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Prepared by Skidmore, Owings & Merrill In collaboration with

Design Workshop | WSP | Great Basin | Sam Schwartz | Hales Engineering | Somers-Jaramillo+Associates





# THE POINT: UTAH'S INNOVATION COMMUNITY

#### The Point: Utah's Innovation Community

Framework Plan Overviev

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# Signature Feature Uniquely Utah



**Vibrancy Of Utah's Cities** 



**Respect For Utah's Ecosystems** 

## Signature Feature A 15-Minute City

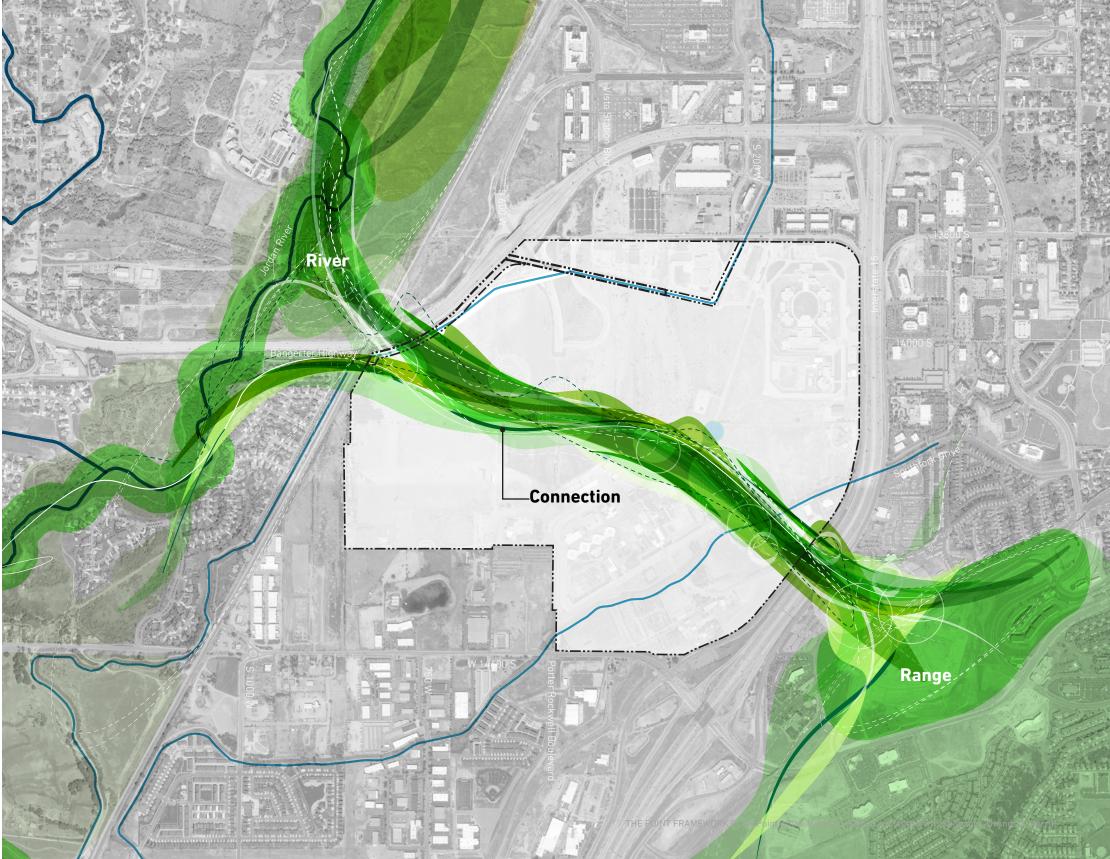
All daily needs can be met at The Point:

- Jobs
- Housing
- Retail
- Food & Beverage
- Recreation
- Entertainment



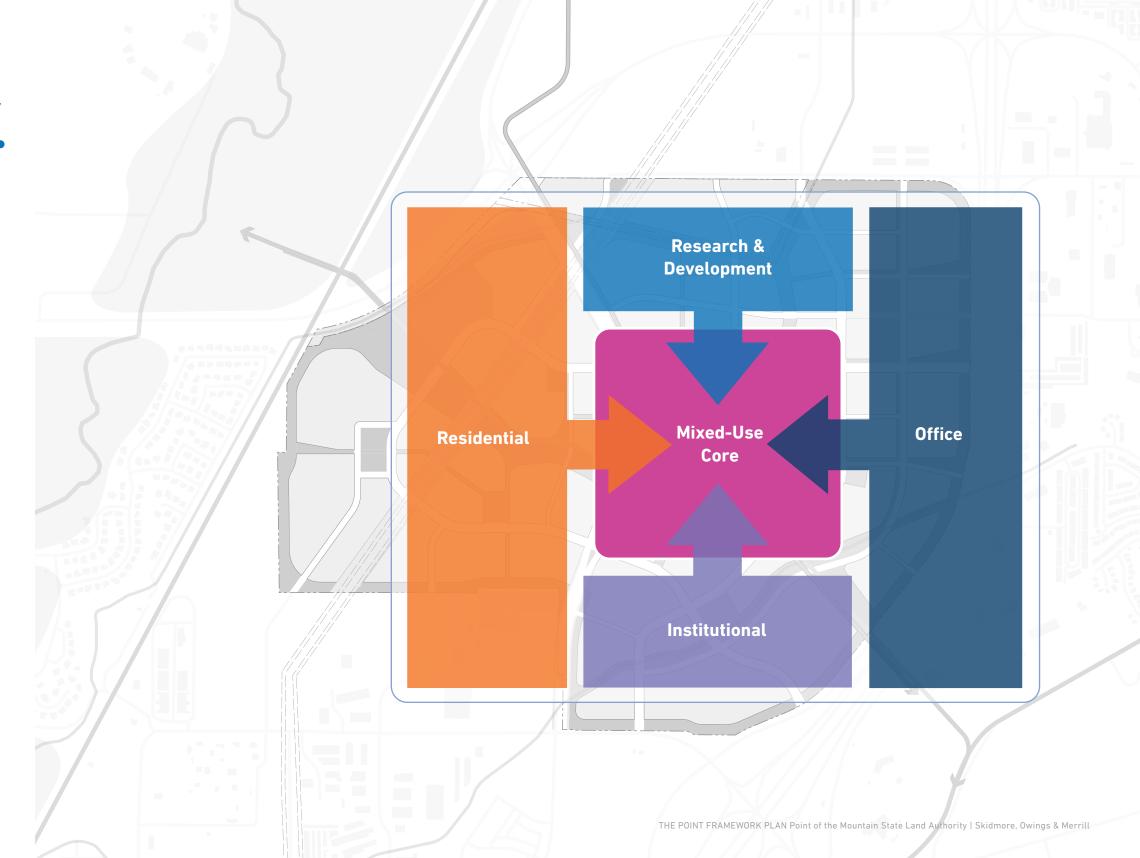
# Signature Feature **River to Range Trail**





# Signature Feature A Complete Community

- Vibrant mix of uses including retail, entertainment, innovation accelerator and educational functions in the core.
- Headquarters office to the east with visibility to I-15
- Institutional anchor tenants to the south
- Research & development to the north
- Residential to the west



### Signature Feature

### **Five Key Elements Create a One Car Community**



**Front Runner**Connect The Point to the region



Bus Rapid Transit (BRT)

Connect to surrounding communities, destinations, and other transit



Streets
Integrate and mix within
The Point's streets



**Circulator**Link districts in The Point and encourage "park once" behavior



**Micromobility**Provide fine-grained connectivity within the site

Walking/Biking/

### **Public Engagement**

Our working groups and stakeholder advisory committee met collectively for 3,127 hours and 38 minutes.

Their meetings on social media garnered 915 views, 1,056 impressions, and 254 engagements.



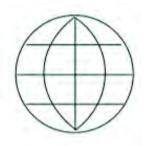
10,000 Utahns surveyed



52 news stories



55 presentations given



5,320 website visitors



13 stakeholder meetings



83 public meetings



258,777 social media engagements











#### **Stakeholder Comments**

#### **DEVELOPMENT**

"Development must create a sense of **synergy**"

"Mixed-use will be important for activation and the intentional/unintentional collisions/collaborations"

"Massing of the residential with workforce housing and multifamily units"

"A reduced development footprint may be the answer to allow for more uses and accommodate more open space on the project"

#### **TRANSPORTATION**

"Important to see active transportation options and reduction of daily vehicle trips"

"... see this development with a 'ped/bike first' approach"

"Enabling people to get to the site by **transit is crucial**"

"Big attraction to the idea of a central park that is auto-free"

"... very interesting in that all the car free zones were concentrated into a consolidated area"

#### **OPEN SPACE**

"Large thoroughfare connecting to the Jordan River trail is strongly recommended to take advantage of this regional asset"

"Love the Central Park and connected green space corridors"

"The central park ... provides an opportunity for both Utah and Salt Lake Counties that is lacking in communal gathering spaces outside of downtown"

"Connectivity outside the site should also represent Pedestrian and Bicycle connectivity to/from off the site"

"Moving stormwater to a central feature may allow it to be a feature rather than a less celebrated system of ditches"

"Seasonality should be considered"







### **Consensus Framework Plan**

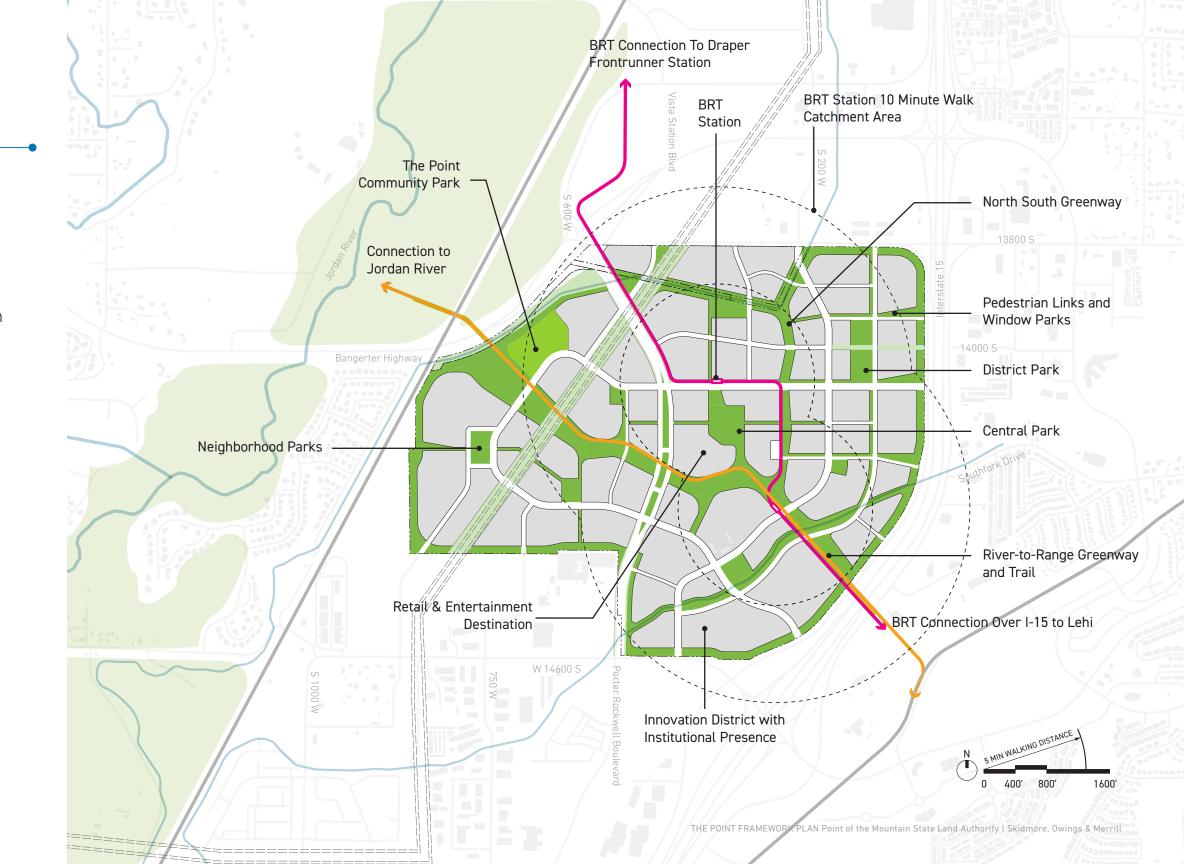
#### **Key Elements:**

60 development parcels make for a flexible framework plan

River to Range Park and Central Park are the project's signature open spaces

#### Land Use:

- Developable Area 350.6 ac (57.9% of site area)
- Open Space 142.7 ac (23.5% of site area)
- Infrastructure & Roads
   112.6 ac (18.6% of site area)



#### **Detailed Land Use**

NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL USES

INNOVATION OFFICE (3 STORY LAB/TECH)

5 STORY COMMERICAL OFFICE

6 STORY COMMERICAL OFFICE

10 STORY COMMERCIAL OFFICE

INSTITUTIONAL / ANCHOR TENANT

FREESTANDING RETAIL

**NEIGHBORHOOD / DISTRICT RETAIL** 

LIFESTYLE RETAIL & ENTERTAINMENT SOUTH

LIFESTYLE RETAIL & ENTERTAINMENT NORTH

GROUND FLOOR RETAIL (MIXED USE)

LIMITED SERVICE HOTEL

**UPSCALE HOTEL** 

CIVIC

RESIDENTIAL LAND USES

URBAN SINGLE FAMILY

**TOWNHOMES** 

WALK-LIP CONDO

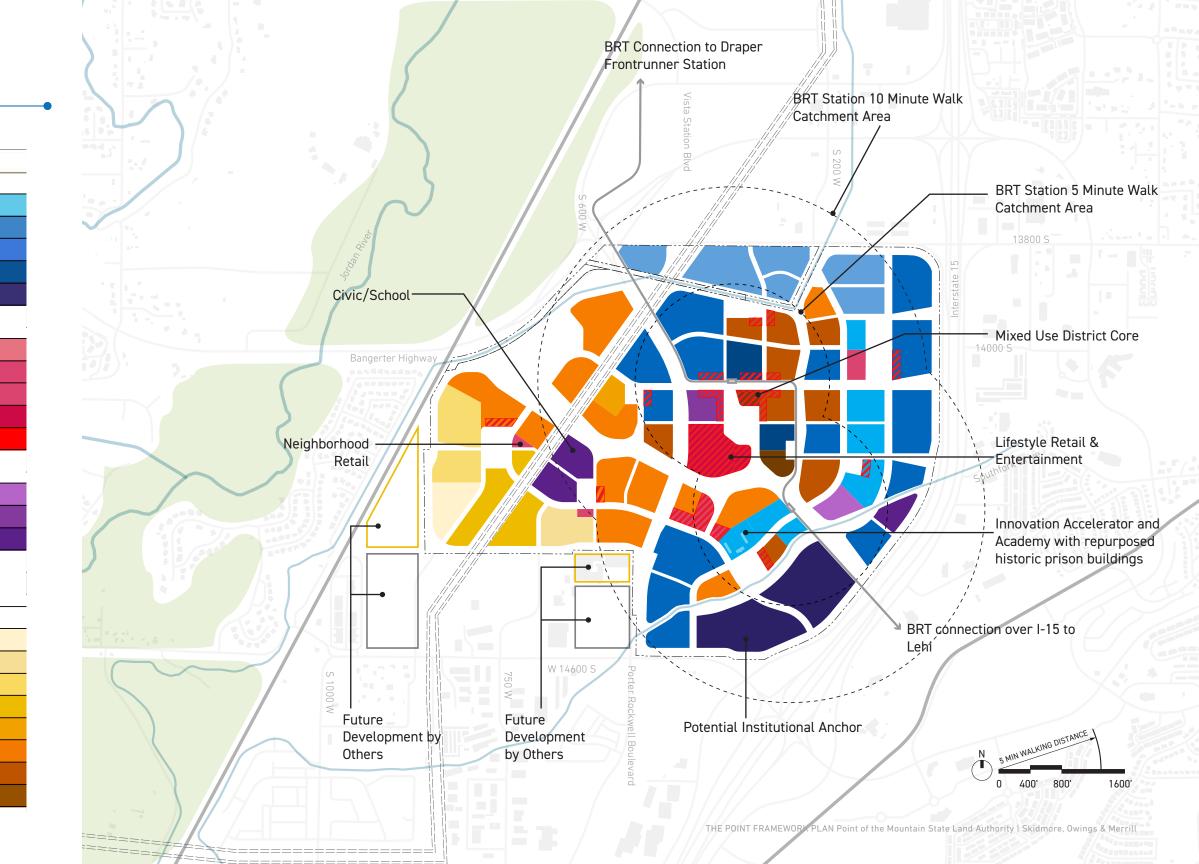
DANIMAL K LID ADADTMENTS

WRAPCONDO

4 STORY WRAP APARTMENTS

6 STORY PODIUM

12 STORY MIDRISE



### **Program Chart**

NON-RESIDENTIAL USES

5 STORY COMMERICAL OFFICE

6 STORY COMMERICAL OFFICE

10 STORY COMMERCIAL OFFICE

INSTITUTIONAL / ANCHOR TENANT

NEIGHBORHOOD / DISTRICT RETAIL

LIFESTYLE RETAIL & ENTERTAINMENT SOUTH

LIFESTYLE RETAIL & ENTERTAINMENT NORTH

GROUND FLOOR RETAIL (MIXED USE)

UPSCALE HOTEL

CIVIC

TARGET ACREAGE

25.0

35.0

88.0

6.0

25.0

179.0

1.0

10.0

10.0

8.6

21.0

7.5

3.5

0.0

11.0

211.0

352.0

TOTALS

ACTUAL ACREAGE

23.2

32.5

84.8

7.9

30.0

178.4

3.2

3.7

9.4

9.8

16.3

3.5

4.1

11.7

19.3

213.9

350.6

1,009,721

1,417,007

3,691,710

345,431

1,306,800

137,214

160,736

411,206

428,195

150,282

178,596

510,523

				ACREAGE	]	
			TOTAL LAND HOLDINGS	605.9		
			CANALS	5.3		
			ROAD FRONTAGE		4.5	J
		GROSS D	EVELOPABLE LAND AREA		596.1	25,966,116 SF
						1
		ROADS, C	IVIC & INFRASTRUCTURE	18.6%	112.8	
		NET D	PARKS & OPEN SPACE EVELOPABLE LAND AREA	23.5% <b>57.9%</b>	142.5 350.6	15,272,354 SF
		INET				TOTAL LAND HOLDINGS
F	AR	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
0	.3	1,212	302,916	6.6%	1.9%	SURFACE PARKING
0	.4	2,267	566,803	9.3%	3.5%	SURFACE PARKING
1	.0	14,767	3,691,710	24.2%	22.7%	GARAGE PARKING
6	i.0	8,290	2,072,585	2.3%	12.8%	INTEGRATED PARKING
0.6		784	784,080	8.6%	4.8%	
		27,320	7,418,094	50.9%	45.7%	
0	1.3	0 0		0.0%	0.0%	INCLUDED IN NEIGHBORHOOD / DISTRICT RETAI
0.	.30	165	41,164	0.9%	0.3%	STAND ALONE RETAIL
0.	.50	321	80,368	1.1%	0.5%	STAND ALONE RETAIL
0.	.35	576	143,922	2.7%	0.9%	STAND ALONE RETAIL
n,	/a	1,620	405,000	2.8%	2.5%	NOT INCLUDED IN NDLA TOTALS
		2,682	670,455	4.6%	4.1%	
0	.4	109	54,338	1.0%	0.3%	STAND ALONE GARAGE
0	.6	221	110,700	1.2%	0.7%	INTEGRATED PARKING
0	.5	511	255,262	3.3%	1.6%	INCLUDES EXISTING FIRE CENTER
		841	420,299	5.5%	2.6%	
		30,843	8,508,848	61.0%	52.4%	
IITS	GFA/UNIT	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
76	2,500	0	190,500	1.8%	1.2%	
15	2,000	0	230,760	1.8%	1.4%	
48	1,200	696	417,600	4.0%	2.6%	
ne	1,000	750	505.750	A 10/	3 10/	

