



THANKSGIVING POINT

THANKSGIVING POINT / LEHI, UTAH

2016 CAPSTONE STUDIO | FUTURE DEVELOPMENT STRATEGIES

Utah State University Department of Landscape Architecture and Environmental Planning

EXTENSION 
UtahStateUniversity

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City of Lehi

USU College of Agriculture and Applied Sciences

USU Cooperative Extension

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Capstone Studios Nationwide:

Capstone studios have grown out of a desire for seniors to take on a project that would help prepare them for graduate school or professional practice. The characteristics of capstone studio are:

1) Student initiated and directed. Students define the topics within a large realm of possibilities, drawing from the inventory and analysis

completed in the fall of 2015.

2) Consisting of 2 to 4 members and work as a unit on their specifically chosen topic.

3) The class chooses a small “management team” and a small “events and presentations team” that manage course corrections and milestones weekly.

4) This year seven teams presented their topics and

weekly progress to each other. The presence of significant challenges in common themes allowed them to find convergence of issues and values and ways in which connectivity and adjustment of plans brought significant value.

The work was consistently posted on the walls of the studio for all to see. Relationships between the topics and synergies through physical connectedness and program alignment were found.

5) The distinguishing feature of this studio teaching method is that the students assume responsibility and control of the class much like the experience of a professional practice setting.

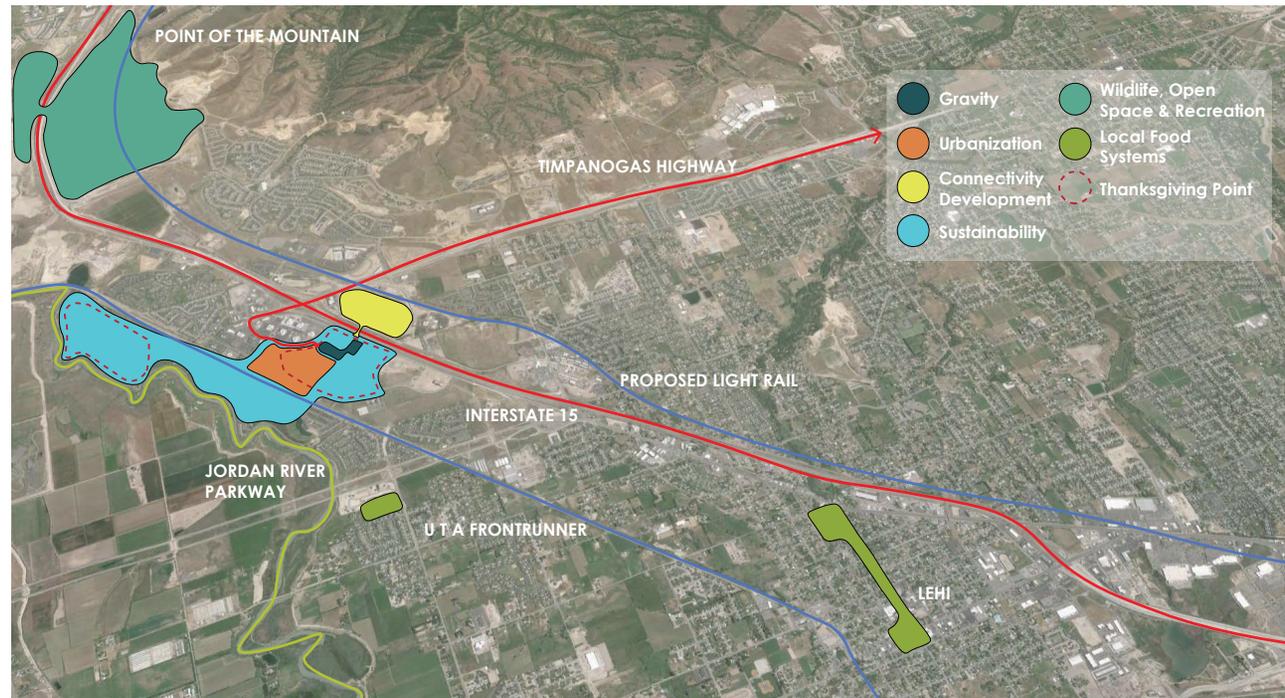


Introduction:

Thanksgiving Point reached out to Utah State University to explore and seek guidance for the wise utilization of their remaining land assets. With four significant “Transformative Learning” venues; Gardens, Discovery, Farm Country and the Butterfly Pavilion (in fundraising mode), Thanksgiving Point wants to make the right decisions to sustain and expand its market. The Senior Capstone Studio in the Department of Landscape Architecture and Environmental Planning was tapped to explore the issues. They were posed with this fundamental question; “How can we address the challenges of the future to become a more effective learning center and expand visitation with a broader audience?”

Thanksgiving Point has evolved a cooperative relationship with the City of Lehi and together form the “client team” for this project. With the strong dynamics of growth in Utah County and the centering of tech industry growth in and around Lehi, the challenges of the larger systems and the greater geography come into play. While the

territories of Thanksgiving Point transformative learning venues encompass a little over 100 acres of the original 1600 acre master planned community, the issues that affect the potential for positive change are much larger in content and geography.

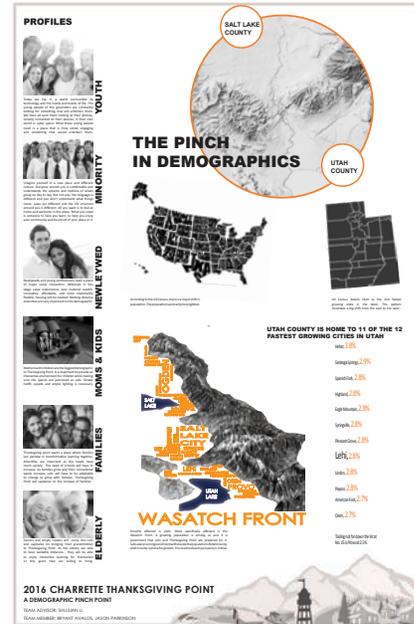


Fall 2015/Information Inventory and Analysis:

The sophomore class in the fall of 2015 took two weeks to gather information on a variety of topics including things like activity centers,

transportation, residential community, identity, open space, and many others. They presented their materials to the seniors for their use in a

department wide charrette and for the senior's use in their capstone studio efforts.



How to Use This Document:

The students presented to the executives of Thanksgiving Point, the City of Lehi and community members using power point format. This was done to learn how power point presentations are unique in their communication challenges and in their

preparation. It was also a paper- saving issue. As a printed document and without the guiding words of the presenters the graphic frames have been rearranged and with speaking comments on the bottom of each sheet. Please study the image and

its labels, read the speaking comments and proceed through the project. At the end of each project there is a list of key summary points and then an overallwrap up at the end of all of the projects.

An aerial photograph of the Utah Lake basin. The Great Salt Lake is visible in the upper left, with a label 'GREAT SALT LAKE'. The Salt Lake City area is labeled 'SLC'. The Thanksgiving Point campus is highlighted with a white target graphic and labeled 'THANKSGIVING POINT'. The Utah Lake is in the lower left, labeled 'UTAH LAKE'. The Provo area is labeled 'PROVO' in the lower right. The terrain is a mix of green hills and brownish desert plains.

GREAT SALT LAKE

SLC

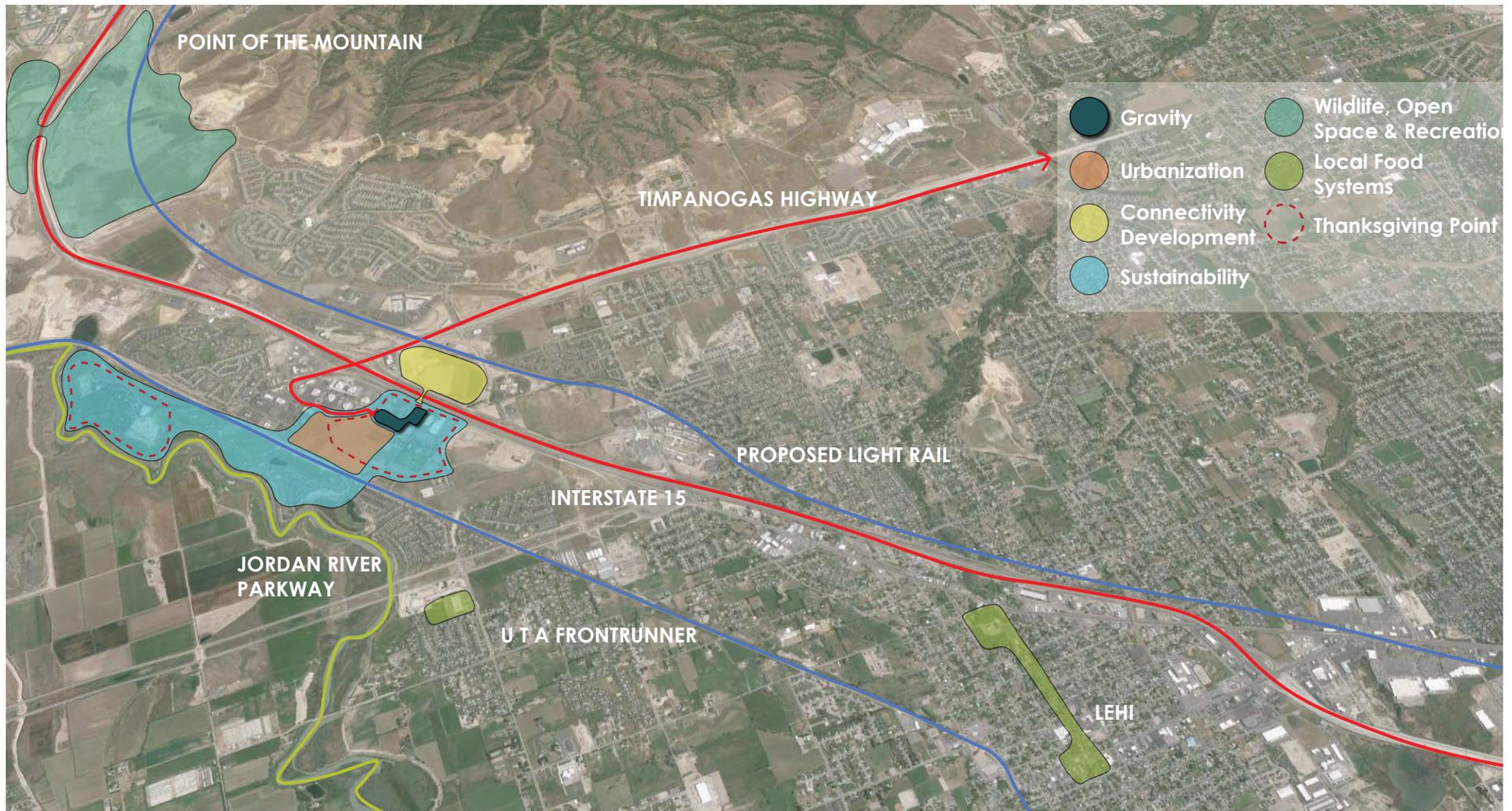
THANKSGIVING POINT

UTAH LAKE

GRAVITY

Thanksgiving Point's "Farm Country" campus was chosen to analyze how the site plan facility is performing today. This team analyzed the fundamental organizational strengths and weaknesses of the campus to make recommendations for improving walkability and to hold the visitor's interest (Gravity). The team felt that they could offer insight to the owners of Thanksgiving Point by exploring the addition of structured parking and another major "transformative learning venue". These additions are then connected via the pedestrian spine to the remainder of the campus and to the surrounding context.

PROVO

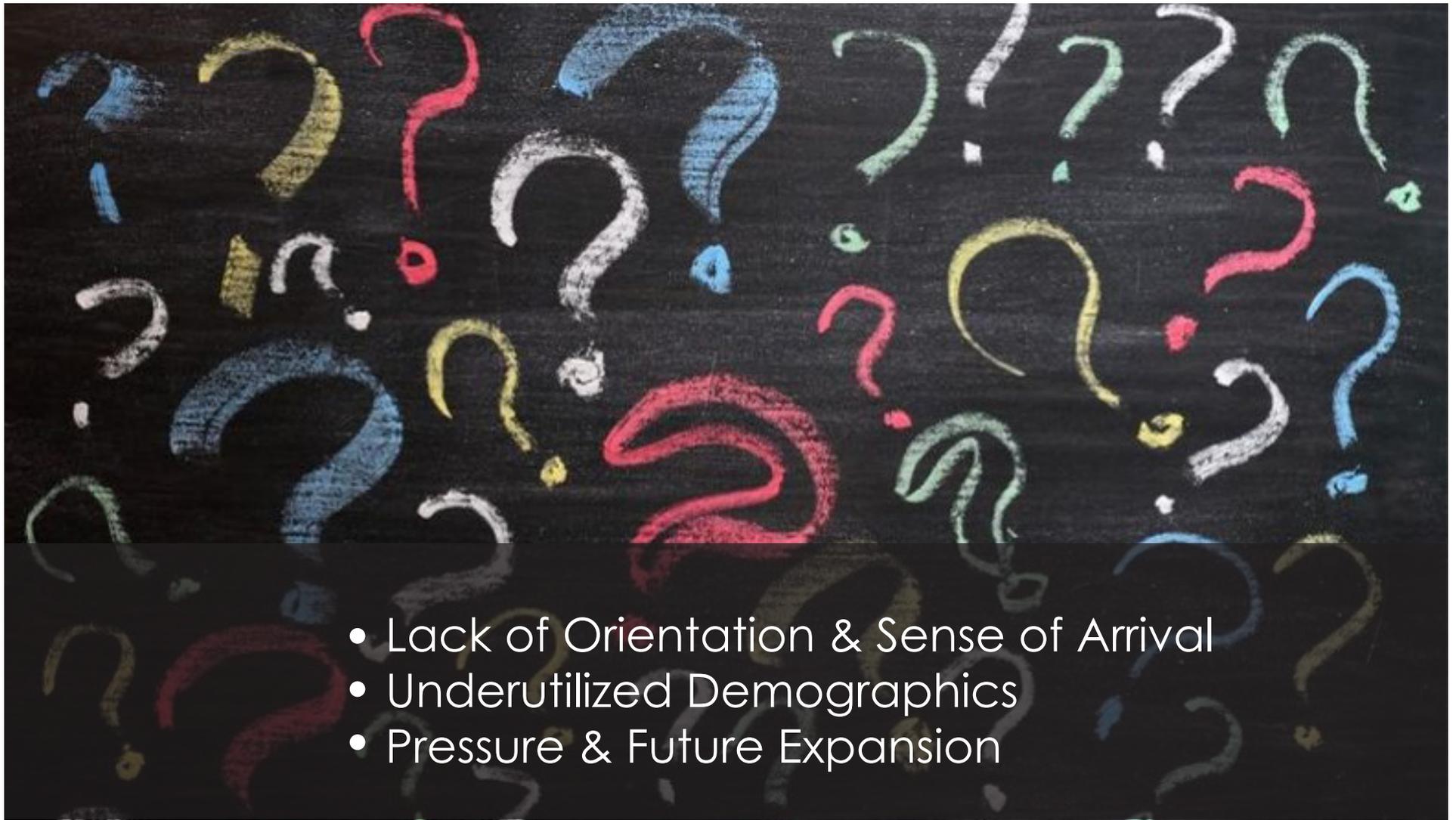


Gravity

Project Site; This team chose the home base of Thanksgiving Point's transformative learning center (Farm Country) to focus its efforts. Their first questions were "how to better link the campus to the outside world and how to better organize it internally?".



Gravity **Gravity;** The notion of gravity is to better hold the visitor's attention. Gravity promotes the focus of campus improvements on greater clarity and orientation. The desire is for a clear hierarchy and centeredness to achieve a more comfortable and walkable campus.



- Lack of Orientation & Sense of Arrival
- Underutilized Demographics
- Pressure & Future Expansion

Gravity

Problem Definition; 3 keys to campus improvement for Gravity are; 1) Lack of orientation and sense of arrival, 2) Untapped demographic audiences, and 3) Pressure for future expansion. The essential question is how to address and target the first two issues as future expansion occurs?



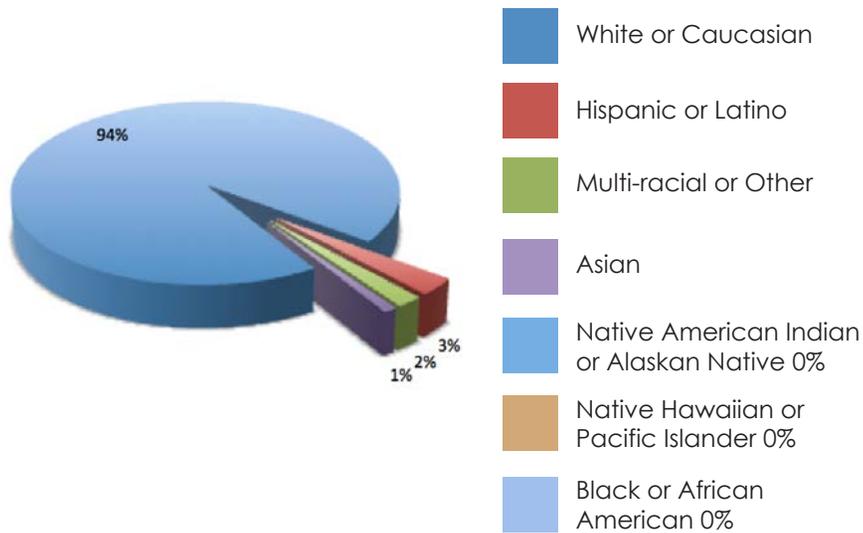
- Pressure & Future Expansion

Gravity

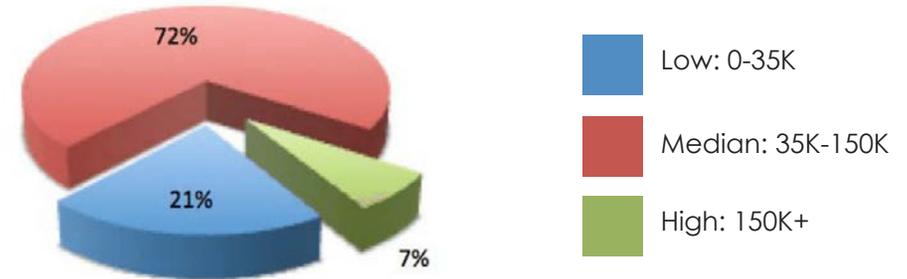
Focus of the Effort; With inevitable pressure for future expansion the leaders of Thanksgiving Point should take stock in how the current campus functions. As additions are made the transformation of the campus to suit contemporary needs can be accomplished.

Who Visits Thanksgiving Point Now?

Ethnicity



Income

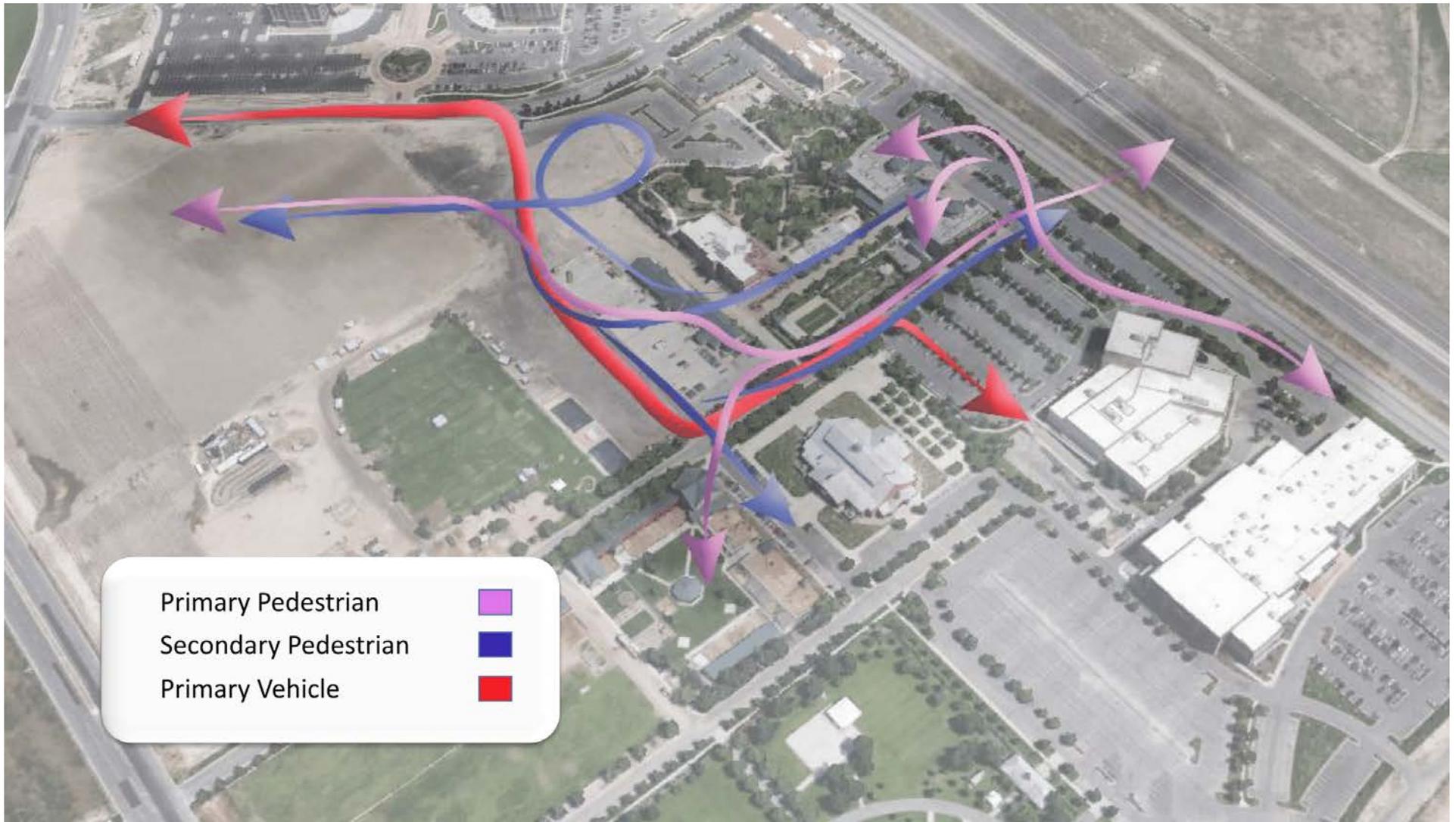


Gravity

Existing Demographics; The primary market for today's over 2 million annual visitors is a caucasian median income family. The non-white low and high income audiences should become the target of changes and expansion of Thanksgiving Point. The new audience is shifting its values requiring an updating of the campus and new organizing principles.



