

OCTOBER 2020

# WORKING GROUPS REPORT

SPONSORED BY THE POINT OF THE MOUNTAIN STATE LAND AUTHORITY



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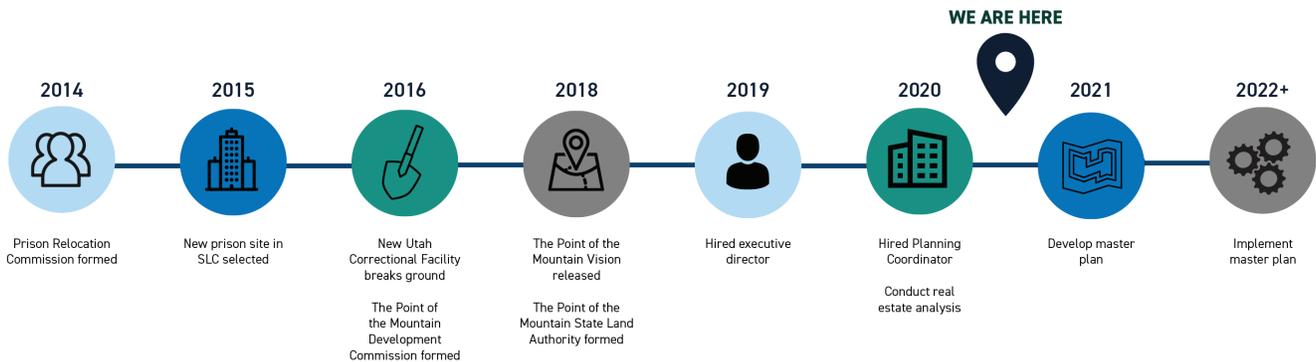
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# THE POINT

The Utah Legislature has directed the repurposing of the approximately 700-acre Draper Correctional Facility site following the move of the inmates to a new location in 2022. This site, known as The Point, is in the heart of Silicon Slopes, one of the most dynamic high-tech centers in the United States. Sitting at the intersection of major highways, served by a young, educated workforce, surrounded by more than 20,000 acres of undeveloped land in area communities, and with easy access to the majestic Wasatch Mountains, this development project has rightfully been called a “once-in-a-generation” opportunity.

Widely recognized as one of the most important economic development opportunities in state history, The Point offers unprecedented potential to create an innovation hub that fosters technological advancement, includes vibrant and iconic mixed-use urban areas, demonstrates environmentally sustainable practices, and encourages active living through recreational amenities and welcoming open space. The Point will drive Utah’s economy and enhance quality of life statewide.

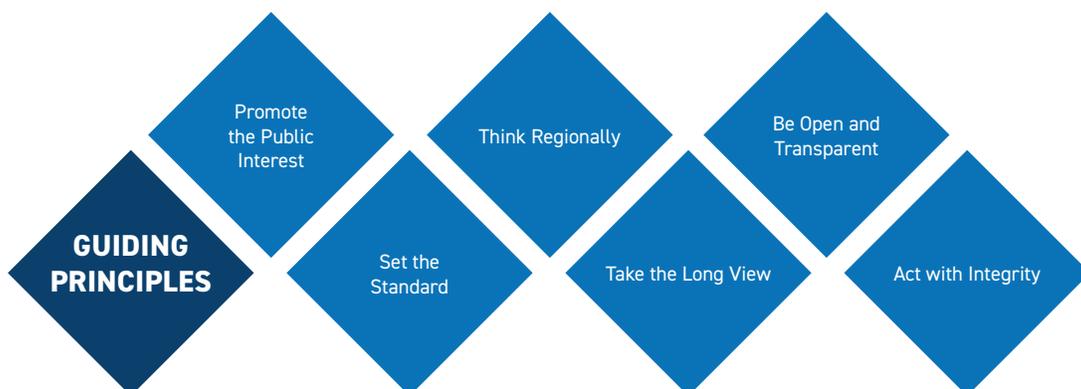


# STATE LAND AUTHORITY

The Utah Legislature created the Point of the Mountain State Land Authority (“Authority”) in 2018 to oversee planning and development of The Point (Utah Code 11-59). The legislation creates an 11-person board with decision-making and land-use authority for The Point. It also directs the Authority to focus on job creation, workforce development, quality of life for residents, workforce housing, environmental sustainability, high-quality transit, recreational opportunities, and creating a nationally recognized research center.

To ensure it fulfills its responsibilities consistently with legislation and public expectations, the Authority adopted the following guiding principles:

- 1. Promote the Public Interest** – We are dedicated to making life better—economically and socially—for all Utahns. We advance the public welfare ahead of any individual interest.
- 2. Set the Standard** – We are building a high-quality community; a leading example of thoughtful, sustainable, and creative development that helps advance residents’ interests.
- 3. Think Regionally** – Regional success is paramount. While our focus is on the site, we analyze the broader impact of our actions, seeking to catalyze regional opportunity and solve regional challenges.
- 4. Take the Long View** – Committed to Utah’s enduring success, we build for the future. We invest our resources for sustained, not just quick, returns.
- 5. Be Open and Transparent** – Because all Utahns own the site, all have a stake in its development. We respect and seek input from all stakeholders, recognizing that our actions affect others. We conduct the public’s work in public and keep them informed.
- 6. Act with Integrity** – We base our decisions on sound data and the law, and act with uncompromising integrity, always.



# WORKING GROUPS

To advance the guiding principles and inform the master-planning process, the Authority created five working groups focused on priority areas:

- Stakeholder (local elected officials)
- Education, Research & Innovation
- Environment & Air Quality
- Infrastructure & Land Use
- Economic Development, Recruitment & Investment

Two Authority board members chaired each of the Working Groups, with the exception of the Environment & Air Quality Working Group, chaired by Scott Baird, executive director of the Utah Department of Environmental Quality and Kerry Kelly, assistant professor of Chemical Engineering at the University of Utah and former chair of the Utah Air Quality Board and Air Quality Policy Advisory Board. Each Working Group is composed of members carefully selected for their experience, diversity, expertise, and commitment to Utah's future. The chairs and members of each Working Group are listed in Appendix A. The members of these Working Groups are an extension of the board, contributing additional knowledge, key relationships, and vision. They are also an extension of the public, promoting a broader range of priorities and perspectives.

Members of the Working Groups participated conscientiously and dedicated significant time and thought to help achieve The Point's significant potential.

## WORKING GROUP PRIMARY TASKS

- 1 Identify a short list of Key Vision Elements to be addressed in the framework master plan for The Point
- 2 Identify additional ideas to include in this report to inform the Authority board and master planning team
- 3 Provide ongoing advice and feedback during the master-planning process
- 4 Help the Authority build relationships with potential target companies and investors
- 5 Serve as champions of the project with their colleagues and the public

# WORKING GROUP MEETINGS

## July

The individual Working Groups met the fourth week of each month beginning in July. During the first round of meetings, the Authority provided a detailed description of the project history, legislative direction, public process to date, the status of the Authority's work, and the proposed role of the Working Groups. In free-flowing discussions, the members then shared a range of ideas for The Point relevant to the group's particular area of focus.

Staff organized the ideas generated during the July meetings and, through an online poll, asked the Working Groups to supplement and prioritize their group's concepts in preparation for the August meetings. During the August meetings, each group reviewed the results of their ranking exercise, collectively refined their ideas, and identified the ideas most critical to success. Staff coalesced the priorities into six Key Vision Elements:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.

The Authority is in the process of selecting a planning team to create a framework master plan for The Point. Staff incorporated the Key Vision Elements into the solicitation document, which indicated that the Authority will evaluate teams in large part on how well they address the Key Vision Elements.

## August

At the August meetings, the Authority asked for volunteers from some of the Working Groups to form subgroups and meet during September to further refine their priority ideas. The following subgroups formed (coordinator listed in parentheses):

### **Education, Research & Innovation**

- Innovation District (Brenner Adams)
- University and Private Sector Partnerships (Donna Milakovic)

### **Environment & Air Quality**

- Reducing Pollution (Glade Sowards)
- Preserving Resources (Moriah Jackson)
- Creating a Livable Community (John Mackey)

### **Infrastructure & Land Use**

- Placemaking (Ted Knowlton)
- Transportation (Hugh Van Wagenen)
- Coordinated Non-transportation Infrastructure (Soren Simonsen)

## September

During the September meetings, the subgroups presented more detailed descriptions of priority ideas, identified other entities who could help advance the ideas, and outlined next steps. The full Working Group provided feedback to the subgroups and, with some changes, adopted the subgroup reports. Those brief reports are included in Appendix C.

The Stakeholder Working Group discussed issues constituents have raised regarding The Point and ways those issues can be addressed. The Economic Development, Recruitment & Investment Working Group heard presentations from the Governor's Office of Economic Development and the Economic Development Corporation of Utah regarding the industry sectors the state targets to

recruit to Utah. That led to a discussion of sectors and companies we should seek to recruit to The Point.

## October

During the October meetings, the Working Groups reviewed and commented on a draft of this report. Staff refined the report consistent with that direction. Notes from the Working Group meetings to date are included in Appendix B.

The Working Groups will not meet in November and December, 2020. The Authority intends to engage a master planning firm to begin developing a framework master plan early in 2021. The Working Groups will reconvene at key points during the planning process to review the planning team's progress and provide guidance and advice on drafts of the team's work products.

# CONCLUSIONS

## Stakeholder Working Group

The Stakeholder Working Group is composed of state and local elected and appointed officials representing jurisdictions near The Point. Their role is to ensure the Authority is aware of their constituents' concerns and ideas and responds appropriately to that input.

The thoughts shared by this group fit within some overarching themes:

- **Economic Development** - The Point presents an outstanding economic development opportunity. Creating an environment of innovation and attracting outstanding businesses to The Point is a priority. Beyond creating jobs and economic activity onsite, The Point can serve as a catalyst to create needed jobs throughout Utah and, especially, the west side of Salt Lake County.
- **Development Vision** - The Point should be a future-focused development that demonstrates cutting-edge technologies, mitigates transportation challenges, includes schools and a university research presence, provides an appropriate mix of housing choices, and enhances quality of life through connections to regional trails, open space that complements Draper's park system, and interesting features. It is important that this project, while visionary, does not value flash over substance, and reflects Utah's values.
- **Approach to Planning and Development** - The Point holds great promise and can benefit the entire region. As we seek those benefits, we must recognize that markets are changing and COVID-19 is accelerating many of those changes. Traditional development approaches may not work. We must take a thoughtful, analytical approach to achieve the site's potential. Because The Point is publicly owned, it needs to serve the public interest and the State should take the time to get the development right.
- **Regional Coordination** - Surrounding communities generally support The Point. Nevertheless, they want the Authority to coordinate closely with nearby communities and regional entities so area plans work well together, infrastructure investment is coordinated, and The Point does not attract new economic activity in the region (especially using incentives) at the expense of municipal economic development plans. Ensure that organizations most affected by the development, such as municipalities and schools, are engaged meaningfully.

- **Communication** - Communication is vital. The Authority should communicate regularly with community leaders and residents using a variety of media and approaches. The Authority should demonstrate how public ideas are reflected in site planning and development.

## Education, Research & Innovation Working Group

This working group supports dedicating a portion of The Point to promoting innovation in Utah. Their vision is to “develop a diverse, high-density district to inspire a culture of innovation by incorporating cutting-edge technology with a living and working space where the world can ‘visit the future’—an exploratory sandbox to attract human and capital resources with increased collaboration, rapid idea generation, and reduced regulation.”

In essence, this would be an innovation center, associated closely with industry, that includes lab and maker space, research facilities, a significant higher education presence, strong anchors, and accelerators and incubators to foster early-stage companies. We seek innovation with a purpose: creating economic opportunity and solving problems through commercialization of new ideas and technologies. The group identified a number of important elements to catalyze this vision:

- **Placemaking**—Make the site an appealing gathering place, distinct from other developments, where innovation companies would like to locate. We can think of it as “The smallest big city in America.” The development would include regional and national corporate offices and facilities to promote R&D. The group promotes implementing cutting-edge technologies into the development, such as solar, autonomous vehicles, smart cities, IoT, AI, and blockchain. Shared space and venues could attract international experts and private/public sector collaboration on the site through intentional and unanticipated interactions. They see The Point as a gathering place with cultural opportunities, fast-casual and fine-dining restaurants, meeting rooms, test kitchen concepts, tech showcase stores, high-density housing, on-site gyms, and access to parks and regional trails. It should be a welcoming place, fostering diversity and inclusion.
- **Higher Education Participation**—The working group generally agrees that higher education participation at The Point could help spur innovation. That participation, however, should take the form of collaboration between academia and industry more than additional buildings for educational classrooms. The group encouraged neutrality with regard to which academic institutions participate, suggesting that institutions lead in areas where they have expertise.

To promote academic and industry partnerships at the Innovation District, the group proposed a portion of the land at The Point be set aside for an “Education Innovation Park” funded by revenue generated from development/sale/lease of that land, governed by a representative board of education leaders and directed by a statewide education organization that understands public/private partnerships with education. The Education Innovation Park would be an organization and would not necessarily require its physical space at the site. The land would be occupied by industries seeking to coordinate with

higher education. The board would promote tech and idea transfer between higher education institutions and industry partners. It would also create a concierge experience to help Innovation District companies identify key higher education partners and facilitate constructive working relationships with the higher education. Details can be found in the report of the Higher Education and Private Sector Partnership subgroup in Appendix C.

- **Regulatory Sandbox**—Innovation flourishes in freedom. The group promotes accelerating innovation at The Point by creating a “sandbox” where certain regulations and other barriers within state control are suspended and entrepreneurs can conduct test-bedding earlier and faster.
- **Target Sectors and Companies**—The market will largely determine which industry sectors and companies will fit best at The Point. Nevertheless, we should seek to build on Utah’s existing industry strengths and growing companies. There are several sectors of interest: software, life sciences, clean energy, healthcare (e.g. digital health, big data, clinical research incorporated into healthcare facilities, etc.), aerospace, bioinformatics, cybersecurity, autonomous vehicles, fintech, AI/machine learning, IoT/Robotics and Smart Cities. We should also create opportunities for new technologies and additional innovation at the intersection of some of these sectors, such as fintech and medtech blends.
- **Programming**—Compelling programming is critical to innovation district success. Programming generates interest, educates residents and employees, and facilitates creative interaction among diverse sectors. Programming at The Point should be consistent with the vision and include opportunities for mentoring and assisting early-stage companies, potentially building on existing higher education programs. It could take the form of lectures, workshops, experiential learning, pitch contests, funding firesides, hack-a-thons, and more. We also could provide opportunities for K-12 students by partnering with higher education institutions to expand their outreach to K-12 students. Specifically, those institutions could create an educational hub focused on STEM, with shared maker space, that excites students throughout the region and creates a talent pipeline for industry.
- **State Approach**—The Working Group recommends that the State maintain control of the project long-term to ensure the State achieves its broad goals as outlined in statute, avoids decision making based on short-term pressures rather than long-term public interest, and allows the state to share in the value increase at The Point and have a sustainable funding source. This can be accomplished through approaches such as development agreements, joint ventures, and placing the land in trust (e.g., the Stanford Land Trust).

## Environment & Air Quality Working Group

This working group foresees a walkable, multi-use, transit-oriented development at The Point that promotes health and minimizes pollution and resource use. Their vision includes site-wide sustainability best practices including: a modern transportation system with high-quality transit, electric vehicle charging infrastructure, and a robust active transportation network; an ambitious

trail, park, and open space system that serves as a recreation hub; and development that meets efficiency and wellness standards, implements water and energy conservation, adopts air and water quality strategies, and promotes equity and affordability. Specifically, they encourage The Point to address the following:

- **Improve Air Quality**—The Utah Legislature established a goal of improving air quality at The Point. The working group identified several approaches to achieve this goal. The group encourages consideration of upstream, midstream, and downstream emission sources and impacts. Because vehicles are still the predominant source of air pollution in the region, the group promotes approaches to reduce automobile use. They embrace early planning for transit-oriented development (TOD) and active transportation. They encourage The Point to promote on-site electric vehicle use by incorporating vehicle charging infrastructure into the development and making buildings EV-ready. In addition, they suggest The Point establish goals to reduce automobile use and implement measures (parking reduction, road design, and alternative transportation) to achieve those goals. The working group also promotes all-electric buildings, mitigating fugitive dust, prohibiting solid fuel appliances on the site, requiring construction equipment to meet clean-engine standards, and setting indoor air-quality standards in building materials, HVAC, and thermal insulation (e.g., commercial LEED, residential Living Building Challenge, DoE indoor air quality standard).
- **Improve Water Quality**—Runoff from The Point could affect water quality in the Jordan River, the Great Salt Lake, and elsewhere. The working group encourages The Point to implement state-of-the-art Low Impact Development design criteria (such as bioswales and pervious surfaces) to maximize storm water recharge and minimize runoff. They also suggest exploring on-site water reuse, taking into consideration impacts on the Great Salt Lake.
- **Reduce Energy Use**—The Point can serve as a model of energy efficiency. The working group encourages The Point to pursue energy efficiency by requiring buildings to meet efficiency and wellness standards (e.g., DOE Net Zero Energy Ready, 2021 International Energy Conservation Code, LEED, WELL, DOE Home Energy Rating System (HERS) disclosure). The Point could also include Passive House, Zero Carbon certification and Living Building Challenge options for developers and avoid development that contributes to urban heat islands (proper placement of shade trees, green roofs, and avoid large asphalt/concrete areas).

A corollary to reducing energy use is reducing the need for energy from fossil fuels. The Point can do this by pairing on-site renewable generation and storage with utility-scale renewables. This may include planning for on-site solar (rooftop and community-scale) coupled with energy storage and microgrids. The group suggests The Point explore district heating and cooling using the on-site geothermal resource and generating power with on-site wind turbines.

- **Minimize Water Use**—To reduce water use at The Point, the group suggests we consider

creating a water budget for the site (including projected precipitation, evapotranspiration, and use) and implement Locascapes design and water-wise landscaping principles (drought tolerant and native plants, efficient sprinklers/drip irrigation, smart turf/active play areas). Water-efficient landscaping should take into consideration the value of trees that absorb carbon and provide shade that reduces energy needs and promotes walking. They suggest The Point require water-efficient fixtures in all buildings and standardize new construction for gray water use.

- **Create a Livable Community**—The working group defined a livable community as one with: 1) high quality of life—good employment and education opportunities, strong sense of community, community diversity, and good child care, health care, and elder care; 2) public health—clean environment, little noise and light pollution, and active lifestyle; and 3) social equity—access to education, jobs, care facilities, recreation facilities, diverse local businesses, food, affordable housing, and services. The group encourages the planning team to consider these elements in master planning.

## Infrastructure & Land Use Working Group

This group recognizes the unique opportunity presented at The Point. Specifically, the site's regionally significant location opens opportunities for high-level connectivity with surrounding communities, serving as a nexus between Utah and Salt Lake Counties, and linking natural areas such as the Jordan River and Wasatch Mountains. The Point can also serve as an economic center, bringing jobs to southern Salt Lake County. Done right, The Point will be a 21st Century complete community, a statewide model of forward-thinking design. The group identified several elements critical to achieve The Point's lofty promise:

- **Urban Design**—The Point should be a vibrant, walkable, bikeable, mixed-use community with a fine-grained urbanism, efficient and limited parking, and unity of design that reduces the need for cars. Design should start with an interconnected street network emphasizing four-way intersections, intersection density, and a hierarchy of streets, some focusing more on accommodating pedestrians and non-motorized vehicles and others accommodating service and delivery vehicles. Planning should include transportation and land use connections, especially with job centers, to reduce commuting. Streets and buildings should be oriented toward streets, rather than to parking lots, and to protect view corridors. Green infrastructure—parks, trails, urban forest, and landscaping—should be prominent both within the site and as a means to connect with nearby natural amenities. The development should respond more to transit than to cars, and reflect changes in the market as a result of COVID-19.
- **Regional Coordination**—To be successful, planning for The Point must consider regional, not just site benefits. Identify key gateways to the site and work with owners of those properties to promote complementary development. Seek to optimize land uses beyond The Point boundaries. Coordinate closely with the MPOs, counties and neighboring communities, building on existing plans such as the Wasatch Choice 2050 vision. Providing connectivity to the urban fabric of surrounding communities and regional

infrastructure is critical. For example, connecting 600 West to 14600 South through the site will provide direct access from Bluffdale to the Bangerter Highway and reduce pressure on local Bluffdale streets.

- **Transportation**—Plan a multi-modal transportation system of the future that balances goals of traffic mitigation, air quality, transportation affordability, and access to and through the site. Create sufficient flexibility to accommodate emerging transportation technologies. A transit line connecting existing transit through The Point and into Utah County is the central transportation feature. Connect to transit with a circulator system. Build a world-class active transportation system both within the site and connecting to regional street networks and trails that facilitates non-motorized commuting to The Point. Recognize and plan for pedestrians and bicycles as important modes of transportation.
- **Infrastructure**—The master plan must incorporate non-transportation infrastructure. This includes wet utilities (culinary water, wastewater, pressurized secondary irrigation, low-water-use fixtures, and storm water), dry utilities (natural gas, electricity, rooftop solar, and, potentially, a small wind farm), technology infrastructure (fiber network, smart-city technology, district-scale wireless), and green infrastructure (on-site stormwater retention, wildlife corridors, green space). Plan a shared district parking system and limit surface parking.
- **Bold Ideas**—Group members suggested interesting ideas to consider as part of site planning, including an authentic, walkable, retail main street; iconic urban plazas; Jordan River kayaking park; recognizing the site's history as a prison; and creating transit connections to outdoor amenities such as ski areas. The group supports connecting “river to range”—the Jordan River to the Wasatch Mountains—through The Point, including wildlife corridors and bicycle connections.

## Economic Development, Recruitment & Investment Working Group

This group discussed approaches and strategies to help The Point become a center of economic activity and a catalyst for statewide economic growth. They see The Point as a global, not just regional opportunity that should be planned and branded as such.

- **Vision for The Point**—Attracting the best companies, talent, and investment to The Point starts with outstanding placemaking. We should plan and create an attractive community—a regional destination—promoting an outstanding lifestyle where people can live, work and play. The community should include mixed-use centers, high-quality transit, smart-city technologies, sustainable practices (energy efficiency, water conservation, low-impact development, reduced air emissions, EV technologies, Net Zero Ready, etc.), workforce housing, arts and culture, open space, and recreation improvements. In addition, The Point should include an innovation center, with a research center/university presence and accelerators/incubators to help Utah's entrepreneurs succeed. We should consider The Point as part of a larger, statewide economic development strategy and ensure it complements and re-enforces plans for other strategic developments in the state (e.g.,

the Inland Port, U of U Research Park, Salt Lake City biotech initiative, and the Northrop Grumman Roy Innovation Center at Falcon Hill National Aerospace Research Park--West Gate). Getting the development right is critical and we should take the time necessary to achieve the vision.

- **Recruitment Strategy**—The group recommends we build our recruitment strategy around our regional strengths, coordinated with State recruitment efforts. A significant part of the strategy should be attracting high-profile anchor companies, top universities and key components of innovation districts (e.g., research, incubators, accelerators, venture capital) to The Point. We should pursue major anchors concurrently with master planning so we can incorporate their priorities into the master plan and accommodate outstanding early opportunities to locate top leading companies organizations at the site. Organizational prominence is not the sole consideration. We seek partners that “buy into” the Point vision, “fit” with the broader culture, and will contribute to Utah. The search for anchor tenants should include local, as well as national and global firms. We can play to Utah’s strengths (see below) when approaching companies and other partners and take advantage of personal contacts the Working Group and others in Utah have with executives at target entities. The group also suggested working with the State to identify appropriate inducements to attract target entities.

We should seek a diversity of sectors at The Point, rather than putting “all eggs in one basket.” EDCUtah and GOED have identified Utah’s target industry clusters, focusing on where Utah has a high concentration of jobs, industry assets, and emerging companies. These clusters can create a synergistic ecosystem, and include: Aerospace and Defense; Energy; Financial Services; Information Technology; Healthcare innovation; and Advanced Materials and Manufacturing. In addition to the State’s priority clusters, group members also mentioned cybersecurity, robotics, artificial intelligence, and data centers.

- **Regional Strengths**—Utah is fortunate to have a number of world-class embedded assets that make it an appealing location for businesses and investment: a fast-growing economy, favorable government policies and business climate, sound infrastructure, international recognition of Silicon Slopes, a growing venture capital sector, natural beauty, unparalleled outdoor recreational assets, Hill Air Force Base, an educated workforce with outstanding language skills, top research universities, a relatively affordable housing market, and more. Utah’s entrepreneurial spirit is reflected in a high number of successful business startups. Underlying much of this success is Utah’s culture of collaboration.
- **Ideas to Strengthen Recruiting at The Point**—To improve recruitment efforts, the group recommends we promote a workforce pipeline for our innovation economy, including collaboration between K-12, higher education, and business, with an emphasis on increasing workforce diversity. We could support this effort by bringing global-class, well-known K-12 education providers to the site, which would not only build the workforce, but also help attract corporate executives interested in their children’s education. In addition, we should work with State and local governments to streamline approval processes and regulation and help advance necessary infrastructure in the region. We also should

establish “Centers of Excellence” in the fields listed in “Recruitment Strategy” above.

- **Investment**—If we plan The Point consistently with the vision and recruit a few major companies, other investment will follow. Nevertheless, Utah needs to market itself better globally. Members of the Working Group have relationships with and can contact sovereign wealth funds, family offices, ultra-high-net-worth individuals, and other investment funds that have an interest in smart, sustainable, future-focused communities.

### **Conclusion**

The Point presents Utah with an outstanding opportunity to make life better for all residents. To accomplish this, we need imagination, expertise, and will equal to that opportunity. The Working Groups have provided these key ingredients. These accomplished community leaders are volunteering their time and talent in public service, and they will continue to be involved in the planning process. The Point of the Mountain State Land Authority is grateful to them for contributing vision, practical thinking, and a distinct Utah perspective. Because of their work, and the continuing input of interested Utah residents, The Point will be an iconic, future-focused community in which we all can take pride.



# APPENDIX A

WORKING GROUP MEMBERSHIP

# STAKEHOLDER WORKING GROUP



**DAWN RAMSEY**  
Co-chair  
Mayor  
South Jordan City



**LINCOLN FILLMORE**  
Co-chair  
Senator  
State of Utah



**DERK TIMOTHY**  
Mayor  
Bluffdale City



**JEFF STENQUIST**  
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**JENNY WILSON**  
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Salt Lake County



**DANIEL MCCAY**  
Senator  
State of Utah



**MARK JOHNSON**  
Mayor  
Lehi City



**STEVE DEBRY**  
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**TANNER AINGE**  
Commissioner  
Utah County



**TASHA LOWERY**  
Councilmember  
Draper City



**AMANDA OAKS**  
Board Member  
Canyons School  
District

# EDUCATION, RESEARCH & INNOVATION WORKING GROUP



**DAVID WOOLSTENHULME**  
**Co-chair**  
 Commissioner  
 Utah Higher Education  
 System



**STEPHEN HANDY**  
**Co-chair**  
 Representative  
 State of Utah



**LISA BURREAU**  
 VP for Research  
 Utah State University



**JONATHAN BATES**  
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**DIOGO MYRRA**  
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 Album VC



**KEITH MARMAR**  
 Chief Innovation & Economic  
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**KELVYN CULLIMORE**  
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**DEREK WHITE**  
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 US Bank



**BRENNER ADAMS**  
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 The Link Group



**DONNA MILAKOVIC**  
 Senior Director of  
 Community Outreach  
 Utah Valley University



**NATHAN LEE**  
 Director of Tech. & Innovation  
 Utah Department of  
 Transportation



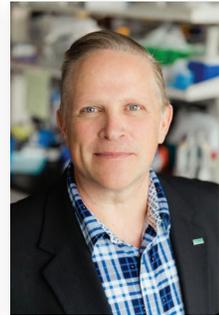
**RANDY RASMUSSEN**  
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 BioFire Diagnostics, Inc



**GARY CROCKER**  
 President  
 Crocker Ventures



**JEFFERY NELSON**  
 President  
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**DAVID BEARSS**  
 Founder & CEO  
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**CARINE STROM CLARK**  
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**CHRIS KLOMP**  
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**JAMES THAYER**  
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# ENVIRONMENT & AIR QUALITY WORKING GROUP



**SCOTT BAIRD**  
**Co-chair**

Executive Director  
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Environmental Quality



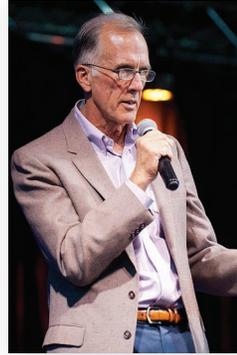
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**SARAH WRIGHT**

Founder and  
Executive Director  
Utah Clean Energy



**SCOTT WILLIAMS**

Executive Director  
HEAL Utah



**TODD STEVENS**

Managing Director  
RenewableTech  
Ventures



**KERRY CASE**

Chief Sustainability  
Officer  
University of Utah



**THOM CARTER**

Executive Director  
Utah Clean Air  
Partnership (UCAIR)



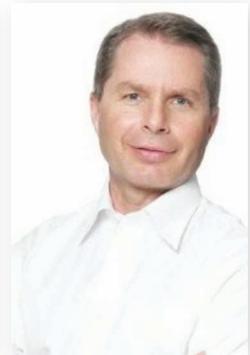
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Water Resources



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Scientist  
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**BRYSON GARBETT**

President and CEO  
Garbett Homes

# INFRASTRUCTURE & LAND USE WORKING GROUP



**TROY WALKER**  
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Mayor  
Draper City



**JIM RUSSELL**  
Co-chair  
Executive Director  
DFCM



**TED KNOWLTON**  
Deputy Director  
Wasatch Front  
Regional Council



**SHAWN SEAGER**  
Dir. of Regional  
Planning  
Mountainland Assoc.  
of Governments



**LYLE MCMILLAN**  
Dir. of Strategic  
Investments  
Utah Dept. of  
Transportation



**GRANT FARNSWORTH**  
Director of Business  
Development  
The Farnsworth Group



**SØREN SIMONSEN**  
Executive Director  
Jordan River  
Commission



**RYAN PERRY**  
Dir. of Regional Planning  
& Transportation  
Salt Lake County



**REID EWING**  
Professor  
University of Utah



**ROSS DINSDALE**  
Civil Engineer  
Lehi City



**LONNIE BULLARD**  
Chairman  
Jacobsen Construction  
Company



**LAURA HANSON**  
Director of Planning  
Utah Transit Authority



**GRANT CROWELL**  
Economic Dev.  
Director  
Bluffdale City



**KYLE PASLEY**  
Deputy Assist. Director  
The Utah School and  
Institutional Trust Lands  
Administration



**ERIC RASBAND**  
Planner  
Utah Dept. of  
Transportation



**CHRISTINA OLIVER**  
Community Dev.  
Director  
Draper City



**GEORGE SHAW**  
Community Dev.  
Director  
South Jordan City

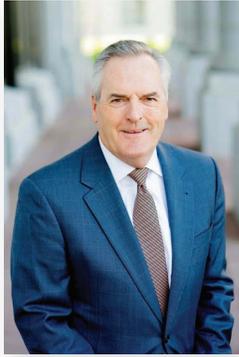


**DON WHYTE**  
VP of Planning  
Deseret and Citrus

# ECONOMIC DEVELOPMENT, RECRUITMENT & INVESTMENT WORKING GROUP



**APRIL COOPER**  
**Co-chair**  
President & CEO  
Alpine Companies



**VAL HALE**  
**Co-chair**  
Executive Director  
Utah Governor's Office of  
Economic Development



**THERESA FOXLEY**  
President & CEO  
EDCUtah



**STAN LOCKHART**  
Principal  
The Lockhart Group



**MILES HANSEN**  
President & CEO  
World Trade Center  
Utah



**THOR ROUNDY**  
Founder & President  
EVN Law



**JOSEPH SPENCE**  
Vice President  
Goldman Sachs



**JONATHAN FRANCOM**  
Vice President  
Adobe



**MARK WELCKER**  
President & CEO  
The Point of the Mountain  
Chamber of Commerce



**DEREK MILLER**  
President & CEO  
Salt Lake Chamber and  
Downtown Alliance



**DAVID CARLEBACH**  
VP of International  
Investment  
World Trade Center Utah



**GAVIN CHRISTENSEN**  
Founder & Managing  
Partner  
Kickstart



**CESAR SANCHEZ**  
Associate Director  
University of Utah



**WILLIAM BENZ**  
President & CEO  
Advanced Technology  
Compliant Solutions, LLC



# APPENDIX B

# **STAKEHOLDER WORKING GROUP**

MEETING NOTES



## STAKEHOLDER WORKING GROUP

10 a.m. to 12 p.m.

July 28, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-Lincoln**  
Fillmore, Utah State Senator
- **Working Group Co-Chair-Dawn**  
Ramsey, South Jordan City Mayor
- Alan Matheson, The Point Executive Director
- Jenny Wilson, Salt Lake County Mayor
- Eric Biggart, Senior Advisor, Salt Lake County Mayor
- Jeff Stenquist, Utah State Representative
- Tasha Lowery, Draper City Councilmember
- Ezra Nair, Senior Policy Advisor, Utah County Commissioner Ainge
- Dan McCay, Utah State Senator
- Muriel Xochimitl, X-Factor Strategic Communications President
  
- Co-Chairs Mayor Dawn Ramsey and Senator Lincoln Fillmore started the meeting
  - Welcomed participants
  - Informed them that the meeting would be recorded
  - Introduced participants
  
- Director Matheson gave an overview of The Point of the Mountain State Land Authority
  - Opportunities on the state-owned property
  - Outlined objectives based on State law
  - Board members background
  - Board guiding principles
  
- Director Matheson gave a recap of The Point of the Mountain Development Commission work
  - Visioning process included visioning scenarios
  - Thousands of Utahns participated
  - Working groups assembled
  - Visioning Principles
    - Highly trained workforce and jobs
    - Connecting parks and open space
    - Community design with vibrant urban centers
    - Variety of housing and community options
    - Transportation
      - Connecting street networks
      - New north-south and east-west facilities
    - Catalytic center with a research and university presence



- Director Matheson provided an overview of The Point Working Group composition, meeting schedule and objectives:
  - Stakeholder
  - Economic Development, Recruitment and Investment
  - Education, Research and Innovation
  - Environment and Air Quality
  - Infrastructure and Land Use
  
- Director Matheson provided an overview of The Point timeline for master planning development and anticipated future implementation.
  
- Senator McCay expressed that because the site is publicly owned, there is not an exigent need to rush development and that the Board can take their time to get development right.
  
- Representative Stenquist asked about the role of Draper City vis-à-vis The Point of the Mountain State Land Authority. Director Matheson explained that there are several representatives from Draper City serving as working group members and POMSLA is working with Draper on an Interlocal Agreement to clarify roles and responsibilities. Chair Ramsey explained that Mayor Troy Walker serves on the Board.
  
- Working group participants asked about opportunities for public involvement as the work to develop a master plan starts. Director Matheson explained that the Board intends to robustly engage with the public and that there will be multiple opportunities for public involvement during the master planning process.
  
- Senator McCay asked whether the Board would consider Community Reinvestment Areas (CRAs) to help finance needed infrastructure.
  
- Senator McCay raised the caution that incentivizing retail and other development should not be competitive to the development of surrounding communities.
  
- Mayor Wilson made the point that COVID has significantly disrupted markets. She explained that the Board needs to be forward-thinking and smart about development and land use choices. She said that there are fewer jobs on the west side of Salt Lake County and that the state-owned site presents an important opportunity to provide jobs and employment options for southwest SLCO.



## OPEN DISCUSSION

- **Question #1- PARTICIPATION-** What questions do you have about your role or the process? How can we make your participation most meaningful?
  - Would like to stay informed about the project.
  - Would like to help champion the effort.
  - Would like to understand how we're building on the significant amount of input from the public during the visioning process.
  
- **Question #2- VISION-** What is your initial vision for the site?
  - cutting-edge technology
  - mixed of housing options
  - open space, trail connectivity
  - water features, considering elements that promote an excellent quality of life
  - university/research presence
  
- **Question #3- GOALS-** How can development of this site best contribute to quality of life in our region? What initial ideas do you have to achieve The Point's broad goals?
  - Transportation concerns; mitigate traffic as much as possible
  - focus economic opportunities
  - regional nature of site
  
- **Question #4- PUBLIC SUPPORT-** How can we build public support of the surrounding communities, elected officials, and the general public?
  - Want to lead out with messaging and reduce public opposition
  - preserve open space to complement Draper City's open space
    - connecting into existing pathways
  
- **Question #5- NEXT STEPS-** What are this group's next steps? What additional information do you need? How would you like us to communicate with you?
  - Feedback from working groups will help to inform the development of an RFQ to solicit a design/planning consultant team



## STAKEHOLDER WORKING GROUP MEETING

10 a.m. to 12 p.m.

August 25, 2020

### PARTICIPANTS:

- **Working Group Co-Chair-Dawn Ramsey**, South Jordan City Mayor
- Alan Matheson, The Point Executive Director
- Jenny Wilson, Salt Lake County Mayor
- Jeff Stenquist, Utah State Representative
- Tasha Lowery, Draper City Councilmember
- Derk Timothy, Bluffdale City Mayor
- Ezra Nair, Senior Policy Advisor, Utah County Commissioner Ainge
- Steve Kellenberg, The Point Planning Coordinator
- Muriel Xochimitl, X-Factor Strategic Communications President
- Co-Chair Mayor Dawn Ramsey
  - Welcomed and introduced participants
- Director Matheson gave a recap of the July Working Group meeting
  - Publicly owned so we have the responsibility to make sure that the site is developed right
  - Coordinate with local communities surrounding the site
  - Priorities identified by the group in the July meeting:
    - Create a vibrant, walkable, mixed-use center that includes housing, jobs, shops, trails, open space, and other amenities, with a focus on placemaking.
    - Scale The Point in a logical hierarchy with other activity centers in the POM region.
    - Create a smart city that incorporates cutting-edge technology.
    - Diversify our housing stock to match the needs of our workforce.
    - Build flexibility into site design so we can adapt to changing market conditions and technologies.
    - Provide transportation connectivity to and through the site with a range of transportation modes (new transit, active transportation, autonomous vehicles), and connected, pedestrian-friendly streets and trails.



- Pursue efficient water use through water-wise landscaping and on-site, low-impact stormwater management.
  - Consider the regional impacts of the development and strive for compatibility with surrounding communities.
  - Include a university/research presence.
  - Promote economic development opportunities.
- Steve Kellenberg, The Point Planning Coordinator, introduced himself
    - Steve provided an overview of the planning process
      - August 2020- Developing candidate list for RFQ process
      - September 2020- Anticipated issuing RFQ
      - October 2020-
        - Short-list consultant teams who will be invited to propose on an RFP
        - Issue RFP
      - November- Vision competition
        - Consultants will bring proposals showcasing proposed vision for the site
      - December- consultant team selection
      - January- Site evaluation, opportunities and constraints
      - February & March- Conceptualize development alternatives
      - April & May- Framework plan refinement
      - June- Guidelines and documentation
    - Working groups will provide 4-6 key concepts that will provide overarching guidance for master planning process
  - Director Matheson provided a visual overview of the next steps.
    - He explained that The Point is looking for 2-3 key priority concepts from the stakeholder working group at this meeting.
  - Working group members prioritized their key concepts via a survey and had an open discussion regarding the top priorities.
    - Some members felt that economic development should be a “given” that underpins all of The Point’s work.
    - The group had a discussion regarding the definition of smart cities and how The Point would utilize a smart cities approach to development.
    - Director Matheson and Coordinator Kellenberg explained that all listed priorities are important and will be considered throughout the planning process. They emphasized that the 2-3 key priorities that the working groups identify during the August meeting will be used for the development of the RFQ.
    - Councilmember Lowery suggested that economic development be ranked ahead of smart cities (move from #4 to #3 on priority list).



- Mayor Timothy suggested that infrastructure needs to come first, including smart city technology and that economic development would naturally follow.
  - Ezra Nair explained that he sees economic development as a necessity for the site.
  - The working group decided to move forward with the priorities as ranked via the survey.
- Muriel Xochimitl provided an overview of the public rollout of The Point, including the following:
    - Invited working group members to the press conference scheduled for Monday, September 14 at 9 a.m. at the Utah Correctional Facility.
    - Provided a preview of the website and social channels.
    - Showed The Point video that explains the project.
  - Director Matheson thanked working group members for their participation and concluded the meeting.



## STAKEHOLDER WORKING GROUP

### MEETING NOTES

10 a.m. to 12 p.m.

September 22, 2020

#### PARTICIPANTS:

- **Working Group Co-Chair**-Lincoln Fillmore, Utah State Senator
- Dan McCay, Utah State Senator
- Alan Matheson, The Point Executive Director
- Jenny Wilson, Salt Lake County Mayor
- Jeff Stenquist, Utah State Representative
- Tasha Lowery, Draper City Councilmember
- Derk Timothy, Bluffdale City Mayor
- Jake Young, Salt Lake County planner
- Steve Kellenberg, The Point Planning Coordinator
- Muriel Xochimitl, X-Factor Strategic Communications President
  
- Co-Chair Senator Lincoln Fillmore
  - Welcomed and introduced participants
  
- Director Matheson gave a recap of The Point public launch
  - News coverage in every major media outlet in Utah
  - Over 1,700 survey responses in one week
  
- Director Matheson gave a recap of The Point consultant team selection process
  - The selection of the prime consultant firm will be made using the Value Based Selection system (VBS).
  - The State will contract with only one legal entity.
  - All submittals, information, documents or information to be submitted by any prospective consultant in response to the SFC will be a public record.
  - Stage I - The Selection Committee may decide to conduct interviews with no more than the six highest scored firms that have met all of the requirements.
    - Three of the six highest scoring firms will move to Stage II
  - Stage II - Two charrette workshops will be conducted with the three selected firms at the initiation of the charrette process and at a midpoint review in the process.
    - The purpose of the Stage II charrette workshops will be to allow those firms to present their final concepts, urban design solutions and vision to the committee after completing previous charrette sessions.
  - The final step in the process will be a presentation by the firms / interview.

- Director Matheson outlined the high-priority concepts identified to date that the working groups helped to draft:
    - 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.
  
  - Director Matheson asked the working group regarding what reactions they've heard from their respective constituencies regarding The Point and its public launch:
    - Representative Stenquist related that he hadn't heard anything and expressed that some members of the public don't seem to care about the process until it's too late for them to add their input.
    - Councilmember Lowery mentioned that her constituents are "cautiously optimistic" about The Point. They are generally concerned about traffic and density as their primary concerns. She explained that they are hopeful for jobs and economic opportunity.
    - Bluffdale Mayor Derk Timothy explained that his residents that live further away from the site are more concerned than the residents who already live in high-density developments closer to the prison property. He made the point that his residents are generally very accepting as long as they stay informed about the process. His recommendation was that he would like to see communications content for web, social, newsletter, etc. He explained that he has resident block captains who are eager to help spread the word and asked that The Point communications teamwork with the Bluffdale City Communications Director to disseminate information.
-

- Councilmember Lowery made the point that there are organized groups like the Draper Historic Preservation Society and the Canyons School District that would be interested in participating in the process.
  - Councilmember Lowery asked about trail connectivity through the site to provide options for the west side of Draper. Alan said that the transportation working group is looking into those details.
  - Representative Stenquist asked about transportation infrastructure to the site.
  - Jake Young asked about recycling existing materials on the site, if possible. Alan said that it's being considered to assess feasibility.
- Director Matheson asked the working group what advice they had for The Point selection committee as they moved forward with the process to select a planning consultant team.
  - Senator Dan McCay asked Director Matheson if The Point has a scoring sheet for the selection process. Matheson explained that they have worked with the Utah Division of Facilities and Construction Management to create a scoring sheet.
  - Senator McCay explained that he's been through charrettes before and recommends that the selection committee does not "fall for the shiniest pony." He made the point that a local presence on the winning proposing team would be important. He lauded Steve Kellenberg's hire due to Steve's prior work with the Irvine Group.
- Director Matheson outlined next steps for the working group and reminded members of the October meeting.
- Co-Chair Senator Lincoln Fillmore thanked the working group for participating and concluded the meeting.



## STAKEHOLDER WORKING GROUP

### MEETING NOTES

10 a.m. to 12 p.m.

October 27, 2020

#### PARTICIPANTS:

- **Working Group Co-Chair**-South Jordan City Mayor Dawn Ramsey
- Alan Matheson, The Point Executive Director
- Jeff Stenquist, Utah State Representative
- Ryan Perry, Direction of Regional Planning and Transportation, Salt Lake County
- Amanda Oaks, Canyon School District Board Member, District 6
- Tasha Lowery, Draper City Council Member
- Steve Kellenberg, The Point Planning Coordinator
- Muriel Xochimitl, X-Factor Strategic Communications President
  
- Co-Chair Mayor Ramsey welcomed and introduced participants.
  
- Director Matheson provided an update on the solicitation process:
  - Explained that 12 firms proposed; selection committee has narrowed the candidates to three finalists.
  - The Point of the Mountain State Land Authority will issue an updated RFP this week to the three finalists clarifying the remaining steps. Selection process will proceed with two rounds of charrettes conducted in the coming weeks (virtually) with the three finalists. These finalists will receive:
    - Detailed Scope of Work
    - Site data
    - Program of Work, including market analysis
    - Working Group Final Report
  - Early December- Finalists will make final presentations to the selection committee and the selection committee will recommend a planning team to the Authority Board.
  - It is anticipated that the Board will make a selection in mid-December. We are on track to select a firm by the end of the year.
  - Master planning process starts early 2021, with framework master plan in place mid-2021

- Director Matheson provided a recap of the working group deliverables to date. He explained that many of the recommendations from the working groups have been included in the RFQ/RFP issued to solicit a planning consultant team and scoring was based on applicants' responses to the Key Vision Elements. He explained that the working group recommendations are also included in a report to be given to the candidate planning teams.
- Director Matheson provided a high-level explanation of the draft final report and opened it up for discussion with the working group:
  - The Point should demonstrate cutting-edge technologies, provide a mix of housing choices, mitigate transportation challenges, include a university research presence, and enhance quality of life through connections to regional trails, open space that complements Draper's park system, and interesting elements such as water features. It is important that this project, while visionary, does not value flash over substance, and reflects Utah values.
    - Mayor Ramsey asked that employment opportunities be explicitly stated.
    - Councilmember Lowery asked that the wording should include an emphasis on The Point being an economic development catalyst and driver of employment opportunities.
    - Mayor Ramsey and Councilmember Lowery asked that housing choices be moved lower in the list to reflect that the emphasis is on economic development.
  - The Point holds great promise and can benefit the entire region. As we seek those benefits, we must recognize that markets are changing and COVID-19 is accelerating many of those changes. Traditional development approaches may not work. We must take a thoughtful, analytical approach to achieve the site's potential. Because The Point is publicly owned, the State can take the time to get the development right.
  - Surrounding communities generally support The Point. Nevertheless, they want the Authority to coordinate closely with municipal and county leaders so area plans work well together and The Point doesn't attract all the new economic activity in the region (especially using incentives) at the expense of municipal economic development plans. Ensure that organizations most affected by the development, such as municipalities and schools, are engaged meaningfully.
    - Ryan Perry and Mayor Ramsey asked that regional coordination on infrastructure needs be explicitly stated.
  - Communication is vital. The Authority should communicate regularly with municipal leaders and residents using a variety of media and approaches. The Authority should demonstrate how public ideas are reflected in site planning and development.

- The Point presents an outstanding economic development opportunity. Beyond creating jobs and economic activity onsite, it can serve as a catalyst to bring needed jobs to the west side of Salt Lake County.
  - Director Matheson explained that this bullet will be moved to the top of the list.
- Director Matheson outlined the next steps for the planning process in 2021:
  - Step 1: Gather Information & Data
  - Step 2: Develop Scenarios
  - Step 3: Establish Preferred Scenario
  - Step 4: Create Framework Master Plan
- Director Matheson explained that the Working Groups will have an opportunity to respond to the planners' products at each of these stages.
- Amanda Oaks asked about the timing of the prison relocation and future development.
  - She expressed a desire to have robust public involvement during the upcoming master planning process and help the public understand that site development is not far off.
  - Director Matheson explained that the master planning process will provide multiple opportunities for meaningful public input.
- Representative Stenquist asked about density on the site and suggested we need to prepare the public for densities that may exceed those in surrounding communities. He expressed a desire to "get it right."
  - Steve Kellenberg explained that The Point staff is working closely with WFRC on the Travel Demand Model (TDM). He explained that the SOW created for the planning team will require them to develop three alternatives for The Point of the Mountain State Land Authority to consider.
- Councilmember Lowery stated that more housing on the site will require more schools. She encouraged The Point staff to keep in mind that scale is important.
- Mayor Ramsey expressed thanks to Alan, Steve and Muriel for their help. She thanked all working group members for their participation and concluded the meeting.

# **EDUCATION, RESEARCH & INNOVATION WORKING GROUP**

MEETING NOTES



## EDUCATION, RESEARCH & INNOVATION WORKING GROUP

2 p.m. to 4 p.m.

July 28, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** David Woolstenhulm, Utah Commissioner of Higher Education
- **Working Group Co-Chair-** Stephen Handy, Utah State Representative
- Diogo Myrrha, Partner Album
- Kelvyn Cullimore, President & CEO BioUtah
- Donna Milakovic, Senior Director of Community Outreach, Utah Valley University
- Erin Talkington, Project Manager, RCLCO
- Jeffery Nelson, President, Nelson Laboratories
- Muriel Xochimitl, President, X-Factor Strategic Communications
- Keith Marmer, Associate VP for Technology and Venture Commercialization, U of U
- Lisa Berreau, VP for Research, Utah State University
- Nathan Lee, Technology & Innovation Director, UDOT
- Randy Rasmussem, CEO, BioFire Diagnostics
- Will Dere, Associate VP for Research, Health Science Center, University of Utah
- Alan Matheson, Executive Director, The Point
- Chris Klomp, Collective Medical Tech

### MEETING NOTES:

- Co-Chairs Representative Stephen Handy and Commissioner Dave Woolstenhulm started the meeting
  - Welcomed & introduced participants
- Director Matheson gave an overview of The Point of the Mountain State Land Authority
  - Opportunities on the state-owned property
  - Outlined objectives based on State law
  - Board members background
  - Board guiding principles



- Director Matheson gave a recap of The Point of the Mountain Development Commission work
  - Visioning process included visioning scenarios
  - Thousands of Utahns participated
  - Working groups assembled
  - Visioning Principles
    - Highly trained workforce and jobs
    - Connecting parks and open space
    - Community design with vibrant urban centers
    - Variety of housing and community options
    - Transportation
      - Connecting street networks
      - New north-south and east-west facilities
    - Catalytic center with a research and university presence
- Director Matheson provided an overview of The Point Working Group composition, meeting schedule and objectives:
  - Stakeholder
  - Economic Development, Recruitment and Investment
  - Education, Research and Innovation
  - Environment and Air Quality
  - Infrastructure and Land Use
- Director Matheson provided an overview of The Point timeline for master planning development and anticipated future implementation.

## OPEN DISCUSSION

- **Question #1- PARTICIPATION- What questions do you have about your role or the process? How can we make your participation most meaningful?**
  - Follow-up questions from working group participants:
    - How will we minimize duplicating efforts with other working groups?
    - Will there be a university presence?
    - What is being contemplated for the future of this site?
    - Will there be smaller working groups to get things done in more detail?
  - Director Matheson said that stating we want to be an innovation district is likely not sufficient. We need more details regarding what that would be and that the working group members will help to shape that.

- Representative Handy explained that there are some legislators who think that we should sell the site to the highest bidder. Rep. Handy said that this is extremely valuable property and that the Board wants to be judicious in how taxpayer dollars are spent in a way that maximizes the taxpayer investment. He said that the Board wants to be deliberative in how the site develops.
  - Commissioner Woolstenhulm explained that when educational opportunities arise, they should be tied directly to industry to drive the economy and innovations.
  - Director Matheson explained that the Board wants to maximize the taxpayer investment.
  - What is the best governing approach to development at the site? Erin Talkington with RCLCO explained that the Board is considering a development partnership that creates the necessary conditions where industry and research partners see value in the site. She said that the “highest and best use” considerations are different for public than for private interests.
  - Kelvyn Cullimore explained that the State has the ability to be patient; i.e.- develop a long-term plan and stick to it because the State does not have carrying costs on the land. There should be a process established for amending the site’s master plan, when needed.
- **Question #2- VISION- what is your initial vision for the site? What elements would make this site most attractive to the research and innovation community?**
    - trail connectivity important;
    - something that differentiates the site, makes it appealing
      - gathering place
    - Research anchor
      - company, university, etc.
      - something that drives having talent centralized in the area
    - Implement cutting-edge research at this site
      - solar technologies
      - autonomous vehicle technologies
      - smart cities
      - Internet of Things
      - visit this site in ten years and STILL feel that its futuristic
    - Can this be an area where “rules don’t apply?”
      - e.g., Tesla test driving area
      - Create an innovation sandbox where certain regulations are suspended, where we can get to test bed earlier.
      - let’s do a “step closer to crazy”
      - can we break down barriers at scale to accelerate innovation?
      - what if public transportation eliminated the need for driving?
      - must seriously consider disruptive innovations that aren’t even invented yet

- Create interdisciplinary opportunities to come up with something that has never been done before
    - create opportunity for robust R&D
    - Healthcare should be a primary focus
      - healthcare 17-18 percent of US GDP
      - specifically, digital health, the intersection of big data and health outcomes (i.e.- environmental sensors, healthier buildings, electronic health records)
        - leverage existing university expertise in computer science, big data,
  - How do we foster innovation in heavily-regulated environments?
    - Creating an environment to do test-bedding at speed will be incredibly powerful
  - Consider co-locations within Silicon Slopes environment
  - Utah is an inviting place. We should leverage that.
  - Still need to consider manufacturing
    - smaller, innovative units that enhance the quality and speed of manufacturing processes
- **Question #3- ROLES- What is the role of higher education at this site? What other partners should we recruit?**
    - More robust presence of higher ed
      - biomed, health medicine, cyber security, aeronautics & space dynamics
    - orient as a public/private partnership
    - create hub in Utah that excites students about technology and advancing in the industry
      - use this as an opportunity to further integrate technology through a technology hub approach
      - creates pipeline by engaging younger students
      - STEM-learning focus
  - **Question #4- COMPLEMENTARY EFFORTS- How can our efforts complement, not compete with other innovation initiatives, including Silicon Slopes, SLC's biotech initiative, the U of U Research Park, etc.?**
    - "We should use caution not to King/Queen-make"
      - shouldn't allow a single school to become dominant
      - Swiss ground/neutral ground should be a guiding principle
      - academic-bureaucracy-free zone
      - Institutions should lead particular efforts based on their expertise
    - opportunity for life-long learning, training existing workforce
      - be ahead of the curve for understanding needs
      - develop programs rapidly to be agile and adaptive
      - life-long cycle of education

- need mechanism for collaboration with all interested universities
- Is there a scenario in which the State retains ownership of the land and enters into a long-term lease?
  - What's the perpetuation of the long-term use of the site?
  - Does it become a political fight if stays in State ownership?
  - Can land be put into a Trust so that it's a public good in perpetuity? See the Stanford University model.
- Can we have a follow-up meeting to discuss various governance models for the site?
  - design-thinking to allow the group to map framework
  - include public during process
  - need structure
  - Need design-thinking facilitator
- Are we limited to in-country examples or can we look at international models as well?
  - willing to consider international work; we do not want to unduly constrain our creativity
- **Question #5- NEXT STEPS- What are our next steps with this working group? What additional information do you need? How would you like us to communicate with you?**
  - We will set up a facilitating, design-thinking meeting with interested group members.
  - Future working group meetings are scheduled.