RESIDENTIAL LAND USES	TARGET ACREAGE	ACTUAL ACREAGE	UNITS/AC	UNITS	GFA/UNIT	PARKING	TOTAL GFA	% NDLA	% GFA	NOTES
URBAN SINGLE FAMILY	5.0	6.4	12	76	2,500	0	190,500	1.8%	1.2%	
TOWNHOMES	10.0	6.4	18	115	2,000	0	230,760	1.8%	1.4%	
WALK-UP CONDO	16.0	13.9	25	348	1,200	696	417,600	4.0%	2.6%	
URBAN WALK-UP APARTMENTS	20.0	14.5	35	506	1,000	759	505,750	4.1%	3.1%	
WRAP CONDO	5.0	3.0	45	133	1,000	199	132,750	0.8%	0.8%	
4 STORY WRAP APARTMENTS	55.0	58.5	55	3,219	1,000	4,829	3,219,150	16.7%	19.8%	
6 STORY PODIUM	27.0	30.4	85	2,581	1,000	3,098	2,581,450	8.7%	15.9%	
12 STORY MIDRISE	3.0	3.7	120	444	1,000	444	444,000	1.1%	2.7%	
	141.0	136.7		7,423		10,024	7,721,960	39.0%	48%	
					_	·		·		

RESIDENTIAL POPULATION 14,845

40,867

16,230,808

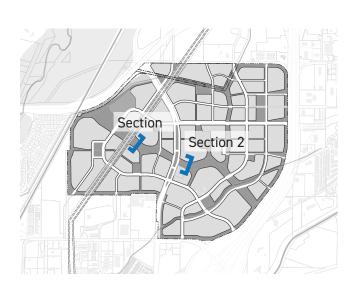
## **District Details**The Hub





## **Site Sections**River to Range Park









# **District Details**Canal District







# **District Details**The Ridge District





## **District Details**South River District





## **District Details**West River District





# **District Details**North River District





# **District Details**Wasatch District













### **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 netzero-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.



SECTION 1

### BUILDING COMMUNITY

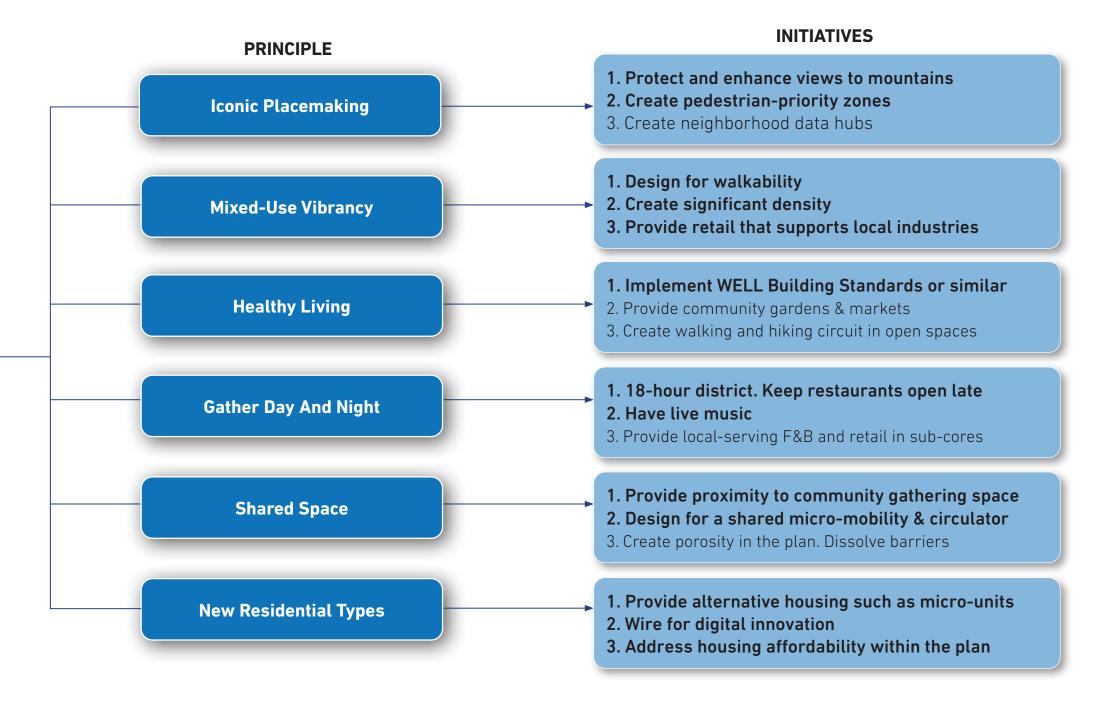
#### Section 1: Building Community

### **Key Vision Element**



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.

**Input from stakeholder workshops**Other initiatives identified by design team



### **General Land Use**

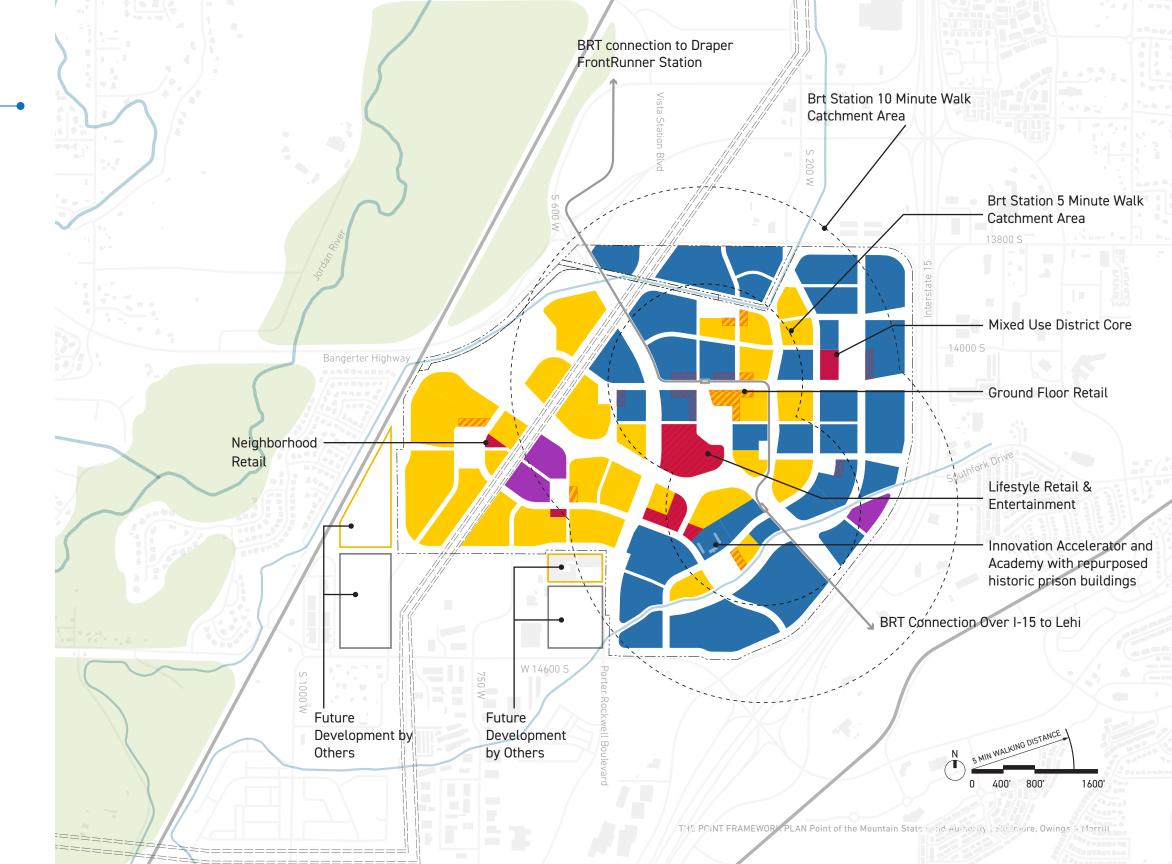
Project promotes mix of uses within districts, with residential primarily focused on the west, and offices to the east.

Retail is concentrated in The Hub district.

Civic uses are allocated in parcels with existing infrastructure (Fire Center) or in a parcel with appropriate size and location for its anticipated use as a school.







# Signature Feature A Retail & Entertainment Destination

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





### Retail

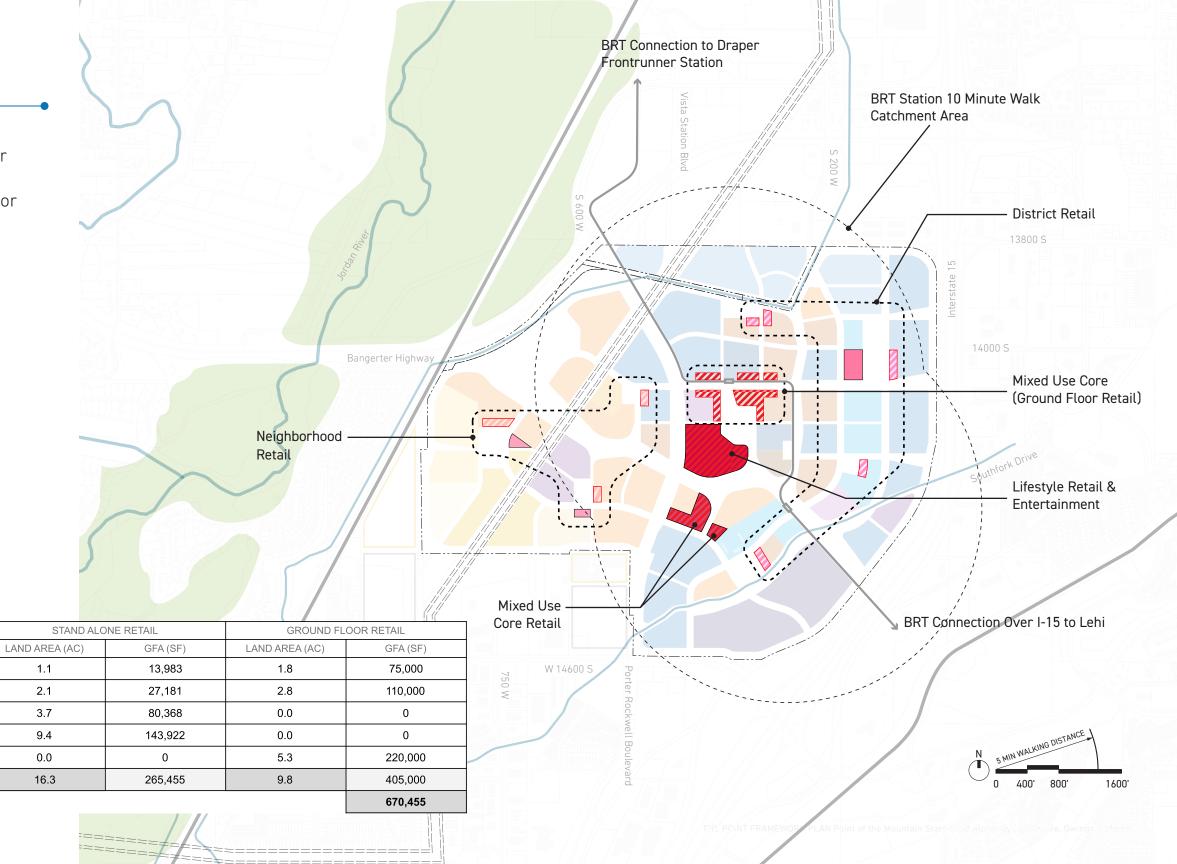
Project retail, including ground floor retail, is concentrated in The Hub district, with smaller distributions for retail in each of the other districts.

LOCATION

LIFESTYLE RETAIL & ENTERTAINMENT SOUTH

LIFESTYLE RETAIL & ENTERTAINMENT NORTH

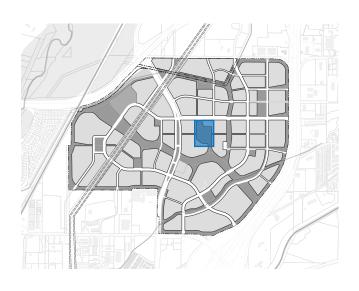
MIXED USE CORE





### Signature Feature A Central Park

- Civic center for the project
- Opportunity for large regional events and smaller local events
- Focal point for adjacent development
- Approximately 6.5 acres in size





# Signature Feature A Model Live-Work Community

Approximately 40% of developable land area will be devoted to housing.

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





# Signature Feature A Community for Everyone

- Small parks provide central gathering place for each district
- Provide safe outdoor environment for families to play
- Promote healthy living









