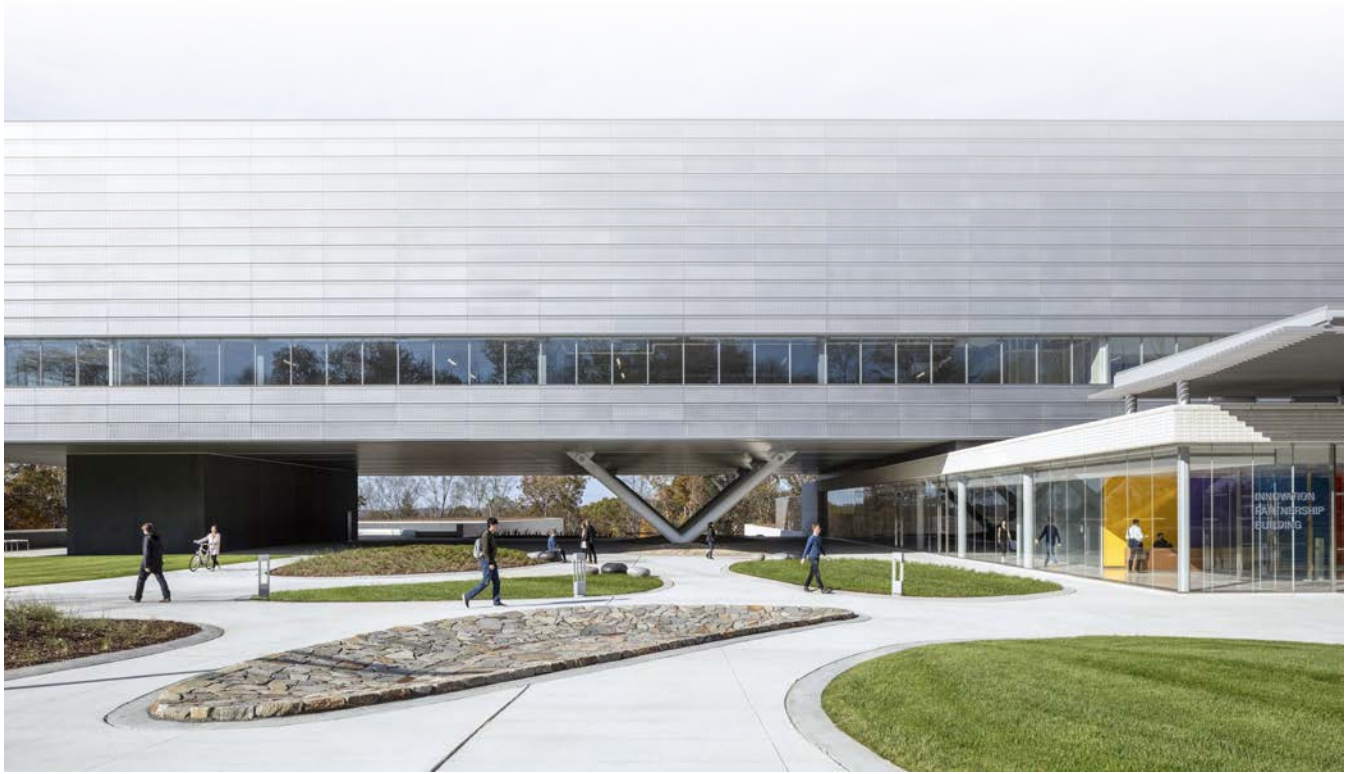
Rationale:

- 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:

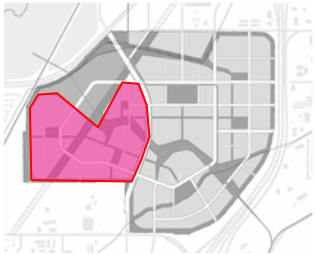
- Potential anchor tenant
- Public-private partnership
- Creation of identity
- Educational component

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**

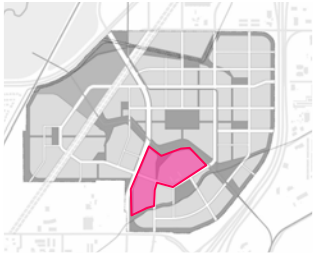
Rationale:

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

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

Rationale:

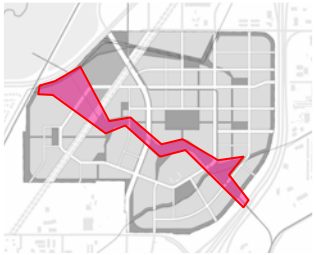
- Create a regional amenity
- Create an iconic identity for the project
- Attract local businesses and residents
- Create job opportunities



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

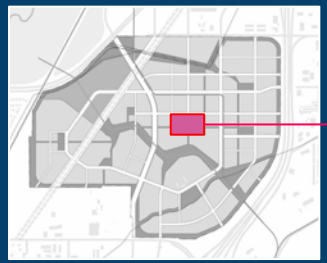
Central Park Scale Comparisons

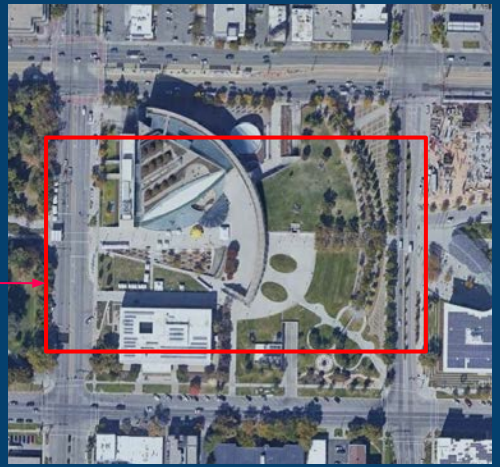
Currently, The Point's Central Park is approximately 500' x 900', or 10 acres, as indicated by the red rectangle below.

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.