## EDUCATION, RESEARCH & INNOVATION WORKING GROUP

2 p.m. to 4 p.m.

August 25, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** David Woolstenhulme, Utah Commissioner of Higher Education
- **Working Group Co-Chair-**Stephen Handy, Utah State Representative
- Alan Matheson, Executive Director, The Point
- Steve Kellenberg, Planning Coordinator, The Point
- Diogo Myrrha, Partner Album
- Kelvyn Cullimore, President & CEO BioUtah
- Donna Milakovic, Senior Director of Community Outreach, Utah Valley University
- Erin Talkington, Project Manager, RCLCO
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- Muriel Xochimitl, President, X-Factor Strategic Communications
- Lisa Berreau, VP for Research, Utah State University
- Nathan Lee, Technology & Innovation Director, UDOT
- Randy Rassmussen, CEO, BioFire Diagnostics
- Will Dere, Associate VP for Research, Health Science Center, University of Utah
- Brenner Adams
- James Thayer
- Jeffery Nelson
- Chris Klomp

### MEETING NOTES:

- Co-Chairs Representative Stephen Handy and Commissioner Dave Woolstenhulme started the meeting by welcoming working group members.
- Director Matheson provided a brief recap of the key concepts identified by the working group members in the July meeting:
  - Make the site an appealing gathering place, distinct from other developments, where innovation companies would like to locate.
  - Develop an innovation center, associated closely with industry, that includes lab space, research facilities, a significant university presence, strong anchors, and accelerators and incubators to foster early-stage companies.
  - Remain neutral with regard to which academic institutions participate. Institutions will lead in areas where they have expertise.
  - Implement cutting-edge technologies into the development (such as solar, autonomous vehicles, smart cities, IoT, AI, blockchain) to create a place where people can “visit the future.”



- Create opportunities for interdisciplinary collaboration to create disruptive innovation.
- Accelerate innovation by creating a “sandbox” where certain regulations and other barriers are suspended and we can conduct test-bedding earlier and faster.
- Focus on healthcare (digital health, big data, facilities for clinical trials) and leverage university expertise.
- Consider smaller, innovative manufacturing facilities that enhance the quality and speed of manufacturing processes.
- Create an educational hub focused on STEM that excites students through after-school programs and creates a pipeline of talent for industry.
- Maintain State control of the project long-term (eg., through development agreements, joint ventures, etc.) to ensure the State achieves its broad goals.
- Director Matheson provided a brief overview of next steps for the working group through the end of the year.
- Steve Kellenberg, The Point Planning Coordinator, introduced himself
  - Steve provided an overview of the planning process
    - August 2020- Developing candidate list for RFQ process
    - September 2020- Anticipated issuing RFQ
    - October 2020-
      - Short-list consultant teams who will be invited to propose on an RFP
      - Issue RFP
    - November- Vision competition
      - Consultants will bring proposals showcasing proposed vision for the site
    - December- consultant team selection
    - January- Site evaluation, opportunities and constraints
    - February & March- Conceptualize development alternatives
    - April & May- Framework plan refinement
    - June- Guidelines and documentation
  - Working groups will provide 4-6 key concepts that will provide overarching guidance for master planning process
- Director Matheson provided a visual overview of the next steps.
  - He explained that The Point is looking for 2-3 key priority concepts from the Education, Research & Innovation working group at this meeting.
- Working group members had an open discussion regarding the results of the key concepts that they identified as their priorities.
  - Should the “Develop an innovation center” and “Accelerate innovation” be combined? A few ideas:

- “Develop a culture of innovation by incorporating cutting edge technology and healthcare, a space where one could “visit the future,” sandbox and facilitated regulations.” OR “Develop a district to inspire a culture of innovation by incorporating cutting edge technology in clean tech, healthcare/Life Sciences, digital security and deep tech, a space where the world will “visit the future.” An exploratory sandbox with reduced regulation, increased collaboration and rapid idea generation, research validation (through university presence and otherwise) and market testing.”
- “Create an innovation and research district, incorporating cutting edge technology and healthcare advances, a space where anyone can “visit the future” whether visiting, working or growing a business in the district.”
- “Develop a district to inspire a culture of innovation by incorporating cutting-edge technology in clean tech, healthcare/Life Sciences, digital security and deep tech, a space where the world will “visit the future.” An exploratory sandbox that will attract capital with reduced regulation, increased collaboration and rapid idea generation, research validation and market testing.”
- The terminology of "healthcare" can be very broad and mean different things to different people. It could include digital health, health care delivery and development of devices, drugs, biologics and diagnostics. I would love to see us be a little more specific and include healthcare, life science, and digital health as unique areas of focus.
- Innovation is loosely defined so we need to be very clear in how we articulate our preferred approach to innovation in the RFQ.
  - An innovation district is not just a building.
- Continue to carefully consider how long the government should retain ownership of the site.
- Utah has a tech appeal around the world.
- Physical classrooms don’t necessarily represent “innovation.” They also take up a lot of space that may be redundant since universities in the area already have physical space in the area.
  - Can The Point facilitate collaboration with smaller, complementary physical space to existing university space.
  - We don’t need more buildings for educational classrooms at the site; we need to improve opportunities for collaboration between industry and academia.
  - Need shared space/venue to attract international experts and private/public sector collaboration on the site.
  - Space, mentorship, capital, linkages to capital
  - Human capital is more in demand than physical capital
  - “Collisions” and random interactions should occur in shared space



- Universities are a major source of innovation that shouldn't be discounted but we should be inviting private industry into the conversations and vice versa.
- Should we change from "healthcare" to "life sciences?"
- How are national models including a university presence? Suggested examples include:
  - Research Triangle Park in NC. Collaborative approach with Duke, NC State
  - University City in Philadelphia with Drexel and Penn State
- How can we get innovation faster that helps us to improve decision making?
- Identify existing industry strengths that are already present in Utah and leverage those while simultaneously creating opportunities for new technologies and additional innovation
  - High-tech/bio-tech
  - digital health
- Overlap larger "pillar" opportunities
  - ex- fintech and medtech "blends"
- When does capital recruitment happen and how?
- What is the right approach to attracting private capital?
  - Capital will follow good deals and opportunities
  - We need to market Utah well.
  - State of Utah would define strengths differently than how venture capital would define the strengths and how industry would define strengths.
    - Are they dying markets or growing markets?
    - Are we investing in industries just because we've been doing it already for decades?
- Director Matheson recapped the feedback from the open discussion. He asked working group members to identify which subgroup they would like to participate in:
  - Subgroup #1- Innovation District- How do we create a place that incorporates cutting-edge technology, a community of the future, culture of innovation, sand-box ideas?
    - Sandbox
    - Culture
    - Limit Regulation
    - Crossroads of the World
    - Areas of focus
  - Subgroup #2- University/Industry role: What are the roles for universities and industry? What physical facilities are needed, programming, connections, gaps? How can we best attract capital?



- Muriel Xochimitl provided an overview of the public rollout of The Point, including the following:
  - Invited working group members to the press conference scheduled for Monday, September 14 at 9 a.m. at the Utah Correctional Facility.
  - Provided a preview of the website and social channels.
  - Showed The Point video that explains the project.
- Director Matheson thanked working group members for their participation.
- Representative Handy concluded the meeting.



## EDUCATION, RESEARCH & INNOVATION WORKING GROUP

2 p.m. to 4 p.m.

September 22, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** David Woolstenhulme, Utah Commissioner of Higher Education
- **Working Group Co-Chair-**Stephen Handy, Utah State Representative
- Alan Matheson, Executive Director, The Point
- Kelvyn Cullimore, President & CEO BioUtah
- Donna Milakovic, Senior Director of Community Outreach, Utah Valley University
- Erin Talkington, Project Manager, RCLCO
- Jeffery Nelson, President, Nelson Laboratories
- Muriel Xochimitl, President, X-Factor Strategic Communications
- Lisa Berreau, VP for Research, Utah State University
- Will Dere, Associate VP for Research, Health Science Center, University of Utah
- Brenner Adams, President & CEO, The Link Group
- Jeffery Nelson, President & CEO, Nelson Laboratories
- Chris Klomp, CEO, Collective Medical
- Keith Marmer, University of Utah Tech Ventures
- Jonathan Bates, Executive Director for Real Estate Administration, University of Utah

### MEETING NOTES:

- Co-Chair Representative Handy
  - Welcomed and introduced participants
- Director Matheson gave a recap of The Point public launch
  - News coverage in every major media outlet in Utah
  - Over 1,700 survey responses in one week
- Director Matheson gave a recap of The Point consultant team selection process
  - The selection of the prime consultant firm will be made using the Value Based Selection system (VBS).
  - The State will contract with only one legal entity.
  - All submittals, information, documents or information to be submitted by any prospective consultant in response to the SFC will be a public record.

- Stage I - The Selection Committee may decide to conduct interviews with no more than the six highest scored firms that have met all of the requirements.
    - Three of the six highest scoring firms will move to Stage II
  - Stage II - Two charrette workshops will be conducted with the three selected firms at the initiation of the charrette process and at a midpoint review in the process.
    - The purpose of the Stage II charrette workshops will be to allow those firms to present their final concepts, urban design solutions and vision to the committee after completing previous charrette sessions.
  - The final step in the process will be a presentation by the firms / interview.
- Director Matheson outlined the high-priority concepts identified to date that the working groups helped to draft:
    - 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.

- Brenner Adams presented on behalf of the Innovation District subgroup. He explained that the subgroup’s recommended vision statement is to “Develop a diverse, high-density district to inspire a culture of innovation by incorporating cutting-edge technology with a living and working space where the world can ‘visit the future.’ An exploratory sandbox to attract human and capital resources with increased collaboration, rapid idea generation and reduced congestion.”
  - **Vision Focused Programming**
    - Big & Small Company “Crossroads of the World” lecture & panel series.
    - Innovation workshops, experiential learning, pitch contests, & funding firesides.
    - Professional services & association pitches & office hours: Govt (SBA, Licensing, USPTO, FDA, regulatory assistance, immigration), legal, finance, creative, etc.
  - **Physical / Facilities:** ‘The smallest big city in America.’
    - Anchor Corporate offices and R&D (Virtual/clinical labs, infrastructure, presentations)
    - Policy Sandbox: FAA Drone testing, UDOT Traffic test areas, Clinical trial sandbox.
    - Restaurants & Retail: Fast casual & fine dining with meeting rooms, test kitchen/concepts, Tech showcase stores.
    - Housing: (Highest Density in Utah) Residential, hotel & extended stay, etc.
    - Leisure Access: Jogging & biking to Jordan River trails & parks, On-site gyms.
  - **Target Sectors**
    - Software
    - Life Sciences
    - Clean Energy
  - **Alliances** (from target sectors)
    - Fortune 500
    - High-growth companies
    - These should be natural results of a successful district, not a focus.
      - Investors
      - Coworking spaces
      - Universities
  - **Subgroup proposed Next Steps**
    - Validate Sectors with State stakeholders (GOED, EDCUtah, Associations, Universities, etc)
    - Review with the rest of the working group
    - Create a short list of potential candidates, starting with anchor companies that have already invested in Utah

- Donna Milakovic presented on behalf of the University and Private-sector partnership subgroup
  - University and Industry partnerships at the Innovation District will be shaped as this project progresses and the adaptability to create these partnerships is the subgroup's goal.
  - The subgroup proposes a phased approach that allows for piloting programs and projects, building ongoing resources and governance. As such the subgroup proposes a portion of the land at The Point be set apart for an "Education Innovation Park"(size to be determined in the Master Planning stage) and the governance of the real estate asset and revenue generated from development/sale/lease of that land be governed by a representative board of Education Leaders directed by a statewide education organization that understands public/private partnerships with education.

### The Point-University and Industry Partnership Subgroup

**Summary:** University and Industry partnerships at the Innovation District will be shaped as this project progresses and the adaptability to create these partnerships is our goal. We propose a phased approach that allows for piloting programs and projects, building ongoing resources and governance. As such the subgroup proposes a portion of the land at THE POINT be set apart for an "Education Innovation Park"(size to be determined in the Master Planning stage) and the governance of the real estate asset and revenue generated from development/sale/lease of that land be governed by a representative board of Education Leaders directed by a statewide education organization that understands public/private partnerships with education.

#### Phase 1

##### Land reserved for Education

- Reserve a portion of land for Education Innovation Park
- Revenue of land sale/lease/development goes to fund partnerships and research

**Education Innovation Board** Create and empower a board with reps from all involved parties (including universities, technical colleges and others) to do the following:

- **Governance:** Jurisdiction over the acreage set aside and land use funding
- **Strategy:** Set standards, strategy, provisions for occupancy and programming: i.e. companies seeking involvement are required to have an education partnership to be considered to occupy this land reserve.
  - Other areas of the Innovation District might have a "preference for" education partnerships as part of a proposal to develop
- **Education/Industry Relationship Management**
  - Create a concierge experience for Innovation District companies that cuts across universities and gets through the red tape
  - Build Access Paths for Industry Partners to work with Universities to use equipment, facilities, hire interns, work with faculty, and graduate research assistance

- Map resources and list of University specialties, Technical college trainings, and other educational resources
  - Before building new we should see what we have already built on campuses that industry could utilize, labs, reactors, test track etc
- **Vet opportunities** from Industry for research partnerships
  - Individual corporate engagement and research work will continue at each institution
- **Recruiting**
  - Collaborate with state economic development organizations, ie GOED, EDCU, and more
  - Assist in recruiting and meeting with interested companies looking at locating in the district
- **Programming**
  - Promote Tech Transfer FROM the universities to Industry Partners—startups from Universities go to Innovation District to transition to market and complete final research
  - Facilitate Business Problem Solving activities like Hack-a-thon for business or **Challenges for bright students to apply R&D to industry problems**

### Resourcing

- Start with funding from real estate and build ongoing funds, grants, investments, etc
- Education organizations across the state need to commit, personnel, time, and money to this, but not all at once

### Industries

- Too early to pick now—market should play a role
- Build parameters and invite industries to bring proposals for development, land use, research and partnerships—promote the possibilities
- \$1 Billion annually in R&D at universities across the state—Look at what is being prioritized and funded
- Areas of interest--Aerospace, Healthcare, Bioinformatics, Cybersecurity, Autonomous vehicles, AI/Machine Learning, IoT/Robotics, SMART Cities

### Phase 2—Market driven development of the Education Innovation Park-based

#### Physical Space and Facilities:

- High reliance on public/private partnerships for research relationships
- Consider a medical testing facility between a Research Hospital and a Clinic—Industry sponsored, university collaboration, IRB etc.
- SBIR office for tech transfer and Grant Funded projects
- Future accelerator or collaboration/exhibit space, labs, hospital, etc., with Industry/University partnership once partnerships and priorities are established.

Ongoing partnership and funding resources for research—revolving investments or other methods to ensure innovation continues in perpetuity here.



**EDUCATION, RESEARCH & INNOVATION WORKING GROUP**

**2 p.m. to 4 p.m.**

**October 27, 2020 MEETING**

**PARTICIPANTS:**

**Working Group Co-Chair-** David Woolstenhulme, Utah Commissioner of Higher Education

**Working Group Co-Chair-** Stephen Handy, Utah State Representative

Alan Matheson, Executive Director, The Point

Kelvyn Cullimore, President & CEO BioUtah

Jeffery Nelson, President, Nelson Laboratories

Muriel Xochimitl, President, X-Factor Strategic Communications

Lisa Berreau, VP for Research, Utah State University

Brenner Adams, President & CEO, The Link Group

Chris Klomp, CEO, Collective Medical

Keith Marmer, University of Utah Tech Ventures

David Bearss, Senior Managing Director, U2UTAH Therapeutics Accelerator, University of Utah

Michael Lacourse, Provost and Vice President of Academic Affairs, Dixie State College

Diogo Myrrha, Founder and General Partner, Album VC

Donna Milakovic, Sr. Director of Community Outreach, UVU

Trish Baker, Associate Provost, Community Outreach & Economic Development, UVU

Steve Kellenberg, Planning Director, The Point

James Thayer, Managing Director, Clarke Capital Partners

Nathan Lee, Director of Technology & Innovation, Utah Department of Transportation

Carine Clark, Board Chair, Silicon Slopes

## MEETING NOTES:

- Co-Chair Representative Handy welcomed the working group to the meeting
- Director Matheson provided an update on the solicitation process:
  - Explained that 12 firms proposed; selection committee has narrowed the candidates to three finalists.
  - The Point of the Mountain State Land Authority will issue an updated RFP this week to the three finalists clarifying the remaining steps. Selection process will proceed with two rounds of charrettes conducted in the coming weeks (virtually) with the three finalists. These finalists will receive:
    - Detailed Scope of Work
    - Site data
    - Program of Work, including market analysis
    - Working Group Final Report
  - Early December- Finalists will make final presentations to the selection committee and the selection committee will recommend a planning team to the Board.
  - It is anticipated that the Board will make a selection in mid-December. We are on track to select a firm by the end of the year.
  - The master planning process starts early 2021, with framework master plan in place mid-2021
- Director Matheson provided a recap of the working group deliverables to date. He explained that many of the recommendations from the working groups have been included in the RFQ issued to solicit a planning consultant team and scoring was based on applicants' responses to the Key Vision Elements. He explained that the working group recommendations are also included in a report to be given to the candidate planning teams.
- Director Matheson provided a high-level explanation of the draft final report and opened it up for discussion with the working group:
  - Placemaking-- Make the site an appealing gathering place, distinct from other developments, where innovation companies would like to locate. We can think of it as "The smallest big city in America." The development would include regional and national corporate offices and facilities to promote R&D. The group promotes implementing cutting-edge technologies into the development, such as solar, autonomous vehicles, smart cities, IoT, AI, and blockchain. Shared space and venues could attract international experts and private/public sector collaboration on the site through intentional and unanticipated interactions. They see The Point as a gathering place with fast-casual and fine-dining restaurants, meeting rooms, test kitchen concepts, tech showcase stores, high-density housing, on-site gyms, and access to parks and regional trails.

- The Working Group discussed the value of a “smart cities” approach at the site. Director Matheson explained that we need to pursue a smart cities approach deliberately given concerns regarding privacy, etc.
- University Participation—The working group generally agrees that university participation at The Point could help spur innovation. That participation, however, should take the form of collaboration between academia and industry, more than additional buildings for educational classrooms. The group encouraged neutrality with regard to which academic institutions participate, suggesting that institutions lead in areas where they have expertise.
- To promote university and industry partnerships at the Innovation District, the group proposed a portion of the land at The Point be set aside for an “Education Innovation Park” funded by revenue generated from development/sale/lease of that land and governed by a representative board of education leaders and directed by a statewide education organization that understands public/private partnerships with education. The board would promote tech transfer from the universities to industry partners. It would also create a concierge experience to help Innovation District companies identify key university partners and facilitate constructive working relationships with the universities. Details can be found in in the report of the University and Private Sector Partnership subgroup in Appendix C.
  - Add that an innovation park would not necessarily require higher education institutions to have buildings. It would take the form of a partnership. Those private-sector companies that engage with Utah's higher education institutions will have additional funding and development opportunities.
  - Educational opportunities that lead to employment opportunities.
  - We should pursue innovation with a purpose—commercialization and job creation.
  - Change references from “university” to “higher education”?
  - Do not duplicate things that are happening at other universities across the state.

- Regulatory Sandbox—Innovation flourishes in freedom. The group promotes accelerating innovation at The Point by creating a “sandbox” where certain regulations and other barriers are suspended and entrepreneurs can conduct test-bedding earlier and faster. Areas of potential opportunity include FAA drone testing, UDOT traffic test areas, and clinical trials.
  - Change “UDOT traffic test areas” to “facilitate the acceleration of innovative transportation technologies.”
  - Be clear that we don’t intend to skirt regulations in conducting clinical trials.
  
- Target Sectors and Companies— The market will largely determine which industry sectors and companies will fit best at The Point. Nevertheless, we should seek to build on Utah’s existing industry strengths and growing companies. There are several sectors of interest: software, life sciences, clean energy, digital health, healthcare (digital health, big data, facilities for clinical trials), aerospace, bioinformatics, cybersecurity, autonomous vehicles, AI/machine learning, IoT/Robotics and Smart Cities. We should also create opportunities for new technologies and additional innovation at the intersection of some of these sectors, such as fintech and medtech blends. The group has particular interest in The Point hosting a clinical research hospital.
  - The group discussed what a clinical research hospital would look like.
  - Health care facilities onsite with clinical research focus?
  - Should we add more detail regarding financial services?
  - Add term, “commercialization” to characterize the public-private partnerships/ university involvement.
  
- Programming—Compelling programming is critical to innovation district success. Programming generates interest, educates residents and employees, and facilitates creative interaction among diverse sectors. Programming at The Point should be consistent with the vision and include opportunities for mentoring and assisting early-stage companies. It could take the form of lectures, workshops, experiential learning, pitch contests, funding firesides, hack-a-thons, and more. We also could provide opportunities for K-12 students by creating an educational hub focused on STEM that excites students through after-school programs and creates a pipeline of talent for industry.
  - Include cultural programming with a focus on inclusivity and diversity, perhaps in the “Placemaking” paragraph.
  - Do we need to broaden K-12 wording to say, “through engaging, hands-on programs”? Not just programs for people who live on the site but from the surrounding region.
  
- State Approach—The Working Group recommends that the State maintain control of the project long-term (eg., through development agreements, joint ventures, etc.) to ensure the State achieves its broad goals.
  - Better explain the state’s role to provide a sustainable financing/funding model that balances the public investment with private-sector interests
    - Public land trust? Public utility?
  - Clarify the State’s objectives for The Point?

# **ENVIRONMENT & AIR QUALITY WORKING GROUP**

MEETING NOTES



## ENVIRONMENT & AIR QUALITY WORKING GROUP

10 a.m. to 12 p.m.

July 29, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** Scott Baird, Executive Director, Utah Department of Environmental Quality
- **Working Group Co-Chair-** Kerry Kelly, Assistant Professor, Chemical Engineering
- John Mackey, Assistant Director, Utah Division of Water Quality
- Candice Hasenyager- Deputy Director, Utah Division of Water Resources
- Alan Matheson, Executive Director, The Point
- Muriel Xochimitl, President, X-Factor Strategic Communications
- Thom Carter, Executive Director,UCAIR
- Glade Sowards, Policy Analyst, Utah Division of Air Quality
- Kerry Case, Chief Sustainability Officer, University of Utah
- Sarah Wright, Executive Director, Utah Clean Energy

### MEETING NOTES:

- Co-Chair Director Baird welcomed & introduced participants
- Director Matheson gave an overview of The Point of the Mountain State Land Authority
  - Opportunities on the state-owned property
  - Outlined objectives based on State law
  - Board members background
  - Board guiding principles
- Director Matheson gave a recap of The Point of the Mountain Development Commission work
  - Visioning process included visioning scenarios
  - Thousands of Utahns participated
  - Working groups assembled
  - Visioning Principles
    - Highly trained workforce and jobs
    - Connecting parks and open space
    - Community design with vibrant urban centers
    - Variety of housing and community options
    - Transportation
      - Connecting street networks
      - New north-south and east-west facilities
    - Catalytic center with a research and university presence



- Director Matheson provided an overview of The Point Working Group composition, meeting schedule and objectives:
  - Stakeholder
  - Economic Development, Recruitment and Investment
  - Education, Research and Innovation
  - Environment and Air Quality
  - Infrastructure and Land Use
- Director Matheson provided an overview of The Point timeline for master planning development and anticipated future implementation.

#### **OPEN DISCUSSION:**

- **QUESTION #1- What questions do you have about your role or the process? How can we make your participation most meaningful?**
  - How will we interact with other working groups?
    - Director Matheson explained that there will be a need to collaborate with other working groups via the potential creation of subgroups/committees and/or other smaller meetings
  - What are our specific deliverables?
    - Director Matheson explained that deliverables will include:
      - identifying high-level targets/goals to be articulated into the RFQ
      - Recommendations to include in the master plan
      - Review/feedback of draft master plan
    - Director Baird explained that the working group recommendations should include “need to haves” and “nice to haves.”
  - Is The Point looking at existing standards for development?
    - Director Matheson explained that the Board is open to considering existing standards like LEED and clean energy standards
  - Are there other locations that have been successful in developing similar sites?
    - Director Matheson explained that The Point’s real estate consultant team is looking into 5 other examples across the country.
    - Director Matheson expressed to the working group members that he would like them to recommend best practices that they’re aware of as well.
  - Is there a centralized repository of information?
    - Director Matheson committed to making available information from the working group and providing a mechanism for information sharing
  - How is affordable housing and sustainability being considered?
    - Director Matheson explained that equity and sustainability are important and that the Board is considering those items.



- Director Matheson mentioned that the Board recently hired a new Planning Manager who has experience developing a sustainability model to balance sustainability goals and cost to guide decisions.
- **QUESTION #2- What is your initial vision for the site? What initial ideas do you have to achieve The Point's broad goals?**
  - Living Building Challenge could be a model
  - Infrastructure decisions now will be vitally important to shaping future development
  - Net Zero development would be ideal
  - Vehicle emissions are becoming a smaller part of the overall pollutants in the state and point-source emissions are becoming a larger part. Some potential requirements could be accomplished through how the site is developed and some potential requirements will need to be accomplished through a change in state policy.
  - Car-less, walkable, multi-use, transit-oriented development important
  - Utilize best available construction equipment, such as Tier 4 engines
  - Consider robust active transportation infrastructure
  - Transportation system can negatively impact water quality so low-impact development important
- **QUESTION #3-How can we best engage the public in our sustainability efforts?**
  - Stakeholder group to engage with- Net Zero Consortium (composed of entities working on developing net zero construction)
  - We need to genuinely listen to minimize public opposition
  - Push to be bold because conversations are moving very quickly; we need to think outside the box
  - Long-term perspective will be needed; anticipate opposition
  - Lots of different players that will need to be engaged with
  - Need to show sustainability models work in real life to gain public support
  - Ensure sustainability doesn't get "value engineered" out of the site.
  - There should be a set-aside on the site for affordable housing
- **QUESTION #4- What cost-effective strategies should we explore to improve air and water quality and optimize resource use? Where can we get useful information on these strategies?**
  - Site can be developed in an environmentally sustainable way while simultaneously providing a significant economic opportunity
  - Need microgrid to accommodate controllable loads, particularly as it relates to electrical vehicle charging



- Consider xeriscaping and low-irrigation landscaping
    - The Point can showcase what a waterwise community would look like and serve as a model for other future developments
  - Highlight sustainable development approaches for long-term education of visitors to the site
  - Consider partnering with entities such as University of Utah Energy Assessment Center, Rocky Mountain Power, etc. to leverage resources
  - Make sure to explicitly articulate what should NOT go on the site (uses that are not obvious but contribute air pollution)
  - Economics are changing; we need to stay innovative
  - Microgrid and direct-use geothermal should be considered on the site
  - Type 1 reuse water, secondary water resources in the area (Jordan Basin WWTP and others) that should be utilized. Build secondary system up front.
  - It is important to focus on infrastructure early. Easier to put in initially than to retrofit.
- **QUESTION #5- What are this group's next steps? What additional information do you need?**
    - How would you like us to communicate with you?**
    - Need to articulate priorities for the working group
    - Need homework assignments for each working group member
    - Need to understand deliverables; clearly identify
    - Follow-up with meeting notes, presentation, link to shared drive
    - Consider data repository for information sharing
      - shared google sheet with links to additional information
      - Chairs can prioritize information



## ENVIRONMENT & AIR QUALITY WORKING GROUP

10 a.m. to 12 p.m.

August 26, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** Scott Baird, Executive Director, Utah Department of Environmental Quality
- Working Group Co-Chair- Kerry Kelly,
- John Mackey, Assistant Director, Utah Division of Water Quality
- Candice Hasenyager- Deputy Director, Utah Division of Water Resources
- Alan Matheson, Executive Director, The Point
- Muriel Xochimitl, President, X-Factor Strategic Communications
- Thom Carter, Executive Director, UCAIR
- Glade Sowards, Policy Analyst, Utah Division of Air Quality
- Kerry Case, Chief Sustainability Officer, University of Utah
- Sarah Wright, Executive Director, Utah Clean Energy
- Bryson Garbett, Garbett Homes
- Scott Williams, Heal Utah
- Moriah Jackson,
- Sarah Wright, Executive Director, Utah Clean Energy

### MEETING NOTES:

- Co-Chair Director Baird welcomed participants to the meeting.
- Director Matheson provided a high-level recap of the key priorities identified by the working group during the July meeting:
  - Serve the site and surrounding region with high-quality transit and a robust active transportation infrastructure that strives for car-less, walkable, multi-use, transit-oriented development.
  - Include an ambitious trail, park, and open space system that serves as a recreation hub.
  - Ensure development promotes equity and affordability.
  - Pursue site-wide sustainability best practices (eg., microgrid, direct-use geothermal, Type 1 reuse water from on-site or regional WWTP facilities, Tier 4 engines in construction equipment).



- Consider partnering with entities such as University of Utah Energy Assessment Center, Rocky Mountain Power, etc. to identify energy-saving opportunities.
  
- Articulate what should NOT go on the site (i.e., uses that unnecessarily contribute to air pollution).
  
- Pursue energy efficiency and health by requiring buildings to meet efficiency and wellness standards (eg., DOE Net Zero Energy Ready, LEED, WELL, DOE Home Energy Rating System (HERS) disclosure, and/or Living Building Challenge).
  
- Implement water conservation and water quality standards (eg., Jordan Valley Water Conservancy District's "Local Scape" program, low-impact development).
  
- Promote on-site electric vehicle use by incorporating vehicle charging infrastructure into the development and making buildings EV-ready.
  
- Steve Kellenberg, The Point Planning Coordinator, introduced himself
  - Steve provided an overview of the planning process
    - August 2020- Developing candidate list for RFQ process
    - September 2020- Anticipated issuing RFQ
    - October 2020-
      - Short-list consultant teams who will be invited to propose on an RFP
      - Issue RFP
    - November- Vision competition
      - Consultants will bring proposals showcasing proposed vision for the site
    - December- consultant team selection
    - January- Site evaluation, opportunities and constraints
    - February & March- Conceptualize development alternatives
    - April & May- Framework plan refinement
    - June- Guidelines and documentation
  - Working groups will provide 4-6 key concepts that will provide overarching guidance for master planning process
- The group had an open discussion regarding Steve's background and state-of-the-art modeling tools that he helped to create.
  - Are there metrics for sustainable cities?
- Director Matheson provided a visual overview of the next steps.
  - He explained that The Point is looking for 2-3 key priority concepts from the stakeholder working group at this meeting.

- The group had an open discussion regarding the key concept prioritization results:
  - One working group member asked that critical habitat preservation be included in the priorities. Director Matheson explained that initial site surveys did not identify any critical habitat on the site.
  - Another working group member asked that fugitive dust mitigate also be included as a priority.
  - The group discussed the approach to prioritizing key concepts. They decided on a “3-bucket” approach with an overarching priority of sustainability. The 3 buckets included:
    - Reduce Emissions and Pollution
      - reducing greenhouse gas emissions
      - reducing particulate matter
    - Preserve Resources
      - water conservation
      - energy conservation
      - habitat preservation
    - Enhance Community & Livability
      - open space
      - trails
      - recreation
      - housing affordability
      - urban planning
  - The groups divided themselves into three subgroups that will further refine these categories.
- Muriel Xochimitl provided an overview of the public rollout of The Point, including the following:
  - Invited working group members to the press conference scheduled for Monday, September 14 at 9 a.m. at the Utah Correctional Facility.
  - Provided a preview of the website and social channels.
  - Showed The Point video that explains the project.
- The Co-Chairs thanked working group members for their participation and concluded the meeting.



## ENVIRONMENT & AIR QUALITY WORKING GROUP

10 a.m. to 12 p.m.

September 23, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** Scott Baird, Executive Director, Utah Department of Environmental Quality
- Working Group Co-Chair- Kerry Kelly,
- John Mackey, Assistant Director, Utah Division of Water Quality
- Candice Hasenyager- Deputy Director, Utah Division of Water Resources
- Alan Matheson, Executive Director, The Point
- Colton Stock, Communications Specialist, X-Factor Strategic Communications
- Thom Carter, Executive Director, UCAIR
- Glade Sowards, Policy Analyst, Utah Division of Air Quality
- Kerry Case, Chief Sustainability Officer, University of Utah
- Sarah Wright, Executive Director, Utah Clean Energy
- Bryson Garbett, Garbett Homes
- Scott Williams, Heal Utah
- Moriah Jackson, Jordan River Commission
- Sarah Wright, Executive Director, Utah Clean Energy

### MEETING NOTES:

- Director Matheson provided a high-level recap of the press conference and subsequent media coverage, as well as the key priorities identified during the August meeting:
  - Highlighted the nearly 14 stories in the media that addressed The Point positively.
  - Discussed the survey and how it gives the public an opportunity to share input and their priorities in preparation for master planning, with a terrific response rate of over 1,700.
  - Working groups garnered a lot of attention in the media, stressing the importance of having Utah's best and brightest minds contributing to this project in this way.
  - Highlighted the solicitation process, and the ambitious aim to have the finalists by the end of October.

- Finalists will be given some time to discuss their ideas, with a final presentation including their full teams and their proposed cost for the work.
  - The goal? Have a team in place by the end of December, with a contract in place for the next year.
  - The solicitation that has been put together includes the input from the working groups, addressed in **key vision elements** that must be addressed by the applicants.
  - Highlighted the pre-submittal meeting that had over 107 participants, representing 42 firms across the country. High level of interest generated.
- The group had an open discussion about the selection process and their role in it moving forward.
    - The ideas generated in the working group meetings will be refined and readied in a report, sent to the firms during Stage 2 of the solicitation process.
    - The key vision elements will be sent to working group members for review.
    - The request for solicitation is made available on thepointutah.org
- Director Matheson turned the time over to the subgroups formed within the working group in order to discuss key priorities moving forward.
    - **Emissions Subgroup -**
      - Glade Soward presented data that represented the emissions by source on the Wasatch Front, comparing it to statewide annual emissions by source and statewide greenhouse gas emissions by source.
      - Soward discussed how project planners should evaluate a broad array of pollutants, consider the entire life-cycle of the built environment, and finally consider upstream, midstream, and downstream emission sources and impacts.
      - Project planners should also evaluate emissions from a range of sources, including transportation, homes, and commercial buildings.
      - Energy efficiency should be implemented upfront, ensuring both energy and cost savings in the short and long-term future.
      - Ideas for minimizing pollution:
        - Utilize renewable energy
        - Consider on-site geothermal use
        - Consider on-site solar
        - Develop and support electric vehicle infrastructure
        - Embrace transit-oriented development and active transportation
        - Evaluate water, land, and siting impacts
      - Discussed coordinating efforts with Utah entities like Rocky Mountain Power, Utah Clean Energy, Dominion, WFRC, and more to get sound information to help refine ideas and measure impacts.
      - John Mackey outlined water quality standards that can impact the site's development.

- **Natural Resources Subgroup -**
  - Moriah Jackson presented specific strategies to reduce water use on the site.
    - Follow Local scapes design and water-wise landscaping principles
    - Develop water-efficient fixtures
    - Explore water reuse options such as residential greywater systems as well as their potential impact downstream to Great Salt Lake
    - Explore the potential use of rain barrels/cistern
  - It is critical to focus on reducing energy use, as it cuts emissions, reduces cost, and preserves energy efficiency.
  - Evaluate the potential for direct-use geothermal
  - Potential partners were identified, including University of Utah's Utah Smart Energy Lab, Jordan Valley Water Conservancy District, UTA, and more.
  - Emphasis on waste reduction (water bottle refill stations, recycling, focus on strategies to reduce building waste)
  - Idea to develop a trail/open space network as well as pollinator gardens and native plantings to provide/increase habitat
  - Bryson Garbett outlined the requirements for net-zero homes and how that impacts the cost of the home and energy efficiency for the community
  
- **Livable Communities Subgroup -**
  - John Mackey presented ideas to implement in the planning process that foster a more livable community
  - Alternative energy opportunities were discussed, including active transportation that connect residential, retail, and business zones
  - Set high standards for building energy efficiency, including net-zero-ready or net-zero homes
  - Implement state-of-the-art low impact development design criteria to maximize energy efficiency
  - Make social equity a priority, including access to good education, walkable and diverse community, opportunities for local business
  - Discussed the idea to have all developments on The Point adhere to Draper's goal to go 100% net-zero by 2030
  - Highlighted some of the legislative issues that have arisen with net-zero housing as a goal
  
  - Scott Williams identified noise and light pollution as a priority for the Livable Community Subgroup moving forward
  
  - Idea was proposed to introduce a transit option that connects The Point to the mouth of Little Cottonwood Canyon
  
- Director Matheson and Co-Chair Kerry Kelly thanked working group members for their participation and concluded the meeting.



**ENVIRONMENT & AIR QUALITY WORKING GROUP**  
**10 a.m. to 12 p.m.**

**October 28, 2020 MEETING**

**PARTICIPANTS:**

- **Working Group Co-Chair-** David Woolstenhulme, Utah Commissioner of Higher Education
- **Working Group Co-Chair-** Stephen Handy, Utah State Representative
- Alan Matheson, Executive Director, The Point
- Kelvyn Cullimore, President & CEO BioUtah
- Jeffery Nelson, President, Nelson Laboratories
- Muriel Xochimiltl, President, X-Factor Strategic Communications
- Lisa Berreau, VP for Research, Utah State University
- Brenner Adams, President & CEO, The Link Group
- Chris Klomp, CEO, Collective Medical
- Keith Marmer, University of Utah Tech Ventures
- David Bearss, Senior Managing Director, U2UTAH Therapeutics Accelerator, University of Utah
- Michael Lacourse, Provost and Vice President of Academic Affairs, Dixie State College
- Diogo Myrrha, Founder and General Partner, Album VC
- Donna Milakovic, Sr. Director of Community Outreach, UVU
- Trish Baker, Associate Provost, Community Outreach & Economic Development, UVU
- Steve Kellenberg, Planning Director, The Point
- James Thayer, Managing Director, Clarke Capital Partners
- Nathan Lee, Director of Technology & Innovation, Utah Department of Transportation
- Carine Clark, Board Chair, Silicon Slopes

## MEETING NOTES:

- Co-Chair Representative Handy welcomed the working group to the meeting
- Director Matheson provided an update on the solicitation process:
  - Explained that 12 firms proposed; selection committee has narrowed the candidates to three finalists.
  - The Point of the Mountain State Land Authority will issue an updated RFP this week to the three finalists clarifying the remaining steps. Selection process will proceed with two rounds of charrettes conducted in the coming weeks (virtually) with the three finalists. These finalists will receive:
    - Detailed Scope of Work
    - Site data
    - Program of Work, including market analysis
    - Working Group Final Report
  - Early December- Finalists will make final presentations to the selection committee and the selection committee will recommend a planning team to the Board.
  - It is anticipated that the Board will make a selection in mid-December. We are on track to select a firm by the end of the year.
  - The master planning process starts early 2021, with framework master plan in place mid-2021
- Director Matheson provided a recap of the working group deliverables to date. He explained that many of the recommendations from the working groups have been included in the RFQ issued to solicit a planning consultant team and scoring was based on applicants' responses to the Key Vision Elements. He explained that the working group recommendations are also included in a report to be given to the candidate planning teams.
- Director Matheson provided a high-level explanation of the draft final report and opened it up for discussion with the working group:
  - Placemaking-- Make the site an appealing gathering place, distinct from other developments, where innovation companies would like to locate. We can think of it as "The smallest big city in America." The development would include regional and national corporate offices and facilities to promote R&D. The group promotes implementing cutting-edge technologies into the development, such as solar, autonomous vehicles, smart cities, IoT, AI, and blockchain. Shared space and venues could attract international experts and private/public sector

- collaboration on the site through intentional and unanticipated interactions. They see The Point as a gathering place with fast-casual and fine-dining restaurants, meeting rooms, test kitchen concepts, tech showcase stores, high-density housing, on-site gyms, and access to parks and regional trails.
  - The Working Group discussed the value of a “smart cities” approach at the site. Director Matheson explained that we need to pursue a smart cities approach deliberately given concerns regarding privacy, etc.
  
- University Participation—The working group generally agrees that university participation at The Point could help spur innovation. That participation, however, should take the form of collaboration between academia and industry, more than additional buildings for educational classrooms. The group encouraged neutrality with regard to which academic institutions participate, suggesting that institutions lead in areas where they have expertise.
- To promote university and industry partnerships at the Innovation District, the group proposed a portion of the land at The Point be set aside for an “Education Innovation Park” funded by revenue generated from development/sale/lease of that land and governed by a representative board of education leaders and directed by a statewide education organization that understands public/private partnerships with education. The board would promote tech transfer from the universities to industry partners. It would also create a concierge experience to help Innovation District companies identify key university partners and facilitate constructive working relationships with the universities. Details can be found in the report of the University and Private Sector Partnership subgroup in Appendix C.
  - Add that an innovation park would not necessarily require higher education institutions to have buildings. It would take the form of a partnership. Those private-sector companies that engage with Utah's higher education institutions will have additional funding and development opportunities.
  - Educational opportunities that lead to employment opportunities.
  - We should pursue innovation with a purpose--commercialization and job creation.
  - Change references from “university” to “higher education”?
  - Do not duplicate things that are happening at other universities across the state.

- Regulatory Sandbox—Innovation flourishes in freedom. The group promotes accelerating innovation at The Point by creating a “sandbox” where certain regulations and other barriers are suspended and entrepreneurs can conduct test-bedding earlier and faster. Areas of potential opportunity include FAA drone testing, UDOT traffic test areas, and clinical trials.
  - Change “UDOT traffic test areas” to “facilitate the acceleration of innovative transportation technologies.”
  - Be clear that we don’t intend to skirt regulations in conducting clinical trials.
- Target Sectors and Companies— The market will largely determine which industry sectors and companies will fit best at The Point. Nevertheless, we should seek to build on Utah’s existing industry strengths and growing companies. There are several sectors of interest: software, life sciences, clean energy, digital health, healthcare (digital health, big data, facilities for clinical trials), aerospace, bioinformatics, cybersecurity, autonomous vehicles, AI/machine learning, IoT/Robotics and Smart Cities. We should also create opportunities for new technologies and additional innovation at the intersection of some of these sectors, such as fintech and medtech blends. The group has particular interest in The Point hosting a clinical research hospital.
  - The group discussed what a clinical research hospital would look like.
    - Health care facilities onsite with clinical research focus?
  - Should we add more detail regarding financial services?
  - Add term, “commercialization” to characterize the public-private partnerships/university involvement.
- Programming—Compelling programming is critical to innovation district success. Programming generates interest, educates residents and employees, and facilitates creative interaction among diverse sectors. Programming at The Point should be consistent with the vision and include opportunities for mentoring and assisting early-stage companies. It could take the form of lectures, workshops, experiential learning, pitch contests, funding firesides, hack-a-thons, and more. We also could provide opportunities for K-12 students by creating an educational hub focused on STEM that excites students through after-school programs and creates a pipeline of talent for industry.
  - Include cultural programming with a focus on inclusivity and diversity, perhaps in the “Placemaking” paragraph.
  - Do we need to broaden K-12 wording to say, “through engaging, hands-on programs”? Not just programs for people who live on the site but from the surrounding region.
- State Approach—The Working Group recommends that the State maintain control of the project long-term (eg., through development agreements, joint ventures, etc.) to ensure the State achieves its broad goals.
  - Better explain the state’s role to provide a sustainable financing/funding model that balances the public investment with private-sector interests
  - Public land trust? Public utility?
  - Clarify the State’s objectives for The Point?

# **INFRASTRUCTURE & LAND USE WORKING GROUP**

MEETING NOTES



## INFRASTRUCTURE AND LAND USE WORKING GROUP

10 a.m. to 12 p.m.

July 30, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** Troy Walker, Mayor, Draper City
- **Working Group Co-Chair-** Jim Russell, Executive Director, Utah Division of Facilities Construction and Management
- Ted Knowlton, Deputy Director, Wasatch Front Regional Council
- Erin Talkington, Managing Director, RCLCO
- Wilf Sommerkorn, Utah Land Use Institute
- Shawn Seager, Director of Regional Planning, Mountainland Association of Governments
- Lyle McMillan, Director of Strategic Investments, Utah Department of Transportation
- Andrew Gruber, Executive Director, Wasatch Front Regional Council
- Christine Oliver, Community Development Director, Draper City
- David Dobbins, City Manager, Draper City
- Don Whyte, Vice President of Planning, Deseret Cattle and Citrus
- Eric Rasband, Region Three Planning Manager, Utah Department of Transportation
- Grant Crowell, Economic Development and Planning Director, Bluffdale City
- Grant Farnsworth, Region Two Planning Manager, Utah Department of Transportation
- Hugh Van Wagenen, Active Transportation Planner, Wasatch Front Regional Council
- Kyle Pasley, Director of Real Estate Development, School and Institutional Trust Lands Administration
- Lonnie Bullard, Chairman of the Board, Jacobsen Construction Company
- Manjeet Ranu, Director of Capital Projects, Utah Transit Authority
- Moriah Jackson, Project and Program Manager, Jordan River Commission
- Paul Drake, Director of Real Estate and Transit-Oriented Development, Utah Transit Authority
- Ross Dinsdale, Development Engineer, Lehi City
- Soren Simonsen, Executive Director, Jordan River Commission
- Steven Kellenberg, Planning Coordinator, The Point

### MEETING NOTES:

- Co-Chair Director Russell welcomed & introduced participants
- Co-Chair Mayor Walker discussed the progress made thus far on The Point
- Director Matheson gave an overview of The Point of the Mountain State Land Authority
  - Opportunities on the state-owned property
  - Outlined objectives based on State law
  - Board members background
  - Board guiding principles



- Director Matheson gave a recap of The Point of the Mountain Development Commission work
  - Visioning process included visioning scenarios
  - Thousands of Utahns participated
  - Working groups assembled
  - Visioning Principles
    - Highly trained workforce and jobs
    - Connecting parks and open space
    - Community design with vibrant urban centers
    - Variety of housing and community options
    - Transportation
      - Connecting street networks
      - New north-south and east-west facilities
    - Catalytic center with a research and university presence
- Director Matheson provided an overview of The Point Working Group composition, meeting schedule and objectives:
  - Stakeholder
  - Economic Development, Recruitment and Investment
  - Education, Research and Innovation
  - Environment and Air Quality
  - Infrastructure and Land Use
- Director Matheson provided an overview of The Point timeline for master planning development and anticipated future implementation.

#### OPEN DISCUSSION:

- **QUESTION #1- What questions do you have about your role or the process? How can we make your participation most meaningful?**
  - How will we interact with other entities relevant to this group?
    - Add Camp Williams to our working group
  - How will the work done on The Point inform transportation plans moving forward?
    - Director Matheson explained that:
      - the Board will continue to work with existing processes, communicating very closely through the planning process
      - strong planning team will be brought on to develop the master plan for the site (part of this process could include a design competition)
      - fully-integrated transportation plans will be included in the master plan
    - (title) Kellenburg explained that transportation will drive urban development, and not the other way around
  - How will we engage with other working groups?
    - Director Matheson explained that there will be overlap with ideas and therefore an opportunity to connect with working groups and identify priorities,



potentially putting together subcommittees to work through connective priorities

- **QUESTION #2- What is your initial vision for the site? What initial ideas do you have to achieve The Point's broad goals?**

- High-tech developments, integrating transportation of the future
- Active transportation options (don't rely just on automobile transportation)
  - Keep the non-driving population in mind (about 1/3 of Draper doesn't drive, due to younger people in population)
- Ensure that Jordan River remains a beautiful resource and amenity
- Connection to Bangerter Highway through the site to take traffic away from Bluffdale
- Transportation system can negatively impact water quality so low-impact development important
- Infrastructure decisions now will be vitally important to shaping future development
- Car-less, walkable, multi-use, transit-oriented development important
- Consider robust active transportation infrastructure
- Keep geotech in mind throughout development
- Connectivity through infrastructure is an overall goal
- Wastewater issues can arise, it's important to identify solutions now
- Opportunities to strengthen the surrounding land around the site
- Overlay this site with a grid street pattern, and have development take place within that grid (urban grid street pattern can be a great benefit)
- Meld systems with Lehi, Draper, and other cities on the fringe so that existing systems are kept in mind in the development
- Blend internal and external systems
- Look at the Sugarhouse area in Salt Lake City (where the prison was relocated from earlier) as a case study of what can happen in a development like this
- Design The Point by applying the changes that other cities are going through in the wake of COVID-19 (learn from others' mistakes)

- **QUESTION #5- What are this group's next steps? What additional information do you need?**

**How would you like us to communicate with you?**

- Smaller subgroups might be a good idea, in order to dig deeper into discussion
  - Transportation, infrastructure, land use, etc. Specify more.
  - 6 or so subgroups: active transportation, utilities, etc.
- Think about ways that the working group can look to bring the larger team into conversations, as well. Open a two-way dialogue.
- Provide all information and materials to consulting teams
- Compile all of the information that's already been worked on
- Send form to the group in order to get specific feedback and remain on the same page



## INFRASTRUCTURE & LAND USE WORKING GROUP

10 a.m. to 12 p.m.

August 27, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** Troy Walker, Mayor, Draper City
- Alan Matheson, Executive Director, The Point
- Ted Knowlton, Deputy Director, Wasatch Front Regional Council
- Wilf Sommerkorn, Utah Land Use Institute
- Shawn Seager, Director of Regional Planning, Mountainland Association of Governments
- Andrew Gruber, Executive Director, Wasatch Front Regional Council
- Christina Oliver, Community Development Director, Draper City
- Don Whyte, Vice President of Planning, Deseret Cattle and Citrus
- Eric Rasband, Region Three Planning Manager, Utah Department of Transportation
- Grant Crowell, Economic Development and Planning Director, Bluffdale City
- Grant Farnsworth, Region Two Planning Manager, Utah Department of Transportation
- Hugh Van Wagenen, Active Transportation Planner, Wasatch Front Regional Council
- Kyle Pasley, Director of Real Estate Development, School and Institutional Trust Lands Administration
- Don Whyte,
- George Shaw,
- Jake Young, Planning Program Manager, Salt Lake County
- Laura Hanson, Planning Director, Utah Transit Authority
- Soren Simonsen, Executive Director, Jordan River Commission
- Steven Kellenberg, Planning Coordinator, The Point
- Phone number ending in 43



## MEETING NOTES:

- Co-Chair Mayor Troy Walker
  - Welcomed and introduced participants
  
- Director Matheson gave a recap of the July Working Group meeting
  - Emphasize placemaking, creating a vibrant, walkable place that includes housing, jobs, shops, and other amenities (mixed-use centers) that can serve as a model for other developments.
  - Scale the Point in a logical hierarchy with other activity centers in the POM region.
  - Strategically plan an appropriate balance of jobs and workforce housing on the site serving a range of income levels.
  - Build flexibility into the plan so we can adapt development to changing technologies and market conditions.
  - Build the transportation system of the future with high-quality transit, autonomous vehicles, aerial modes, EV (including inductive) charging, walkable streets, a robust system of street connections to and through the site (including to Bangerter Highway), active transportation, free fares, etc.
  - Ensure that the Jordan River remains a beautiful resource and amenity and ties into the site.
  - Implement on-site wastewater treatment and reuse, especially low-impact development strategies. Develop solutions before development occurs.
  - Coordinate infrastructure with surrounding jurisdictions and protect the gateways into the site.
  - Develop the site to be carbon-neutral.
  - Consider the impacts of COVID-19 on the built environment.



- Steve Kellenberg, The Point Planning Coordinator, introduced himself
  - Steve provided an overview of the planning process
    - August 2020- Developing candidate list for RFQ process
    - September 2020- Anticipated issuing RFQ
    - October 2020-
      - Short-list consultant teams who will be invited to propose on an RFP
      - Issue RFP
    - November- Vision competition
      - Consultants will bring proposals showcasing proposed vision for the site
    - December- consultant team selection
    - January- Site evaluation, opportunities and constraints
    - February & March- Conceptualize development alternatives
    - April & May- Framework plan refinement
    - June- Guidelines and documentation
  - Working groups will provide 4-6 key concepts that will provide overarching guidance for master planning process
- Director Matheson provided a visual overview of the next steps.
  - He explained that The Point is looking for 2-3 key priority concepts from the stakeholder working group at this meeting.
- Working group members prioritized their key concepts via a survey and had an open discussion regarding the top priorities.
  - The working group discussed how best to optimize the land use mix of the site that complements well with the surrounding communities.
  - Placemaking and mixed-use development provides for internal capture.
    - The working group discussed that #1, #2 and #3 priorities identified by the working group via the survey seem to be the correct priorities:
      - Placemaking
      - Well-functioning, multi-modal transportation system
      - Non-transportation infrastructure coordination
    - The working group divided themselves into subgroups according to further refine these top three priorities.
  - Bluffdale City mentioned that they will be updating their General Plan in 2021. The City's efforts should be coordinated with The Point.
  - Important to be patient when developing this to ensure the public investment is maximized.
  - Chair Walker explained that the future development at the site will be higher density and that The Point is building on the extensive public input solicited during the visioning process.