SECTION 2

### NEXT GENERATION MOBILITY

#### Section 2: Next Generation Mobility

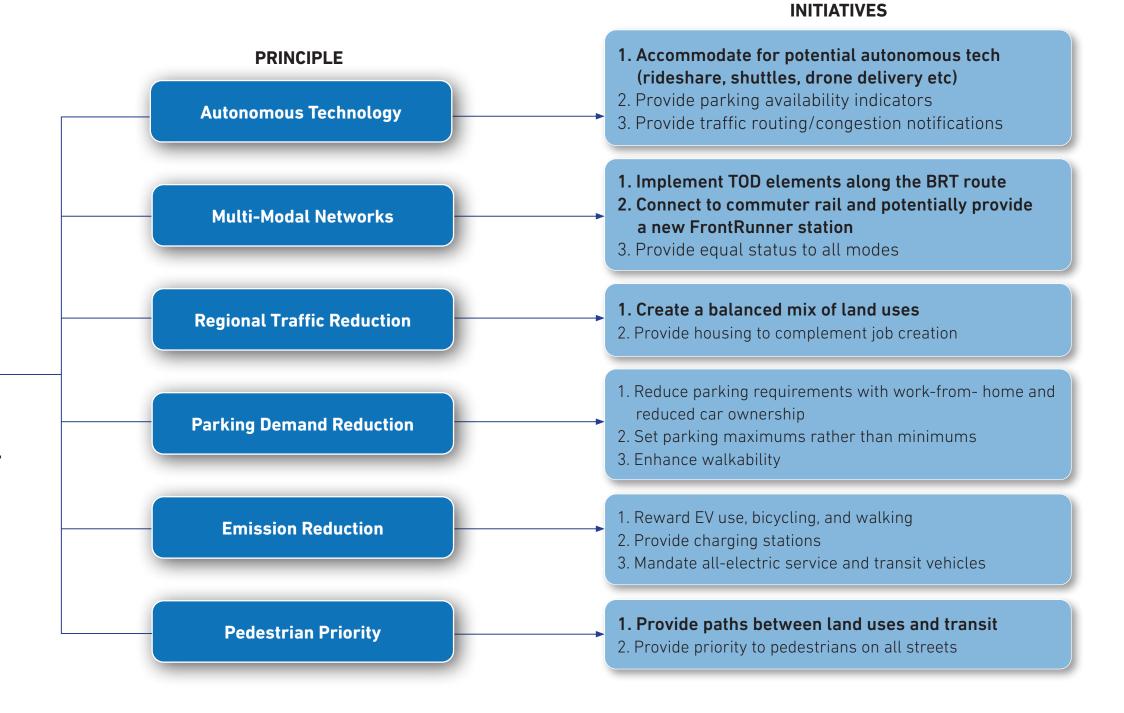
#### **Key Vision Element**

# 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.

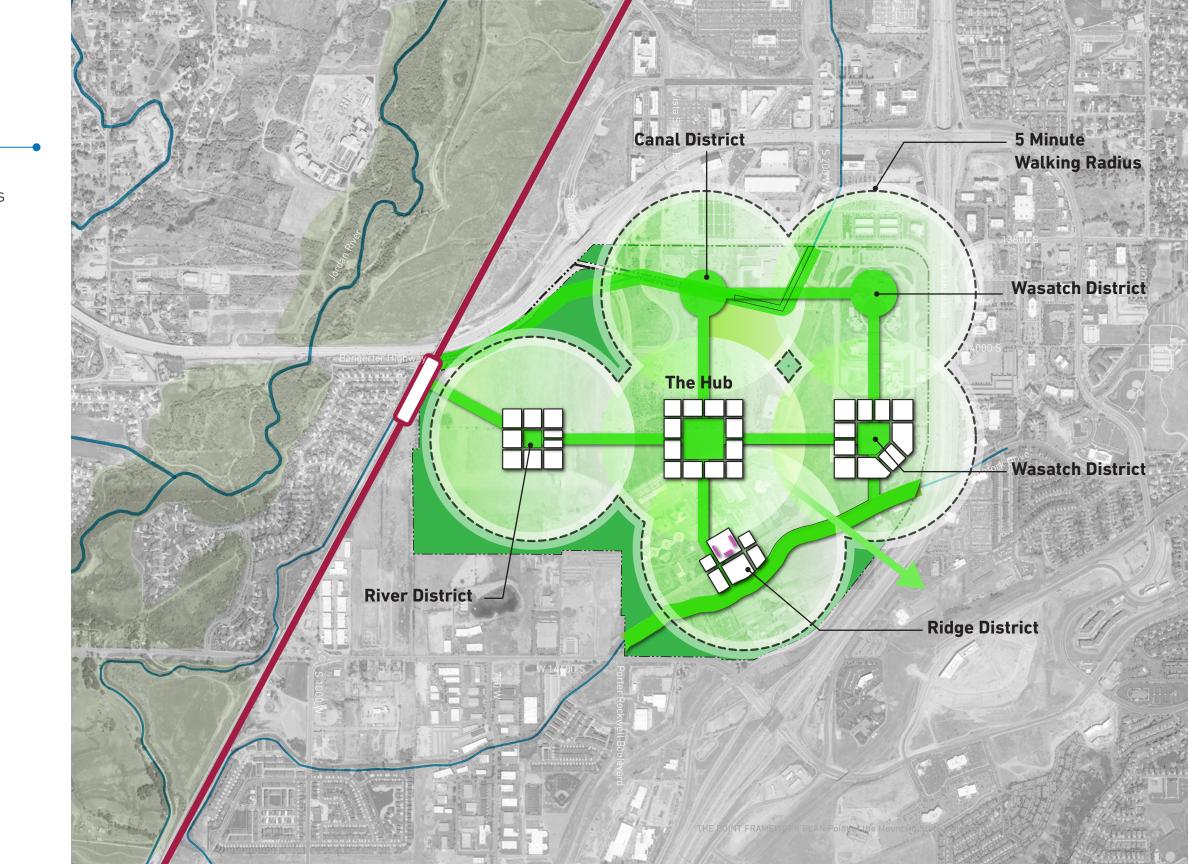
Input from stakeholder workshops

Other initiatives identified by design team



### **5-Minute Districts**

Create sub-districts and sub-centers based on a 5-minute walking radius

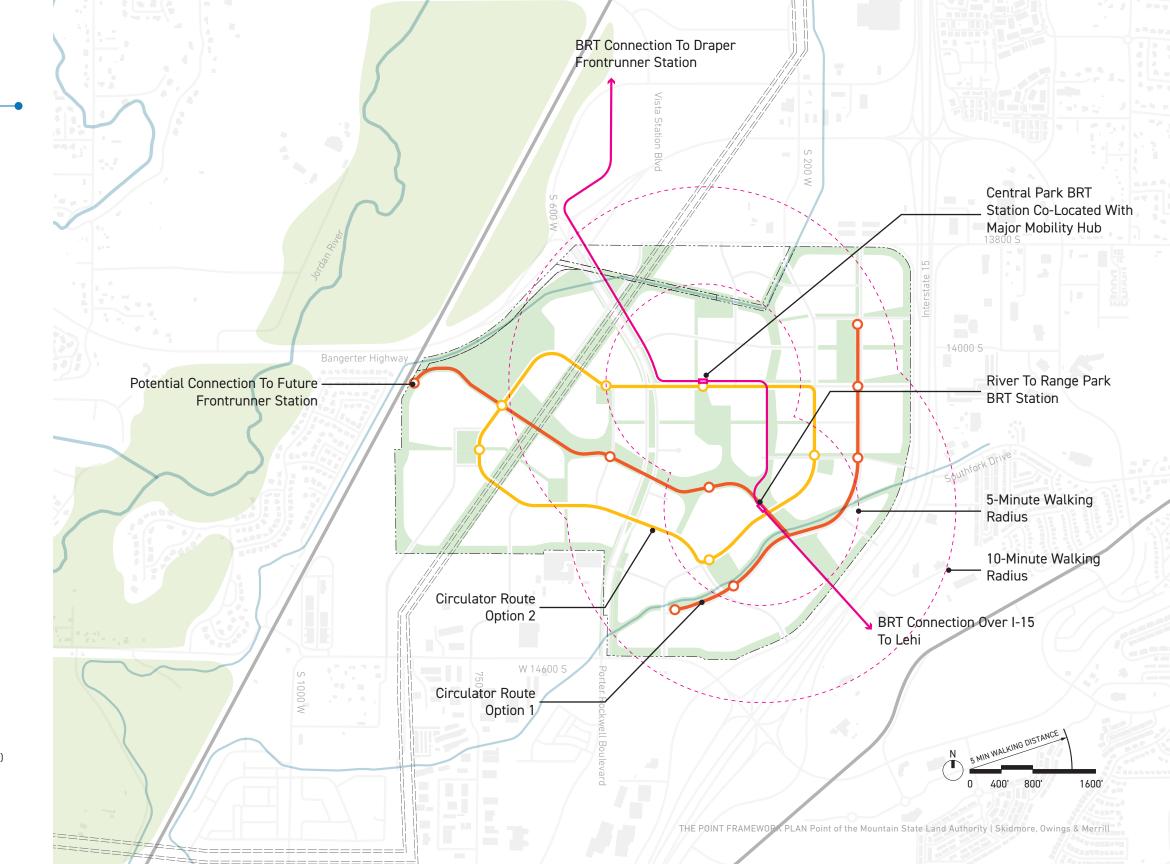


#### **Transit Master Plan**

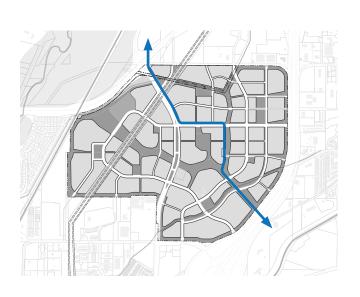
Provide BRT stations at key locations to maximize capture area; at the Central Park and at the southeast office districts.

Circulator Route works hand in hand with the BRT system to provide access to public transit in all areas of the project.

- BRT Line
- BRT Station
- Cicrulator Route Option 1(15' ROW; E-W within River to Range Park and N-S within Greenway) Circulator Option 2 (10' ROW within Loop Road ROW)



# Signature Feature **Gold Standard Bus Rapid Transit**





# Signature Feature Micro-Mobility Network & Circulator

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

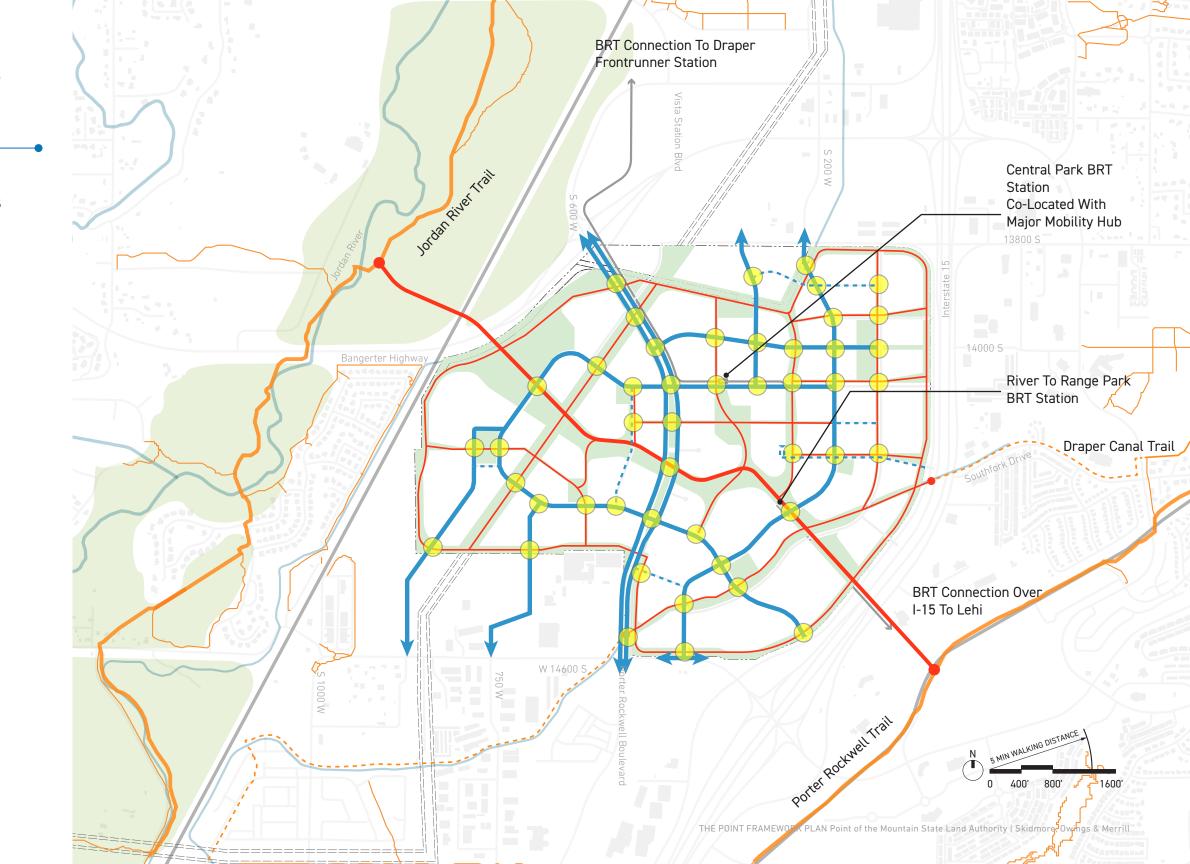




### **Pedestrian & Bicycle Circulation Plan**

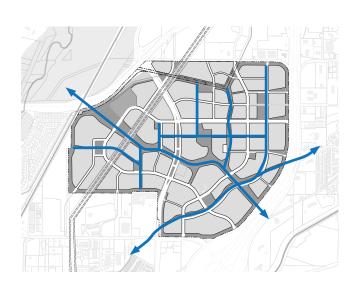
- Connections to existing bikeways beyond site boundaries
- Connections to key external destinations, including Draper Station
- 31 nodes connecting on-street bikeways with trails, enabling greater permeability

- On-Street Bikeways
- River to Range Trail (14' multi-use trail)
- Trails (paved multi-use trail)
- Existing & Potential Trails
- Parks/Open Space



# Signature Feature **Bike & Pedestrian Linkages Throughout**

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



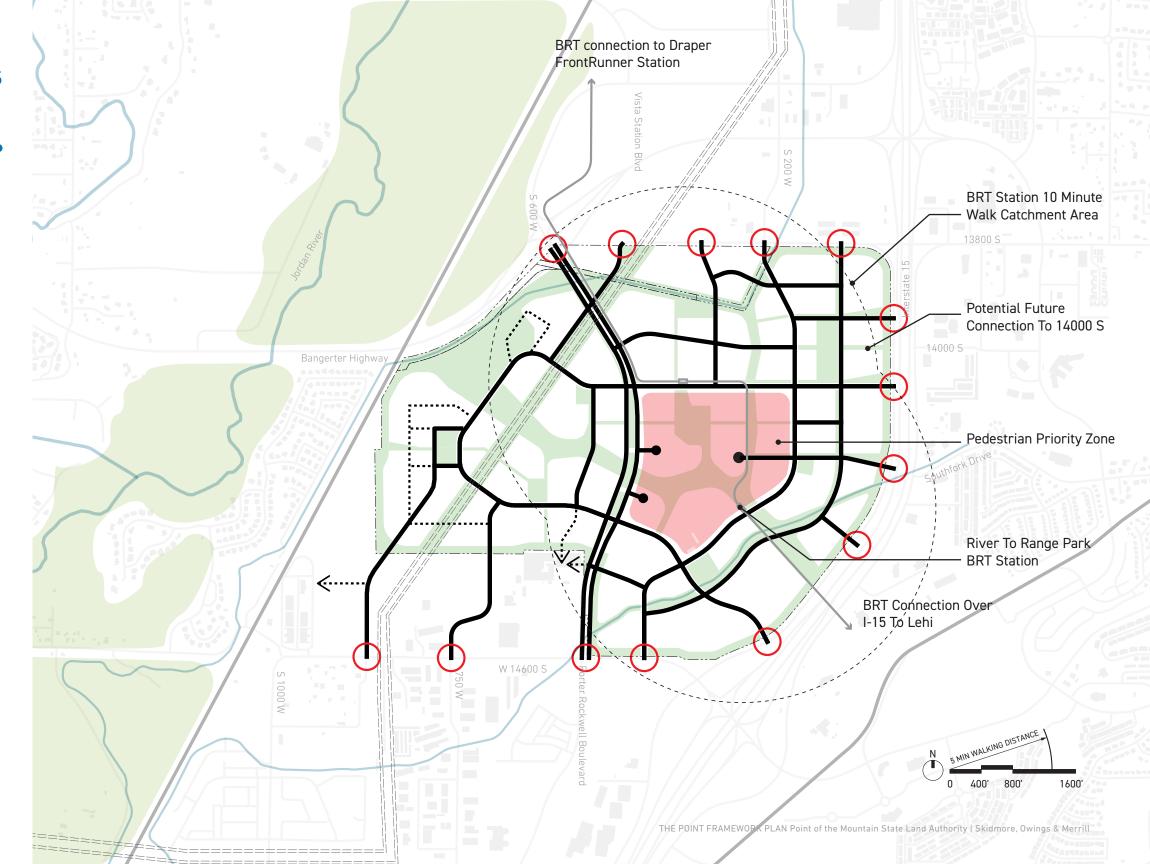


### Road Network & Access Opportunities

- Multiple road access opportunities (14 shown) with major context roads including the highway frontage road
- 80 acre Pedestrian Priority Zone encompasses The Hub district and extends into eastern office parcels



- Road Network
- O External Connections (14)



#### **Pedestrian Priority Zone**



CENTRAL PARK



RETAIL PASSAGEWAYS





GREEN PASSAGEWAYS



RESTAURANTS





SECTION 3

### CREATING AN ECONOMIC CATALYST

#### Section 3: Creating An Economic Catalyst

#### **Key Vision Element**



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.

Input from stakeholder workshops

Other initiatives identified by design team

#### **PRINCIPLE** 1. Accommodate commercial anchors and smaller feeder companies **Job Creation** 2. Take advantage of Corporate Recruitment Efforts and Utah Asset Promulgation 1. Focus on high wage jobs through ecosystem of innovation. Focus on making it a place. **Revenue Generation** 2. Provide venues that function day and night 3. Designate +50% of site as development area 1. Facilitate work life balance 2. Enable to walking to work and recreation **Nurture Top Talent** 3. Provide training facilities, mentoring and workforce development. 1. Align with institutions related to biotech, future medicine or education **Anchor Companies** 2. Align with large tech companies 3. Provide training facilities, mentoring and workforce development. 1. Provide opportunities for incubator, startups, maker-**Smaller Local Business** spaces, convenience services, restaurants, food trucks 1. Provide opportunities for logistics, automation, R&D and **Technology & Gig Economy** technology-driven industries.

**INITIATIVES** 

# Signature Feature An Economic Catalyst for the Wasatch Front



# Signature Feature A Regional Business, Technology & Innovation Catalyst

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

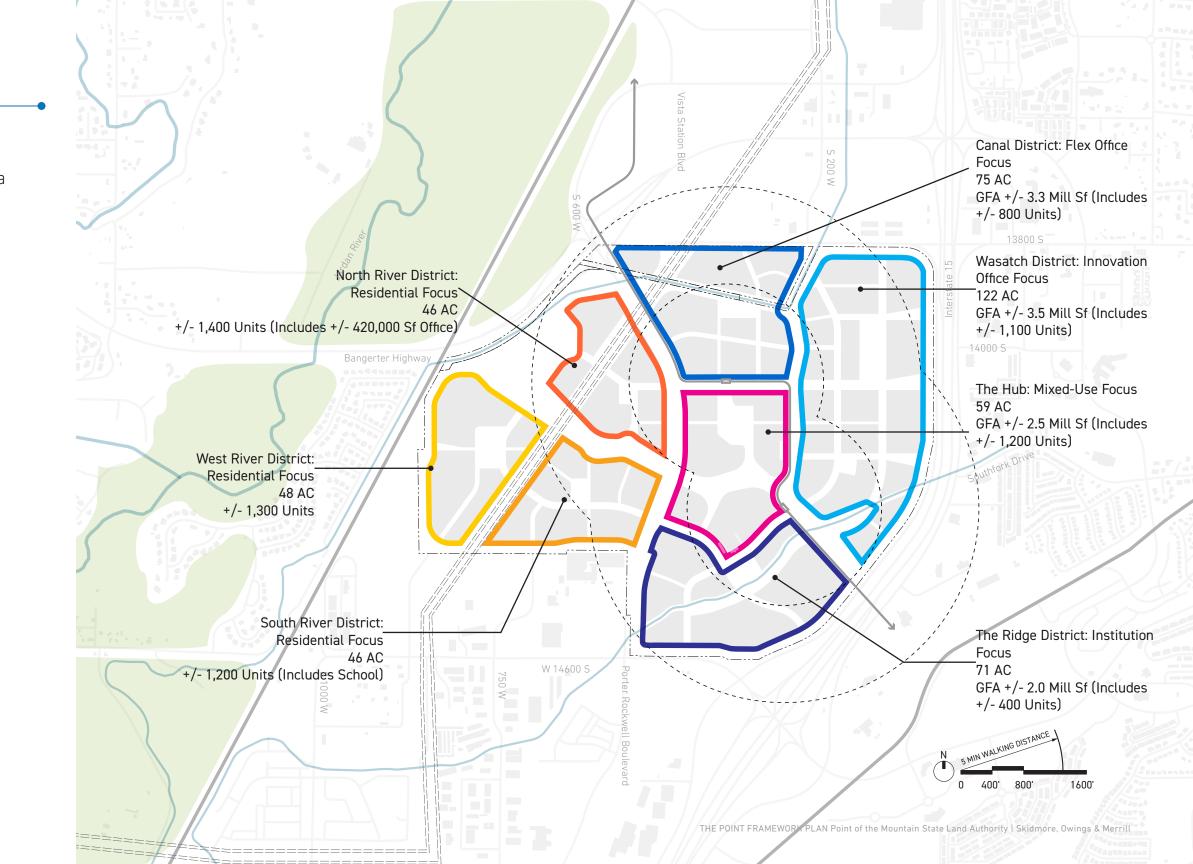




#### **Districts**

#### **Seven Distinct Districts:**

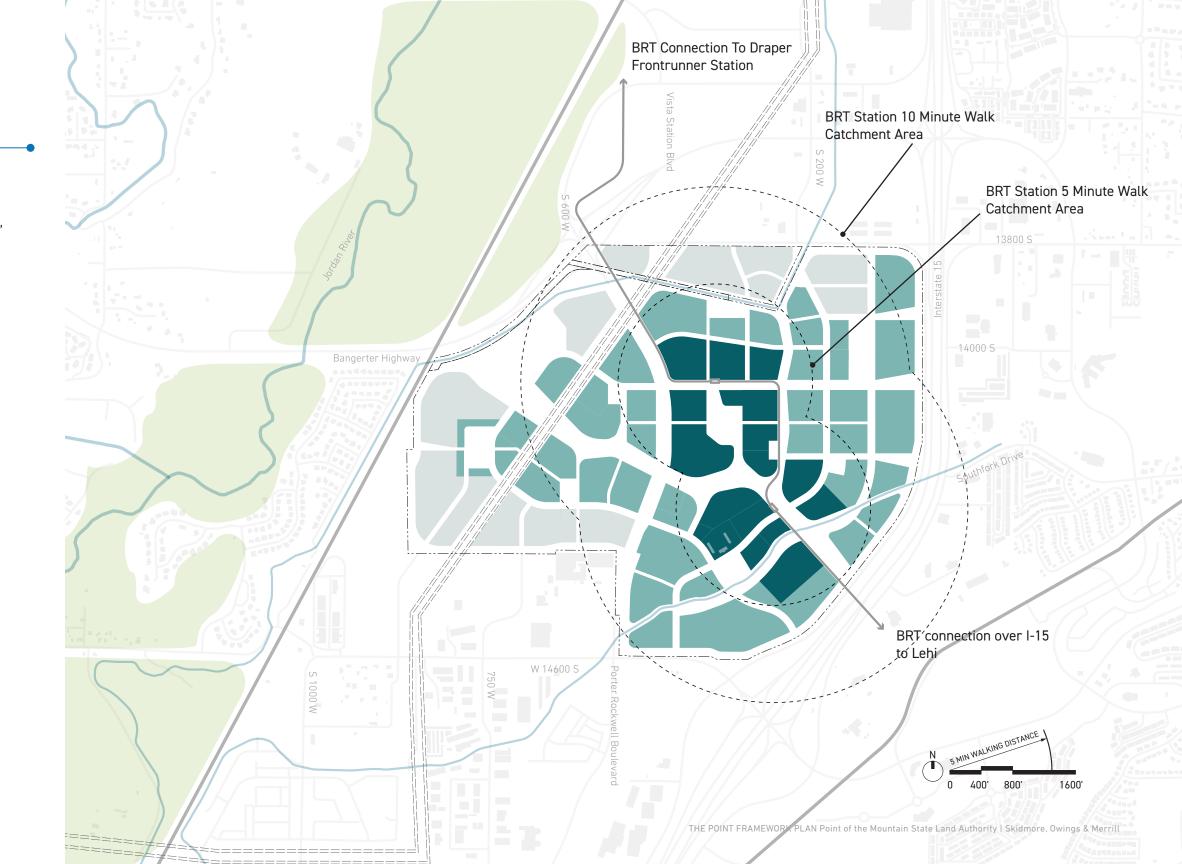
- +/- 16,200,000 sf of gross floor area
- +/- 7,400 residential units