Gravity **Lack of Orientation;** The current site plan represents the evolution of a collection of project venues, individual surface parking lots and sidewalks connecting in between. The Campus is hard to find from the freeway and difficult to navigate once you are there.



Gravity **Pedestrian/Vehicular Reconciliation** Is possible by understanding how to orient the entering vehicle, get it parked and then promote a pleasurable walking experience. All new additions and improvements to the campus should respect and reinforce a clear hierarchical order.



Gravity **The Spine** Is the answer to orienting the E/W pedestrian circulation from the gift shop and Museum of Ancient Life to the Barn and new venues to the west. Automobiles primary access from the freeway interchange is the first turn off of Executive Way.



Gravity

New Hub; A new hub is created by the addition of a retail-lined parking structure and a Museum/Plaza that forms a Gateway for the car off of Executive Way.



Gravity **The Solution;** By adding new venues and making campus improvements with an eye to creating a new spine, the center of gravity shifts and orients to the walking patron. The emphasis is on reinforcing this east west spine, ultimately connecting to Ashton Boulevard.

Unify Campus with a Central Spine

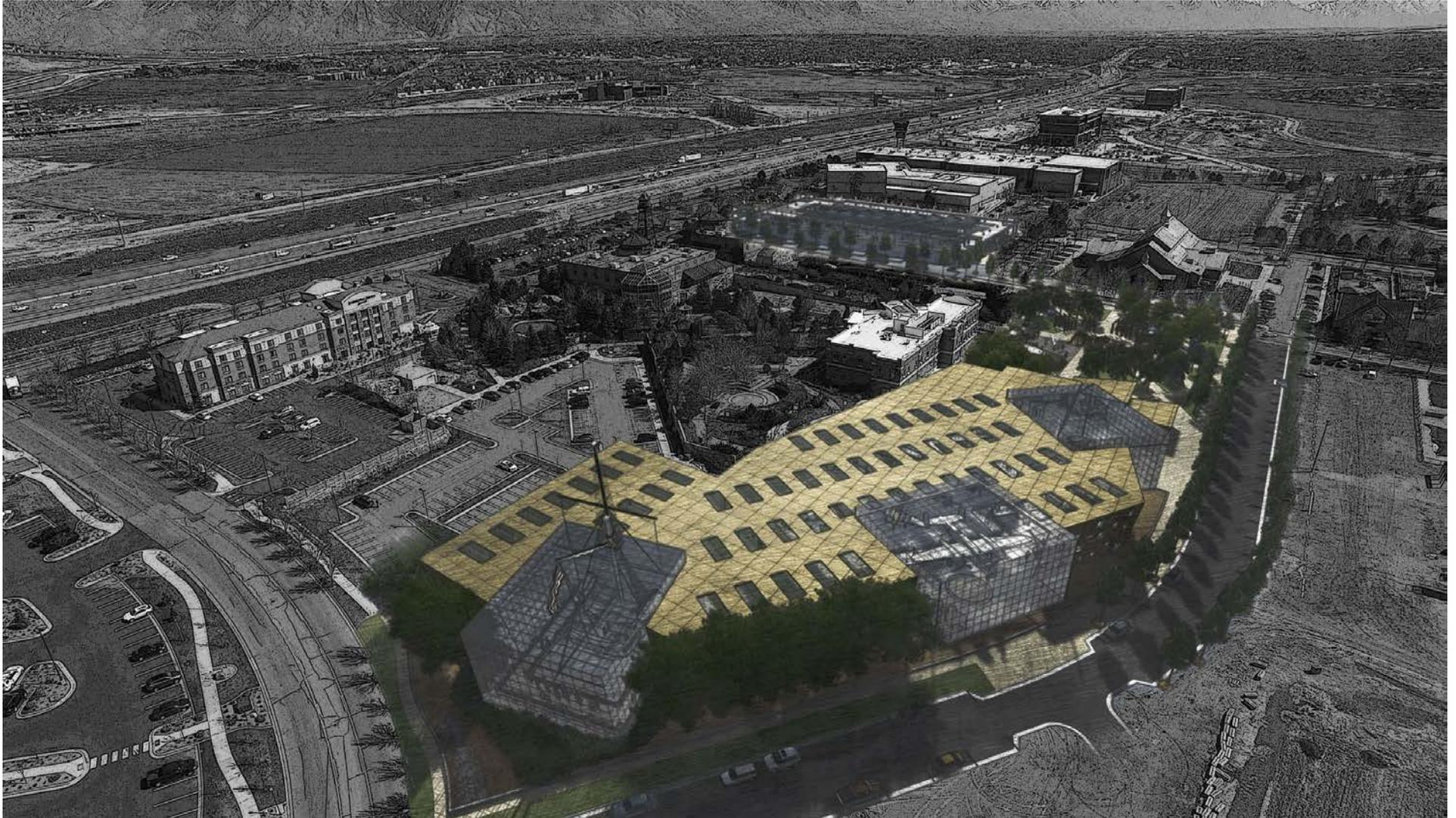
- Extends Beyond Thanksgiving Point
- Ties Existing Development with Future Growth

Center of the Spine Becomes the Hub of Thanksgiving Point

- Center of Activity
- Free Amenities
- One Location for Parking
- Embrace the New Entrance to Thanksgiving Point

Gravity

Orientation and Clarity of Circulation; While specific themes and venues are important, better orientation and circulation within the campus will be crucial to achieving a walkable campus and will increase dwell times for all visitors.



Gravity **The Design;** This bird's eye image is looking south over Executive Way and the new entrance for cars that pivots around the museum glass corner. Shown to the south and a little east is the proposed parking garage which fronts the pedestrian spine extending from the Freeway to Ashton Boulevard.

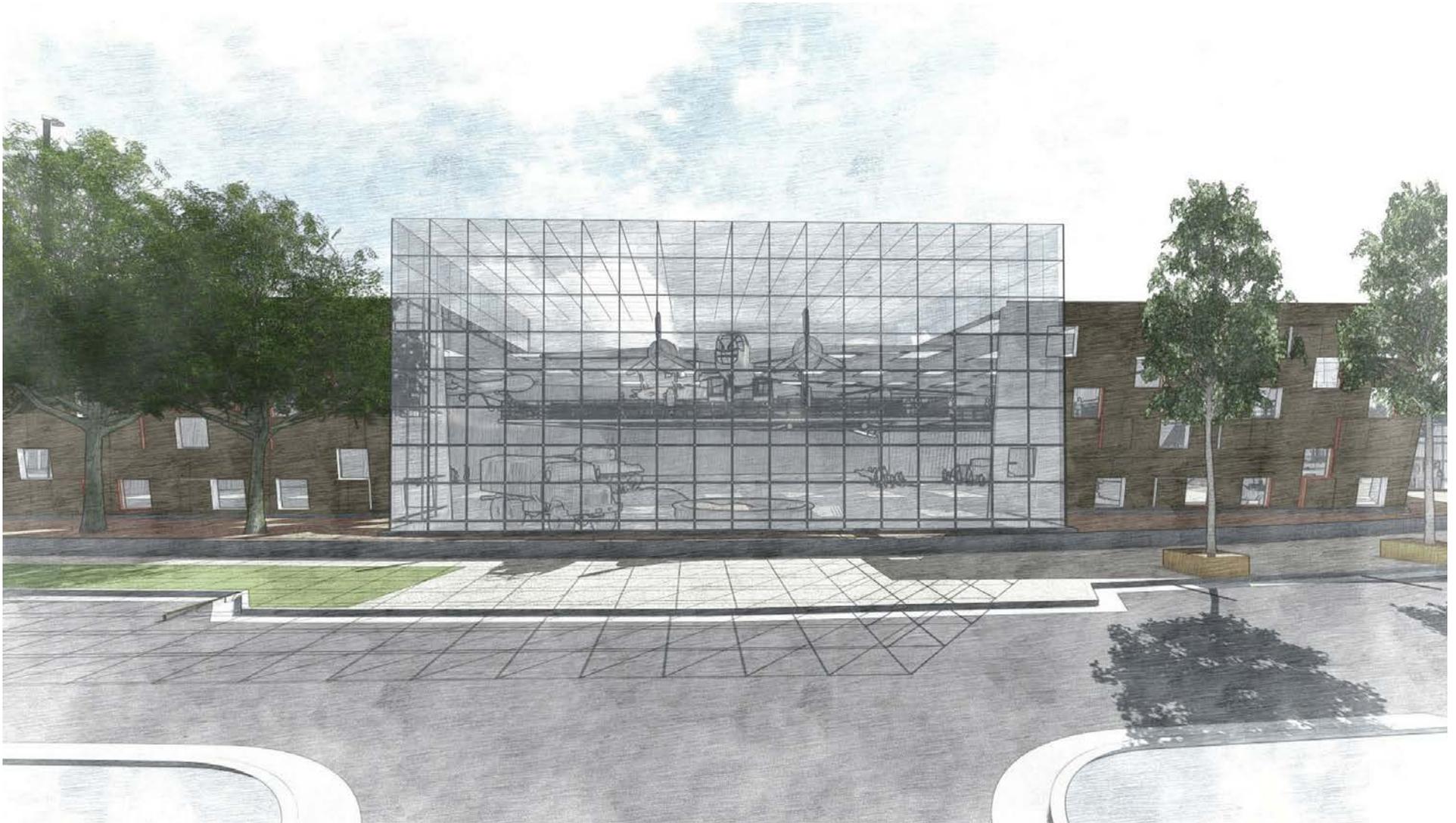


Gravity

The Parking Structure; Parking structures provide the transition from motorist to pedestrian. Their position and design supports strong walkable environments or destroys them. In this case the retail-lined garage defines the new pedestrian spine extending west and connecting the Barn, Electric Park and the new Museum. Retail lines the parking structure at the ground level.



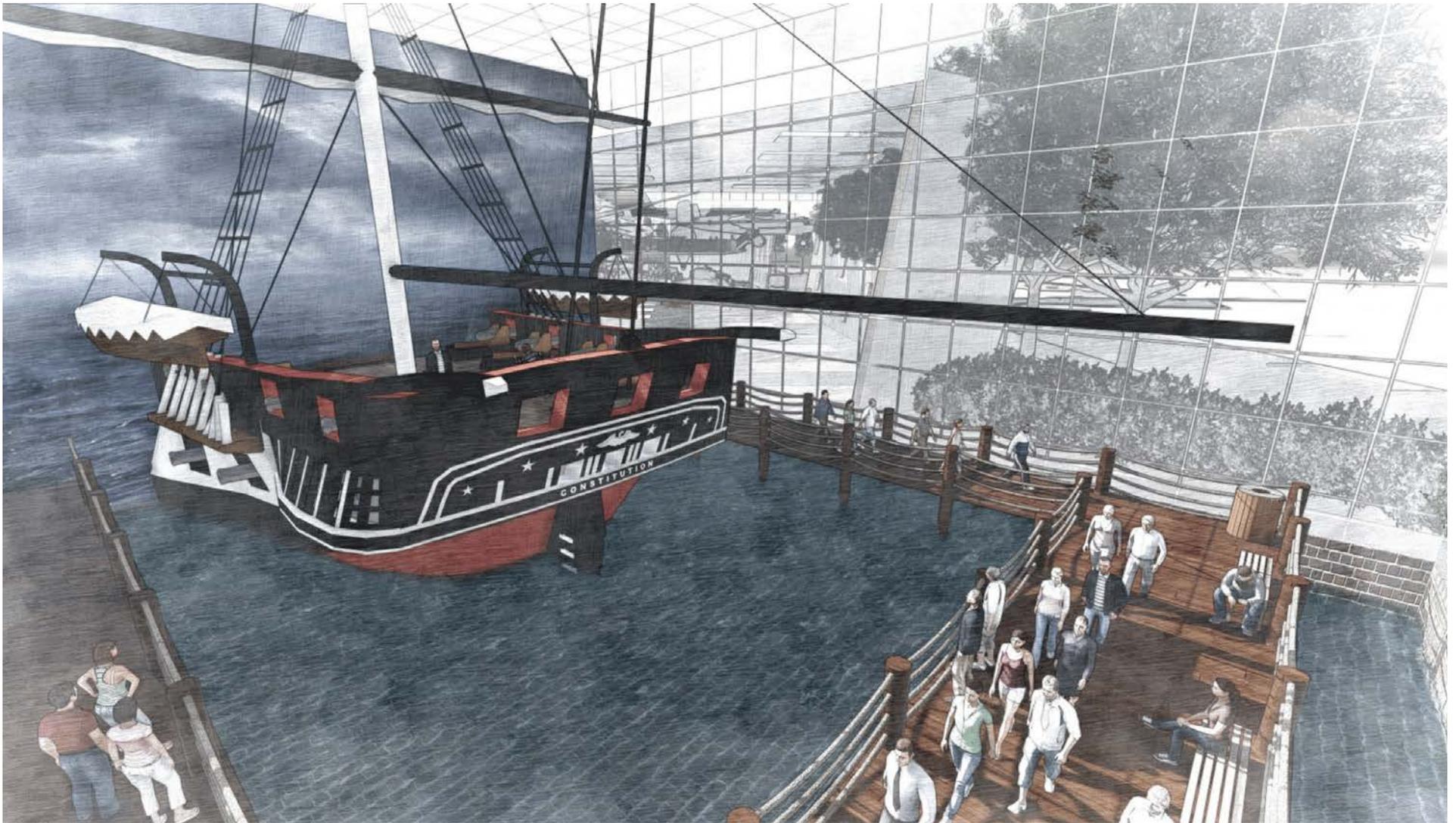
Gravity **The Central Paza;** The plaza acts as the forecourt to the proposed Museum and is available for all ages to play and participate in the main campus for free while making plans for engaging the paid venues.



Gravity **The Museum to Honor Patriotism;** Simply put we rely on our government to celebrate our heroes in support of national security and fighting the hard fights. This Museum of the Patriot provides changing exhibits and opportunities for visitors to tie with history and the artifacts of these conflicts.



Gravity **Basement;** The underground floor exhibits the equipment and settings of ground conflict.



Gravity **Deck of the USS Constitution;** With stunning distant views and a transparent room the deck of the USS Constitution becomes a place to tell this Revolutionary War story in the dramatic and dry context of Utah.



Gravity **The Design Sets in Motion New Gravity;** Achieving a new sense of gravity for the Farm Country Campus requires using a museum, a parking structure, and a plaza to establish and reinforce a convenient and walkable spine. This spine then connects both east and west to transform Thanksgiving Point into a walkable and transit-oriented campus.



3 Keys Summary, Gravity

- 1) Future investment in new facilities, improvements to circulation for pedestrians, cars and buses should be organized around a central spine connecting in an east-west direction from the gift shop/administrative center and extending beyond the Barn and Farm Country.
- 2) The location of future buildings plazas and parking should support a more pedestrian-friendly environment where walking and alternate modes of transportation are reinforced.
- 3) Extension of the pedestrian spine should be located in a master plan overlay linking to the commuter transit and future light rail transit near Adobe. A pedestrian bridge crossing I-15 should reinforce this connection and promote organized development districts on both sides of the freeway.



GREAT SALT LAKE

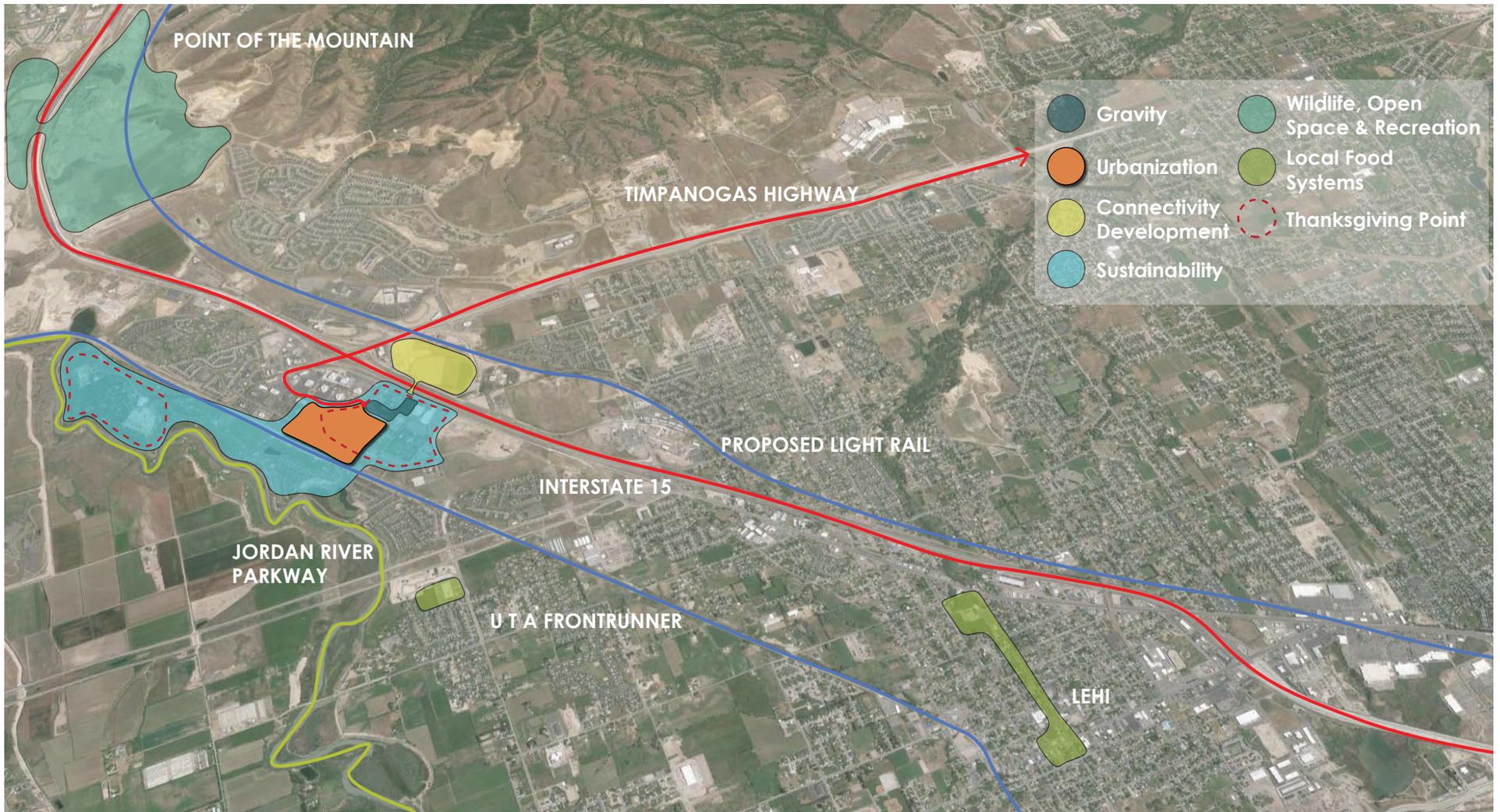
SLC

THANKSGIVING POINT

UTAH LAKE

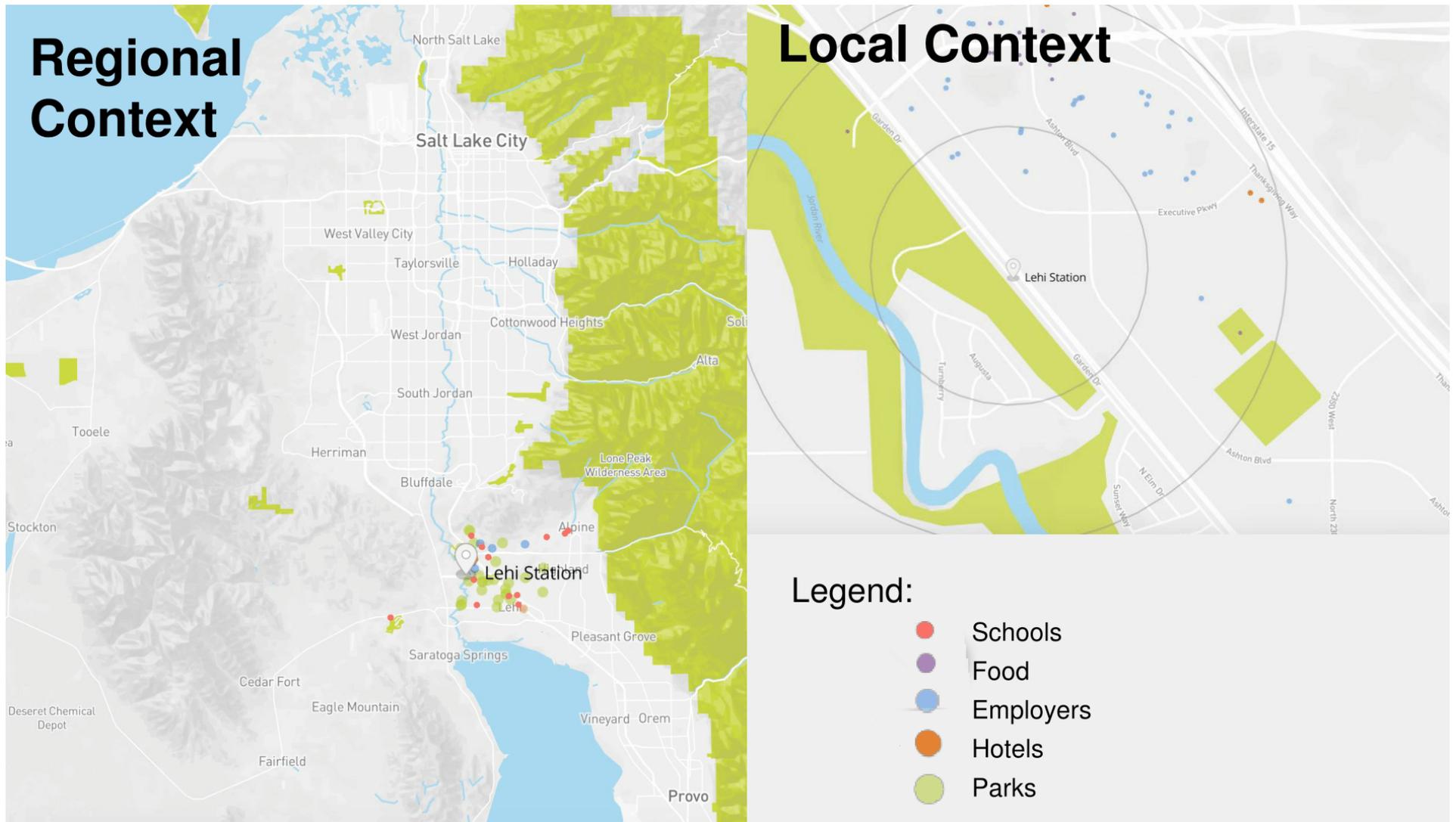
URBANIZATION

*The second project looked at urbanization focused on the most likely remaining sites **PROVO** immediate to the Frontrunner stop. Open sites around the station area within a ¼ mile radius east of the tracks (non-golf), were considered. Building locations relative to parking and “Seamless Living/Public Space” design concepts were advocated to create a dense walkable district.*



Urbanization

Project Site; This team chose the open sites immediately east and within a ¼ mile walking radius of the Frontrunner commuter rail station.