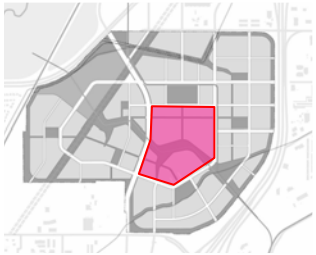




Recommended Element 10: **Pedestrian Priority Zones**

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

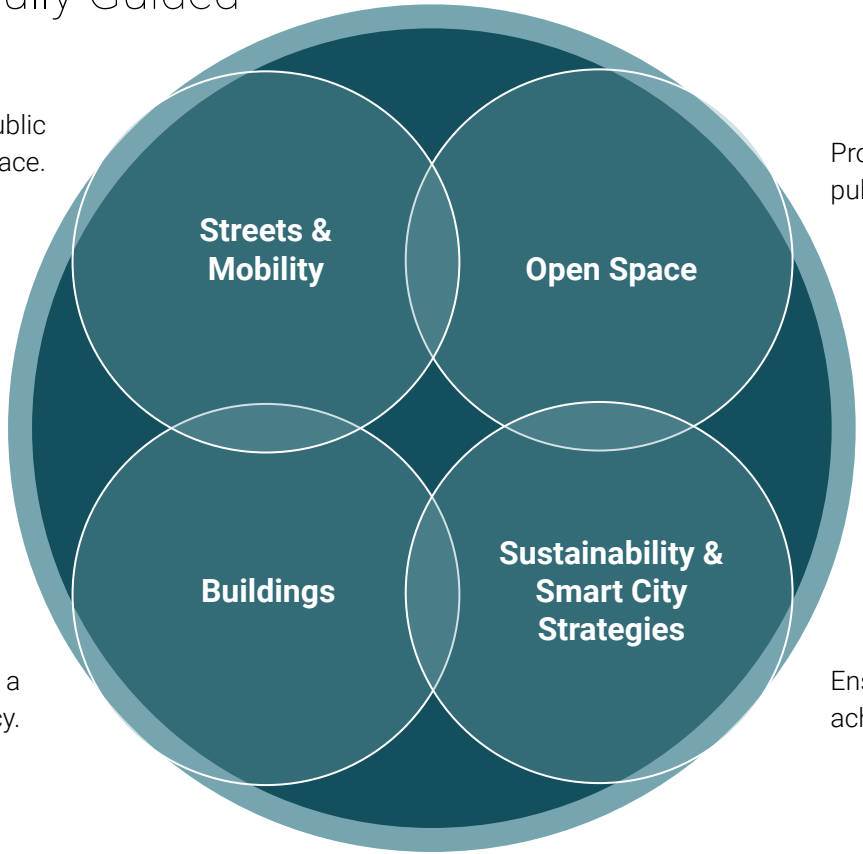
Stage 3 Preliminary Framework Alternatives

Four Elements for a Transformative District

Each Must Be Carefully Guided

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

Provides the greatest perceived public benefit and amenity.

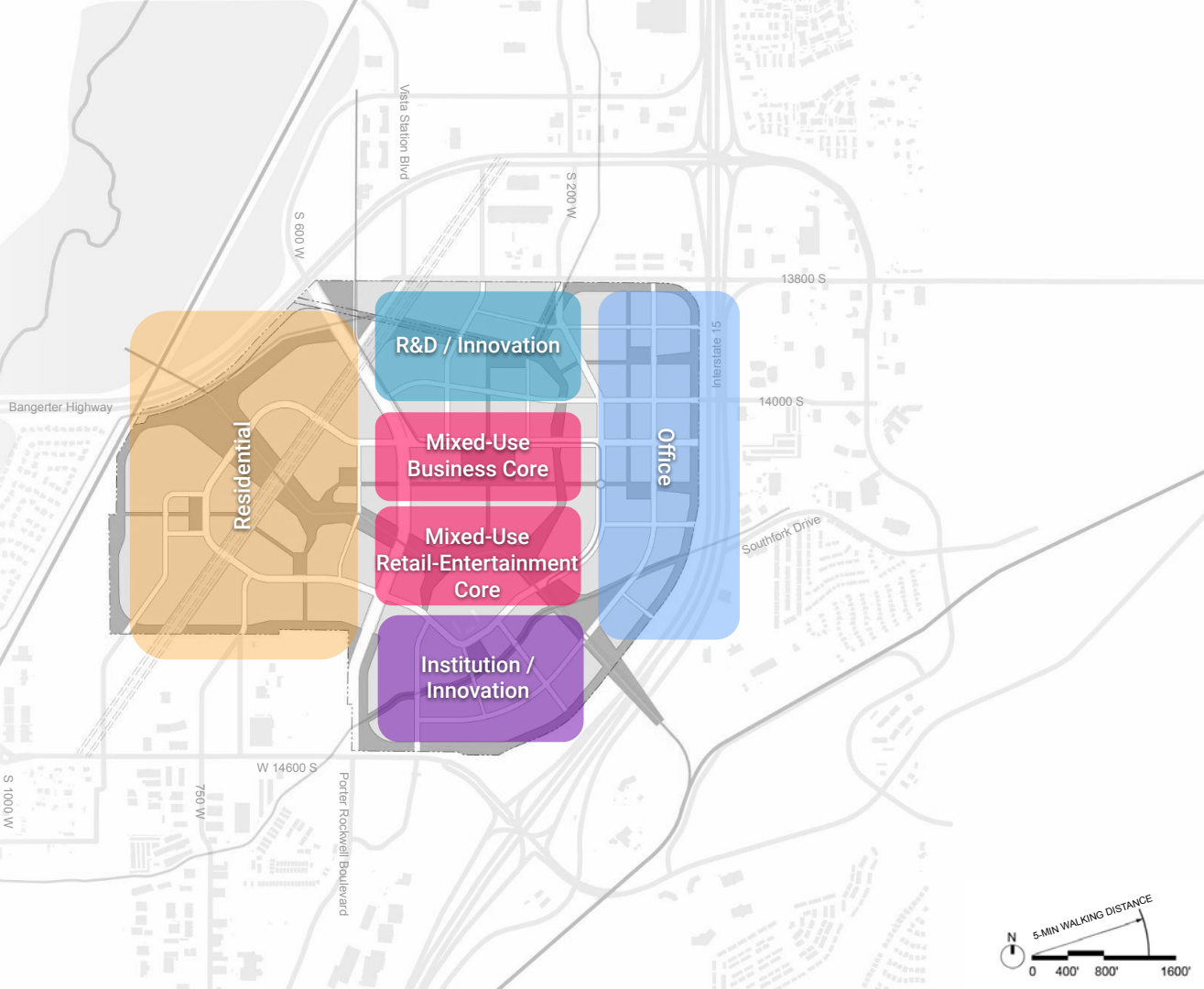


The most visible and must achieve a sense of unity and consistency.