### **Transit-Oriented Development**

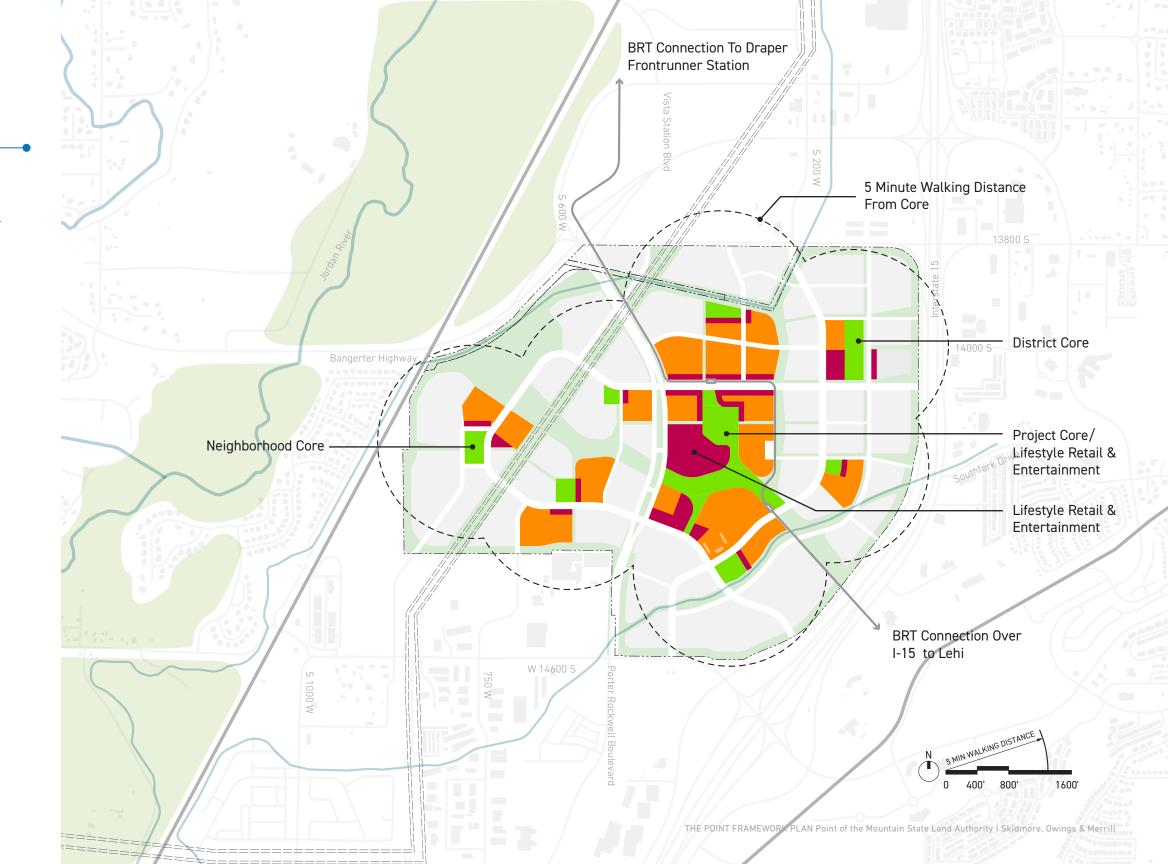
Development is concentrated in The Hub district, around the BRT stations, and in the neighborhood and district cores.

- Focused Development (+/- 2.0 FAR)
- Moderate Development (+/- 1.0 FAR)
- Development (+/- 0.5 FAR)



### Mixed Use District Cores

- 95% of all development is within 5 minute walking distance of mixed-use core
- District cores are located around each district central open space
- The Hub district is the core of the project



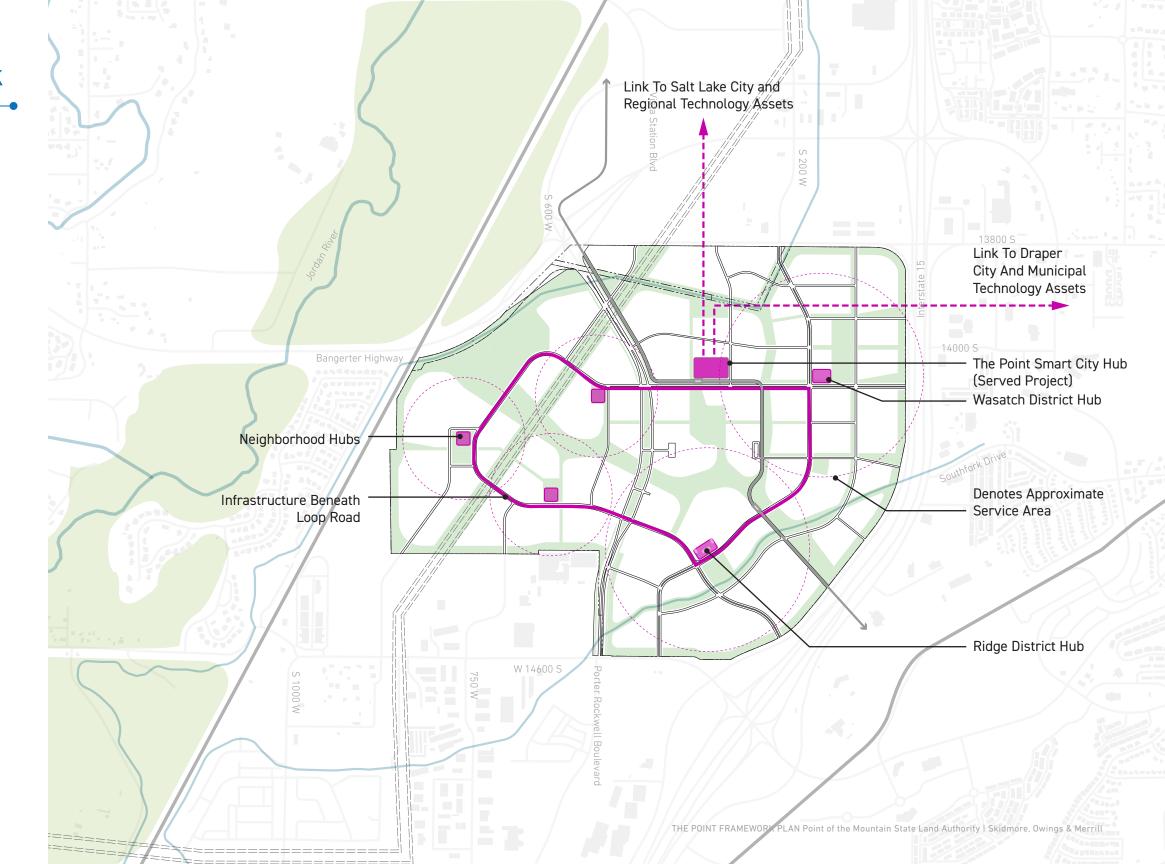
Retail

■ Mixed Use Parcel

Retail Frontage

#### **Smart City Framework**

- 1. Create a central Point Smart City Hub, adjacent to Mobility Hub at north BRT station.
- 2. Create five additional Districtbased hubs for specific applications pursuant to those Districts.
- 3. Create a Smart City infrastructure tunnel beneath the Loop Road to contain required equipment and cabling.
- 4. District Hubs will be located within buildings and provide specific real-time information for each District or neighborhood
- 5. Smart City services may include:
  - District Wifi
  - Transportation Information
  - Wayfinding Information
  - Quality-of-Life Information
  - Sustainable Metrics
  - News
  - Energy Use
  - BRT and Circulator Service

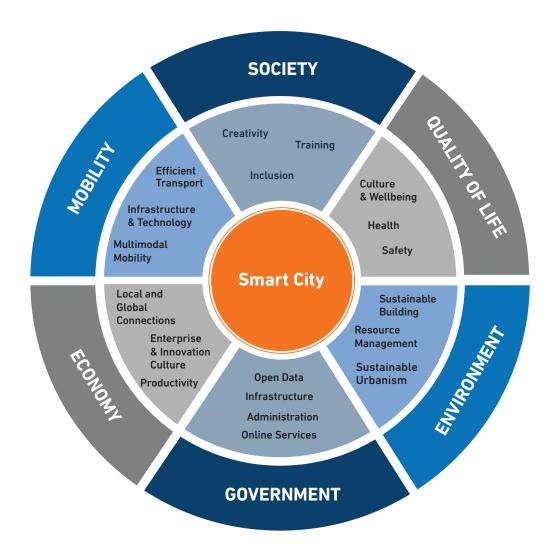


#### **A Variety of Smart City Components**

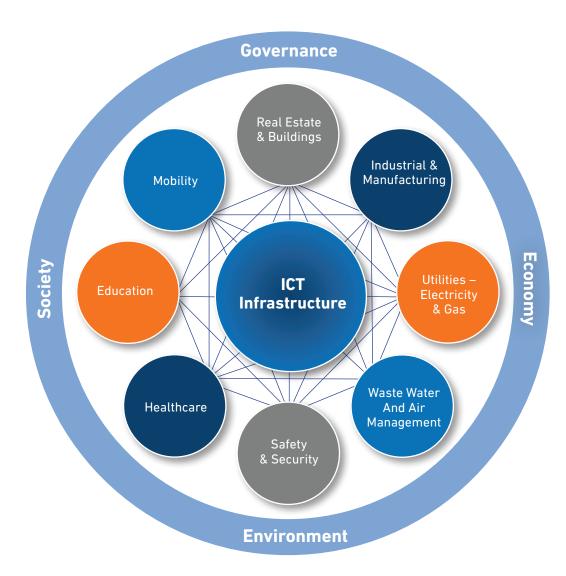
SMART SYSTEMS				TREND					
	SPACE		Industry 4.0 technologies c	80	Microunit residential increases housing density	\$	Tokenization new real estate models	<u>A</u>	Increased workspace densities
	INFRASTRUCTURE		Reduced space for efficient centralised MEP Plant	1	Adaptive systems Reduce Energy Consumption	1	Space for local energy and thermal storage		
/ ä \	MOBILITY		Autonomous technology change road infrastructure	<b>₽</b>	Reduced parking demand	P	Adaptive reuse of parking provisions	90	Space requirements for Drone operation
	LOGISTICS		Centralised logistics reduced space		Space considerations for autonomous delivery operation	l	Automatic waste collection reduced space requirements		
(a)	SECURITY		Turnstile free Access		Elimination of physical barriers		High security measure regulred		

#### **Elements of A Smart City**

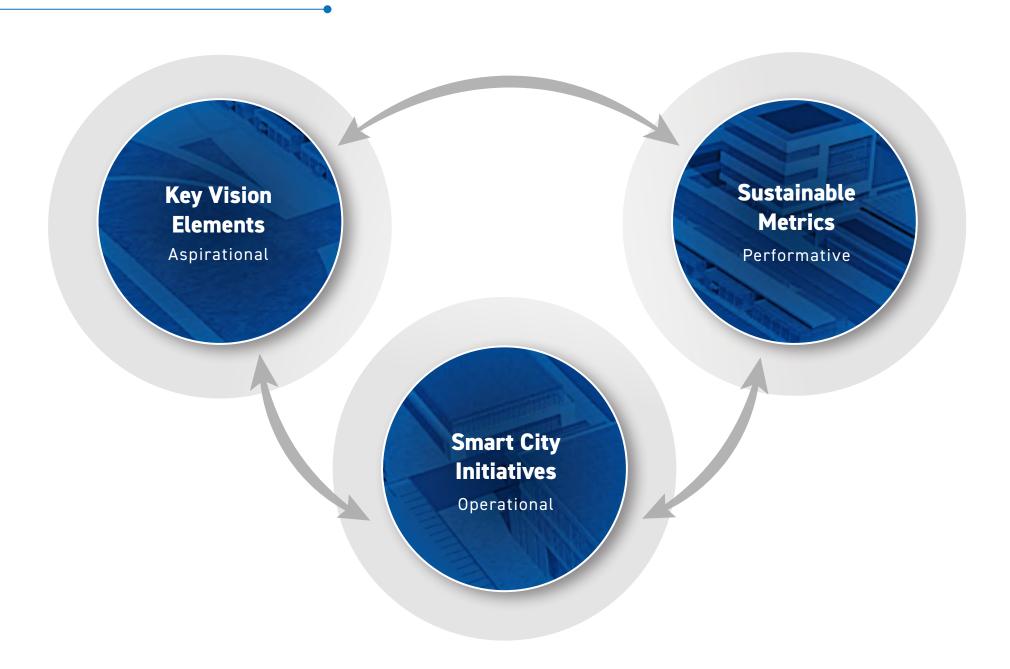
#### **COMMUNITY ATTRIBUTES**



#### PHYSICAL INFRASTRUCTURE



### Smart City + KVEs + Sustainable Metrics A Virtuous Cycle







SECTION 4

### DESIGNING FOR INNOVATION

#### Section 4: Designing for Innovation

#### **Key Vision Element**



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.

Input from stakeholder workshops

Other initiatives identified by design team

#### **INITIATIVES PRINCIPLE** 1. Create collaboration hubs **Solutions-Oriented** 2. Create an environment of research, experimentation, Research meaningful failure, refinement, craft and production 1. Provide access to creative affiliations 2. Focus on what Utahns are good at **Culture Of Creativity** 3. Promote creativity and ingenuity through design and & Ingenuity experientlal qualities of the physical environment 1. Lower barriers and invite companies that have **Attract Outstanding** cultural diversity **Talent And Investment** 2. Create scholarships, special programs, and tech summer camps 1. Utilize R&D Tax Credits and/or Affiliation(s) **Eliminate** tax credit **Regulatory Barriers** 2. Create a new set of management and production rules to 1. Shared tools/resources could foster early stage development **Design Innovation** 2. Innovation must permeate all aspects of the project, from the master plan to the smallest detail **Industry & Academic** 1. Develop areas of focus for The Point 2. Create unique alliances with Universities and industries **Partnerships**

# Signature Feature An Institutional & Research Presence

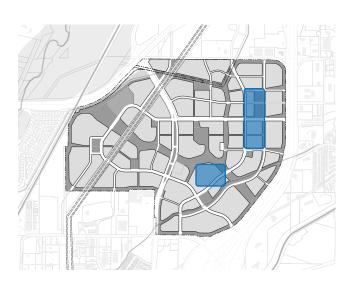
- Potential anchor tenant
- Public-private partnership
- Creation of identity
- Educational component





# Signature Feature Cross-Industry Innovation Accelerators

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





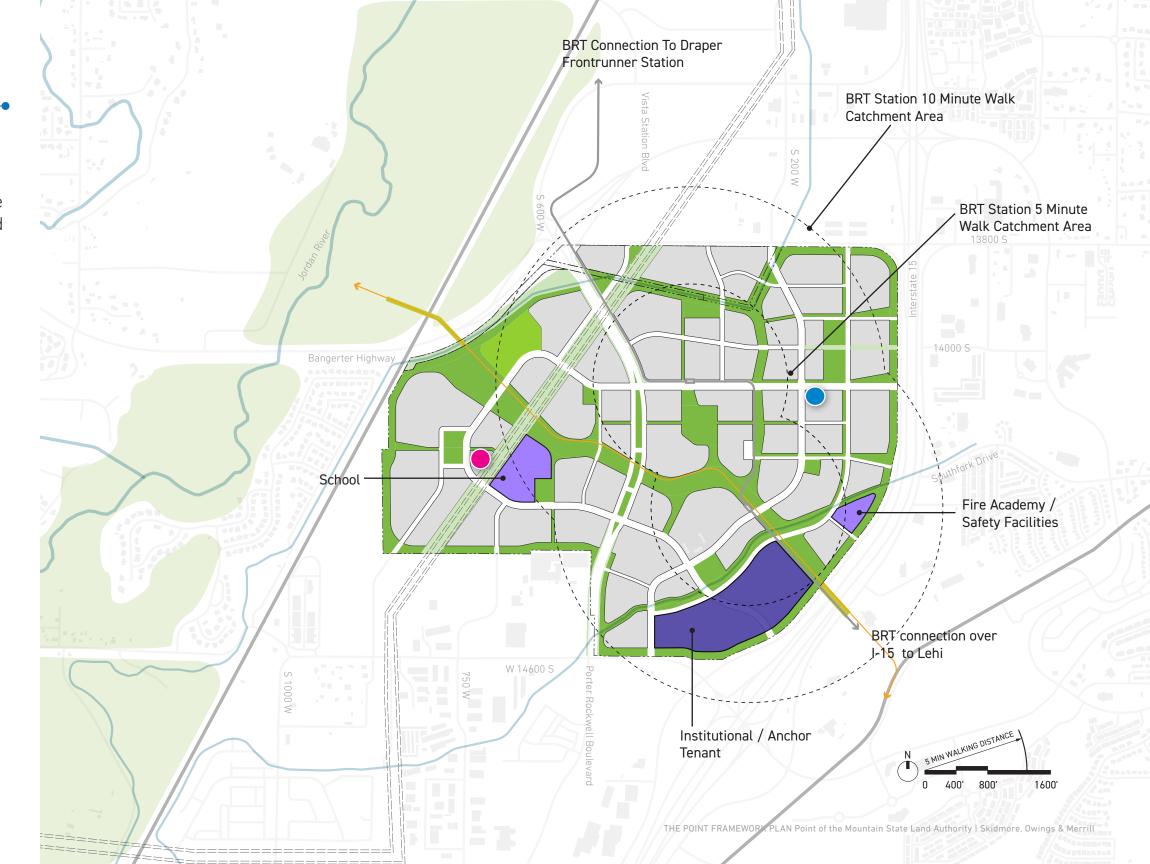


#### **Civic Uses**

A school is placed in a central location within the western residential neighborhoods, with direct access to the River to Range Park and a neighborhood park.