- Regional transportation connections to the site are important to focus on early in the process.
- Include in the consultant solicitation (RFQ and RFP) that they will need to be qualified to engage the public on a high-profile process and project.
- The site should be treated as a major economic catalyst
- Transportation funding and planning should be outside-the-box
- Should project development approach consider a design-build to afford flexibility to private-sector companies when developing.
- Consider impacts of the site development on the broader regional transportation system
- Ensure that green infrastructure is included in the priorities
- Muriel Xochimitl provided an overview of the public rollout of The Point, including the following:
  - Invited working group members to the press conference scheduled for Monday, September 14 at 9 a.m. at the Utah Correctional Facility.
  - Provided a preview of the website and social channels.
  - Showed The Point video that explains the project.
- The Co-Chairs thanked working group members for their participation and concluded the meeting.



**INFRASTRUCTURE & LAND USE WORKING GROUP  
10 a.m. to 12 p.m.**

**September 24, 2020 MEETING**

**PARTICIPANTS:**

- **Working Group Co-Chair-** Troy Walker, Mayor, Draper City
- **Working Group Co-Chair-** Jim Russell, Executive Director, DFCM
- Alan Matheson, Executive Director, The Point
- Ted Knowlton, Deputy Director, Wasatch Front Regional Council
- Wilf Sommerkorn, Utah Land Use Institute
- Shawn Seager, Director of Regional Planning, Mountainland Association of Governments
- Andrew Gruber, Executive Director, Wasatch Front Regional Council
- Christina Oliver, Community Development Director, Draper City
- Don Whyte, Vice President of Planning, Deseret Cattle and Citrus
- Eric Rasband, Region Three Planning Manager, Utah Department of Transportation
- Grant Crowell, Economic Development and Planning Director, Bluffdale City
- Grant Farnsworth, Region Two Planning Manager, Utah Department of Transportation
- Hugh Van Wagenen, Active Transportation Planner, Wasatch Front Regional Council
- Kyle Pasley, Director of Real Estate Development, School and Institutional Trust Lands Administration
- Don Whyte, Vice President of Planning, Deseret Cattle & Citrus
- George Shaw, Community Development Director, South Jordan City
- Jake Young, Planning Program Manager, Salt Lake County
- Laura Hanson, Planning Director, Utah Transit Authority
- Soren Simonsen, Executive Director, Jordan River Commission
- Steven Kellenberg, Planning Coordinator, The Point
- 801-XXX-XX43

## MEETING NOTES:

- Co-Chair Mayor Troy Walker
  - Welcomed and introduced participants
  
- Director Matheson gave a recap of the press conference and subsequent media coverage for The Point.
  - Highlighted the nearly 14 stories in the media that addressed The Point positively.
  - Discussed the survey and how it gives the public an opportunity to share input and their priorities in preparation for master planning, with a terrific response rate of over 1,700.
  - Working groups garnered a lot of attention in the media, stressing the importance of having Utah's best and brightest minds contributing to this project in this way.
  - Highlighted the solicitation process, and the ambitious aim to have the finalists by the end of October.
  - Finalists will be given some time to discuss their ideas, with a final presentation including their full teams and their proposed cost for the work.
  - The goal? Have a team in place by the end of December, with a contract in place for the next year.
  - The solicitation that has been put together includes the input from the working groups, addressed in **key vision elements** that must be addressed by the applicants.
  - Highlighted the pre-submittal meeting that had over 107 participants, representing 42 firms across the country. High level of interest generated.
  
- Director Matheson turned the time over to each subgroup for their presentations:
  - **Placemaking Subgroup** -
    - Ted Knowlton presented a document outlining the opportunities at the site
      - Proximity to the Jordan River
      - Regional infrastructure nexus
      - Opportunity for high-level of connectivity, in all forms, with the community
    - Discussed the key components of the development that will ensure that The Point becomes a vibrant, mixed-use community
      - Fine grained urbanism
      - A real alternative to downtown Salt Lake City urbanism

- Highlighted some bold ideas and iconic features that could be components of The Point
  - Real, walkable retail main street
  - Iconic urban plaza
  - Tribute to Prison historical site use
  - A launching point for transit connections to the slopes, access to the outdoors being an overarching theme of The Point
    - The potential for big ideas including view corridors in the orientation of streets and plazas, kayaking waterways, etc.
  
- Ted Knowlton addressed a conversation with the entire working group, discussing the strategic nature of The Point and its walkability
- Soren Simonsen discussed the hierarchy of streets in the fine-grained urbanism approach, recognizing some streets that have more of a utility function for service and delivery vehicles while also focusing on pedestrian-only networks
  
- **Transportation Subgroup -**
  - Hugh Van Wagenen presented a document that outlines the key themes and opportunities of The Point:
    - Build on existing plans and resources
    - Multi-modal transportation options
    - Good transportation-land use connections to minimize the need for commuting
  
  - Because this is a blank slate, the internal and external connectivity is crucial. Setting expectations from the get-go to the public and with business owners is helpful at this stage.
  - Existing recreational amenities in Draper will be important to connect to and integrate with The Point
  - Transportation modes and methods will be integral to plan into the design of the site from the beginning, balancing goals of traffic mitigation, air quality, transportation affordability, and access to and through the site.
  - Idea of UTA connecting a line through The Point to facilitate world-class transit for the site
  - Shawn Seager emphasized the importance of thinking regionally, benefiting the region and not just the site itself
  - Jake Young highlighted the job growth opportunities at the site, which can improve the region by taking less stress off of the Salt Lake area

- **Non-Transportation Infrastructure Subgroup -**
  - Soren Simonsen presented a document outlining the guiding principle of creating a 21st-Century Model Development anticipating where we're going, not just where we've been.
    - Wet utilities: water, sewer, pressurized irrigation, storm water
    - Dry utilities: rooftop solar, small wind farm, natural gas
    - Technology infrastructure: fiber network, smart city technology, district scaled wireless
    - Green infrastructure: on-site stormwater retention, improve existing drainage infrastructure, wildlife corridors, green space
  - In regard to Jordan River connectivity, may need to work with partners to restore water levels
  - Secure bike and e-bike parking, improved sense of security and surveillance
  - Hugh Van Wagenen emphasized tree planting and green infrastructure, an urban forest plan
- Director Matheson discussed the importance of trade-offs as the project moves forward, the necessity to make realistic decisions based in practical expectations and market realities
- The Co-Chairs thanked working group members for their participation and concluded the meeting.



**INFRASTRUCTURE & LAND USE WORKING GROUP**  
**10 a.m. to 12 p.m.**

**October 22, 2020 MEETING**

**PARTICIPANTS:**

- **Working Group Co-Chair-** Jim Russell
- Alan Matheson, Executive Director, The Point
- Ted Knowlton, Deputy Director, Wasatch Front Regional Council
- Muriel Xochimitl, President, X-Factor Strategic Communications
- Shawn Seager, Director of Regional Planning, Mountainland Association of Governments
- Christina Oliver, Community Development Director, Draper City
- Grant Crowell, Economic Development and Planning Director, Bluffdale City
- Grant Farnsworth, Region Two Planning Manager, Utah Department of Transportation
- Hugh Van Wagenen, Active Transportation Planner, Wasatch Front Regional Council
- Kyle Pasley, Director of Real Estate Development, School and Institutional Trust Lands Administration
- Don Whyte, Deseret Cattle and Citrus
- George Shaw, Community Development Director, South Jordan City
- Jake Young, Planning Program Manager, Salt Lake County
- Laura Hanson, Planning Director, Utah Transit Authority
- Soren Simonsen, Executive Director, Jordan River Commission
- Reid Ewing, Distinguished Professor of City and Metropolitan Planning at the University of Utah
- Ross Dinsdale, Engineer, Lehi City

## MEETING NOTES:

- Co-Chair Jim Russell
  - Welcomed and introduced participants
  
- Director Matheson provided an update on the solicitation process
  - Outlined selection committee members:
    - Alan Matheson
    - Steve Kellenberg
    - Christina Oliver
    - Jim Russell
    - Wilf Sommerkorn
  - Explained that 12 firms proposed; selection committee has narrowed to six and is currently conducting interviews with the six firms. Here are the six firms:
    - AECOM
    - First Forty Feet
    - Gensler
    - Perkins and Will
    - Sasaki
    - SOM
  - Of the six firms, three finalists will be selected and charrettes conducted in the coming weeks (virtually) with the three finalists. These finalists will receive:
    - Detailed Scope of Work
    - Site information
    - Program of Work, including market analysis
    - Working Group Final Report
  - Meet with three finalists the first week of November.
  - Finalists will work for a few weeks to refine proposals.
  - Early December- Finalists will make presentations to selection committee.
  - It is anticipated that the Board will make a selection in early December.
  - On track to select a firm by the end of the year.
  - Master planning process starts early 2021, with framework master plan in place mid-2021
  
- Director Matheson provided a recap of the working group deliverables to date.
  - He explained that many of the recommendations from the working groups have been included in the RFQ issued to solicit a planning consultant team. Firms were scored based on how well they addressed those Key Vision Elements.
  - He explained that the working group recommendations are also included in a report given to the consultant teams.

- Director Matheson provided a high-level explanation of the draft final report and opened it up for discussion with the working group.
- The Working Group feedback
  - Urban Design section
    - Intersection density
    - Connected street network
    - Discuss complete communities
    - Needs to have walkability with mix of uses that reduces vehicle trips (not just walkable)
      - Needs to be bikeable and include active transportation options
      - Micromobility
  - Regional Coordination section
    - Further elaborate on regional connectivity to surrounding communities
    - Centers need to be well-connected with transit
    - Centers will be more dense
    - The Point should continue to be identified as a “Center” on the Wasatch Choice 2050 Regional Vision
    - Should we address needed improvements to flow for Jordan River?
    - Discuss regional trail connections
    - Wildlife corridors more prominently articulated?
  - Transportation section
    - Should we be more general regarding electric autonomous vehicles?
    - Build “world-class active transportation system” (instead of just robust)
    - Specifically mention bike and pedestrian mobility
  - Infrastructure
    - Should we add references to smart uses of parking?
    - Water waste management should be considered with infrastructure
  - Bold Ideas
    - NO surface parking lots
    - Parking lots should serve multiple, off-setting uses. District parking.
    - “Range to River”
    - Very appealing to potential companies and workforce
    - Get to the mountains from the site on a bike
    - Incorporating some of the historical prison into the site should be done carefully and with the best use of the site in mind
    - Find a way to preserve the history with a partial building, a memorial, etc.

- Director Matheson announced a road map and set expectations for the next working group meetings that will resume in 2021.
  - There will be no working group meetings in November and December due to holiday season
  - Spring and early summer, working groups will be enlisted for the refinement of the work of the planning teams
  - Future involvement of working groups will be vital in making the voice of the public known
- Co-Chair Jim Russell thanked working group members for their time and effort and concluded the meeting

# **ECONOMIC DEVELOPMENT, RECRUITMENT & INVESTMENT WORKING GROUP**

MEETING NOTES



## ECONOMIC DEVELOPMENT, RECRUITMENT & INVESTMENT WORKING GROUP

2 p.m. to 4 p.m.

July 30, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** April Cooper, President & CEO, Alpine Companies
- Derek Miller, President & CEO, SL Chamber
- Cesar Sanchez, Associate Director, Eccles Global, University of Utah
- Steven Kellenberg, Planning Coordinator, The Point
- David Carlebach, VP of International Investment, World Trade Center Utah
- Miles Hansen, Executive Director, World Trade Center Utah
- Jonathan Francom, People Operations Director, Adobe
- Michael Flynn, Chief Operating Officer, EDCUtah
- Mark Welcker, CEO, Point of the Mountain Chamber of Commerce
- Joseph Spence, GlobalMindED
- Erin Talkington, Project Manager, RCLCO
- Lew Cramer, CEO, Colliers International
- Lloyd Allen, CBRE
- Thor Roundy, EVN Law, Founder, President & Attorney
- Stan Lockhart, Interim CEO, Utah Valley Chamber of Commerce
- William Benz, CEO, Accelerum, LLC
- Alan Matheson, Executive Director, The Point
- Muriel Xochimitl, President, X-Factor Strategic Communications
- 801-XXX-XX18

### MEETING NOTES:

- Co-Chair April Cooper welcomed the group and provided an overview
- Director Matheson gave an overview of The Point of the Mountain State Land Authority
  - Opportunities on the state-owned property
  - Outlined objectives based on State law
  - Board members background
  - Board guiding principles



- Director Matheson gave a recap of The Point of the Mountain Development Commission work
  - Visioning process included visioning scenarios
  - Thousands of Utahns participated
  - Working groups assembled
  - Visioning Principles
    - Highly trained workforce and jobs
    - Connecting parks and open space
    - Community design with vibrant urban centers
    - Variety of housing and community options
    - Transportation
      - Connecting street networks
      - New north-south and east-west facilities
    - Catalytic center with a research and university presence
- Director Matheson provided an overview of The Point Working Group composition, meeting schedule and objectives:
  - Stakeholder
  - Economic Development, Recruitment and Investment
  - Education, Research and Innovation
  - Environment and Air Quality
  - Infrastructure and Land Use
- Director Matheson provided an overview of The Point timeline for master planning development and anticipated future implementation.

## OPEN DISCUSSION

- **QUESTION #1- What questions do you have about your role or the process? How can we make your participation most meaningful?**
  - Leverage Economic Development Working Group to help identify prospective clients for the site.
  - How does The Point coordinate with Utah's Inland Port? The Point sees synergies with the port, albeit with different uses. (i.e.- Inland port could be more focused on manufacturing; The Point is R&D)
  - Will it be its own city? No- it will remain part of Draper and Draper will likely provide municipal services to the site
  - Does The Point have a developer identified? The Point does not have a developer identified. The Board is currently looking at various development examples from across the country and is considering what their preferred organizational strategy will be.
  - What are objectives? what is the financial return on those established objectives? developer selected after public interest assured.



- **QUESTION #2- What is your initial vision for the site?**
  - Not looking for just commercial; need to consider research center
  - Need to create sustainable development that mitigates traffic congestion and doesn't contribute to poorer air quality
  - What are the ideas for allocation of land?
  - The Board wants a variety of uses at the site but does not have specific proportions of development types defined yet.
  - This isn't just about "chasing dollars." There is a desire to attract companies that will "fit" with the broader culture and will be a good community partner.
  - Need development partners that "buy into" the POM Vision and want to contribute to Utah. (ex- Adobe gives back to the community.)
  - Branding is important, should seek for co-branding opportunities
    - sustainability, environmental focus
  - Anticipated The Point Master Plan could be:
    - baseline assumptions on a product mix with built-in flexibility
      - Land use allocations and balances
      - traffic analyses
      - design infrastructure systems
    - "ground in reality" for planning/design team
  
- **QUESTION #3- How can this site best contribute to Utah's economy?**
  - We need to target the "right" companies.
  - Shouldn't put "all eggs in one basket" Diversify uses.
  - Institution building through "Centers of Excellence" strategy (4-6 centers)
    - Healthcare innovation
    - Software as a Service (SaaS)
    - Aerospace and Defense
    - High-tech and Bio-tech
      - clinical research opportunities
      - treatments, devices, drugs that could be put into clinical trials?
    - Industry-leading R&D occurring that helps to inform recruitment strategy
    - Service providers such as government agencies that streamline approval processes and regulation
    - research labs
    - eg. - Station "F" in Paris
    - This strategy makes developer "implementer" of The Point's strategy
    - Not too early to define groups to be involved in a defined engagement process.
      - Recruitment benefits
      - Benefits to identify inputs into master plan



- Learning and innovation campus needed (Joseph Spence)
  - Some major factors for companies when making decision for their company locations
    - infrastructure
    - forward-thinking development
    - knowledge environment
- GOED and EDCU are currently reevaluating Utah’s economic strength through robust analysis of data showing what Utah has that is “world-class” and will share findings
  - where are embedded assets
    - world-class ski resorts
    - Air Force Base
  - identify areas where we have density of employment
  - identify areas where we have significant capital investment
  - <https://edcutah.org/research>
  - These analyses could provide a good baseline of current conditions
- **QUESTION #4- What elements would make this site most appealing to recruitment targets? To potential investors?**
  - Is there going to be a phased approach to recruitment? Perhaps some recruiting happens prior to the master plan being developed so that those types of companies’ requirements are reflected in the master plan?
    - The Point’s priority is to make sure that the public’s desires, as aligned with market research and economic opportunity, are reflected in the master plan
  - If we recruit a major company, other investment will follow. We can pursue major anchors in parallel with developing the master plan. Major anchors will want to design their own campus and the master plan will need to be flexible enough to accommodate needed changes
  - We should not limit ourselves to just entities here locally.
    - Treat as a global opportunity; not just a regional opportunity
    - Identify the best potential partners, even if they’re not here in Utah.
    - However, we should do it “The Utah Way.”
- **QUESTION #5- What are this group’s next steps? What additional information do you need? How would you like us to communicate with you?**
  - Need way to solicit feedback from the working group to identify preferred centers of excellence



## ECONOMIC DEVELOPMENT, RECRUITMENT & INVESTMENT WORKING GROUP

2 p.m. to 4 p.m.

August 27, 2020 MEETING

### PARTICIPANTS:

- **Working Group Co-Chair-** April Cooper, President & CEO, Alpine Companies
- **Working Group Co-Chair-** Val Hale, Executive Director, Governor's Office of Economic Development
- Theresa Foxley, President & CEO, EDCUtah
- Steven Kellenberg, Planning Coordinator, The Point
- David Carlebach, VP of International Investment, World Trade Center Utah
- Jonathan Francom, People Operations Director, Adobe
- Michael Flynn, Chief Operating Officer, EDCUtah
- Todd Brightwell,
- Joseph Spence, GlobalMindED
- Erin Talkington, Project Manager, RCLCO
- Lew Cramer, CEO, Colliers International
- Lloyd Allen, CBRE
- Thor Roundy, EVN Law, Founder, President & Attorney
- Gavin Christensen,
- Jay Francis, President & CEO, South Valley Chamber of Commerce
- Stan Lockhart, Interim CEO, Utah Valley Chamber of Commerce
- Alan Matheson, Executive Director, The Point
- Muriel Xochimitl, President, X-Factor Strategic Communications
- 801-XXX-XX41

### MEETING NOTES:

- Co-Chairs April Cooper and Val Hale welcomed the group and facilitated introductions for new members.
- Director Matheson gave a recap of the July Working Group meeting
  - Treat this development as a global, not just a regional, opportunity. Develop internationally recognized branding, perhaps co-branding with major companies.
  - Promote a workforce pipeline for our innovation economy, including collaboration between K-12, higher education, and business, with an emphasis on increasing workforce diversity.



- Develop the site as an innovation center, with a research center/university presence and accelerators/incubators to help Utah’s entrepreneurs succeed.
- Attract companies and partners that “buy into” the Point vision, “fit” with the broader culture, and will contribute to Utah.
- Pursue major anchors concurrently with master planning so we can incorporate their priorities in the master plan and/or accommodate outstanding early opportunities to locate top companies at the site.
- Create an attractive place that will draw tech industries with mixed-use centers, high-quality transit, smart-city technologies, sustainable practices (energy efficiency, water conservation, low-impact development, reduced air emissions, EV technologies, Net Zero Ready, etc.), open space, and recreation improvements.
- Build our recruitment strategy around our regional strengths (EDCU and GOED are updating a report on this topic).
- Establish “Centers of Excellence” with areas of focus such as Healthcare Innovation, Software as a Service (SaaS), Aerospace and Defense, High-tech, Bio-tech, and clinical research opportunities.
- Identify partners that can streamline approval processes and regulation.
- Ensure the vision compliments and re-enforces plans for other strategic developments in the state (eg., the Inland Port, U of U Research Park, Salt Lake City biotech initiative, and the Northrop Grumman Roy Innovation Center at Falcon Hill National Aerospace Research Park--West Gate).
- Steve Kellenberg, The Point Planning Coordinator, introduced himself
  - Steve provided an overview of the planning process
    - August 2020- Developing candidate list for RFQ process
    - September 2020- Anticipated issuing RFQ
    - October 2020-
      - Short-list consultant teams who will be invited to propose on an RFP
      - Issue RFP
    - November- Vision competition
      - Consultants will bring proposals showcasing proposed vision for the site
    - December- consultant team selection
    - January- Site evaluation, opportunities and constraints
    - February & March- Conceptualize development alternatives
    - April & May- Framework plan refinement
    - June- Guidelines and documentation



- Working groups will provide 4-6 key concepts that will provide overarching guidance for master planning process
- Director Matheson provided a visual overview of the next steps.
  - He explained that The Point is looking for 2-3 key priority concepts from the stakeholder working group at this meeting.
- Working group members prioritized their key concepts via a survey and had an open discussion regarding the top priorities.
  - Some priorities are outcome based and some are principle-based. All seem important.
  - Anchor tenants should be an integral component of our development strategy.  
Government-funded research centers don't always work well.
    - Utah's big economic drivers have historically been small businesses that have an environment to flourish and scale.
    - Are there large-scale potential anchor tenants that we could involve early in the master planning process?
    - The group discussed that the search for an anchor tenant should include local, as well as national and global firms.
    - The group discussed that an anchor tenant only needs to utilize a small portion of the site.
  - Working group members asked how they can help the process.
  - Utah's secret sauce is collaboration. Let's showcase the collaboration to the world.
  - This can be the focus of Utah's economic community.
  - Can some priorities be combined?
  - Affordable housing at the site could help to address affordable housing crisis in the region.
    - Thor Roundy provided the following link:  
<https://www.metrostudy.com/metrostudytv/outlook-webinar-q3-housing-forecast/>
    - The group had a conversation regarding how to define affordable housing.
    - Perhaps engage the creative, artistic community in how to design affordable housing.
  - Large tech companies are moving to Utah for lifestyle reasons. We need to make this site attractive from a lifestyle perspective.
    - Let's have a mixed-used development. Live, work, and play.
    - Let's make the site a destination where people want to come.
    - Essentially, a "small down-town."
  - The working group members discussed having a description regarding the current and future plans for the area surrounding the site.
  - The group discussed taking the appropriate amount of time to get the development right. Daybreak is an example.
  - Well-designed innovation center can be a source for up-and-coming companies. Utah is becoming world-renowned for this approach.



- Muriel Xochimitl provided an overview of the public rollout of The Point, including the following:
  - Invited working group members to the press conference scheduled for Monday, September 14 at 9 a.m. at the Utah Correctional Facility.
  - Provided a preview of the website and social channels.
  - Showed The Point video that explains the project.
- The Co-Chairs thanked working group members for their participation and concluded the meeting.



## **ECONOMIC DEVELOPMENT, RECRUITMENT & INVESTMENT**

### **WORKING GROUP**

**2 p.m. to 4 p.m.**

**September 24, 2020 MEETING**

#### **PARTICIPANTS:**

- **Working Group Co-Chair-** April Cooper, President & CEO, Alpine Companies
- **Working Group Co-Chair-** Val Hale, Executive Director, Governor's Office of Economic Development
- Theresa Foxley, President & CEO, EDCUtah
- Jonathan Francom, People Operations Director, Adobe
- Michael Flynn, Chief Operating Officer, EDCUtah
- Joseph Spence, GlobalMindED
- Erin Talkington, Project Manager, RCLCO
- Lloyd Allen, CBRE
- Thor Roundy, EVN Law, Founder, President & Attorney
- Stan Lockhart, Interim CEO, Utah Valley Chamber of Commerce
- Matt Hillburn, EDCUtah
- Mark Welcker, The Point of the Mountain Chamber of Commerce
- Alan Matheson, Executive Director, The Point
- Muriel Xochimitl, President, X-Factor Strategic Communications
- 801-XXX-XX02

#### **MEETING NOTES:**

- Co-Chairs April Cooper and Val Hale welcomed the group.
- Director Matheson gave a recap of the press conference and subsequent media coverage for The Point:
  - Highlighted the 14 stories in the media that addressed The Point positively.
  - Discussed the survey and how it gives the public an opportunity to share input and their priorities in preparation for master planning, with a terrific response rate of over 1,700.

- Working groups garnered a lot of attention in the media, stressing the importance of having Utah's best and brightest minds contributing to this project in this way.
  - Highlighted the solicitation process, and the ambitious aim to have the finalists by the end of October.
  - Finalists will be given some time to discuss their ideas, with a final presentation including their full teams and their proposed cost for the work.
  - The goal? Have a team in place by the end of December, with a contract in place for the next year.
  - The solicitation that has been put together includes the input from the working groups, addressed in **key vision elements** that must be addressed by the applicants.
  - Highlighted the pre-submittal meeting that had over 107 participants, representing 42 firms across the country. High level of interest generated.
- Co-Chair Val Hale provided GOED's perspective of the recruitment process at The Point. He believes there will be significant interest in the site. Much of the recruitment will be done through personal contacts.
- EDCU gave a presentation on Utah's cluster strategy.
    - Theresa Foxley opened the presentation on the sector program, providing an overview of EDCU's role.
    - Michael Flynn presented on the history of Utah's efforts since 2005 to identify target industry clusters, focusing on where Utah has a high concentration of occupations, industry, assets, and emerging industries
      - The goal was to build incentive tools, focus on an industry marketing program, develop subject-matter experts, and build the State of Utah brand
      - Clusters create a synergistic ecosystem. The clusters identified by Battelle in 2005:
        - Aerospace and Defense
        - Energy
        - Financial Services
        - Information Technology
        - Healthcare innovation
        - Outdoor products and recreation
    - Matt Hilburn presented on the objectives of the cluster strategy and recent efforts to evaluate target industry sectors. He reviewed the criteria considered and indicated the sectors identified in 2005 continue to be appropriate sectors today, with the addition of Advanced Materials and Manufacturing

- Co-Chair April Cooper led an open discussion of which industry sectors The Point should pursue
  - Thor Roundy identified potential contacts in the data center space and emphasized the connection with renewable energy.
  - Jonathan Francom discussed the value of having an incubator and accelerator component in an innovation district. He also suggested the Point could play a role in advancing necessary infrastructure in the region.
  - Joseph Spence addressed the importance of bringing global-class, well-known K-12 education providers to the site.
- Erin Talkington discussed the potential for The Point to be an innovation center and what that would entail.
- The Co-Chairs thanked working group members for their participation and concluded the meeting.



**ECONOMIC DEVELOPMENT, RECRUITMENT &  
INVESTMENT WORKING GROUP 2 p.m. to 4 p.m.**

**October 22, 2020 MEETING**

**PARTICIPANTS:**

- **Working Group Co-Chair-** Val Hale, Executive Director, Governor's Office of Economic Development
- Theresa Foxley, President & CEO, EDCUtah
- Jonathan Francom, People Operations Director, Adobe
- Michael Flynn, Chief Operating Officer, EDCUtah
- Lloyd Allen, CBRE
- Thor Roundy, EVN Law, Founder, President & Attorney
- Stan Lockhart, Interim CEO, Utah Valley Chamber of Commerce
- Mark Welcker, The Point of the Mountain Chamber of Commerce
- Alan Matheson, Executive Director, The Point
- Muriel Xochimitl, President, X-Factor Strategic Communications
- Lew Cramer, President & CEO, Colliers International
- Derek Miller, President & CEO, SL Chamber of Commerce
- David Carlebach, Vice President of International Investment, World Trade Center Utah
- Joseph Spence, GlobalMindED

## MEETING NOTES:

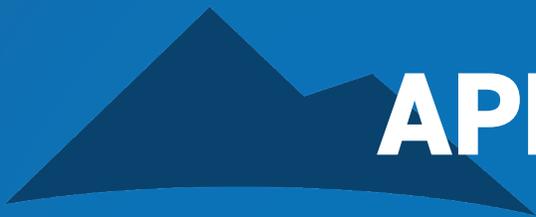
- Co-Chair Val Hale
  - Welcomed and introduced participants
  
- Director Matheson provided an update on the solicitation process
  - Outlined selection committee members:
    - Alan Matheson
    - Steve Kellenberg
    - Christina Oliver
    - Jim Russell
    - Wilf Sommerkorn
  - Explained that 12 firms proposed; selection committee has narrowed to six and is currently conducting interviews with the six firms. Here are the six firms:
    - AECOM
    - First Forty Feet
    - Gensler
    - Perkins and Will
    - Sasaki
    - SOM
  - Of the six firms, three finalists will be selected and charrettes conducted in the coming weeks (virtually) with the three finalists. These finalists will receive:
    - Detailed Scope of Work
    - Site data
    - Program of Work, including market analysis
    - Working Group Final Report
  - Meet with three finalists the first week of November.
  - Finalists will work for a few weeks to refine proposals.
  - Early December- Finalists will make presentations to selection committee.
  - It is anticipated that the Board will make a selection in early December.
  - On track to select a firm by the end of the year.
  - Master planning process starts early 2021, with framework master plan in place mid-2021
  - The
  
- Director Matheson provided a recap of the working group deliverables to date.
  - He explained that many of the recommendations from the working groups have been included in the RFQ issued to solicit a planning consultant team and scoring was based on applicants' responses to the Key Vision Elements.
  - He explained that the working group recommendations are also included in a report given to the consultant teams.

- Director Matheson provided a high-level explanation of the draft final report and opened it up for discussion with the working group.
  - Vision for The Point
    - We need to market SLC to the world
  - Recruitment Strategy
    - Add higher education and innovation districts to our recruitment strategy
    - Make sure Centers of Excellence are consistent with list of target sectors
    - GOED's investment in business recruiting/state partnership
      - Not sure if we want to include the availability of incentives
        - land itself could be an incentive
        - Should we "pitch" the site to companies with an incentive package clearly defined beforehand?
  - Regional Strengths--no comments
  - Ideas to Strengthen Utah's Position
    - Perhaps change to "Strengthening The Point's Position"
    - Add something about early childhood development and day care centers
  - Investment
    - Market our opportunities to leading investors around the world, not just in the US..
    - Fashion the vision to appeal to global investors with elements such as smart city technology and sustainability.
- Director Matheson outlined the next steps for the planning process in 2021:
  - Step 1: Gather Information & Data
  - Step 2: Develop Scenarios
  - Step 3: Establish Preferred Scenario
  - Step 4: Create Framework Master Plan

The Working Groups will have an opportunity to respond to the planners' products at each of these stages.

- Co-Chair Val Hale thanked all working group members for their participation and concluded the meeting.

- Director Matheson announced a road map and set expectations for the next working group meetings that will resume in 2021.
  - There will be no working group meetings in November and December due to holiday season
  - Spring and early summer, working groups will be enlisted for the refinement of the work of the planning teams
  - Future involvement of working groups will be vital in making the voice of the public known
- Co-Chair Jim Russell thanked working group members for their time and effort and concluded the meeting



# APPENDIX C

## 9/22 Deliverable: Ingredients of a successful Innovation District

**Vision Statement:** Develop a diverse, high-density district to inspire a culture of innovation by incorporating cutting-edge technology with a living and working space where the world can “visit the future.” An exploratory sandbox to attract human & capital resources with increased collaboration, rapid idea generation, and reduced regulation.

**Elements:** (What truly contributes to deliver on this Vision. Gravitational pull; Founders, funders, creators, something hard to get ie AI/ML(cutting edge), interesting humans)

- **Vision Focused Programming**
  - Big & Small Company “Crossroads of the World” lecture & panel series.
  - Innovation workshops, experiential learning, pitch contests, & funding firesides.
  - Professional services & association pitches & office hours: Govt (SBA, Licensing, USPTO, FDA, regulatory assistance, immigration), legal, finance, creative, etc.
  
- **Physical / Facilities:** ‘The smallest big city in America.’
  - Anchor Corporate offices and R&D (Virtual/clinical labs, infrastructure, presentations)
  - Policy Sandbox: FAA Drone testing, UDOT Traffic test areas, Clinical trial sandbox.
  - Restaurants & Retail: Fast casual & fine dining with meeting rooms, test kitchen/concepts, Tech showcase stores.
  - Housing: (Highest Density in Utah) Residential, hotel & extended stay, etc.
  - Leisure Access: Jogging & biking to Jordan River trails & parks, On-site gyms.
  
- **Target Sectors**
  - Software
  - Life Sciences
  - Clean Energy
  
- **Alliances** (from target sectors)
  - Fortune 500
  - High-growth companies
  - These should be natural results of a successful district, not a focus.
    - Investors
    - Coworking spaces
    - Universities

### Next Steps

- Validate Sectors with State stakeholders (GOED, EDCUtah, Associations, Universities, etc)
- Review with the rest of the working group
- Create a short list of potential candidates, starting with anchor companies that have already invested in Utah (Microsoft, Oracle, Adobe, SAP, Myriad, Edwards, BD, Alphabet)

## The Point-University and Industry Partnership Subgroup

**Summary:** University and Industry partnerships at the Innovation District will be shaped as this project progresses and the adaptability to create these partnerships is our goal. We propose a phased approach that allows for piloting programs and projects, building ongoing resources and governance. As such the subgroup proposes a portion of the land at THE POINT be set apart for an “Education Innovation Park”(size to be determined in the Master Planning stage) and the governance of the real estate asset and revenue generated from development/sale/lease of that land be governed by a representative board of Education Leaders directed by a statewide education organization that understands public/private partnerships with education.

### Phase 1

#### Land reserved for Education

- Reserve a portion of land for Education Innovation Park
- Revenue of land sale/lease/development goes to fund partnerships and research

**Education Innovation Board** Create and empower a board with reps from all involved parties (including universities, technical colleges and others) to do the following:

- **Governance:** Jurisdiction over the acreage set aside and land use funding
- **Strategy-**Set standards, strategy, provisions for occupancy and programming: ie companies seeking involvement are required to have an education partnership to be considered to occupy this land reserve.
  - Other areas of the Innovation District might have a “preference for” education partnerships as part of a proposal to develop
- **Education/Industry Relationship Management**
  - Create a concierge experience for Innovation District companies that cuts across universities and gets through the red tape
  - Build Access Paths for Industry Partners to work with Universities to use equipment, facilities, hire interns, work with faculty, and graduate research assistance
  - Map resources and list of University specialties, Technical college trainings, and other educational resources
    - Before building new we should see what we have already built on campuses that industry could utilize, labs, reactors, test track etc
- **Vet opportunities** from Industry for research partnerships
  - Individual corporate engagement and research work will continue at each institution
- **Recruiting**
  - Collaborate with state economic development organizations, ie GOED, EDCU, and more
  - Assist in recruiting and meeting with interested companies looking at locating in the district
- **Programming**
  - Promote Tech Transfer FROM the universities to Industry Partners—startups from Universities go to Innovation District to transition to market and complete final research
  - Facilitate Business Problem Solving activities like Hack-a-thon for business or Challenges for bright students to apply R&D to industry problems

#### Resourcing

- Start with funding from real estate and build ongoing funds, grants, investments, etc

- o Education organizations across the state need to commit, personnel, time, and money to this, but not all at once

**Industries-**

- o Too early to pick now—market should play a role
- o Build parameters and invite industries to bring proposals for development, land use, research and partnerships—promote the possibilities
- o \$1 Billion annually in R&D at universities across the state—Look at what is being prioritized and funded
- o Areas of interest--Aerospace, Healthcare, Bioinformatics, Cybersecurity, Autonomous vehicles, AI/Machine Learning, IoT/Robotics, SMART Cities

**Phase 2**—Market driven development of the Education Innovation Park-based

Physical Space and Facilities:

- o High reliance on public/private partnerships for research relationships
- o Consider a medical testing facility between a Research Hospital and a Clinic—Industry sponsored, university collaboration, IRB etc
- o SBIR office for tech transfer and Grant Funded projects
- o Future accelerator or collaboration/exhibit space, labs, hospital, etc--with Industry/University partnership once partnerships and priorities are established.

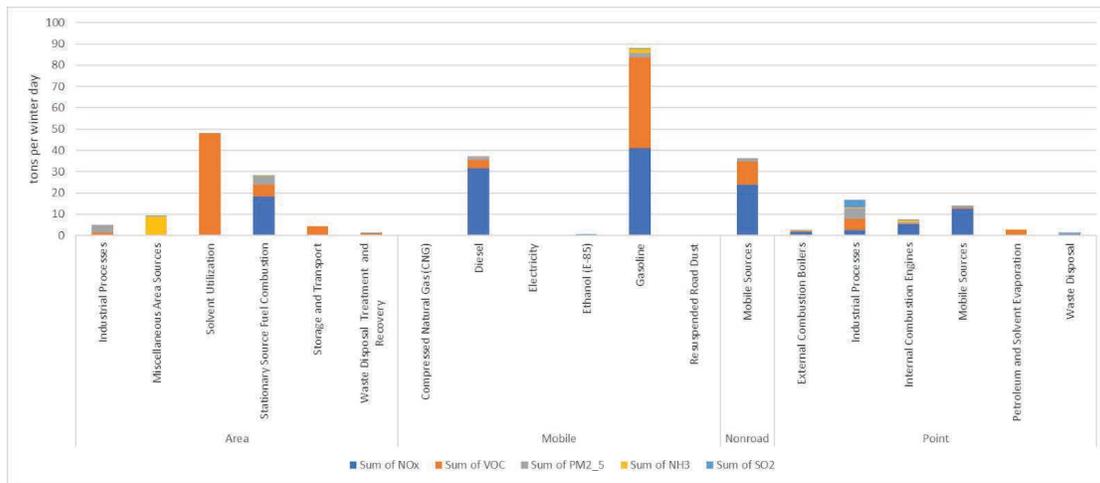
Ongoing partnership and funding resources for research—revolving investments or other methods to ensure innovation continues in perpetuity here.

## The Point – Emissions Reduction Subgroup

### What are the most likely sources of pollution and how can we best address those sources?

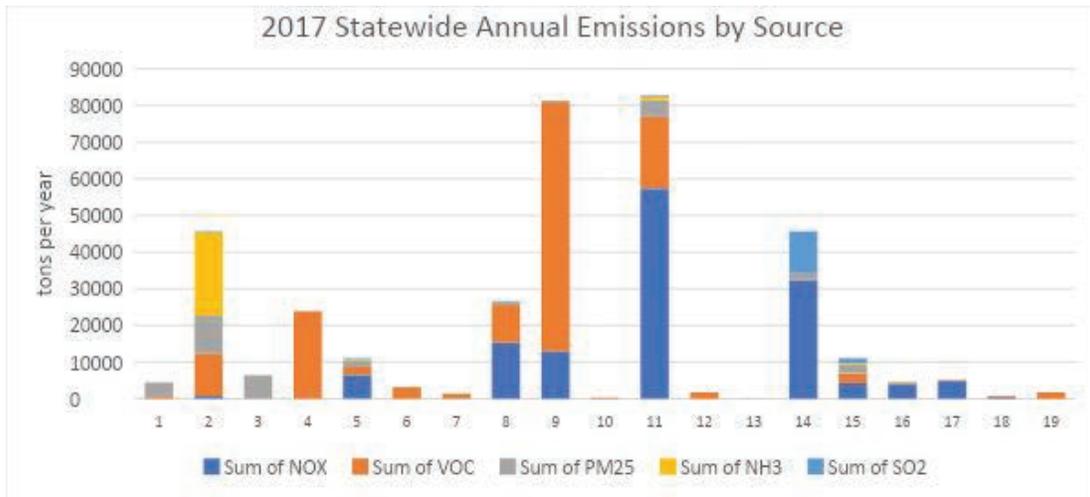
Along the Wasatch Front, the largest sources of criteria pollutant emissions (and their precursors) are mobile sources, followed by area sources (which include homes and commercial building fuel combustion and residential and commercial solvent use), then point sources (led by industrial processes and mining), and finally nonroad mobile sources. A detailed breakout of these sources is shown in the chart below:

**Figure 1 - 2017 Wasatch Front Winter Day Emissions by Source**



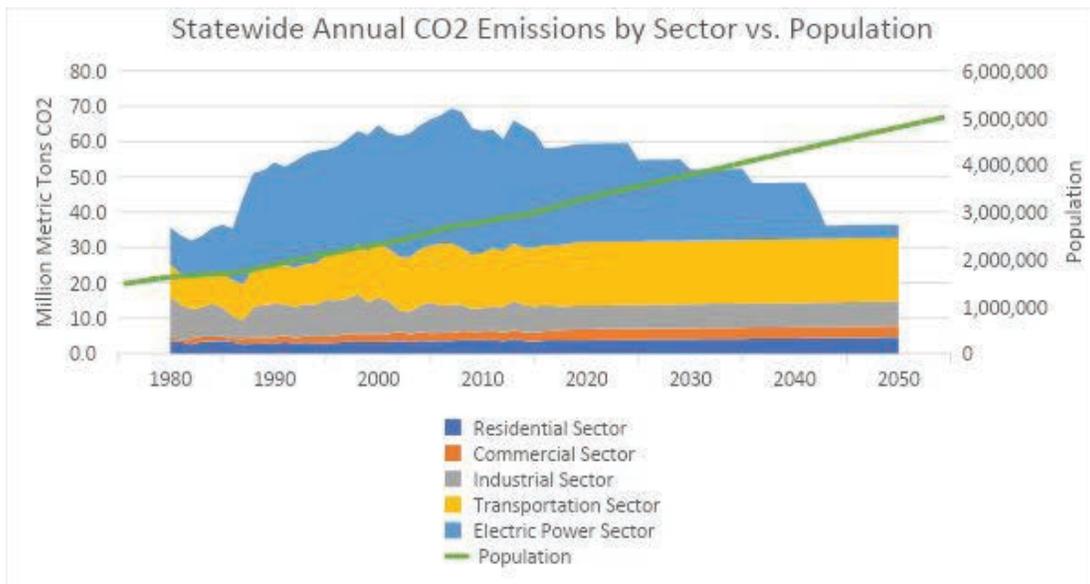
Statewide criteria and precursor emissions follow a similar pattern, though oil and gas exploration and production emissions are dramatically larger, rivalling mobile sources. Miscellaneous area source emissions are also larger, as are power plant emissions (namely, external combustion boilers at coal-fired power plants). While some statewide emissions may occur far from The Point parcel, it is important to note that several important upstream emissions sources may be impacted by development decisions made on the former prison site. For example, residential natural gas combustion for space heating not only impacts local emissions of NOx, but also impacts emissions from natural gas exploration and development in the Uinta Basin. Similarly, while commercial building electricity consumption may only marginally affect emissions at Wasatch Front power plants, it may affect emissions in other areas of the State such as Emery County (or elsewhere on the western grid).

**Figure 2 - 2017 Statewide Annual Emissions by Source**



Finally, statewide greenhouse gas (GHG) emissions are predominated by electricity generation, followed by transportation, and industrial, residential, and commercial energy use. As with criteria emissions sources above, each of these GHG sources may be tied to development decisions made at The Point site.

**Figure 3 – Statewide Annual CO2 Emissions by Source (1980-2050)**



There are several additional emissions considerations to be evaluated for The Point project. Project planners should:

- Evaluate a broad array of pollutants:
  - Greenhouse Gases (CO<sub>2</sub>, CH<sub>4</sub>, high GWP gases)
  - Criteria and precursors (NO<sub>x</sub>, PM, SO<sub>2</sub>, VOC, NH<sub>3</sub>, etc.)
    - Fugitive dust mitigation
  - Water
  - Land/other
- Consider upstream, midstream, and downstream emission sources and impacts:
  - Extraction (mining, drilling)
  - Raw material transport (coal trains/trucks, truck transport, pipeline)
  - Refining/processing/generation
    - Coal ash, other waste
  - Energy product transmission/distribution/transport
  - End use
- Consider the entire life-cycle of the built environment:
  - Construction emissions
    - Materials sourcing
    - Energy efficiency codes
    - Non-road equipment emissions standards
  - Occupancy/use emissions
    - Energy efficiency from codes and other measures (life-cycle cost trade-offs with construction phase)
    - On-site renewables
  - End-of-life/demolition emissions
- Evaluate emissions from a range of sources:
  - Homes and commercial building energy use
  - Transportation
    - Commutes

- Errands
- Goods transport
- Water
- Land/other

**What steps can/should we take during the planning process to minimize emissions/pollution?**

- Utilize renewable energy
  - HB411 stay in w/ renewable goal/rate
  - Consider on-site geothermal use
  - Consider on-site solar
  - Consider small-scale hydro, if available
- Develop and support EV infrastructure
  - EV charger-ready
- Utilize building electrification
  - Heat pump use
- Avoid wood/solid fuel appliance installation/use
- Maximize energy efficiency
  - Building codes/net-zero (or net-zero-ready)
  - Building optimization and control
  - Smart grid/demand management
    - Consider distributed resource aggregation to allow behind the meter power sources access to the wholesale energy market.
  - Micro grid
  - Other building considerations (passive solar, albedo effect for roofing)
- Embrace transit-oriented development (TOD) and active transportation
  - Street/path design for active transportation
  - Complete trip planning to address first and last mile, ADA accessibility, errands, packages, etc.
  - Discourage automobile use (parking, capacity, other design considerations)

- Evaluate water, land, and siting impacts
  - Project siting to avoid direct exposure (e.g. schools sited away from roads and emissions sources)
  - Dust mitigation (especially from nearby extraction operations)
  - Drought tolerant shade trees and other features (consider possible energy savings associated with trees)

**Where can we get sound information to help us refine ideas and measure impacts?**

- Rocky Mountain Power
  - EV charging programs
- Dominion
  - Renewable natural gas (RNG) initiative
  - Efficiency support
- Utah Clean Energy
- Department of Environmental Quality
- Office of Energy Development
- Kem C. Gardner Institute – Utah Roadmap
- State and private higher education
- WFRC
  - Transit-oriented development (TOD)
  - Active transportation
- UCAIR
- Smart Growth America

# The Point Placemaking Conversation

17Sept2020

<https://docs.google.com/document/d/1wnE0mqzXKpSVbQ4PROX3GpnU9uQhE1mL29Gr36T-1kk/edit?usp=sharing>

What opportunities does The Point uniquely present that we should take advantage of?

1. Opportunity with the Jordan River
2. Regional infrastructure nexus
3. Opportunity to build in a high level of connectivity (i.e. street network and intersection density) within the site, with ideas for crossing the barriers of rail and freeway for connectivity to areas outside of the state property

What should a vibrant, mixed-use community look like at this site? /What should be the key components of the development?

1. Fine grained urbanism
2. Be a real alternative to the downtown salt lake city type of urbanism (big 10 acre blocks)
  - Much smaller block sizes, part of a hierarchy of blocks relative to the land use program
  - Layers of connectivity - arteries that carry heavier auto traffic and transit systems, with overlapping networks of pedestrian and bicycle, as well as service/delivery/utility vehicles
  - Spaces (nodes) and key corridor(s) for small building footprints
3. Be very consciously space-efficient with parking. Maximize the utility of the parking spaces by making them generally shared or public. Establish an expectation that parking will be managed across the site to increase space efficiency.
4. Unity of design: architecture, streetscapes, street furniture, asphalt.
5. Live work play all come together
6. Uses that lead to activity across the entire day. Doesn't become dead at night.

Are there bold ideas or iconic features we should include on the site?

1. Include a (perhaps short), real walkable retail main street
2. A real iconic urban plaza, well supported with adjacent retail and strong density in the vicinity. Heavily programmed.
3. Lots or residential to help support it as an overall place.
4. Tribute to Prison historical site use.
5. What urban design icon plays on the theme of "the point"?:  
The spot that people come to after a day of skiing, hanggliding, mountain biking. The launching point for transit connections to the slopes.
6. Look at Jameson Square/Pearl District in Portland, The Pearl Brewery in San Antonio, and Pearl Street in Boulder CO as potential precedents — these connect to natural areas (mountains, rivers, large nature parks), trails and outdoor recreation, and are all very family friendly — all magnets for people, families and kids in more urban environments

7. Highlight what makes “silicon slopes” distinctive from other points around the country: bring outdoor recreation as an integrated theme into the place.
  - Go all in on creating a world class trail connection between the river, through the point and on to the Wasatch mountains.
  - Iconic businesses that highlight outdoor recreation.
  - Big idea like a kayaking waterway?
8. Take advantage of key view corridors in the orientation of streets and plazas.
9. We often think of suburbs as being places for families to live, and urban districts for others that are not families. I think this is an opportunity to create and demonstrate that urban living is both desirable and amenable for families.

Where can we get sound information to help us refine ideas and measure impacts?

This is one of the best placemaking resources I know of for street planning –

[https://www.cnu.org/sites/default/files/sustainable\\_street\\_network\\_principles\\_op.pdf](https://www.cnu.org/sites/default/files/sustainable_street_network_principles_op.pdf)

Streets become one of the most identifying and longest lasting physical elements of a city or community. Streets in ancient cities have been around for hundreds or thousands of years. The buildings and uses change and evolve, but the streets remain relatively static. Thinking about streets in ways that reflect and acknowledge the principles of places that have become very successful over time would be a valuable exploration.

## The Point : Non-Transportation Infrastructure Subcommittee

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Brainstorming Document – September 24, 2020

Guiding Principle : Create a 21st Century Model Development anticipating where we're going, not just replicating where we've been

1. What infrastructure is necessary for the site?
  - a. Wet Utilities : standard municipal services
    - i. Water
    - ii. Sewer
    - iii. Pressurized irrigation
    - iv. Storm water (see additional notes below)
  - b. Dry Utilities
    - i. Electric and technology, deploy underground wherever possible
    - ii. Rooftop solar panels used ubiquitously (not necessarily “off grid” but explore energy storage opportunities)
    - iii. Small wind farm (similar to Camp Williams; is wind relatively constant at this location)?
    - iv. Natural gas (maybe, but is it necessary with extensive renewables)
  - c. Technology Infrastructure
    - i. Fiber network (utility scale, build in place up front)
    - ii. SmartCity technology (signals, lighting, etc.)
    - iii. District scaled wireless
  - d. Green Infrastructure
    - i. On-site stormwater retention (more pervious surfaces, bio-swales, detention incorporated into parks, parking lots, streets)
    - ii. Improve existing drainage infrastructure
    - iii. Comprehensive urban forest plan
    - iv. Meet 80%ile new state standard for storm water at a minimum, but aim for 90%ile as a target
    - v. Wildlife corridors : range to river
    - vi. Large central green space (i.e. Sugar House Park, the former state prison site)
  - e. Other :
    - i. What water rights might be needed? Draper City or WaterPro retail outlet?

2. What infrastructure would add value to the site, even if it's not necessary? What are those values?

- a. Development-wide landscaping standards that are very water conserving, including urban forest plan (change minds about future of landscaping in the desert)
- b. Ubiquitous electric vehicle charging (both cars and bikes; minimize air quality impact)
- c. Wireless charging infrastructure for possible electric shuttles between major transit corridors (ex. WAVE technology at the University of Utah)
- d. Very secure bike/e-bike parking and charging (safe, secure and covered parking for commuters and residents; convenient and accessible bike parking near entrances for visitors and patrons)
- e. Security cameras/surveillance (improved sense of safety and security)
- f. More water in the Jordan River (it's barely a stream or creek through Bluffdale — as a focus point, it should be an actual river)

3. Are there bold ideas or iconic features we should include on the site?

- a. Greenbelt/wildlife corridor with bridges over I-15 and Frontrunner/Bangerter Highway that connects foothills to Galena-Soónkahni Preserve and Jordan River Parkway (range to river)
- b. Look at parking be a district-scaled utility (emphasize strategic shared public parking vs. individual parking lots which are often mostly empty)
- c. Smart Cities Technology
- d. Target lowest water use per capita in region (this should be a model for water conservation, both indoors and outdoors)
  - i. Indoors : low flow fixtures and appliances, LEED/green building best practices standard
  - ii. Outdoors : very low or no irrigation requirements for most of site; stormwater reuse; pick specific locations for grass (demonstrate [JVCWD LocalScapes](#) program)
- e. Model stormwater retention and treatment (not just a few blocks, but the entire development area; put stormwater into the ground, not into the Jordan River and tributaries)
- f. Green roofs
- g. Salvage, re-use and re-purpose prison building and site materials
  - i. Aggregate for road base or new aggregate

- ii. Recycled steel and metals
    - iii. Any structures that can be re-purposed and adapted?
  - h. School and community center with outdoor classrooms (create a family friendly urban environment)
4. What strategic alliances/partnerships should we pursue to achieve the infrastructure vision, and where can we get more information?
- a. UTA/UDOT : have installed 5G wireless infrastructure on Redwood Road; North Temple & Downtown Salt Lake(?)
  - b. Jordan Valley Water Conservancy District : LocalScapes landscape program of JVVCD for landscape design
  - c. Division of Water Quality : Low Impact Development (LID) storm water guidebook
  - d. Jordan River Commission : Blueprint Jordan River (update in progress)
  - e. Rocky Mountain Power : SmartCity, electric charging facilities

## **Point Transportation Subgroup**

Wilf Sommerkorn, Laura Hansen, Shawn Eliot, Shawn Seager, Grant Crowell, Grant Farnsworth, Hugh VanWagenen

21 September 2020

### **Key themes:**

- **Build on existing plans and resources**
- **Connectivity and the grid street network is crucial**
- **Multi-modal transportation options**
- **Good transportation-land use connections to minimize need for commuting**

### **What opportunities does The Point uniquely present that we should take advantage of?**

- One land ownership surrounded by supporting cities
- Expectations for people/businesses moving in can be created from outset. Don't need to change anyone's mind.
- Silicon Slopes
- 700 acre, large blank slate allowing for traditional grid system, maximizing connectivity
  - Blocks within blocks, alleyways, etc. Smaller connectivity blocks than SLC, please.
- Meeting of two metro areas, Commuter Rail in the vicinity, LRT in the vicinity I-15 adjacent as well as a Frontage road system that could be extended from the Lehi Tech corridor UDOT project north to the Sandy frontage road I-15 Project.
- Jordan River proximity presents an opportunity for green infrastructure as the street system is built out.
- East Jordan canal and opportunity for active transportation trails.
- Gravel pits surrounding the site have reclamation plans, but decades out; could help with connectivity into Lehi.
- Nearby recreational amenities with Draper trails
- Nearby job centers south and to the north around I-15

### **What transportation modes make the most sense at this site, now and in the foreseeable future?**

- Recognize existing RTPs to coordinate regional travel; RTPs are updated every four years and will account for advances in transportation technology
- Local street grid connectivity with regional connections within the grid to the surrounding area; maximize connectivity. This will minimize the need for overbuilt roadways.
- POTM Transit Alternatives Analysis will inform fixed guideway transit
- Local bus service could move a lot of people through the site
- Make sure that the Travel Demand Model's socioeconomic data set by TAZ is reflecting the land use and density of housing and Jobs that are expected by RCLCO/Draper city
- Bike superhighway for regional connectivity; slow streets for bikeability within site
- Micromobility/bike share (electric) for short trips (proper land use critical here)
- Generous pedestrian infrastructure, coordinated with land use, will allow for internal capture of trips
- Autonomous shuttles? Uber/Lyft/Via? Site design may make these technologies unnecessary. Microtransit might help move people from the surrounding area into site.
- MaaS - subscription to different transportation modes within/around site; e.g. one subscription to transit, TNCs, micromobility

- Site is surrounded by arterial roads and other barriers such as railroad tracks; difficult to connect grid into surrounding communities
  - Utah’s “Venice” in regards to site access? That is, the easiest way to arrive is not with a vehicle, nor to move about within the site.
- Identify mobility hubs where modes come together and transfers are seamless (recent U of U study is a great example)
- Vehicles will continue to be a primary mode of transportation with close proximity to Bangerter Hwy, I-15 and Mountain View Corridor. Connectivity to these regional facilities and additional connectivity should be considered carefully to enhance and not diminish regional node points. Adding overpass connections interchanges will provide relief to interchanges and comfortable alternative mode options.