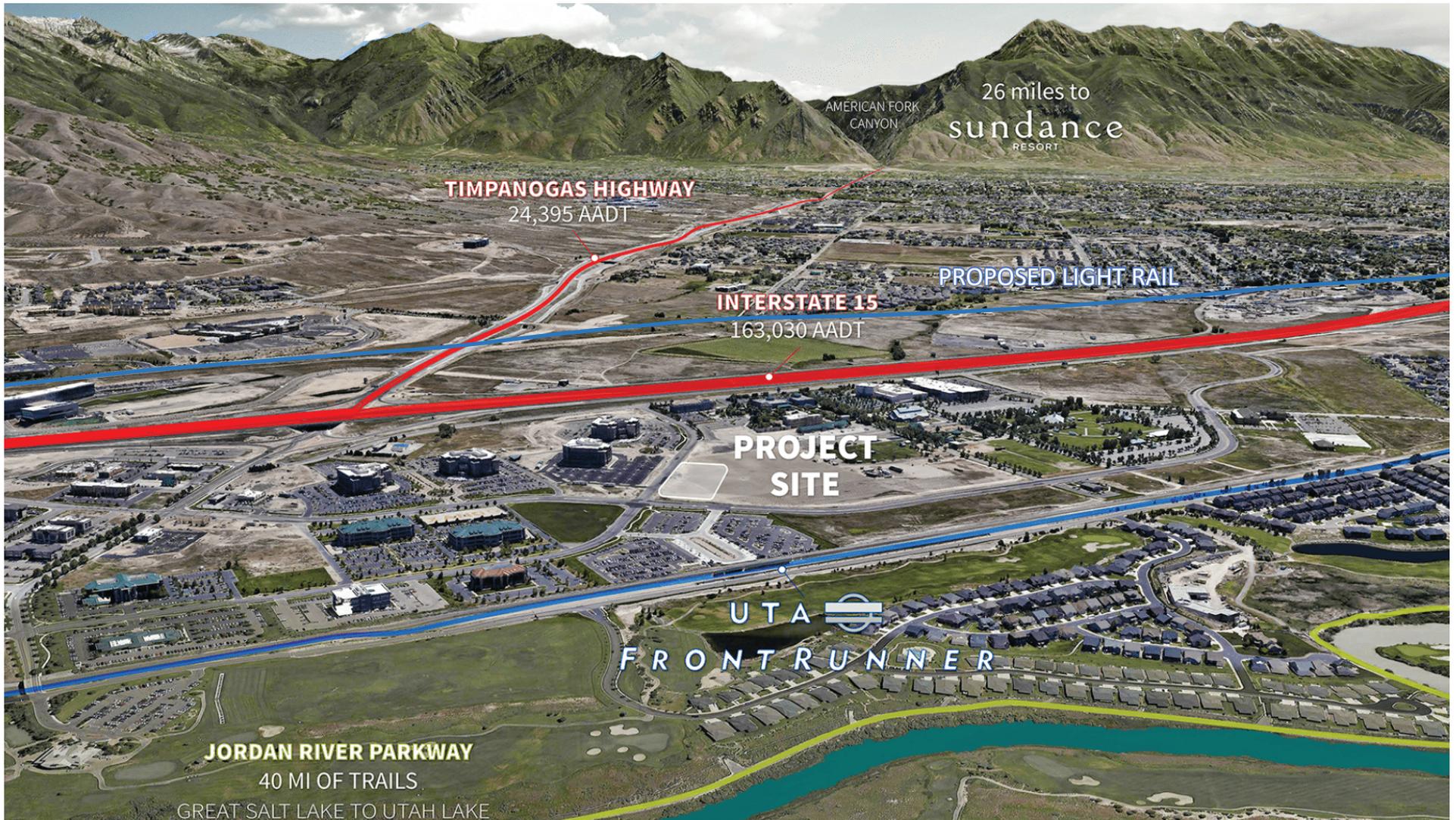
Urbanization Context; This area of greater Metropolitan Salt Lake City is strategically located between Salt Lake City and Provo and has become a huge employment center for the intermountain “tech sector” of the economy.

FILLING THE UNMET NEED



Urbanization

Unmet Need; While growth over the past twenty years has been accelerating, the market offerings for residential housing types, food, beverage and lifestyle items have continued to appeal to the historic middle income/single family housing demographic. The working populations reflect other demographics and other needs.



Urbanization

Assets for Development; Nowhere is there a greater collection of convenient transportation alternatives; open space opportunities and well-paying job opportunities. These are significant contributors to high and ascending land values which are ripe for more intense forms of development.



LEGEND

-  Parking Lot
-  Building
-  Green Space
-  Undeveloped
-  Hostile Road

Urbanization

Walkable District/Open Sites and Surface Parking; Both transit/open space assets and low density projects with surface parking beg for a walkable district. An overlay district would identify standards for each proposed project and site with an emphasis on controlled locations for parking, ground level retail and a good walking environment.

Seamless living

- Human Interaction – Social Opportunity
- Not just convenience – Integration
- Universal Living – Inclusive Community.
- Third Space – Stage for Connection
- Woven Fabric of Everyday Life – Live, Work, Play, Etc.

LIVE
WORK
PLAY
EAT
SHOP
RIDE

Urbanization **Value Proposition;** The team focused on the urban design and public space design that would create “Seamless Living”. These more dense and walkable environments are proliferating across the country and appeal to residents whose needs are not currently being met.



Urbanization

8 Crucial Actions; This diagram shows how street-oriented infill, streetscape improvements and a neighborhood park can help to best promote the commuter transit asset by connecting people from the station up into Thanksgiving Point. The key is to do it in a seamless and interesting manner.



Urbanization

A  **From the Transit Station** Looking out toward the plaza a walkable median with bio-swales and a focus on public art moves transit users to offices and new residential opportunities.



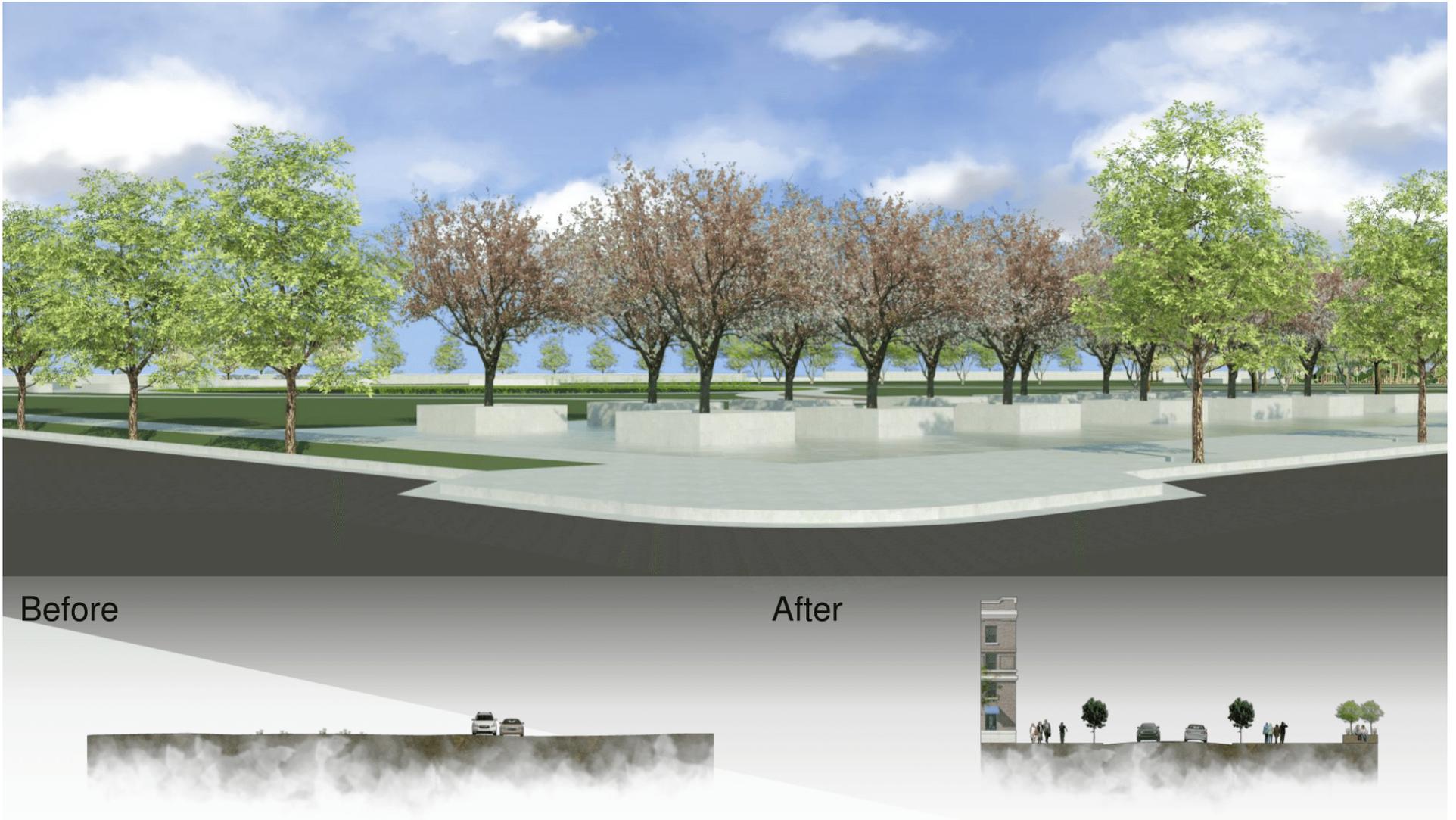
Urbanization

B  **Crossing Ashton Boulevard;** Continuing on and connecting up to Thanksgiving point is a pedestrian connection behind the Hub site. Directly linking the public park.



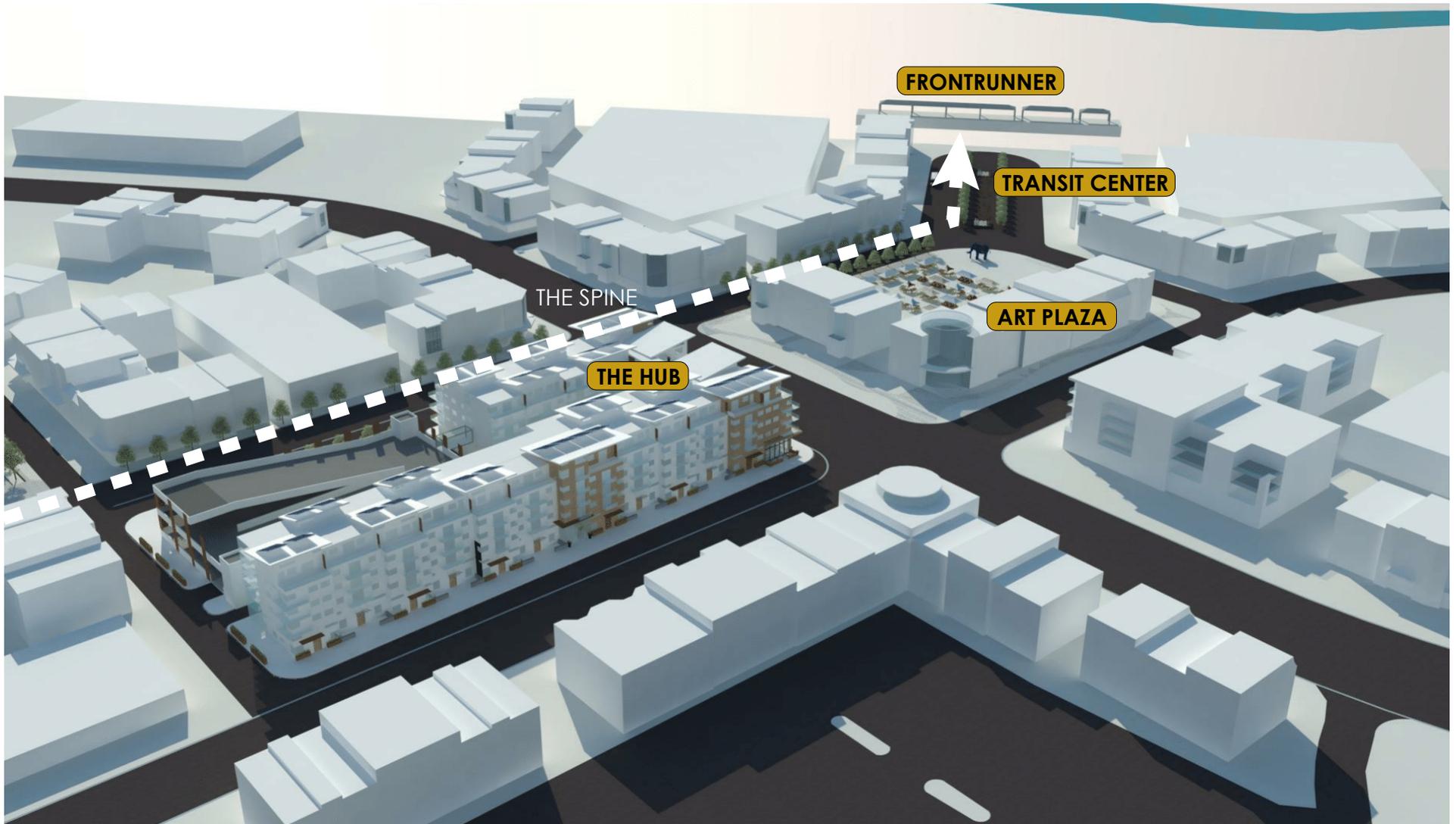
Urbanization

C  **Central Park Joins Thanksgiving Point to Commuter Rail;** The mission of Thanksgiving Point's transformative learning is joined by the desire to provide a "Central Park" for the Point of the Mountain; a park that supports a transit-oriented district's residential population and Thanksgiving Point's visitors.



Urbanization

D  **Corner Plaza/Seam;** Pedestrians moving west toward the commuter station on the spine are guided into the new “Central Park” at this corner plaza. The plaza draws them into the park and shifts them north and west to the center of the commuter district.



Urbanization

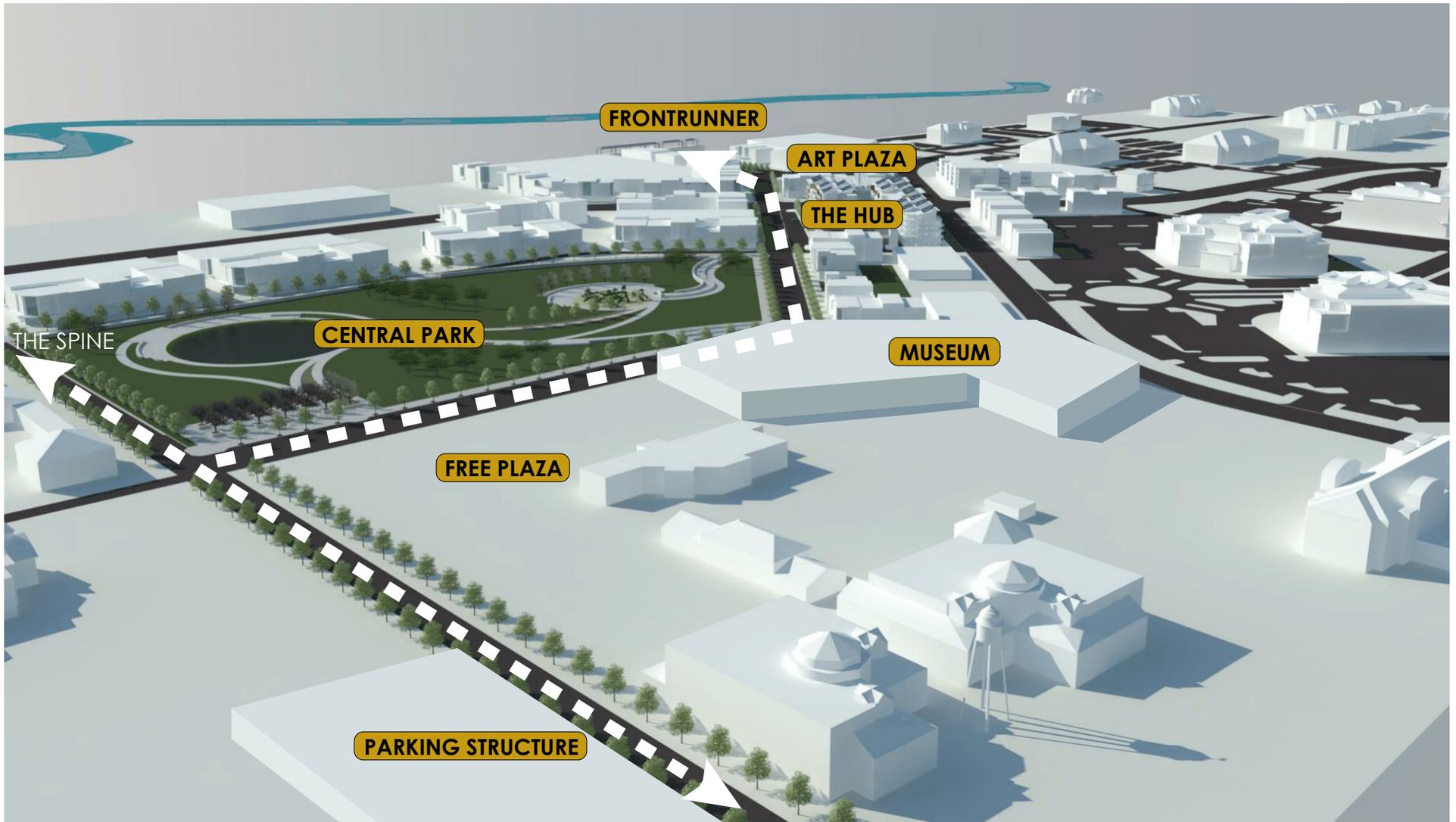
District Architecture; It is evident that more intensified development products and ground-level interests and activity are keys to increased real estate value and better utilization of the transit asset. This architecture and public space design encourages people to come to Thanksgiving point by train, to walk and to dwell in the district.



Solar Panels
Rainwater Collection
Green Roofs
Bioswales



Urbanization **Sustainability** Is the hallmark of new markets for development and new visitors for Thanksgiving Point. All new projects should meet the new standards.



Urbanization

Looking Over The Transit-Oriented District and to the Jordan River; This perspective shows the importance of the connection from Thanksgiving Point's Farm Country to the commuter station, To benefit current and new visitors to Thanksgiving Point. Imagine connecting "Gravity/Farm Country" with Urbanization, the synergies are tremendous!

3 Keys Summary, Urbanization

- 1) *The formation of a more dense and walkable district is crucial to the proper utilization of the commuter transit asset and to expanded visitor market for Thanksgiving Point.*
- 2) *Active ground level development with enhanced streetscapes, plazas and parks must be the focus of this district.*
- 3) *An appropriate blend of more intense development and the critical location of strategic parks and plazas reinforces the "Central Park" mission of Thanksgiving Point.*

- 1 Front
- 2 Trans
- 3 Art Pl
- 4 The H
- 5 Cent
- 6 Pivot
- 7 Pivot
- 8 Urba

GREAT SALT LAKE

SLC

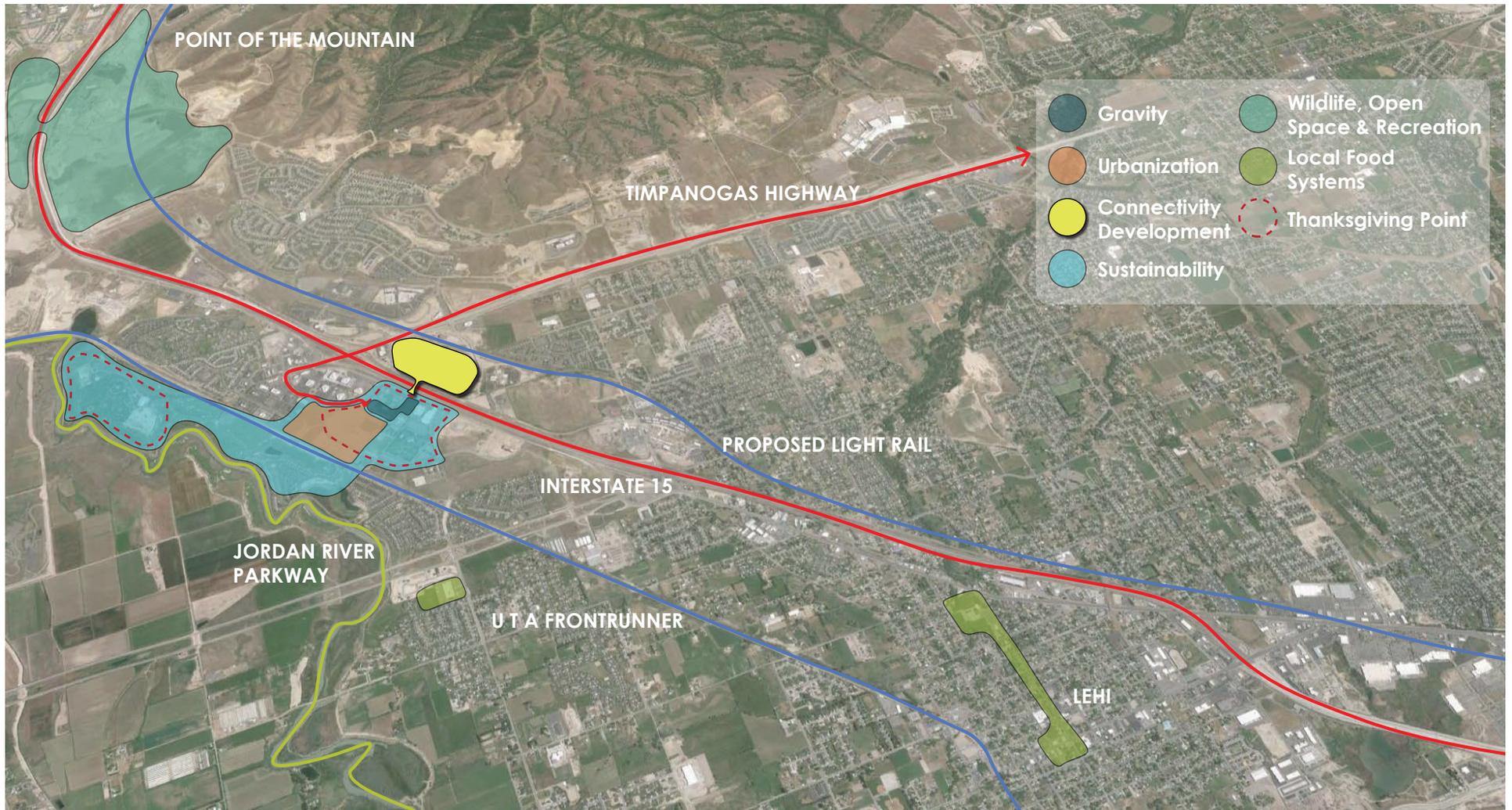
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CONNECTIVITY DEVELOPMENT