Institutional/Anchor tenant is located to the southeast for easy access and high visibility from I-15.

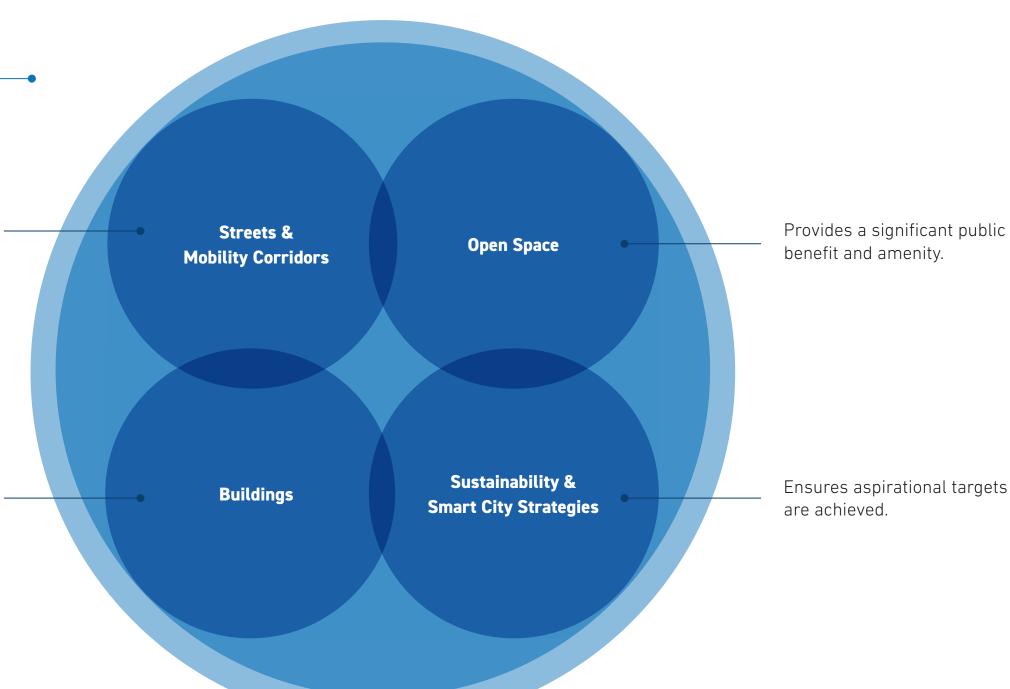
- Civic / School
- Institution / Anchor Tenant
- Potential Church Location
- City Services



#### Signature Feature **Urban Design Innovation**

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

The most visible element of the Point, and must achieve a sense of unity and consistency.



Ensures aspirational targets are achieved.

# Signature Feature Pedestrian Priority Zone

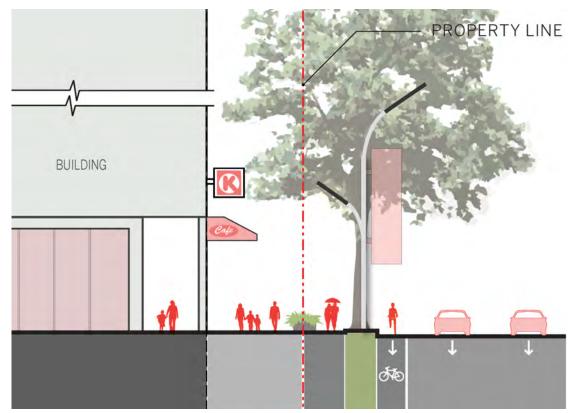
- Design for pedestrians first
- Activation of spaces
- Safe place for pedestrian activity
- Unique environment within the project





### **Design Guidelines**

The intent of the guidelines is to ensure the realization of this project vision through the control of key urban design elements including building, open space and street designs.



**Building Design** 



Parks & Open Space Design





Street Design





SECTION 5

# A NATIONAL MODEL FOR SUSTAINABILITY

Section 1: Building Community

Section 2: Next Generation Mobility

Section 3: Creating An Economic Catalyst

Section 4. Designing for Innovation

Section 5: A National Model for Sustainability

Section 6: Regional Collaboration

Section 7: Parks For Al

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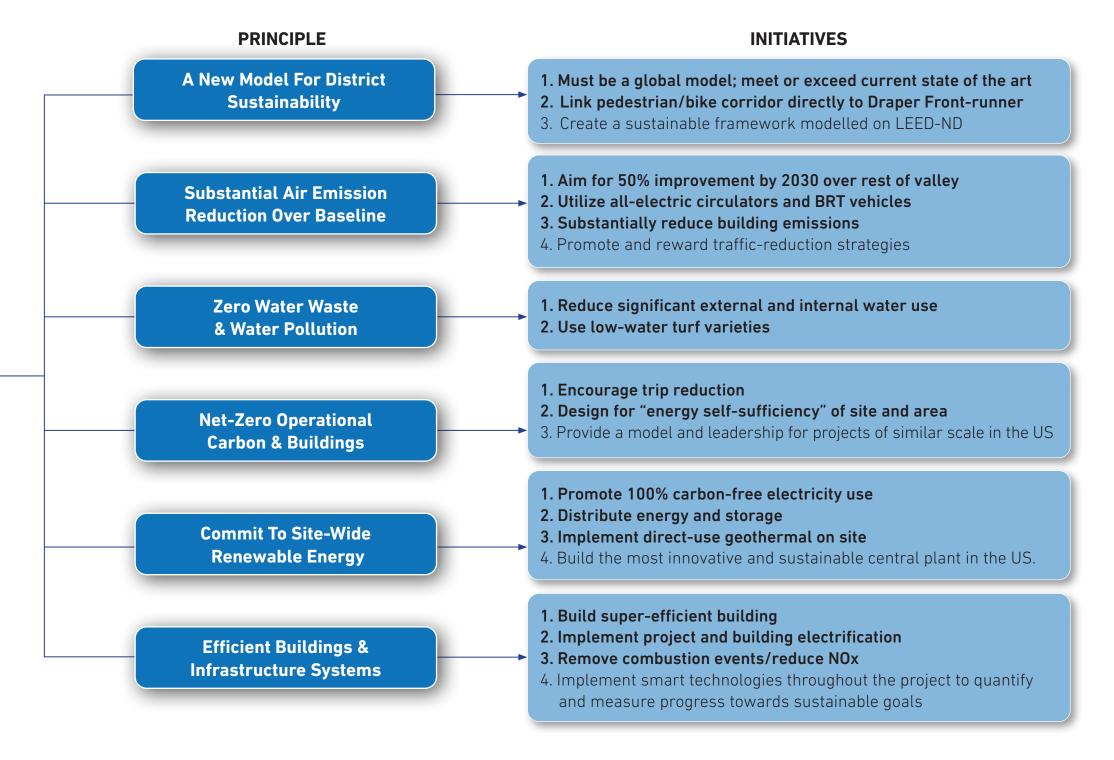
### **Key Vision Element**



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.

Input from stakeholder workshops

Other initiatives identified by design team



# **Sustainability**A Key Vision Element



The Point of the Mountain is a **once** in a lifetime opportunity to develop a highly sustainable community. It is envisioned to serve as a **regional** model for sustainable design.

The goal is to 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.

# What does it mean to be a regional, national or global leader in sustainable design at the urban district level?



Our collective aspiration is for the Point of the Mountain to become the new benchmark project for sustainable practices in the 21st Century.

The team is striving to implement design strategies that achieve the highest standard targets for sustainability to positively impact people and planet, not only within the project boundaries, but also the region and beyond.

### **Five Components**

### **Mobility**

### Ecology

### **Energy and Carbon**

### Water

#### Waste



Address human and environmental health and wellness. Expand mobility options while reducing auto trips and their associated carbon emissions, pollution, and health risks.



Align growth with local ecologies to minimize the impacts of new development on biodiversity and natural resources.



Manage energy resources with efficiency, renewables and low carbon materials. Prepare for Net Zero Carbon Built Environments.



Manage water resources holistically to increase efficiency, use natural sources responsibly, and increase recycling.



Apply circular resource strategies to reduce raw material extraction, minimize waste, and expand reuse potential.

**Quality of Life** 

Resource Utilization

### **Sustainable Outcomes: Mobility**



1

1/3

**Reduction** in Vehicle Miles Traveled

2

5

100%

of people within a block of a trail

3

100%

of people within a 5 minute walk of transit

4

10,000

**Charging stations** by Year 10

**50%** \

Transportation Carbon Reduction

## **Sustainable Outcomes: Ecology**



6

142.5 ac
of Parks and Open Space

7

100%

of people within a 2 minute walk (500') of Park or Open Space

8

50%

of Parks (70 acres) are protected naturalized landscape

9

**25%**↑

**increase** in carbon sequestration

## Sustainable Outcomes: Energy and Carbon



10

50%

less operational carbon in buildings

11

20%

less embodied carbon in buildings

# Net Zero

Onsite and offsite renewables are being studied to assess the potential for a Net Zero Operational Development buildings

### Sustainable Outcomes: Water



12

100% of surface runoff is naturally filtered

13

40% reduction in indoor water use

14

100%
retention of stormwater on site

## **Sustainable Outcomes: Waste**



15

50%

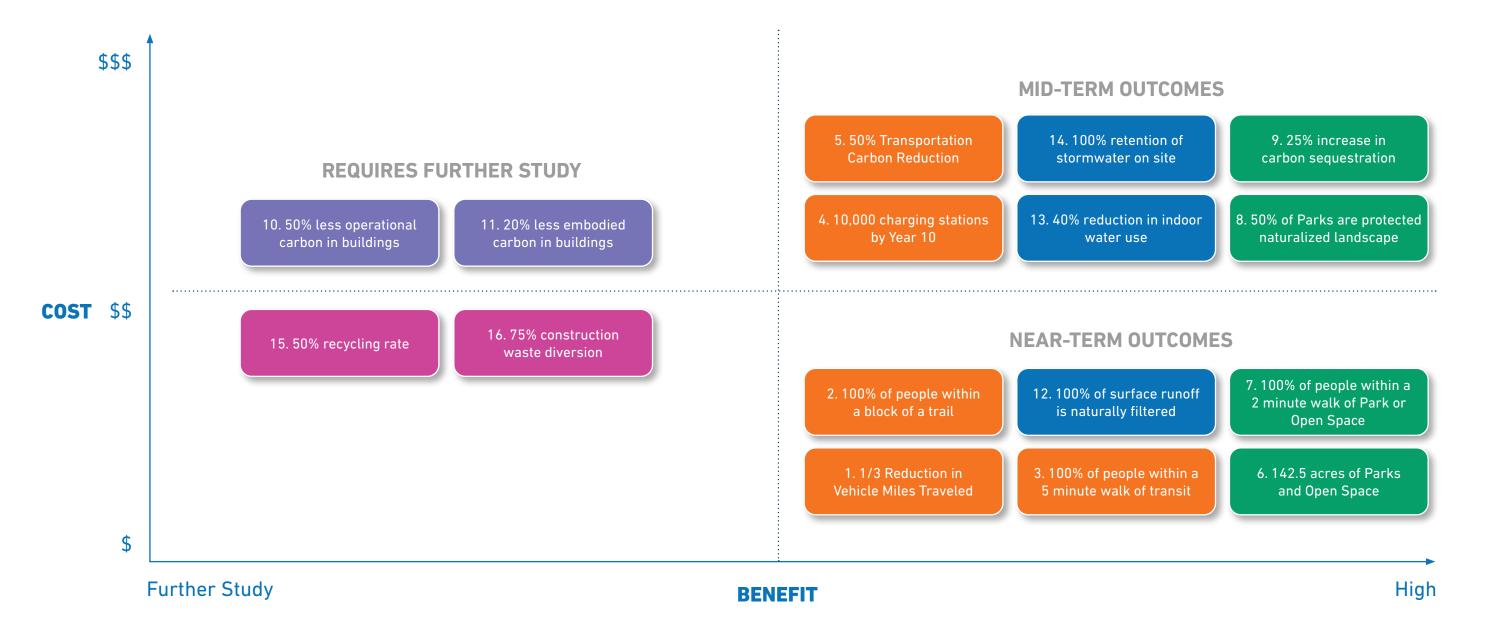
Recycling rate

16

**75%** 

Construction waste diversion

### **Cost-Benefit Comparison: 16 Sustainable Outcomes**







SECTION 6

# REGIONAL COLLABORATION

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### **Key Vision Element**



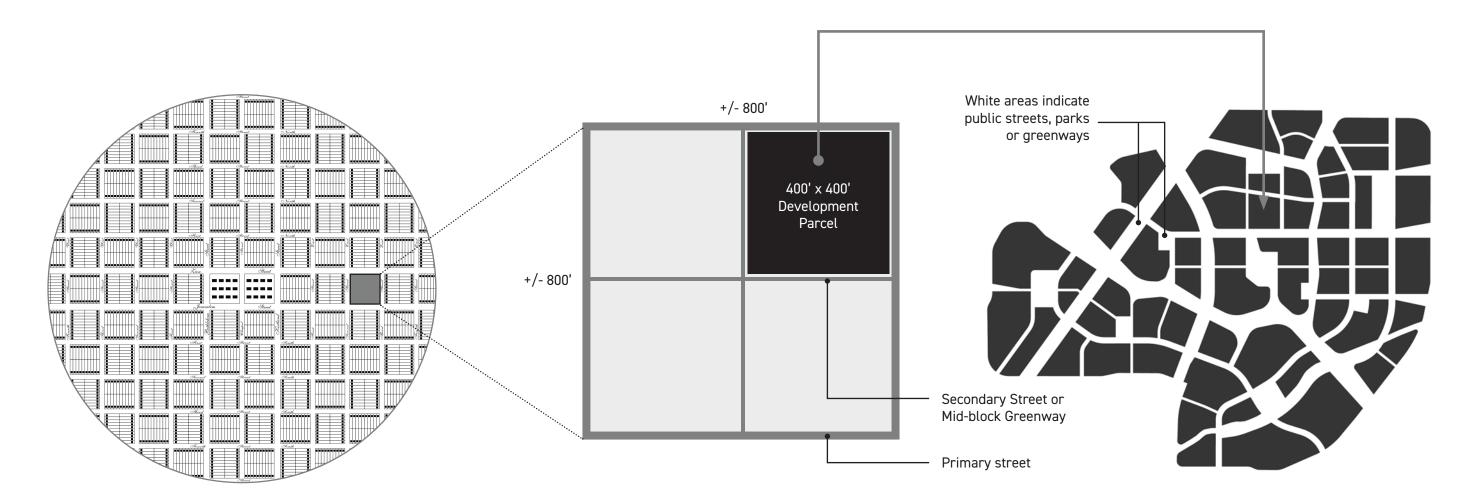
Coordinate closely with others to ensure the development fits well with regional plans and infrastructure, advancing the interests of the broader community and not just the site. Promote regional trail, transportation, and green infrastructure connections through the area and facilitate thoughtful regional growth.

Input from stakeholder workshops

Other initiatives identified by design team

#### **PRINCIPLE INITIATIVES** A New Model For District 1. Must be a global model; meet or exceed current state of the art **Sustainability** 2. Link pedestrian/bike corridor directly to Draper Front-runner 3. Create a sustainable framework modelled on LEED-ND 1. Aim for 50% improvement by 2030 over rest of valley **Substantial Air Emission** 2. Utilize all-electric circulators and BRT vehicles **Reduction Over Baseline** 3. Substantially reduce building emissions 4. Promote and reward traffic-reduction strategies 1. Reduce significant external and internal water use **Zero Water Waste** 2. Use low-water turf varieties & Water Pollution 1. Encourage trip reduction 2. Design for "energy self-sufficiency" of site and area **Net-Zero Operational** 3. Provide a model and leadership for projects of similar scale in the US **Carbon & Buildings** 1. Promote 100% carbon-free electricity use 2. Distribute energy and storage **Commit To Site-Wide** 3. Implement direct-use geothermal on site **Renewable Energy** 4. Build the most innovative and sustainable central plant in the US. 1. Build super-efficient building 2. Implement project and building electrification **Efficient Buildings &** 3. Remove combustion events/reduce NOx **Infrastructure Systems** 4. Implement smart technologies throughout the project to quantify and measure progress towards sustainable goals