**How should different modes work together?**

- Preserve and build active transportation pathways that have clear connections to transit.
- Separate transit and high vehicle movement streets with transit closer to destinations location
- Complete streets where appropriate, understanding some streets will be mainly focused on moving cars. Grid makes this possible.
- Hierarchy of travel priority within the site: 1. pedestrian; 2. bicycle; 3. transit; 4. Auto
- Some streets will have variation in hierarchy of travel priority.

**Can we balance goals of traffic mitigation, improved air quality, transportation affordability and access to and through the site?**

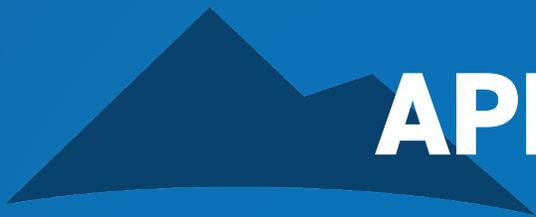
- Second urban center, rivaling SLC. Major transportation systems built to feed it. See points on Bangerter, I-15, Mt. View, Light Rail.
- Porter Rockwell is a major barrier through the site. Up front crossing design of any major roadway or barrier to accommodate bikes/peds is paramount.
- Keep local trips internal and not spill onto the regional system as much as possible; land use & grid help with this as well as travel priority for peds, bikes, and transit.
- Additional street connections into/from Lehi; need to explore.
- How to get high comfort bike connection from Lehi Rail Trail/Porter Rockwell/Point of the Mountain Trail to the Point?
- What is the bike commuter equivalent of Jordan River Parkway? Bicycle superhighway that connects to other major bike facilities.
- Understand how the location can achieve the lower trip lengths while maximizing usage and value by examining nearby existing and planned land uses.
- Policies that provide free transit pass for residents or business employees.

**Can we pursue innovative transportation options within the context of existing transportation plans, processes and funding? How?**

- Leverage existing resources; financial tools, committees, etc.
- No easy answers. Existing plans, processes, and funding deal with known conditions easier than unknown conditions, i.e. innovation.
- RTPs and other plans constantly evolving; Point planning should also be dynamic

**Where can we get sound information to help us refine ideas and measure impacts?**

- Learn from other “cities of the future”
  - Large redevelopment projects



# APPENDIX D

SURVEY RESULTS



# Make the Point Survey Results

October 2020

# MAKE THE POINT SURVEY

## OVERVIEW

On Monday, September 14, 2020, The Point of the Mountain State Land Authority issued a statewide survey to solicit input from Utahns regarding future development at The Point. The survey entitled, "Make the Point" asked Utahns to help "make The Point" by "making their point" through the survey. The brief, 5-minute survey was organized into three sections:

- 1- Site Attributes
- 2- Development Objectives
- 3- Development Approaches

Building on significant public outreach conducted during The Point of the Mountain Regional Visioning process from 2016-2018, the "Make the Point" survey asked respondents to rate and rank importance of the Preferred Scenario's main elements.

The survey was conducted between September 14 through October 16, 2020 using the Qualtrics XM platform. Over a dozen news outlets (print, radio, TV and digital) covered the survey's launch, garnering significant earned media coverage. In addition, cities, counties, state agencies and other partners disseminated information about the survey on their respective social media platforms, websites, print and digital newsletters.

The resulting public response was significant, with approximately 2,838 Utahns completing the survey. The input gathered from the survey has been analyzed by The Point staff and a comprehensive report has been given to the planning consultant team for their consideration when working with The Point of the Mountain State Land Authority to create the master plan for the site.

## SITE ATTRIBUTES

Respondents were asked to rate various site attributes on a scale of 1 to 5, with 1 being "not at all important" and 5 being "very important." Out of the 2,838 responses, "parks, playgrounds and open space" site attribute gained the highest rating. Other highly rated site attributes included public transit options and connections to regional trail networks. The responses gathered demonstrated strong support for open space, public transit and active transportation.

The same question was asked of respondents again, but this time with the goal to see how respondents would rank each site attribute compared to the others. Again, a majority of respondents ranked "parks, playgrounds and open space" and "connections to regional trail networks" as their top attributes. Restaurants and shops also ranked high, with a "university/research presence" ranking the lowest.



## DEVELOPMENT OBJECTIVES

In this section, respondents were asked about the importance of The Point's various development objectives. Respondents rated each objective on a scale of 1 to 5, with 1 being "not at all important" and 5 being "very important." Out of the 2,838 responses, "create parks, connected trails, open space, and recreational opportunities" was given the highest rating by 1,675 respondents. Rated as a close second objective was "promote a high quality of life for residents on and surrounding the site" development objective was rated 5 out of 5 in importance by 1,641 respondents.

The same question was asked of respondents again, but this time with the goal to see how respondents would rank each development objective compared to the others. Much like the previous question that rated the importance of each development objective, the vast majority of respondents ranked "create parks, connected trails, open space, and recreational opportunities" (854 respondents) and "promote a high quality of life for residents on and surrounding the site" (555 respondents) as their first and second priorities respectively. The lowest ranked development objective was "explore opportunities to create a nationally recognized innovation district" with 1,325 respondents ranking it as their second-lowest priority and 132 respondents ranking it as their lowest priority.

## DEVELOPMENT APPROACHES

Question three asked respondents to rank four development approaches on a scale from 1 to 5, with 1 being "not at all important" and 5 being "very important." Out of the 2,838 responses, the "improve air quality" (1,743 respondents) and "protect the environment" (1,358 respondents) development approaches were rated 5 out of 5 by most respondents. This is consistent with the results of previous questions and demonstrates Utahns' desire for The Point to be environmentally sound and to provide quality recreation and active transportation options to residents on and surrounding the site.

## OPEN-ENDED FEEDBACK

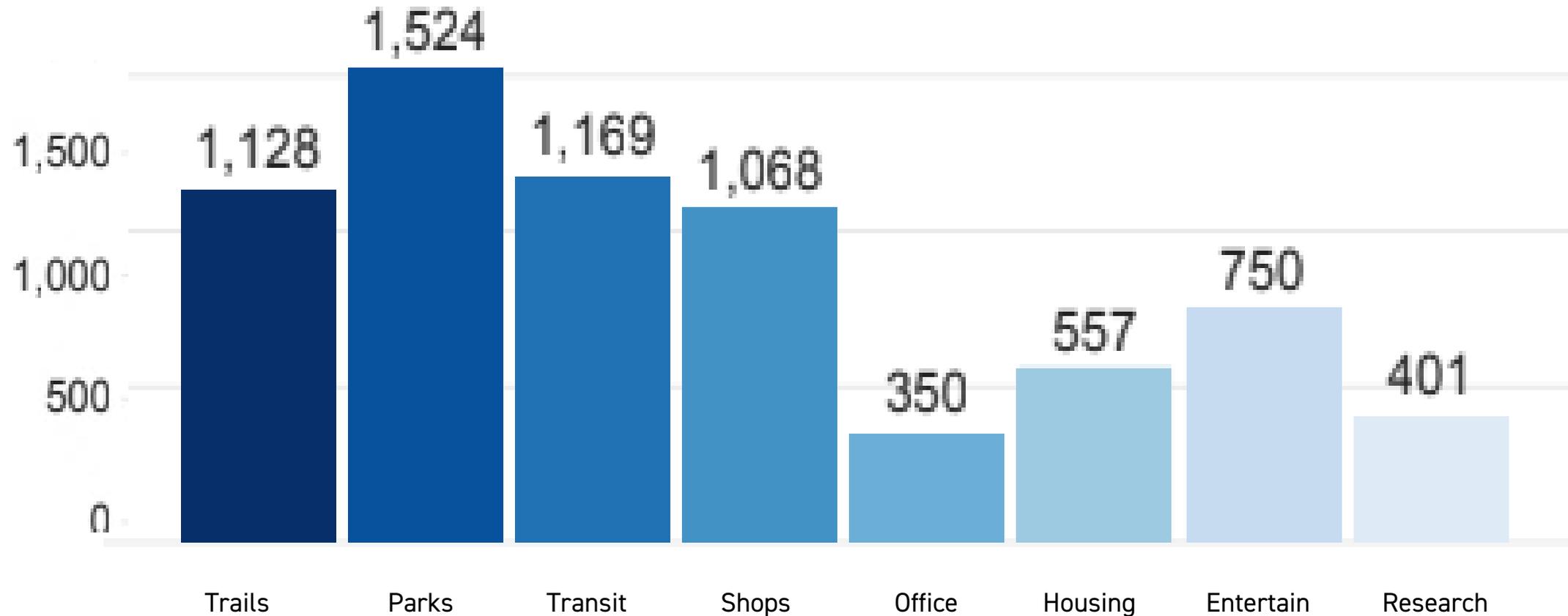
The survey asked respondents to provide additional feedback about The Point. The overwhelming majority of written responses were positive and constructive, showcasing a well-intentioned desire for the site to be used to its fullest potential while simultaneously protecting the environment and enriching lives of residents on and surrounding The Point. Respondents would like to see more biking and walking facilities, open space, air quality improvements, and environmentally friendly design.





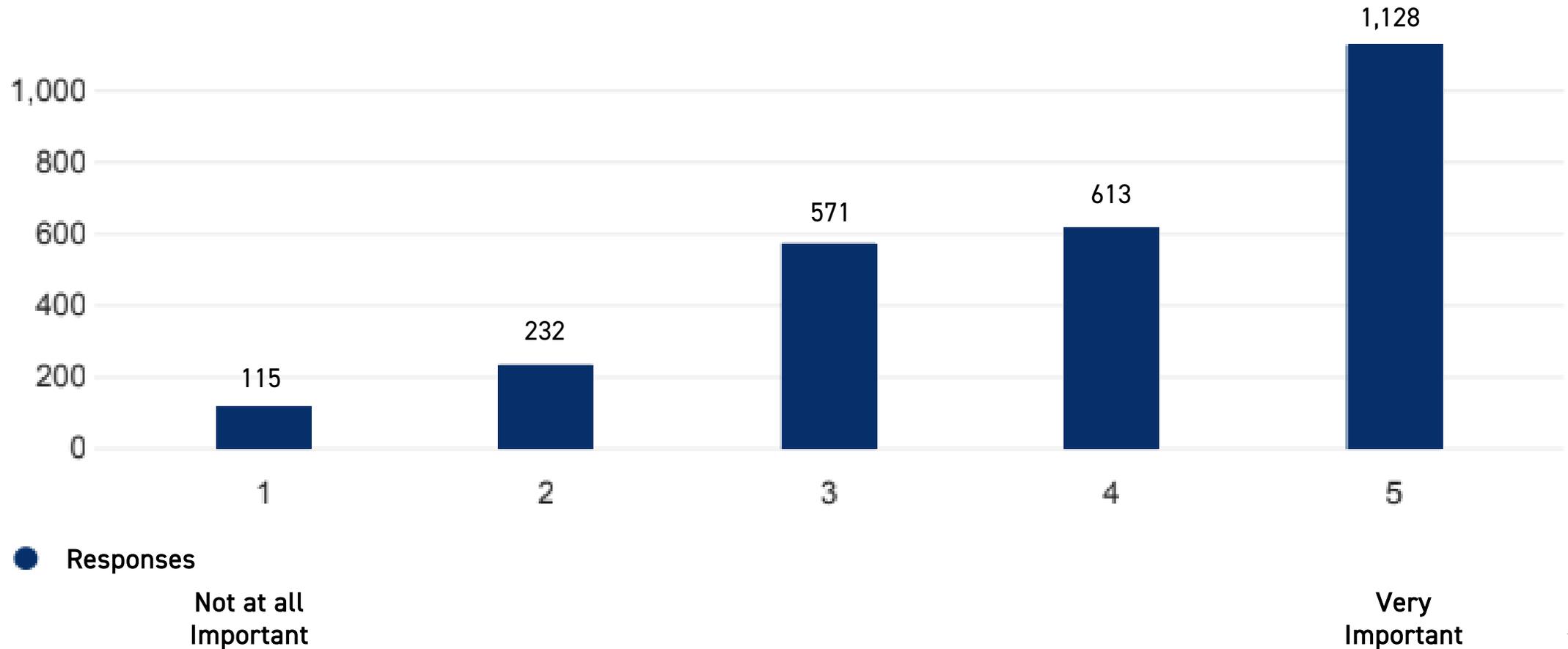
# Site Attributes

# Of the following choices, what do you feel is most important?

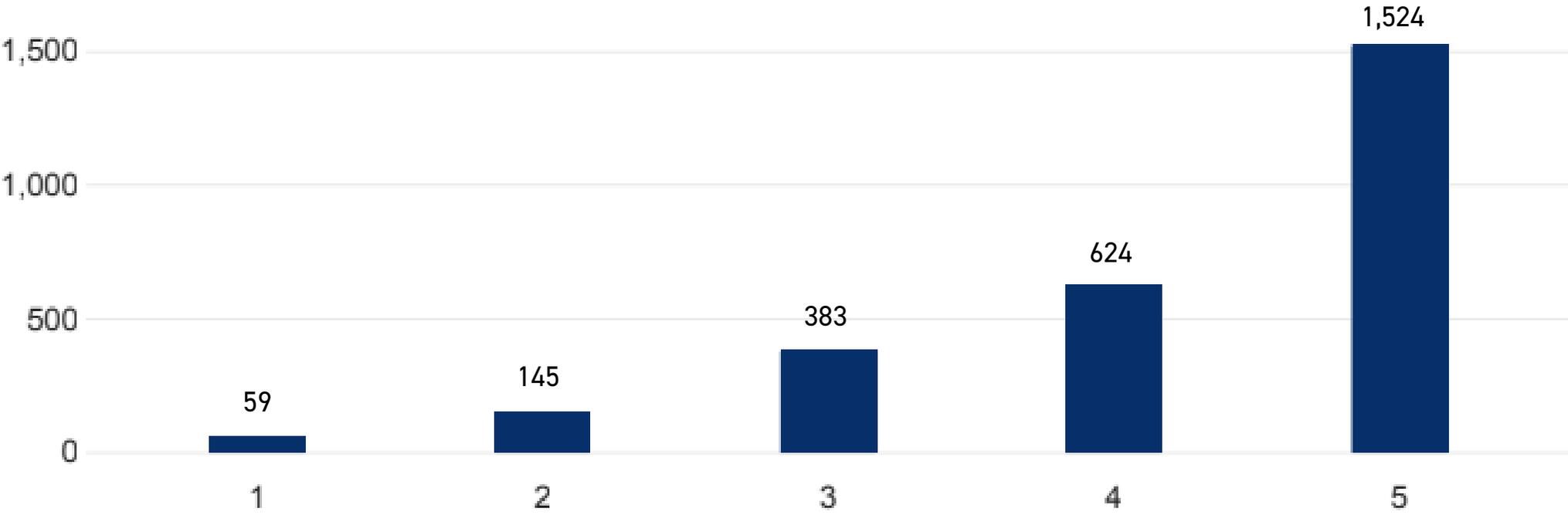


# Connections to Regional Trail Networks

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# Parks, Playgrounds, and Open Space



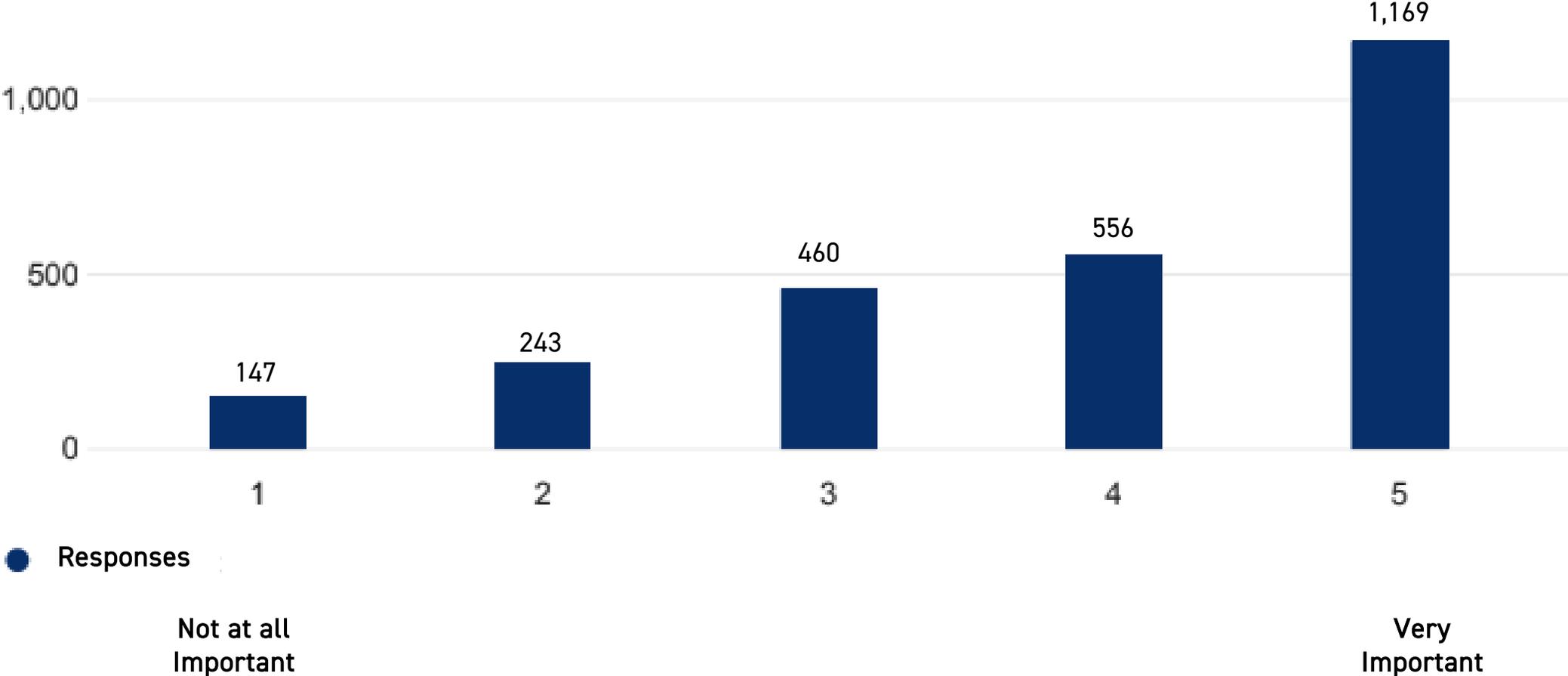
● Responses

Not at all Important

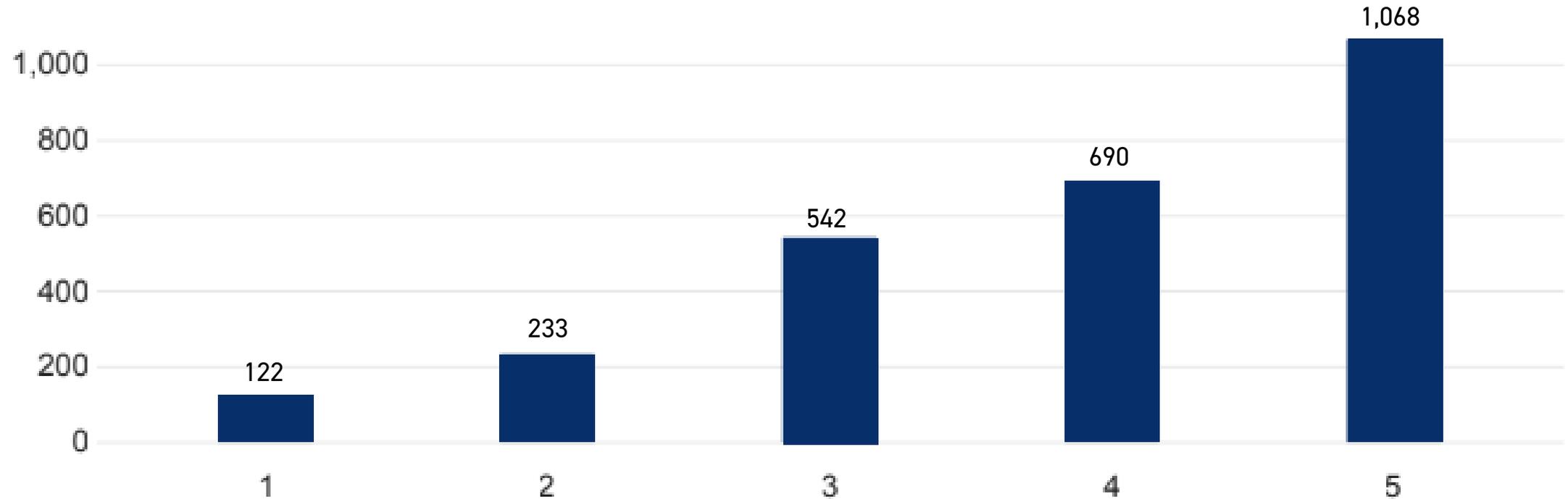
Very Important



# Parks Public Transit Options Such As Buses and Light Rail



# Restaurants and Shops



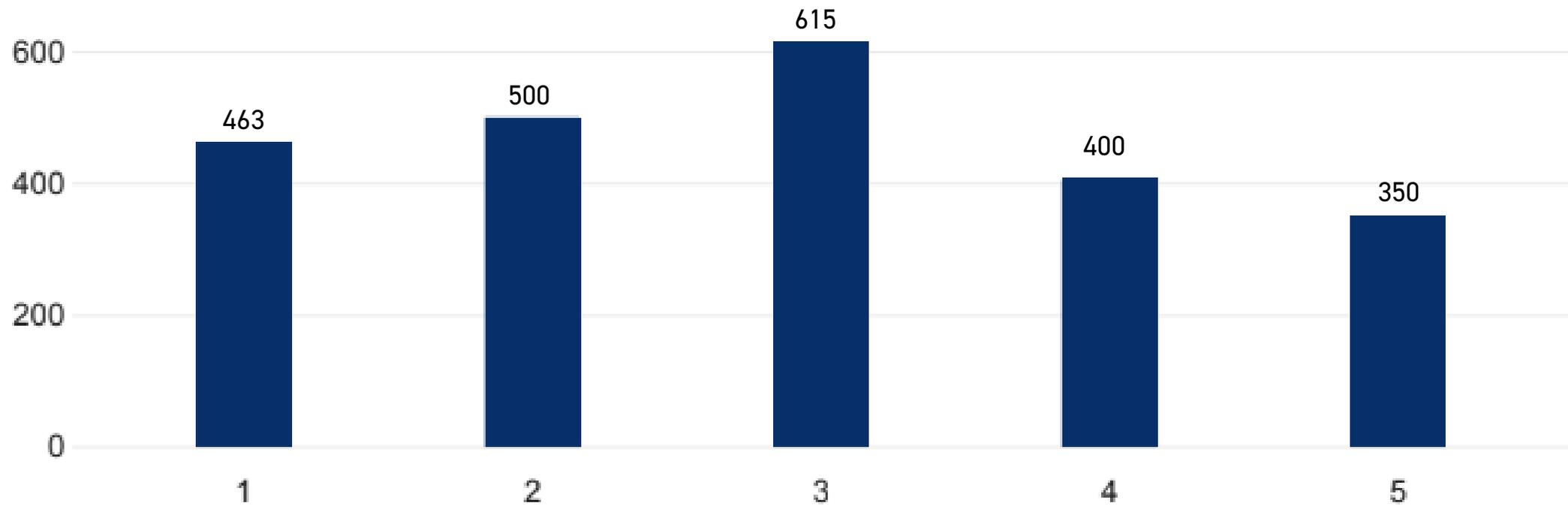
● Responses

Not at all  
Important

Very  
Important



# Office Space



● Responses

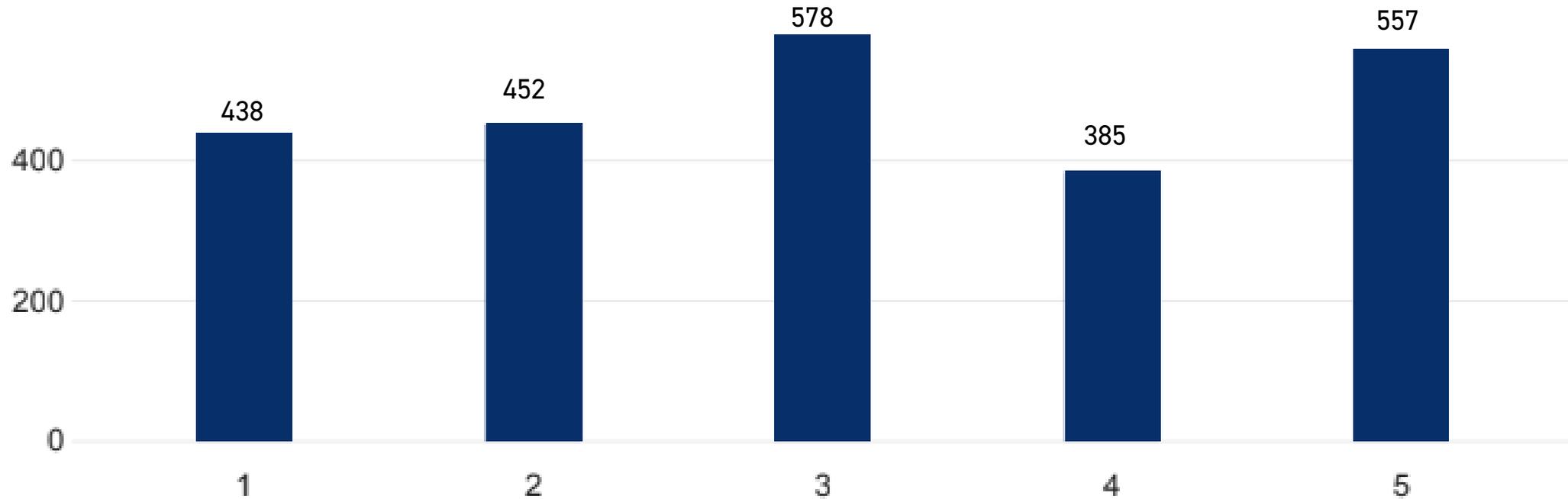
Not at all  
Important

Very  
Important



# Wide Variety of Housing Options

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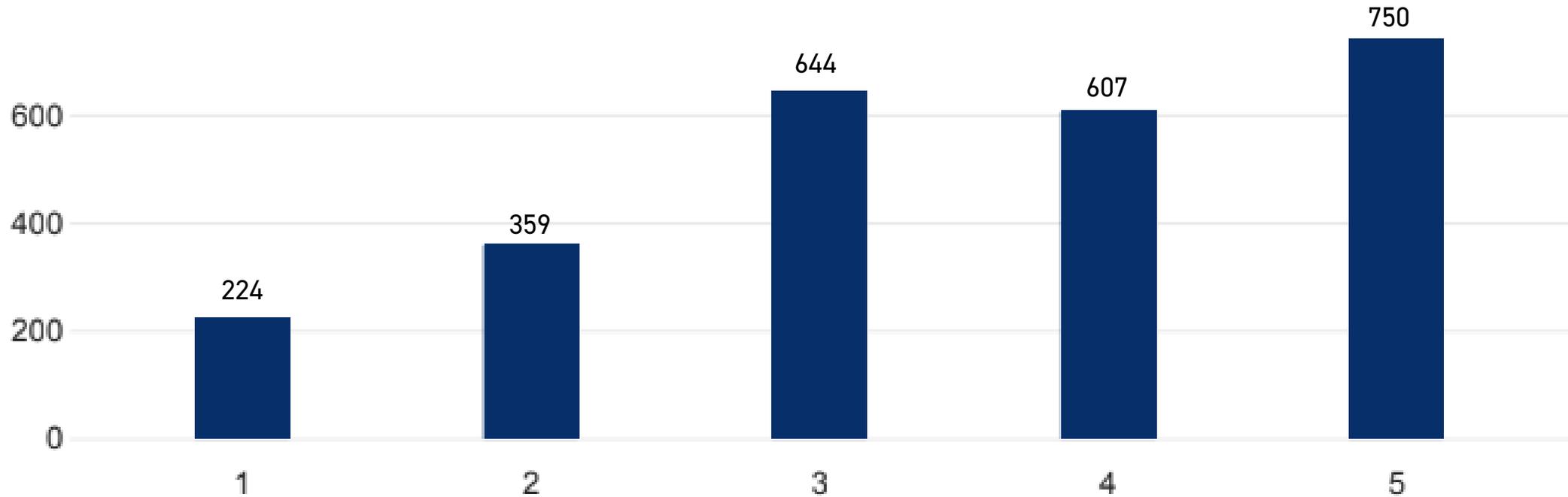
● Responses

Not at all  
Important

Very  
Important



# Entertainment Venues



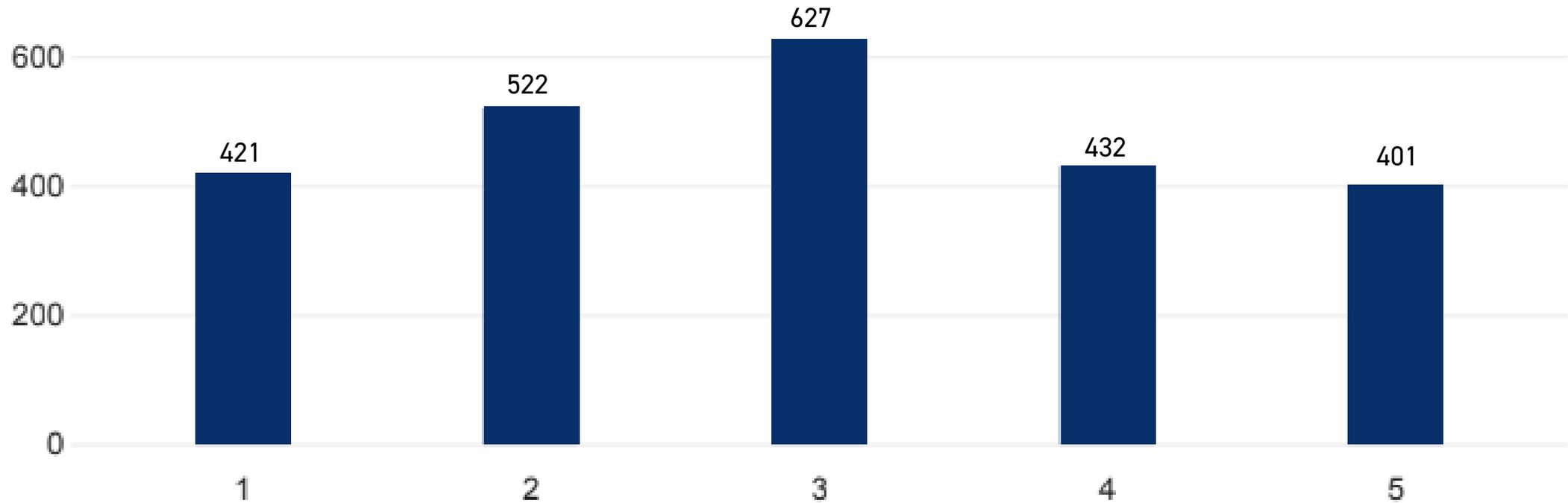
● Responses

Not at all  
Important

Very  
Important



# Universities / Research Presence



● Responses

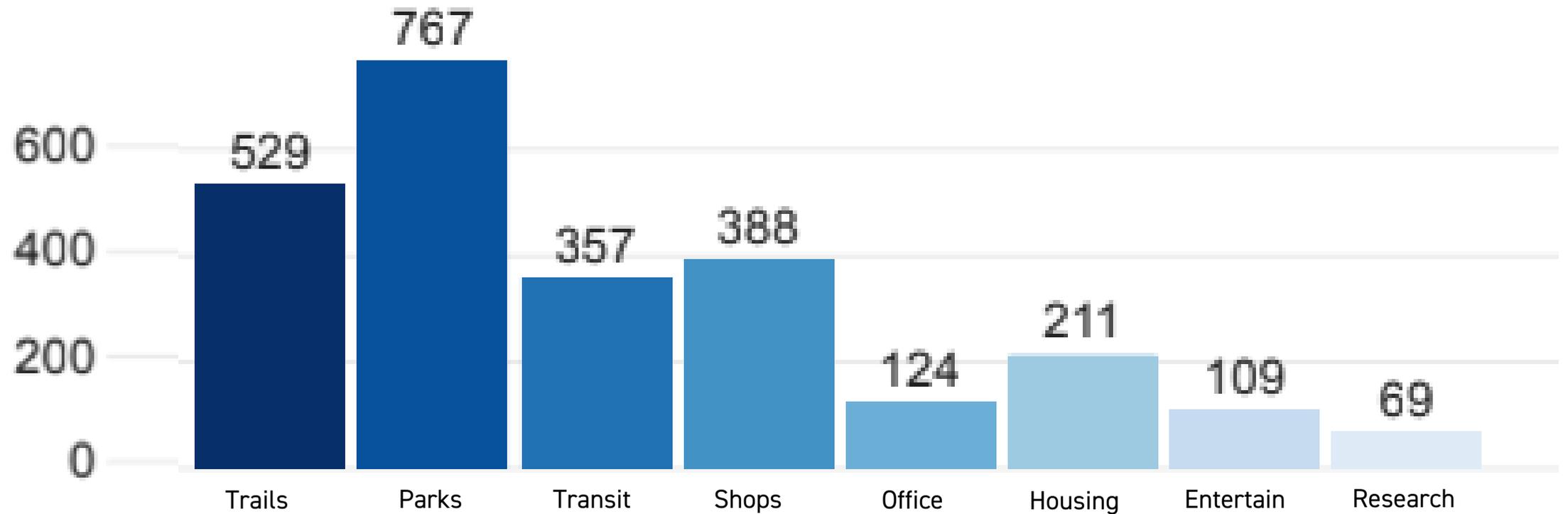
Not at all  
Important

Very  
Important



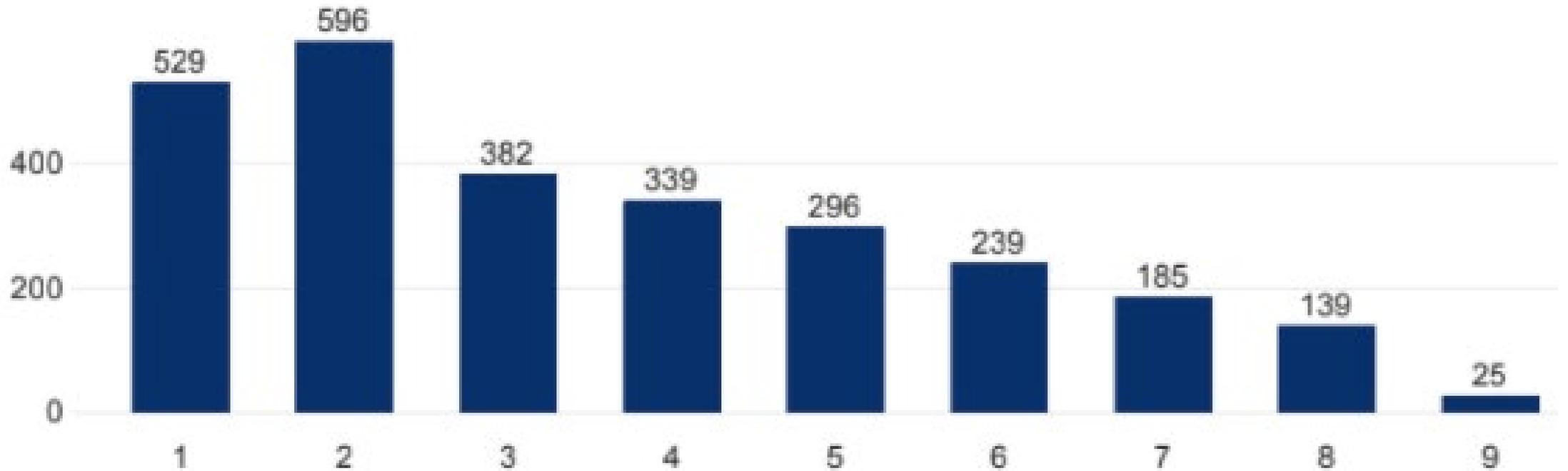
# Of the following choices, what is your top priority?

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# Connections to Regional Trail Networks

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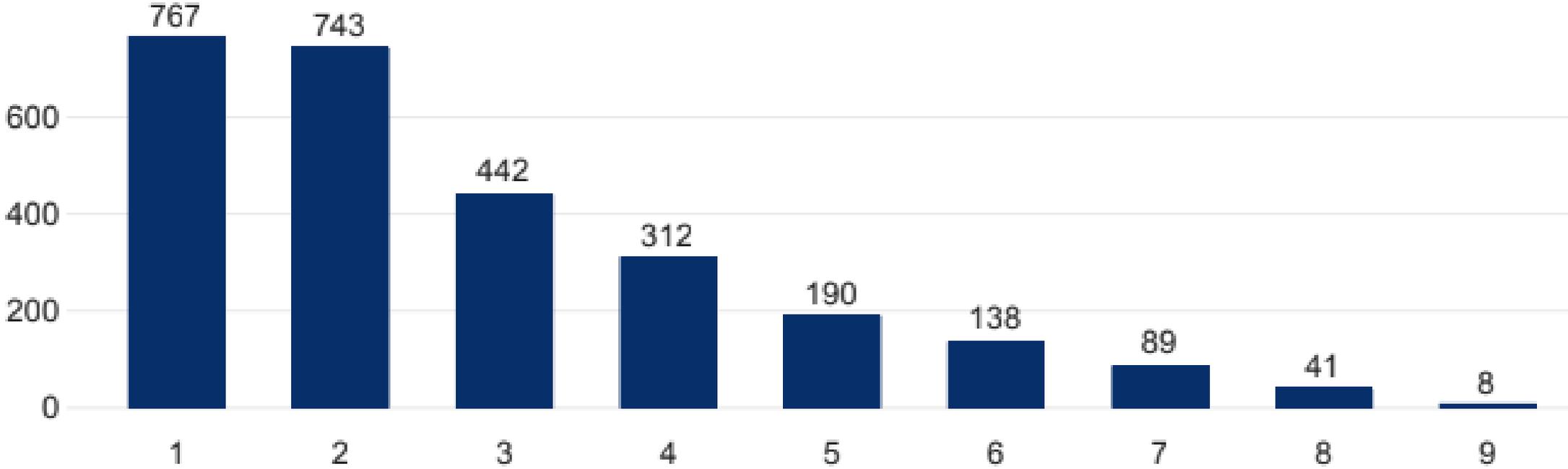
● Responses

Higher  
Priority

Lower  
Priority



# Parks, Playgrounds and Open Space



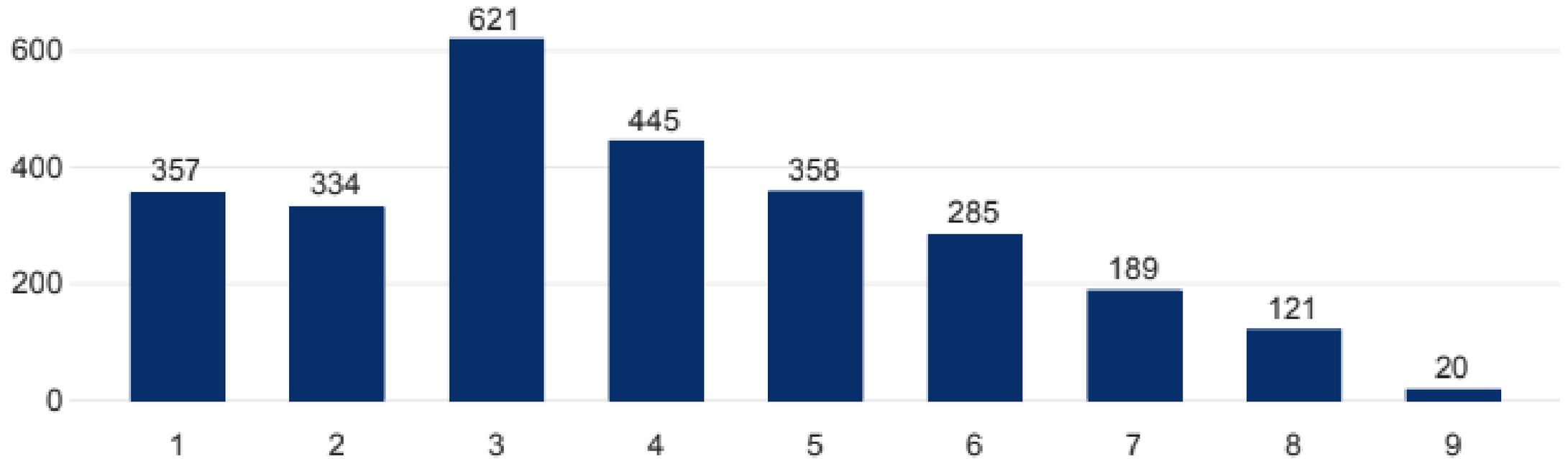
● Responses

Higher  
Priority

Lower  
Priority



# Public Transit Options Such As Buses and Light-Rail



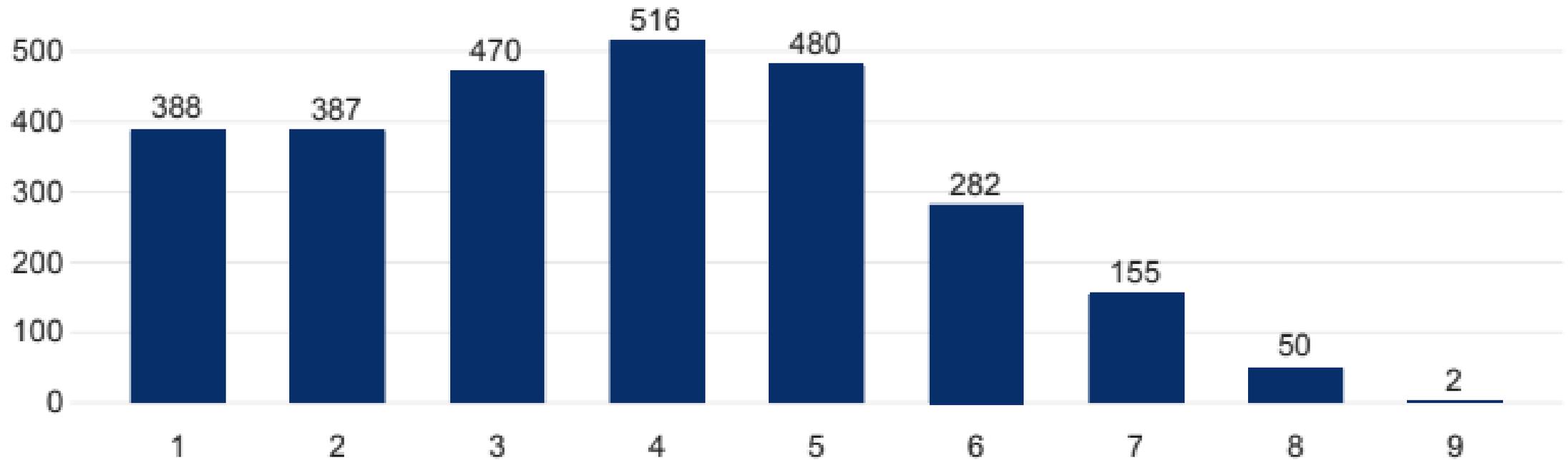
● Responses

Higher  
Priority

Lower  
Priority



# Restaurants and Shops



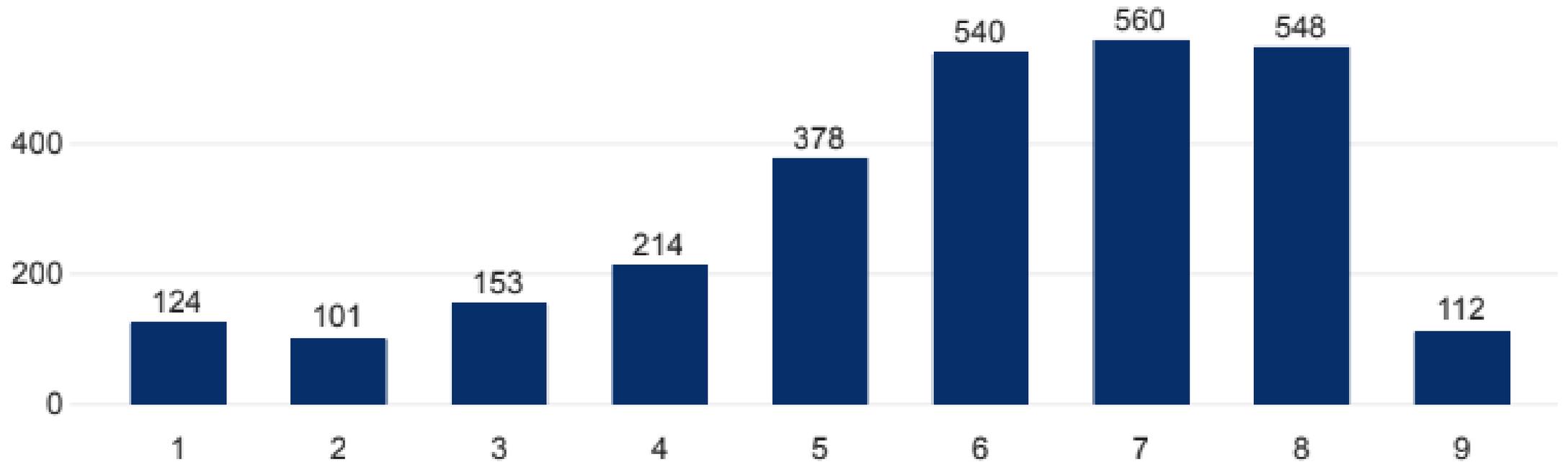
● Responses

Higher  
Priority

Lower  
Priority



# Office Space



● Responses

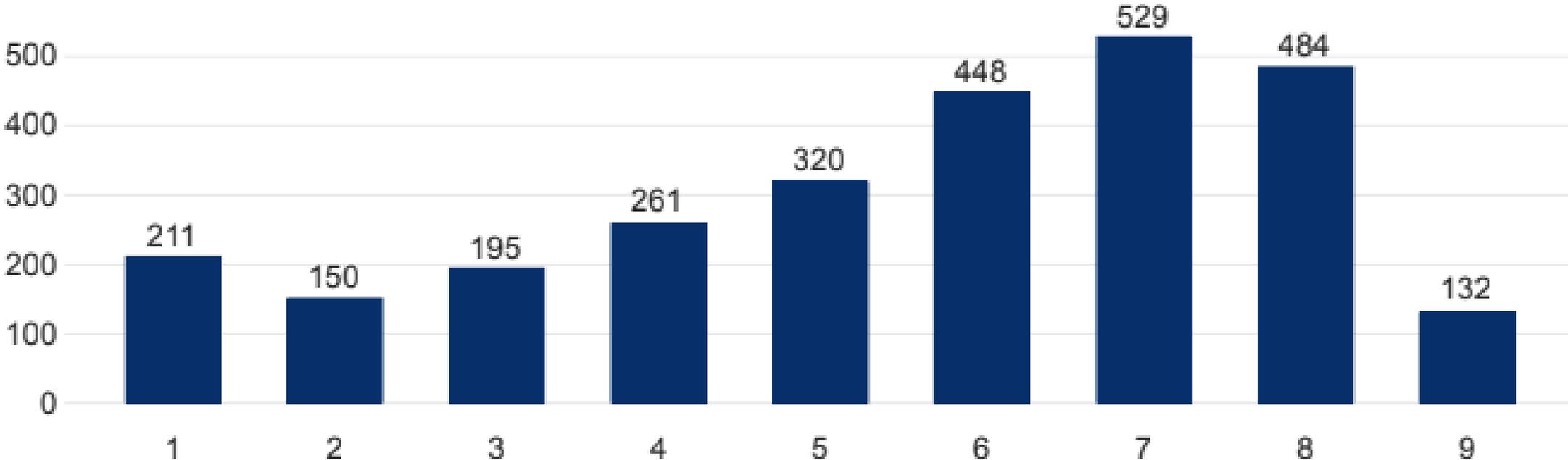
Higher  
Priority

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Priority



# Wide Variety of Housing Options

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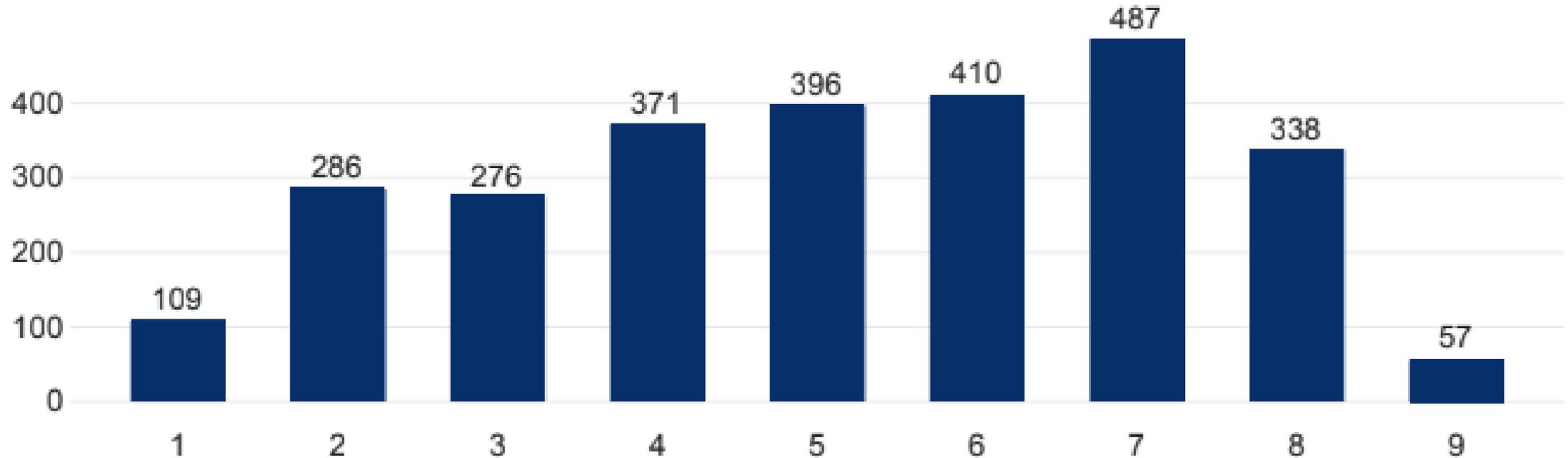
● Responses

Higher  
Priority

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Priority



# Entertainment Venues



● Responses

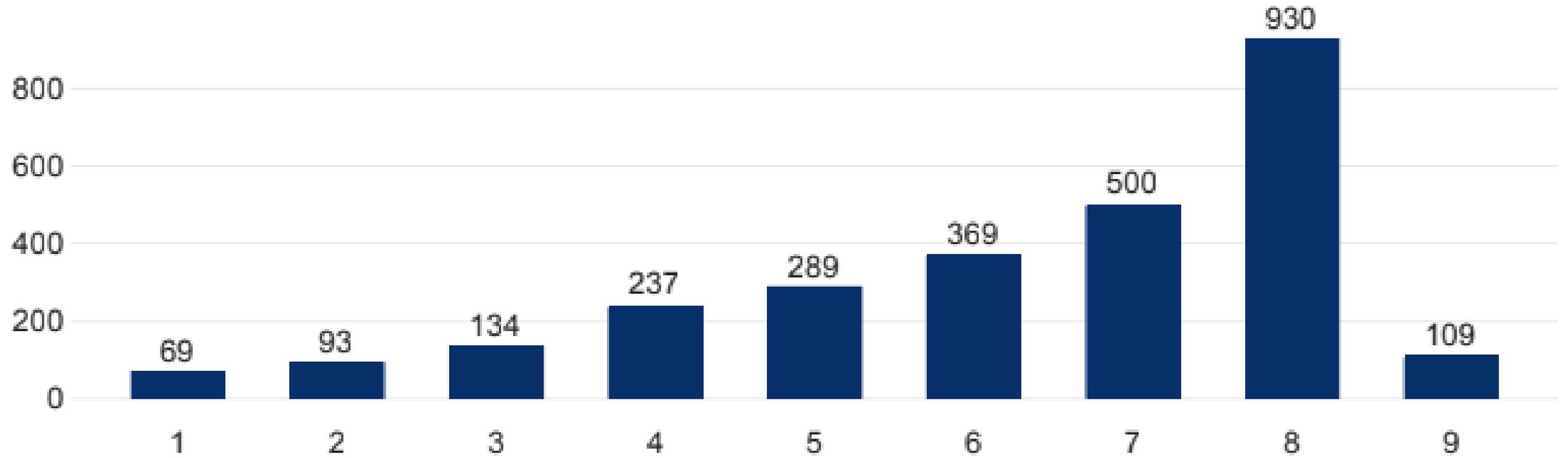
Higher  
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# University/Research Presence