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	18.8%	114.2
PARKS & OPEN SPACE	21.2%	128.3
NET DEVELOPABLE LAND AREA	**60.0%**	363.5	15,834,060 SF

NON-RESIDENTIAL USES	TARGET ACREAGE	ACTUAL ACREAGE	SF	FAR	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
INNOVATION OFFICE (3 STORY LAB/TECH)	28.0	31.6	1,376,496	0.3	1,652	412,949	8.7%	2.7%	SURFACE PARKING
5 STORY COMMERICAL OFFICE	52.0	47.9	2,086,524	0.4	3,338	834,610	13.2%	5.4%	SURFACE PARKING
6 STORY COMMERICAL 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	8.3	361,548	6.0	8,677	2,169,288	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			34,562	9,241,929	**71.3%**	60%	

RESIDENTIAL LAND USES	TARGET ACREAGE	ACTUAL ACREAGE	UNITS/AC	UNITS	GFA/UNIT	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
TOWNHOMES	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		8,250	6,203,650	**35.3%**	40%	
TOTALS	**365.0**	**363.6**				**42,813**	**15,445,579**			

RESIDENTIAL POPULATION	11,769

NET FAR	0.98

Potential Consolidated Plan
Alternative 1 - 60% Developable Area

Key Elements

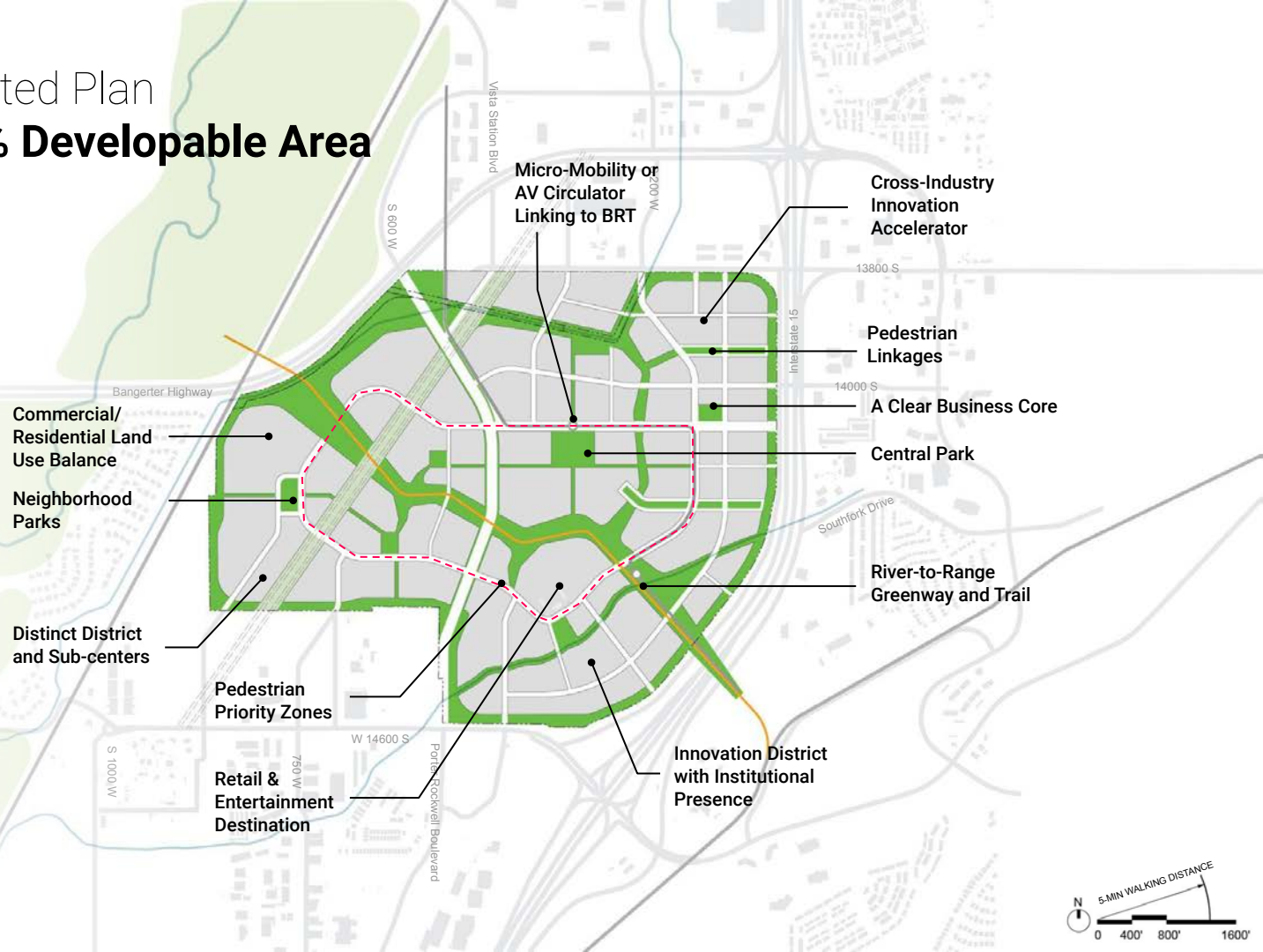
- Central Park located to the north creating a TOD plaza
- Development replaces Jordan River Community Park
- North-south greenway defines neighborhood to the east

Land Use

Developable Area
363.5 ac (60.0% of site area)