# Signature Feature Connected to History



#### Plat of Zion

ca. 1833

+/- 800' x 800' Grid

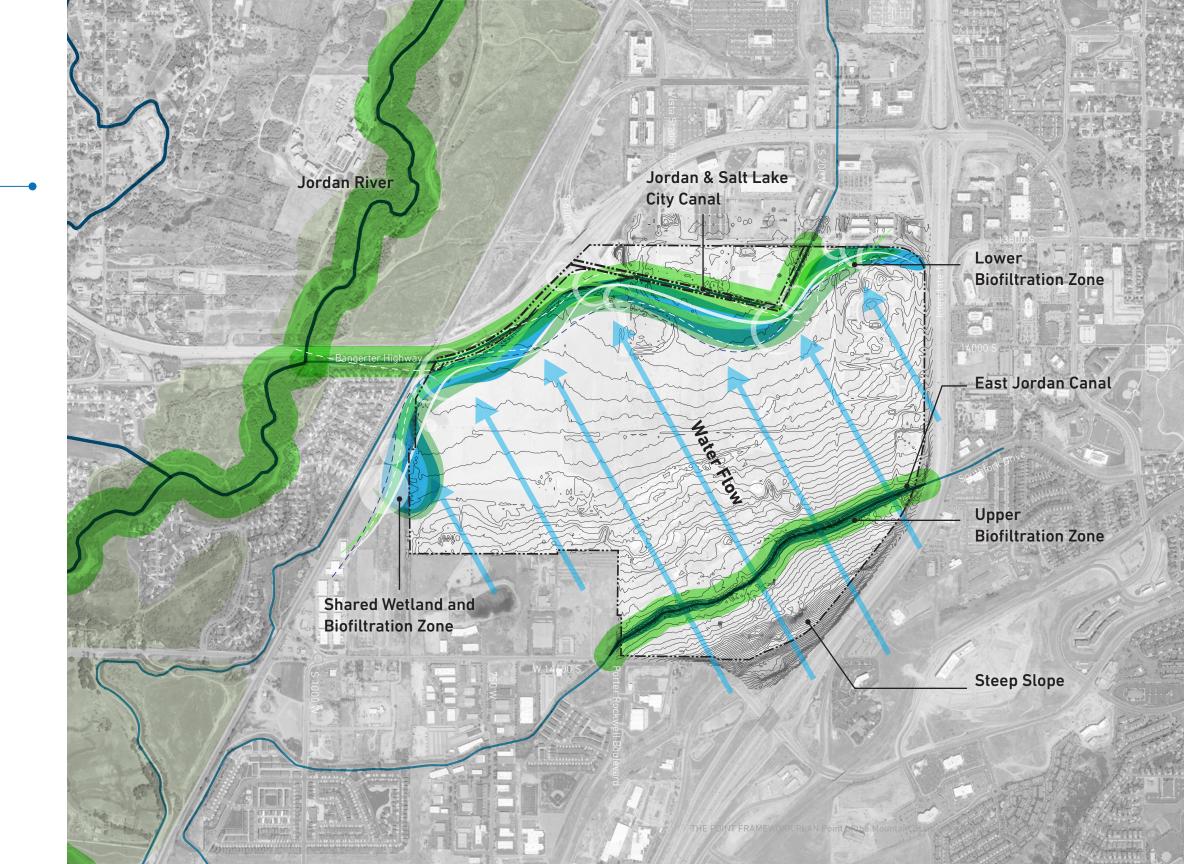
#### The Point Planning Module

- +/- 800' x 800' Primary Structure
- +/- 400' x 400' Development Parcel

#### The Point Parcelization Plan

Highly connected and porous. Shaped by nature

# Signature Feature Commitment to Water Conservation

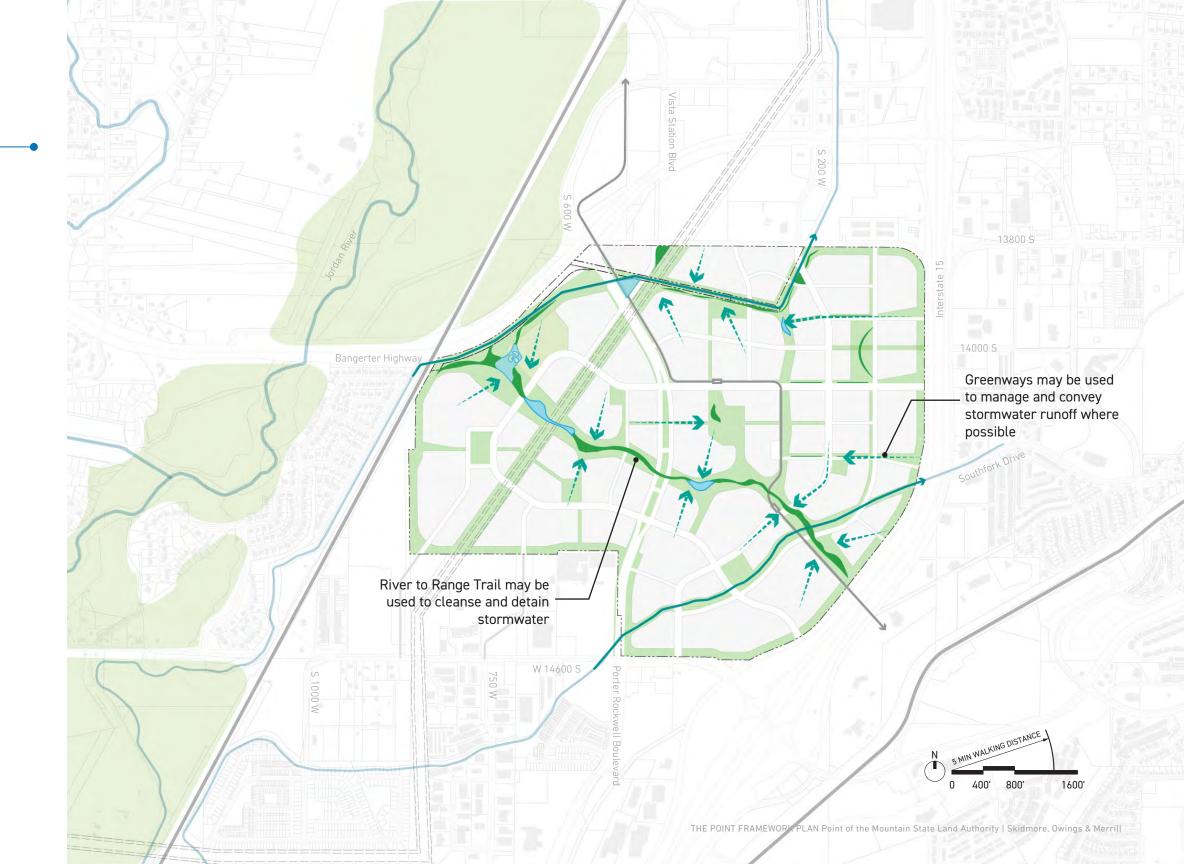


# **Green Infrastructure** and **Stormwater**

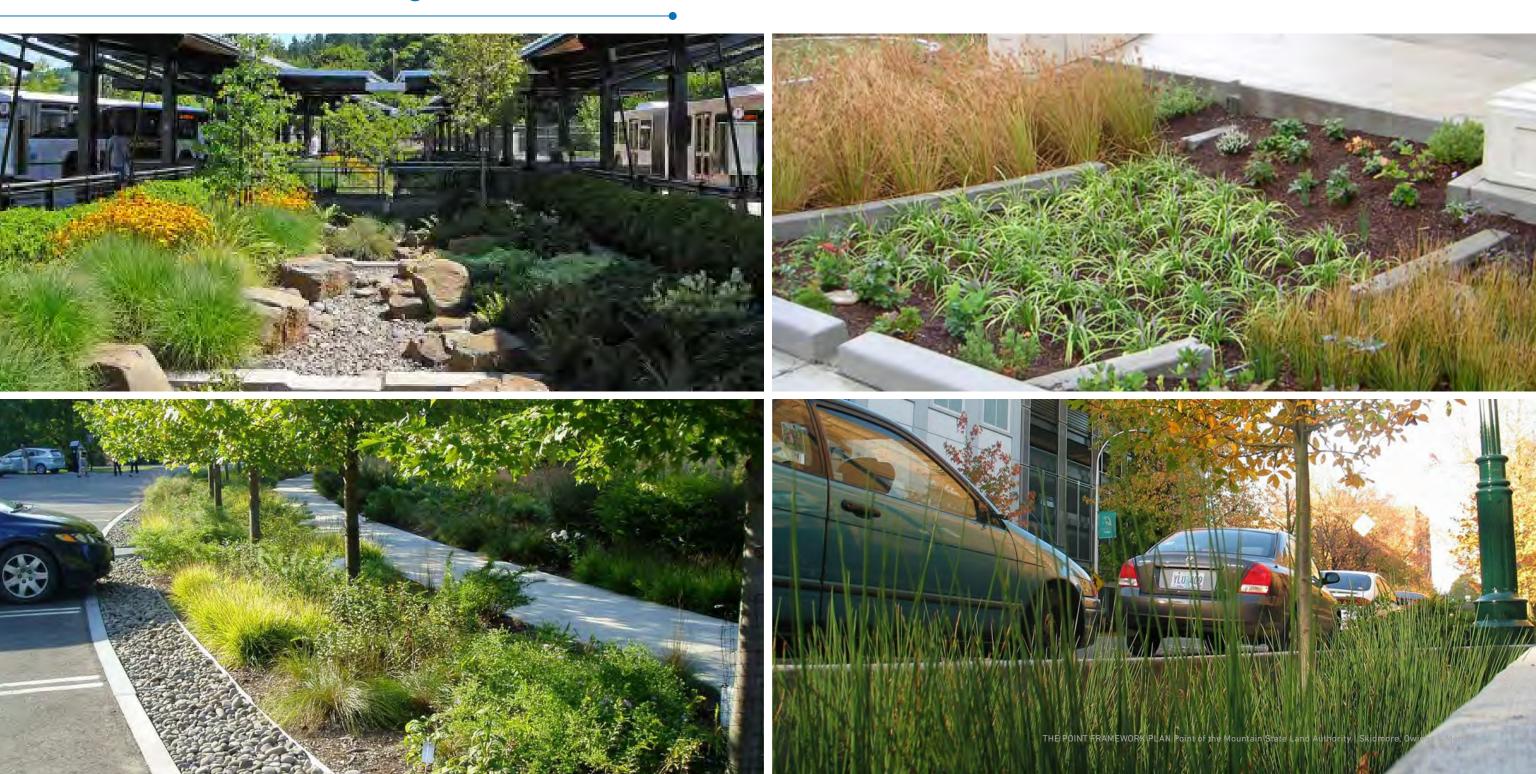
- Detain and cleanse 27 acre feet in a combination of swales and dry ponds
- Potentially retain 4-5 acre feet for recreational and ecological purposes.







### **Green Infrastructure Integrated with Streets**

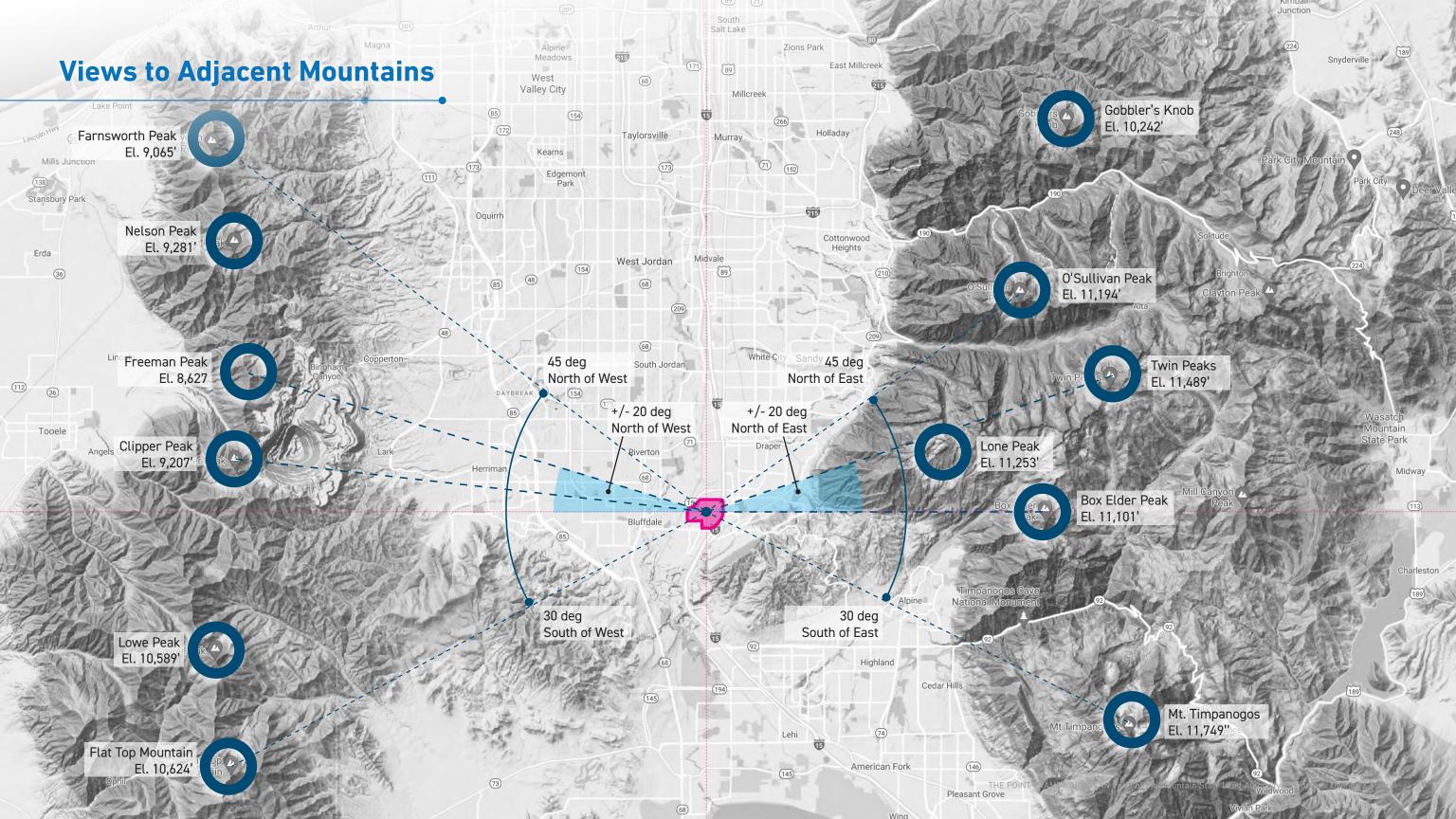


# Signature Feature Jordan River Wetlands & Community Park

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







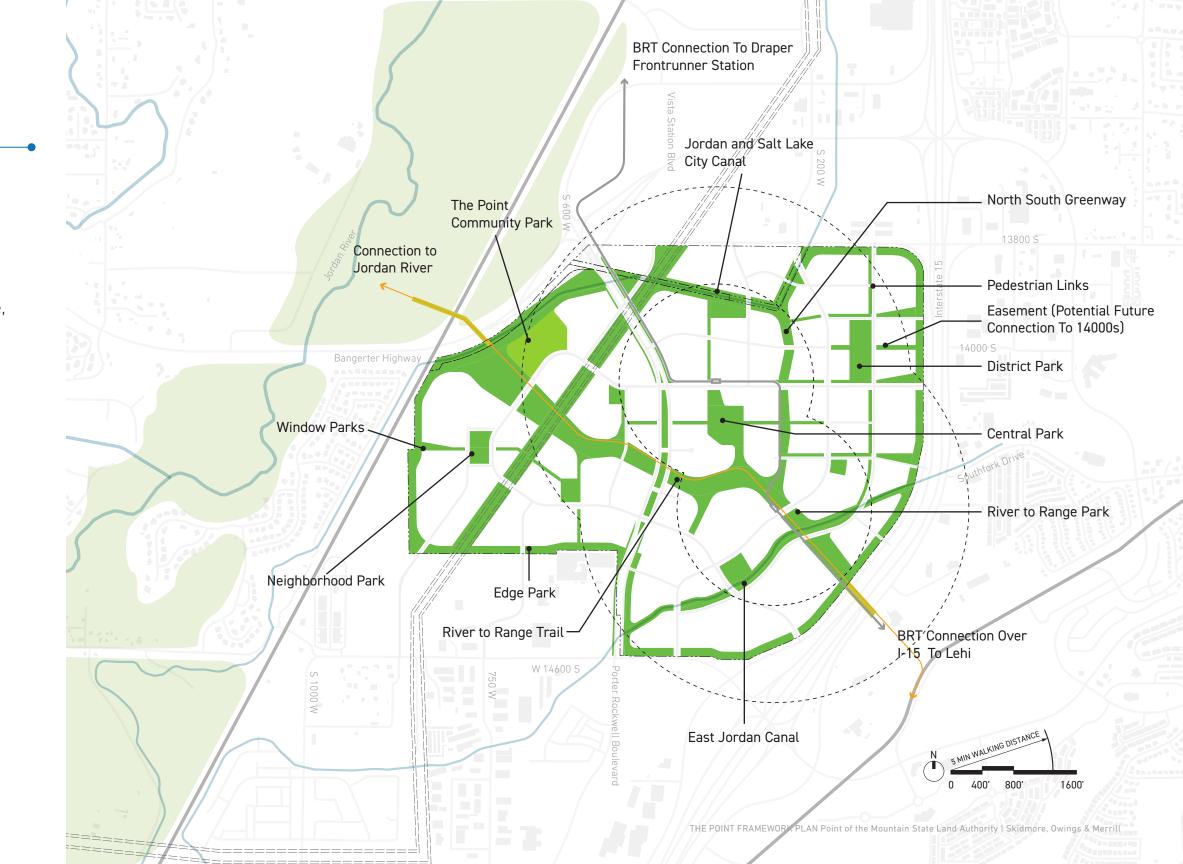


# Open Space & Public Realm

Open Space: 142.5 ac (23.5% of site area)

The open space plan is comprised of innovative and interconnected parks that provide recreation, leisure, connectivity and other benefits.

Every development parcel in the project is connected to the open space network, enhancing the project's economic value.







SECTION 7

## PARKS FOR ALL

Section 7: Parks For All

# Overall Open Space Plan

#### Vision:

To create a series of distinct, connected parks and linkages that create a green network providing:

- Greenspace access within 500' for every resident and employee
- Stormwater management
- Habitat support for at risk species found within the region
- Passive and active recreation
- Civic gathering space
- Active mobility through low-stress trails and bikeways

The green network is organized by the **River to Range Park** which acts as a regional connector and green artery for other park typologies including:

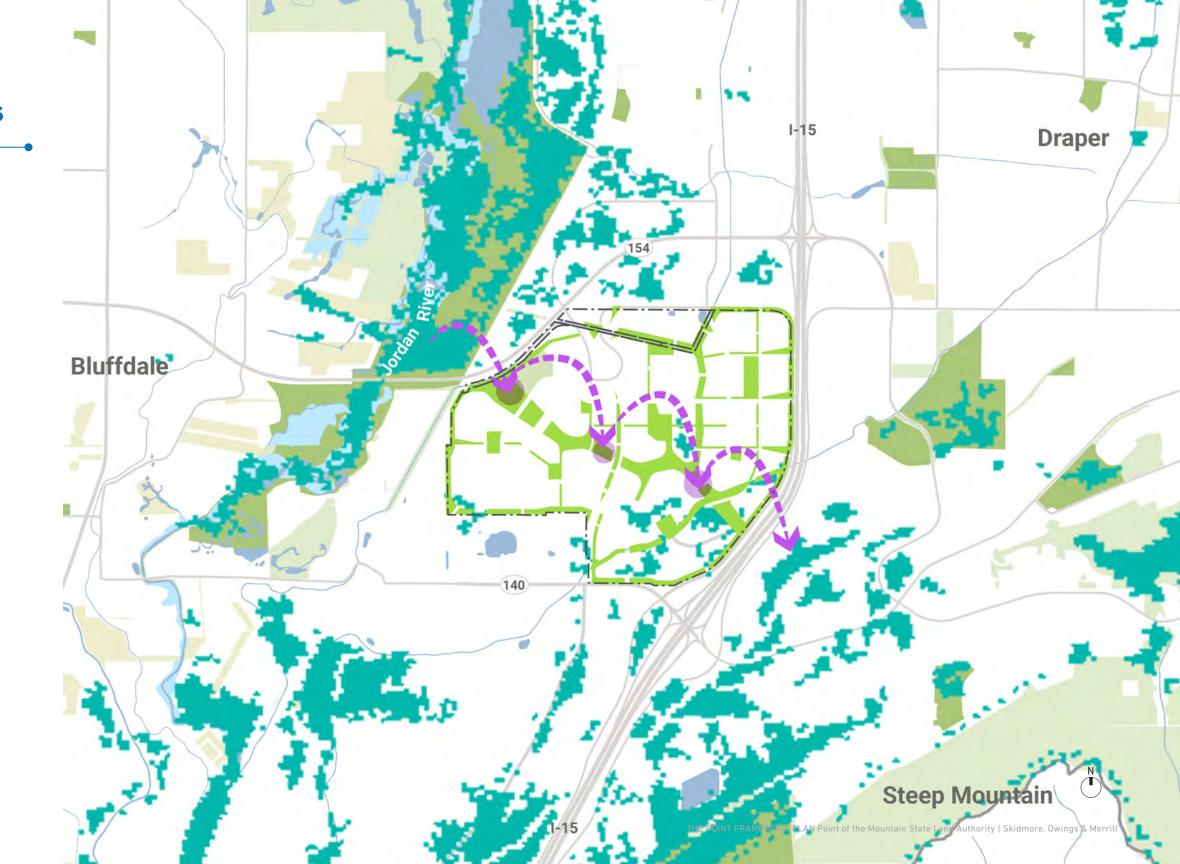
- Central Park
- District Parks
- Neighborhood Parks
- Greenway & Buffer Parks



# **Connecting Ecological Fragments**

Habitat fragments are minimally disturbed natural areas. These areas may represent highly valuable local Green Infrastructure (GI) assets in that they may improve ecosystem functions of neighboring cores, serve as green infrastructure building blocks, provide stepping stones for facilitating local connectivity, and pose opportunities for habitat restoration among others.