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● Responses

Higher  
Priority

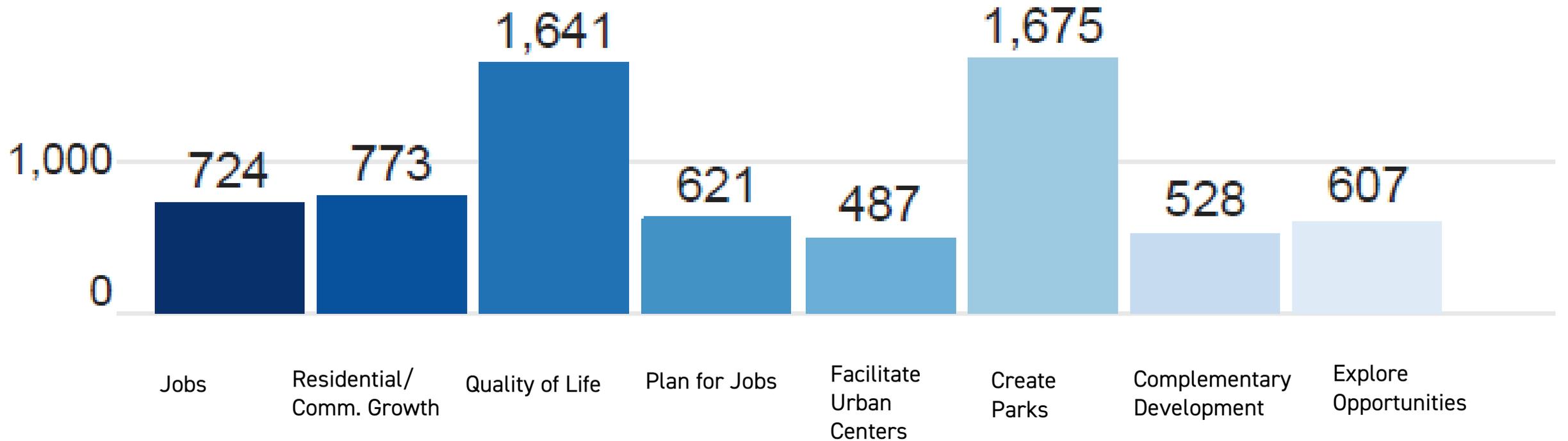
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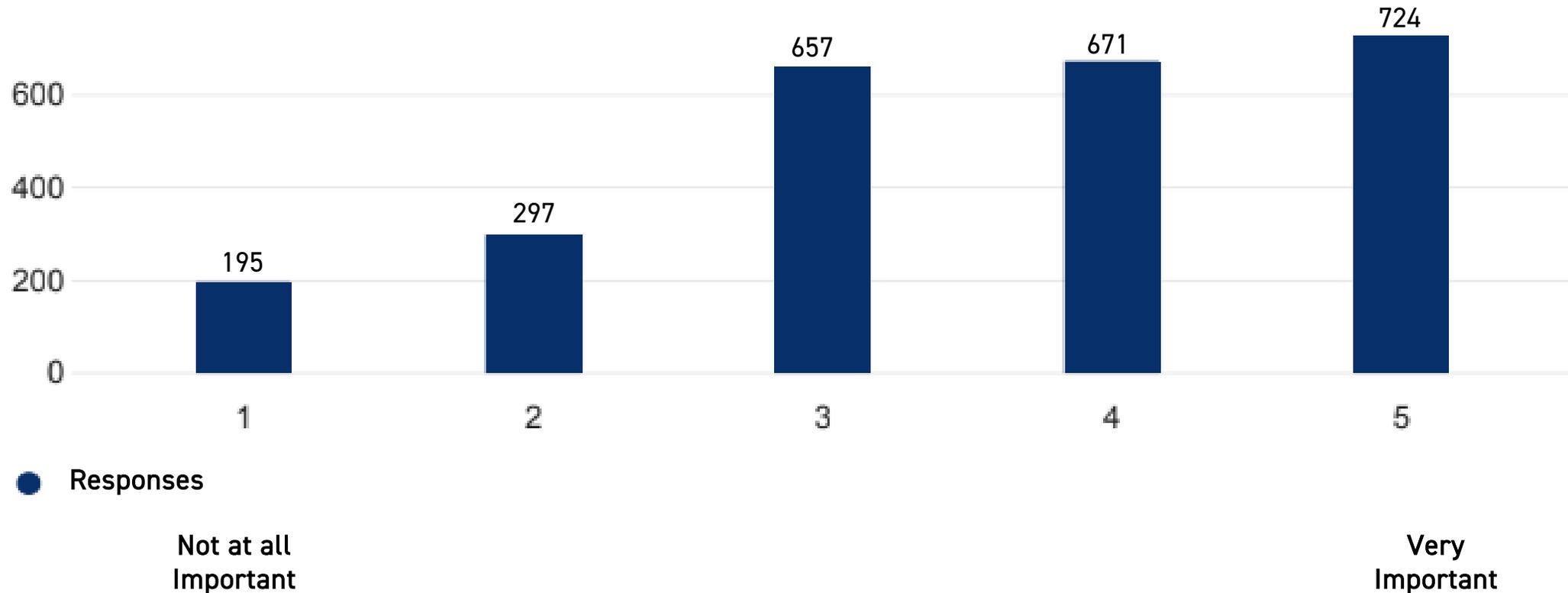
# Development Objectives

# Of the following choices, what do you feel is most important?

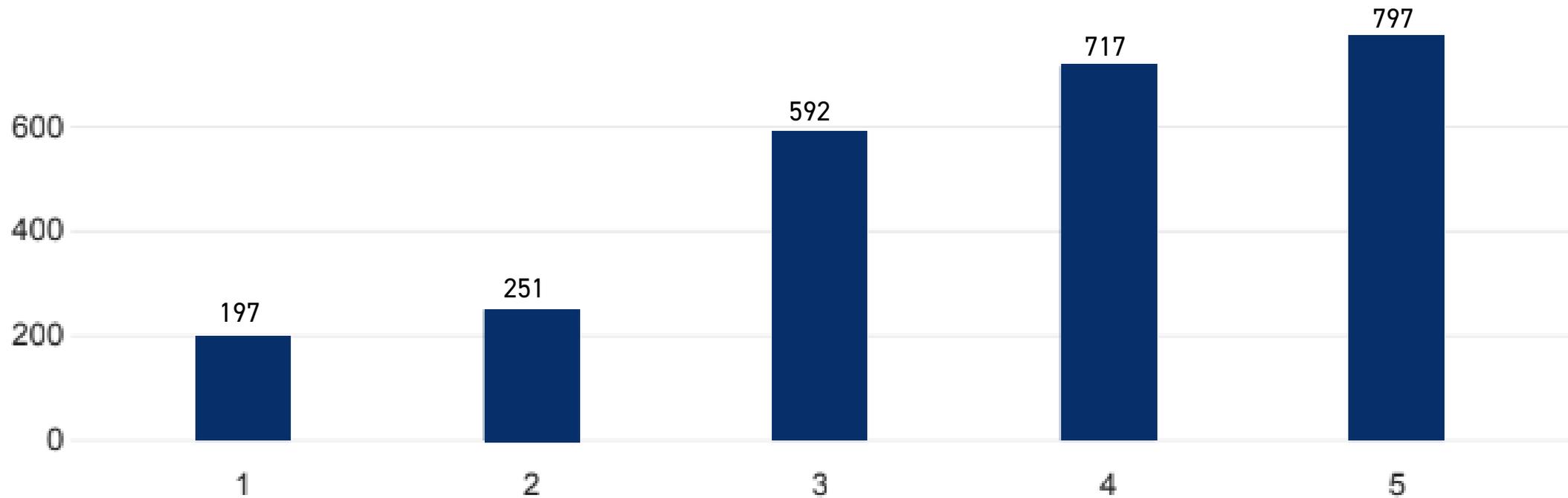


# Maximize the Creation of High-Quality Jobs and Facilitate a Highly Trained Workforce

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# Ensure Strategic Residential and Commercial Growth



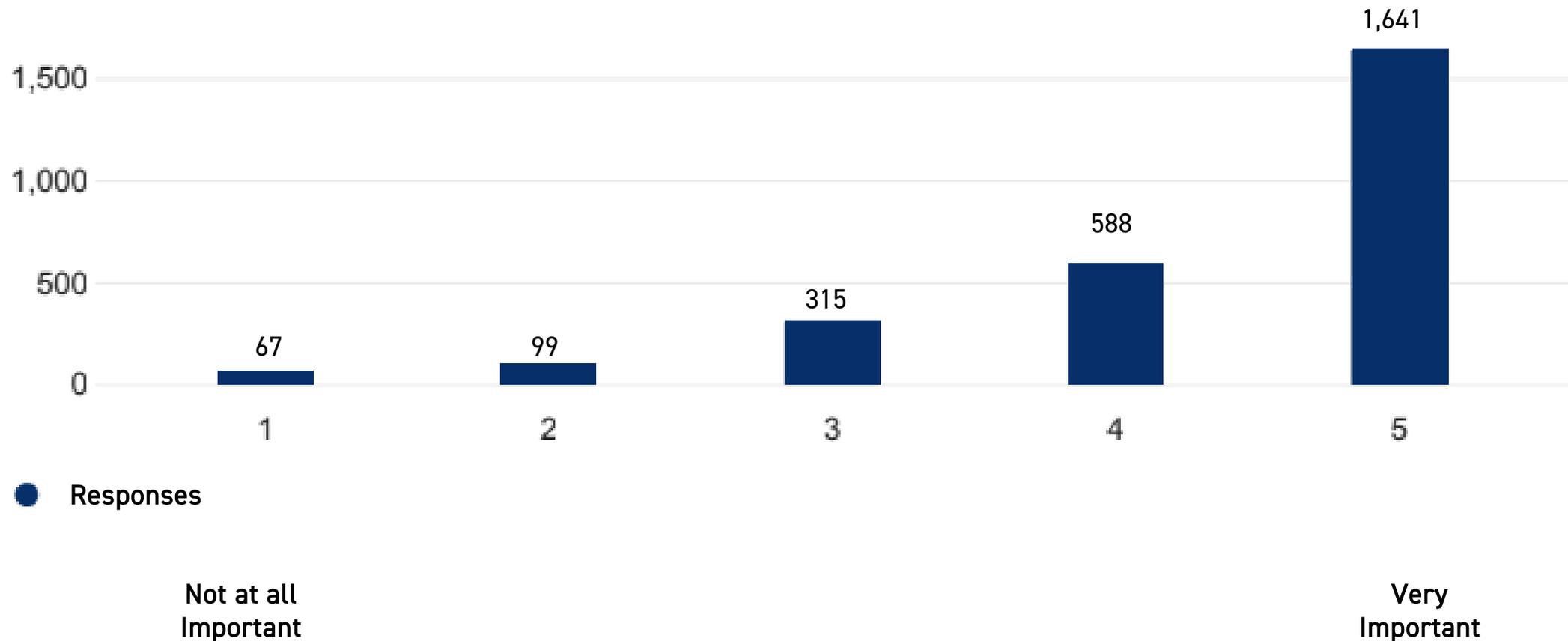
● Responses

Not at all  
Important

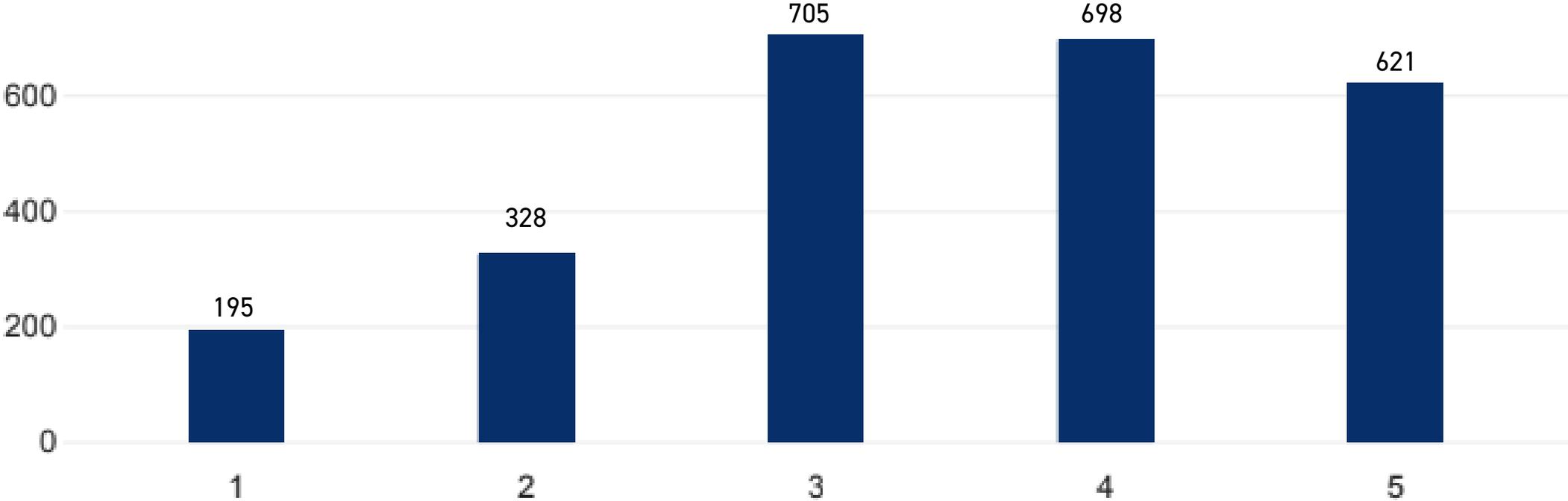
Very  
Important



# Promote a High Quality of Life for Residents On and Surrounding the Site



# Plan for Jobs Close to Where People Live



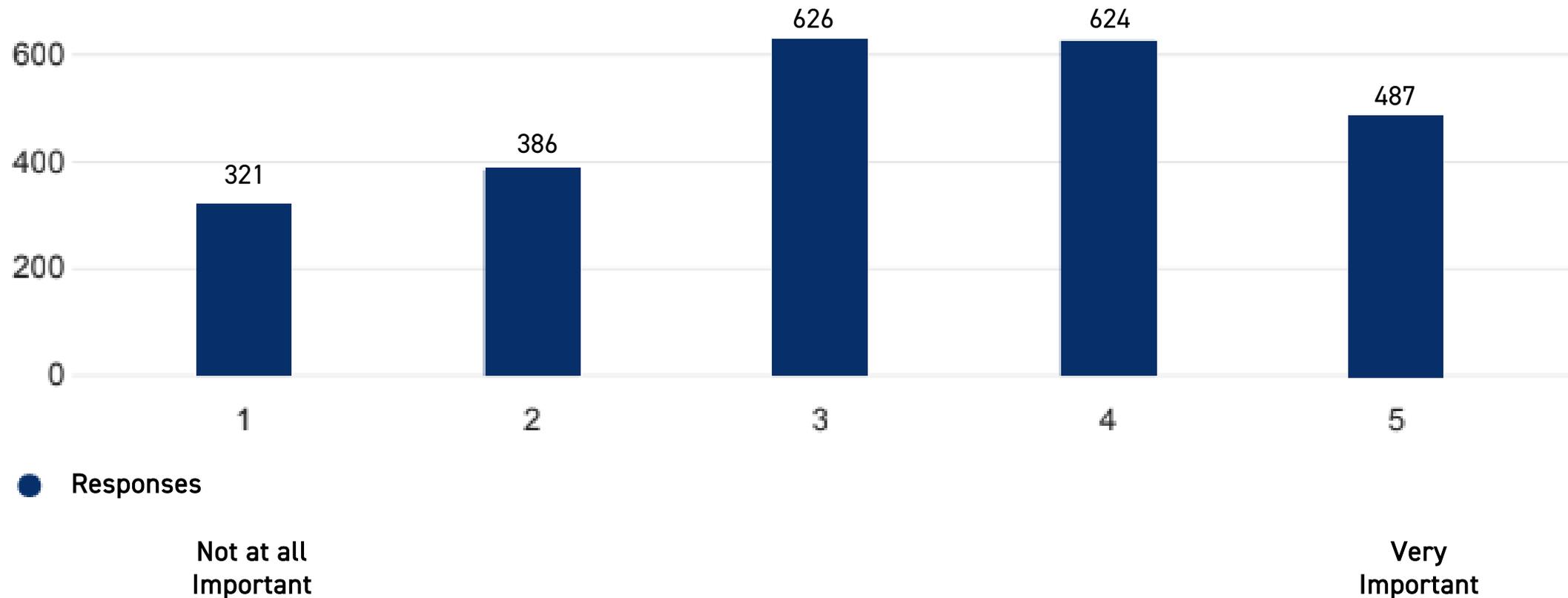
● Responses

Not at all Important

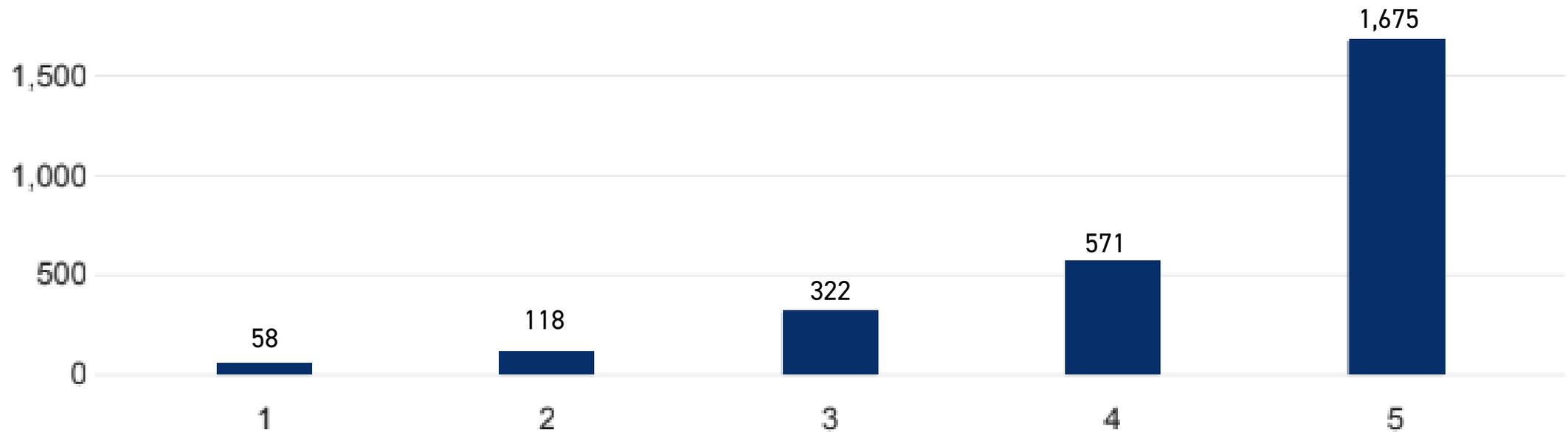
Very Important



# Facilitate Urban Centers and Housing Types that Match Utah's Workforce Needs



# Create Parks, Connected Trails, Open Space, and Recreational Opportunities



● Responses

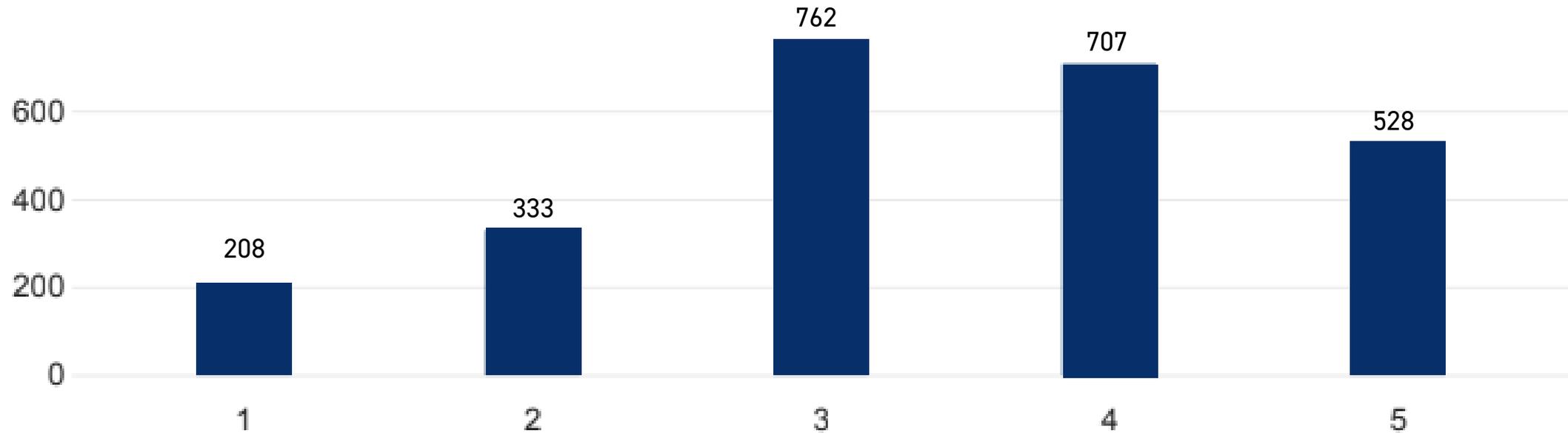
Not at all  
Important

Very  
Important



# Seek Complementary Development to Existing and Planned Development in the Surrounding Communities

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● Responses

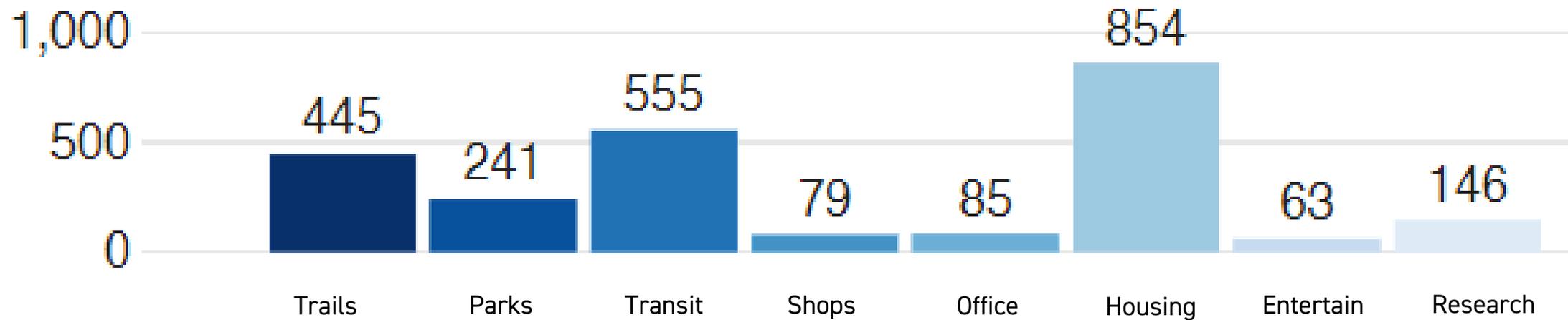
Not at all  
Important

Very  
Important



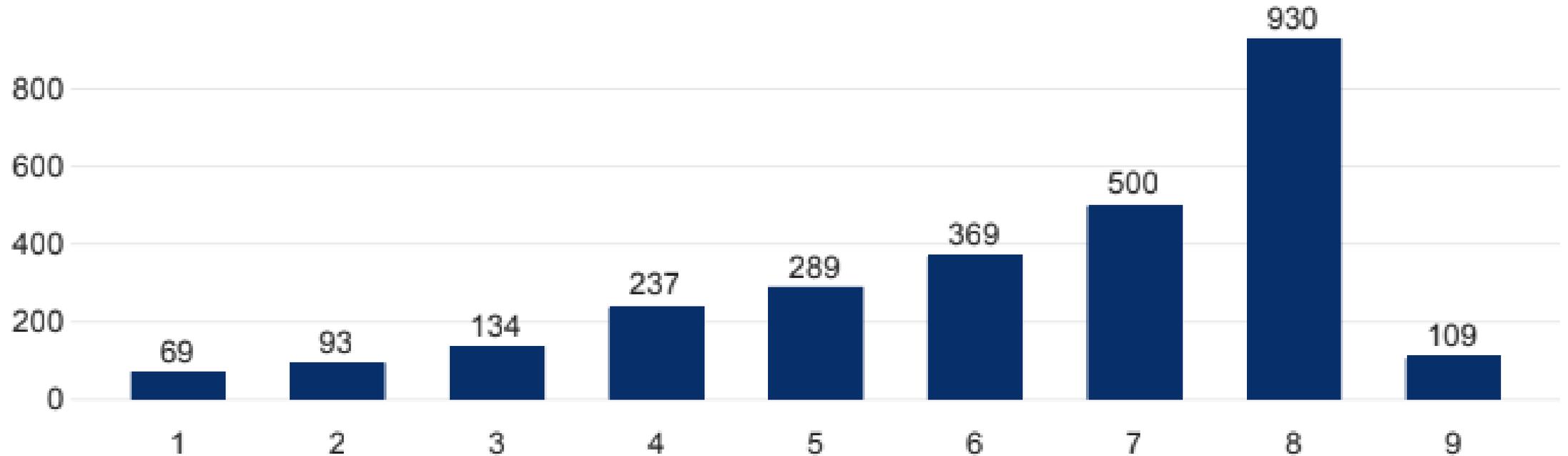
# Of the following choices, what is your top priority?

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# Promote a High Quality of Life for Residents On and Surrounding the Site

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● Responses

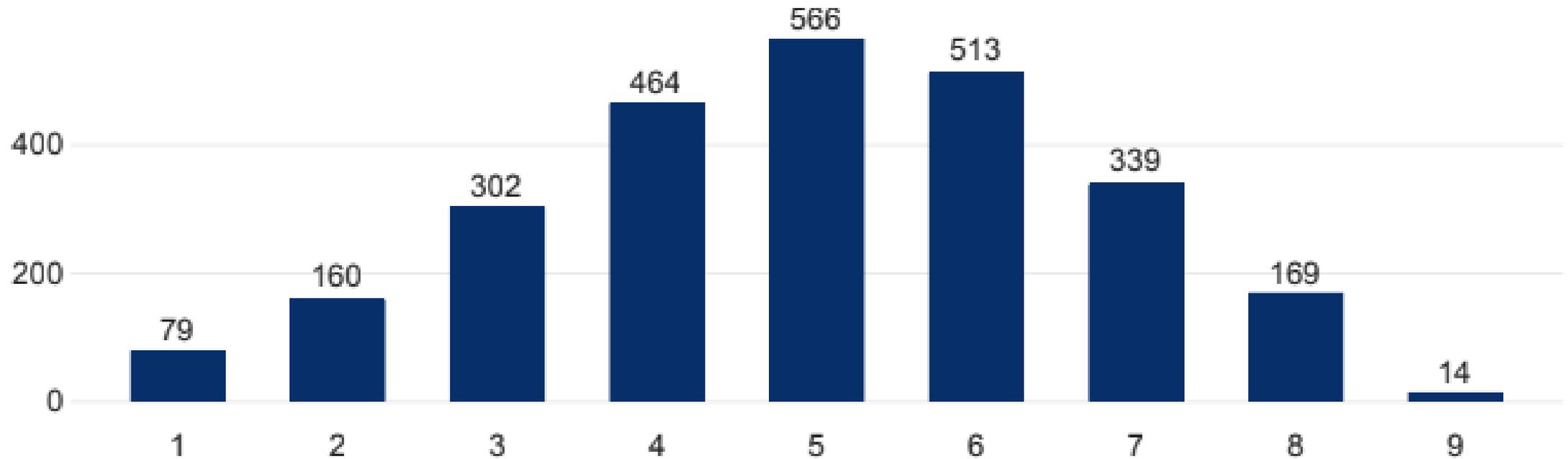
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Priority



# Plan for Jobs Close to Where People Live

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● Responses

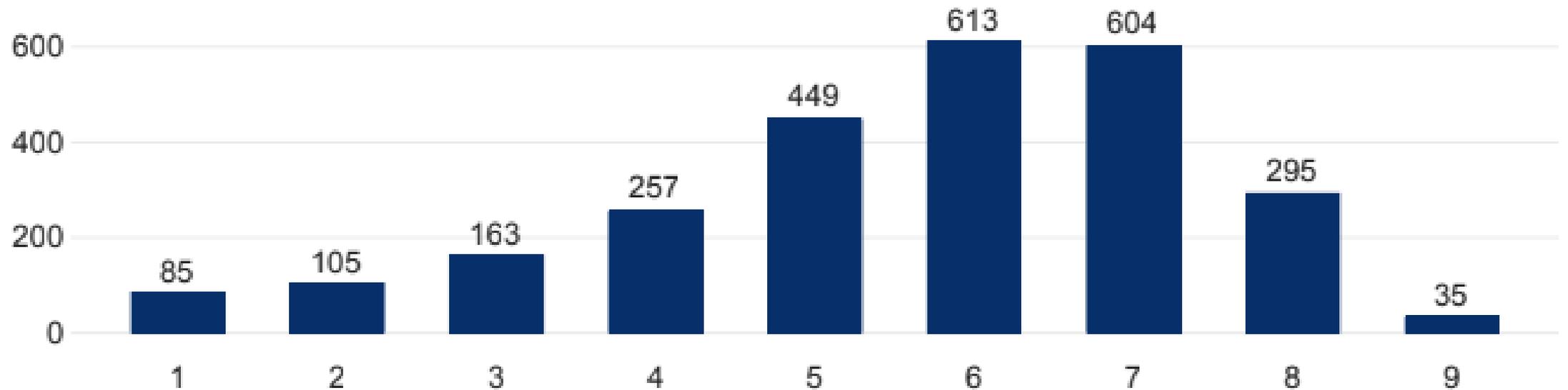
Higher  
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Priority



# Facilitate Vibrant Urban Centers and Housing Types that Match Utah's Workforce Needs

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● Responses

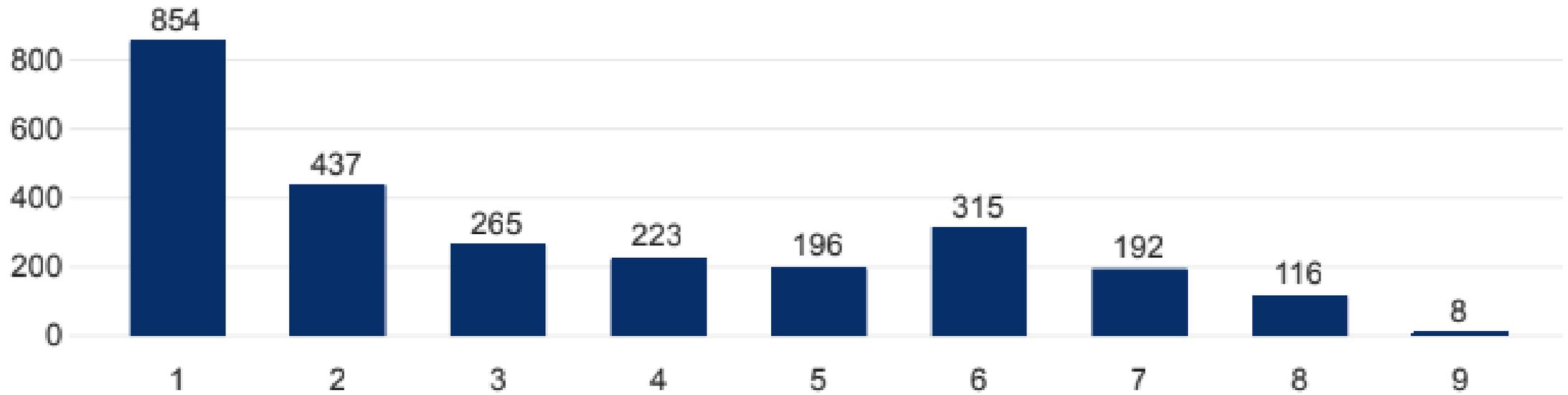
Higher  
Priority

Lower  
Priority



# Create Parks, Connected Trails, Open Space, and Recreational Opportunities

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● Responses

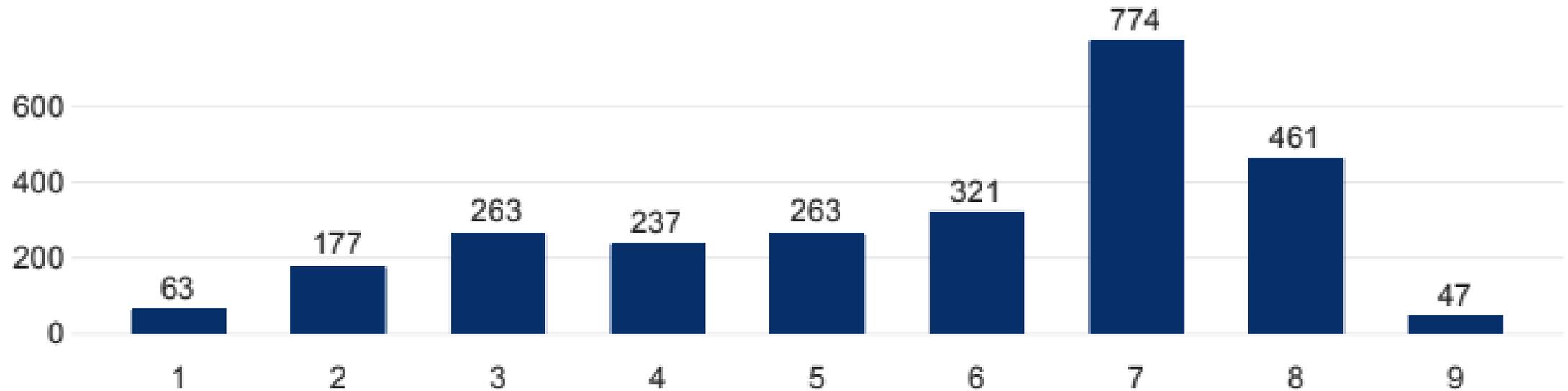
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Priority

Lower  
Priority



# Seek Complementary Development to Existing and Planned Development in the Surrounding Communities

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● Responses

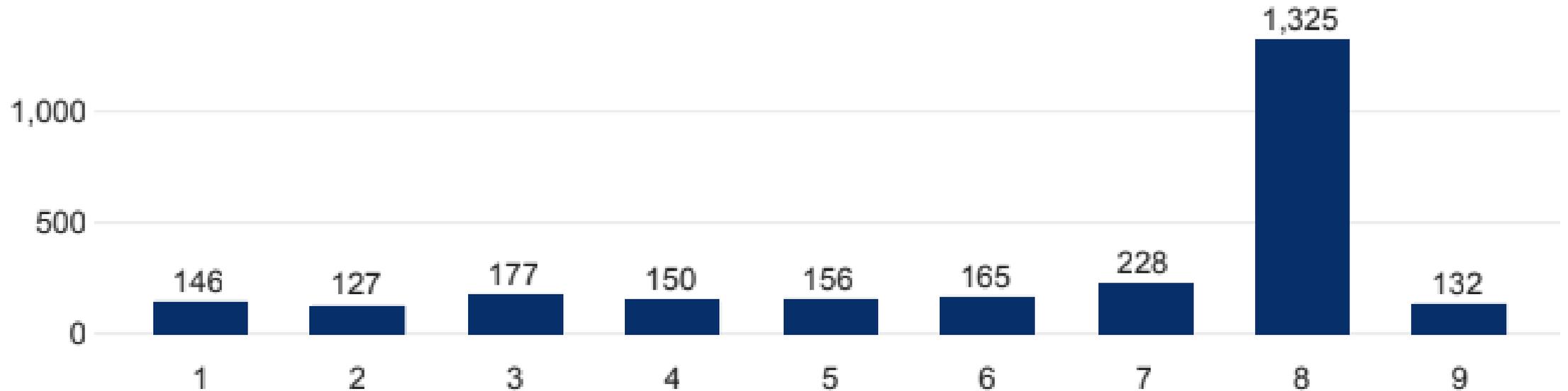
Higher  
Priority

Lower  
Priority



# Explore Opportunities to Create a Nationally Recognized Innovation District

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● Responses

Higher  
Priority

Lower  
Priority

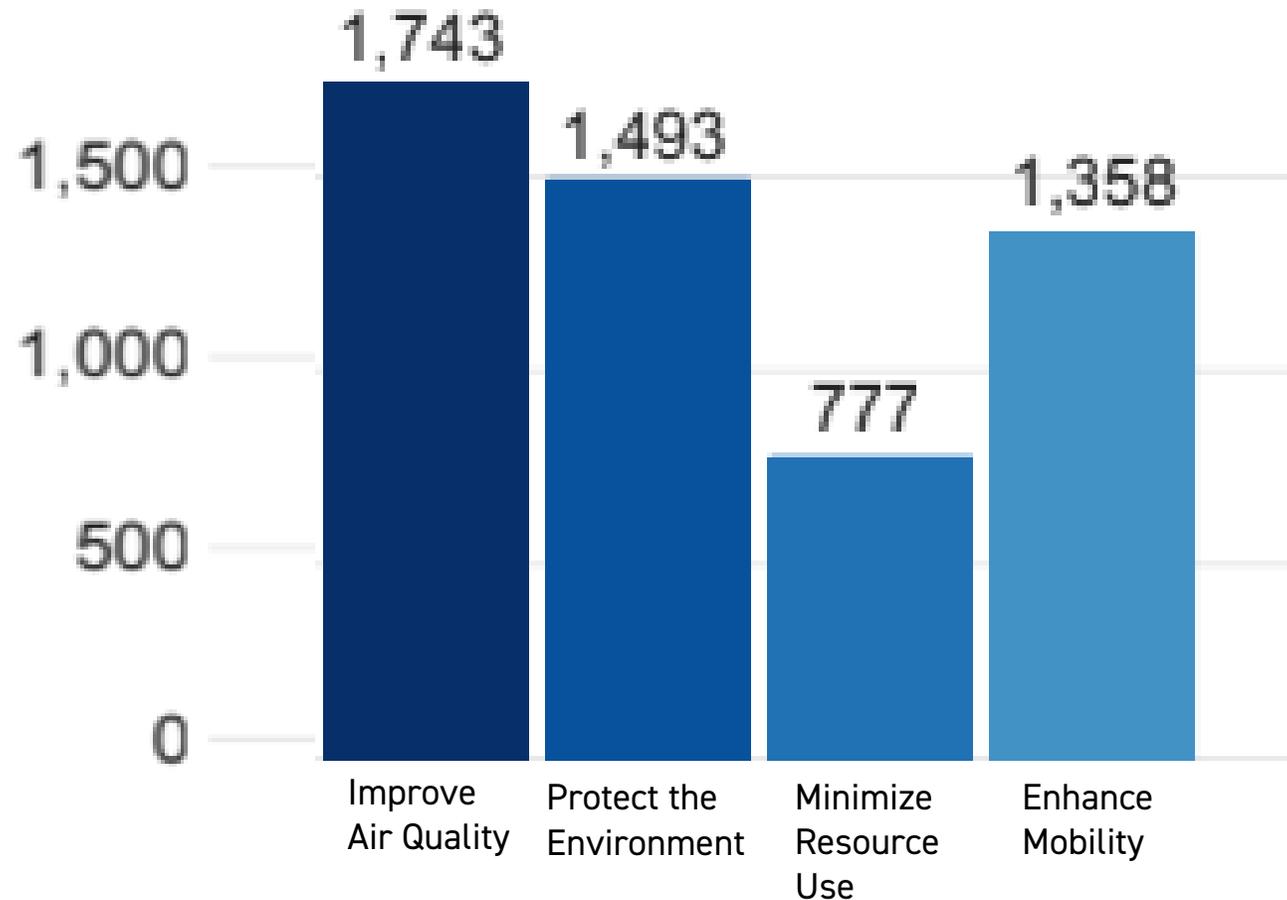




# Development Approaches

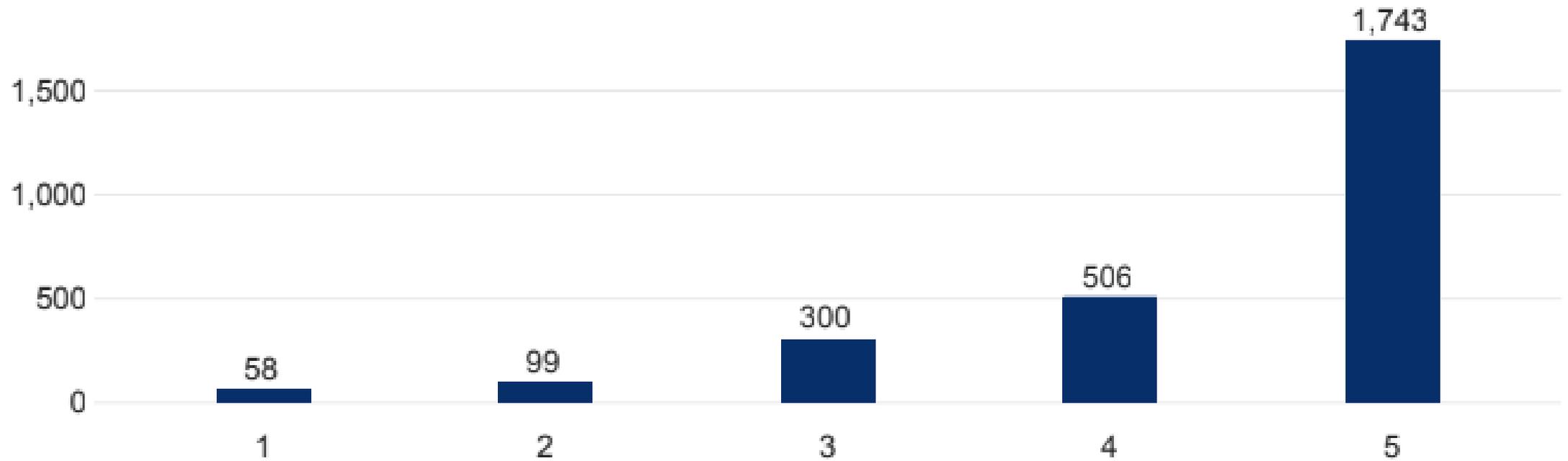
# Of the following choices, what do you feel is most important?

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# Improve Air Quality

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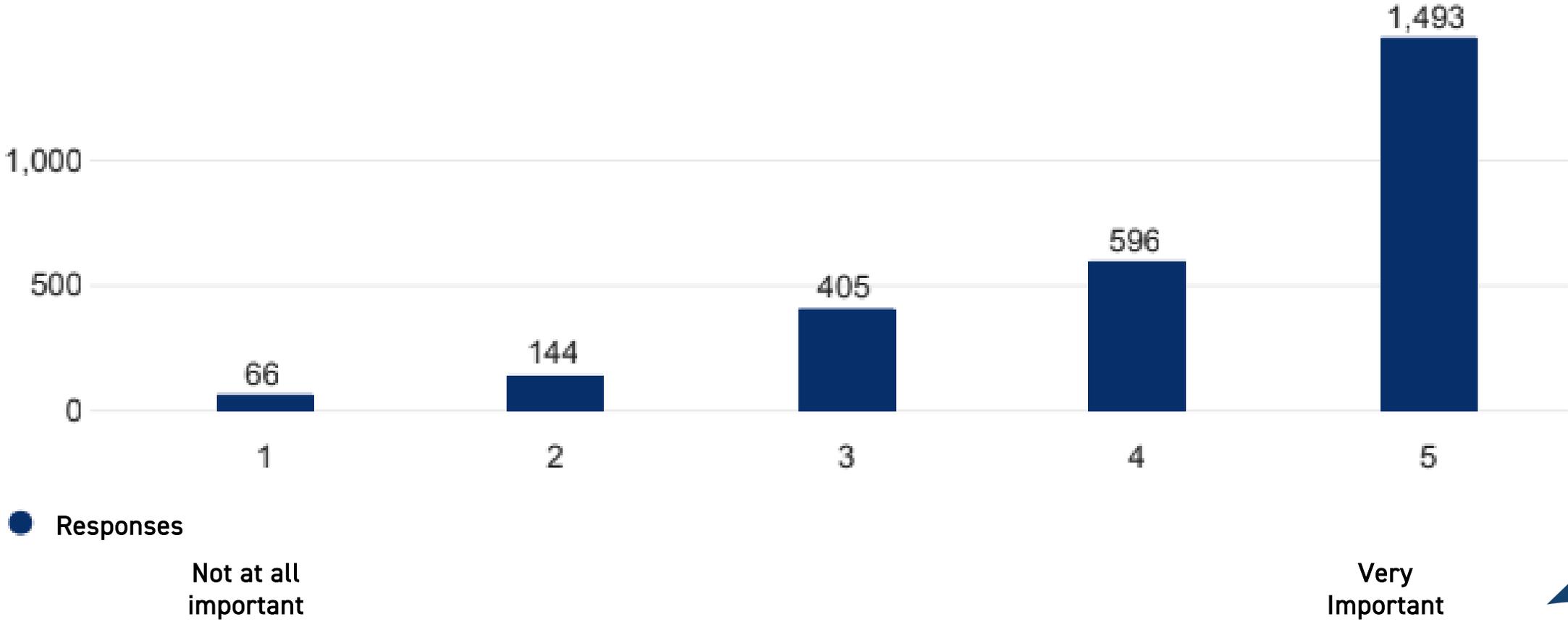
● Responses

Not at all  
important

Very  
Important

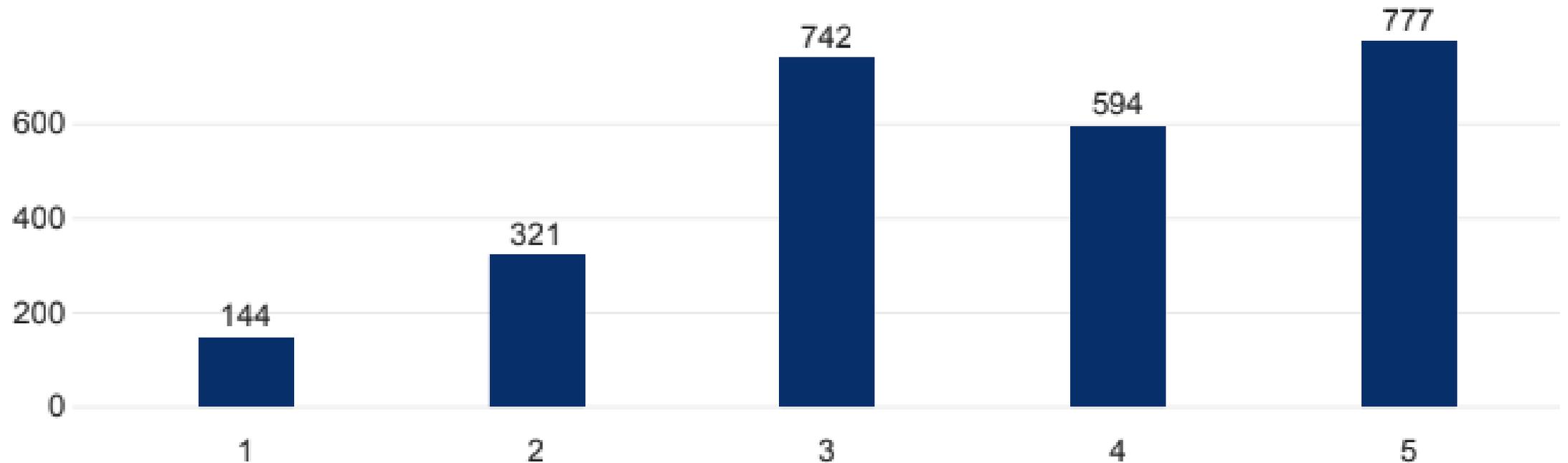


# Protect the Environment



# Minimize Resource Use on the Site

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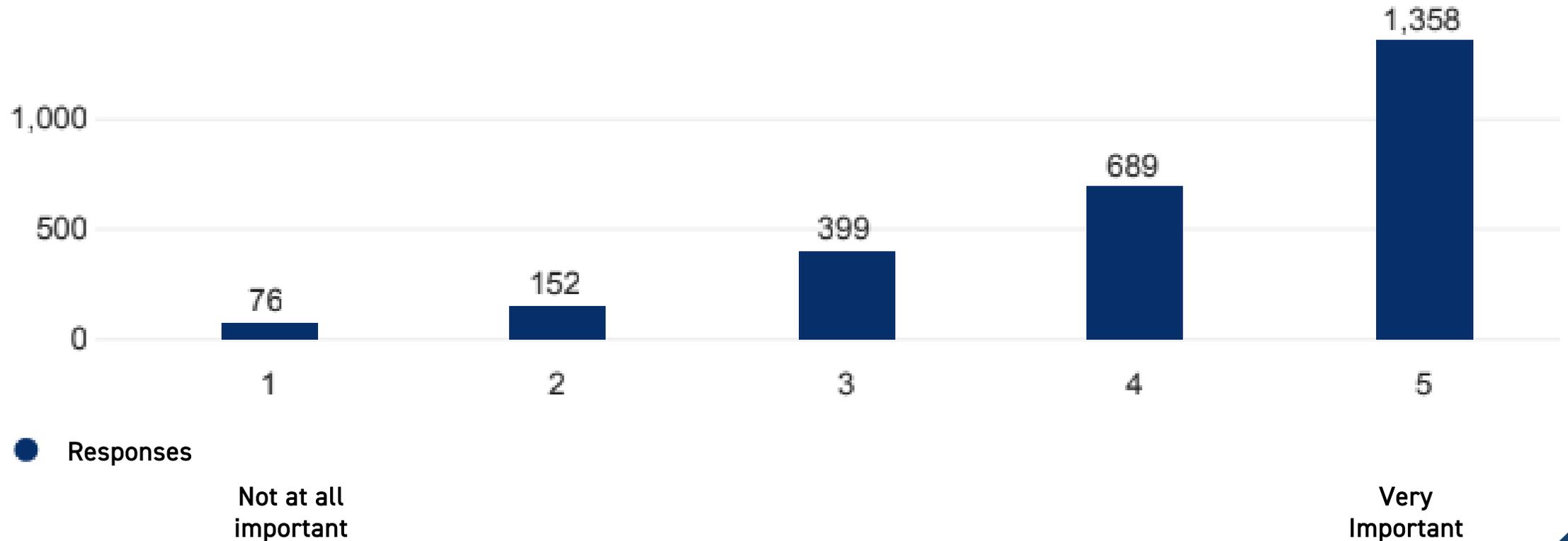
● Responses

Not at all  
important

Very  
Important



# Enhance Mobility through Investments in Transit, Walking, and Biking





# Open-Ended Responses

# What Utahns are Saying about The Point

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Don't build a shopping mall or shopping district - we have plenty of that. Don't build a bunch of homes - we have plenty of that. Build a nationally recognized research park with office space and a transportation hub with some green space in there for good measure.

For the love of humanity and our planet itself, we have to eliminate/minimize high density housing that has become the norm in the southern end of the valley. Our infrastructure is not equipped. Our air quality is affected and the "quality of life" you hope to promote for future families, well, you're affecting it for current families. And if you're aiming to be "nationally recognized"-be bolder than this. Go green, be sustainable, allow more green space than the average developer, plant more trees-consider the environment and the people will recognize your efforts. It's time for change.

Minimize high density housing!!!

NO HIGH DENSITY HOUSING

Please attract people to the area with things to do so all can enjoy the new space rather than the few that live and work there. Let it be utilized to benefit many rather than few. There are many new housing developments to the west. This location is prime for people to congregate for recreation.

I think there should be more land zoned for agricultural use if the land is such that it can be used. With how much Utah is growing, a lot of farmland is being taken and used for high density housing. We need to use the land, where possible, for farming and use land unsuitable for farming to create single family residences and shops.

Minimize advertising and store/business signs to create an aesthetically pleasing area

Build an MLB stadium or NFL stadium. Bring another professional team to Utah that would bring many tax dollars to Utah and would be a great view to look at coming around the point of the mountain and easy access with the freeway close by

Too much developing and big buildings. Too much traffic. Please keep Utah beautiful and clean. We need to protect our wild life and a place where we can enjoy the outdoors. This isn't New York or L.A. We didn't move here to have the buildings and traffic of a big city

Put in a university campus and tech incubators. Keep the homeless and shelters out.

We do not need more high density housing in this area, which will further congest the roads, air and tax the existing infrastructure. Make it for the people not for the profit of developers!

I believe light-rail is a critical aspect to helping this area grow and be an important commercial center.

Every footprint that we construct disrupts nature to some degree. Please keep this in mind as we continue to overdevelop Utah. We need more balance and prioritization in caring for the natural world. More art, more water, and more wildlife corridors. The past use of this site as a place of incarceration is symbolic of how humans make many bad choices both in their own lives and in the lives of others in the form of public policy. Make it be a redeeming place, one where people can feel a connection to being at peace and inspiring them to always strive to be better. You are smart people and I know you care about these same things. Make something that has a lasting legacy that you as planners can be proud of when you reflect back on your career in years to come.

The Utah State Prison is an important part of southern portion of Salt Lake County. Preservation of some portions of the prison should be considered for historical and educational purposes.

Affordable housing, please!

Turn the space into a public park! No more houses and office buildings please! Please don't turn Utah into another California with insane housing and equally insane traffic.

Transit needs to be addressed. The roads in Draper already cannot handle the traffic that is on them

Please, please, please, no more apartments!!! There are PLENTY surrounding the point on the east AND west side.

Build a central lake with a wake cable park and beach access surrounded by an open space park area and a perimeter sidewalk where residents can walk to restaurants, shops, condos etc. On the opposite side the restaurants would be road access for said shops and on the opposite side of the road around the shops, build office buildings, a theater, larger entertainment venues. Parking should be underground like city creek. Contact me if you'd like sketches. Build something different... Make people want to come see it but in a way that makes residents not really perceive it because they want to show it to people. City Creek is a great example. I take everyone that comes to visit us there because there's nothing else like it. I would love to be involved. My wife and I moved here from FL 5 years ago because of the care UT shows its citizens and the pride taken in its accomplishments. The upcoming gondola is a great example. Let's do something that benefits our residents and makes us shine.

There may not be enough room to accommodate transportation infrastructure

Please create a development that does not resemble the mess in Lehi, plan appropriately for traffic flow into and out of the area before new development is allowed. Please consider the educational needs of the new population and plan accordingly by reserving land for schools. The taxpayers are paying to move the prison and should benefit from that investment. The land should be used for a large regional park, sports complex and a college or university, not just housing, offices and retail

Enjoy the space. Make the area beautiful with trees. Somewhere where you can breathe sit and eat. We don't want more houses or office space. It's already becoming so congested with homes and buildings. there's not many restaurants in the area to accommodate Draper and Bluffdale. So adding a few would be great. Small Grocery like Trader Joe's .

The point and surrounding roads ways are already well congested. Adding more homes and business will only make it way worse. Look at the gridlock north and south bound I15 and surrounding roads. This space should be used to Create visiting entertainment opportunities with transit options.