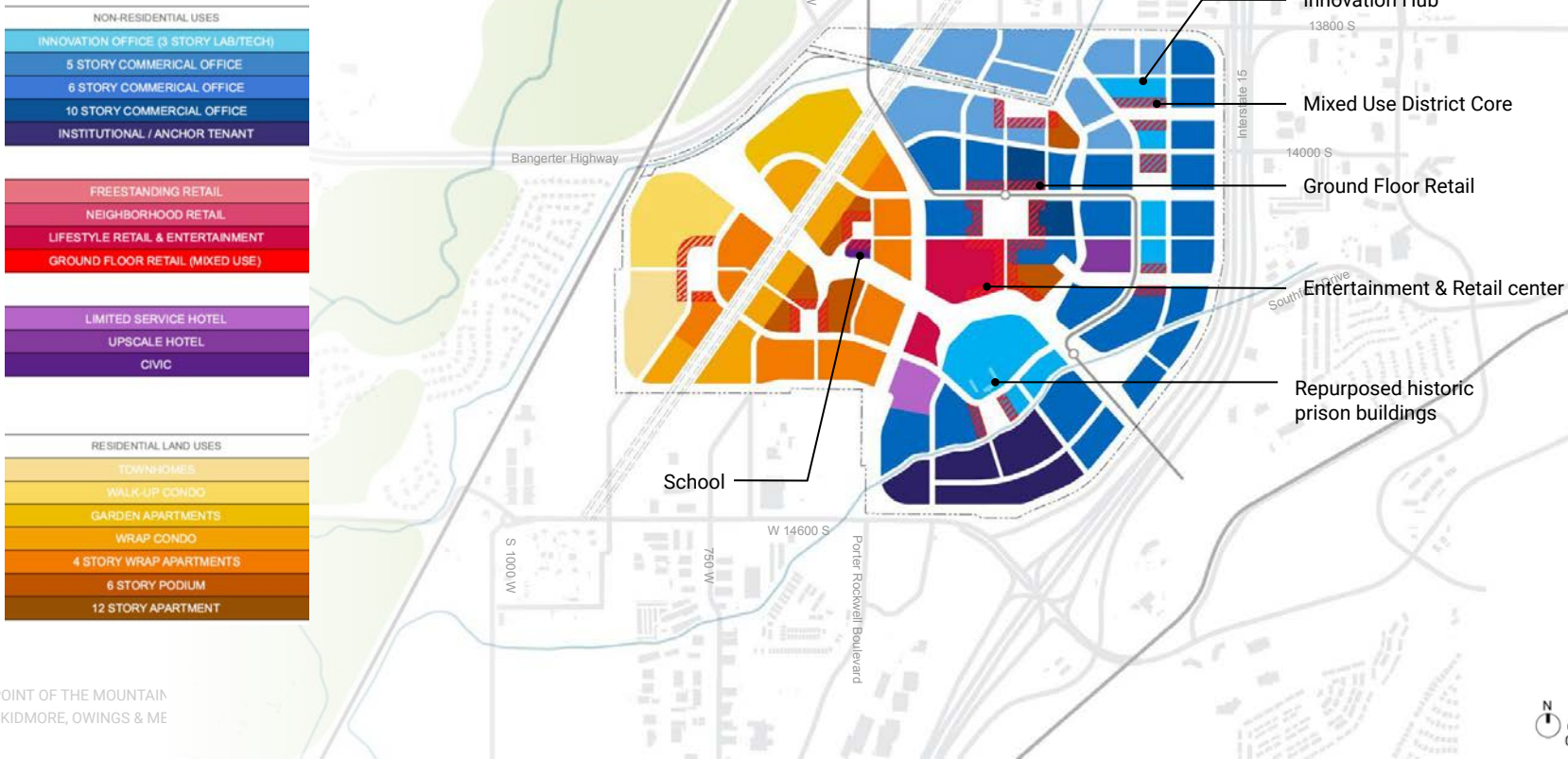
Open Space
128.3 (21.2% of site area)

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



Land Use

Alternative 1 - 60% Developable Area



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 LAB/TECH)	12.0	27.3	522,720	0.3	627	156,816	3.6%	0.9%	SURFACE PARKING
5 STORY COMMERICAL OFFICE	30.0	27.9	1,306,800	0.4	2,091	522,720	9.0%	3.1%	SURFACE PARKING
6 STORY COMMERICAL 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	1,028	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
TOWNHOMES	0.0	0.0	18	0	2,000	0	0	0.0%	0.0%	
WALK-UP CONDO	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	16.5%	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		8450		11,344	8,500,000	**40.2%**	50%	
TOTALS	335.0	333.4				44,984	17,004,604			

RESIDENTIAL POPULATION	16,900

NET FAR	1.2

Potential Consolidated Plan
Alternative 2 - 55% Developable Area

Key Elements

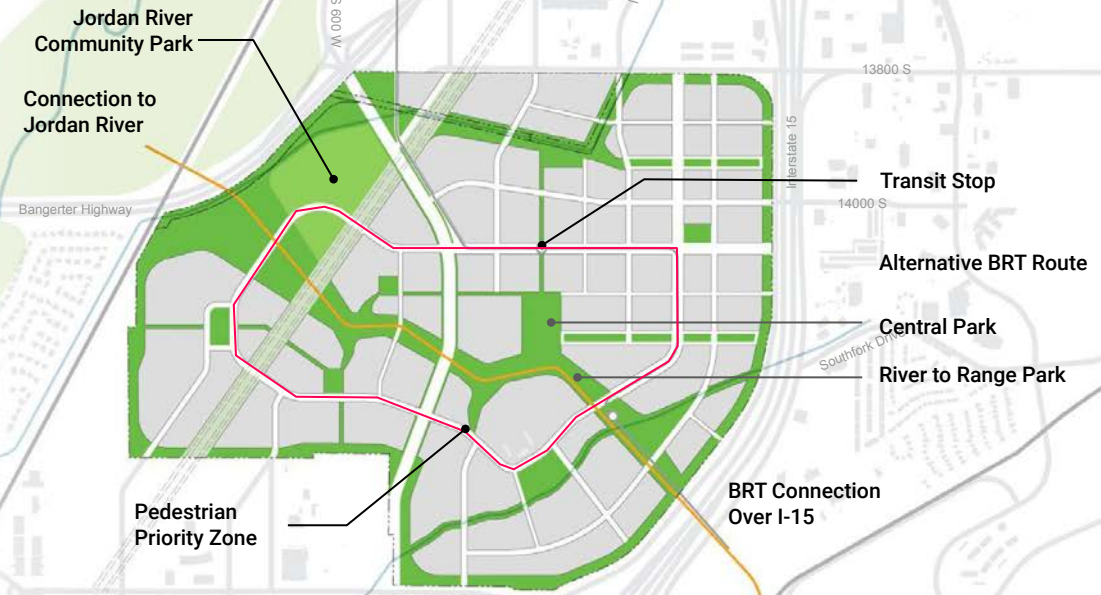
- Integrate River to Range and Central Park
- Clear districts and block grid
- 20ac Community Park to the northwest

Land Use

Developable Area
333.4 ac (55.0% of site area)