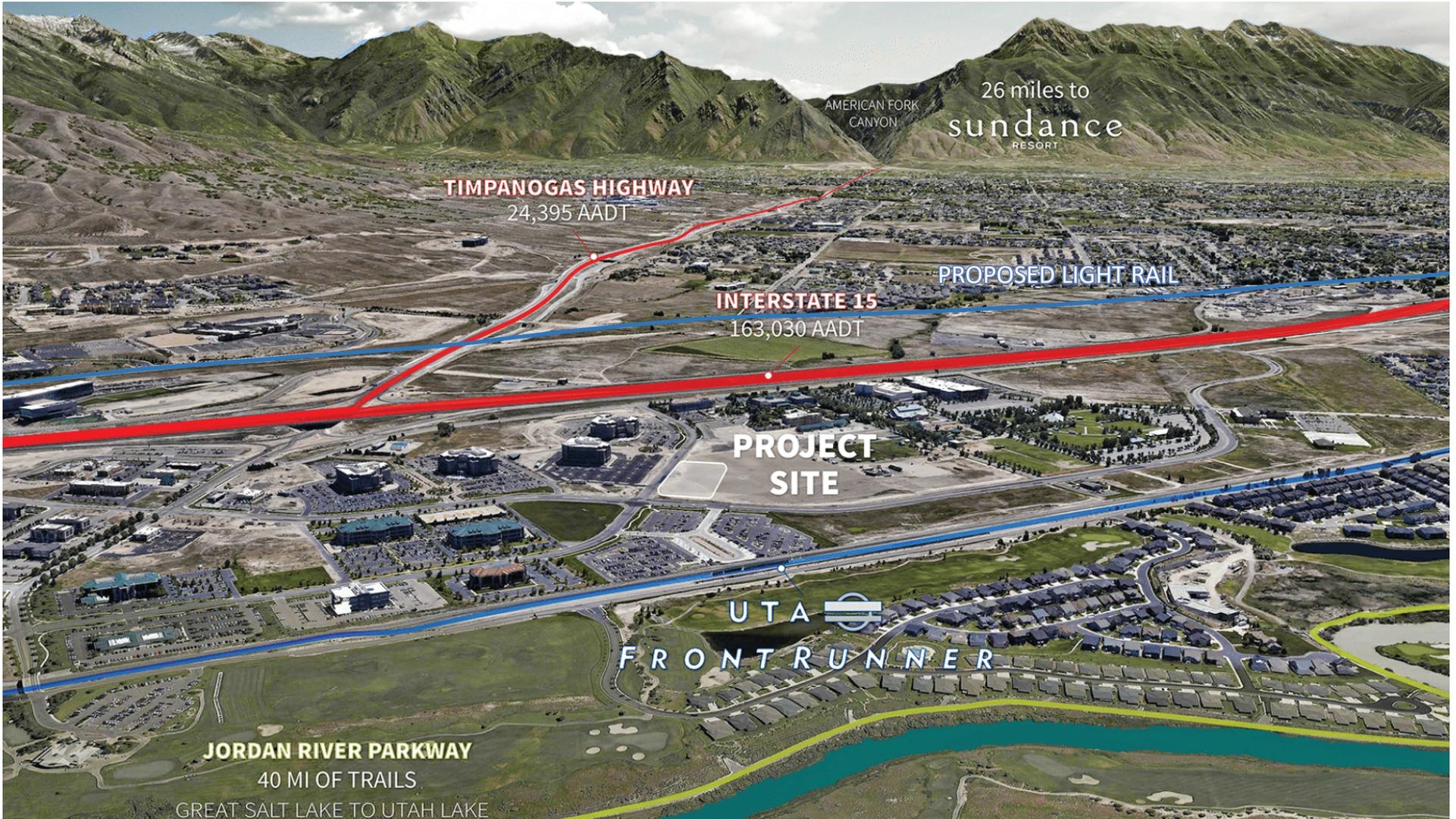
The Connectivity Development team explored how walkable transit to transit connections, bridging across I-15, could nourish responsible growth and better connect Farm County to this growth path. The UTA standard for redevelopment around stations is to promote high use levels for transit. To make this happen in the parcels surrounding Farm Country, connecting through "Gravity's spine" will greatly enhance the attractiveness of the transformative learning venues.

PROVO



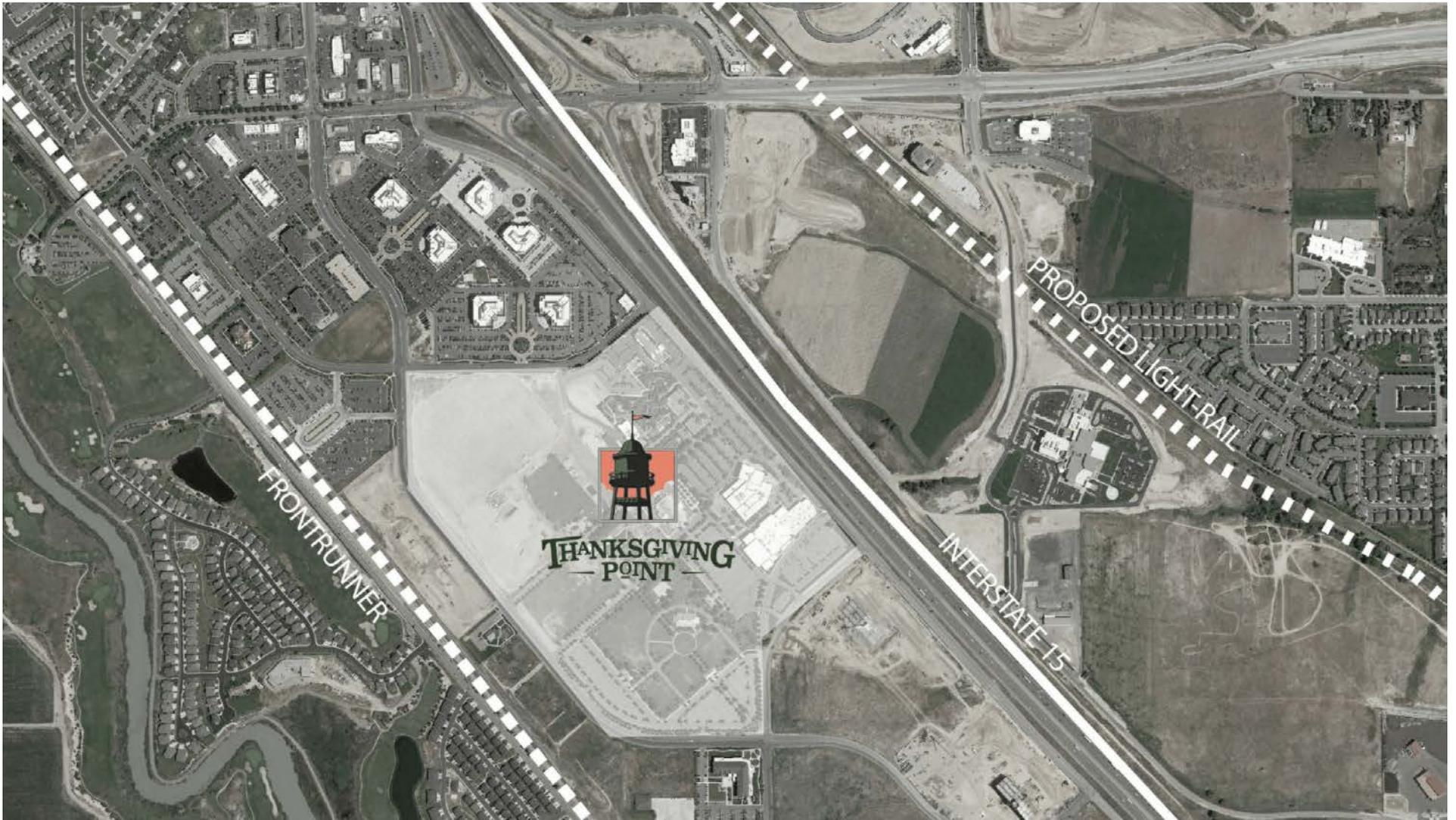
Connectivity

Project Site; The greatest benefit to Thanksgiving Point and to the future of transit use is to provide pedestrian crossing of I-15, strategically linking through Thanksgiving Point to the commuter station. The team chose to “sandwich” Thanksgiving Point between two new districts. All will benefit from a connection from proposed light rail to existing rail.



Connectivity

Transportation Assets run North-South; Nearly 250,000 people a day are struggling to get around and through Thanksgiving Point. Much of the chaos is jammed around the major interchange. With greater future use of transit, a walkable cross linking transit to transit will validate a new vector of real estate value.



Connectivity **Frontrunner to Light Rail;** Bending this future walkable link up through Thanksgiving Point is worth millions of future visitors to the venues.



Connectivity

Recent Development/Car-related; Future opportunities are lost around the interchange as recent low density development occupies what would have been the “walkable center”.

Lehi, high-tech companies say Utah owes them better highway, train line

By Lee Davidson The Salt Lake Tribune

Published: July 20, 2015 08:09AM Updated: July 20, 2015 06:28PM



(Al Hartmann / The Salt Lake Tribune) UDOT announced its top 15 construction projects for the spring/summer season at a press conference in Draper Friday Feb. 27. Construction will start in March 2015 for the \$252 million I-15 The Point. UDOT's largest project will widen I-15 to six lanes in each direction between 12300 South in Draper and state Route 92 in Lehi. The project will also reconstruct this interchange at 14600 South and I-15

Transportation » State is renegeing on road work promises that lured high-tech firms, city says.

Lehi and its high-tech firms want to jump to the front of the line for transportation projects, arguing the state is renegeing on promised work used to lure companies there.

They warn that Utah will lose many new, big employers without improvements.

At issue: a \$450 million upgrade to the Interstate 15 corridor through Lehi, including rebuilding a congested interchange with State Road 92 at Thanksgiving Point and adding a “flyover” bridge nearby to improve access across the freeway.

Connectivity

In the Works; Many of the high-tech companies had expected more from regional transit. Pedestrian crossing of I-15 and a link from Frontrunner to Light Rail would address their concerns, add significant value to all remaining parcels and thus contribute to significant increase in use of transit.

TR | The Ridge

INNOVATIVE OFFICE DESTINATION

LEHI UTAH

PARK FEATURES

- 560,000 SF Class A Office on 28 acres
- Future retail pads / planned full-service restaurants
- 25,000 rentable square foot floor plates
- Generous improvement allowances
- Excellent parking at 5.0 / 1,000 rentable square feet



 122,620 ADT



The Ridge is a 560,000 square foot state-of-the-art office destination, fully integrated part of a dynamic mixed-use development. The retail portion of the development feature up to 160,000 square feet, including restaurants and other retail service amenities.

Presenting the most modern building architecture and design in the market, The Ridge sets a new standard for Class A office environments.

The project features abundant parking at a generous 5/1,000 RSF ratio, with fiber optic connectivity and additional redundancy incorporated as a critical component of the project infrastructure.

Located in one of the highest income trade areas with high profile freeway visibility and immediate right on/right off access, The Ridge offers a truly strategic location - ideally suited to accommodate a wide range of office requirements and users, with exposure to over 135,000 vehicles per day.

NOTABLE BUILDING FEATURES

- Ribbon windows that wrap the buildings
- Dramatic two-story atrium lobbies with connective entrances
- Upscale finishes, state-of-the-art technology integration
- Corner office areas surrounded by floor-to-ceiling glass
- Enhanced infrastructure to accommodate redundant power, fiber and monitoring systems



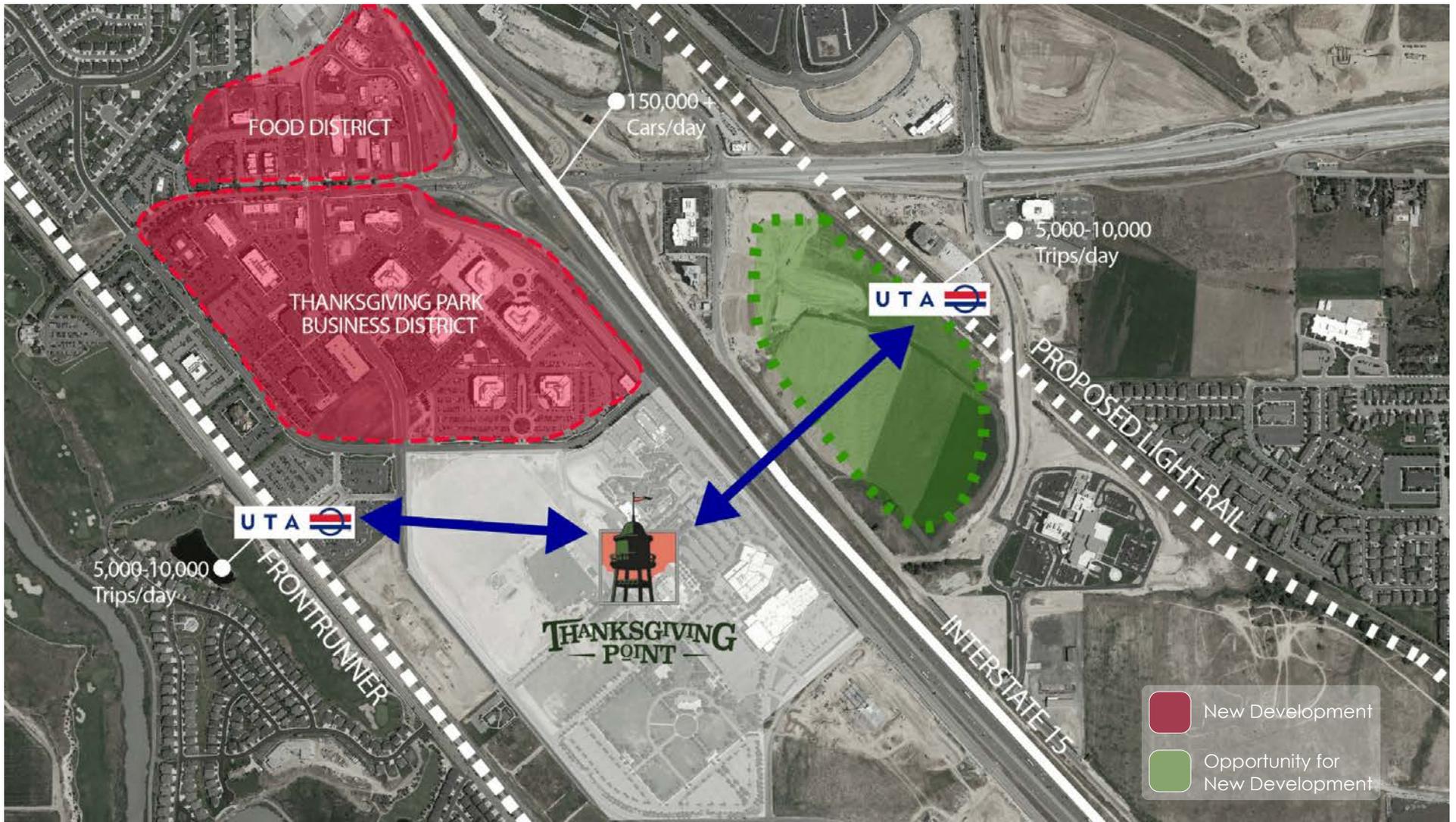
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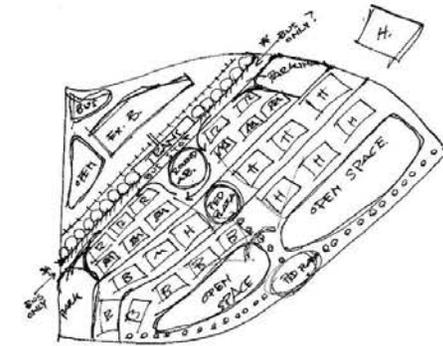
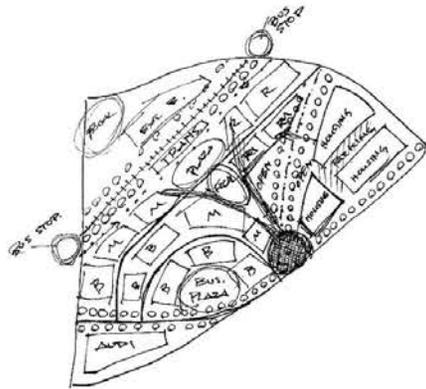
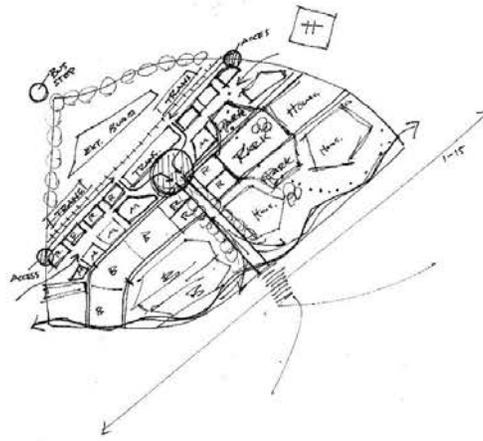
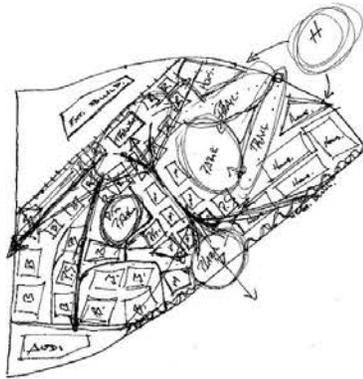
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Connectivity **Proposed Commercial Development;** This development proposal adjacent to Thanksgiving Point is based on surface parking and results in low utilization of transit and is not very walkable.



Connectivity

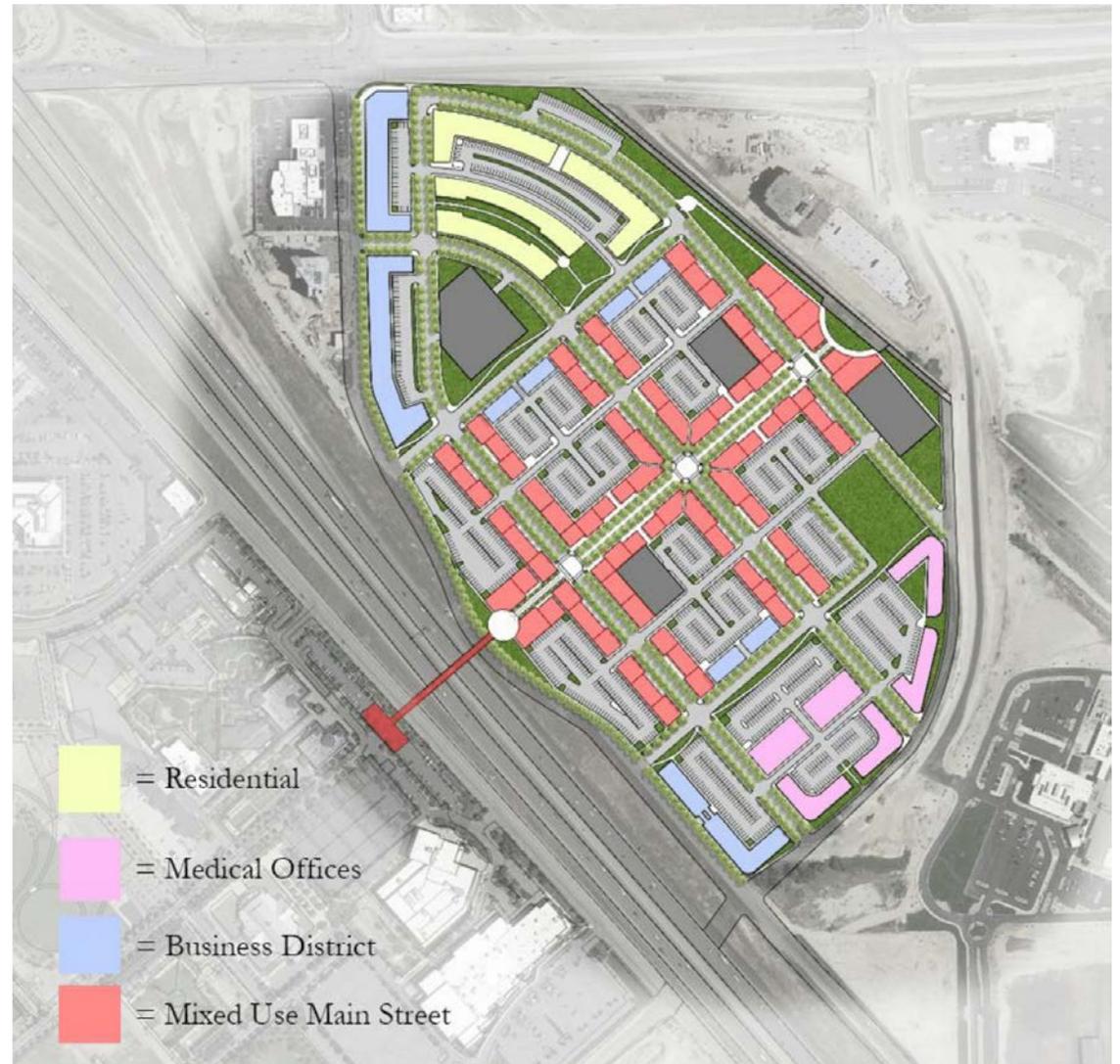
Most Valuable Connection; The most beneficial idea of all of this work is to make this connection part of two overlay districts and to make a new master plan for Thanksgiving Point.