It would be nice to have some higher end natural/organic food stores, like Trader Joe's and Sprouts Market. Eateries at The Point would be awesome. I work in Heritage Crest Way in Bluffdale and there aren't any eateries around there.

No corrugated metal as siding material- it looks awful! Water with boat rides and boat rental would be nice.

Please incorporate nature into the site for the long-term health of Utah.
Hopefully the plan will also include closing down (Not renewing he business license) of the gravel pits that are at the point of the mountain.
Build the infrastructure first!
This space should be used to beautify and enhance the valley.
Lehi failed to properly incorporate alternate transportation in its planning (especially for those who live/work/shop in the area. Let's learn from their mistakes.
Please retain, repurpose, restore significant portion of existing complex to tell the story of this place and the changes through history.
residential but not dense
It think if enough effort is put into this site we could develop a beautiful mix of urban and outdoor space. It should be important that we use this opportunity to create a center connected to nature, one of utahs selling points, and further our thriving economy. We should utilize space to provide workspaces and housing with access to nature and a thriving urban environment. We need to use this opportunity to tie environmentally friendly transit into the lives of local residents, commuters and visitors alike. We should be creating an environment for people to live and work in areas that are beautiful, provide high quality jobs, and access to nature. I think a factor to be added to this is development is affordable housing and transit. We also need to include resources to help address housing, education, work and mental health if citizens. I think it is critical we provide a place where there is access to affordable housing and jobs.
Please contact Aldi stores so we can have one in Utah!! Affordable quality food.
Plant mature trees!
I would love to see Trax light rail extended at least down through the tech corridor area.
Be careful when planning housing that there are adequate surrounding schools.
Poor infrastructure and planning has resulted in packed roads, pollution and reduced qualify of life in this area of Utah. Please preserve open spaces and create activities that the community can enjoy rather than packing the area with high density housing. Our roads cannot handle the traffic, and unless developers are paying for the schools we simply cannot handle the influx of people.
We don't need more high density housing places in our valley. Just build a cool place for people to hang out that isn't congested.
The main 1950's prison building should be preserved and added into the development. It should include a history museum of the prison system in Utah, with information on both the Sugarhouse and the Draper locations.
Do not pack it with high occupancy housing. Allow for large neighborhoods with traditional single family homes and 1/4+ acre lots.
Thank you for considering my opinion! I am excited to see what is done. I think the biggest thing is staying true to Draper which is a well designed community focused on health and wellness and family. Thanks!
We have enough homes and businesses popping up- don't loose parks and build more schools
This is the perfect spot for the high density housing local leaders continue to say we need!!! It has access to freeways and public transit. We do not need more office space!
Less high density
It seems no matter what the people want, these surveys are moot. The SLC region will be the next L.A.-type area with worse air pollution and less water.
I don't want more people moving here or more businesses. Nature please!
I would not like to see high density housing.
NO HIGH DENSITY HOUSING!!!!
No more office spaces of crowded housing developments. Use the space to create a high quality of life for the people who already live here.
I feel that the exponential growth in the valley and excessive building has completely changed the lansdcape, and not in a good way. We need more trails and open space. If we are to have more shops, restaurants and entertainment, I would like to see it set up as a small village, or series of small villages instead of large commercial buildings and high density housing. Bring back the small town feel that Draper used to have.
Please do not put in housing or office space. No.
Please keep the environment at the forefront of the decisions. Please no more office buildings and Draper is already dense with housing.
I do not want to see only high density housing. The infrastructure of roads, water, schools, etc can not support this.
Dont turn it into a District or a mountain view shopping center. We have enough strip malls and fast food joints. How about a beautiful green area like central park I'm New York. Oh yeah I forgot Utah's credo. Greed is good!
Nothing but Parks and sport fields. And enough restaurants to support the recreational Mecca. <input type="checkbox"/>
No Hugh density housing
Please bring in more nice sit down restaurants to this area of the valley!

<p>Please! Please! Don't turn this into another version of the silicone slopes!!!! I hate going to there, it is so poorly planned and that is not what Draper is about. We love our small community feel, mix in with some commerce. Pleas don't turn this in to a huge urban development. Let's do our best to conserve the beauty of the point of the mountain. We are already plagued by the striping down of the point of the mountain. We are Salt Lake County, let's not become an extension of Utah County. We don't want to become another Lehi or Herriman. Please preserve and extend the community feel of Draper. Thank you!</p>
<p>Don't **** this up with massive office space, high density housing and no parking or roads. Don't rely on the fact that people will live so close to work that they won't need a car. For the love of God make sure the road infrastructure can support this and that we won't have to drop Billions in road redos 5 years later.</p>
<p>I would love to see a global tourist attraction on the site. Something that draws attention and admiration from everywhere, and gives me another reason to be proud to live in Utah. A monument like the St. Louis Arch, Statue of Liberty, Eiffel Tower, etc. which survive for ages and becomes a symbol. Commercial buildings and high density housing, while necessary, are a constant. Let's take this unique opportunity to use this unique land in a unique way. Thanks!</p>
<p>We do not want or need more high density housing. Traffic and infrastructure are bad enough. What we need is outdoor activities that can be safely enjoyed even during a pandemic time. Please think of the current residents not just the wallets of developers.</p>
<p>As a 20-year resident of Draper, I am hopeful that this will be planned enough that it won't greatly increase traffic at the already congested Bangerter and 14600 S off ramps and that whatever is decided upon will be easily accessible without tricky intersections and roundabouts.</p>
<p>More bike lanes! If people are going to live near where they work, let's encourage more bike transportation and get more cars off the road.</p>
<p>We are over crowded as it is. DO NOT build anything new until our roads can handle the traffic.</p>
<p>Preserve the historic prison</p>
<p>It would be easy to default to the generic plan of creating housing, jobs, and general infrastructure. While I do think this should be a major focus (because that's what people need), I think we have a unique opportunity to create a National attraction at this location - something that people would come to Utah to see/visit. I don't know exactly what this should look like, but I think it is possible and worthwhile to pursue.</p>
<p>Build light rail into Utah County. This is a vital backbone for urban areas and will get people to work that are within 15 miles of the point area. Please don't make this a BRT line only. The light rail line north/south through Salt Lake Valley is a vital transportation resource that is aimed at Utah County. Continue it south through this important high-growth and continue connecting the Wasatch Front.</p>
<p>Do not keep the existing structure. Tear it down</p>
<p>I am so angry with the few who made this decision that I can't even respond to this stupid survey. The last section about the environment is a joke too. When has Utah given a **** about it land? Never. We over develop, don't have a concern for the impact on the land, and all we want is the that comes from housing.</p>
<p>We already have too much office space in the area and too much housing. The infrastructure cannot currently handle the load of people, let alone more. Traffic is a nightmare and will only continue to get worse. We need green space and open space.</p>
<p>Please do not turn this area into another Daybreak or business development district. We have too many office buildings already... they are an eyesore and waste of space! How about beautiful parks, bike/walking trails, big lots for custom homes - no apartments/townhomes, etc. crowded together.</p>
<p>There are already such busy areas surrounding and SO MUCH high density housing. With Traverse and the tech corridor south and Sandy/SLC to the east/north, there needs to be somewhere between that preserves nature and allows residents somewhere to get out, into fresh air, with open spaces or entertainment opportunities.</p>
<p>Please just avoid the temptation to add oodles of low-end high-density housing!</p>
<p>Would love is this area helped lift up the areas of issue in the area instead of adding burden.</p>
<p>Moving the Utah State Prison was the worst decision. Growth in the narrow point will only increase traffic, pollution, raise housing prices, and diminish quality of life. This type of growth feeds socialism and the welfare state.</p>
<p>Make automobile travel in and thru this site tertiary to mass transit and walking and bike paths. Simply don't provide parking and automobile corridors to facilitate the use of alternative means to drive "no pun intended" environment improvements in air quality and healthier means of moving about the region.</p>
<p>Preserve the original historic prison buildings.</p>
<p>Consider the impact to Utah's water reserves and the current lack of any water planning or conservation. At the current rate of use if a severe drought last for several years we're screwed. Start planning water conservancy now. Restrict grass and non native plantings. Encourage zerrascapes.</p>
<p>Build state of the art sports entertainment arena to attract a professional sports team, also to be used for concerts</p>
<p>Preserve the old prison structure somehow please</p>
<p>It should be preserved. There is a ton of history that could be utilized</p>
<p>Not interested in creating a tourist destination. Make it livable for residents of Utah. Access to transit and open space is great!</p>

<p>chool!ll be shocked if my opinion counts in LEHI. The Lehi Govenment ALWAYS does what they want anyway. They override building in certain zoned areas to see the the cash flow needs. I pay taxes and i want a DOG PARK. I don't want my taxes to pay for another ball field, splash pad, or skate park. If Draper can make it work than Lehi should as well. Maybe the City should buy the now defunct area off of W 3200 N (Next to the Fox Hollow Elementry School) and do something nice and NEEDED for the community. Some people just have dogs. My elderly Mom, for one. Lehi needs to stop the building of office and residential and focus on Parks and Recreation. Seems to me LEHI has already blown that though. Greed has left no space for OPEN SPACE.</p>
<p>Make affordable housing</p>
<p>Stop it with high density housing. Make it a Utah space and not just for who lives there. It is perfectly located between Utah and slc county and it should serve both counties.</p>
<p>I would love to see an open feel concept where there's a theme of it feels like you live in the country with all the benefits of the city. I know this area is growing and we need more opportunities for families to be able to afford homes. But what family is TRULY happy without a yard? For residential areas, make parking readily available. Give types of housing for the rich empty nesters that want a nice yard while still living close to their young family kids that also need a yard...while still planning for single professionals/people that don't want a yard. Make lots of parks and places for mom meetups. Safe travel spaces for the dad who wants to ride his bike to work (and away from the road so his wife doesn't worry.) Plan for greenbelts and natural spaces...have lots of parks and little ponds for families to meet up at after work. This is THE PERFECT opportunity to create an idealic living and working hub for families and individuals of all types.</p>
<p>As you develop this property keep in mind that balancing the influx of new residents with the opportunities developed for existing residents will be key.</p>
<p>I live in Lehi, and I look forward to the new development. I am used to the construction on the freeway as well as new growth both residential and commercial. I would love to see very good infrastructure in place. Where possible I hope that while construction takes place it doesn't increase congestion along the freeway. I use Fronrunner often to travel to Salt Lake City and would love to see Trax extend further south to the new development and into Utah County. More transit options will help air quality. I love living in Utah because of the outdoor options available so I support new parks and trails.</p>
<p>Allow the unique features of the historic jail to be highlighted and incorporated into the design for the area</p>
<p>Why not sell the land off in small parcels that can be privately developed or farmed. Utah needs farmland to return to the valley.</p>
<p>Stop thinking about making money and think more about rejuvenating the land, cleaning the air and healing the earth for future generations. We've done enough damage.</p>
<p>More jobs needed. Less housing needed. The amount of apartments currently being built is going to provide a glut of unemployed people. Make places for people to work. Don't add more high-density housing, we have enough.</p>
<p>Leave it how it is, don't develop it</p>
<p>There is too much traffic and the roads can't handle it. And no more high density housing</p>
<p>Ideally it'd be a place where families who make \$100k or less could survive, but realistically, no developers along the Wasatch Front seem to care about developing a place where school teachers and store managers can eek out a living.</p>
<p>Please please please create and sustain open green space, trails, parks, etc for Utahns to enjoy the outdoors and our beautiful state!</p>
<p>Historic preservation of all or at least some of the historic prison core should be a priority.</p>
<p>The quarry is ruining the entire area for me. It's dusty and ugly and I would never live near it.</p>
<p>This is an exciting opportunity to connect the city to The tech industry developing in silicon slopes. Transportation hub, more tech business, jobs and entertainment can help amplify this area and make the salt lake valley a national destination for career development and entertainment. Salt lake valley is running out of viable space for building and this opening up is a unique opportunity. We already have plenty of park and recreation opportunities and giving it just to Draper residents is a waste of potential.</p>
<p>No high density housing.</p>
<p>The road construction needs massive attention to long term detail and with future growth in mind. The urbanization of this area in Utah would severely minimize overall quality of life for residents and desirability. We need to slow the urban/tech development and focus on bringing aesthetic and natural beauty back to our valley.</p>
<p>Please less high density housing, better roads and transit options to support current traffic, and more shopping/dining/entertainment. Lets not turn this side of the point of the mountain into the lehi silicon slopes area where its all high density housing and corporate businesses and heavy traffic :(</p>
<p>Traffic on I-15 is already a nightmare so development needs to consider strain on infrastructure. Additionally, the Geneva Rock site creates a cloud of dust for existing residents and will likely impact The Point. How is that situation going to improve in conjunction with development of The Point parcel?</p>
<p>I resent the fact the government has gotten involved in this land speculation, and moved the prison to benefit a small portion of the state at the expense of the rest of us. This has been a foolish waste of taxpayer dollars.</p>
<p>The housing needs to range from 150k to 1M. Jobs should be highly advertised to locals first. Residential should all be using the Zip system for the highest R value.</p>
<p>Do not fill the area with high density housing. That area is already packed densely and traffic getting off the free way and heading West is terrible! High density housing is going to add to the terrible traffic.</p>
<p>I like it the way it is, and continually building just tells me that the government only cares about making money. Not quality of life and not the environment.</p>
<p>THE single biggest factor for this entire development is the ease of entry access and exit for vehicles coming to and from the Point. No more traffic jams at 5pm in an already overcrowded area.</p>

It would be nice to have a low cost grocery store (Walmart, Winco, etc) closer to Bluffdale, possibly at The Point. The closest store for those of us in Independence at the Point is the Harmons just off of Bangarter & I-15, which is expensive for weekly grocery trips. The other options are the Peterson's on Redwood Rd in Riverton, the Walmart just off of 13400 S & Bangarter, or the Herriman Winco. I don't feel like I should have to drive 15 min to get to an affordable grocery store.

Just don't make it a bunch of houses. We need things for our kids to do and some where safe for them to be outside of the home. We have too many people in this area as is. We need more places to bring revenue.

Stop focusing on mass transit, high density housing, and air quality. New Urban philosophy is destroying a once beautiful, nice place to live. This philosophy is turning Utah into California and with destroy our way of life. Suburbs and single family homes should be the focus, not Brandon Fugal's pocket book.

Government should not be involved in picking winners and losers.

Shouldn't be a bottleneck for Salt Lake and Utah counties- rather a giant bridge connecting the tech hubs of Sandy, Draper, Lehi

I want it to be beautified and more beautiful trails and parks created. Parts of it needs cleanup and beautification and there are a lot of families here so we need to keep them in mind. There are a lot of industrial stuff here so focusing funding on trails and parks and family fun places would be best. We don't need more traffic here.

More open space.

Please have public transportation.

You have housing all around that area. Let's really focus on a plan to duplicate what is happening in the Thanksgiving Point area with commercial buildings, restaurants and having a nice gardens area and walking paths all around. I feel that is the best use of that space.

When I see this proposal and especially the desire to have a university presence at this site, I think you have a great opportunity to have UVU fill that role, they are already present in the thanksgiving point area and have established relationships with tech companies, this would also allow UVU to expand it's physical presence as their current campus is becoming crowded as so many students want to attend there!

I 15 is already over crowded especially at the point of the mountain. Wintertime is worse at that location. Do not bring in Commercial buildings and research centers. Keep it open for parks and trails and maybe a bus and light rail connection for the two counties. Keep an open natural area instead of more congestion with Commercial buildings and Residential homes. I-15 is too congested at the point

No high density housing. We have enough of that. We need single family homes that have space and yards. Parks are a must! Keep office spaces out of there.

It needs to fit in with what is already nearby while filling in gaps and bringing in new retailers, etc. And have much better mass transit options.

I don't want a paraglider, but don't ruin it for the pool paraglider, leave it beautiful, add trails, you can develop this green because people will pay a lot of that location. It can be used and stay beautiful with lots of natural spaces etc.

Please provide more affordable housing and increased business opportunities for silicon slopes

Sell it. I'm sure a haunted house owner would love to build an attraction within the buildings.

I have heard some board members or close friends of board members are going to profit substantially from all this development work. I would like there to be rules and laws in place so that can't happen. There will be too much conflict of interest if peoples pockets are being padded. Let's leave the corruption to national politics, and let's have our local leaders be above reproach. We also don't want to turn The Point into a hub that will become a bunch of liberal ideas like Salt Lake City has turned into. You guys have a tremendous responsibility which I'm guessing you volunteered for or were selected and then you accepted. Thank you for taking on this responsibility. Bad decisions here could lead to a major collapse of our glorious state. Good decisions here could lead to a happy and healthy life for all Utahns. Good luck.

Please consider creating a more atmospheric dining and retail space where there can be tables outside, resting/seating areas outside of shops, and walking paths with no motor traffic (as opposed to it being like a giant parking lot like Draper Peaks). It is safer, more aesthetically pleasing, and can even be utilized in the winter months with heaters, seasonal vendor booths (Christmas market stalls). It will bring about more interest not only from consumers but from those renting the space. This is without a what Utah has lacked when it comes to urban planning and it will make all the difference. Parking should be separated from the restaurants, bars, cafes, and shops which not only looks better but it also encourages taking public transportation.

This is an unusual opportunity to maintain a large area of green space in the middle of an ever expanding urban area. Let's keep a big chunk of the land open green space.

To the extent that the master plan is dense, please include considerations for e-commerce logistics (deliveries, shipping) for residential and commercial buildings. This can include specific shipping docks (even underground), residential delivery lockers, shipping drop off points, special lanes/parking for delivery vehicles to minimize congestion.

Coming from Los Angeles, I particularly like one development with an address at \*\*\*\*\*. The three buildings in that complex share an enormous underground parking garage, that allows for a huge number of cars, but does not take away from the landscaping or outdoor space the three buildings share. Would really like to see that strategy implemented throughout the development

Make some affordable, I mean REALLY affordable housing. Not over \$500,000 condos, but some \$350,000 - \$400,000 HOUSES that are NOT part of an HOA.

Please don't blow this opportunity! You have the chance to do something great. Dream Big! Even if it takes a long time to build, spend the money on something that outlasts all of us. Build it well whatever you do, Build it straight, strong and true, Build it clean, high and Broad, Build it for the eye of God!

No town homes or stupid apartments. Only single family homes. Businesses and shops closest to I-15. Running and biking trails that connect the East side to the Jordan River Trail system. One trail to connect porter rockwell to camp willams road and connects it to JRT.

Great UTA service to the area is crucial. A mix of high tech businesses as well as traditional businesses (service, hospitality, entertainment, etc.) I'm all for both blue-collar and white-collar jobs. And of course, mixed-use housing as in homes, condos, and apartments; essentially both high density and low density. I believe it's possible to make the prison property like a little city similar to South Jordan Riverton, or Herriman. No large industrial, chemical or nuclear businesses should be allowed. We have a spot for them. They can go out west on I-80. Thanks for asking the public's opinion!
It would be noteworthy and maybe worthy of innovation recognition, if the Point includes natural vegetation and even the introduction of threatened plants in much of the landscape design. And for sure, it must be low water use throughout the development. NO KENTUCKY BLUE GRASS PLEASE!!!! Utahns must lower water consumption.
Maybe an area for a community garden, or compost area. Or pickleball, basketball and tennis courts! A dog park with water (similar to Willow Creek in Park City)
Opportunity of a lifetime! Let's be wise!
Shut Down Geneva Rock. It is destroying Draper. Limit growth and high density housing.
I think we have a great opportunity to do something innovative which will receive national recognition. Have you ever been to the Opryland hotel? I think as part of this acreage we should build a large indoor greenhouse with restaurants, shops, and a hotel inside. The green house would provide walking trails inside it, ponds with fish, and enough vegetation and chlorophyll to revitalize all our residents during the winter. If the greenhouse is large enough - the businesses inside will always be busy. And it would be the talk of the west.
Please don't put more residential development at the Point. This development has gone too far.
This CANNOT become another Thanksgiving Point/Lehi area. That area is the worst planned area in the State.
I would like to see high density residential be kept to an absolute minimum. The more open space, the better.
The Point will be an innovative development that enhances quality of life. A developed area that includes work, housing, entertainment and recreation should also focus on issues such as socio-economic diversity and quality education for all, including early care and education that is high-quality, accessible and affordable. This will not only benefit the kids but allow parents to remain connected to the labor force, especially women.
DO NOT make it a high rise office area like Cottonwood Heights or cram high density housing in every available. Create a blend of scale and uses that make it an inviting destination. These bunker landscapes all over the Wasatch Front are destroying our unique sense of place that attracts and retains people for the urban-mountain lifestyle.
It is a fallacy to think we can have a 700 acre planned community that fixes all the environmental problems. Most of our bad air is blown in from places like China or California's wildfires. Please don't increase the cost of everything trying to solve an unsolvable problem. We should seek the most effective solution and not try to social engineer. modern construction practices build sturdy, safe, reliable, and efficient structures. Professional planners usually find themselves setting policy on things where they have little to no expertise. Plan what works and let people with expertise in construction build it out. The last thing we need in Utah is another highly regulated process.
Everyone is planning for thousands of new residents but no one is talking about the need for k-12 school sites. All of your documentation and presentations ignore the need for school sites within this huge area and yet everyone wants it to be walkable and reduce the need for travel. Please plan for k-12 school sites unless this is to become an adult only gated community where children are prohibited.
I would like to see the property sold to private entities (on a free auction basis) for development as the private sector sees fit. Government should not direct the development.
This is the best opportunity to create a beautiful open space for parks, trails, equine trails, but please do not build any more homes, office buildings etc. I know this will seem like a lost opportunity for those that seek for money, but we need more opportunities for relaxation in open areas that are not in the mountains. Children need more places to play, adults need more open spaces to walk and spend time with families. We need places for sports that will bring in competitive youth teams for softball, baseball, basketball, soccer, horsemanship etc.
Wasteful government spending. Shameful big government in action.
Think of the well being of area residents first. Commercial interests should not be given priority.
Keep it clean through minimal use of resources and be using recycled and repurposed where possible. Make it highly water efficient! Take care of the land and air.
Don't cram too many people or business into that space. We need to keep our air and environment clean. The Wasatch Front is becoming unlivable.
Use the Point to clean our air, water and soils and give especially low economic households a beautiful place to live with food security and healthy environmental resources. Please do not add high rise offices or high rise apartments with no elevators or balconies. If you have to build, put a one story limit to provide beauty and allow others to see the surrounding mountains. Get people in homes that are covid safe with healthy air. Allow for wildlife corridors and many open spaces with only natural vegetation - not just short green grass. Allow for bird migrations and birds in general to life with out pesticides, herbicides and environmental degradation. Make the Point a successful turn from cities that pollute to cities that honor and protect our natural resources. Why in the world do you need to build buildings. We will mostly be working from home. Look at reducing over population and the pollution that people bring to an area. Wake up to the negative changes that have happened since people arrived to overpopulate the Wasatch Front. Already we have some the worst air quality for cities in the USA. Think out of the box and do not build buildings. Make it all green space as it will be needed for our children 7 generations after us. You can do better than thinking of the Point as a place for investors to pocket rent money from renters.
This is a great opportunity to invigorate and highlight an often overlooked sector of Utah's job force: blue collar trades and trade schools/education/certification. Highlighting the vital trades that support our state's infrastructure and are the heart & soul of our tech industry at this visible and prominent location would give those trades some much needed validation and support.
You're over building Draper tremendously .the infrastructure can't handle that much .you're causing long time residents to leave the area because you're polluting it with all these high density housing units . Draper used to be a nice place to live but not anymore

I agree with most everything on the survey. But not the housing. I believe there is already an abundance of apartments, townhomes, and condominiums being built in salt lake county. Not good.
This should be mostly open space with parks and trees. Buildings should be no higher than two stories to keep the view open for residents. Should be low-mid income, single family housing with yards. Clean, walkable shopping and entertainment areas. No high-density housing! No high rise buildings.
A natural landscape for people to visit would be awesome, especially protecting and showing the hot springs. Our little yellowstone point would be so much nicer to see than Lehi's obnoxious business buildings blocking the mountain views.
Ensure there is easy access to this site, with no big bottlenecks in traffic, especially around 1-15 nearby entrances and exits. Continue the light rail system that currently stops at IKEA through Draper and onto the Point. Connect this site easily to Front Runner.
Shut down the the open pit mining. No high density housing (apartments, condos & town homes). Only high end luxury single family homes.
cannot rank the survey lists....
I loved the governor's idea of a National monument!
This is an opportunity to produce a well planned open park such as we see in New York's Central Park and then high quality builders will want to build homes, businesses, restaurants and entertainment around it and near to it. I would love to see biking and walking and razor paths in an open park to encourage fitness and community activity. Please plan well for all of us!
I'd like to see a large recreation center be part of this, with an ice skating rink, indoor and outdoor tennis and indoor and outdoor pickleball courts. I think the Daybreak development is very good and something similar in terms of layout would be a good idea, except less residential and more commercial with offices, shops, restaurants.
I would love to see a vibrant mixed use area where people can live and work and commune in many different ways. It should have a range of affordable options for housing and lots of open space.
Please devote the entirety of the land to an open space nature preserve.
Make certain that roads are plenty wide & good freeway access to reduce rush hour traffic jams. Plenty of parking
Please utilize the best Urban Planners in the country. Stop using local planners that literally have zero clue about urban planning. Look at such firms such as DPZ CoDesign - DPZ. They happen to know what is going on and they happen to understand architecture and design. So far the state of Utah has failed to manage and utilize the best design and architecture. Hire and do something that will be meaningful 20 years from now and will still make a statement!
The Point is at a major choke point between SL valley and Utah valley. Traffic flow to and through the development space must be a top priority or it ans the surrounding area will be a miserable place to live.
There are already so many restaurants, shops, services, not to mention EMPTY office buildings/space in the areas surrounding the current prison (N,S,E,W) that it seems ridiculous to consider adding more of that at the Point. It should be preserved as a recreational location for parks, trails, wildlife preservation & possibly some AFFORDABLE housing.
I've lived here for 20 years and seen developers make a killing then leave the city to clean up their mess (such as breaking city codes in Suncrest). I do not trust developers to have the best interests of people living in Draper, including responsible resource usage and avoiding over-developing the area. I am also concerned about the city infrastructure being able to handle more high-density residential housing, along with increased traffic. Too often environmental concerns are not considered and I'm really hoping for sustainability with this new development.
I am concerned that too much new housing will overwhelm the local schools and water/utilities. I would like the planners to consider the families who already live here.
Take into account the people that currently live in Draper and the area you want to develop in! Draper seems to always just be about the money and not looking at the community!
A big part of creating the most innovative space is to be creative... not to make it more "modern" or "futuristic", but keeping it REAL... and connecting the simplicity/basics of the past and the simplicity/innovation of the future! Keep it open, clean and accessible. Allow people to get there using bikes, walking paths, etc and minimal things that will hurt our environment and air!
Please bring sit down restaurants to the area. There are no restaurants in the Bangertter and Bluffdale area with tons of office spaces going in. We could increase a lot of dollars staying in Draper if we didn't have to drive downtown doe great restaurant selections.
We need LARGE park space. We are quickly losing space and once it's gone it's gone forever. I only support trax if it stays on the west side of the freeway where commercial land is and OUT of residential areas. We have plenty of empty commercial space ALL OVER.....we don't need that much more.
Environmental concerns should be #1 on any of these lists! Adding so many buildings, homes and people will increase pollution and environmental issues. Please put a major focus on pollution, green building initiatives, green space, trees, water conservancy, etc.
DO NOT WANT TO SEE A TECH CAMPUS, OR ANYTHING LIKE IT DEVELOPED IN THE AREA. IT DOES NOT NEED HIGH DENSITY OF ANYTHING OTHER THAN OPEN SPACE, LARGE LOT HOMES.
Utah suffers from development delusion and environmental ignorance. Air quality and loss of open space are the most pressing issues facing Utahns, and yet development is allowed to go unchecked. Developers are required to put in a little green space, which most often is a parking strip or a barren playground. Do you feel refreshed by a parking strip? Gain a little better mental health? Dense housing, broken up by LARGE green spaces is healthier.
I personally would prefer to see a more walkable community, with large open spaces and short buildings that don't obstruct the view, and any plan that minimizes traffic in the area.
The development should be iconic, foster economic vitality and reflect the rugged individualism of the mountain west. PLEASE do not make this a virtue signalling exercise.

Nationally recognized water conserving landscapes with wildlife habitat plantings would be a huge asset to Salt Lake Valley, and Utah! Include innovation in a sustainable environment as much as possible. Thank you!
One concern I have is when a new development comes into an area it is exciting, new and looks good. My question is how will it age? Many times apartments, and other properties over years can become run down and become a problem. Is there a way to plan the area so it will continue to be attractive throughout the years to come?
Please preserve views of mountains! High-rise office buildings should be built away from I-15. Plan to ease traffic congestion. Stop Geneva Rock from destroying the mountain.
Would love to see community rec centers including indoor tennis facility.
Draper is already packed. We don't need more apartments or office buildings that make it so we can't get anywhere at lunch time.
No more high density housing!!!!
The amount of traffic this development may create is a concern. Plus how will it effect the rest of the area surrounding the Point?
What I really fear the most is that this turns into strangely designed overcrowded small office park like what is on the other side of the point. I fear the random 4-6 story office buildings surrounded by a sea of parking and fast food chains. I want the open spaces to be comfortable and flowing. Sure it can all be dense, I just do not want to feel cramped.
We love Station Park in Farmington, love to have an area close just like that.
Really, en pointe? Are we in a ballet studio?
Please try to keep additional traffic and congestion to a minimum. Draper keeps adding high density housing units/apartments flooding our roads with traffic. Can this be minimized in the future?
Let Lehi have the growth. Keep the Prison in Draper
There is a considerable shortage of indoor & outdoor tennis facilities in the southern end of the Salt Lake Valley and if a facility were constructed I believe it would be exceptionally appreciated and rewarding to the community
Draper's infrastructure is already overtaxed, especially traffic is too heavy at certain times of the day. This new development needs to have amenities that keep people west of the freeway. It would not be good to add housing and offices that end up sending people east of the freeway for groceries, school, restaurants, recreation, etc.
Just do it thoughtfully, as if you or your family, your kids' future families would live and even work there.
A State property should benefit the many without enriching a few.
Please, no more ugly 3-4 story office and apartment buildings. More social services and open spaces.
Would love to see a vibrant downtown culture with diverse cultures organically develop. Make the area a reason why people should visit Utah.
There is already more air pollution from cars and traffic on the roads (especially I15) than the area can handle. I feel it is very important to minimize further aggravations to these current ongoing problems.
I don't want the development to cause more traffic to the area to where we have horrible traffic at rush hour. I think the growth out west needs to be taken into consideration regarding congestion on roads when developing The Point.
Sounds a challenging project for a special site. I hope you get it right. COVID has forced us to reconsider how we work, live and play. I hope this impact will be considered as you develop the site by enhancing the area such that our grand kids will be proud of what was left for them.
Keep the development as a high end project. We have more than enough high density apartments and condos in Draper and Lehi. We need families with above average incomes and education to populate the area.
Please don't screw this up. Draper City has not been planned out well AT ALL. Traffic is an absolute NIGHTMARE. Please do not add more traffic to our city. Yes, we want businesses and entertainment and restaurants, but it needs to be done rationally. Draper is already being filled to capacity. Draper City is turning South Mountain into Manhattan. You cannot turn the The Point into an area that is over congested.
Your map shows areas for parks that are not great. The mountain?? And the Jordan river where they already exist. This shouldn't turn into mass housing and commercial development. There is no where for all of the cars as it is. The entrances onto the freeway in Draper are already a joke. Please don't let this get out of control.
I'd love to see it a vibrant dining/shopping mini downtown during the day and a fun social mingling area in the evening. Our SLC downtown is not a "fun" downtown and hopefully this new Point can be one.
Close the Geneva quarry.
I'd say commercial development should be primary. Thanksgiving Point is a tech center and nationally recognized. There are plenty of surrounding areas for housing. Being right next to the freeway and connected by rail as it is is key, and housing doesn't need to be there. Also, Draper has lots of open space and parks already close by throughout the city and in Corner Canyon, which are very easily accessible.
No more apartment complexes and townhouses. We have enough of that in this area and surrounding areas like Bluffdale and Riverton.
Please make The Point the very point why we love Draper: Trails, parks, gardens, etc. please make it a destination, a diamond in this quadrant of Utah.
I'm not interested in living in an area akin to a new downtown. I like draper and bluffdale as the suburbs they are. Please consider the current residents and develop areas that are the same as what are already in draper and bluffdale. Single family homes, less high density and multi family housing. More open space and recreation.

<p>Turn it into something for the hundreds of thousands of people that already live in the area, we don't need to add more housing in the already dense area, and we don't need more office space. Restaurants, art venues, music, sports bars.</p>
<p>Please do not overcrowded and fill with high density housing. leave open spaces and a professional atmosphere but bring restaurant and shopping. Do not Bring a trax station there. Just work on connecting Mountain View corridor to I 15 and other roads. When they brought a trax station to Draper it is hardly utilized by the public but fills the public library with homeless people all day long and our neighboring parks nearby also with an increase of the homeless population. Also as Bluffdale is a neighboring community with very different feelings then Draper be respectful of what their population wants. They don't want high density housing that's why the only place in their city that it was put was "independence at the point" so they wouldn't have to see it or deal with the congestion.</p>
<p>All the things are mentioned in each of these sections. I think creation of high paying jobs and it being an innovation center go hand in hand. I would also like to see a connection of the trails on the east of the highway to the west side. Right now there isn't a safe connection for families and kids.</p>
<p>Make sure the roads are appropriate for the additional traffic. Build more roads, please.</p>
<p>I see from the survey wording that you are looking toward transit and trails but we also still need a good corridor for traffic. There will always be those for whom a vehicle is still necessary. Thanks for your consideration. And because of the narrowness of the geography it would be nice to have an alternate to the freeway if you are working/living right in the vicinity of the Point and commuting back and forth in the immediate area.</p>
<p>Why are you determined to make Utah into California? Why are you concerned with wanting to make the eyes of the Nation look at Draper? Never have I seen a more pompous idea than this. Why would you sell off Utah ground to foreign entities? This is a look at us, we are so great mentality and it is disgusting. But I have seen it time and time again dealing with Draper. The traffic has already increased exponentially with the addition of all the homes in Bluffdale's Independence area. Pack a bunch more in. We are amazing, we help people live their best sardine lives.</p>
<p>Make sure we have proper streets and access.</p>
<p>Look at great examples around the world to learn from. Build multi Story car parks near public transport and hubs rather than take up space with large car parks everywhere. Include Trax in the solution.</p>
<p>Let's make sure we invest in hiring visionary urban planners to get this right the first time!</p>
<p>Again, just worried about an increase of traffic. I don't mind the development, but don't want my quality of life to go down because of it. Thanks!</p>
<p>Please bring more green space. Please do not fill it up with high density housing!</p>
<p>Please don't over-develop this area. Draper is a mess and was so poorly managed for its growth, it would be a shame if the same thing happens here. If you're going to add a lot of people, make sure that big wide roads are there to accommodate them. Use roundabouts instead stop signs and traffic lights. Don't try the age-old trick of people will use mass transit so we don't need roads. It just doesn't happen and existing Draper is proof of that. All arteries are clogged in Draper and it's sad.</p>
<p>It needs to be accessible to all</p>
<p>Improve Traffic flow in this area. Everybody can't all dump onto I-15.</p>
<p>Air quality, air quality, air quality. I cannot say it enough. Air quality. Air quality is what I am saying. Air quality. Poor air quality leads to early dementia. Air quality directly affects hospitalizations, and poor air quality leads to early death. Air quality affects pre-natal development, and poor air quality increases early term births, stillbirths, and miscarriages. Air quality in this area has been decreasing. Air quality should be at the front of the mind when approaching any decisions.</p>
<p>Having a tourist-type attraction that has NOTHING TO DO WITH ANY RELIGION to show that Utah has something- anything else to offer the world.</p>
<p>At this critical county nexus, a world class entertainment and restaurant center is needed to promote business activity and quality of life in both counties.</p>
<p>Think about air quality in the valley. On windy days Geneva and other industry contribute to air quality problems. Think of ways to minimize cars, do not include polluting industry and keep the area as green as possible.</p>
<p>This has the potential to seriously disrupt Draper residents and general transportation in an already congested corridor. If quality of life suffers in Draper, no amount of exciting developmental opportunity is worth it.</p>
<p>Please don't build more apartments. The city has so many apartments. Town homes or smaller homes -is what Draper needs. No new apartment complexes we have too many in Draper</p>
<p>We should attract better businesses than silicon slopes. It is closer to the city and the airport and a much more desirable area to live.</p>
<p>Develop addition shopping options for residence.</p>
<p>no expansion of high density housing in draper</p>
<p>I expect in the future many jobs and companies will move towards remote work. There will already be a lot of office space near The Point that will free up. I recommend focusing more on urban parks, recreation, and restaurants. We need a reason for people to get out of their houses after work.</p>
<p>The southern end of the valley has always been a major point of congestion. We are considering adding hundreds if not thousands of new people to this part of the valley will be mobile, opposed to the inmates were not mobile. We really need to think carefully about not making the southern end of the Salt Lake Valley even worse. We need to put in things that are not going to congest this end of the valley to the point that it is not reasonable to live there or travel there to work.</p>
<p>Locally owned neighborhood breweries and bars. It would he great to have a 20 minute neighborhood.</p>

I do not think an urban-type environment is right for this. By all means, make it a great place to work that will attract companies. But we should also keep the feel of the area with things more spread out.
I'd like to see it be a model for the entire country. Something special and unique. I realize that the salt lake valley hasn't been planned out in a way that allows its citizens to go without automobiles but this site could. Consider what the site would be like if 100% of the cars, delivery trucks, etc... were all underground. The only thing above ground were people movers, bikes, sidewalks, electric scooters, small electric robotic taxis (they will be here in time). etc. Probably still need to go underground for parking, light rail stations, etc... other places in the world do it. Look at the underground rail systems in Europe. Underground roads and parking like Chicago. Car-fee city like Mackinac Island in Michigan. Think of towns that have shut down even a single road to all but delivery vehicles during a short window, the economic activity explodes in those areas when that happens. make the entire site like that. Lots of outdoor space, grass, trees, vegetation, etc.
The City of Draper does a terrible job of zoning and protecting existing property owners. My fear is that this is just another City of Draper money grab. We have extremely high density, ugly and unaccommodating housing underway all over. Do not make this site more of that. Protect our city rather than destroy it.
Keep East Draper a single family home residential community !!! That is what we moved here for!! If we wanted to be in a Downtown type environment we would live in slc!!! Please keep the trax line out of Draper!!! It has caused enough problems in our community by allowing direct access into the heart of Draper... and a community park where kids play...of transient and dangerous people!!! Keep all this urban development west of us with transportation from downtown to that area..... the community in Draper is single family homes and we all have cars!! Keep trax and trains out of East Draper !!
Already, the point of the mountain is a traffic problem and there are huge apt. building going up fast. I think transportation options have to be of utmost importance. Many people would bike to work if paths were made easy and safe (not on the roads). Commercial property/office buildings need to have room not just for cars but LOTS of bikes/scooters-covered areas for winter too. This will also help with air quality.
No more apartments crammed together. Can we get some homes on large lots and nice neighborhoods.
It would be great to see some of the parks be designated soccer fields. Draper is way behind in this area. Lehi just developed a new facility that will be hosting tournaments and games which brings people to the area and adds to the local economy.
Traditional development parks are dying. We have plenty of commercial developments in downtown, just north of the development and lehi. Make this Unique place not office park.
Sat lake county needs affordable housing
We need another grocery store so badly!
Limit the amount of high density living.
We do not need this space to be another downtown SLC. This opportunity needs to serve all residences and that means Parks, open space, Shopping, Entertainment. It also needs to be a no car zone where you can take mass transit into it.
Over building and high density are my biggest concerns. As a lifetime resident of the southeast part of the valley, I am worried this will become a 'Thanksgiving Point / Lehi #2. Please no.
I've read that there are historical parties trying to preserve parts of the prison; I find no value in this; I do not intend to take my children to a site to show them the first locking mechanism in Utah Or some bars someone once leaned against. Let's get rid of the eye sore and utilize the land with smart and safe objectives and planned growth for our home.
Safety and sustainability.
It could become a hub for employment, innovation, and training without sacrificing its connection to open spaces, trails, and access. If most of it could also be designed with green/solar energy in mind and efficient energy use, it could be an example while also enhancing the environment.
Don't let it become urban blight!
Utah needs a 21st century clean energy R&D center. The Point would be an excellent location for such a focus. The Jordan River could be utilized to demonstrate new hydropower & gas turbine technology. There's adequate space for wind & solar. With proper incentives, a HUGE R&D high-paying long-term employment infrastructure could be incorporated into The Point. Public transit using clean power can facilitate moving people in & out of The Point. New GREEN technologies would spin off industries & manufacturing facilities. Utah can use The Point to establish itself as the world leader in new, clean energy technologies. Power Up at The Point. Much better use of investment monies than another tourist tower.
Stop that ugly mountain destruction across the freeway that is being done by Geneva Rock and other bad neighbors
This is an unprecedented opportunity. Please don't mess this up by building faceless office parks and wastelands of parking lots. This is a chance to build walkable, sustainable, aesthetically-pleasing neighborhoods with more density and economic diversity than currently exists in the valley outside of Downtown. For commercial buildings that are built (because I know they inevitably will be), at least ensure that they are mandated as mixed-use and street-interfacing. This is also an opportunity to plan for the future recreation and nature needs of those neighborhoods, by setting aside adequate open space for parks and restored wildlife habitat. And no matter what, please make sure to run Trax through the site. Zoning and buildings can always be changed with enough political will and economic pressure, but later it will be very very hard to run rail through the area if there is already stuff built where Trax should be. Please do the right thing and set a good example for the rest of the valley in terms of public transit and sustainability. No one who lives at The Point should ever even think about driving to Downtown because the rail connections should be that good and accessible. Thanks!
Build a place that will attract the out of town convention business. The Salt Palace and SouthTown Expo are too small. With all the high tech companies coming to the area, a convention space is a great way to support the growth.
Thanksgiving Point already has several high tech jobs, but what does it really produce? We need business to be able to manufacture important items that put Utah more on the map. The biggest problem I see is what manufacturing company will be able to afford to set up at the Point? There should be a set-aside amount of space for manufacturing and let companies apply for it, kinda like a scholarship. Offer incentives so they can also afford it, not only now, but into the future.

Adding more population to an already problematic traffic zone, it will be very important to consider the impact of this development on traffic on I-15 and the connecting exits at 14600 S and Bangerter.
there are plenty of already urbanized zones in that area that could work smarter with their space. prioritize long term environmental projects that will enhance livability for all residents
The old prison in Salt Lake turned into Sugar House Park. Why not keep that tradition with a large open space area centrally located in the South Valley. It could be our Central Park. Utah does not have the water resources to support more housing. I worked in education for years introducing kids to the canyons and most had never been up there despite living in Utah for years. Families need access to open spaces and this is a chance to relieve the canyon recreation congestion with a huge space.
This is such an amazing opportunity to preserve an important piece of Utah history.
Preserve the 1950 prison for adaptive reuse to give the new development a sense of place, retain the history of the area, and provide a unique building for office or residential use.
Biggest priority is open space and don't make the mistake of creating another crammed congestion nightmare like the Thanksgiving Point area. Thanks
Please make this development as sustainable as possible. Air quality is our #1 concern in salt lake and it majorly effects everyone, especially those on the west side where you just relocated the prison...
Preserve and reuse historic portions of the prison site. Preserve the archaeology on the property including the Pony Express site and prehistoric prison site.
No transit. No high density housing, preserve the history of the prison. Need more open spaces, residential neighborhood.
We recently moved to Bluffdale, in part because we knew the prison would be moving and the land would become The Point in the future. We're really hoping it won't mainly be office space/apartments and condos. We live within 10 minutes of millions of square feet of office space, but there are no grocery stores, restaurants, movie theaters, or shopping centers anywhere in Bluffdale. We are hoping The Point will focus on fun recreational activities and retail options that will help improve the quality of life for Bluffdale residents, and other neighboring cities, rather than adding more office space. Also, in talking to friends and family it seems like many people are wanting to work from home permanently in the future after they realized that was an option due to the COVID-19 shutdown. We believe office space will not be needed as much in the future since there are so many job opportunities that enable employees to work from their homes, so we don't think office space would be the best decision for this great space. We hope this feedback is helpful. We're excited to continue to build our family here and can't wait to see what the plans are for The Point.
Give the land back to the people, rather than allowing the select few in government to get rich off of the land. Tired of hearing about 'government bodies' controlling vast land assets in Utah, and how they get to choose what to do with it. Dare to NOT become another port authority debacle.
since there are 20000 acres of otherwise undeveloped land in the near vicinity Why was the prison property not used to build the new prison instead of putting the prison out by the lake where onje year it will fold and then there will be cries to move the prisoner to an different location while the flood subsides. Dumb move if you ask me.
The site is important because of the ease of access. If the site becomes private housing, office space, or a retail development, the access becomes much smaller for citizens overall. A large, multi-use park (like Central Park,NY) could serve different uses both recreationally and commercially. Also, by developing a public recreation space, all Utahns can enjoy it instead of a select few. Not only will this improve quality of life, but it could act as an icon for the greater Salt Lake area, much like Central Park.
Public transportation is the #1 most important thing to consider throughout this project.
Make traffic flow smooth and efficient. Plan for transit, bikes, and solar charging stations.
don't screw up this opportunity to preserve open space
If you want to improve air quality and the environment, it should become farm land or open space. I think we want the best return on our resource to cover the State's costs for relocation of the prison. Also, please let the private market drive the plan as much as possible and have the State back out when the plan is completed (in other words - no long-term leases).
Please consider a Central Park (NY) or Liberty Park type open space at the Point. We don't need more roads, traffic, and crowding. This development should be green - LEEDS - and should maximize open space, recreation, and green spaces.
I would like the whole thing to be a park. I love to see the wildlife in the area.
I feel that the prison should not be moved and this is just a way for developers to profit at tax payer expense. If this is going to happen anyway, I want to make sure clean air, water and land is the priority.
Use it to increase tax revenue.
Currently there is nothing available to people with cognitive disabilities that is not an on the road program. The only option is to take the bus places which then their day turns into mostly travel time and very little experience time. They need a stay-put facility to learn, have adaptive physical exercise and socialize. They need a place that is only for them, not an add-on somewhere else. This would be innovative.
Please not another suburbia like Daybreak covered in lawns and car dependent single family homes.
There has been a lot of discussion of the Point having a heavy technology innovation focus. This would be a great use of the space, but I would caution that leaving that to university control goes against all best practices nationally for innovation hubs. An independent entity (whether public or private) that can be used/leveraged by people unaffiliated with a university. It removes barriers (such as IP sharing, overhead costs, and intercollegiate rivalries) from working in these spaces if not university owned/run. Good examples are BIO STL (St Louis, MO), Boston ( <a href="https://ilsebio.com/">https://ilsebio.com/</a> ).
Two words. Space Elevator. Probably not feasible? Gotcha. Fusion reactor plant? Solar farm? Carbon emissions capturing plant? Electric bus hub? Something green and/or on the cutting-edge of science! Protect the beauty of utah, Yada Yada, Or! a Space Elevator. Y'know, if you're feeling bold. Would bring a LOT of business to Utah, just saying. Ooh! Or a rocket platform! Ugh, but people would complain about the noise. Whatever, just anything than another park or trail. We have plenty of those.

<p>Just wanted to reiterate the need that Sandy/Draper, non Ivory homes residents, Provo/Orem residents have for indoor recreation bc of our climate. Not everyone skis and there is a HUGE pickleball and tennis playing population. Corner Canyon alone has 120 kids on the tennis team and they all have siblings. Brigham City has the only indoor pickleball facility in the state and we have NOTHING. Local, regional and national tournaments bring in huge money and could easily subsidize what you may expect tennis to lack. We need to provide this for our county and community. It's mind blowing that we cannot offer our children the opportunity to really get great in tennis. I've taken my kids to all the facilities and there just isn't enough quality programs or instructors. Please look into it. Thanks!!</p>
<p>The mining at point of the mountain has to be addressed because it will absolutely destroy any sort of nationally recognized development. All it would take is a few pictures of the toxic dust coming off the Geneva Rock mining site blowing across "the Point" to make it a failure. Please prompt the legislature to give control back to the local governments over the mining operations at pint of the mountain.</p>
<p>As former west-sider of Salt Lake, The Point leaves a bad taste in my mouth. I don't support development just in the name of profit. Particularly for expensive housing development. This is an opportunity to support low-middle class Utahns, our environment, and expand public transportation. Anything less will be worse for our community. High-end office space and/or real estate isn't needed.</p>
<p>I'm disappointed that the "economic opportunity" is all anyone is talking about. We should be pushing hard to build Utah's "Stanford," Utah's Ivy League college. This site should be dominated by a TRAX-connected higher education institution, with other "opportunities" given a back seat. This is a unique opportunity, and I'm disappointed that it will be wasted.</p>
<p>Please do not be like Lehi City (it is a master plan mess!). I would like to see the area become self sufficient mixed us with living, retail, restaurant, and work all in one place so that people in the area can commute with public transit and overall reduce traffic and air pollution. We're learned through the pandemic that people can and need to be able to recreate close to home. MORE OPEN SPACE! Bike trails, parks and walk/bike only streets. Please make it forward, future thinking without large highway roads and operating sustainable, use solar (wind if possible), LED lights everywhere, reusable water and any other methods.</p>
<p>Would very much like to see higher density housing options.</p>
<p>PLEASE learn what NOT to do from Lehi. Build a community that is not solely car dependent that has affordable housing options. Don't let residents get to the point of NIMBY. BUILD IT IN.</p>
<p>Not every square inch of ground has to have a man made structure on it.</p>
<p>I would like to see roads and other infrastructure planned with growth and traffic considered. The traffic is already difficult. There needs to be a East and west connector built to tie the point with the west side of Utah and Salt Lake Counties. I15 and I215 are not adequate alone. Affordable single family housing for young families is a must. Housing prices and options are a joke.</p>
<p>Keep under consideration during development the impact on I-15 traffic in the area of the point of the mountain, and where ever possible provide alternative access to the development.</p>
<p>Unfortunately Geneva's air-polluting business is grandfathered in. This rehabilitated prison space could provide plant materials and rejuvenated open space as a partial antidote to that pollution.</p>
<p>At this Point, The Point in my mind is yet another example of Utah Legislators &amp; their cronies gorging at the public trough. I volunteered at the Draper prison before the COVID19 quarantine, and I have no hope that the best of the practices at that site(working in field, landscaping program, etc etc) will be established at the Malaria Central site of the New Improved (NOT) facility in the wetlands near the SL airport. I would be delighted to be proven wrong, but I don't expect to be. I expect this feedback will hit the circular file like so much did in the past, as the Lege goes full steam ahead to put its personal wealth ahead of citizens' wellbeing.</p>
<p>I believe this amount of open space should become a jewel of our community where people come from far away to spend time and make memories. In my opinion, it deserves more than strip malls and random office buildings that already dot the valley south of downtown Salt Lake. My wish for The Point would be a mix of cultural, outdoor recreation, entertainment, and tech. We should ask, "What would you be excited to see and experience if you were traveling to a new city for the first time?" It would be valuable and exciting to have a "bucket list location" right here in our own neighborhood!</p>
<p>I have some ideas I'd love to share with you. Is there someone I could email a brief, one-page document to? Thank you for doing this!</p>
<p>I worry about a large commercial office presence. In light of the pandemic and a trend to more people working from home I hope that the developer doesn't overly construct too much office space. We have so much commercial office space that is trying to sublet to meet the lease right now &amp; I think there will be a huge trend to a work from home hybrid that stays a part of our culture moving forward.</p>
<p>I do not see any mention in these attributes of K-12 education. Strategic development must be done in partnership with K-12 education stakeholders. Our communities are only as strong as our schools and I would like to emphasize the need to see K-12 education represented in these attributes as well as in the form of representatives among the decision making bodies.</p>
<p>Make sure the plan ends up balanced. It can get too environmentally conscious, with every possible improvement in place, but it should also avoid completely ignoring the environment. Same with open space vs. commercial space vs. housing. Just make it well-balanced.</p>
<p>Make sure the sale of the land pays off the new prison.</p>
<p>All my answers depend upon the cost to achieve these goals</p>
<p>We don't want it to be like SLC. Don't stack things so close and rather not have anything too high like big high rise buildings. Keep it spread out nice lots of trees and trails and easy flow roads.</p>
<p>It is extremely important that you incorporate plans for K-12 education. This area is growing fast and our schools are already overcrowded. Bringing more homes and jobs here is great, except that without proper planning for K-12 education (specifically NOT higher education), you will decrease the quality of life and community in this and surrounding areas. I will not support any plans that do not deeply consider and adequately address K-12 education growth and accommodation in this area.</p>
<p>No more high density housing in the area please. Minimize traffic in the area, especially going East. (Highland Drive)</p>
<p>Your plan does not call for or take into account the oncoming need for public education sites on or surrounding this development. You need to be working closely with Canyons, Alpine and Jordan districts to plan for this development.</p>

I do not want to see a lot of high density housing on the site, yet this survey seems totally geared towards that end...with basically no option to state a preference for lower density. No matter how someone answers the questions, you can use the results to justify high density development that a lot of residents of surrounding communities simply don't want.
Please have more green space than business space.
This site is perfect for a new prison or correctional facility to be built on it. It is right in the center between Utah and Salt Lake Counties.
I'd like to see a brand new prison/correctional facility built on this site.
Need a true mixed use design that greatly reduces vehicle trips and minimizes traffic impact on the rest of the valley.
We dont need another Thanksgiving point. We need affordable housing, better transit, places to come together as community. Let's not just cram in as many people and businesses as we can. We can barely breath during the winter as it is.
Literally CENTER ON what is most important. If you put a Think Central Park at the heart of the development, link to the Jordan River and JR trails (and clean them up a bit), and surround that with your economic development (research, business) and housing (at all levels of affordability), you'd have a dynamic infrastructure that could change with needs and priorities for the next 200 years. As is Central Park in NY, Think Central Park could be the lungs of the Silicon Slopes, and add great quality to attract the people who will live and work there.
There are more than enough commercial buildings and house sites. Use this opportunity for something different. Give a reason for people to want to visit the area, not just leave at 5pm and hate it because of the traffic it generates
Should just leave the prison there, and since you're moving it STOP BUILDING APARTMENTS, AND BUSINESSES IN THAT AREA..... THERE IS TOO MUCH OF IT...GIVE IT BACK TO THE CITY AND CREATE SOMETHING WE CAN ALL USE AND ENJOY.
This needs to be a fully realized urban development, with access to local goods, and attract jobs and innovation. This site has a unique opportunity to be self sustaining.
Create a community that is self sufficient and zero emissions
The Jordan River is already extremely polluted. There has already been a great amount of success in reversing the damage caused by the pollution, but there is still so much work that needs to be done. A lot of money can be made by maximizing the land use by developing high end compact living and inviting innovating companies to build offices there, but the ecosystem in Salt Lake County is already strained and should not be pushed further. Additionally, the land was an important gathering site for Native Americans and the cultural heritage should be left intact. It's bad enough that the prisons were built in the area and it would be a further insult to continue development in a negative, money-grabbing way. Expand if you must, but do so in a matter that compliments Utah's ecosystems and sets a new standard of cooperating with nature that other states can look up to.
If this project does not make the creation of affordable housing a priority, it will have failed completely. Many of us want our children to be able to afford to live in this valley, should they choose to do so. This development is a fantastic opportunity to create affordable housing in a highly convenient location. Please, PLEASE place this among the project's highest priorities.
Please do not build any more high density housing. Draper roads, traffic patterns cannot support it. We already have people coming from all over the State to use our trail system which makes weekend traffic unbearable. Now adding all the high density housing will make many people not want to live in Draper.
Great job working with the public!
Preserve Active Transportation corridors early and make it easy, from a zoning and regulatory view, for the construction of ~4 story, multi-use properties. They generate a lot of wealth and locational efficiency without being monoliths.
This area of Draper needs more grocery stores, shopping.. A Daybreak type community would be great and a shopping center similar to Farmington Station is much needed with how many residents there are in this area of the valley.
Increased traffic will be an issue, make accessing i15 and bangeter continuous flow will be critical.
I love the idea of letting the people give input. Please don't pack it full of giant tech office buildings and warehouses to generate tax revenue and jobs. Utah doesn't need more people, we need to take care of the people already here. We need something new, different, usable, fun.
The Point may reasonably be projected to be a glittering star in Salt Lake and Utah's development, and it is exciting to think about. But we should take care to make it part of a broader vision to make Utah a more equitable, sustainable, and compassionate community. What will we do to restore justice to marginalized people who are overrepresented in our prison that will now be further out of sight and mind? What about welcoming racial and cultural diversity in an area that is predominantly white? How brightly will Utah's star, our future, shine?
Leave the prison there.
If we are looking to build an innovation space than partnerships with local technical groups should be developed to create a hacker space for community training and engagement.
I would love to see a beautiful shopping center like the one east of I-15 at Traverse Mountain. Many dining options, a grocery store, and other commercial businesses.
The site should be easily accessible to transit and highways. It should be a magnet for business, restaurants, and entertainment.
I believe there should be other driving options for through transit, specially commercial trucks, other than I-15. So they can avoid completely to enter the city, and create traffic.
Maintain open space, wildlife corridors.
We would love a grocery store and Trader Joe's. Super chick's restaurant.

