

Draper Parks, Trails, and Recreation Master Plan

Focus Group: The Point

NOTES



In Attendance

- Alan Matheson – Executive Director Point of the Mountain Authority
- Brad Jensen
- Rhett Ogden
- Moriah Jackson – Jordan River Commission
- Mark Vlastic – Landmark Design
- Lisa Benson – Landmark Design

Summary of Discussion

- Want it to fit with the community
- Challenge with the freeway dividing the project
- Old prison site – one of great opportunity for economic development, everyone wants it to solve all the problems, 10,000 people have provided input
- Won't make everyone happy, but have been trying to understand
- 600 acres, prison site
 - Inmates move next summer and will start demolition
- Innovation community – culture of creativity – intersections of disciplines, new jobs and businesses
- 15-minute city – 15 minute walk to jobs, housing, retail, etc.
- River to Range connection
 - Corner canyon to the river, wildlife, recreation, active trans
 - Transportation – 1 car community, rail, BRT, circulator, complete streets
 - Hierarchy of parks connected to greenway
 - District and neighborhood parks
 - Greenways get around without getting on a road
- Park within 10-minute walk – this one will have parks and green space within 2 minutes of every residence/jwork (500 ')
- Transit – BRT stations
- Innovation campus/district with Utah System of Higher Education
- UTA gold standard BRT through site into Utah County
- Want a mix of uses – no dead zones at nights and weekends

- Office/comm on east, res west, mixed use in the middle
- Parks
 - 2 minutes/500'
 - LID – stormwater management
 - Habitat – more naturally landscape
 - Active and transportation
 - Gathering places with plazas, etc.
 - Active transportation corridors, circulators
 - River to Range Trail
 - Central park near greater densities/active areas
 - Pedestrian Priority Zone in center
 - Ecology framework to connect habitat
 - Robust trail system including perimeter around whole site
 - Crossings (vehicle crossings with trails)
 - I-15 and Bangerter – working with UDOT and UTA
 - 13800 and South Fork Drive connections
 - Extending 200 west to the north
 - Maybe joint crossing for transit and complete streets, but grade change is significant – will have to have separate ramps to meet ADA requirements
 - One-way couplets in town
 - Parks planning detail is coming soon
 - City wants some city parks in The Point but doesn't want to maintain greenways
 - Will have some form of association to manage those private spaces
 - Natural (the Delta close to the River) to more developed at the east
 - Central Park large gathering places, park-side cafes, street performers, etc.,
 - Office Dist., courts – pickleball
- Design Workshop is developing the park plans and doing design guidelines for the development
- Key time for collaboration
- Northwest Park
 - Sports fields, softball, more programmed parks
- Total acres 608 acres
 - 125 will be open space
- Current program – 12,000 – 15,000 residents, 35,000 to 40,000 jobs
- 4-5 story buildings most, some up to 12. Working with some developers that want to put in taller buildings, but don't want to change the traffic studies
- Could add more sports to transmission line area – community gardens, ball fields, etc. Yes there is flexibility
- Residential green courts – more like neighborhood/pocket parks
- Legislature and public have given many directives – trying to find the sweet spot
- Park impact fees – no decision made yet
 - Have at least 10 supplemental studies including sustainability and master association costs, looking at what fees would need to be to make it financially feasible
 - Haven't had a specific discussion on impact fees
- May end up being a dual system on fees

- Bigger parks Draper may manage and maintain, but linear parks would likely be some sort of master association
 - Haven't worked out the details yet.
 - Putting together an interlocal agreement
- Inmates moving next summer, demo and remediation next fall, going out to dev community in next few weeks to select initial development partner to have in place by April, then working on development agreements, maybe infrastructure later half of 2023, then going vertical 2024/2025, anticipate state will provide funding for early backbone infrastructure – may include central portion of river to range trail and central park
- Agreement will likely be a living document
- Hopefully an agreement within the next year, but it will evolve
- Timing on UTA BRT – 2026 maybe
- Developers will be responsible for local streets and local parks as part of their scope
- Drafting design guidelines now
 - Working with City engineers now to ensure that street designs etc. are as compatible with possible – consistent with City standards – needs to meet Draper's vision
 - Same with the parks
 - David Dobbson with the City says the City wants parks in this area
 - Recreation programming – open for discussion, master association could be involved in programming, but would like to coordinate with the City
 - Partnership to provide services in the most efficient ways possible
- The Point wants to align with Draper and make sure it fits – don't want to cause a problem in the future, wants City to be open and frank with concerns
- Don't get this opportunity often – top developers and planners from around the world are talking about this project
- Getting a lot of scrutiny
- Range to river connection
 - What are wildlife opportunities?
 - Native vegetation along corridor
 - UDOT will be making decisions on crossing, which is very complicated
 - Trying to figure out the technologies can get through that area
 - Putting in a separate migration bridge for wildlife would be very expensive – would be the longest in the country
 - Going to be a challenge but have some ideas that should work
 - Additional pedestrian connections will be very welcome
- Check out thepointutah.org. Framework plan is on there to look at the detail. Give direction but has flexibility. Changing already. Want to do a parks, recreation and open space plan for the site – don't have a consultant in place for that yet but would like to dovetail that with this plan.