Connectivity

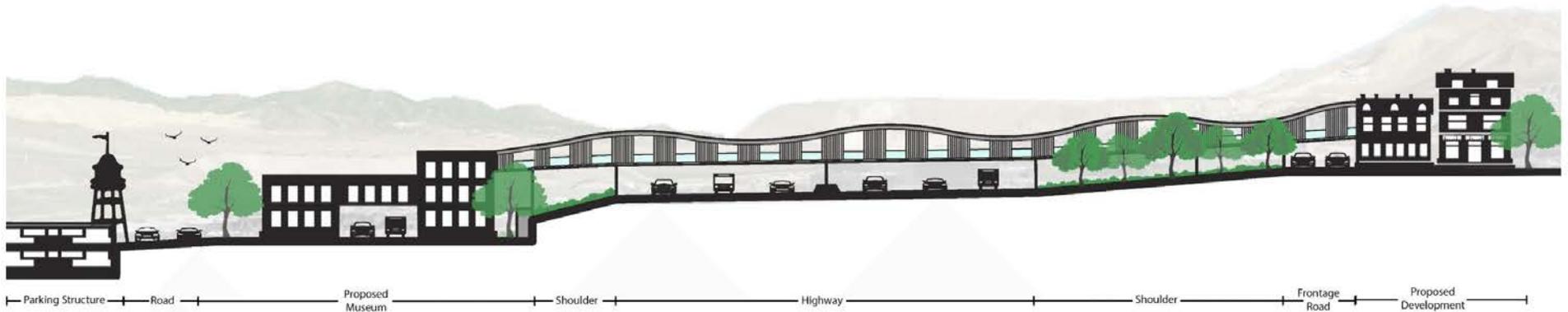
East of I-15; The utilization of this site and the potential to make a pedestrian connection across the freeway establishes value for Thanksgiving Point. This team explored how the site could make best use of highway frontage, transit to transit connection, the hospital and how to make Thanksgiving Point the center of a new universe.

- **Business District: 730,000 sq ft**
- **Retail: 350,000 sq ft**
- **Residential: 600 units**
- **Medical Offices: 300,000 sq ft**
- **Parking: 3 stalls per 1,000 sq ft, 4 parking structures**



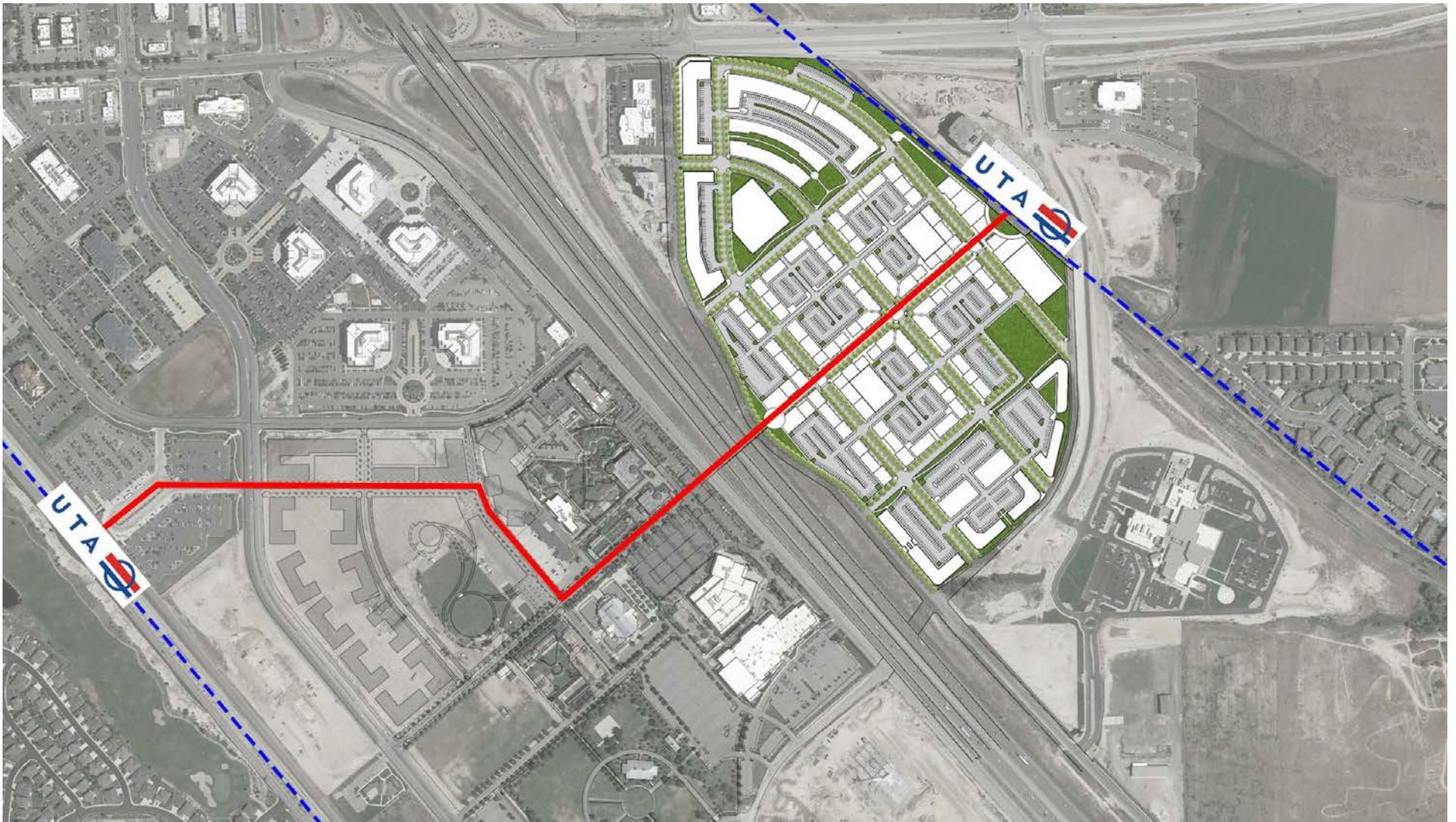
Connectivity

Proposed Plan; The key idea is a walkable street linking the light rail transit stop to the pedestrian overpass and on to the commuter station. The assets of this site, freeway frontage, proximity to hospital and transit make it valuable for mixed use. By creating districts within this parcel (Hospital District), this development has depth in the market.



Connectivity

Pedestrian Bridge a Necessity; With the open sites and transit opportunities remaining, a stimulating more dense and walkable development would live up to promises offered to the tech community. The bridge could also be a transportation museum venue in support of a more progressive future.



Connectivity

String Together Gravity-Urbanization-Connectivity Development; The collection of assets that these projects string together, including over 40 miles of trails along the Jordan River makes this a rich opportunity for Thanksgiving Point, for Lehi and for many landowners.



Connectivity

Highway/Pedestrian Bridge; The best of these bridges focus on activity at the upper crossing level springing from each side of the highway. In cities, like Denver, transit station on interstate highways are often served by highway-crossing pedestrian bridges to best utilize the transit investment.

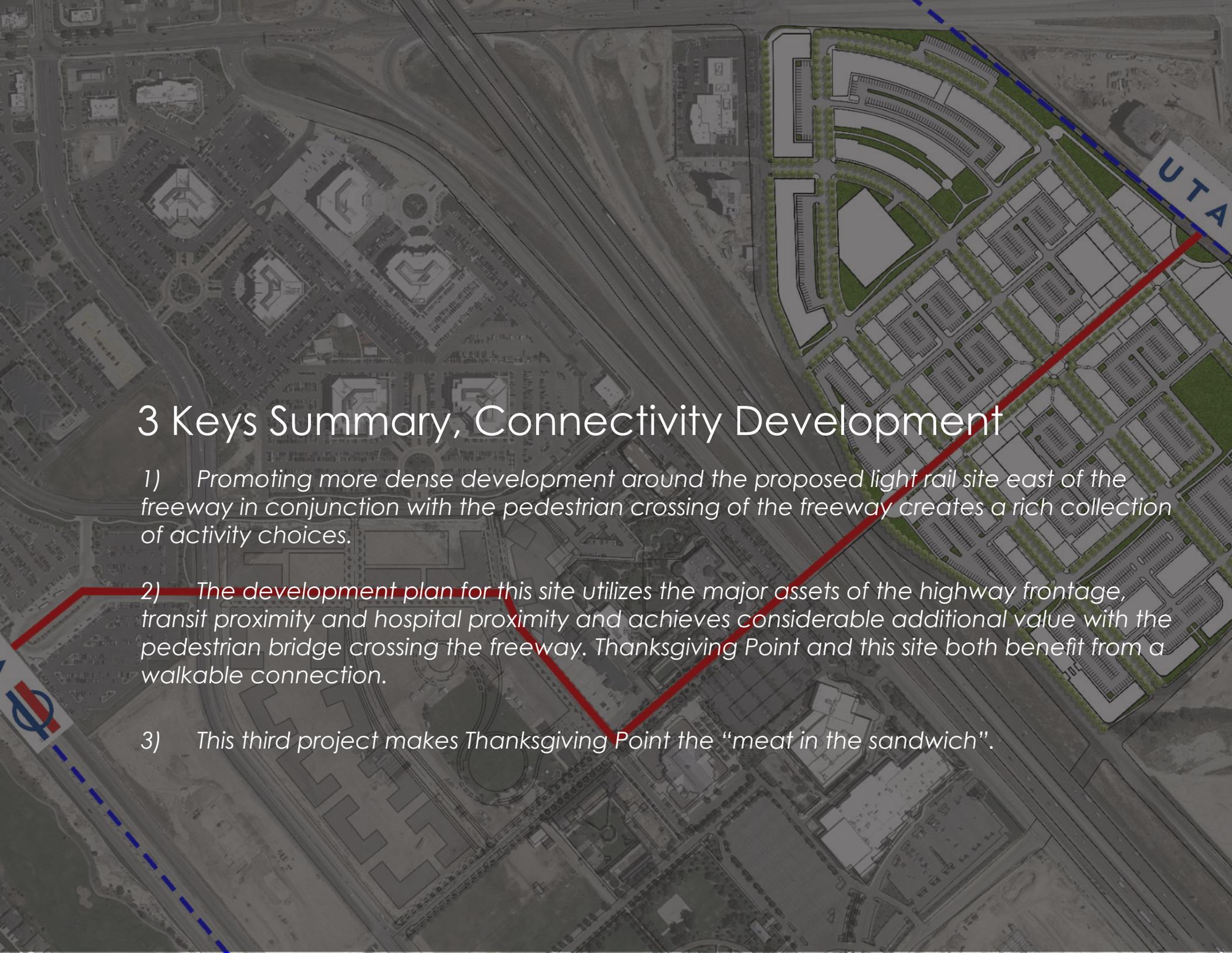


Connectivity **Pedestrian-Oriented Connection;** From pedestrian bridge to the newly proposed light rail, portions of this could be pedestrian only.



Connectivity

Proposed Light Rail Plaza; Although light rail to commuter rail and the pedestrian bridge stimulates more dense development along this spine. An overlay district plan is required so that the master developer or individual projects support the necessary common features, parking and circulation strategies.



3 Keys Summary, Connectivity Development

- 1) Promoting more dense development around the proposed light rail site east of the freeway in conjunction with the pedestrian crossing of the freeway creates a rich collection of activity choices.
- 2) The development plan for this site utilizes the major assets of the highway frontage, transit proximity and hospital proximity and achieves considerable additional value with the pedestrian bridge crossing the freeway. Thanksgiving Point and this site both benefit from a walkable connection.
- 3) This third project makes Thanksgiving Point the “meat in the sandwich”.



GREAT SALT LAKE

SLC

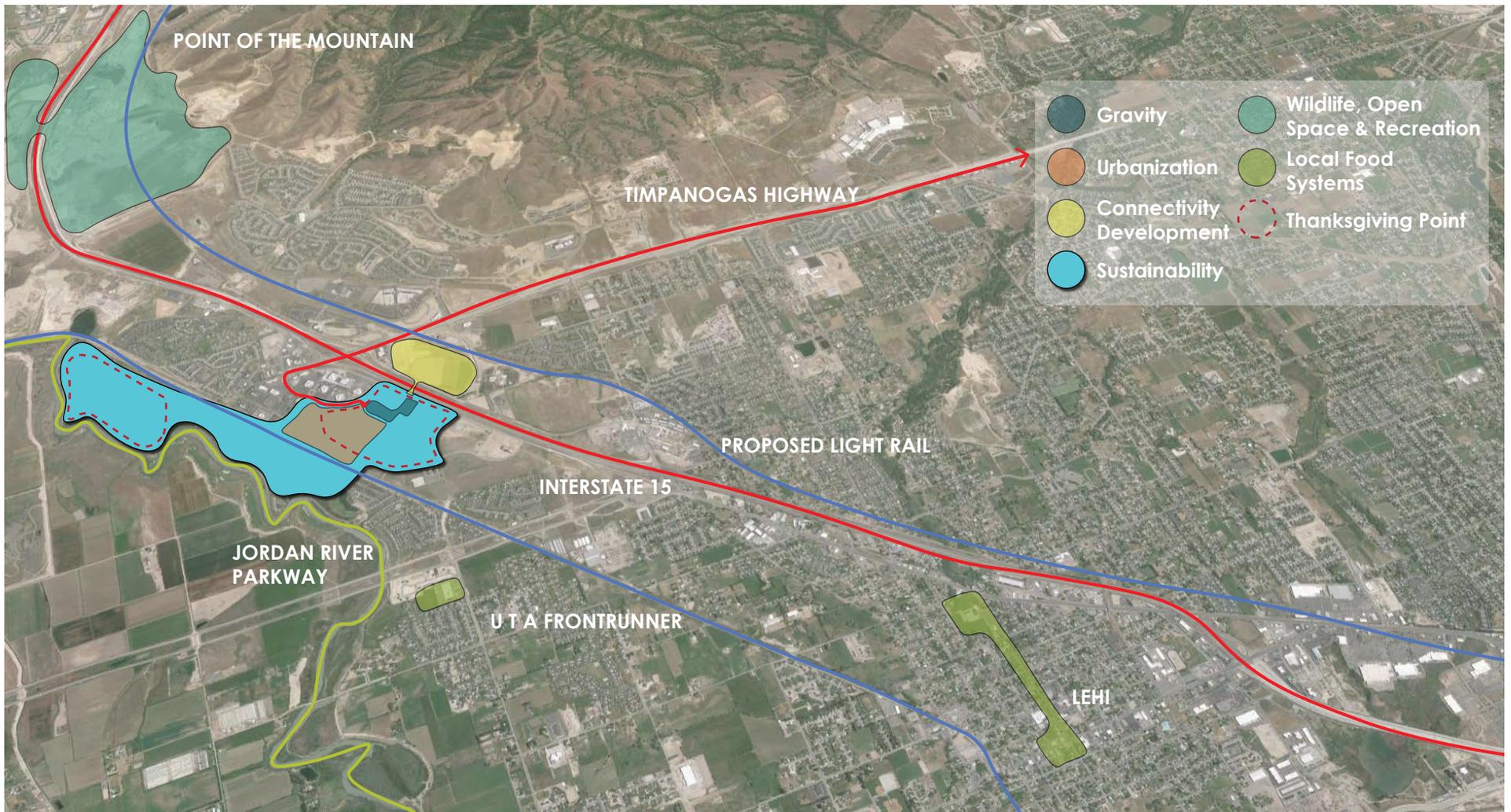
THANKSGIVING POINT

UTAH LAKE

SUSTAINABILITY

Sustainability explores four essential ways in which the Thanksgiving Point Campus can use sustainable practices and design solutions to make it more contemporary, energy wise, walkable and interesting. By making these commitments to positive physical changes and augmenting the transformative learning venues with updated information on air and water quality, Thanksgiving Point will enhance its brand.

PROVO



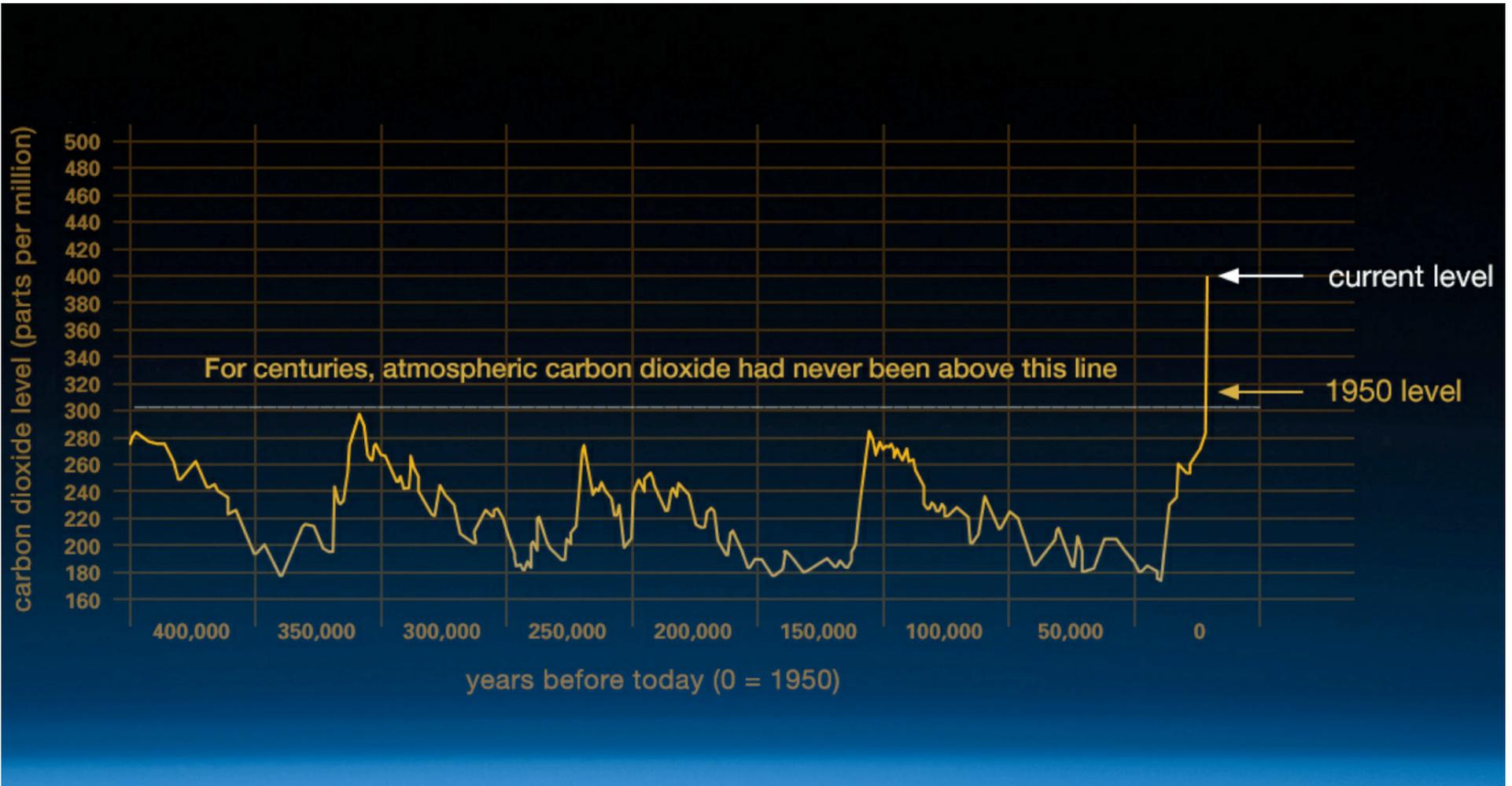
Sustainability

Project Site; With the shifting demographic and shifting values, reinforcing the Thanksgiving Point campus with comprehensive sustainability actions makes market sense. In the tradition of the “Pioneers” the positive impacts include increased health, long-term cost savings and overall happiness of the owners and visitors.

97% of climate scientists agree that warming trends are due to human activities.



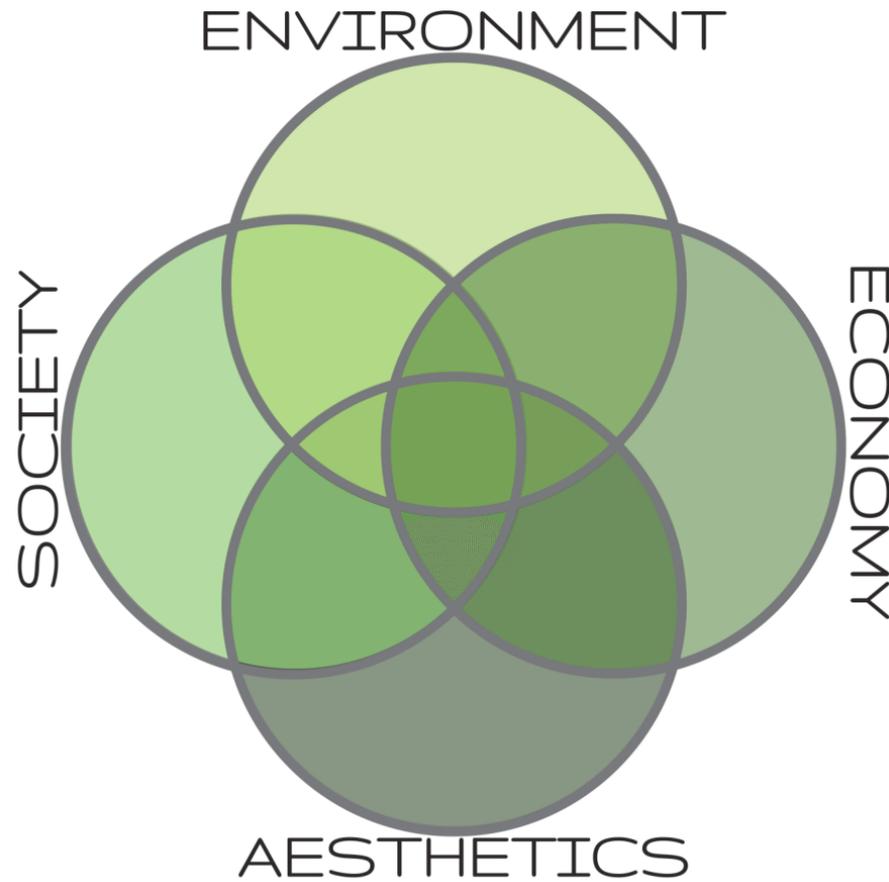
Sustainability **Warming Trends;** Scientists are projecting radical impacts to our lifestyle and our economy resulting from unprecedented climate changes.



Sustainability

Carbon Emissions; The source of the problem is carbon emissions and the amount of carbon that we create can be reduced by how we design, build and operate our facilities.

Guiding Principles



Sustainability

Three Legs or Four? The evolution of the sustainability philosophy, the categories of concern, have traditionally included social, economic and environmental factors. To this we add a fourth circle which includes how things look, their aesthetic quality.