We have so many apartments, townhomes, and houses in the area. Would love to see open space, nice restaurants, nightlife, and things for families to enjoy. I could see a commercial presence as well. Just don't want to fill it with strip malls and housing.
We also need to improve areas that are normally unsafe for people.
This is Draper Utah.... not The Silicon Valley of California.... just look at it now. Let's use our collective wisdom, experience and knowledge from that failed experiment and not make the same mistakes. Families are the most important focus.
Please don't let it turn into another I-15 tech office park. We don't need more Class A type space we need more green space for our families and grandkids. Let the tech go rural where more people could use job opportunities not more in the Utah Valley-SLC corridor where it is already hopelessly overcrowded already. Think "less is more"
we need to have good streets but not fixing them every second like actual Utah
Please no more housing esp high density housing and no more office space. There's plenty in Draper. Would love if the entire area was turned into Something similar like Ashton Gardens w lots of different themed playground areas scattered throughout w paths intertwined throughout. Celebrate the open space that Draper used to be about before all the farms were bought up and houses were built on top of eachother.
Great opportunity to create a walkable community with EV charging stations, bike lanes, and plenty of trees to help with air quality
Green space is important.
good luck :)
Make it a place where people want to go and not something that they look at think that place is scary because of the people inside of that place
As mentioned in the survey, this is a critical opportunity for Draper/Bluffdale, SL County, and the State of Utah. I feel that this master plan should focus on commercial growth that helps continue to build the silicon slopes hub that bridges the gap between UT and SL counties. I also feel that residential housing should be less of a priority in the master plan. There are many other communities close in proximity that are solely focused on residential housing. Allowing this master plan to focus on driving commercial growth/opportunity will continue to drive the residential housing market and expansion in other regions that don't have the same opportunity for commercial options that this master plan can achieve. This would be a win for all communities and for the greater area. I also feel that if this opportunity is done well, it can help create a greener environment in southern Salt Lake County as the residents will not have to travel as far for essential services, entertainment, and restaurants.
Nothing
TRAX and Frontrunner Connections are of absolute necessity. Please don't wimp out with a rapid transit bus line. It's just not the same.
the point is very good like if they clean the air and stuff
Northern Utah has too few options for open space in the valley areas, to relieve the pressure in our mountains more recreation options need to be available in the lower elevations. I'd love to see a ratio of 10/50/40 development. Ten percent completely undeveloped and raw acreage (would it hurt to have some sage brush, grass, and thistle growing in town where kids can go get stickers in the socks and find a grasshopper) 50 developed parks and open space, 40 urban development. Also, I know this area is being developed for the tech industry; an industry that is becoming more remote worksite based. I'd to see the same ratio in the urban developed are: 10% Office Buildings, 50 quality homes(quality-not luxury mcmansions which there are already too many of in Draper & North Lehi, but nice homes/condos where people can work remotely but still live in their home (2,000 sq ft ish--do we all need a 5Ksqft space, no--no we do not)and 40% shops, restaurants, entertainment. Also, its ridiculous that Utah has this insatiable need to be world renowned. It's important that we have the ability to employ people and have a strong local economy, but it's coming at the expense of quality of life. Quantity does not equal quality.
The mining at Point of the Mountain is a problem. Geneva Rock in particular is a bad neighbor for residents and businesses. As a resident, I don't appreciate when corporate interests run roughshod over zoning laws, environmental laws, and common decency. The single most important issue at Point of the Mountain is getting the mining under control (no I don't buy the mass grading euphemism)
I imagine a massive building at ground/ underground level with large amounts of open park space on top and somewhat tall towers. It needs to be on the level of, even exceed the most innovative of anything else on the planet. Such that the entire complex can be accessed without exposure to the weather, yet have a huge amount of "rooftop" outdoor space. Using in-ground geothermal heat exchange and solar, the site can minimize long term energy costs to ensure it's attractive to business and residents into the next century.
Plan for transportation needs BEFORE it gets filled up with businesses and houses further adding to Utah's already congested roadways.
No one wanted this except the rich jerks. Thank you for pretending to listen to the people.
Need better major roads from MVC to location. Coming from Herriman or Saratoga
Do not make it an overcrowded industrial area. The south side of the point of the mountain is a huge eyesore. There are too many businesses crowded into a very small area. The roads can't handle the traffic that is there. It's also a huge increase in pollution in a small area. It's been proven this year that office buildings aren't as needed as everyone once thought.
I would like to see a tech growth of office spaces near the freeway, create growth of restaurants and grocery stores to take care of families. Also parks and recreation areas for kids is important to families
Use Density to achieve objectives including taller buildings that will allow for vertical development to maximize the use of the site. Do not sell out to developers. The state should maintain long term control of the site.
We need more open space , don't fill it with office spaces or high rise anything ! Outdoor shopping, like city creek would be great, while tying in a the trailheads and adding park and other natural amenities.

Utah is proud of our pioneer heritage. We could pioneer new frontiers in all aspects of life through a university and research institutions. Institutions studying biomedical, artificial intelligence, space exploration and other cutting edge areas may not make The Point a tourist attraction, but it would make a more significant and meaningful impact on the world. Oh, and a life-size Saturn V moon rocket/tower monument would be cool.
Museums parks and education
I am dissappointed that leaving the site as open space with little or no development is not an option. The Sugarhouse Park Authority is the product of visionary thinkers decades ago who valued a park over housing. Why are you so myopic with a development only mentality. Why is development a forgone conclusion? If this were truly an open and transparent process, the no development option should be on the table. The fact that it is not shows your preconceived biases.
Please add more inclusive parks!! As the parent of an autistic child, we currently drive all the way to Midvale to find a park that is engaging for her, and it is usually so beyond crowded (and it is not at all a large park) that it becomes more of a hazard than a help. Please make new and innovative (and covered!!!) parks for kids of all ages and abilities to enjoy.
Affordable housing - ACTUALLY affordable, as well as accesible - and ease of transit should be top priority. I absolutely do no support the idea of a World's Fair type event or ground. It is ghoulish and disrespectful given the site history.
Ensure the infrastructure (roads) is adequate for the building that will take place.
Infrastructure needs to support and improve surrounding areas. Providing educational and innovative oppourtunities will increase Utah's quality of life.
Please do not make this a minor New York City. Let the residents of Utah and Salt Lake County have some real open space, to replace so much of which has been lost as our canyons and what used to be open space are so limited now.
The is no need for office space, people will now work from home. Build a few houses, and a lot of parks. Take into consideration the long term effects of covid and how people will live in the future.
I would love to see more culture and local businesses as Utah grows. Towns in the area are overrun with strip malls with retail and food chains. Affordable housing is essential, we have a housing shortage, not a job shortage.
Please build some affordable, individual, small one level homes for those seeking to downsize. No HOA.
This survey was ok, but way too hard to take on mobile devices (which I would guess would be at least 50%, if not more, of the survey responses you'll get).
I think it important that we strive to create places that help our air quality and also provide beautiful outdoor space for locals to enjoy.
As Utah continues to grow we cannot make this another standard suburban community or bedroom community. It must have density of housing, public transit, access to work place in a manner that minimizes pollution, and has the types of commercial development that serves its population well. Manhattan, not Los Angeles.
Keep homes affordable, minimize multi-family housing, develop open spaces - parks, trails, etc...
Avoid highly dense housing and/or office space with little supporting infrastructure - i.e. not enough wide roads, parking, shopping, food, etc. Plan more community rec areas as the ones on the east are often over crowded as it is. i.e. splash pad, swimming oppourtunities, etc. Maintain the focus of the surrounding cities on open space, walking/biking, trails, family friendly, etc. Also, could be an oppourtunity for a new high school and middle school as Corner Canyon and Draper Park are extremely crowded.
I feel that more single family homes should be built compared to townhouse, condo, or apartment type residencies.
I want to believe the Board members and the authorities will be wise with this huge part of land, I want to believe they will bring prosperity in any necessary aspect. I want to believe The Point will be a marvelous place for generations in Utah.
More of the same gives you more of the same. That includes oppourtunities and problems. Until you have too much of that thing, then the oppourtunities dry up and problems grow. Keep this principle in mind. Also, most of our outdoor recreation oppourtunities are all on the east, in the canyons or over the mountains. We need to provide more oppourtunities that are near to the population and that create a quality of life that is high. Please don't just cookie cut from the model of Silicon Valley and place all offices and housing in the area. We have the oppourtunity to better brand our state with more innovative approaches. Economy is nice, but look where population is going - to locations where jobs exist, housing exists, and where there is outdoor oppourtunities - think Boise, Bend OR, Montana, Utah, etc. These places offer lifestyle, not just economics. Experience, not just jobs is the future of community development and oppourtunity. Be a destination for experiences, not just a place to go stare at a computer screen or to spend a dollar.
2 things Utah is missing is a true central market for local food. I.E. Cleveland west side market. The other thing we are missing is a statement park. Liberty park is as close as we have. But something akin to Central Park, or a large, lush botanical gardens with miles of trails would be amazing. What we need is something that becomes a landmark, that is generational in scope.
More affordable housing is a priority for our family and I know several more families looking hoping for more developments that are affordable.
1- hold Geneva accountable for their obvious part in polluting the and misuse of the land through mining!! 2- more businesses and less housing
Don't worry. I already know your going to sell it to the highest bidder.
We really need to be careful to not pack in many more residential properties. Many of the grocery stores in Draper are already over-shopped because people in Sandy, Draper and Bluffdale go to the same places. More parks, grocery stores, gyms would be highly needed for the area.

<p>The public perception is largely that this is a money-grab for developers anyway, and that the State of Utah has done an extremely poor job of managing everything to do with this process, in every way. In no way is this not supremely influenced by the most wealthy developers, politicians, attorneys, and every other self-serving entity that is more interested in lining their already-golden pockets with more money. I submit this survey with low expectations of it having any impact on the process, but rather seeing this as a means to appease the public with the appearance of caring about their opinions. Negative? A little. Jaded? A little more. Honest? Completely.</p>
<p>Please stop developing housing. Traffic is bad enough. As a lifetime resident of Draper, I'm feeling wedged out. This isn't what we wanted for the future of Draper. Keep it natural and open with some businesses, parks, and mostly open space for recreation.</p>
<p>I live close by and have been very excited to watch this progress. Looking forward to any investment opportunities in The Point as well. I love the idea of a concert venue or some sort of landmark attraction. Biking and walking the area while limiting cars would be my number one priority personally.</p>
<p>The environment should be number one concern with any development.</p>
<p>My hope is that this area provides much needed resources for the area. Grocery stores, shopping, restaurants, etc. I'd love to see some good housing options as well...everything from studio apartments to single family homes. Offices would be good but considering current shift in how offices may be used in the future I would use caution so we don't have tons of empty office space. Would also love to see nice parks and open area, dog park, and trail connections and access. Public transit would be good to help connect that area to the others.</p>
<p>Please stop destroying the point of the mountain</p>
<p>Do NOT enhance mobility via transit. Please stick to biking and walking only.</p>
<p>No high density housing! Too many housing sites in the area. Keep it to businesses, offices, restaurants, and parks/open space.</p>
<p>Focus on the people of Utah and not just development to line the pockets of people of influence. This needs to be done in a manner that will truly benefit the PEOPLE that are impacted, both those who will work and live there and those who are nearby.</p>
<p>Your survey has two 3 options</p>
<p>There are no restaurants currently in Bulffdale: south of Bangerter and West of I-15 (other than McDonalds which is impossible to get to) until you reach Saratoga Springs. Bluffdale and The Point residential area has grown by the thousands and it would be a HUGE miss to not plan and develop for these tax contributing and profitable businesses in this area. We are among many high volume and bike/foot commuting young professionals. We should be developing and see as the Daybreak of Silicone Slopes, but better!</p>
<p>The point already has such a negative view and has had it for so long that said we need parks, pool and fishing ponds to remove the negative reminder and make it a positive impact instead of making it full of homes or buisnesses.</p>
<p>The project should focus on density, mixed use, and less reliance on the car. No more sprawl.</p>
<p>Please plan for the heavy traffic upfront, don't build just the roads that will be needed at the start. Actually try to look into the future. If there is heavy gridlock in 5 years after development then you all failed.</p>
<p>Utah is in dire need of affordable housing. Make that a priority.</p>
<p>With life so busy, please work to facilitate an area that improves our quality of life, process places for people to connect and escape for an outdoor activity (paddle boarding, kayaking, running) which now is a drive for the residents of Utah out in Eagle Mountain, Saratoga Springs,</p>
<p>Just keep the prison there</p>
<p>We travel the United States by car frequently and one of the most dreaded and unpleasant places to drive is the area between north salt lake and Springville. It is ugly and congested-not to mention the road being constantly under repair. It is a road of never ending, ugly businesses. Maybe some areas further out should be developed to balance out the congestion</p>
<p>Point of the Mountain is UGLY! We need beautiful Trees planted with flowers in that area. Hide the ugly rock companies! Trees everywhere~ make it pretty like in the mountains! Make Utah look beautiful around point of Mountain, because right now it's not pretty at all!</p>
<p>We need better air quality. so make it a habitat for deer birds raccons coyotes squirles anything besides home and bulidings.</p>
<p>The prison should have been upgraded, not moved. The cost is ridiculous all so people can get richer and thise whi moved to Draper with the prison can have their property value increase all at tax payers expense.</p>
<p>I would rather see development that does not create more cars in the area either from high density residential, commuters trying to get to jobs, etc. Preserving open space while keeping traffic low would be ideal. Entertainment venues or other kinds of intermittent traffic is not as large of a concern. The area is just getting busier and busier already, so anything to alleviate traffic, not create, it is important.</p>
<p>I think this is a rare opportunity for Utah to set aside some space for people. We have plenty of space for offices in Lehi and Draper already. It would be unwise to draw more people into a hub that already has a serious traffic problem with I15 at the point of the mountain. Look to Boise as an example. There is significant green space near downtown. It is the pride and joy of their city. Utah has been controlled and by developers and our pioneering spirit to squeeze out every last drop of potential out of the land. This is a chance to set aside some land for green space. The point of the mountain can't handle any additional concentrated work or living zones. It is a point of congestion now.</p>
<p>Dont feel like government officials amd their commercial development buddies should be profiting off land that was paid for by tax payers. Sell the land and redistribute the profit back to the taxpayers who originally provided the funds to purchase it.</p>
<p>Ease of travel. That is a tight area and there needs to be enough roads/transport in and out to ensure it doesn't get clogged. Better public transit to residential areas could help with this issue.</p>

I love the idea of some sort of monument on the site, something akin to the arch in St. Louis which sets the city apart. But its cost could be offset by some of the more luxurious sides to The Point's development.
I would love to see public transportation connections to the area from the west mountain areas (Eagle Mountain)
If anything could be done about Geneva Rock, that would be great! The amount of tar smell, dust, traffic (I worry about the kind of air my babies are breathing), and noise coming from them is the worst... I understand they were here first. But, if there's a way they can still do business without being a nuisance to the residence close to it, that would be awesome! As someone who lives here, I've noticed their business chases away a lot of people who would, otherwise, make this location their permanent home.
This area should be left primarily undeveloped or preserved as parks/open space. It should not be used to benefit real estate developers and there should be restrictions for anyone in the state legislature or has worked in the legislature for the past 10 years to make any kind of money connected to the development of this region.
I think we should build a large landmark that will help people recognize Utah while encouraging green energy and a cleaner environment.
It would be nice to have a new place that isn't just packing in as many houses as possible and a place that can be enjoyed as a family.
Do not put in more high density housing, we have plenty of space in Utah to make homes with yards. We need single family homes, not high density.
Please connect Mountain View Corridor in Utah & Salt Lake County! Don't make everything bottleneck onto redwood road.
Make it nice and green. With a mix of office, entertainment, residential and recreational. A Place where people can LIVE and WORK .
Stop Geneva!!
If that area is going to be touched at all, it needs to become a park of some sort... especially since that area is going to become the new center of the state, there needs to be a place where people can relax... like New York's Central Park. Personally, I wish it didn't get developed at all, but that's just me.
Leave open green space and stop polluting developments.
I believe we should preserve the land and facilitate wildlife preservation. Implement parks, open space and trails to encourage healthy living and exercise.
Please prioritize the preservation of the natural beauty. Homogenization and overdevelopment are taking away what makes this state so unique.
Right now most people view the Point as something negative because of the mining, dust, and eyesore it is. I would love to see it be viewed as something positive instead.
Connect bike trails
DO NOT BECOME ANOTHER THANKSGIVING POINT / LEHI. UDOT DOES NOT KNOW HOW TO PLAN...DO NOT LET THEM PLAN ANYTHING!
Don't turn it into an urban nightmare like you have with everything else in Salt Lake County
We have no large parks (like Murray Park) in the south end of the valley. But we don't need more playgrounds and little league sports venues, we need forests. Quaint, thick forests with minimal trails going through them. Maybe a few large grassy fields that little leagues can't use, but unorganized pickup games can (it's impossible to find a place to have a pickup game during little league season, all the parks are full of little league teams).
Emphasize creating sufficient infrastructure and not just more jobs to create tax revenue. The valley already has absurd housing prices, we don't need more people moving here. We need infrastructure and affordable housing.
It may be inevitable, but at least try to use the results of your survey to drive final plans and not to let this become a free-for-all-land-grab by a small set of powerful developers that have access to inside knowledge regarding the subdividing and sale of property.
we really need to start hearing opinions from the younger audience because as the more older citizens make there opinions we have no say and we are going to be the ones to clean up there mess of a world we live in. What ever we do to fill in the space of that prison should HELP utah and the problems that we face.
Don't try and compete with downtown. We have a downtown, and the state should be supporting its continue urbanization and growth as the CAPITOL of Utah... there is no need to create a new one in the south part of the valley. This has the potential to be something different. Make it that.
If you want to think much bigger than what you are currently doing, call me. My idea/ concept will blow you away
I know it's not as popular as dense urban housing, but I think there are still a lot of people that have the American dream of a suburban life. I think developments with .18 acre lots should be included, ideally without HOA fees to keep prices more reasonable.
Keep the tech center clean from pollution and accessible
No more multi family housing. The traffic in both Salt Lake and Utah counties diminishes the quality of air and life overall with stressful conditions, hazards and delayed times in transit. Utah needs to find ways to plan communities much better instead of housing cropping up everywhere with no plan which has happened In Draper. Day Break in South Jordan is a pattern to follow for housing. Much better quality of life amenities. I am a long time resident of Draper and have owned a business for 20 years across from the prison now. I am considering leaving Draper because of the greed of developers and builders using every square inch of land to develop homes and multi family housing.
Make solar and wind power mandatory.
It's hard to imagine a beautiful new cityscape with an ugly mine right at its feet. The mine is an eyesore and often blows dust all over its surrounding areas.

<p>Shoukk OK d have just renovated the current jsil and not wasted money on unstable found where the new jsil is. Big waste of money except for the developers making tons of money</p>
<p>The mining at Point of the Mountain is out of control and will make The Point, Silicon Slopes, and Utah in general look bad for decades to come. Please pressure Utah's legislature to stop finding ways to allow expansion of mining at Point of the Mountain! "Critical resources" legislation that prevents Draper from exerting it's right to deny expansion, and massive extraction in the name of "grading" for housing development in Lehi are just two very big problems here. Geneva Rock especially is not a good neighbor—wanting only expansion and long time horizons with no realistic plan for reclamation anytime soon. This is making Silicon Slopes look bad, and it makes our air quality goals a joke!</p>
<p>thanks for costing Utah taxpayers a BILLION dollars to line the pockets of the governors donors. You all suck.</p>
<p>Build something fun and unique here! Don't waste this space on something that could easily be built elsewhere along the Wasatch front. Be mindful of potential traffic issues, though.</p>
<p>Please dont make it another Pavement box! Think outside the must put 50billion houses and buildings on every square acre of land. You have the chance to do something unique and fun! Put a LARGE playground in the middle surrounded by eateries/restaurants, no parking lots but parking stalls like salt lake right off the road ways with maybe small parkinglots on the outskirts closer to the existing homes with trails leading in different directions to hikes or the playground or the restaurants. More greenery less concrete!</p>
<p>A small prison museum might be fun for all ages.</p>
<p>The more trees the better.</p>
<p>We can't continue to build 4/5/6 story buildings. We are using too much land in the valley. We will soon be built out, not leaving any land for future growth. There are few places left that are appropriate for tall buildings and this space is one of them. Tall buildings are not evil-as many Utahns believe-and they make great use of space and will not block anyone's view in this area. High density good/sprawl bad.</p>
<p>Let's not waste this opportunity to step away from conventional development and do something truly extraordinary, not seen anywhere else. And let's be sure to include not just a variety of housing, but a substantial amount of really well designed and executed affordable housing in the mix.</p>
<p>Someone convince Xfinity to come out to Eagle Mountain! We have very few internet providers and most aren't too good in my opinion.</p>
<p>I feel like Utah is being taken over my townhomes. PLease, please, please limit the townhomes in this area. Utah is about families, and families need a home with a yard!</p>
<p>All of this will be useless if there continues to be 2 open mines in the area. Environmentally conscious businesses will want nothing to do with the area. Geneva amd the Mt. Jordan pit need to relocate for this area to really flourish.</p>
<p>My 2 cents...It appears that many of the development goals will natural blossom if multiple uses are integrated into each component of the planned 'The Point' district (i.e.- a well trained workforce would naturally be drawn to a place like The Point)if transportation, open space, mixed use shops/housing/office are planned correctly. IMO, Single Family homes do not belong in this Prison site zone, or within 3 miles. The Rowhouse typology gives privacy, yet provides enough density to support Public Transit (30 occupants per acre). Transportation should not be designed around the status quo seen elsewhere in the Salt Lake Valley. Heavy integration landscape buffers with bike friendly and walkable pathways to open space/parks should be a main driver of site design. If there is enough capital to support a central monument (like the Vessel in NYC), go right ahead, but it has to be executed flawlessly. Last of all, please limit sales of parcels to developers, since they are only interested in ROI, not placemaking.</p>
<p>The last thing we need is another suburban office park comprised of a few short office buildings in a sea of parking lots. We have the opportunity to masterplan a more dense, walkable urban core with high-density residential options, stunning views, an emphasis on education/research/future jobs, and a strong level of connectivity, and we should maximize its potential. Moving the prison wasn't cheap and was politically polarizing. We need to make sure we make great use of the area and future-proof it as much as possible. Growth will continue to happen whether we properly prepare for it or not, and low-density sprawl will lead to increased traffic, worse air, and a lesser quality of life for future generations.</p>
<p>The flight park is a world recognized site and care should be taken to preserve this unique resource. The money brought to the community because of it is not insignificant.</p>
<p>Lt Governor Cox says this is a once-in-a-lifetime chance. I agree. He says we should dream big. I agree. Here's my idea and I'm no being facetious at all. Two words: Space Port! Elon Musk and Jeff Bezos have shown that today's rockets can take-off and land on their tail fins. We no longer need a 15,000 foot runway for a Space Shuttle. We don't need a peninsula with open ocean on either side so that boosters and capsules have a place to splashdown. Space has been the future for 60 years now. Utah has been part of that future for decades what with the old Thiokol and all the space-age composites produced in the state. Now is the time for the world's first suburban spaceport, right in Draper, on a site where people were long prevented from moving about freely.</p>
<p>Make there are roads and infrastructure to support the growth. Plenty of parks and open space. I hate to see another high density housing with no plan in that area of Utah I hope they listen to the community and aren't influenced by developers</p>
<p>It's cute that you're so excited about this. Don't get caught up in multi-generational opportunity, or tech epicenter of the world. It's a piece of land. Just be good stewards and make good use of it. Don't get caught up in your own self-importance. Also, DO NOT let any one, or a handful of developers suck all the profit out of it. Distribute opportunity for all who have capacity and will.</p>
<p>We do not need anymore housing and office space without expanding 14800 south to at least 2 lanes. The whole reason why we moved to this area is because it still had that feel of nature arounds you without being all the way up in the mountain. It would be nice to at least have a grocery store that is not Harmon's but is a local like macey's.</p>
<p>Enough is enough. Quite building in Utah.</p>
<p>Please create something worth really experiencing---think Central Park, DC monuments, Golden Gate Bridge, Space Needle, International Rose Garden, etc. Don't just create an over-sized mall with townhouses and office buildings. We need art and beauty: a true destination for both locals and tourists to enjoy. Every great city has something, and outside of Temple Square and nature, we have very little. Go for the long game on profit, art, and beauty. It needs to be accessible by both our outdoor trail system and mass transit. A place for exercising, enjoying art, enjoying nature, some shopping (but not the focus), great food. Throw in a few high tech business offices, maybe some high density housing nearby. It could be a truly amazing hub. Build it for generations to enjoy--not the quick buck of commercial developers. In ten years from now or twenty years from now we don't need. We have an unprecedented chance...please don't blow it! Have vision!</p>

I like the idea of a commercial center for Silicon Slopes, but not a new downtown. That would be artificial.
Make the minimum density much higher around any future TRAX station (10-20+ story minimum within a 5-minute walk). This concentrated density should free up land in other parts of the Point for open space as well.
Better roads to the west of the site. This site will bring many cars everyday to the area. Living west of this site 14600 South is embarrassing for a road to be going into a new area like The Point will be.
No Trax System there, but creating more roads to assist in the flow of traffic is essential. More homes with yards than townhouses stacked together. More greenspace and parks.
Please consider leaving open space. We have enough buildings and our roads and other facilities are not capable of handling more growth.
NFL Football Stadium
We don't need wall-to-wall development. We need research centers for sustainable technologies, gardens, places for people to gather. Utah has traffic problems in this area I don't want to see more high rise congestion.
You can't eat money. You have one shot to get this right and will impact future generations. Open space, farmland, bike path's, hiking trails, places to just be.
You all lied about the cost of the new prison, and are now building a smaller, cheaper prison to hide your dishonesty. Shame on you, legislators!
As a choke-point between Utah County and Salt Lake County, the Point must cater to many competing interests such as bike and vehicular traffic, critical habitat interaction for native animal and plant species, and view sheds/horizon aesthetics. The developments that evolve here can and should demonstrate financial and environmental sustainability utilizing industry-best development codes and regulations. Hillside development should be prohibited and open space exchange should be highly encouraged/subsidized by local governments to preserve open space where quality of life enhancements (trails, parks, preserves) maintain the value of Utah's outdoor lifestyles. Habitat Preservation and Educational conservation are excellent opportunities to be realized
If we've learned anything from Covid it's that we don't NEED office buildings. Families need homes that can be homes, churches, gyms, entertainment, restaurants, and work. Build affordable homes with a community that will promote being outside and healthy living.
something commemorating where UT began, progressed, is at currently and where we are striving to be. a timeline of sorts made out of bronze in the middle of a park.
I think this is a great opportunity to make this space something different that hasn't already been done. I think it would be great to see a sculptural architecture piece that stands out.
I live in Draper with my family near The Point. I would like to see some development with parks and walking/biking trails and mostly single family homes and Townhomes and some commercial office space and restaurants and entertainment etc. We don't need a lot of public transit routes etc in my opinion. I (and most people who live in this area) don't want this to become another downtown Salt Lake.
Don't California our Utah
Enough with growth. Bringing more business 'opportunity' really ends up costing us all in housing and Utah quality of life.
Make it unique. college, entertainment venue, destination shopping and food.
Bring Trax down the east side of I-15. Cross I-15 at 14600 South to connect to The Point. Loop back north on the west side of I-15.
Museums would be nice, consider leaving room for a future stadium, please don't build ridiculously skinny roads like in Daybreak
I'm excited for the future!
This entire thing was complete BS. My opinion does not matter. The prison was fine where it was, the new one has fewer beds. I as a taxpayer did not need to finance that and have others profit from the sale of the point every dime of that should go back to the taxpayers. Ya right.
Please consider making the majority of housing single-family starter homes with yards and community gardens and urban forests surrounded by natural landscaping. We need to create and preserve natural spaces for bees, birds, butterflies, and people to breathe deep, play, and unplug from their stressful jobs. Adding more starter homes will slow the fast rise in current home prices. Also keep in mind the glut of commercial property on the market and the new wave of work from home scenarios taking place. Make plans based on the future, not current and past states of living and learning.
Do not let these companies come in and pollute the air even more! Clean air and clean energy is so important right now to help save the earth, YOU and I. BE creative on how we can recycle, Reuse and giveback to our planet. Think clean and think smart!
N/A
This land should be preserved as open space, our own desert version of Central Park. Nobody should get rich off the sale or development of this land, it should be preserved for future generations.
We need high density, energy efficient housing which is close to jobs to ensure air quality improves. Maintaining open space and multiple transit options will also facilitate air and water quality. Please don't squander this opportunity to improve our quality of life. We must be more thoughtful in our energy consumption decisions.
This is your last chance to show the world that you care about more than money.
Whatever you do, make it beautiful! Well planned and good architecture. Do not skimp on a lousy architect. I would also like to see something different then the usual Utah Design. Please do not make this area another Thanksgiving Point.
Utilize the central location for mixed use with lots of higher density housing and commercial. There is a huge need for housing and this is a great location with access to transit.

Please, please take the opportunity to create a point of interest that becomes a must-see destination for those visiting Utah. St. Louis has the arch, Seattle has the Space Needle, Rome has the Colosseum and the Trevi Fountain, but when I visit most metropolitan areas, there aren't many must-see sites that inspire me and are iconic for the area. Please think big and create something that will inspire our children and our children's children and be the first place we think of when our out-of-state friends ask, So, what's worth seeing while I'm in Salt Lake/Provo? Could we build the world's longest tram/gondola to the summit of the nearest mountain peak and then continue up to Lone Peak or to various trail heads? Or an extremely grand art/architecture installment(s) that created a unique, unforgettable experience? Please create something that will amaze our guests and that we will be proud of for the rest of our lives.

Keep it parks and open space -- nothing else matters!!!

Please make certain that all transportation options through the Point of the Mountain be thoroughly studied for feasibility before making them part of the plan. Drawing lines on paper is very easy. However, a thorough feasibility study needs to be done before putting it on a plan. Specifically, the proposed road going west of the Jordan River on Camp Williams property from The Point project to west Lehi has several negative aspects. 1. It would be the 3rd Road going parallel through the military base within 3/4ths of a mile. 2. Redwood and Mountain View will be there and already connect to viable roads. This proposed new road goes to a neighborhood (Holbrook Farms) that was not designed for this kind of additional traffic. 3. There are historical and environmentally sensitive areas that this alignment would negatively affect. To name a few, the Jordan River, the historic crossing of the Jordan River (Pony Express, Overland Trail, Johnston's Army, etc.); the historical electric railroad; and the historical use of the area by the native Americans. PLEASE take this proposed new road idea off the transportation options for connecting The Point to Utah County. Additional comment: Please make certain that there is efficient transportation to and from the airport. Final comment: I personally don't think that you need to put special effort into making The Point attract international attention. With the great minds and planners and Utah involved, the resulting development will automatically attract international attention!!!

Talk to the Congress for New Urbanism about building places people love. Also talk to Bradford Houston the expert urban and architectural designer, who also designs for the LDS church's temples.

lots of retail. Modern happiness place!

It would be great if it could be designed in such a way to minimize extra traffic at the point, which can already be quite congested. Green areas, even with plants interspersed throughout would be great. A maker space and community garden and other community learning and connecting (and service) opportunities for people to share their expertise and where people could learn would really make it feel more like a community.

1. Iconic Gardens/a sculpture garden/garden of statuary of Utah minorities/women/lesser known people critical to the development and culture of Utah 2. An observatory where the public can look through telescopes at heavenly bodies, 3. A museum of iconic innovations, inventions by Utahns in STEM/robotics, business, R and D, etc. 4. A museum of peace that emphasizes the shared origins of the world's great religions. 5. A leading edge research organization whose job it is to develop methods and policies for sustaining air, soil, and water quality in higher pollution areas like urban areas, areas with refineries, areas with farm waste, etc. 6. A museum complex like the Smithsonian in DC except for iconic Utah innovation 7. A leading edge research institute whose mission it is to maximize the professional and personal functioning of high functioning people with developmental disabilities including autism throughout the life cycle, attached to a policy institute.

Please NO more houses! NO more business buildings! More OPEN space! More TRAILS! More GREEN SPACE!

Can't improve air quality..salt lake valley is bowl and horrible air come from China...again you are caring about your pockets not the average Utahans.... we are not stupid...no California

This is a nice project, but I can see the greedy developers and legislators salivating all over themselves to get a piece of it. Please do your best to not enrich people that are already rich, but instead make this something that will benefit the community, clean our air, get people out of their cars, and enhance the environment.

The density in Independence is too high. As a real estate agent, most young families I speak to feel the density is inadequate to stay in their homes for more than a couple of years. That creates a transient population that weakens a community feel. Don't do that to this area. I think there is adequate office space nearby and as remote work continues to grow, there will be little need to add more high rise office buildings. Please don't add more. That's another thing that weakens a sense of community. Restaurants and stores are a must. Independence has been starved for them and so The Point needs to support Independence too. Master plan trails and green space and people will love it.

This location has the potential to be a unifier or a divider in the area. It would be nice to create a community that appeals to people from around the world, without detracting from the Utah populous. Also, please plan to alleviate congestion prior to the surge in traffic.

A giant park--like Central Park. No more housing!!!

I think you should leave it as open space for future generations. Take a look. at Sugarhouse park where the last prison was.

I would love an easy, comfortable way to get there. Public transit that is nice for people to use and is green.

Please don't screw this up. And please focus on transportation. I-15 can't be the only major highway here. And Please give some thought to the fact that this will bring tons of people to SLC, and into the mountains. How will this project impact traffic in the canyons, on the ski slopes, mtn bike and hiking trails, etc... These things can't be overlooked. More is not necessarily better.

Low income housing

this area must have better than usual access to mass transit including train, light rail, buses, even new innovations like driverless transporters. If everyone has to drive to and from the area will be a failure and cause additional traffic congestion and pollution.

What a great opportunity! Thank you for welcoming and soliciting public input into this unprecedented public works project. I am a resident in Bluffdale, and we have been eager and excited to see this new development take shape. We understand that there is concern about creating unsustainable traffic and environmental impact in a traditionally rural area, but we trust that with the proper planning and careful balancing of economic, commercial, residential and ecological growth, The Point will be a tremendous success. On a personal note, I encourage the commission to aim high in fulfilling the goal of creating a nationally and globally recognized monument to groundbreaking urban design, innovative technologies, and bold architecture, all while avoiding the pitfalls we've seen befall other large-scale development efforts in the state (<https://bit.ly/2ZHLR0d>). To this day it pains me to see the failed attempt in Lehi at creating a similarly touted and now much-maligned technology and business hub that seems to have been sold off piecemeal and is now known more for its unrelenting congestion and constant construction than for being a beacon to our state's industry and accomplishments. I think bridging the physical divide and connecting The Point in Draper to its sister to the South would be a considerable achievement. As you begin planning in earnest and filling the now-blank canvas with the hopes and dreams of our community, my suggestion would be to consider the example of perhaps our country's most outstanding and successful urban designer - Walt Disney. When guests visit his parks they are transported into other worlds that seamlessly blend magical experiences with innovative infrastructure to provide unforgettable experiences-and all that on less than 100 acres of land. While his goals and outcomes were not the same as this project's, his bold choices and uncompromising dedication to realizing an almost impossible vision have created an unmatched legacy, and I believe typify the spirit and purpose of The Point. Good luck in your efforts!

This is a prime space for commercial & economic thriving. At the same time, outdoor (and indoor) options for basketball, pickleball, dog park, and additional recreational activities is ideal. Mountain biking is huge in UT as well - a mt. bike track with other outdoor (and indoor for winter months) options. Indoor skydiving??

Please do not develop high density housing that will only burden our Utah roadways even more. Unfortunately, Utah does not have the road and transit infrastructure to handle additional housing capacity at the rate city planners and developers are generating. I live in a community immediately next to the current prison site and our access in to our neighborhood is a one lane road off a main freeway thoroughfare exit. We sit in traffic daily and adding high density housing to an already congested area will not help without appropriate future I-15 infrastructure. I would also like to advocate for community engagement space like there is in Daybreak. Eastern regions of Utah do not have access to small lakes and shops like many other master planned communities do. In addition, this region of the valley needs grocery stores. The nearest grocery stores are well over 10 minutes away and need either freeway or highway access to get to. I appreciate this board for seeking the feedback of the community; it shows you value us and what we have to say.

Water, water, water. Please be conscious of whatever happens and to make this development use water efficiently. No turf where it doesn't NEED to be, use native plants and create a new standard for how Utahns should perceive their landscapes.

Keep its history alive as much as possible.

please put grocery and food. With some entertainment venues!

we want shops. Groceries, food!!

I love the idea of an innovation hub, but I also think public access is crucial. It can't just become a corporate research park that is closed off from the communities. Find ways to get the public involved and inspired. A grocery store would be amazing!

There are already too many condos and town homes in the area, which is causing traffic issues. There should be some housing, but it needs to be single family homes, to reduce the traffic congestion. It should not be based on builders wanting to make more money with condensed housing. Then more businesses in the area, especially entertainment. All entertainment is either in Salt Lake City or Provo.

Get rid of all of the warehouses. We don't need more office buildings. Get some grocery stores, target, etc...

In my opinion, the most important factors in the future of the Point are 1) providing affordable housing for middle-class workers; there are too many luxury condos going up all over the Salt Lake Valley, and while I understand that developers want to maximize their ROI, we need more affordable housing for middle-class individuals and families, so that these groups can secure high-quality jobs in the area, which will provide upward economic mobility. 2) plenty of open space and access to parks and trails; there's no need for the Point to turn into a business park desert where it's dead after 5 pm. 3) attracting people to live close to where they work, which will decrease traffic congestion, improve air quality, and increase quality of life.

I'd love to see the Utah Symphony perform there, perhaps at an outdoor venue. I'd love for there to be a lot of mixed income housing, (rich and poor living next to each other) and perhaps even a transitional shelter. I'd love for there to be a blend of handicap accessible movement and high density public transit. We don't really need more shopping, but less walking between shops would be nice. I would love more options for community education from SLCC, UVU, and private teachers.

I've said it before, and I'll say it again. If there aren't hard plans already in place for the old prison facility, at least a part of it should be turned into an escape room. - Escape rooms are fantastic entertainment experiences. I ran a mobile version for years, specializing in corporate bookings. Having one in a location central to many workplaces would provide built-in teamwork trainings for employees. - Prison themes are common and beloved in escape rooms. The existing infrastructure would be ideal. - This would save on demolition and construction costs. - While there is another escape room nearby (Alcatraz), which even has prison-themed adventures, they're not exclusively prison-themed (despite their name), nor would they have the authenticity of this facility. Besides, escape rooms function like a mall food court - you're not going to eat Chick-Fil-A every day. - I have lots more ideas about this. If anybody wants to talk about how to make it work, I'm happy to chat.

stop screwing the Utah taxpayers for the benefit of developers

Utah is a hotspot right now for Tech companies. The opportunity to grow the segment is high but less important due to many tech companies downsizing their offices and increasing WFH policies in reaction to covid that is unlikely to reverse. Our increasing population is putting undue strain on our canyons and parks causing high traffic and damage to trails, watershed, and wilderness areas. We should be proactive and provide more parks and recreation spaces within county limits for the increased activity. Look at the popularity of the Daybreak and Herriman community recreation spaces. They attract people from throughout the valley. We obviously need more spaces like these. We need to reduce traffic to our canyons and provide more alternative areas for recreation.

Please don't turn it into corporate mania that will just further ruin the state, use it as relief. Make the biggest parks possible.

<p>I understand that development is coming and there is nothing we can do about it. My major concerns are the traffic congestion, dense population, and lack of resources. Traffic is already a major concern and we haven't been able to keep up. Before we develop that area into a major work area with increased population we MUST make sure we have the infrastructure to support it. This includes major highways, railways, and light-rails. Light rails also need to start going east to west and not just north and south. Our population has greatly expanded and we are landlocked into these valleys by mountains. If we continue to grow like this it will invite a lower quality of life, higher expense and increased crime. There is a capacity to how much a certain area can hold and we are reaching that limit. We live in a desert, water is a limited resource. Air quality is a concern. Restaurants and other places to eat are crucial if you are putting in office space. It would be great to have more local restaurants and less chain restaurants.</p>
<p>The development should be fiscally solvent. The cost of infrastructure should be covered by the developments and not require tax inlays from outside the project area.</p>
<p>Ease of access will be crucial for this area, as that currently lacks despite recent attempts for improvement. Also, less stoplights, more free-flowing methods of traffic control - roundabouts, stop signs vs. stop lights, etc. This area has a reborn opportunity to be example to the state in improving traffic flow for the future.</p>
<p>More wilderness area with single track mountain bike tracks</p>
<p>LRT is flashy and gets headlines, but for the same cost, I would rather see an extensive bus system with buses on nearly every street in the development at high frequencies. Buses could also provide connectivity to the Front Runner and eastside Draper LRT extension.</p>
<p>Keep it open; Salt Lake is suffocating by housing and other development. We need open space it more houses, apartments, condos, movie theaters, Wal-Mart's, office building. Return it to nature!!!</p>
<p>Bluffdale residents in the growing Independence community are in a food desert. We need options for dining out, grocery shopping, and everyday shopping that don't require access via Bangerter Highway. What I would hate to see happen at The Point is the building of high-density housing and office buildings. The traffic and parking in the area is already terrible; high-density housing and office buildings would only exacerbate this fact. I'd love to see STORES and restaurants like Target, Harmon's, Cafe Rio, Chic-fil-a, boutiques, fine dining, entertainment (not a movie theater), bars, and other LOCAL businesses go up (small dentist offices, salons, small doctor's offices, etc). PLEASE, NOT ANOTHER WALMART! Please leave the office space in Lehi and keep the eyesore and traffic of office buildings and large apartment complexes out of Draper.</p>
<p>This is indeed a unique opportunity to create something which emphasizes Utah's take on work/life balance. A chance to 'do it right' and develop the tech corridor while not subsequently creating new issues (as exist in other urban centers in the US).</p>
<p>Would love to see something on a grand scale like Cox is promoting. Perhaps instead of a space needle, we can build the worlds largest air purifier / filter. Current one is in China. Promote change of behavior for better air and solve the short term problem. <a href="https://www.nbcnews.com/mach/science/skyscraper-sized-air-purifier-world-s-tallest-ncna858436">https://www.nbcnews.com/mach/science/skyscraper-sized-air-purifier-world-s-tallest-ncna858436</a> Build small amusement park around the point and a restaurant on top. Possibly some of the roller coaster style things vegas' tv tower has.</p>
<p>Housing a couple campuses for major tech hq's with plenty of parks, living areas, restaurants, and shopping to support the influx of tech workers will make the area a success.</p>
<p>We desperately need more housing!</p>
<p>Lt. Governor Spencer Cox wants something that would truly set the site apart from the rest of the country. I would love to see a large regional park with an arboretum, water features, walking paths, ability playgrounds, native plant gardens, features that would showcase Utah's unique landscape, etc. It would be fun to set the park off with a very large replica of Delicate Arch - which visitors could ride inside to the top for an outstanding view of both Salt Lake and Utah counties, much like the Gateway Arch in St. Louis.</p>
<p>Please make The Point fit in with the local environment in a way that benefits the quality of life of those in the local area as well as state. Thank you for the survey.</p>
<p>Make living affordable, improve air quality and work on the environment- global warming is real and climate change too, let's do our best to preserve what we do have and take care of our world.</p>
<p>This really is a once in a lifetime opportunity. Utah really needs to attract a federal enterprise. Colorado has attracted the regional USPTO office. A national lab would not only provide a unique workforce, but it would also bolster our great aerospace industry. Please do not make this space just another set of office complexes, an Amazon warehouse, or a nice place to live. That can be done anywhere. I would rather see us give the land to a national lab, a CERN research facility, or NASA development lab and reap the results of attracting the supporting industry.</p>
<p>Ensure traffic congestion, especially during rush hour, around point of the mountain doesn't get worse. Include great (not chain) restaurants with parks, pedestrian areas, and entertainment venues. So many great examples in Europe with outdoor cafés and walkable/open parks.</p>
<p>This is a rare opportunity to affect such a large area in the midst of our urban sprawl - my vision would be to protect and accentuate the environmental attributes while creating an environment for advanced R&amp;D and training, along with complementary businesses and support facilities. The impact of any housing should be all multi-units that are minimally intrusive to the environment. Thanks!</p>
<p>Please create a space that will draw people out of the canyons. We desperately need more room for outdoor recreation. I would also love to see a project that cleans up our air and promotes green energy. Please, no more strip malls, office space and chain restaurants, we have plenty!</p>
<p>Green space is very important!</p>
<p>Utah needs more housing, particularly single family housing. The vast majority of our population seeks to live in single family housing, but doing so has become increasingly difficult for much of the population, especially for low income residents, minorities, and immigrants, due to Utah's catastrophically high housing prices. Utah does not need more commercial office space - particularly with the rapid rise of working at home due to the COVID-19 pandemic. Yet people from across the country continue to move to Utah, putting even more pressure on our housing market. Supply of single family homes simply does not meet the demand - and high-density housing is seeing a massive decline in popularity due to the affects of the Pandemic and the desire for more space for social distancing. At the end of the day, Utah needs more single family housing more than anything else (as well as more parks and open space) and the Point should therefore be dedicated to building new neighborhoods of single family homes and community parks.</p>
<p>I live in Bluffdale, very near the main prison site. Selfishly, I want an amazing downtown like experience where I could possibly work, eat, and play all within walking distance. However, if transit and infrastructure is not appropriately considered then this could be a nightmare instead of a dream.</p>

<p>I would like to see this be a business and innovation hub. We can do parks and playgrounds in other suburban areas. We can have plenty of shopping malls. We need a highly efficient business center with lots of good transportation options. My main concern is traffic. We are going to have 5-6 hours of gridlock on the freeway every day in this area.</p>
<p>I sincerely hope that this does not become another elite pocket of the Valley that is culturally and economically incongruent with the lives of the majority of residents in the area. I recognize the high value of this area--it's located along a major highway and has the potential to generate more tax revenue for the county and state. However, this potential cannot and should not compromise the accessibility of this space for everyone. The overall direction of most development and housing projects is unsustainable. I hope the development takes an equity and justice stance in order to rectify past mistakes around housing and development for marginalized groups. Let's not further whitewash our county.</p>
<p>Should not have moved prison if it were reducing the size. I know the new prison is much smaller and houses less prisoners than the current facility. Poor management. We don't have less criminals, so now they will be left on the streets. Bad idea UTAH.</p>
<p>There is plenty of commercial development taking place and with COVID creating a move towards remote working, let's not miss an opportunity to create a natural-space free from urbanization.</p>
<p>Parker Theatre would love to talk to someone about creating a permanent home for a Theatre that has been operating in Salt Lake County and Utah for 34 years.</p>
<p>Please, make the whole thing an open space wildlife corridor connecting point of the mountain to the Oquirrh mountains. At the very least, please make most of this area an open space preserve of some sort. This will improve the quality of life of everyone in this valley while helping improve our air quality. Also, please include East-West cycling/alternative transit options. Bangerter development has killed this with the closing of the Bangerter bridge over I-15 to cyclists and pedestrians.</p>
<p>This is an incredible opportunity to create a modern urban center. A key part of this in my opinion is developing both internal transit options and connections to regional transit. Routing the TRAX Blue Line or creating a new light rail / BRT route from the Draper FrontRunner Station through the development.</p>
<p>We live just on the other side of Bangerter and 200 West (Brickerhaven neighborhood). I work at Academy Mortgage, just off Bangerter and 200 W. We just move here 2 years ago and I plan on raising my daughter here throughout her high school years. I sit on the SCC board at her elementary school and see myself getting more involved in local politics as the years go on. We LOVE it here and want to see the best thing for Draper (and Utah) as well as for my family. As a single mom supporting my daughter, I am also interested in competitive jobs and innovation. I would vote no on office space, mostly because of Covid - I think the world will move to more remote work. Build up the community - make it an AMAZING place to live - which will attract people to want to live here (while working from home). Don't lose sight of the beauty Utah offers and the family centric communities we have. I would love to see the area become an arts district. Get away from chain restaurants and stores. Support local, have theaters (live performances), celebrate diversity. Keep family at the center but celebrate differences.</p>
<p>To the elected officials, lawmakers, and developers deciding the fate of this precious land, know that the quality of life of Utahns will not be improved by more construction, more traffic, more congestion, more people, more high rise buildings, more shopping, or more office space. You claim that developing this property will benefit generations to come. Sure it will be dazzling in the short term when everything is new and technologically current, but let's talk about future generations. In as little as 30 years, what you build now will become outdated, tired, and rundown. If not in 30 years, certainly in 50. The development plan that will certainly have lasting impact and will truly benefit generations to come is maintaining our greenspace when there is already precious little to enjoy in our metro valley. Do something awe inspiring for our state and the world. Send a message that Utah is at the forefront of environmental responsibility, preservation, and creating the best quality of life for its residents. Imagine New York's Central Park in Utah...."Point Park." Turning this land into a majority concrete jungle will not improve my life in Utah, nor will it positively improve the lives of 99% of the residents in this state. You will be catering to a minority of wealthy individuals who will be able to afford to live in and develop that land. If you really want to benefit those of us who live and work here, build a beautiful park that everyone along the Wasatch front can enjoy for literally generations to come. Fields to run, playgrounds, cross-country skiing and snowshoeing, trees, birds, water, a refuge from the chaos that already exists in every direction around Point of the Mountain. What's sad is that I realize that this message falls on deaf ears. The biggest interest always lies in lining the pockets of the already wealthy. It's all about money. It's sad because that's not what really matters. Sandy resident for 15 years.</p>
<p>We need more open land and places for entertainment, recreation, and escape from life. We don't need more offices, apartments, and traffic.</p>
<p>We desperately need an outdoor concert venue so we don't have to go to West Valley for concerts! Also, need restaurants and shops! Draper has mostly all fast food places and it sure would be nice to have a Porcupine like restaurant there. A velodrome would be a great idea too. We have so many that would train and compete in that facility.</p>
<p>We have such great potential to make something amazing here. Something exciting that's never been done before. And yet, I'm afraid that the typical developers and contractors will roll in and just do the same thing they've always done -- look to maximize profits on as small of a property footprint as possible. I'd like to see bigger thinking than that. I'd like to see vision. I'd like to see creativity. I'd like to see a community that is planned to down to the most intricate details... like Disneyland has been built. I'd like to see quaint, old-fashioned charm meets incredible futuristic innovation; Well laid out streets with separated pedestrian paths; Trees and plants throughout the area that are complementary to each other; buildings that are architecturally beautiful (think Washington D.C) and not just massive blocks of glass and metal, or boxy high-density office buildings or apartments. In fact, high-rises should be entirely avoided -- keep the skies open to the beautiful mountains around us! Design and aesthetics should be cohesive and compatible throughout WITHOUT being cookie-cutter. I don't know that we need to follow Spencer Cox's recommendation for a world-fair sized structure -- but we perhaps ought to think of a Central Park/Smithsonian-style park or mall, with plentiful paths, trails, and smaller connecting parks scattered throughout. This new mixed-development community should be world-class, and we should bring world-class thinkers and planners on board to help get it done.</p>
<p>Sustainability is The Point. Not green washing. Not empty words that evaporate when some short-term minded developer is engaged. This site can produce clean energy. It must be Net Zero. It must be resilient to climate change, fires, floods, drought, etc. that we WILL experience in the future. Study the work of Andrés Duany and Elizabeth Plater-Zyberk. Sustainability is a long term vision. Yes, it means a much longer return on investment, yes, it typically results in slower growth, but it is the ONLY way to achieve SUSTAINED economic vitality. (<a href="https://www.washingtonpost.com/magazine/2020/09/14/rethinking-architecture-stand-up-climate-change/?arc404=true">https://www.washingtonpost.com/magazine/2020/09/14/rethinking-architecture-stand-up-climate-change/?arc404=true</a>)</p>
<p>Plenty of outdoor spaces to gather and play. Include outdoor dining options for restaurants with smaller or no indoor dining options.</p>
<p>We have high density housing everywhere now. Don't continue the trend. Every where you look in SLC county and northern Utah county is no longer open. Create a park system that's intertwined with high-end shopping/ possibly office space that allows people to connect with the outdoors.</p>

I don't want this to be a place that competes and sucks away vitality from the existing center of the region, downtown Salt Lake City. It already struggles because of all the sprawl development down in Draper & Lehi. Make this area a transit and pedestrian friendly mixed-use place where people can work, live, & play, but don't make it drain vitality from downtown SLC.
Need to reduce traffic and pollution in that corridor- and create AFFORDABLE HOUSING!
If you must move the prison (which is debatable) and you insist on developing the area, and your truly want to create an innovation district use NYC's Central Park as your guide.
The Point is an incredible opportunity. I hope we do everything we can to learn from the mistakes of other high-growth areas. Commitments to sustainability, improving air quality, reducing cars on the road, and creating vibrant/diverse communities are important to me. I also think there's an opportunity for a wow factor, whether it's in the architecture, how it ties in to the landscape around it, or the types of anchor institutions / businesses that are there. One pet idea for you to consider: this area could serve as a hub for accessing really incredible mountain biking in the foothills of surrounding cities. Draper and Eagle Mountain most notably, but Herriman has a significant trail system planned and others may follow suit. What about a couple of mountain bike bus routes in addition to the ski bus routes? Utah is famous for its outdoor recreation, I think we should lean into that for The Point.
You've got a great opportunity here. I do like the idea of a world class facility of some kind, it's a prime location for a landmark that would be a place maker. The site can also be an environmental showcase. Don't be another Lehi. The infrastructure there was seemingly without planning, just dollar signs. And it shows. Plan well, emphasize a connection to the nature that can be exposed and nurtured there. And build tall, build beautifully. If you just build another Lehi, another Sandy, another Midvale...we're just Southern California in the mountains. Which brings money, but doesn't bring Place, doesn't bring Inspiration. We can do better.
Do not out houses there. With the amount of wind people will not be happy there. Values of the home will be lower because of the wind. Put up a wind farm and have a sustainable source of income for us.
I live in Independence. It would be nice to have a grocery store or gas station closer to our community. It would be great if The Point had a variety of things from stores and restaurants to more homes (which Utah needs) and a couple of office buildings. As a resident I would be disappointed if it were just office buildings. Yes that would be good for the economy but not very beneficial for the residents near The Point.
There are enough modes of transportation and high traffic roads in this area work frontrunner, redwood road, I-15, and bangerter highway. We don't need any more.
Affordable housing is a must. We have a young work force in Utah, but getting into that first home after college or marriage can be tough in this market.
We Utahns live here because of the quality of life and low-density population. We do not want this land turned into massive high density housing that strains our water, roads, and other resources.
Do not develop it commercially. I am very concerned that the few will profit at the expense of the many. In a state with as corrupt a political and economic system as Utah, this is a legitimate concern.
Must ensure that the transportation infrastructure effectively ties into the local network and that the local roads can handle the additional traffic. Transportation solutions need to meet the need year-round (not just when it's nice enough to ride a bike) and for people of all abilities.
Consider the current families residing in the surrounding area. We welcome the project and pray for it to be a blessing to our beloved state. Improving our quality of life not be an expense and burden to us residing by it.
We should build a National Whitewater Center (see usnwc.org) for rafting and kayaking. Currently the best one is in North Carolina. We could build a better one and bring the US Olympic team to train here. Maybe we could even get the Summer Olympics to come here. Lets keep Utah the center of outdoor sports!
We have a housing shortage, I think the best use of this land is to build affordable housing. Having local trails that link to the Jordan river trail and the Porter Rockwell trail would also be a great addition but the main focus of this area should be housing. We don't need for retail space and commercial space. The valley has so many underused commercial space that we just need more housing and the schools to support that housing. Of course there would need to be grocery stores and gas stations but the focus needs to be affordable housing.
I think the model to follow should be Central Park in New York. Build up tall buildings and development all around it, but create something that will last for generations and be the pride of the community.
Safe, upbeat, modern place that people from out of state will want to stop at while visiting Utah. Make it something special with murals and a significant landmark (not a temple please). And please for the love- make the roads capable of handling the influx before everyone moves in!
Please minimize the high-density housing.
No townhomes or apartments/condos. Please do not stack people on top of each other like Lehi, Herriman, and Saratoga Springs are doing. Differentiate the area from everyone else and do something better for people's quality of life. Please give residents room to breathe.
Create a trail and hiking system similar to what replaced the prison in Sugarhouse area.
Put a prison there.
Poorly worded survey. Answers all lead to the same development that seems to already be in the making. Why have a survey?
Please take this opportunity to use the land to build some affordable single family dwellings with decent size yards. Rather than just all this high density housing. .2acres and larger would be a nice addition to a community that is making it increasingly more expensive and difficult for first time home buyers to own a home that has a yard. At the very least do some mixed use and try not to just build super expensive home/neighborhoods with apartments and townhomes nearby. Build some homes with yards with price tags starting at \$350,000 (not townhomes). We have a housing shortage for all types of people, especially in places centrally located. Let's try to solve this.

