The Point Master Plan
Milestone Workshop V Meeting
Minutes
Thursday, May 27 from 2 p.m. to 4 p.m. MDT

Meeting Link: https://zoom.us/j/96585460167?pwd=OEdFTjE1dXpleHJtYkpBcVRMVnhadz09

- **Welcome & Meeting Purpose-**
  Alan thanked the working group members for their participation, insights and guidance. He reviewed the steps of the planning process we've undertaken to date and explained the meeting structure.

- **Refined Preferred Alternative-- SOM**
  Peter Kindel provided an overview of Stage 3 of the Framework planning process. He reviewed input received to date and how that feedback has been incorporated into the refined plan. (see slides).
  - Pete reviewed the feedback from Developer meetings in recent weeks.
    - A greater mix of housing and office
    - Districts - should a master developer oversee or should it be more phase-based?
    - Consolidate innovation hubs - combine institutional-based innovation district with a larger office district to generate energy around innovation
    - Pedestrian priority zone should focus on the core area and the edges need to be activated
    - Developers did not feel that satellite parking was viable at this time
    - Urban Core - developers wanted to see a mix of uses and higher density in this area
    - Entertainment District - fully supported but perhaps smaller than currently envisioned
    - Support Retail - should be more based on program within each district
    - Housing Types - early phase should accommodate different densities & price points and should include some single-family, detached housing.

  - Pete highlighted the signature design features in Stage 3.
    - The developable area is one differentiator, the main driver of which is the large park in Alt 2.
    - Reviewed the 21 signature features
    - Pete walked through the alternatives

- Overview of Open Space - Pete reviewed the River to Range Character zones - each of which can be programmed in different ways and serve many functions
  - Move & convey storm water which reduces the need for infrastructure and allows for active spaces - "programmed edges." Early and informal programming is just beginning
  - The center would be near the school - linking to walkways and direct access to the natural system and play areas.
  - We want the landscape to reflect Utah and its ecosystems, which will be consistent across the park
  - The middle is closer to the central core and has a focus on more active programming
  - Adjacent to I-15 is also more programmed and can be well suited to active programming as well

- Pete also covered the Core Area- the most mixed-use, where the river to range park meets the central core. He explained a few alternatives that were compared to analog projects.
  - Alternative 1 - Low density Core: 2.5M GFA, early ideas on central park, which is on the BRT line and not connected to the River to Range park
  - Alternative 2 - High Density Core: 5.3M GFA, Central park is connected to River to Range park but not immediately adjacent to BRT line. More mixing - residential and office on top of retail. More multi-story residential development, generally higher density and can absorb a lot of development
  - Alternative 3 - Medium Density Core: 3.5M GFA, retail with some office or residential above, most buildings are 2-4 stories, public space. Central park and River to Range are adjacent, but divided by the BRT alignment, which runs through the core. We're still considering how to avoid impacts to the character of the parks with that BRT line.

- Pete talked about the office district (Wasatch) grid - it has been enlarged because current demand is for larger buildings in this area. He showed some visual examples of what those buildings might look like. He talked about how to accommodate parking according to current demand and the traditional parking models.

Q&A
- Dave Woolstenhulme - what is the current acreage dedicated to K-12 education? Is it adequate and whether the school district feels it is adequate.
  - It is 4.7 acres. We have met once with the school district and are working on

getting a second meeting scheduled when school ends in early June.
- Reid Ewing - offered congratulations to the team on their superb job.
  - 3rd BRT station being considered? - UTA said they would not eliminate this possibility in the last Open House. They will consider it further
  - Heavy traffic calming components - yes, absolutely key in pedestrian priority zones
  - Couplet - this was studied further and will be fleshed out further in the coming weeks to understand the impacts.
  - Likes the idea of some single family housing being included - also still on the table
- Thor Roundy - would like to see more middle-housing mix, the regional role of the site and how infrastructure spending may be utilized here, specifically with regional transit/transportation connections.
  - Alan agrees - more mixing and more diverse housing types will be refined in the next stage.

- **Break Out Rooms & Feedback-- Working Group Members (45 minutes)**
  - Public & Stakeholder Feedback (Muriel/Leah)

  - Transportation & Infrastructure (Josh G/Coury M)

  - Sustainability & Environment (Pete/Arathi)

  - Land Use & Economic Development (Steve)

- **Break Out Report Outs (15 Minutes)**

  - **Transportation -** the group talked about trips, where people are going/how they are getting there. They discussed the specifics of the couplet concept. The group felt that the Daybreak coupet is a good example and thought that roundabouts at both ends might help, although it should not be included at 14600 South. Also talking about electronic wayfinding, parking and perhaps a smartphone app. Discussion about an undercrossing for the river to range park under Porter Rockwell. Thoughts about including a potential 3rd BRT station and spacing to maintain an efficient system.

  - **Environment & Air Quality -** touched on how these alternatives are processed and what decisions will be made as we move to stage 4. Open space character, who would manage it potentially (SL County has a potential interest), how to connect to FrontRunner in future, could it be undergrounded or should the plan accommodate a future connection to FrontRunner as it exists today. Large scale projects are moving towards all-electric power and SOM will incorporate this in design guidelines, water-wise landscaping and the water management vision is more in alignment with

Utah and that the project should be a prototype for best practices in water use - these would also need to be incorporated in design guidelines.

- Have water rights been secured for the site at this time? The existing operations at the prison include some water rights. The adjudication is assessing this, but the expectation is that those would transfer. Water for the site would also come from Draper City and that is in process.

- **Land Use & Economic Development -** focused on the urban core and there was a leaning towards alternative 3 in terms of the relationship between the parks. Also talked about considering narrowing the River to Range greenway into a tighter configuration so the uses can connect. Talked a lot about the school - ensuring it is the right size with sufficient capacity and serves the needs of the site. Shared space within the river to range corridor for the school and also site users. We talked about phasing and options for the potential first phase. Although developers suggested more mixed use, there was caution to ensure the districts maintain distinct character. The density and land-use patterns around the BRT stations should be more clearly defined in the concepts.

- **Stakeholder and Public Feedback -** entertainment activities for all ages, a live performance venue was preferred. Park size preferences, and how the respondent feedback syncs with current planning processes. The group talked about the cost and scope of maintaining an open space program of this size, how we're planning for a future-focused site when those people may not be weighing in. Let's make sure we're thinking about what people want on the site in years to come.

- **Wrap-Up & Next Steps -** Alan thanked participants and asked whether one final combined meeting to share the final framework plan would be appropriate, before it is announced. It seems like this is something the group would like to do.