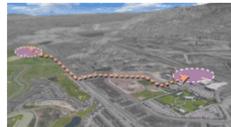
Water



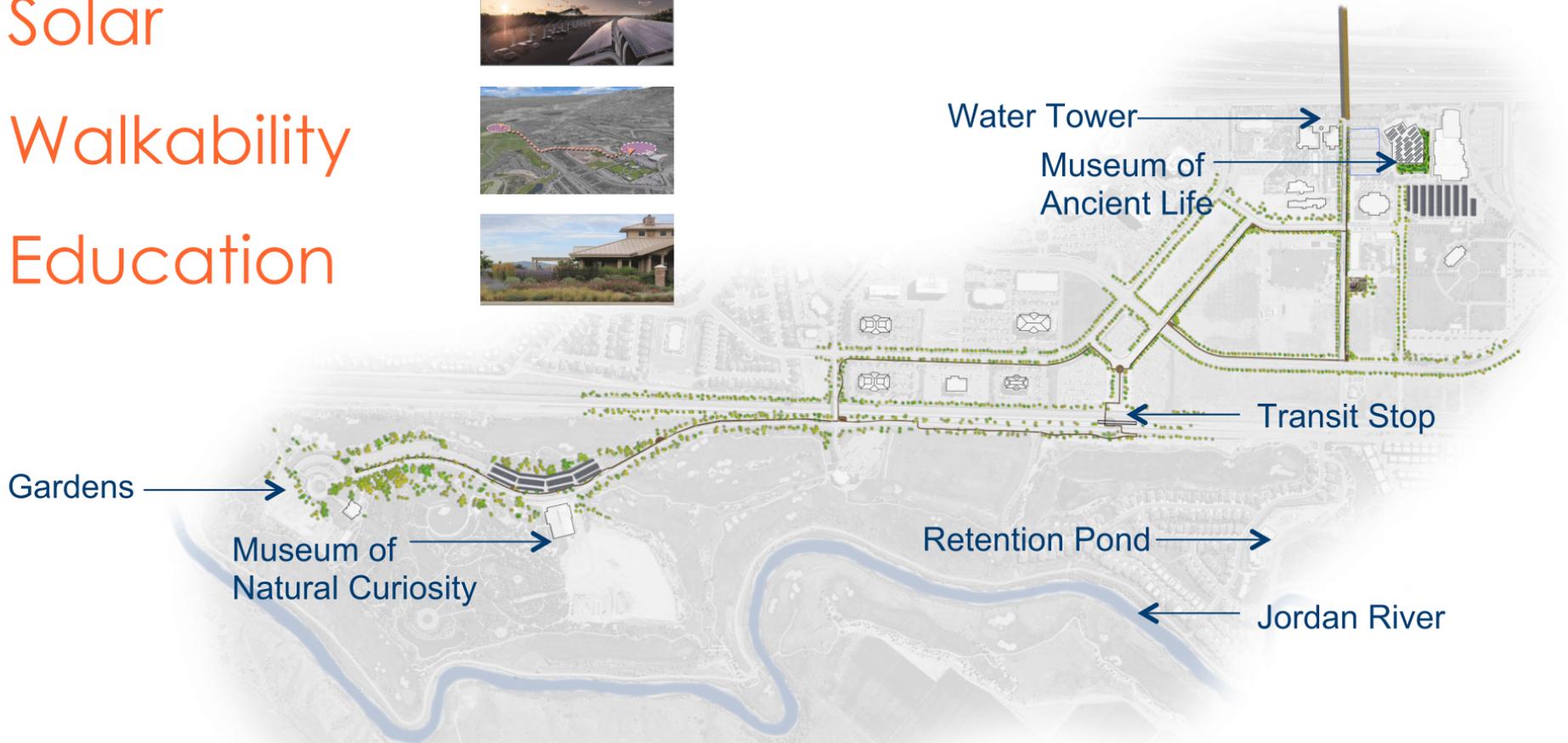
Solar



Walkability



Education



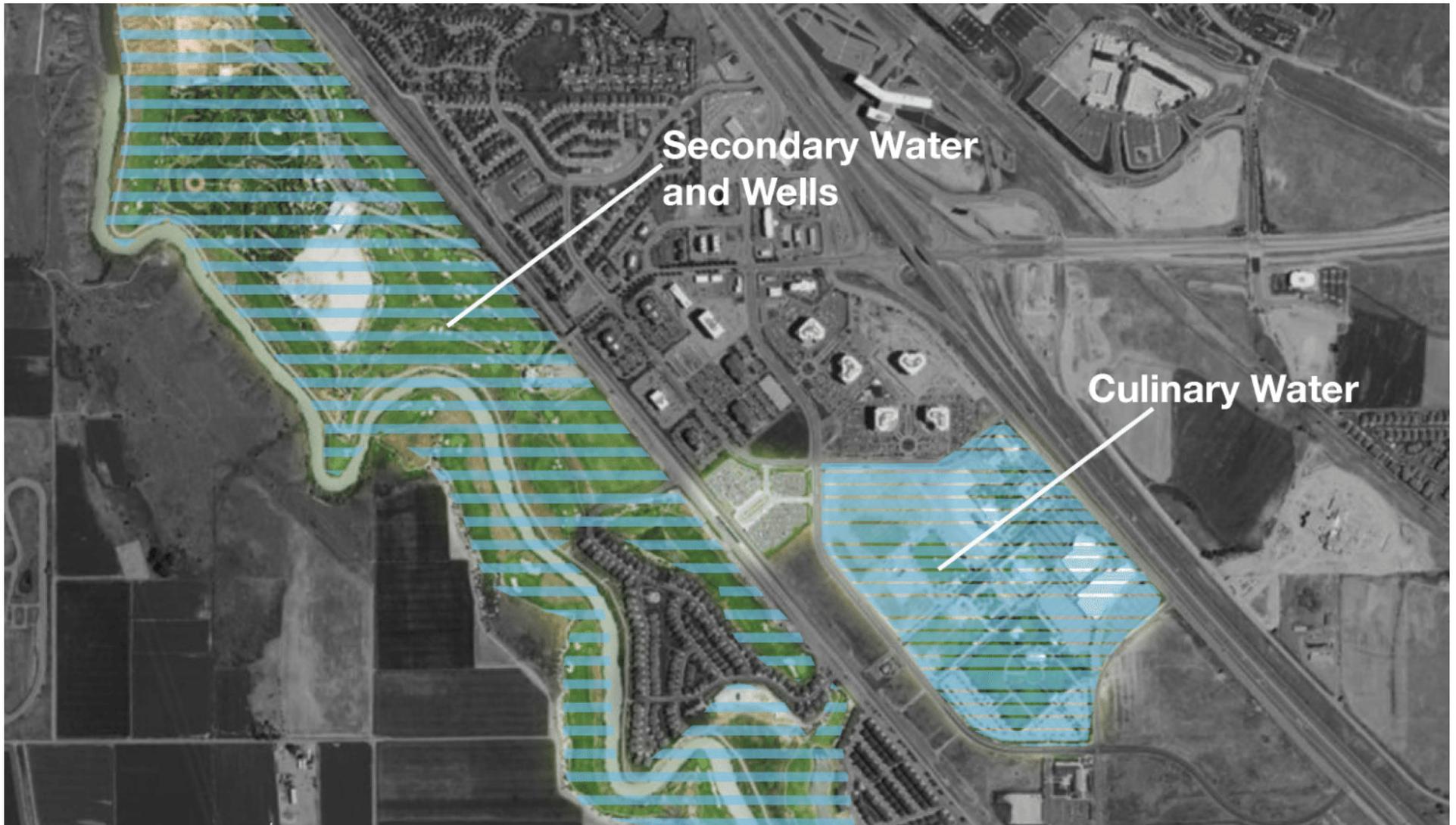
Sustainability

4 Areas of Focus; The team has proposed actions in four areas of the transformative learning campus. They include how to gather and handle storm water, the potential use of solar power, the enhancement of a walkable environment and how to educate the visitor about these issues.

Water

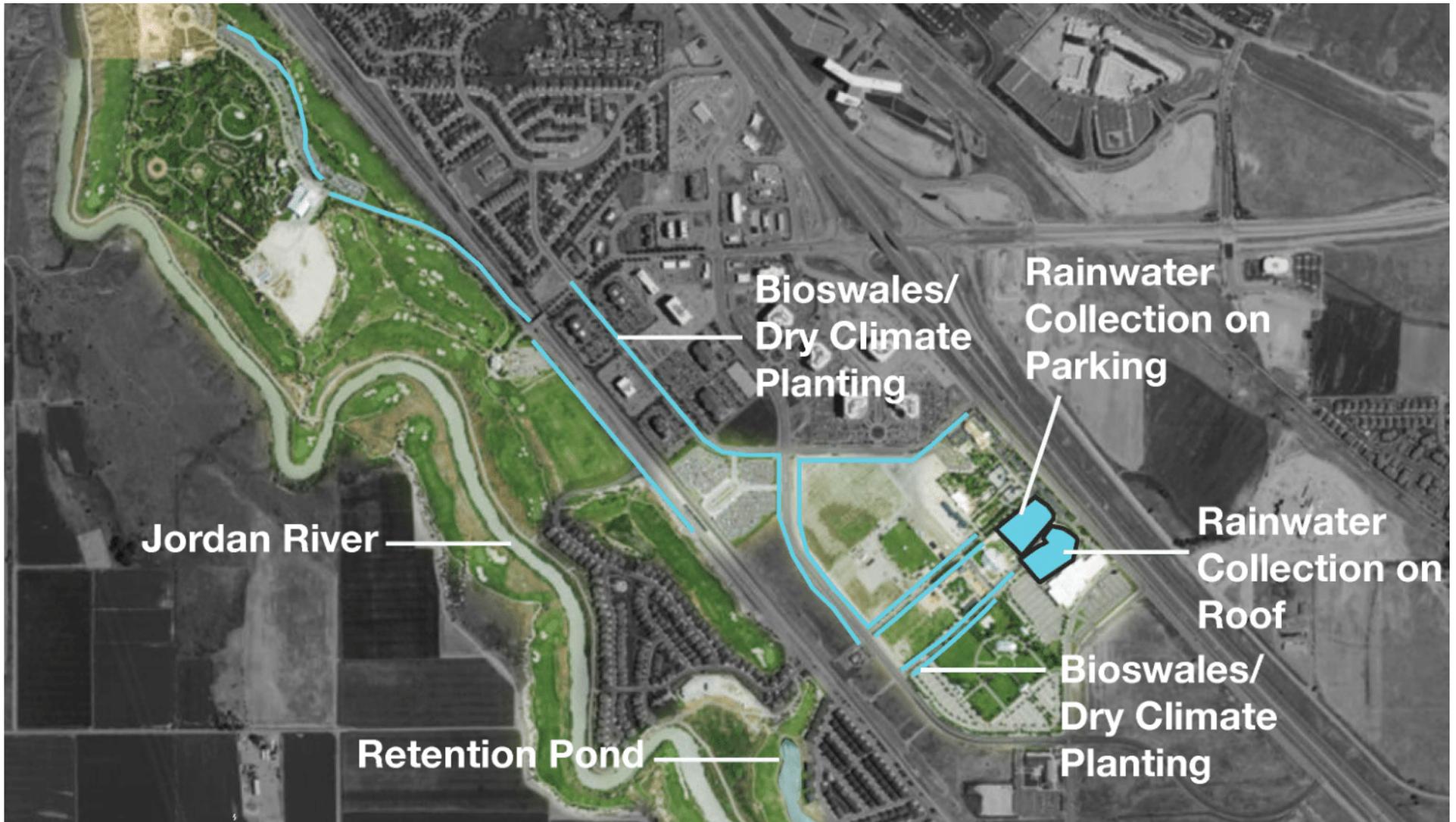


Sustainability **Water is Precious;** Water and air are essential to our daily and immediate survival. Water can be collected and better used by evaluating how it is used today at Thanksgiving Point.



Sustainability

Sources and Use; The sources and uses of water are guided by a conscious effort to conserve. Millions of gallons of water are used on the golf course and in the gardens. Sourcing and conservation of this water is being addressed by Thanksgiving Point.



Sustainability

The Existing System; The team's suggestion is to focus on the collection, treatment and use of water coming off campus buildings and parking lots.



Sustainability

Bio Swales; The design of storm water systems, how water is gathered, cleansed and used on sites is the subject of many design discussions and implementation strategies nationwide. Because this is all done more effectively and cheaply in the open air, it lends itself to interpretive educational exhibits which can also create interest in walking.



Sustainability

Rooftop Gathering; Large venues have large roofs which allows the water to be used to sustain the garden. Shown here the “rain/climate garden” addresses many sustainability issues in the spaces adjoining the Museum of Ancient Life. Gathering, cleansing and using the water for local purposes as well as creating a more soothing climate for the visitors.

Solar



Sustainability **Of All the Renewable Energy Options,** Gathering solar energy appears to be evolving with an economically supportable market and technologies. These panels can also be used to shade parked cars. Their visibility advertises the wise use of energy.



Solar Power for Your Business

Whether Your Business is Large or Small, Now is the Time to Switch to Solar.

Take Advantage of these Industry Exclusive Savings!

- No Upfront Costs
- Solar-Specific Financing
- Average 4-6 Year R.O.I.

Great Tax Incentives

30%	Federal Tax Credit
30%	Depreciation Tax Benefit
10%	State Tax Credit Up to \$50,000
70%	OFF with all incentives!

Sustainability

Tax Credits and Incentives; It is becoming economically attractive to use alternative energy forms. The lessons and benefits of these commitments and technologies can also become the subject of exhibits in the transformative learning venues.



Sustainability

Big Money; Annual energy bills are growing. Some of this power is generated with a high carbon impact. Solar power has a minimum "carbon footprint" and will increasingly save money.



Sustainability

The Solar Program; Included in the program for solar power is; solar parking, new development opportunities, retrofitting existing buildings and solar panels for the proposed parking structure (Gravity).



Sustainability

The Museum of Ancient Life; At this existing venue solar panels are retrofitted in conjunction with the rain garden. This has the potential to connect with origins of energy and the contemporary values needed to make the leap to solar. These educational interpretations make this central and highly visited venue a valuable contributor.

Energy Needs:

Gardens-	1,134,090 kWh
MONC-	673,762 kWh
MAL-	1,033,942 kWh
Farm Country-	117,132 kWh
Emporium/Butterfly-	445,720 kWh

Total: 5,267,889 kWh/yr

Solar Needs:

Area of Solar Panels Needed 175,596 Sq. ft

Proposed ~176,000 Sq. ft



Sustainability

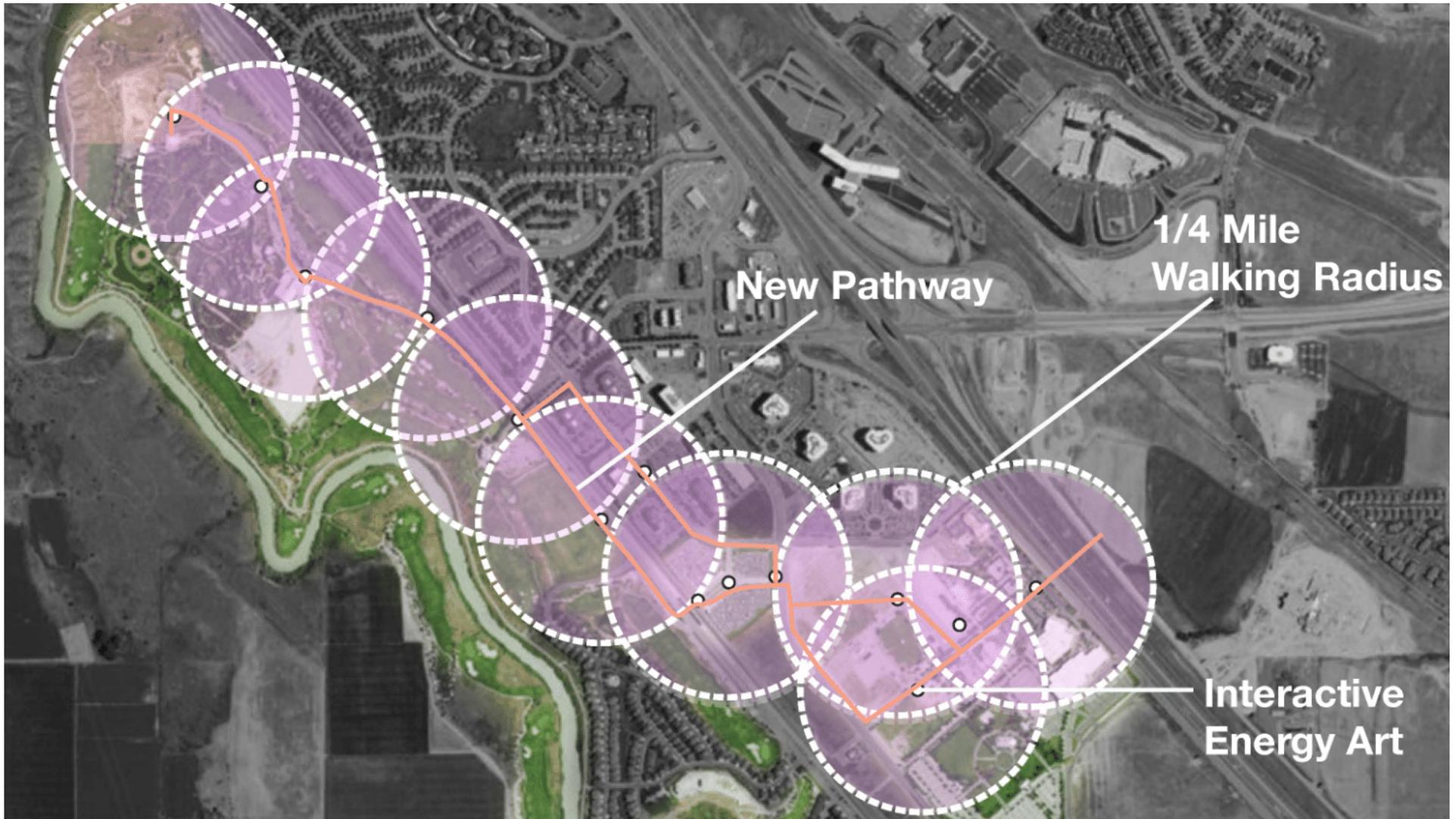
Solar Need; As the campus moves toward energy independence by offsetting future energy costs, upwards of \$.5M annually could be applied to offset the initial costs.

Walkability/Art



Sustainability

Thanksgiving Point's Big Problem is its Disconnectedness; Great sites were found for each of the transformative learning venues but the nearly 1 mile split and the need to jump in the car to enjoy the full program is a problem. How can we get people to walk or take alternate transportation?



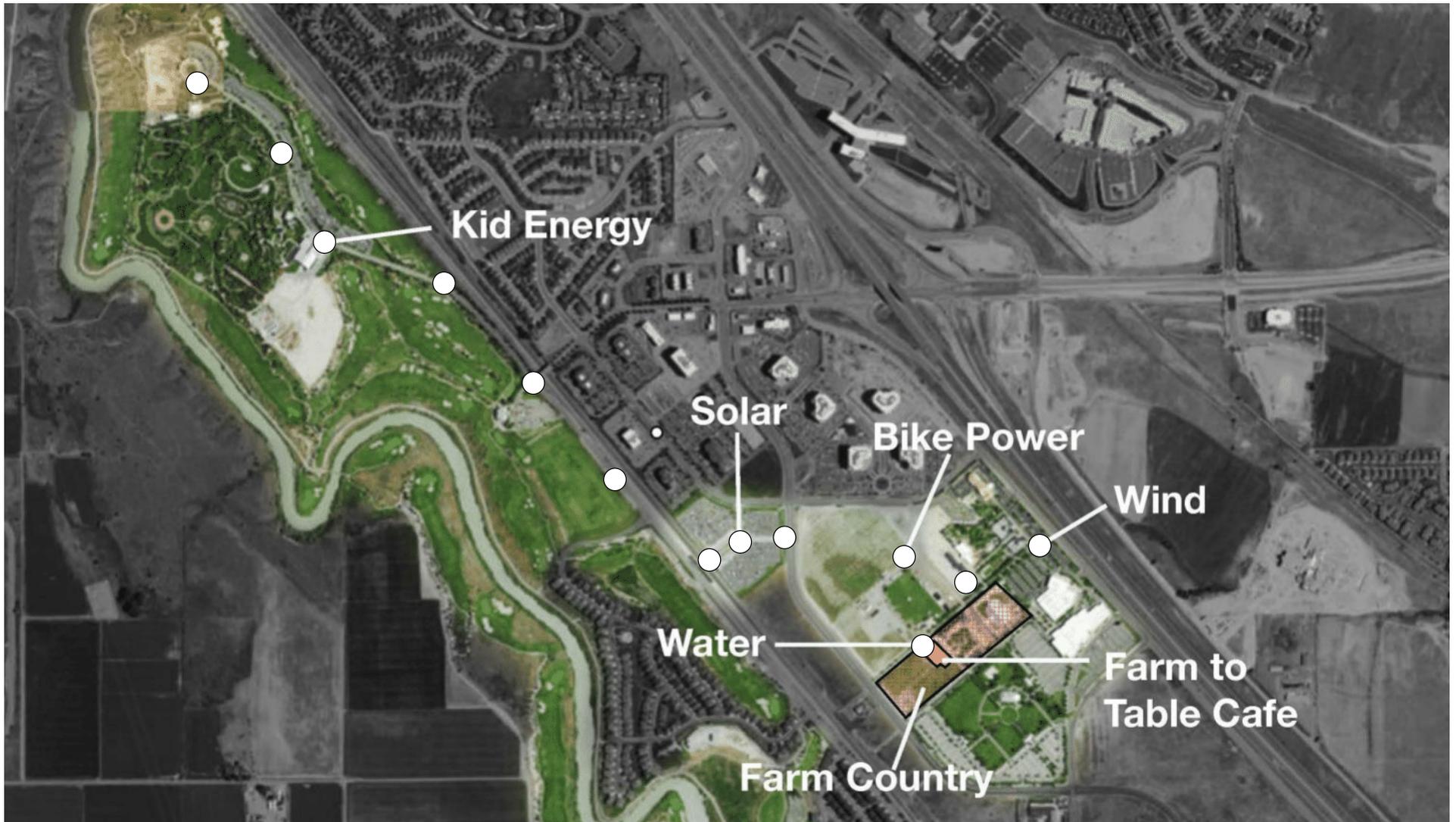
Sustainability

Art Stations; Every 1,500 feet an art station or feature that reinforces the sustainability message offers a clever use of art to accomplish broader objectives. Encouraging walkability improves health by getting parents to walk with their children and pets and puts people visibly in the campus. Make it a game!