<p>Please be smart with High Density. I live in Midvale and the Master Plan has allowed 5 story buildings to be built to an adjoining single family residential neighborhood. What was once a beautiful mountain range is now a concrete edifice. When you plan for tall buildings, make sure the plan is very stringent on beauty. Present this plan as openly as possible to residents. Show elevations that don't block their view, sell the current plan to the residents. I would hate to live next to some of the monstrosities that have been built in Midvale, however if they (high density housing) were as pleasing to the eye and with commercial tenants on the bottom floor like City Creek, I would not be as bothered, because something wonderful would be at my back door. Make the plan that is best for those who surround it, not what is best for those who will live there. You have got to get the residents on board...well at least most of them.</p>
<p>STOP THE GROWTH. We need NO more development in the area. YOU have created a disaster with congestion, traffic, destroyed the ambiance of the area, driven up the cost of living uncontrollably. Force development to underdeveloped parts of the state.</p>
<p>For jobs and industry please plan for different types. I.e don't have it all be tech but a mix.</p>
<p>Let's create an innovative heart of the country starting with the buildings and infrastructure--a net positive community that sequesters carbon and puts energy back on the grid! We're in a desert with limited water so recycling water will be paramount. Innovation, walkability, clean transit, innovative materials and design (hempcrete, hempwool, thermal walls...)nature!!!</p>
<p>No more High Density Housing!!!!!! Entertainment venues and job opportunities are needed on this end of the valley.</p>
<p>Get a Great Wolf Lodge there. It's a year-round and family friendly destination location. All the parks and big companies are fine and the housing options, but a big draw like GWL would make the area for everyone, not just professionals.</p>
<p>There are houses all around the prison and it would be nice to Be able to have an entertainment area that is more than just movie theaters and bowling.</p>
<p>If a bomb hits SLC only two things that stay standing are: The Salt lake Temple, And A-Block, the glass house. A-block needs to stay as something a restaurant, Night club, etc.</p>
<p>Keep the area open to the public, through green space, parks, trails, etc. As a county resident and tax payer, my taxes are used to build the new prison in the worst place possible and my taxes are used to support the move. If I am contributing to this poor decision making process I want to at least have access to the new space The Point. I do not support housing, business, or research in this area.</p>
<p>Traffic is a huge issue In this area. The ingress and egress is already difficult, and development should not make this worse. At this point in time, we don't have a lot of use in Utah for additional office space. There is already so much that is vacant. More open space, recreational areas and entertainment, would be nice. Additional housing, that minimizing the use of apartments. The</p>
<p>Please plan on roads very carefully here. Independence at the point area needs more connecting roads. We do not want high volume traffic attractions here. We want to keep the quiet neighborhood feel and a grocery store.</p>
<p>People are living in tiny apartments and paying way too much. It would be best to utilize this area to let people be in open areas, not cooped up in little apartments with no space and spending way too much time inside and on computers, phones, video games, etc. It's not healthy for the public to function this way. If it's developed into residential, it should be at least 1/2 acre lots, nothing less. But it should allow for open space. Office space is already not being utilized and the way the future is going means even less, so that would be a colossal waste of everything. Not to mention it would make the air quality even worse to have more motor vehicles coming through. We need to be encouraging of activities that don't take motors and help people be active outdoors-not just in gyms.</p>
<p>We need a major landmark/entertainment area with shopping, dining, and commercial opportunities in this prime space.</p>
<p>Let the private sector work and keep as much government involvement out as possible.</p>
<p>We must protect and create open space. Rarely does land become available of this size and location that would benefit everyone, as a regional park.</p>
<p>Please please please do not make this land office buildings or high density housing.</p>
<p>don't need more of what we already have. we need more of what we are losing.. open space, nature, etc. a controlled space in the middle of town that is not very susceptible to forrest fires like the rest of the outdoor space available to us is.</p>
<p>I would like to see this become a very family friendly space that protects the environment &amp; is protected from greedy, self-serving developers - especially those who have politicians &amp; their "appointed" committees in ther pockets!</p>
<p>Regardless of the direction chose, the infrastructure (freeways, surface streets, etc) needs to be started at the same time as the other development items. Too often, Utah waits until the issue is a total mess before addressing changes to the road system (Lehi Point of the Mountain). Do it right the first time.</p>
<p>What are the chances of having something like a Disneyland put in? Utah frequents Disneyland so much that something that direction would be great for families and putting us on the map.</p>
<p>The wind in the wintertime is terrible there! Please take that into consideration with your planning.</p>
<p>Please no more 5 story apartment buildings! Fix the roads before putting in high density housing. The roads were created for communities with low density housing and a rural feel. Please keep it that way. No more high density housing!!!</p>
<p>Stop building office space Stop building high density housing Stop trying to maximize profit on land use If you do those things, you're only contributing to the poor quality of life for all in the area; worse air quality, more traffic, more pollution (worth saying twice), etc. Please be innovative in recognition that open and wildlife preservation areas help every single person and animal in the area. Do something unique so people can reap the benefits of both worlds, but please do it responsibly. All recent developments I've seen in Utah have been knee-jerk, profit-focused ****-shows. Please don't add this one to the list.</p>
<p>Limit or exclude residential single family subdivisions. Make multiple Trax, Fronrunner, bike trail/lane access points. Make it a hub: museums, performing arts centers. Limit or exclude fast food chain restaurants</p>

Utah has a moment to create a Central Park,, or Griffith Park. Historically Utah is much more concerned about making another development, & someone richer, than it is about keeping empty space. Do something Truly ground breaking, please. Refresh other areas and their buildings. Utah County & SLC County will never get a moment like this again. Revere the great life promise, it's more important than more money for a few people.
Would love a football stadium for a national Utah football team!!!
Should have never happened. A few corrupt politicians shoved this down the public's throats. If those corrupt individuals profit, then we'll truly see what Utah is all about.
You can't make The Point world renowned or high quality/impressive if you don't get rid of the gravel and cement pits and industrial areas at The Point. And you certainly can't have good air quality unless you get rid of them. Case in point, look at Vineyard. It used to be where Geneva Steel was and the air quality and that while area was nasty and disgusting. Once Geneva Steel was gone they build the beautiful and thriving community of Vineyard. Please get rid of the gravel pits, the cement factory and industrial areas near the Point of the mountain, otherwise nothing you can do to develop the prison area is going to make that area beautiful or high quality living.
I think the region provides a unique opportunity given its proximity to north-south transportation corridors of many types (car, commuter train, light rail, bike paths, etc) and the bottle necking of said corridors all near this region. This could be a major urban hub on the south side of the salt lake valley to counter Lehi in Utah County. Accessibility to people of all economic and social strata is imperative, something that would be greatly increased by mobility and connectivity to lots of different transportation modes.
This community has potential to be one the most walkable, bikable, transit-oriented community on the Wasatch Front. Low car use/ownership can be achieved by building narrow streets, minimal parking, high quality bicycle and sidewalk networks, etc. Rather than contributing to Utah's traffic congestion, The Point can be a model of a better, healthier, less expensive, cleaner way forward.
It needs to have an additional freeway to avoid only I-15 to be the only freeway connection between the two counties
This is a biased survey and unfair leaning towards an existing agenda. This is a huge opportunity to plan for diversity and affordable housing. We can create all the jobs we want, but without affordable housing and ample water supply to support these families jobs won't mean much if we can work from home anywhere. Provide structure to fit the new world not an old agenda.
Include affordable housing. Create housing units equal to the number of expected jobs.
The Point should be the center for business in Utah, not Lehi. It should feature a more impressive business and better planned commercial presence, with well-planned shopping/dining/entertainment and public transit such as light rail. It shouldn't be another excuse for high-density housing that is would be an eyesore at the gateway of the SL Valley.
Don't just fill it with apts or large houses most people can't afford. Or, tons of office buildings and high tech jobs which run up the cost of housing for everyone else like teachers, nurses, EMT's, social workers, and regular people. And, add high numbers to the homeless like Seattle and San Francisco. We need to make sure Salt Lake Country doesn't become an unaffordable county for your families, single people, and people who do not work in tech or aren't doctors or lawyers. A giant arch like Delicate Arch you could ride in with an observation deck at the top facing E/W mtns. like one in Missouri. 30 acres around if of botanical gardens like in Atlanta that volunteers could help maintain as they do there. Beauty & peace in the middle of a city. This would bring in a lot of tourist dollars as well as local dollars.
The Point is geographically, culturally, and economically at both a crossroads and a true center to the Salt Lake City Metro; its development must reflect exactly this. We cannot afford more low density, sprawling and suburban housing, it will only hurt us going forward. The Silicon Slopes are quickly becoming a new economic hot point of the salt lake and Utah valleys, and the Point must be developed in a way that reflects and accommodates this shift.
Don't think small. Don't think of doing what has been done. DONT PUT UP PARKING LOTS. Self driving is less than 10 years away. Most People won't own cars in 20 years from now. Smaller roads. More open space. Plan for lots of ebikes and escooters. Make them free within a certain zone.
It's So important to have small apartments for single people....if the outdoors is good not everyone needs huge space inside. Think small neighborhoods of mini homes with shade between bigger houses. Remember All age groups and abilities please!
PLEASE stop the growth of tech companies. There are ENOUGH in Lehi and along the Wasatch Front. Make this area a community farm and large park - like Central Park in NYC. We cannot sustain more people ... STOP THE GROWTH!
More public transportation would be great! Also a grocery store would be very helpful. Biking paths would also be very nice. A few fast food and restaurants would be amazing as well seeing as very few places are close by or even deliver here
Better lights
Bring in a NFL Team. It would be the perfect site for a stadium
We have a huge opportunity to create an amazing park and trail system here. Don't get greedy and think we need more housing, shops, entertainment and office space. Covid has fundamentally changed the way tech people work. I am one of them. I work at a business where all 250 employees will be remote workers from now on. WE NEED PARKS, NATURE AND PATHS. THAT IS ALL.
One can see by your 11 member board which contain only special interest groups and no one to represent the people of Draper that you've already decided what you're going to do with the property and only sent this fake survey because you are required to by law.
This shouldn't be an extension of "Silicon Slopes". If all we do is create tech jobs then it will turn into Silicon Valley and the cost of living (which is already high for the average Utahn) will go brought the roof. Protect Utah and the environment so that it is a place for everyone to enjoy.
My biggest fear is that this area is going to be a copy cat of everything we already have nearby in the valley. We don't need another Village Baker and Cafe Rio. We should be inviting unique businesses. We also need to be actually strategic in the urban planning so we don't have another Lehi problem with traffic and population control.

Renewable energy should be regarded! Lease shops to local businesses, mass chain retail to a minimum. Light rail access to the focal of The Point Partnership with 1 major national renown entity that will bring community advancement that's nationally recognized, and doesn't relate to online retail or social media. Something innovative or progressive.
Would love some shopping options in bluffedale (Harmons or Smiths, Dutch bro's coffee, Target, etc.) and or a large park area similar to sugar house park.
While planning for trails, bike paths and shoulders are great. Look at daybreak it's amazing how the amenities are apart of the culture. In addition they don't have enough parking and traffic planned for the needs. Plan for traffic and parking!
Given what we've learned during COVID the last few months, I think many people will be working remotely for many years to come. More and more businesses are opting to close their physical offices and we're going to see a huge vacancy rate of these existing spaces soon. I would urge the planners to not develop much of the land, if any at all, to office buildings given the current trends. I would also encourage developers to avoid high density housing, given its conflict and decreasing of surrounding property values.
Please remember that people that move to the SL valley don't bring water with them... Water is Utah's most precious resource and must be accounted for and used efficiently and responsibly. Be responsible by putting in waterwise landscapes in residential, commercial, and even park areas. All stages of the process should work with the states water agencies, especially the division of water resources, to ensure this development water use will be as efficient as possible.
Please figure a good way to get people to and from work quickly and cheaply. Dont waste money on things most people arent using just because you think they should
This area is unwalkable as it stands. It needs to either urbanize, your become a recreational hot spot. However, I don't want this part of the valley to pull away business from the urban core, Salt Lake City.
Plas make it a beautiful place. Too often buildings are made to be functional and they end up looking awful
I know there are two proposed TRAX (blue line) alignments and I prefer the eastern one that has a spur to the prison site. It's more cost-effective and makes more sense given the current TRAX network than the western alignment. Also, this would eventually allow the red line to connect through the prison site (from Daybreak).
NO MORE HIGH DENSITY HOUSEING!!!
think family amusement park think unequivocal no public parking trails n rails walk oriented the new family entertainment venue friendly n peaceful wholesome but modern emphasizing people over profit i would think the property would be better off as private to address public protesting as well as making it the safest such entity in the country perimeter surveillance and counter-measures etc...
Use this for a signature regional park, like NY Central Park, SF Golden Gate, something larger than SLC Liberty Park or Sugar House Park. What we need is a larger, tree-filled regional park, like a forest; not the lame suburban parks that are built today with a few tiny stick trees surrounding a giant grassy field that is striped for whatever season little league sport of the month. Plant the giant cottonwood and poplar trees; trees that grow to be 70-80 feet tall, that have trunk circumferences measured in feet, not inches. Tie it into the trail system and the East Jordan Canal. I fear having another office bldg tech center filled with a bunch of boring suburban 5-6 story high office buildings surrounded by oceans of parking lots (Thanksgiving Point). With COVID-19 and so many people working at home, perhaps well into the future, why focus this area on office buildings? Just about any plot of land can be filled with another building...but this is the chance for an incredible regional park. If you want offices and your tech center, keep it compact, tall; a small high-rise city; no building lower than 10 stories, and parking garages are a must - no seas of asphalt.
As a homeowner in the newer developments at Westgate/Independence at the Point, I believe commercial development of this area will have the greatest benefit to the community and local economy. Several new residential developments are still being built less than a couple miles southeast, and the primary drawback of this zone is the lack of shops, grocery, and restaurants/entertainment that are easily accessible in the area. With a number of vacant offices and larger industrial/office buildings to the north and south of this location, it seems there is already plenty available. The inclusion of outdoor parks and areas would be appreciated, though having such a close location to Bangerter to the north and I-15 just East may detract from such a development, especially with the high municipal costs of maintaining these areas in such a large space. Additionally, there is still a lot of private agricultural land just west of the prison that would make trails to connect with the Jordan River Trail less available. With greater access to transit, a focus on commercial development (shops, restaurants, small entertainment, etc.) would do exceptionally well while simultaneously improving quality of life for local residents via ease of access to these types of services/stores.
Let's be smart with our land. Making it just another urban development with businesses offices etc will make it only usable for those that work there. I'd love to see something like Central Park in New York something beautiful and harmonies with our landscape
In your survey, you have not addressed arts and culture, public education, partnerships with business and the nonprofit world, and equity and diversity. Take a moment to ask questions that reflect the world of today.
let's get a group of investors and bring the Chargers to Salt Lake she build a big beautiful NFL stadium in this area with a lot of retail, entertained, and offices.
Stop using "silicon" to mean "high-tech". Stop encouraging more people to move into this tiny valley—we're full (of air pollution and the sea of humanity). Start caring for the people who are already here—what do long-term residents want/need? Significant open space should be included and guaranteed in perpetuity—forever. A nature preserve would be nice. Stop catering to children. Levy massive taxes on developers to fund education, healthcare assistance, and to help solve homelessness. Ban any politician from making a single penny off of this development. No parking lots and only build UNDERGROUND parking to maximize open space above.
Infrastructure planning for future years is key.
Utah housing all looks the same with the exception of daybreak. It's boring. I'd rather this be left as a green space but I know that will never happen so at least make it as green as possible with unique and innovative housing.
Do not develop in a way that only cars can get to it. I-15 has been congested right at that point for the last decade and it is only worse. There must be public transit and biking paths to get to that area.

This is Utah's opportunity to build it's own Central Park. As our population increases, we need room to recreate, and our canyons are already being loved to death. We need more large open spaces in the valley where people can get outside and bike, hike, etc. Most parks in the valley seem to be comprised of sports fields and small parks that have a playground. There should be a large park in the center, with easy access to public transportation. Surround it with high density office and residential. In the long term this would be best for the area. Please don't let short term profits outweigh long term benefits.

This is located in Bluffdale, Bluffdale has nearly no commercial presence and is 85-90% residential. The focus should be to provide everything else Bluffdale lacks and not more residential options.

No more buildings! We need a place to relax and enjoy nature without having to drive an hour up the canyon.

This is the valleys only chance to preserve 700-acres of open space and parkland. Having such a space is vital to people's well being and health. This land must be kept free from commercial and residential developments that will only further the existing overcrowding issues that we are experiencing in the Salt Lake and Utah valleys. Keep this land as a park so that future generations can enjoy it and experience something of what the valley was like before it became a dirty, crowded metropolis.

Focus on transit and residential while commercial real estate settles into the new norm with covid.

Any legislators involve with the voting of the prison move should not be able to participate in this project or profit in any way.

Not interested in a continuation of the Lehi tech development. This area should be new and unique and not just become subsumed by the Silicon Slopes appetite for more cookie-cutter tech-sector office space.

Having lived in UT 20 yrs ago and now returned, I am concerned about the long term viability of growth projects such as this. Like all larger cities, the SLC and bedroom communities seem to grow out whilst leaving the innards to fester and wane. How will this project be any different? Overdeveloped areas get used up and then forgotten about. What was once clean and pristine is crowded and junked up because of too many people too close together. How do you remedy that?

I think a large part of the development should be don't through the use of utah architecture, engineering and construction based firms. That this should not be done by some one out of state.

Must be strategically integrated with surrounding areas. We have too many isolated development islands.

Just please do not make this a big retail/commercial area with a bunch of chains... that kind of stuff is already all over the Wasatch Front. Environmental preservation is my top priority, but since there will be development here just don't make it look exactly like every that is just south of this area along I-15...

Please invest in affordable housing, and a resource center or shelter for homeless women and children. As the governor said, this is everyone's land. Too often, we claim to push for change and housing affordability, only to allow developers to build \$700,000 homes on new sites. Please, make at least some effort to shelter those less fortunate, or who work in blue collar jobs.

state park or a zoo. Additional homes and businesses are a bad idea and will create an impossible traffic congestion and nightmare of all residence around.

The State Government has no business developing this land. When did we become a socialist state who competes with private enterprise. Go play land developer with your own money and take the risk yourselves. Sell the land to the highest bidder with zoning in place and move on. It is not the State's job to take this as far as our government officials are taking this property. I can't believe this happens in Utah of all places. SMALL GOVERNMENT does not develop land!!!!!!

Please leave as much open space as possible, and build a wildlife corridor across the valley in the East-West direction.

I'm so excited about this next step for Utah! We have a serious air quality issue here, however. Take this opportunity to put the coal burning and oil refineries in the valley out of business. Plaster solar panels on every building and piece of land in that development. No more pollution for my kids or yours!

Think Central Park NYC!! Create a destination for all Utah residents, not just people who live in a 10 mile radius.

don't do anything

I like the idea about a world fair type structure being the focal point.

Be strategic and forward thinking about your plans for the growth of the community, especially where roads and transit come in to place. Look at modularizing areas so it's easier to change things and more cost effective and allows the city to invest tax dollars back in to the community. Use those reinvested dollars to Support smaller businesses by subsidizing buildings (maybe modular?) to help stimulate the economy and creating jobs. Thanks for coming to my T.E.D. Talk :)

More open space and less density. We already have a large city, put the big developments there and build a nationally recognized super park.

Please plan for maximum potential growth before it's built. (Widen current, popular roads. Install traffic lights, etc...)

Although alternative transportation is helpful, we need to make sure roads are not overly congested

We need grocery stores restaurants and convenience stores. None of those exist nearby. We do not need high density mixed housing. We have enough of that in this area. This should not be some trendy new exciting thing that will be overly expensive and quickly become out dated.

Please please create a pedestrian environment and keep parking outside the main shopping working center or force buildings to create underground parking. The emphasis should be on creating a work, shop, play space free of cars and traffic!

The point of the mountain is always a high traffic congestion spot. Putting only homes will lead to further problems on the roads. It would be great if we could have some business development so some SL city business can move close to UT county and closer to their workforce. Additionally, allowing for expansion of the freeway and development and reliable and faster/more frequent public transit will help a lot. Mixed housing, common spaces, great parks and splash pads will be cool and keep quality of life high. A school or extension office for education would be awesome as well and further help the tech and other communities provide high quality training and education. Additionally, a trade school would be valuable since the next closest trade school is a distance from so many people living in that part of the valley.

The residents here need more restaurant, bar, and nightlife options. The residents on the east side of I-15 could use better access to public transportation as well. Many of the residents in this area, including my husband and I, work around Thanksgiving Point and really dislike the lack of restaurant and nightlife options. Creating an area similar to downtown Salt Lake City would be extremely appealing to us and many of our friends and coworkers who live in this area.

If you don't insist on high salaries by companies coming in, to equal California and New York, The Point will never succeed. The workers will continue to leave the state. No one with high quality technological experience is going to accept a \$90,000 a year job. It's embarrassing! It's impossible to raise a family and invest in the future on that salary.

This project is undoubtedly going to add to the problems in this valley - air pollution (along with the PORT), overcrowding, traffic congestion, etc. The developers that will benefit from this area should PAY for the infrastructure, not the taxpayers. There is already too much giving away of incentives to developers - if this is truly the wonderful site you say it is, developers should be willing to pay the costs incurred for them to participate and benefit. If the project cannot pay for itself without tax breaks, TIFs, CIDs, or others incentives, it should NOT move forward.

I live 3 miles from the prison site and am excited to have the area developed into a destination rather than the dead space everyone just drives between. I am glad you are trying to be environmentally conscientious and at the same time create higher density living. This is a great opportunity and a big responsibility. Please create a cohesive architectural theme for the area that is unique and will help people think of this as a spot looking toward technology and the future. Think of the things people visit Caramel, CA or Taos, NM for. We want technology- so maybe buildings like SLC Library or the planned Aquarium science center- with rooftop gardens, lots of glass, white, plants incorporated on the buildings, etc. Make it beautiful. Please do not make the exterior of buildings plain concrete- like UVU. Concrete is modern, but more of a cold industrial look. I'd like to see an amphitheatre with a classical looking exterior structure (mini coliseum or parthenon look) for concerts, plays etc and surrounding garden- think golden gate park only with utah native theme. Maybe a tech museum to complement the Aquarium science center- think San Francisco Exploratorium. I don't want another college when there are already multiple close by. Instead a unique place where people can go through shorter tech courses to try out different specialties, hold lego leagues, dominoes, tube goldberg machine competitions, robot wars, etc. There are a lot of kid's in the area and competitive science & gaming are a growing phenomenon. We could be national hosts to competitive conventions. You want talent to come to UT? Create something unique- not just another business park designed to blend into the area.

It is vital that this area be walkable, bicycle-friendly, and transit friendly. The development in Lehi City—car centered, congested, poorly planned urban sprawl—is what we should be trying to avoid.

Do not take resources from other areas to invest in this location

I would like to avoid a high density area of housing. Green space is lacking as the city grows, yet our economy thrives on outdoor activity. I'd love for this to be another opportunity to enjoy the great outdoors. Another outdoor amphitheater could be a wonderful thing!

I'd love for it to have a variety of businesses and restaurants, not just big chains. Also having it be walkable and easily accessible from existing nearby neighborhoods, like a little downtown.

There is an incredible opportunity here to bring to life a vision I have had for many years. The US National Whitewater Center is in Charlotte, North Carolina, and it is an adventure venue unlike any other in the world. Utah has the opportunity to create something even better and then surround it with commercial, office, and residential elements and make The Point a global attraction. Sure, you can just use the land to create a nice new office center with residential, but that will only create some benefit for the state primarily. It will attract businesses, and that's great. But there's an opportunity to do both. An attraction on the scale of the National Whitewater Center surrounded by everything else mentioned would not only benefit the state greatly, but would become a National and global destination if some on the scale that I have imagined. If you would like to discuss this further, please reach out to me at \*\*\*\*\*. I'm a local CEO of a tech company, and I believe we could do something special here.

I would like to see more grocery store options. Even like the mountain view corridor or the district. Target, TJMaxx and Home goods....Old Navy.

I would like to see open space and not another massive tech hub like Lehi.

It's a central location to connect Utah County to Salt Lake County. Please consider adding plenty of restaurant options with inside seating. There aren't many on the Salt Lake side, close by. Very important is infrastructure. We keep adding more lanes, better interchanges, and I wonder how all of that will help.

I fear the approach will be the same as everything. Rather than truly looking after the soul of the state the focus will be on more unused office space and poorly built tract homes. Use daybreak as a model and go a step further. Create symbiosis between man and nature. Truly push the limits of how we can live in harmony and be responsible and not destructive stewards of the land and wildlife

When there are accidents on the freeway a lot of people get off at 14600 south to go around which causes a lot of traffic in Draper's roads. I am afraid with this added to more traffic in the area because of this development will make it nearly impossible to get around at times.

Stop spending tax dollars on trails mostly used by those outside the community. Please focus on services that benefit the residents of our city: shopping, restaurants, businesses.

A potential gentrification of this neighborhood is good for everyone. It increases property values and helps attract workers from other areas.

wishing for a beautiful space for people to connect. Not really wanting more traffic.

Please connect trail system for those that live in Draper, west of I-15 to Draper, East of I-15.

I am very concerned about current and former members of the Legislature personally profiting from this venture. The southern part of Salt Lake County and Utah County are already exploding with growth, congestion, haphazard planning-I would hope that this development will be harmonious and beneficial to what growth as already occurred. I am also concerned about jobs for less skilled, less educated workers. They, and trades workers, are often overlooked in such grandiose plans, but they need jobs and affordable housing, too.

Since the onset of COVID-19, we can now see that having large edifices that pay homage to company hierarchy are not necessarily needed. What we need are varying AFFORDABLE housing options that allow for a diverse socio-economic development that offers appropriate, safe, economical options for those desiring the opportunity to relocate to the area. Don't make it so over crowded with large office buildings that it seems like it's a very sterile environment. Allow for more than the minimum green space required by local ordinance(s). Do not allow HOA's to invade the development(s). HOA's cause neighbors to argue and do things out of spite. We have the opportunity to make The Point something to be very proud of, don't screw it up.

Not impressed that you want to develop it like 'major cities throughout the world.' I would rather see job development in the southern part of the State of Utah and more recreational places at the point.
Get rid of the Geneva Rock strip mine. Sure it brings in commercial revenue now. But it is completely at odds with all objectives for the surrounding area. It will become a compounding issue that is devastating to the plan 30 years from now.
Please consider a land swap for the Hogle Zoo to become a better world class zoo for Utah.
Lots and lots of trees but no Sycamore trees
Utah and especially areas around salt lake county are too overgrown. We don't need any more development, we don't need any new people moving in, we don't need high-density housing, we don't want all of our mountains ruined with litter and overcrowded like they are now. Stop being so greedy and developing every speck of land possible.
Please don't throw up a bunch of tract housing and create more traffic
Sell the property to many developers so that free market forces can drive development decisions.
Salt Lake country has enough parks and trailheads. Enough shopping centers and restaurants, also there is still a lot of space and opportunity for shopping and businesses in other areas throughout salt lake county. The area of "the point" would be the perfect location for a NFL football stadium which would provide much more revenue than any other option.
While I gave all of the ideas listed above a #5, it is ABSOLUTELY IMPERATIVE climate and the environment be dealt with on each individual idea above for this development.
DISTRIBUTE LAND FAIRLY
No more housing or office buildings. The area is already over developed.
Make it a technology center similar to the Denver Tech Center district that is South of Denver City. Jobs, business friendly, cultivate start-ups, culinary and entertainment options, walking friendly, safe at night, etc. Consider retaining ownership of the land similar to UofU and USU; offering long term leasing but retaining the right to the property so we can evaluate and redesign for the next generation.
Again, make this a mecca or destination for innovation, tech research and enterprise development and not a housing development. It is an opportunity to create a world renowned center. Housing is already springing up in surrounding communities where urban services are better provided. Some of the 20,000 surrounding acres will surely include housing, but allow the precious 700 acres to become something very special.
There is plenty of office space. This should be a family friendly place with lots of activity options. Green space is a must. Make it easy to get to no matter how you want to go. Please keep your eye on Troy walker. I don't trust him.
As a young Utah resident, currently the biggest need and hardest struggle is finding reasonable adorable housing. Utah is struggling to keep up with the housing demand, driving home prices higher than ever. Homes are becoming unobtainable for first time home buyers who don't already have existing equity. I see The Point as a great opportunity to not only help with the housing shortage, but to bring in additional high paying jobs and income to local residents to help pay for the increasing cost of living. I am not looking to be the next example of future technologies and innovation for our nation. I am looking to be able to live comfortably in the beautiful state I love. As Utah grows, we are starting to resemble California more and more in terms of growth in unaffordable high density housing, and growth of cost of living. I would like to see The Point help move us away from that direction. I feel many people are moving here from the West Coast to get away from exactly that, and ironically furthering the issue in the housing supply here. I thank you for reaching out to the public for feedback and wish you luck in this exciting project.
A priority for the former Utah State Prison site is development of a regional park, where trees will help cool and clean the air and which will provide well-planned space for walking, jogging, picnics, and open green space for the people who live and work there. I envision something like Sugar House Park but on a larger scale, because it will be serving more people.
The most important part of The Point would be for the State of Utah to maintain ownership of the land. The state should establish long term leases 40-60 years, that will allow developers enough time to recoup their outlays, yet ownership of the land reverts to the state at the end of the lease.
The roads around the prison already are jammed up. Please address this problem before bringing more people to the area. The single pass bridge on 146th has been a huge bottleneck in the area and affects the lives of many who pass through there as well as those who call this area their home.
Everyone assumes that the land will be sold for development. This is a one time source of revenue. Instead, lease out the land for development and provide perpetual source of income. The old system of selling land provides money for middle men to make money by buying up the land then reselling at a profit. If we, the State of Utah, retain the land and collect income, the money will always come back to us. This income may offset the cost of operating the new prison. This is an idea that is new, please seriously consider this out of box thinking.
Please do not allow this to become the type of development in Lehi That place is a mess and causes increased auto traffic, congestion and confusion.
No more high density housing, please.
Please keep the surrounding communities and their existing personalities in mind as you develop this project that will inevitably change everything. Please plan for the residents who live here!
Please invest in better housing than in Daybreak. We don't need another Daybreak.
Doesn't really matter what we as citizens input. The state and influential money is going to decide what happens there anyway. Interesting that no Ordinary citizens are on the board. Only those that have a financial interest in developing the area. I'm sure it will be more density housing for those fleeing the fire ridden west coast of commiefornia.
We need a Grocery store like winco

I think it is a great opportunity to build Not just a location that is useful, but one that is forward thinking and shows what could be possible. Almost like a world expo put into practice. It would draw interest and if kept at the forefront of technology, would draw a lot of external investment into the area as well as high skill high salary jobs to keep it all running.
I would love to see more greenery/natural features. I don't like concrete and steel jungles that I get lost in. The air quality and transportation need to be improved, I think. If offices or residential stuff goes in that spot, which I think it will because that seems to be the trend right now, how will Utah deal with the influx of people? The public transit options aren't too good, and the highways are already strained from all of the people. How will those issues be managed?
The Highland Drive/Traverse Ridge stretch of road has become a small disaster, where the recent roadwork upgraded the roads to the current needs before we even have the significant expansion of the new POV apartments and Pluralsight opening. The council NEEDS to plan in advance for the roads and infrastructure needs, and not several years later when the roads get congested and are falling apart.
We need affordable single family homes! We have a severe housing crisis where construction of starter homes for families has effectively stopped. A stable community starts with stable families in stable homes not apartments.
You know our population projections. What is hard to impossible to recover is open space. A Central Park of the west for a significant portion of the land, connected to our trail systems, with some of the other suggestions on the periphery would be my ideal.
Shops and restaurants please
I think if you look at "The point" in conjunction with the existing point of the mountain it can unify everything rather than creating a island, for example: you already have a lot of businesses, office space, recreation, and a world class university (UVU) with space on the Utah county side of the point, let's just enhance and add to that rather than create competition and disjointed efforts there
Please, please, please avoid a significant amount of high density housing. I'm sure The committee is well aware to how adverse Utah residents are to extreme population growth. Communication on efforts to partner with the state in ensuring our local outdoor points of interest aren't overrun would be appreciated.
I believe that the creation of housing units is paramount. Housing prices are so high right now. Trying to spur more economic growth a la Silicon Slopes without enough housing for incoming workers from other states and all of the service workers necessary to sustain their lifestyles would further compound and already difficult situation. I'm certain that more expensive condos and houses will be built in this area and I understand the necessity of that. But I also want to see unique green spaces that improve quality of life. I want to see affordable housing units for lower-income families and middle-income families. I want to see a transitional center for Utah's unhoused population. I want to see a conscientious approach to growth that will help us address our air-quality. This is such a unique opportunity to meet the needs of Utahns. I would be very disappointed to see this space used for more shopping centers or office space. The dedication to creating jobs and maximizing profit without paying attention to basic human needs and the environment is a blight on Utah.
There is already so much traffic in the area. It would be nice to have more room surrounding possible housing with many more roads available to accommodate the cars.
Ensure a good portion of the site is used for higher density more affordable housing to help address the Utah housing affordability challenges as the costs of land, labor and materials continue to increase at a faster pace than the average household incomes have been increasing for many years
We do not want to see more office park spaces going up. We need community spaces for all to use.
Please erect a museum about the prison!! Keep a small portion of the prison so people, especially the younger generations can see what a cell looked like. Pictures, stories, some of the more high profile inmates, executions etc. I went to Alcatraz some years ago and it was fascinating. This could be a great educational venue.
This talks too much about development of jobs and industry, when we are in the middle of a housing crisis right now. Local young men and women are unable to buy housing in the state they grew up in, and are struggling to keep up with skyrocketing rent rates. We need more and better housing more than the thousands of jobs you promise.
I don't know what minimize resource use refers to. Development that connects trails and wildlife corridors to the mountains to the west and to the Jordan River will greatly enhance the quality of this site. Roads should include wildlife corridor bridges and tunnels.
Create jobs and bring a great world innovations center and also create a landmark for tourist
The Point MUST put affordable housing at the top of the list.
Please don't make this another concrete jungle! Leave open space!
thank you so much for letting me give my inputs...we need to bring high paying jobs and than change the public transportation to have the best commuter system around. Innovation, tech and research...i would get to caught up on shopping, parks and restaurants because we are have plenty of those attractions already around that site like the point of thr mountain outlets, diapers peeks shopping and ikea.. we need to bring jobs through innovation, tech, research and sustainability. I like the idea of having a great landmark for utah as well. With this project we will gain worldwide recognition for one of the smartest business centers in the world... Hopefully this project will also help drive the growth of the inland port and the restoration of the Utah Lake.....
Too much housing and businesses in that area will only create more congestion in traffic and mobility between Utah County and Salt Lake County. Many people have to commute because of housing prices and family responsibilities.
All you hear about in the news is the need for affordable and low income housing in this state. A real opportunity is here to fill the need Utah has in this type of housing. Creating transportation options would assist in this effort to move people to where jobs are in the area specifically and the State.
Please do not try and build more trails or become nationally recognized for anything. Draper has enough trails. Draper needs to focus on its residents and the community not trail users.
We have a good shot right now to plan and build a top quality University / Research Park. The location is in the perfect place for such a development. The Utah Institute of Technology would be a massive job creator for this state.

Would like there to be more food options No more high density housing Need to have public parking can't just have tracks, not realistic.
There is a large community already growing around this site. This is the perfect location to add large shopping, dining, and entertainment. When adding additional houses keep in mind that overcrowding may already be occurring even before more housing is added. A great use of the land would be to find a way to bring in tourism to the site being extremely central in Utah.
This is an opportunity to show not only Utah's economic potential, but also Utah's unmatched ability to have private/public partnerships.
We need to start thinking more about the environment and not the business wins. This should be an area that connects community through nature. Plant tree's, create a space for a community garden and community center. Build a park for all ages, inclusive to all walks of life were you're safe to come enjoy nature and focus on your health. This location already sits between the mall in lehi, southtowne, and other numerous shops. our community does not need more of that, our community needs a protected outdoor space that is accessible to everyone (disability friendly) and seasonally friendly (have indoor access during winter months. Don't target the community that is rich and phenomenally white for advice on what the city needs. BE INCLUSIVE! ask the vulnerable populations what kind of transit they would need to access this area, etc. Tailor this spaces needs to everyone, not just those who share the same religion as you or sponsor your projects for the wrong reasons. don't make this about your status...
Diversity.
One of the great real estate myths is that high-density housing is the same as affordable housing. It is not the state's job to make housing affordable; however, allowing developers to come in and build hundreds of townhomes and then sell those townhomes at the SAME PRICE as a single-family home with a yard allows developers to socialize the costs and privatize the profits. Salt Lake Valley does NOT need more people-- traffic and pollution are already busy enough as is. A more worthwhile use of this land would be to create lots of green space. If housing/commercial businesses are inevitable, please create minimum lot sizes to prevent more unaffordable, undesirable townhomes and apartments from being built. I'm saying this as someone who lives in a one-bedroom apartment, too. We don't need more apartments-- we need more single-family homes with yards.
Build a football stadium!! If you build it, they will come!
I think mixed use would be difficult. One large building would be fine with me, like a football stadium.
Traffic is already a nightmare! We need more open space.
Living at the point already, we are in desperate need for restaurants and grocery stores. The closest ones are at least 10 minutes away. It would be nice to have great restaurants with alcohol being served as well.
Please add more commercial development. We need additional access to shops, restaurants, grocery stores and entertainment.
Clear out the prison and turn the area into a crown jewel of Utah.
Listen and strategize with actual restaurant owners and retailers on what works for them, especially those that have done well during Covid. Ground floor restaurants/retailers on mid or high rise buildings only work in heavy urban areas like New York, San Francisco, etc with hugely dense populations. And those types of businesses have suffered immensely during COVID. The planners of The Point may think that restaurants will do just fine on the bottom level of a mid rise building with inconvenient parking and no drive thrus. But the reality is that the restaurants that thrive have plenty of convenient parking and drive thrus. We won't have the residential density to support restaurants and retailers on the ground floor. If we plan The Point that way, there will be a lot of vacant bottom floor space that will be an eye sore.
Here is a chance to visit cities that have incorporated innovative vast open spaces, air and water quality enhancements, including solar on every rooftop. Please be smart and consult with The Nature Conservancy, Audubon, Natural Resources Defense Council, etc. for their most advanced community development sites. BE SMART!
You should have ***** on the Design committee
Please make sure there are plenty of wide roads and multiple access to freeway to avoid heavy congestions
Please have a plan for transportation especially cars, so that you dont have the mess that is currently at Thanksgiving Point. Have a good plan and then stick to it unlike the plan for Thanksgiving Point in which the initial plan was not implemented thus causing a big headache that is now just getting a band-aid of a fix.
I would prefer not to have high density housing in the area (condos, apartments). I see plenty of those in Bluffdale and it makes the streets congested because there is not enough parking and very little privacy between the homes and condos. You feel like your stacked on top of one another.
We will need a plan to fix the situation with 146th and the train bridge. All that extra traffic is going to cause traffic and safety problems through independence
We have a chance to do something incredible here. Let's make it so amazing that people come from around the world just to see it! When they see it - let's make them want to invest and do business here. I would love to see something like the Bosco Verticale implemented on a grand scale with native plants and trees. The bosco verticale is a high rise condo / apartment building with a living forest growing up it. We have a chance to replace a cement prison with more cement and iron buildings or to make something truly unique, spectacular and vibrant. Please also look into the Landschaftspark Duisburg-Nord (the landscape park in Duisburg Germany). They turned an old steel mill into an amazing forest! Please whatever you do don't just add a baseball field or playground and call it good. Let's utilize the technology we have available and the hundreds of native and non-native plants suited for the space to make a living forest of green. People are happier in nature, they work harder when surrounded by nature and they are healthier too! Plus it looks beautiful.
Grocery stores, please!! Not a ton of house, as that will increase traffic
Use it for agriculture to feed the locals.
Please plan for schools. I'm in Jordan SD and it feels like that was left out of planning. People never vote for tax rate increases and binding measures to build new schools but we are overcrowded everywhere.
I see a lot of development as adding to the poor air quality in the valley and diminishing the quality of life for residents Would welcome innovation and open space. The more housing and attractions like restaurants the more people will be traveling within the valley.

Now is the chance to build a development sensitive to the environment and climate effects. I m sure that greed will triumph and it will be as horrible as the existing development on the north and south sides. At the bare minimum, extensive trails (walking and biking), transit hubs and environmentally sensitive lighting.
Innovation and not the same thing we are currently seeing in Utah in terms of housing and commercial space. Bring something g new to Utah.
Please don't just create a million apartment buildings. The area is much more suited for single family residences.
I just don't want more town homes, apartments and homes very close together. Something that adds value not condensing more residents in that space.
Please consider what's best for the area and for existing residents in adjacent cities/areas. Do not line your pockets with cash and who disregard what happens with the development, as long as you get your kickbacks, or your buddy/cousin/friend get's a huge state contract for the development.
More housing opportunities that have larger single family residential lots as well as higher scale Hugh density housing near the urban center of the community.
Pedestrian friendly is nice but I'm coming from Bluffdale, just across 14600 S and I would love to have access to fast food and stores. We have no public transit here. If it were connected by public transit I would use it for shopping.
Make it beautiful through a variety of architecture, green space and compatible with local environment. Make it inviting for all cultures.
Please please please DO NOT fill this area full of housing/apartments. This is a rare opportunity for any city to have a large plot of land available in a central location to possibly make a great connection point or place where people from out of state would like to visit. Possibly a tourist location or at least a place that locals would go for events etc. Thanks for having a survey regarding this land!
Should benefit all of Utah - because it's public lands - maybe the state should receive continuous ongoing revenue from the site - outside of just taxes
In reference to protecting the environment and air quality: all buildings should have the highest rating LEEDs certification. Strive for a net zero sustainable development.
Bike tunnels/bridges either under or over I-15 between 9000 S and 14600 S.
It would be great to have a vibrant urban center that feels similar to a downtown that includes a walkable community with a lot of services and good jobs.
I would like a close grocery store
Indoor tennis facility, theater
Living close by, there is a need for closer options like a grocery store, entertainment availability etc something like the District or Gateway might be nice. But include the basics of a community needs. This could be great for the community that doesn't need to be a huge thing where you have the silicon slopes and close to downtown Salt Lake as well. Really need to take the side of the local community and what they need it have. We don't need as many office specifically to the change of the environment with Covid mask off switches are needed. Be great to give more function to the community then just building a big grand thing.
This site must have significant active transportation and transit connections. Can we make it a car-less environment?? That's innovation that would be unparalleled in the US!!
Environmental consciousness puts Utahns and the Utah economy first! Ensure the longevity of the Point by putting effort in now!
It needs to have a vibrant, walkable community atmosphere. Can't just be another office park surrounded by cookie cutter homes.
I would really like to see strategic residential growth to include new schools. I live nearby and our schools are already full, they can't handle anymore students.
Fast and easy access to grocery stores, shopping and restaurants would be very helpful for residents in Independence.
The eBay building are empty why build more offices when people can work from home?
Please do not fill it up with high density housing that will overcrowd roads and schools. We don't want to be another overcrowded big city.
This needs to be a green development. If we destroy the environment, it won't be profitable to anyone anyway. Green development is the future and it starts with good land use--housing close to work; public transportation; connected trails/parks.
Need to reduce or eliminate future mining operations in the point area to improve negative pollution and visual impact.
Why can't you just leave our natural open spaces alone, and get someone who actually lives in the area to head the panel?
Maximize human flourishing through economic freedom and ignore any NIMBY activists who are anti-human in their anti-development view.
East-West Transit corridors MUST be in the top tier of priority for this development. Currently the 146-I5 and Bangerter-I5 interstions are in over use and at capacity. So to introduce new development into these interchanges would be awful. Also, the large power lines running through this whole area should be buried or relocated. It is great that these power lines have forced open space corridors, yet they are unsightly and not fun to live under and around.
PDGA/NADGT Disc Golf Innova/Discraft/MVP Baskets Up and coming sport, relatively inexpensive, easy to maintain, good for everyone.
Please make it a place that most would like to live and work in.
Most world class cities reserve space for their citizens to recreate. The south end of the valley has very little space dedicated for public recreation. Existing trails and parks are completely overused. The Point should be developed in its entirety as open public space. Think Central Park NYC, Falls Park, Sioux Falls, Zilker Park, Austin, or Belle Isle Park, Detroit. In 50 -100 years, the open space will provide greater value to neighboring communities than a bunch of decrepit office towers. Besides, most of the high tech industry is working from home!

I hope for plans that look well into the future modeled on places such as Central Park, Space Needle, The High Line, Golden Gate Park, The River Walk, etc. A place that provide many opportunities for learning, celebrating, walking,, reflecting, relaxing, promoting a better quality of life of both residents and visitors. Please think in centuries, not just decades.
Connecting trail systems and pedestrian friendly access is a must
Be aware of the people already living in the community.
The mining at Point of the Mountain is out of control and will make The Point, Silicon Slopes, and Utah in general look bad for decades to come. Please pressure Utah's legislature to stop finding ways to allow expansion of mining at Point of the Mountain! "Critical resources" legislation that prevents Draper from exerting it's right to deny expansion, and massive extraction in the name of "grading" for housing development in Lehi are just two very big problems here. Geneva Rock especially is not a good neighbor—wanting only expansion and long time horizons with no realistic plan for reclamation anytime soon. This is making Silicon Slopes look bad, and it makes our air quality goals a joke!
I would like to see innovative ways for transit for the east/west corridor. Something similar to the Monorail in Disneyland that could quickly and efficiently move passengers from home to work to shopping centers without being encumbered by ground traffic from the north/south corridor.
If we view The Point as the next true part of Silicon Slopes, brining in companies like Google would have the most positive impact on the surrounding community, the environment (if done right), and truly put Utah on the map. A strong focus on public transport should also be present in this area. Reducing the need to continue traditional road expansion through established neighborhoods (I.e. Highland drive Sandy/Draper connection) and instead focusing on improving clean transport.
Keep the urban sprawl to a minimum. More people equals more pollution, traffic congestion. Direct new populations further south
Please consider this an investment in open space (like Sugarhouse Park!) that complements other regional parks (like corner canyon). Additionally, transportation and air quality are issues that only bold thinking can address. This is an opportunity for both!
please don't do anything like olympia hills in herriman
Do something creative! Imagine a landmark surrounded by a huge park, manicured gardens. Canals. A series of shops, a true tourist site. Put that in the middle with no car roads, just biking and walking. THe rest can be housing
Utah needs affordable housing... It's out of control!
This needs to be the Central Park of the Wasatch Front. World's fair with permaculture gardens, desert terraforming, innovative ideas, and holistic lifestyles of the future. Open space needs to be maintained, our precious Valley only has so much. It's time for a permaculture food forest, that rises vertically, with high-rise tiny houses stacked in between.
We really need a Target other, shops and restaurants in the area. Something like what is off of Mountain View corridor.
Please no more or very limited high density housing!
The last thing we need at the Point is more traffic, pollution, mining, industrial plants, etc. We need more open spaces, parks, trails, wildlife refuges. Limit high density housing and prohibit large box stores and tall office buildings. Promote affordable homes with actual yards, and space for small local businesses.
The are should be total green space. All the developers are greedy and just want to make money off the backs of the people. Keep the land open to the public.
No legislator or family should be allowed to have any financial interest in this development. Transparency!!!!
Honestly? I feel a little silly taking this survey. It's pretty clear that state leaders and developers have a pretty clear vision for what this site will include already. And it'll likely be more Utah junk. If you really want this site to be anything other than a land/cash grab, think outside the box. Think about outdoor areas. Think about something that could make Utah unique, rather than just another build-to-the-sky area of mixed use.
No residential. Make multiple entrances and exits so it's not a bottle neck. Plan traffic patterns and create enough of it before it opens so there isn't constant construction going on because of poor planning. NO RESIDENTIAL!!
I'm excited to see this land developed. I hope the city of Bluffdale also profits from the tax base and gets a say in the development since they are so closely lined up to the area.
Please don't run Trax through East Draper. Keep the rail line to the west of the freeway.
Bring in Disney
No high density housing.
We are in the midst of a horrific housing situation. Many can hardly afford the cheapest rent they can find and people who are doing their best to buy a home are unable. We MUST provide ample affordable housing in one of the very few areas left to develop in the county.
High quality bike routes for commuting, not just recreation. MUCH cheaper than mass transit, healthy, reduce traffic, etc.
No more high office buildings!!
I think tending to people's religious needs and traditions should be important as we consider the development of The Point. This requires a variety of LDS and non-LDS institutions made available to those who will one day live in the area.

Transportation needs to be multi-modal not just on public transit options.

Every planning and development decision should be made with the environment and transit in mind.



# Make the Point Survey Results

October 2020