- Ecological Islands
  Open Space Linkage
  Habitat Fragments
  Park
  Open Space
- Waterway
- · ·· Site Boundary

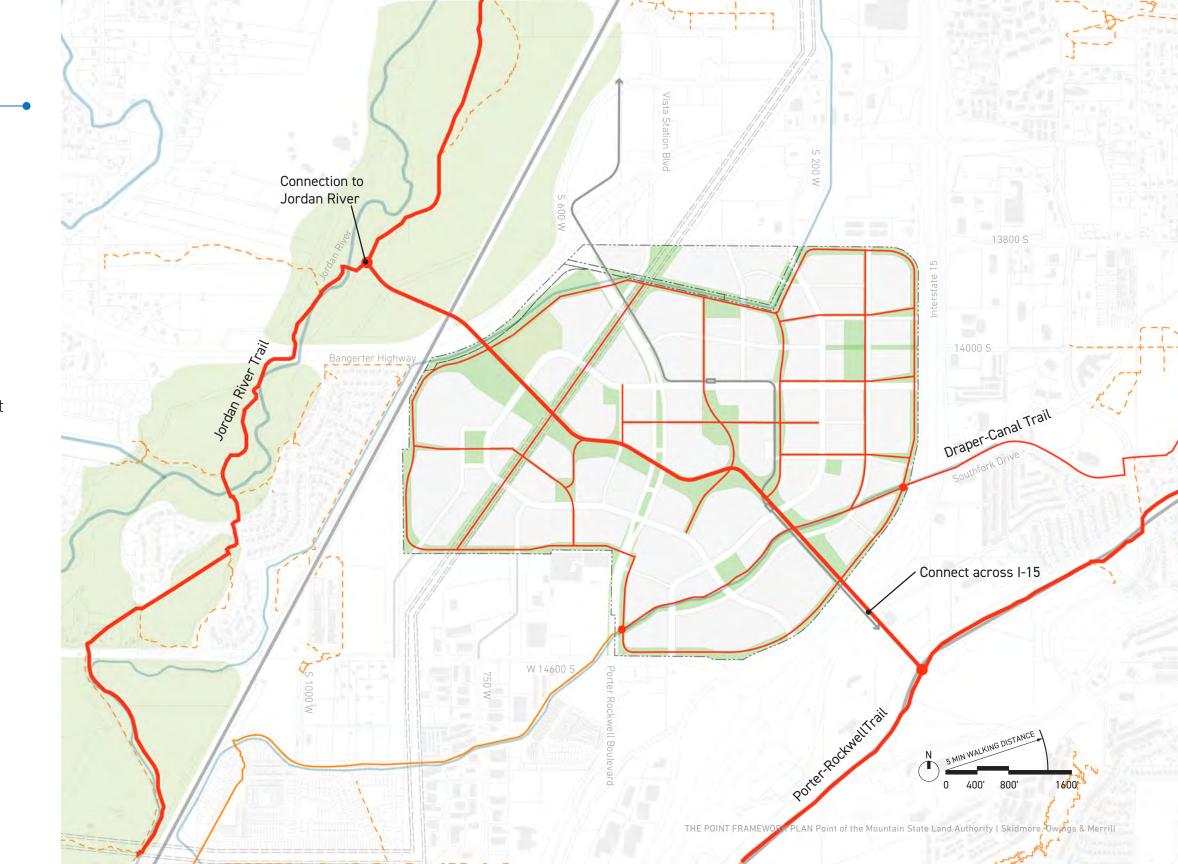


### **Trail Network**

#### **Key Connections:**

- Direct connection to the Jordan River Trail via Bangerter Highway overpass
- Connect to eastern trails including the Porter-Rockwell Trail and Draper-Canal Trail via I-15 overpass
- River to Range trail connects to on-street bikeway network forming a comprehensive active transportation network throughout the district

- River to Range Trail (14' multi-use trail)
- Trails (paved multi-use trail)
- ··· Other Trails
- Parks/Open Space



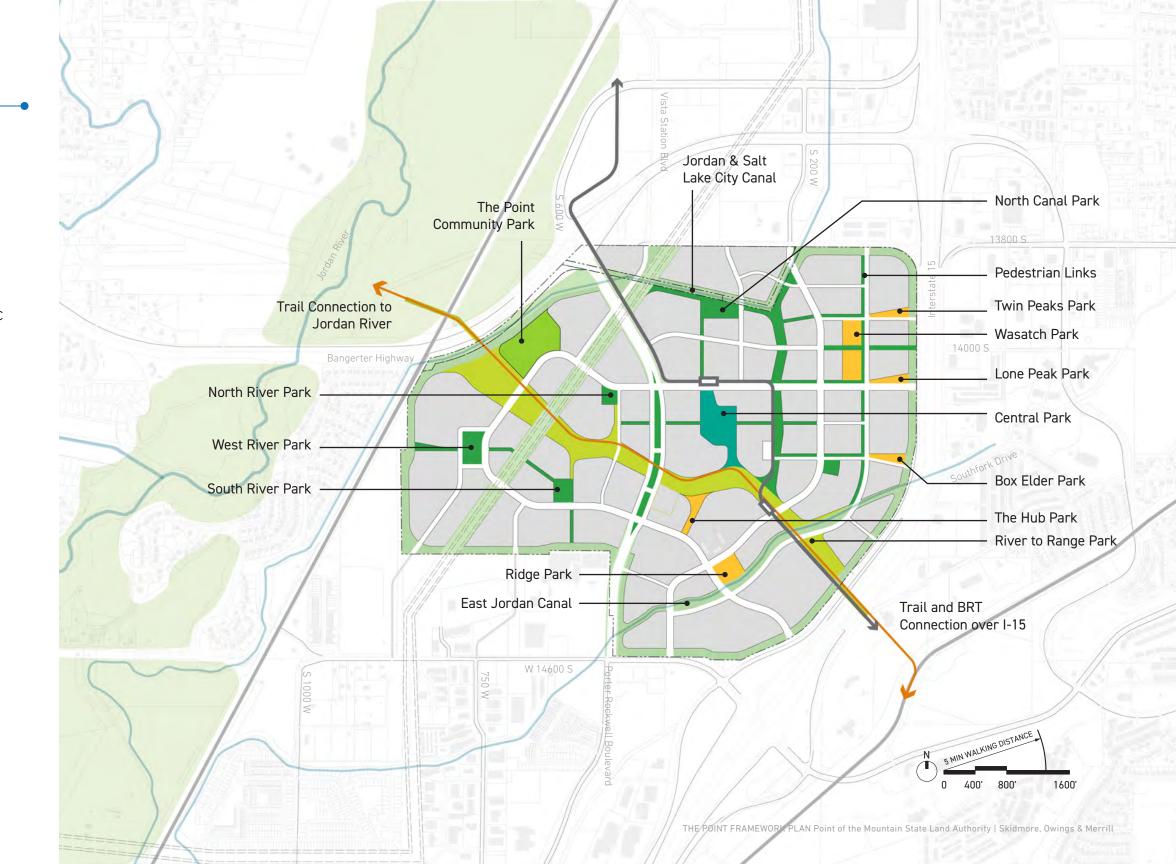
### **Park Types**

#### **Key Elements:**

142.5 ac overall

- Central Park = 6.8 ac
- District Parks = 10.6 ac
- Neighborhood Parks = 7.6 ac
- River to Range Park = 36.3 ac
- The Point Community Park = 7.9 ac
- Buffers = 43.2 ac
- Pedestrian Links = 19.1 ac
- Canals = 11.0 ac

- Central Park
- District Park
- Neighborhood Park
- River to Ranger Park
- Sports Park
- Edge Park
- Pedestrian Links
- Canals

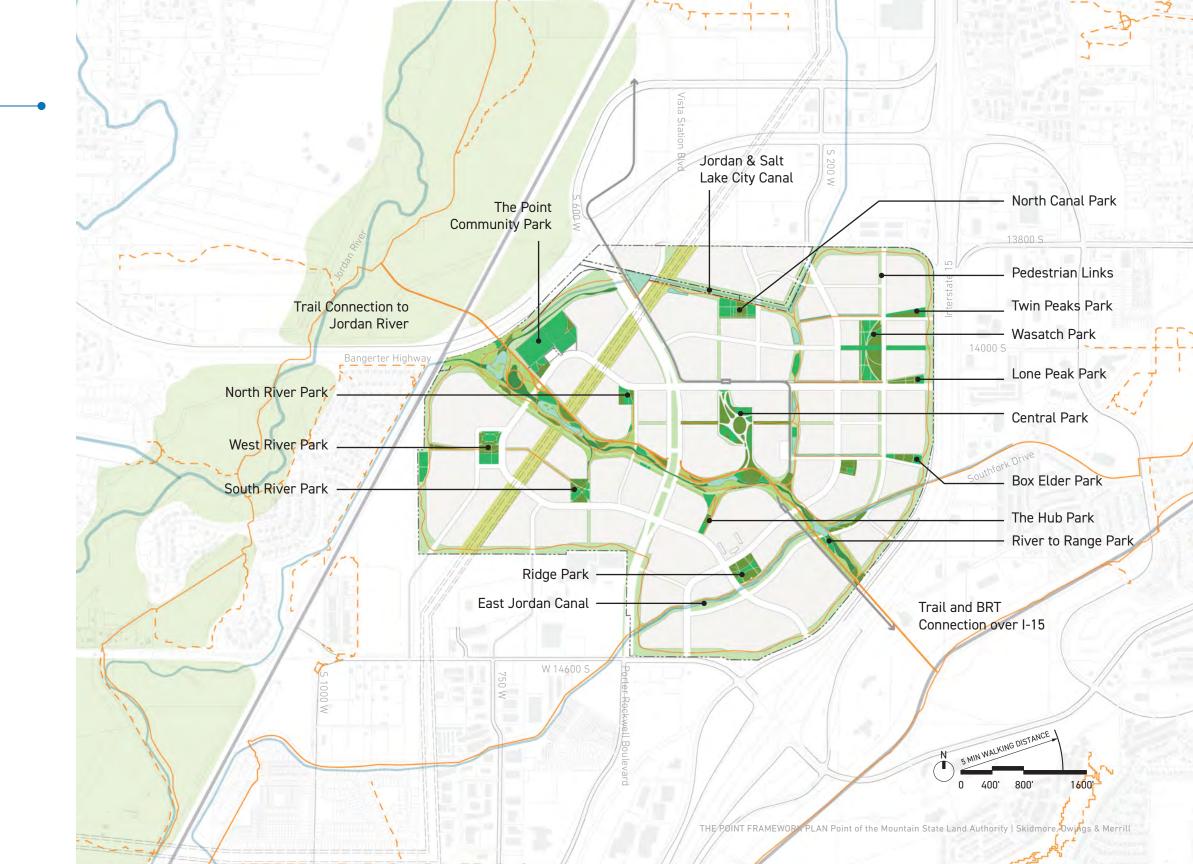


### **Programming Zones**

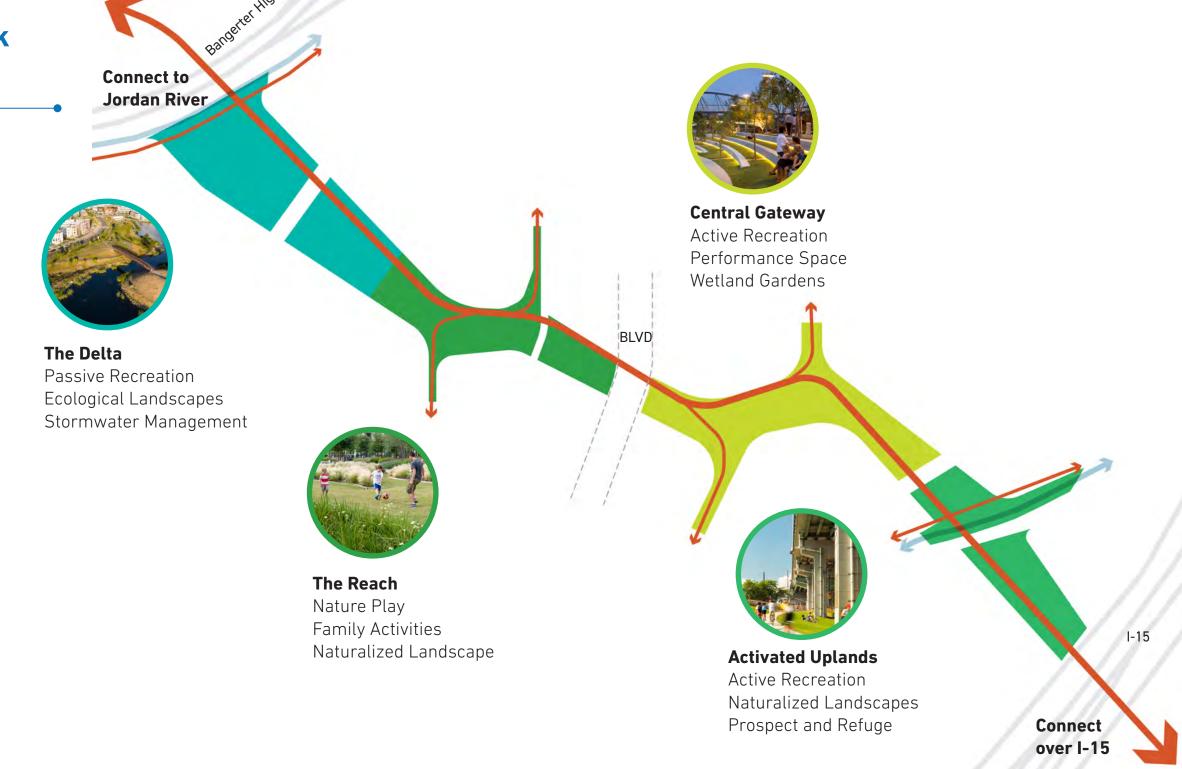
#### **Programming Allocation:**

- Naturalized Open Space
- Active Programming
- Passive Programming
- Urban Agriculture
- Stormwater Management

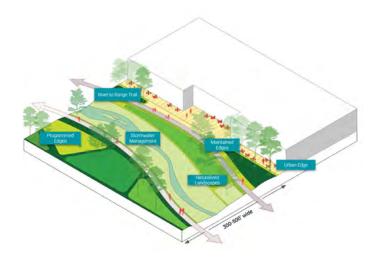
- Naturalized Open Space
- Active Programming
- Passive Programming
- Urban Agriculture
- Stormwater Management
- Trails
- ··· Existing Trails



# **River to Range Park**Character Zones



# River to Range Park The Delta







# **River to Range Park**The Reach





### **Central Park**

#### **Key Metrics:**

6.8ac overall

#### **Event Lawn:**

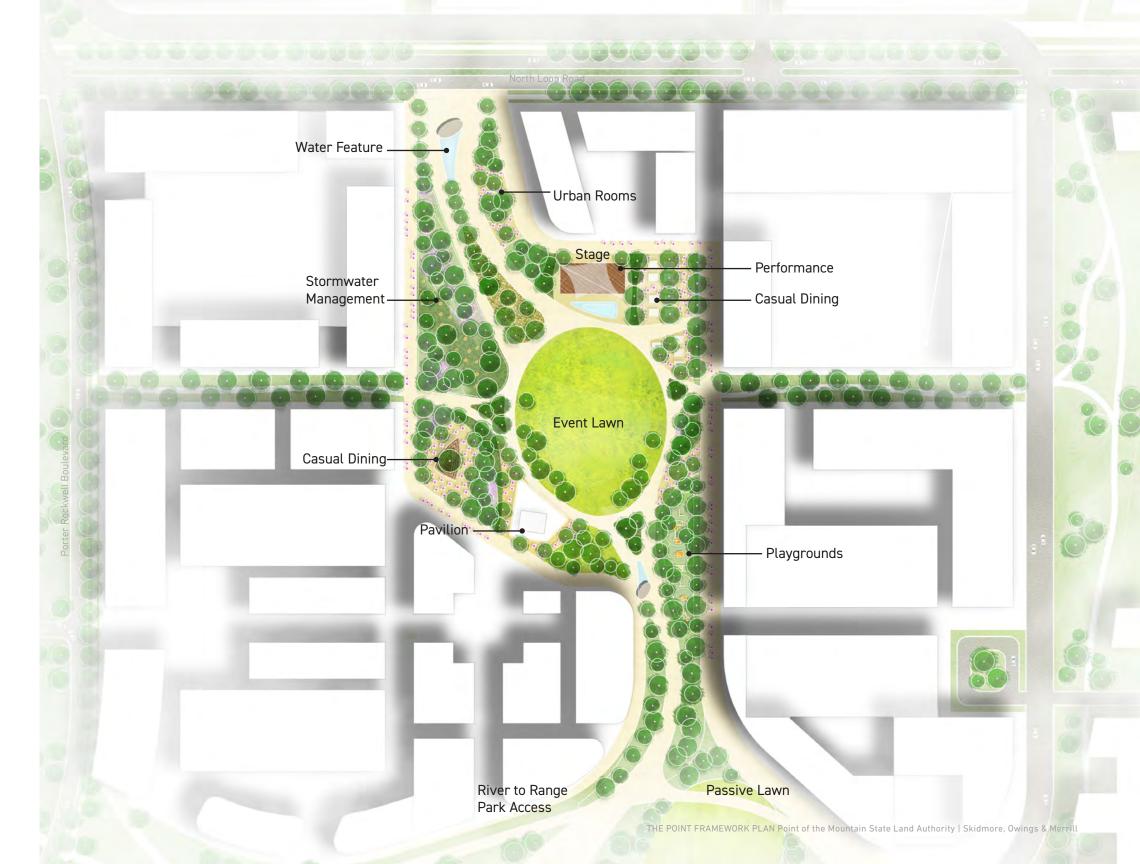
Size - 22,000 sq ft

- 1 person per 10 sq ft = 2,200
- 1 person per 15 sq ft = 1,500

#### **Plaza Festival/Market Capacity:**

- 35,000 max sq ft reserved for vendors = 200 tents, 1,750 people\*
- \* assumes 10'x10' pop-up tents with 6' long table inside, 1 person per 20 sq ft





### **Central Park**

This central civic space for the project can host many types of activities, including concerts and major events.