Sustainability

Solar Elephant; Anchoring the pivot between Farm Country, Transit and the trek to the Gardens is the Solar Elephant. This and other art can symbolize endangered species and solar opportunity. The Elephant is made of the panels!



Sustainability

Art Diversified; Applies a collection of art projects and interpretive exhibits to an enhanced walkway or promenade that link the two major destinations of Thanksgiving Point. Use the art to reinforce the themes of sustainability and transformative learning.



Sustainability

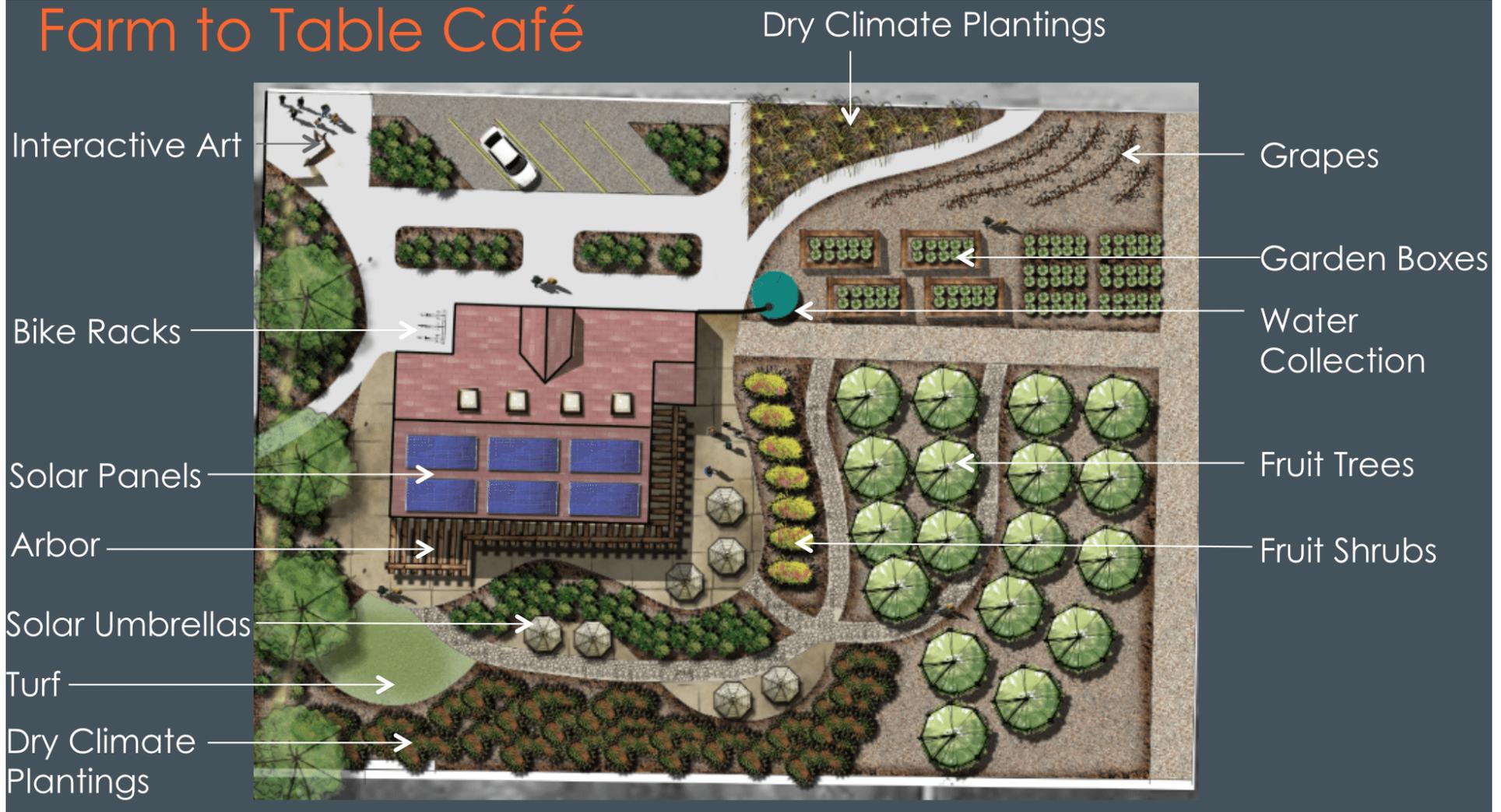
Alternate Transportation; The team addressed the connection issue by suggesting a cycle powered surrey or a horse drawn cart. This would enhance the car alternative-to stop and visit the pieces!

Education



Sustainability **Food Education;** Making Farm Country contemporary and vivid by educating visitors about all aspects of the food industry. Let's eat!

Farm to Table Café



Sustainability

Cottage Café; A central meeting and demonstration place around food would enhance the Farm Country message. Everything about this venue exceeds the standards of smart and sustainable building in Utah. It is a place to meet, a place to cook, a place to teach and a place to eat... smart!



Sustainability **Café of the Community;** The legacy of the Pioneers is smart living and a spiritual connection to community. Food and gathering is the centerpiece of these values and messages. Humble architecture and strong indoor/outdoor relationships surrounded by edible living plants fulfills this legacy.



3 Keys Summary, Sustainability

- 1) *Sustainability is an important commitment to expanding future markets and visitation. It can be accomplished in clever ways that celebrate the wise use of resources for future generations as a celebration of the Thanksgiving Point brand.*
- 2) *The evidence of these programs and actions can be less “check the box” and more expressive, establishing models for others to emulate. Education about sustainability should be part of the program, design of the elements for their artistic appeal is important.*
- 3) *Solving the disconnection of campus venues, the isolation of the gardens, with a walkable alternative and an alternative vehicular mode is critical to expanded dwell time and increased visitation. Ground-level retail in the district surrounding the commuter rail station and vibrant public spaces are made so by getting people out of their cars.*



GREAT SALT LAKE

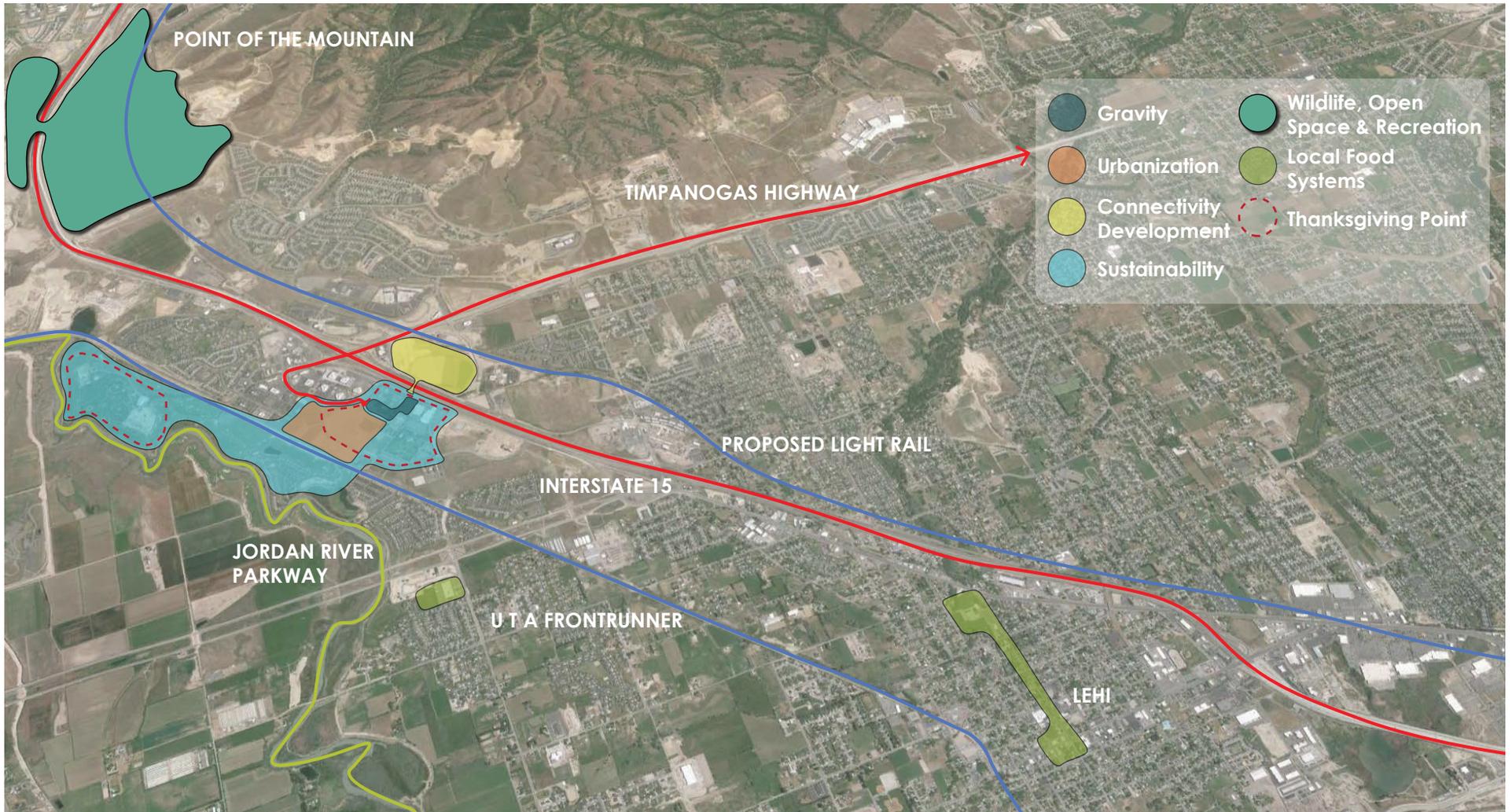
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THANKSGIVING POINT

UTAH LAKE

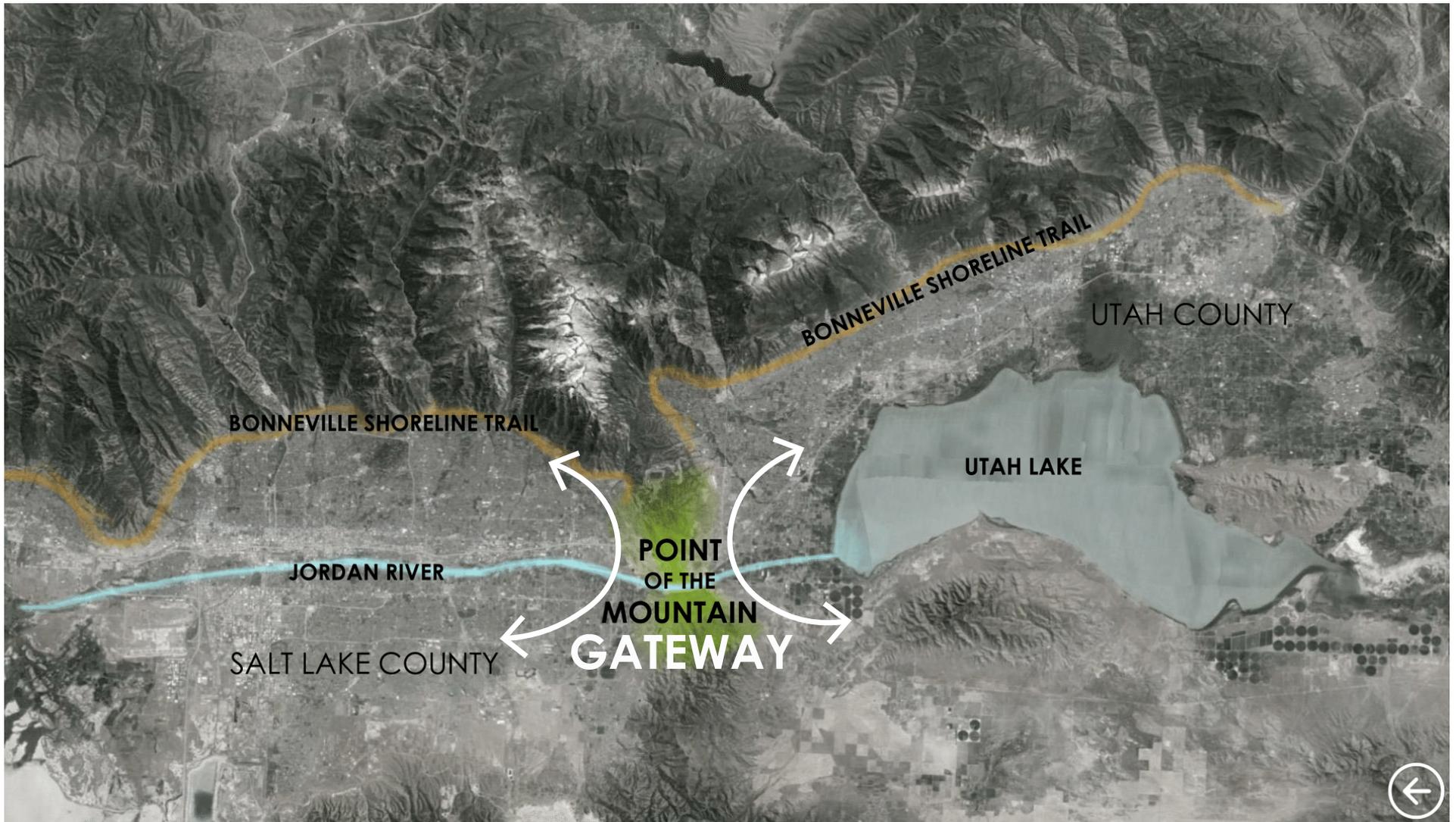
WILDLIFE, RECREATION & OPEN SPACE

The Wildlife, Recreation and Open Space team found valuable open land with wildlife and recreation opportunities that can accomplish multiple goals for the south metro area. These include an open space gap in the continuous urbanization along I-15. The addition of pedestrian and wildlife crossings connecting Bonneville Shoreline Trail to the Jordan River Trail creates extraordinary benefits for Thanksgiving Point, Lehi and the Provo and Utah Counties. Point of the Mountain deserves to be celebrated!



Wildlife

Project Site; Point of the Mountain is a geographic icon along the Wasatch Front. Located between Salt Lake City and Provo; both centers of culture and higher learning, this geologic/geographic point acts as a gateway in both directions. With the existing Geneva Rock gravel operation, it is a prime site for Wildlife, Recreation and Open Space.



Wildlife **Open Space;** Leading the list of candidate purposes for this pivotal point in the State is open space. The site is a shared treasure for all who live and visit here. Significant natural contextual features; the Wasatch Front, the Bonneville Shoreline, Utah Lake and the Jordan River provide a rich collection of opportunities for open space connections.

BACKGROUND

- Wildlife corridor established hundreds of years ago.
- Wildlife ranges became divided after 1960 with the expansion of I-15.
- By 1990 I-15 completely intersected the wildlife corridor.
- Early 1990s gravel pit operations increased.
- Early 1990s urban development started to pressure wildlife ranges
- Elk no longer use this corridor.
- Deer and other animals pushed into neighborhoods.



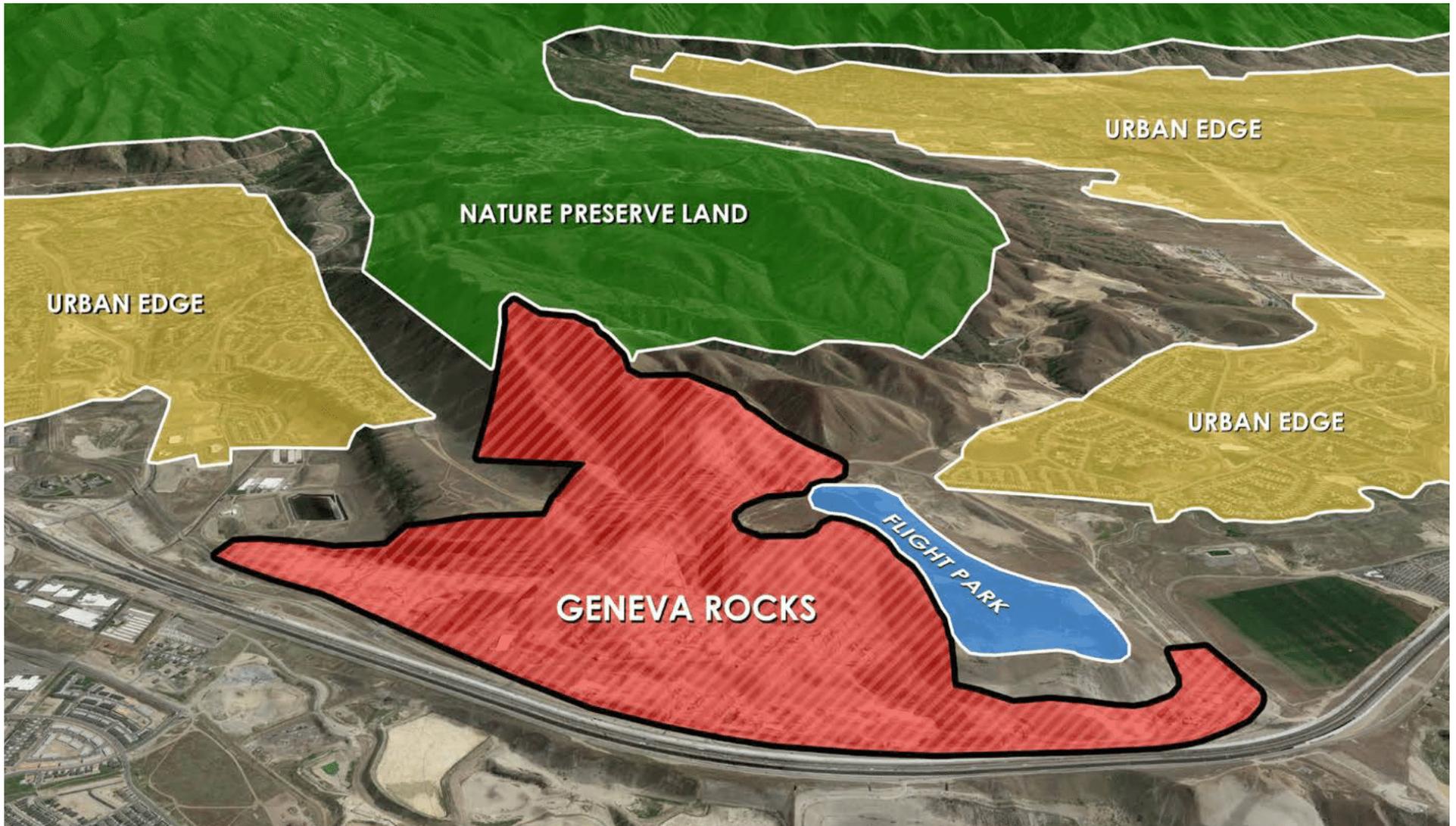
Wildlife **Wildlife Abounded;** The site has been a historic connection for migrating wildlife across this North-South transportation corridor. The “Point” was once a significant elk and deer crossing.



PROBLEM

- Physical and emotional disconnect between counties
- Health problems for local residents
- Traffic accidents
- Semi-trucks entering freeway
- Roadkill
- Reduced land value near freeway
- Monolithic infrastructure
- Pollution

Wildlife **Disconnection of Development;** The westerly projection of the topography and the gravel operations, the separation of the counties and the compression of the range on the river makes this a very special point.



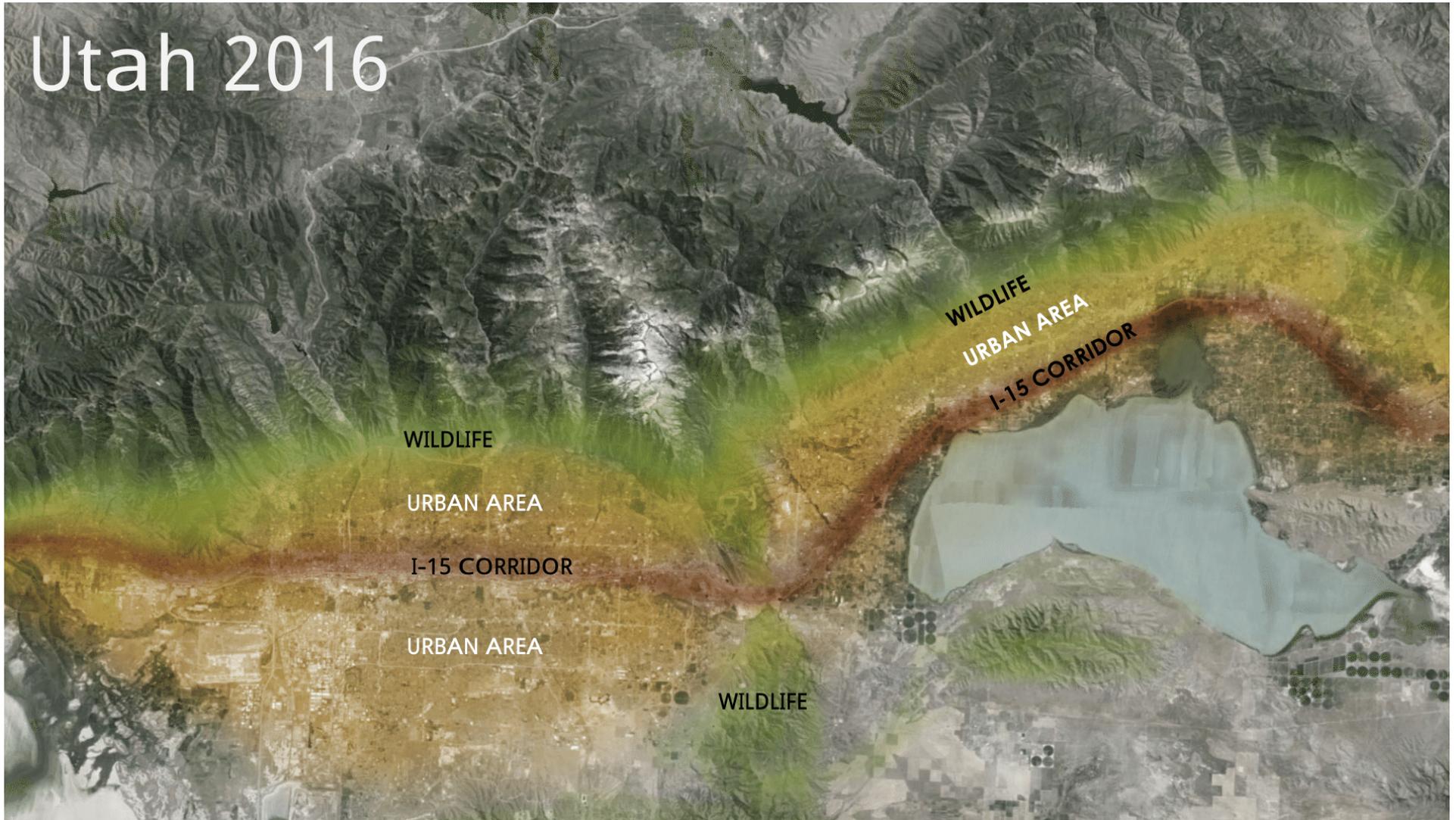
Wildlife **The Problem and the Possibilities;** Urban edges separated by Geneva Rock and the adjacent Natural Preserve to the East and the Jordan River to the West offer a dynamic planning and design opportunity.