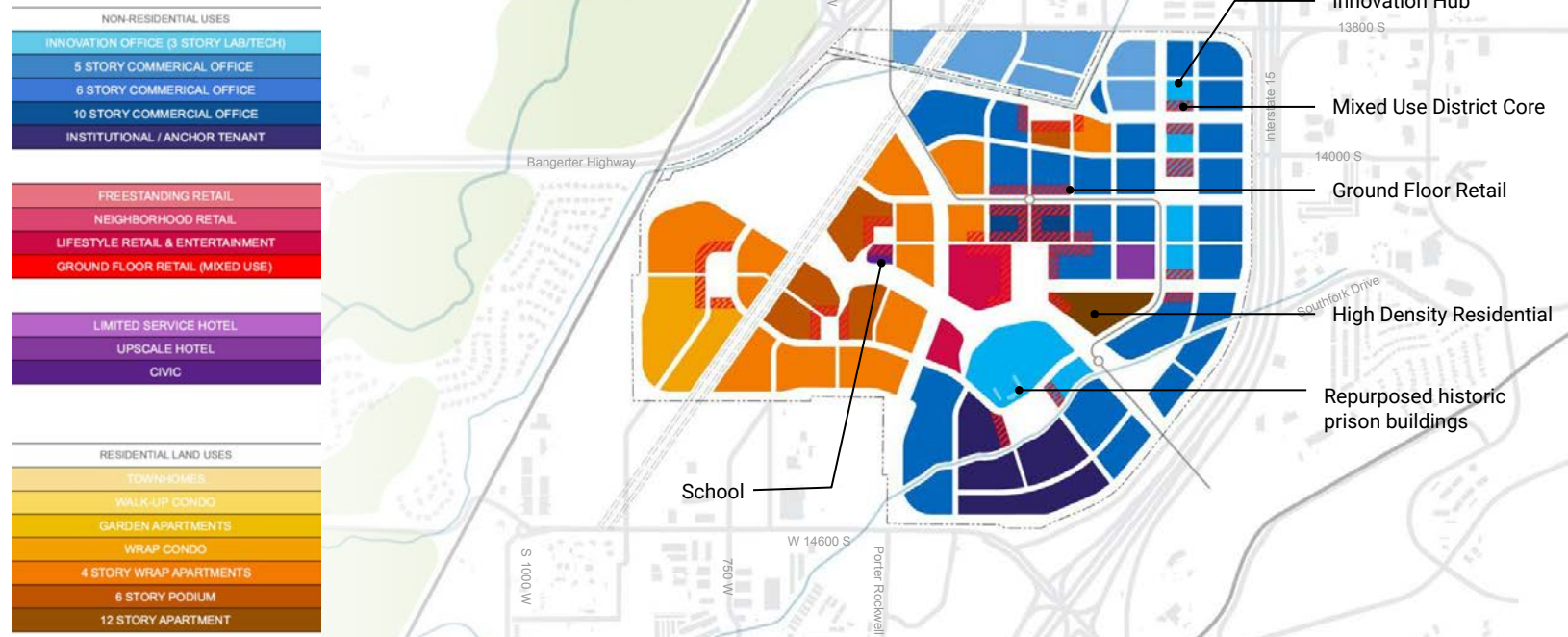
Open Space
151.3 (25.0% of site area)

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



Land Use Plan

Alternative 2 - 55% Developable Area



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	**57.5%**	348.3	15,171,948 SF

NON-RESIDENTIAL USES	TARGET ACREAGE	ACTUAL ACREAGE	SF	FAR	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
INNOVATION OFFICE (3 STORY LAB/TECH)	15.0	29.1	653,400	0.3	784	196,020	4.3%	1.2%	SURFACE PARKING
5 STORY COMMERICAL OFFICE	40.0	37.1	1,742,400	0.4	2,788	696,960	11.5%	4.2%	SURFACE PARKING
6 STORY COMMERICAL 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	1,568,160	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	9.9							
	210.0	210.4			32,249	8,139,798	**62.8%**	49%	

RESIDENTIAL LAND USES	TARGET ACREAGE	ACTUAL ACREAGE	UNITS/AC	UNITS	GFA/UNIT	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
TOWNHOMES	10.0	12.5	18	180	2,000	0	360,000	2.9%	2.2%	
WALK-UP CONDO	0.0	0.0	25	0	1,200	0	0	0.0%	0.0%	
GARDEN APARTMENTS	10.0	8.9	35	350	1,000	525	350,000	2.9%	2.1%	
WRAP CONDO	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%	
6 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%	
TOTALS	350.0	348.5				43,221	16,444,798			

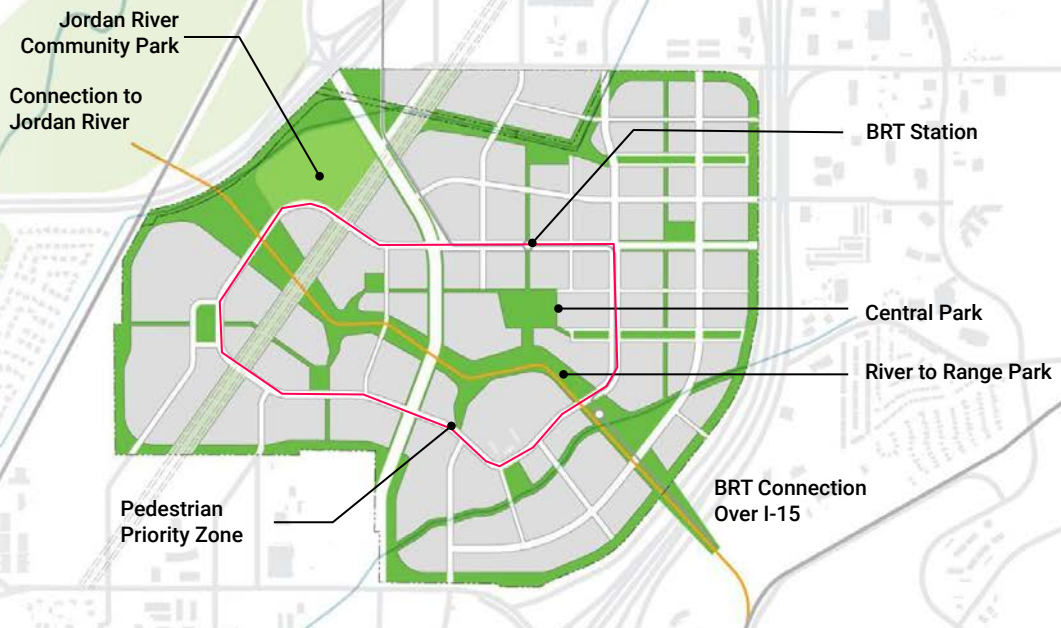
RESIDENTIAL POPULATION	16,250

NET FAR	1.1

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

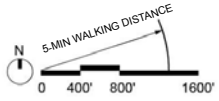


Land Use

Developable Area
348.3 ac (57.5% of site area)