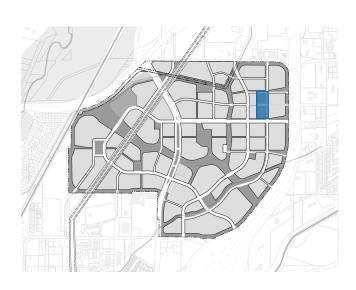




### **Wasatch Park**

The central space for the office district, this space will accommodate:

- Multi-purpose Courts
- Pickleball
- Bike Hub
- Flexible Lawn
- Food Trucks
- Dining
- Gardens





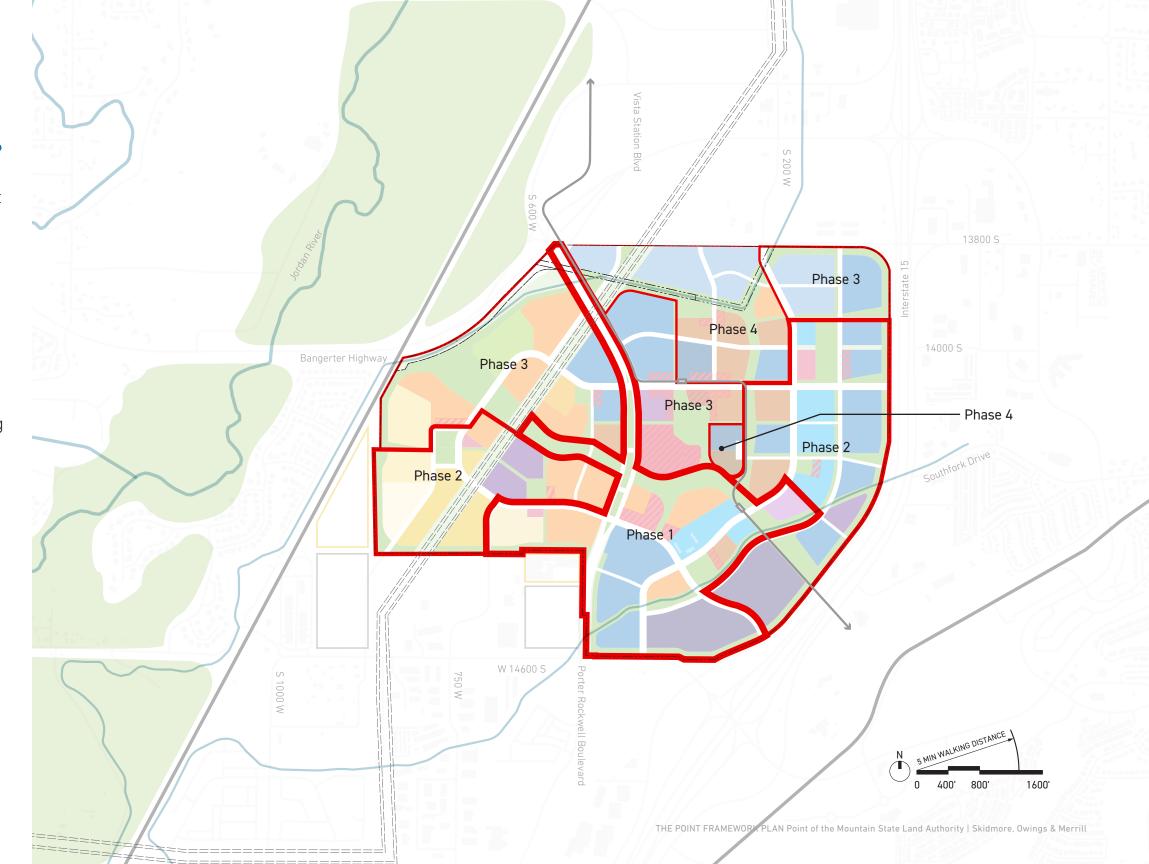




## **Phasing Strategy**Alternative 1

- Phase 1 at the southern end of project
- High upfront cost for utility infrastructure due to southern location of Phase 1
- Subsequent phases develop adjacent to previous phased parcels to take advantage of infrastructure
- Lifestyle Retail & Entertainment planned in Phase 3
- Ground floor retail in all phases is flexible and can be modified according to market demand

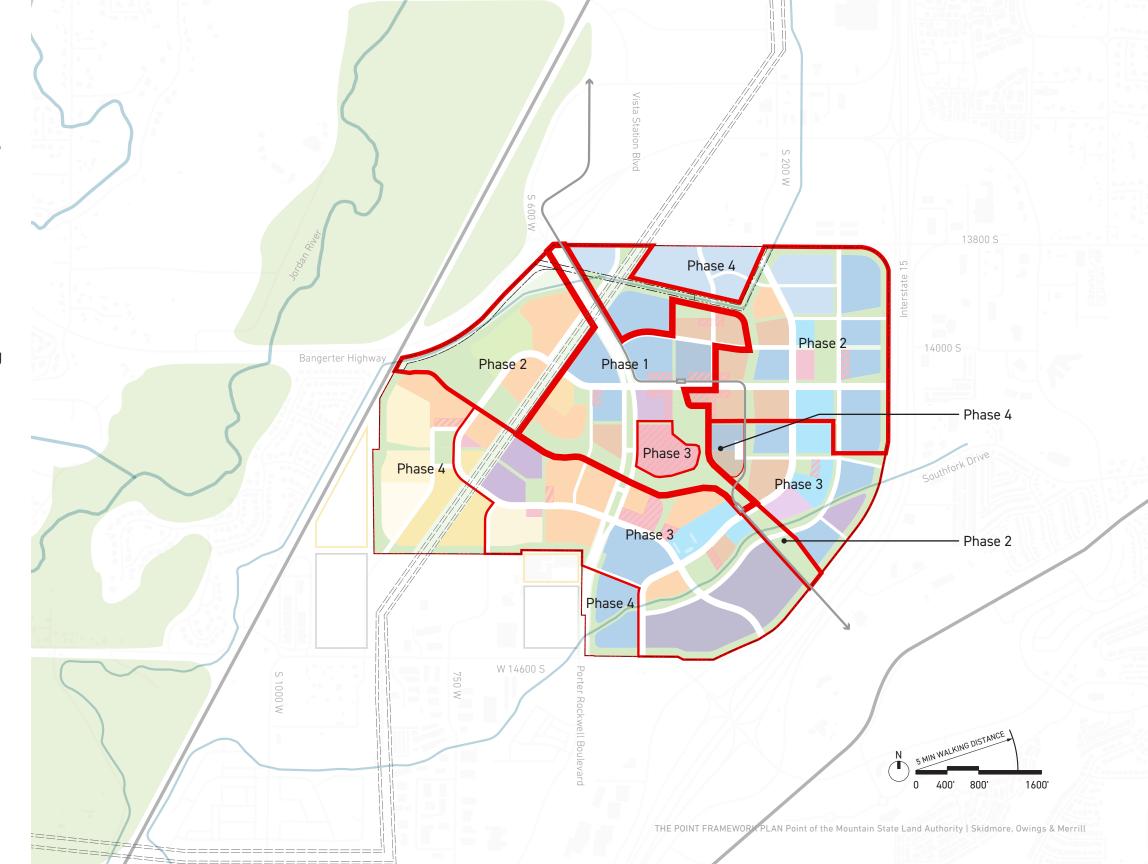
Phase 1: 2.8 mill sf (Target 2.9 mill sf)
Phase 2: 4.2 mill sf (Target 4.2 mill sf)
Phase 3: 4.3 mill sf (Target 4.45 mill sf)
Phase 4: 4.2 mill sf (Target 4 mill sf)



## **Phasing Strategy** Alternative 2

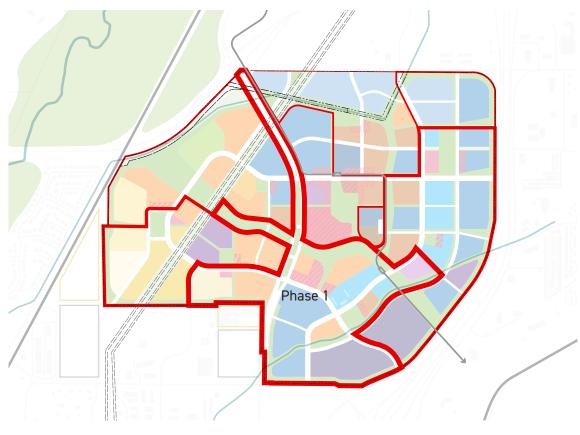
- Phase 1 at the northern end of project
- Subsequent phases develop adjacent to previous phased parcels to take advantage of infrastructure
- Lifestyle Retail & Entertainment planned in Phase 3
- Ground floor retail in all phases is flexible and can be modified according to market demand

Phase 1: 3.3 mill sf (Target 2.9 mill sf)
Phase 2: 4.3 mill sf (Target 4.2 mill sf)
Phase 3: 5.05 mill sf (Target 4.45 mill sf)
Phase 4: 3.2 mill sf (Target 4 mill sf)



### **Phasing Strategy**

## **Key Conclusions**



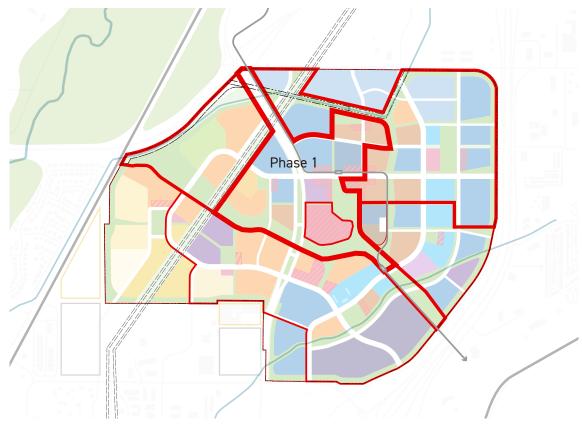
ALTERNATIVE 1



Phase 1 includes Lifestyle
 Entertainment & Retail and potential
 Institution/Anchor tenant component

#### Cons:

- W14600S upgrade is not anticipated to be completed near-term
- Have to work around existing prison buildings
- Higher upfront cost for utilities



ALTERNATIVE 2

### Pros:

- Major roads in place around north gateway
- Includes Central Park
- Less upfront cost for utilities

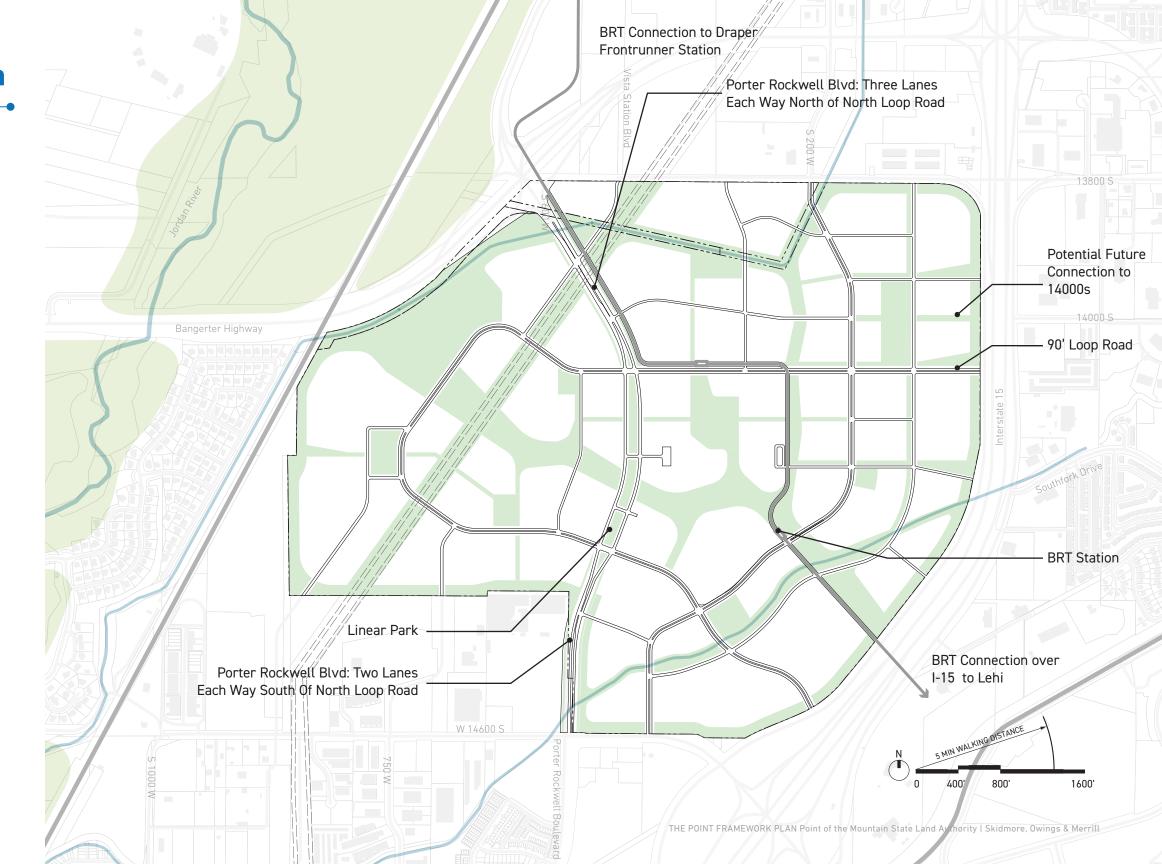
### Cons:

• Small land area in Phase 1

## **Detailed Roadway Plan**

Porter Rockwell Boulevard is the addressing street of the project with a linear park in the center and two to three lanes on either side.

The North and South Loop road are the major streets providing access throughout the project.



# **Circulator Operating Options**Routing





### 1. Greenway Route

Run Circulator on ROW within existing greenway space and green corridors

### 2. Loop Route

Add two lanes dedicated to the Circulator on the Loop Road for exclusive Circulator use

### 3. Combined Loop Greenway Route

Add two lanes dedicated to the Circulator on the Loop Road for exclusive Circulator use

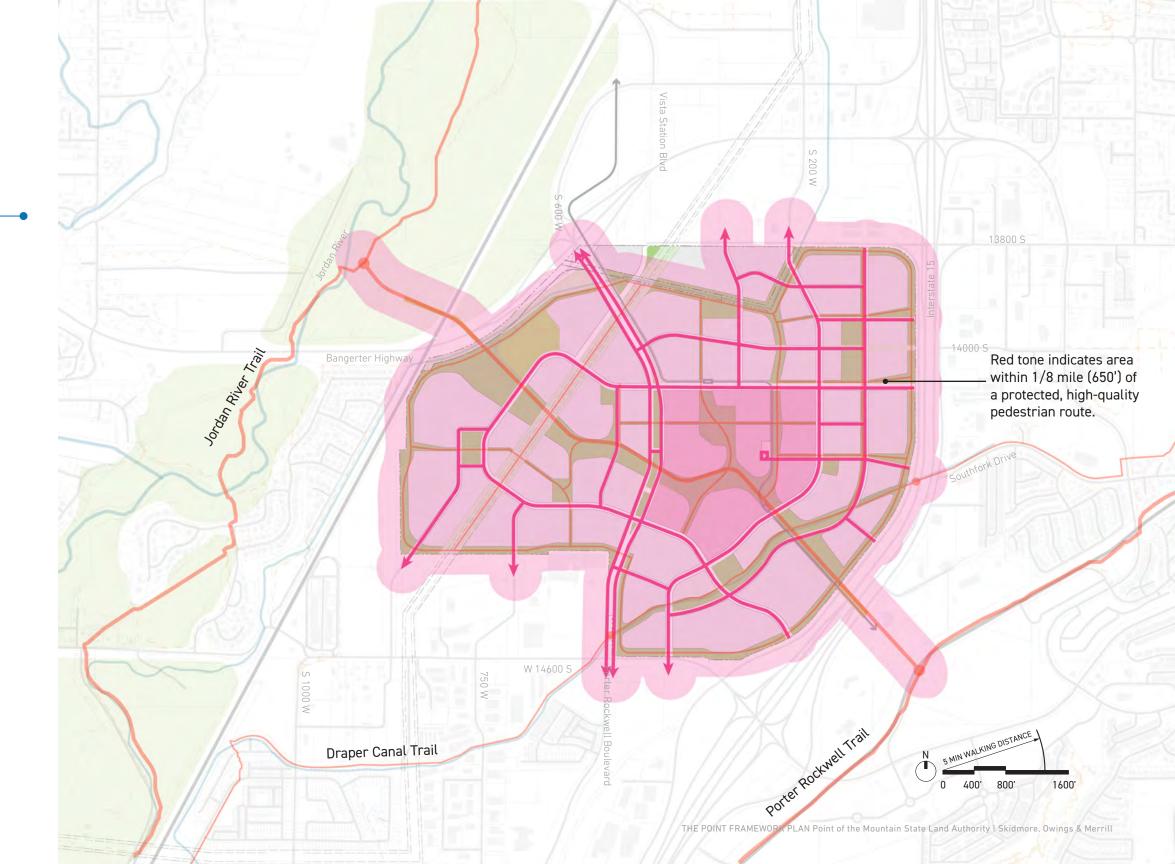
Run Circulator on ROW within existing greenway space and green corridors two create two loop routes.

## Pedestrian & Bicycle Circulation Plan Pedestrian Coverage Analysis

### **Key Takeaways:**

With the combined pedestrian network and trail network, 98% of the site is within 1/8 mile (650') of a high-quality pedestrian route.

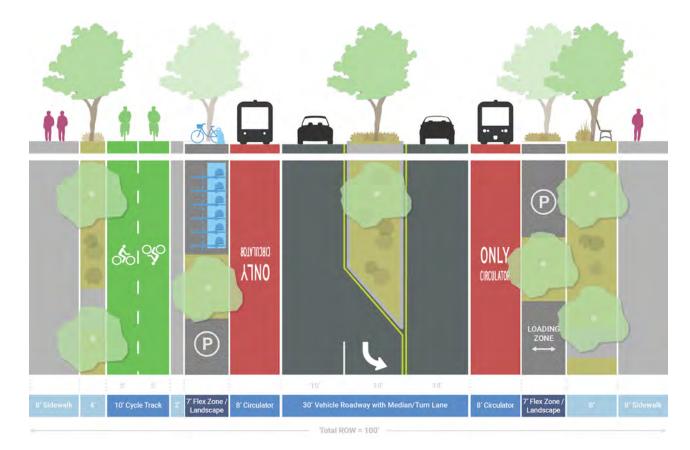
- Pedestrian Network
- River to Range Trail (14' multi-use trail)
- Trails (paved multi-use trail)
- \*\*\* Other Trails
- Parks/Open Space



# **Primary Street**Circulator Option

Depending on anticipated traffic volumes, primary streets may require four travel lanes. With this volumes of cars, bike facilities should be separated or raised to ensure safety and comfort.

Depending on surrounding land uses, flex zone space could be used for additional landscaping, parking, deliveries, or other uses. Certain segments may include dedicate circulator lanes.





# **Future Sub- Regional Projects**

#### WFRC Phasing

- Phase 1 (2030)
- Phase 2 (2040)
- Phase 3 (2050)

