



## The Point Master Plan

Public Open House II - Minutes

May 4, 2021

4 p.m. to 6 p.m.

**Meeting Purpose**-- Alan Matheson welcomed meeting participants. He shared a brief video describing The Point and explained the purpose of the Board, the master planning process and timeline.

- [What is The Point?](#)
- The Utah State Prison will be relocated to a new site near the airport. At that point there will be 600 acres of state owned land that can be developed for the benefit of all Utahns.
  - It is a well-connected site from a transportation perspective and is in the heart of Utah's growing technology center. It may be one of the best opportunities for growth in the country at this time.
- The legislature developed some guidelines from public input in 2017-2018 and made them into objectives for the site including: job creation and workforce development, a jobs/housing balance to minimize traffic impacts, a great transportation system, open space, reduce resource use and impacts on air quality. This site should be developed in close coordination with area municipalities and should include a nationally recognized research institution. This discussion has been ongoing and with extensive public involvement for some time.
  - The Point of the Mountain State Land Use Authority was founded in 2018 and the Legislature established an 11 person board. Alan reviewed the [board guidelines](#).
  - Analysis of the regional Point of the Mountain vision shows 150,000 more high-paying jobs in the region, an increase in the average Wasatch Front household income of \$10,000, an increase in general revenue of \$9B from regional development and that the vision would reduce air emissions relative to baseline development.
  - Alan reviewed past engagement processes and how that is carrying forward with the Working Groups, Stakeholder Advisory Committee, Public Open Houses and Survey.



- Alan explained that initial scoping has been completed, concepts have been developed and now we have a draft plan on which we are excited to get feedback from the meeting participants.

**Planning Process** -- Peter Kindel with SOM reviewed the importance of the site - location, scale, etc and provided an overview of the process to date. Pete reviewed the [Key Vision Elements](#). He also explained how Smart City elements will help the site operate more efficiently and lead to high quality of life. These elements can inform physical design, operation and strategic initiatives to guide development.

Pete reviewed the potential concepts from stage 2 - Complete Community, Regional Hub & Economic Catalyst, and explained that the best elements from each have been combined into the preliminary concept that we are working on now, in stage 3. 13 elements from the concepts are advancing. They are:

- Mixed Use Business Core
- Cross Industry Innovation Accelerator
- Innovation District with Institutional Presence - partner with other companies
- 40-50% Residential Land Use Component - need a good balance between work and life
- Micro Mobility Vehicle - Connect regions or districts of the site and adjacent areas
- Retail and Entertainment Destination - for everyone
- River to Range Greenway Trail - connection from the Jordan River and Foothill Trails
- Jordan River Community Park - Community recreation and Ecological
- Central Park - gathering spot - 5 to 6 acres (about the size of the main Salt Lake City Library). Components of the park are still being discussed
- Pedestrian Priority Zones - Cars will be limited,
- Distinct Districts and Sub-centers
- Pedestrian linkages to core - move through the whole project without going to the street
- Neighborhood Parks - complement the bigger greenways, residents or workers in particular neighborhoods.

Pete briefly reviewed the development alternatives below.

- 60% Developable Area 10,000 Population
- 55% Developable Area 16,000 Population, Jordan River community or larger park
- 57.5 % Developable 16,000 Population, linear open space, access to regional trails, an enlarged core area

Pete presented the approach to streets and mobility with a focus on how the Frontrunner, BRT, a site circulator and trail will interface with streets. The focus is to balance auto and non-auto modes so the site is balanced. We want the site to reflect a society with more car sharing or shared zones.



Pete presented the major components of the approach to open space. The team is advancing the open space design plan, which is tuned to Utah's arid climate and acknowledges that stormwater management will be important. He highlighted the river to range connection with green infrastructure that is uniquely Utahn, includes trails and bikeways, bridges over infrastructure can be designed to enhance aesthetics and entice users.

**Opportunity for interactivity/break out rooms** -- Alan Matheson reminded participants that they'd just learned about the 13 key recommendations moving forward and how the overall plan is shaping up. He explained that over the next hour participants would have the opportunity to get engaged with team members on specific topic areas and invited them to take part in break out rooms to ask questions. Questions were also taken in the main room.

- Land Use (Erin T & Saki)
- Transportation (Ryan Hales & Josh, Alex &/or Joe)
- Sustainability (Arathi & Justin)
- Trails, Parks and Open Space (DW)

**End of Meeting Recap** -- Team members who lead each of the breakout rooms reported the main themes from each room.

Land Use - people had questions about mixed use, housing populations, affordability. Aesthetics as well as accommodating different businesses. There was a suggestion to include or consider a location for July 4th events, conference hosting and a focus on creating spaces for experiences.

Transportation - there was discussion around block sizes with concern about walkability, safety - schools should be in residential areas, the BRT system and how it will tie into Lehi. There were questions about whether the BRT corridor might be divisive of the site. Interest in pedestrian paths and the potential to turn the power corridor into a pedestrian corridor, UDOT input about frontage road tie-ins. Crossings over I-15 may be multi-modal.

Sustainability - there were very informed participants in this room who offered feedback on the need for more affordable housing, the importance of energy efficiency, micro-grid, social side of sustainability, job creation, who might benefit from working here, air quality

Trails, Parks & Open Spaces - plans are well founded, pedestrian priorities could include more options, bicycle access, questions about what the project will look like from outside, community park and parking requirements, high participation or active



programming, use of native plants, corporate sports leagues, marathons that become a regional icon.

Alan thanked participants for attending and reiterated the next steps of the process. He encouraged everyone to take the project survey and stay up to date by following The Point's communications channels.