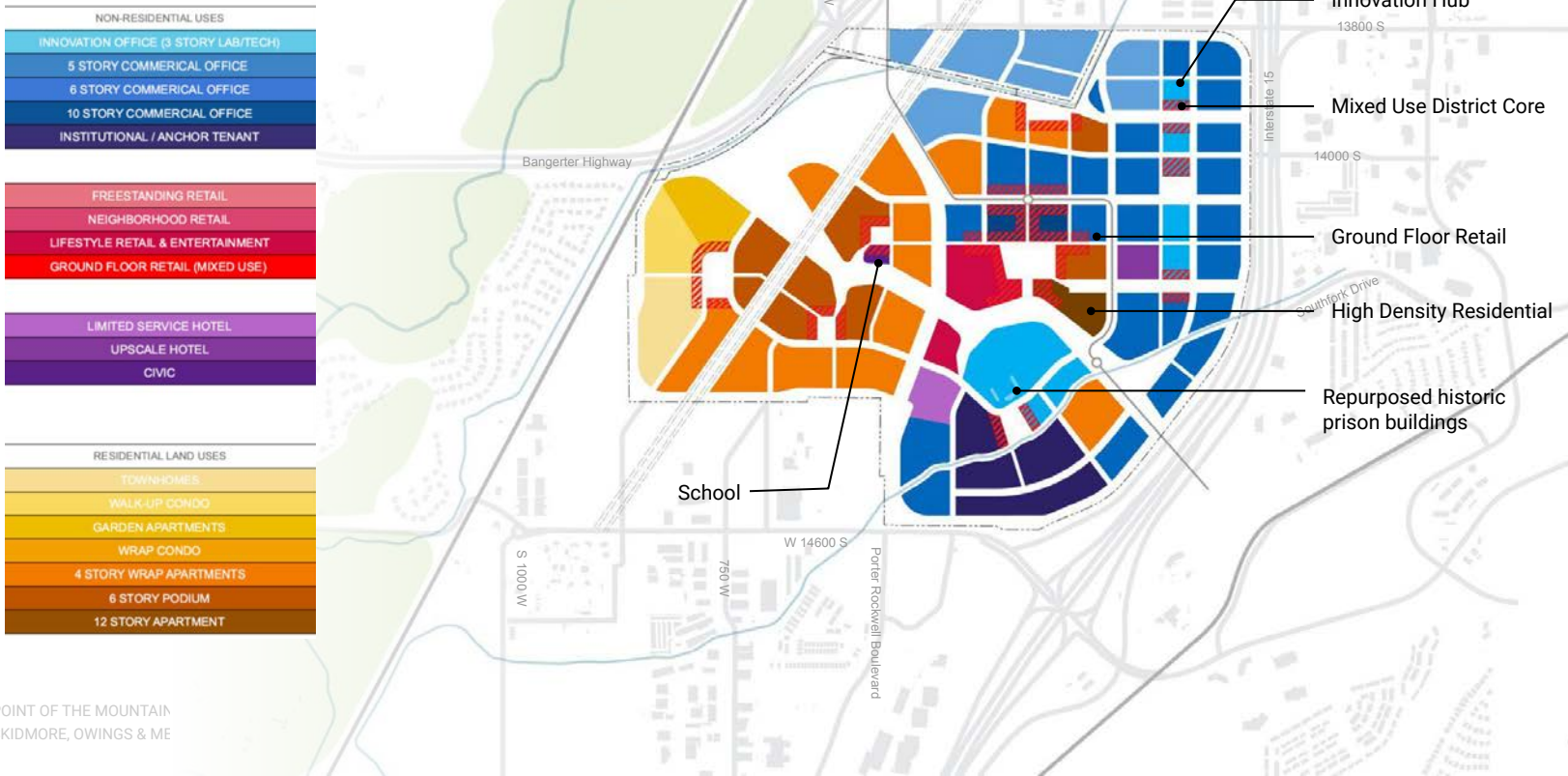
Open Space
141.0 (23.3% of site area)

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



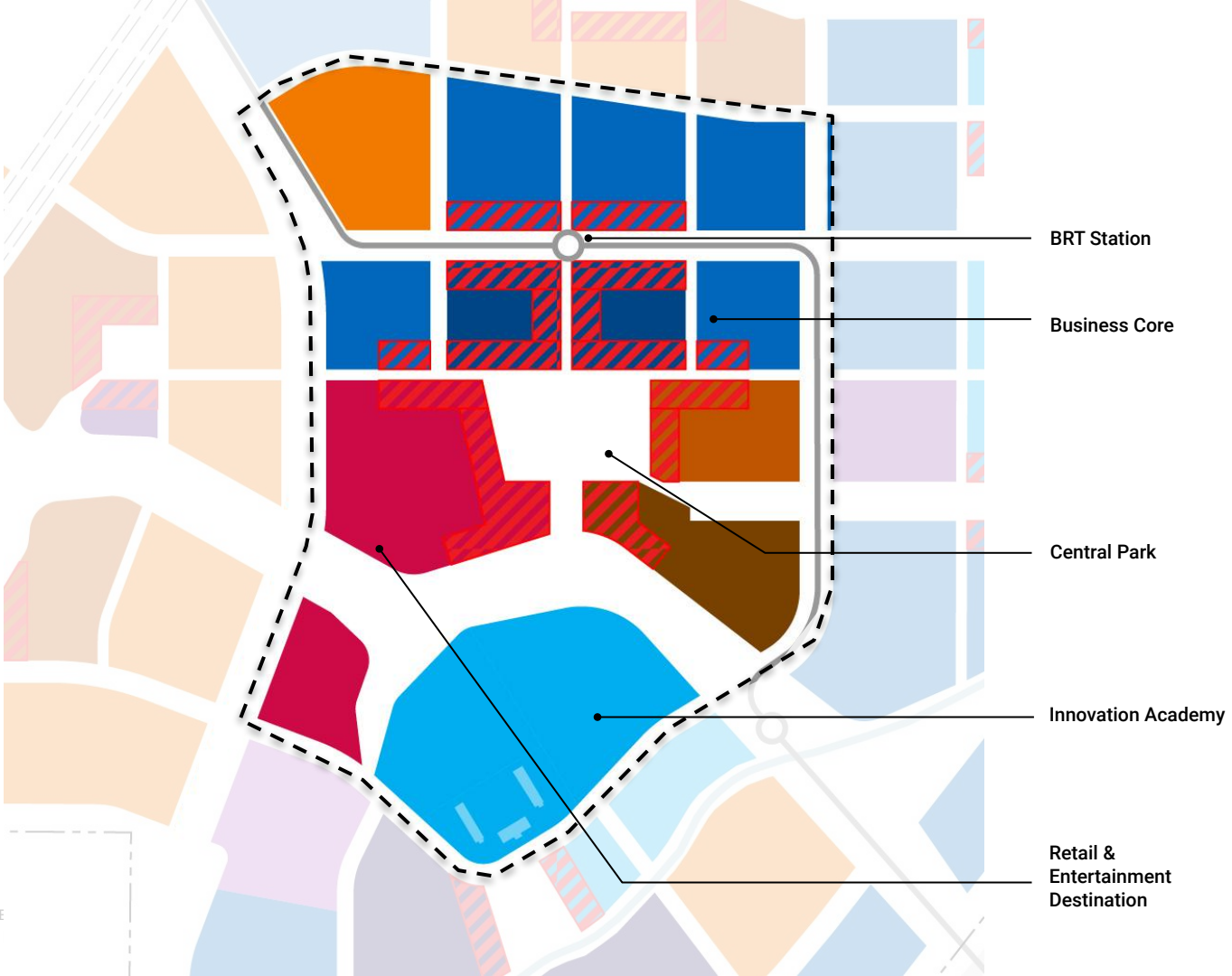
Land Use Plan

Alternative 3 - 57.5% Developable Area



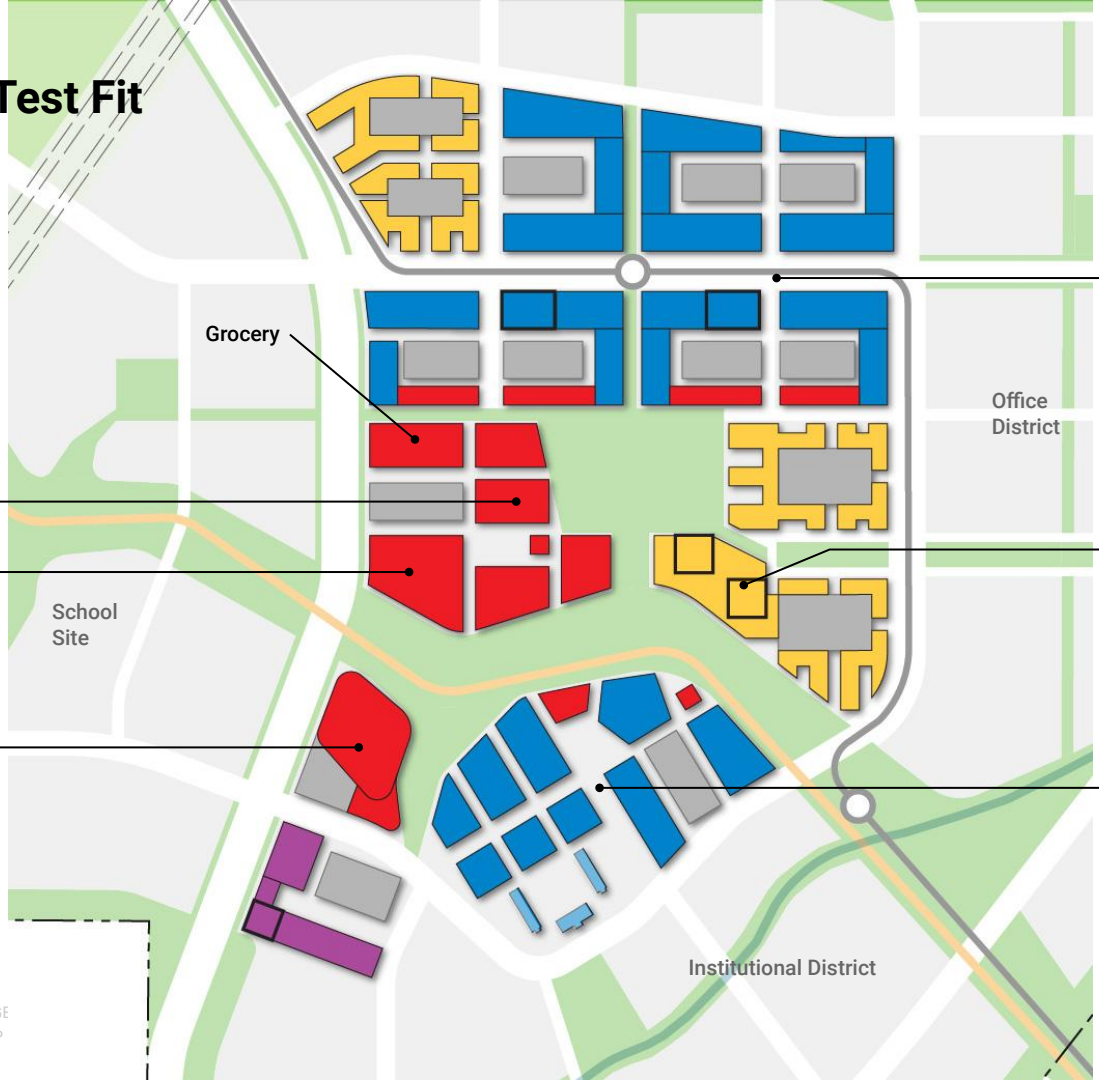
Project Core Area

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

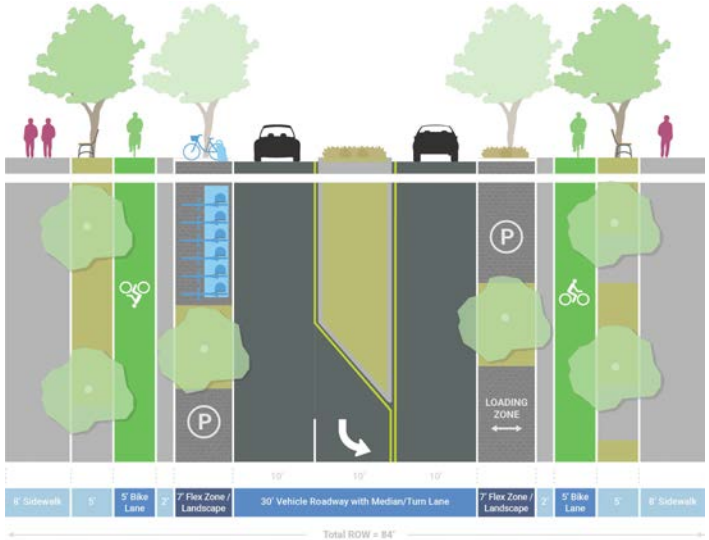
The Point's streets represent an opportunity to embed the Key Vision Elements into a foundational component of the project from its onset. Across the three alternatives, streets represent 17-20% of the site area, and everyone who lives, works, or visits The Point will interact with its streets.

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

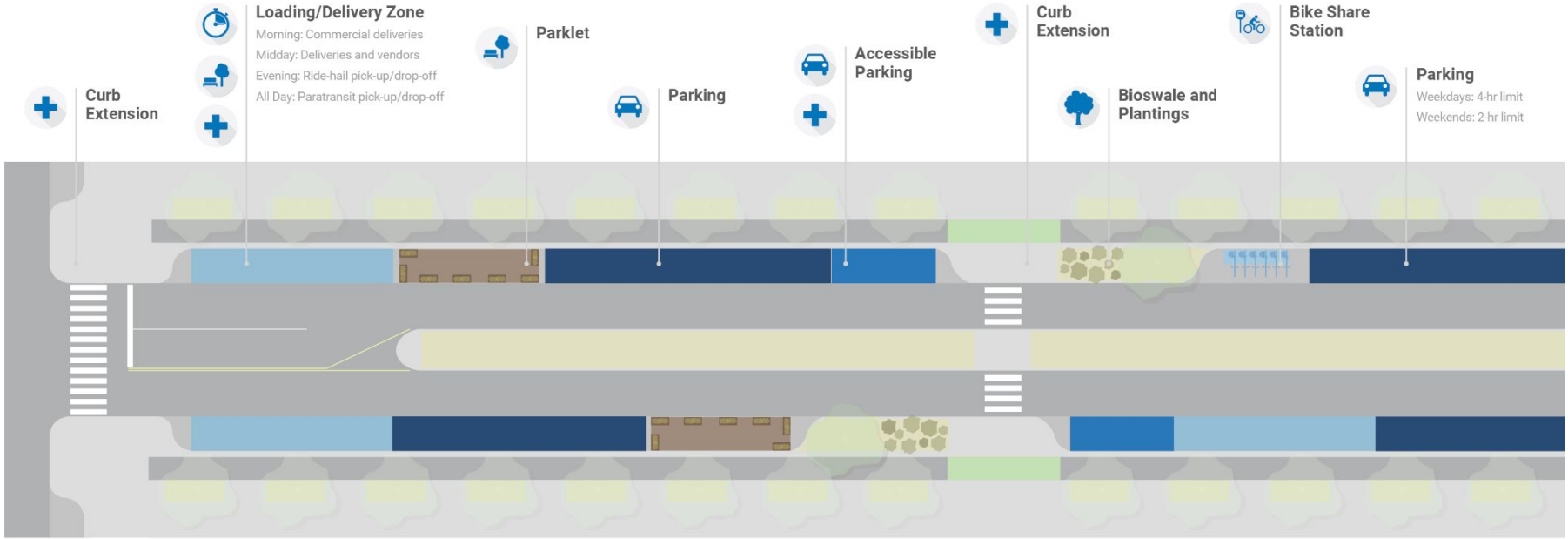


		Primary Street		
		Residential	*Mixed-Use/ Commercial*	*Office*
Vehicles	Total ROW	*80-90'*		
	Vehicle Travel Lanes	*2-4*		
	Vehicle Travel Lane Width	*10-11'*		
	Target Vehicle Volumes	*8 -10,000*	*8 -15,000*	*8 -15,000*
	Target Vehicle Speed	*20-25 mph*	*25 mph*	*25 mph*
	Median/Turn Lane	*10'*	*10'*	*10'*
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	*1. Safety and Accessibility 2. Short-term Loading/Delivery 3. Plantings and Green Infrastructure*	*1. Safety and Accessibility 2. Short-term Loading/Delivery 3. Great Public Space*	*1. Safety and Accessibility 2. Low-Carbon Mobility 3. Short-term Loading/Delivery*

Example structure of street design guidance

Streets and Intersections

Flex Zone Allocation Example



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

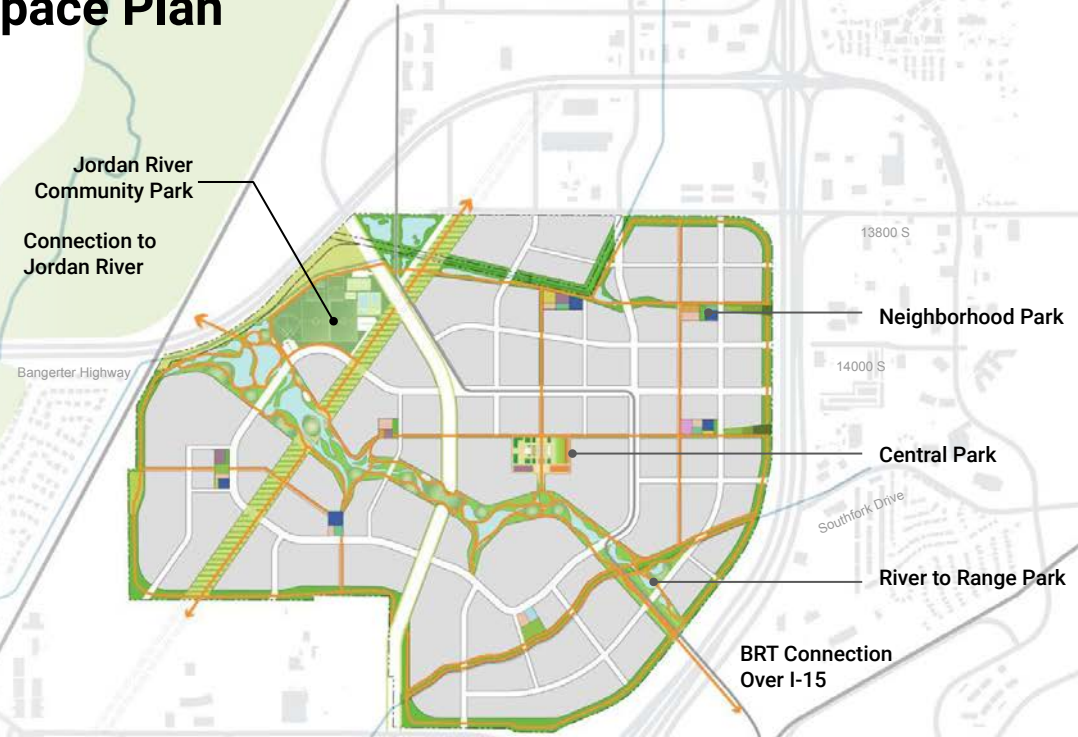
- Central Park = 5.8ac
- Community Park = 16.6ac
- Neighborhood Parks = 8.5ac
- River to Range Park = 43.5 ac
- Buffers and Green Connections = 68.3

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