Utah 1950



Wildlife Looking at this 1950's Interface suggests the significance and appropriateness to promote open space for an East-West connection separating the impending monolithic urban growth and an otherwise continuously developed Wasatch Front.

Utah 2016



Wildlife We don't want **Monolithic**; Continuous urbanization is boring but most importantly it separates us from wildlife and scenic opportunities. Utah's brand image depends on a relationship with nature .

WHAT COULD BE



Wildlife We Want; The majority opinion is to attract investors and residents to our State to enjoy the balance between business/development opportunities and accessible open space. Promoting this outcome at Point of the Mountain is a great opportunity and of significant value to the State.



Protect & Promote Wildlife

For Wildlife

- Linking Wildlife Habitat
- Establishing Wildlife Corridor
- Reducing Wildlife Vehicle Collisions



For Human

- Enriching Ecosystem
- Learning Opportunities
- Preventing Property Loss

Wildlife **For Humans and Wildlife;** Why not make this crossing a statement to the 150,000 cars that pass through every day? This is a strong advertising opportunity for world-class open space.



Recreation & Hospitality

Recreation

- Create Active Recreation
- Transition to Pasive Recreation
- Improving Flight Park
- Connecting Trail Systems

Hospitality

- High-end Hotel
- Resturants
- Commercial District

Wildlife **Recreation and Hospitality;** To have a destination open space attracting visitors from around the world, to create this unique program and design clearly makes a “Central Park statement.” The idea generously supports the brand claims of a “life elevated.”



Branding the Region

Sense of Place

- Hospitality
- Residential Community
- Creating Recreation Hub
- Architectural Characteristic
- Preserving History of Point of the Mountain

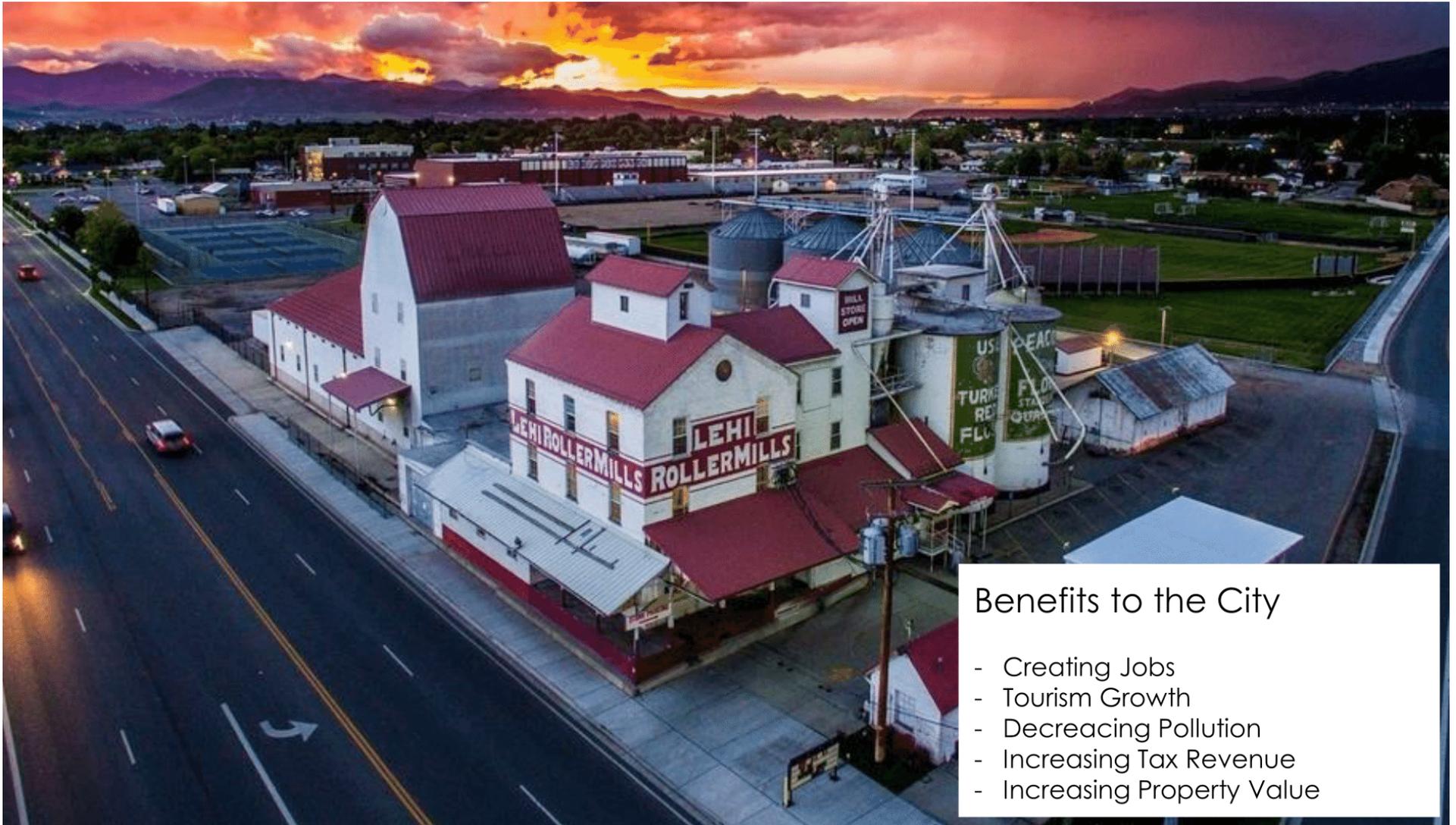
Wildlife **Other States and Cities;** Many cities have seized opportunities to sum up their assets and celebrate their values. Projects and site opportunities like these enhance their competitive position.



Benefits to Thanksgiving Point

- New Type of User
- Increasing Activity
- Increasing Land Value

Wildlife **Benefits to Thanksgiving Point;** Strengthening a “Central Park” attitude at Point of the Mountain would be accomplished by creating this park. Transformative learning would be greatly expanded and enhanced by this vision even though it is not land held by Thanksgiving Point.



Benefits to the City

- Creating Jobs
- Tourism Growth
- Decreasing Pollution
- Increasing Tax Revenue
- Increasing Property Value

Wildlife **Lehi Struggles** With an identity that is becoming defined by tech industry development across a 20 year span. Lehi's historic identity was connected to agriculture, it now needs a new set of values to associate with.



- Benefits to the Residence
- Healthier Community
 - Increasing Property Value
 - More Cohesive Community
 - More Recreation Opportunities

Wildlife **The People;** Residents would benefit by expanding their recreation opportunities enhancing their identity and increasing the pride of their home.



Benefits to Geneva Rock

- Increasing Land Value
- Planning for the Future
- Better Public Relationship

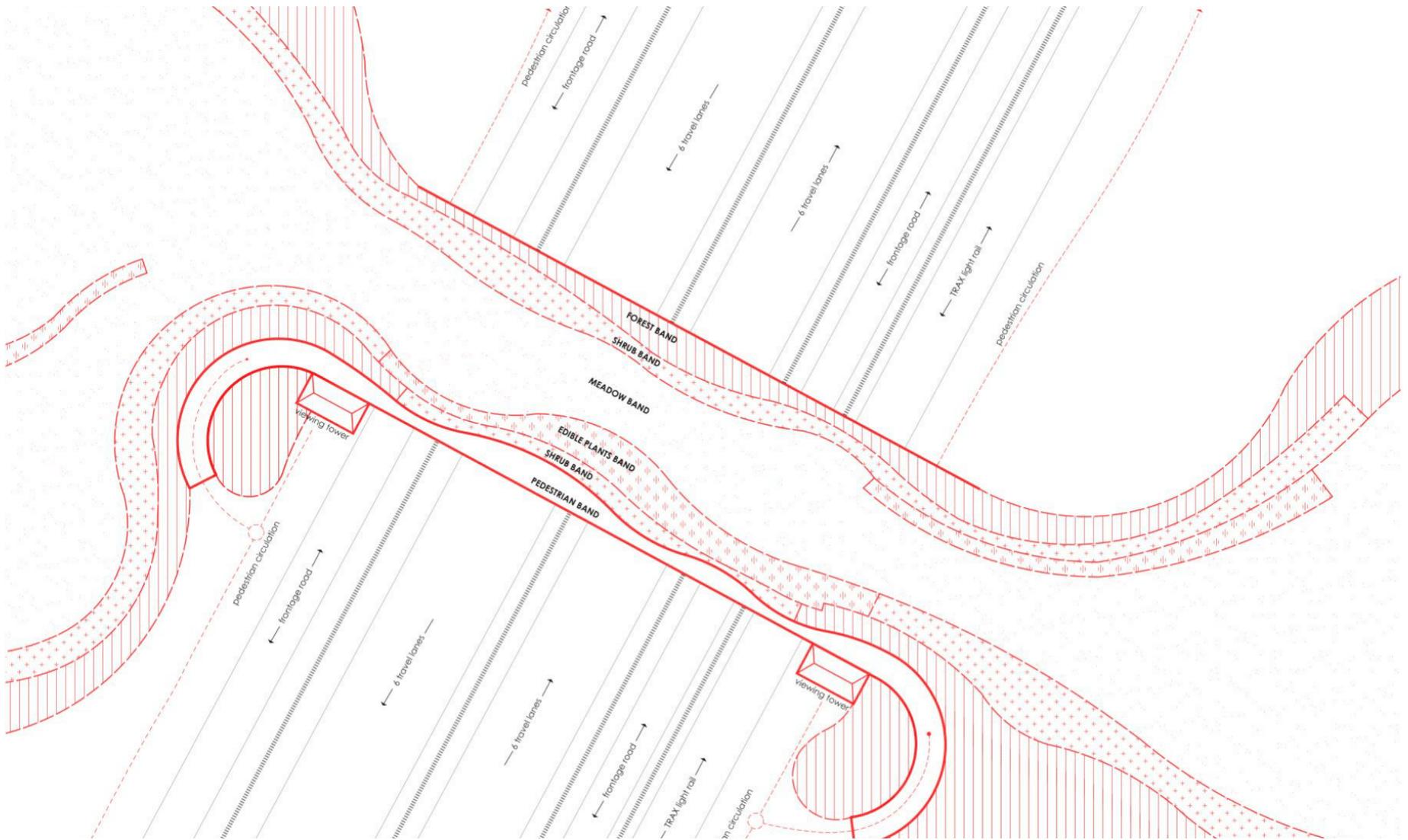
Wildlife **Geneva Rock;** Geneva and the gravel operation could be a hero by defining its exit strategy with a very positive vision for this site.



Wildlife **Master Plan the Pits;** A diversified program to include: 1) the land bridge 2) existing flight park 3) BMX/day use trails 4) a range of hospitality accommodations 5) museum of the Wasatch combine to make this a strong destination park.



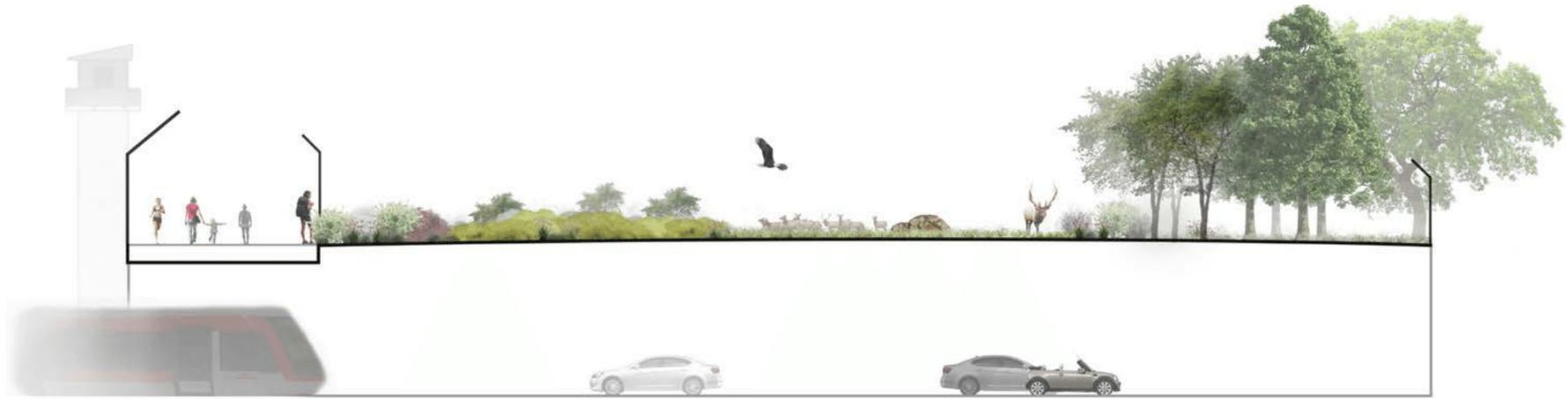
Wildlife **Trail Connections;** With walking and hiking becoming the number one recreation activity the connections to regional assets of the Bonneville Shoreline and the Jordan River this is a highly attractive network. Triathlons are made of these diverse and historic tracks.



Wildlife Land Bridge Technical Plan



Wildlife **Illustrative Plan** Showing observation towers as part of the “dual gateway” (elk-cars).



EW Landbridge Section



NS Landbridge Section

Wildlife **Illustrative Sections** Showing the crossing and towers.



Credit: Olin Studio

Wildlife Precedents



Wildlife Recreation Master Plan Showing the collection of day use venues.



Wildlife **Flight Park** Currently exists and adds flair to the overall program. Very distinctive!



Wildlife Day Use Venue; BMX course caters to a new demographic.



Wildlife Residential Opportunities; To offset costs of the park and establish residential edges, these sites and residential products should target a range of affordability.



Wildlife Townhouse Product



Wildlife Single Detached Product



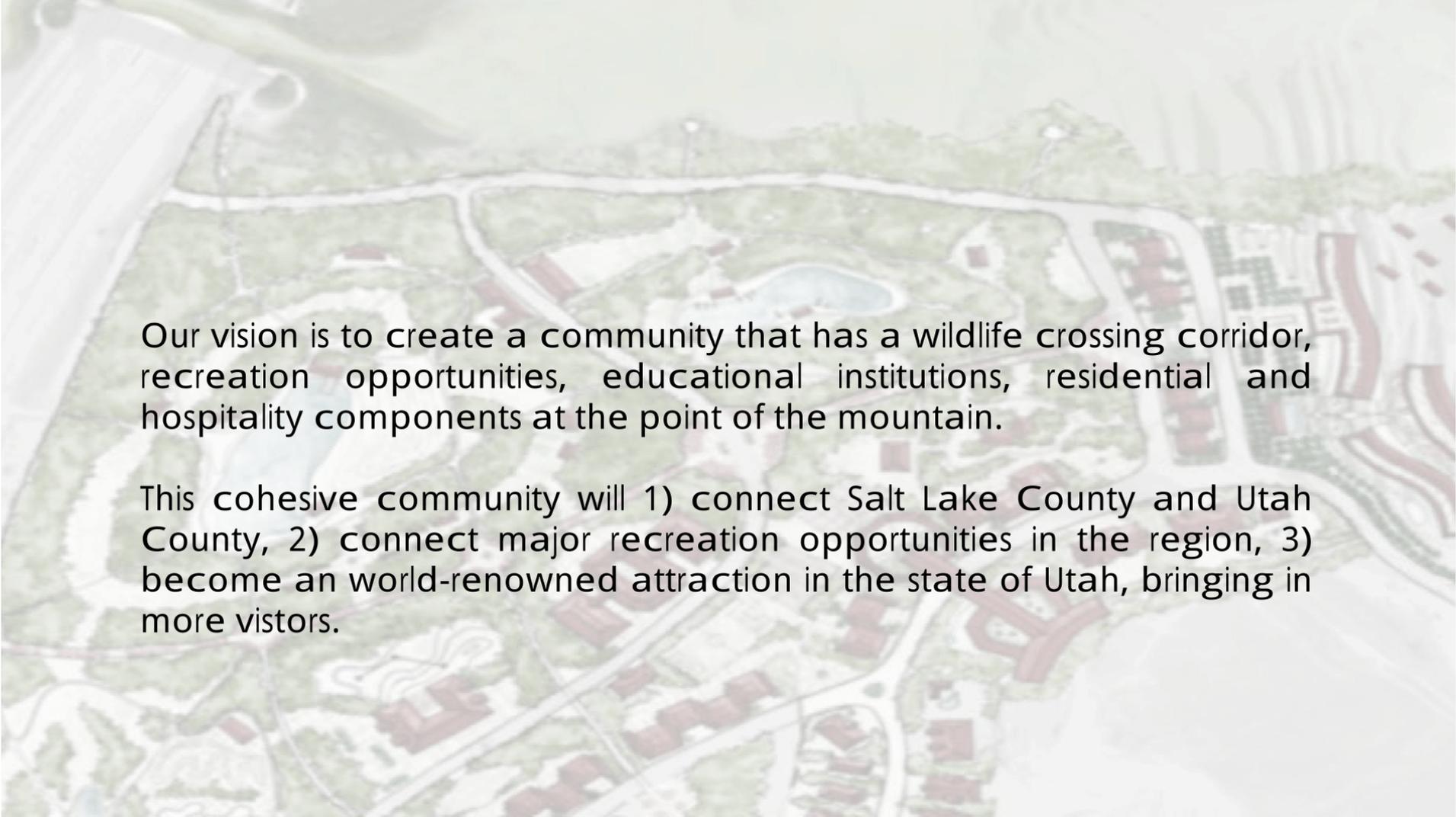
Wildlife Hospitality Program, Restaurant, Lodge and Casitas



Wildlife **Amazing Casita Views**



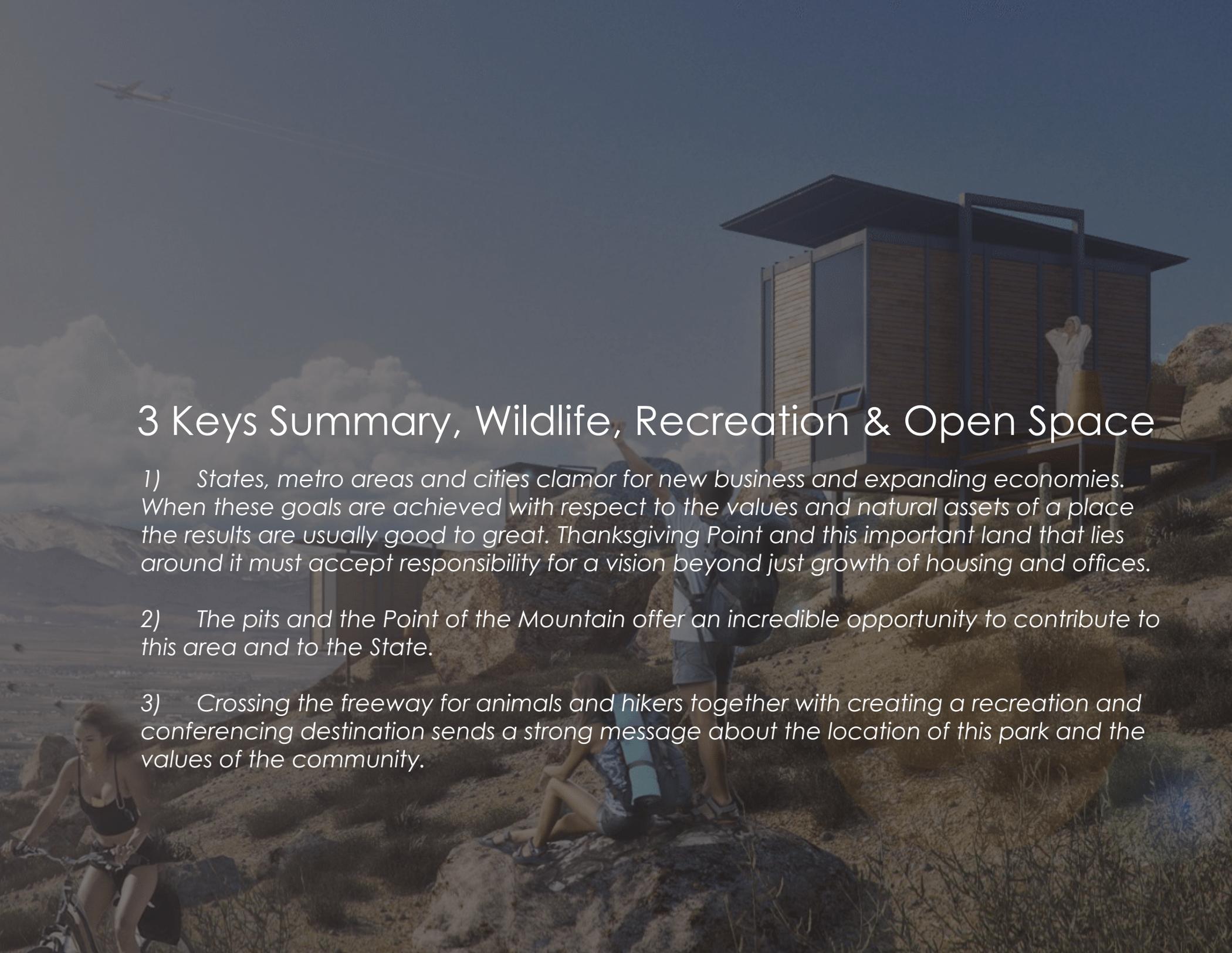
Wildlife Conferencing Hotel; This park and the proposed program could become a signature meeting place for tech innovators, inviting many from around the globe. What an enhancement for Lehi and Thanksgiving Point.



Our vision is to create a community that has a wildlife crossing corridor, recreation opportunities, educational institutions, residential and hospitality components at the point of the mountain.

This cohesive community will 1) connect Salt Lake County and Utah County, 2) connect major recreation opportunities in the region, 3) become an world-renowned attraction in the state of Utah, bringing in more visitors.

Wildlife **A Wildlife, Recreation and Open Space Vision**



3 Keys Summary, Wildlife, Recreation & Open Space

- 1) States, metro areas and cities clamor for new business and expanding economies. When these goals are achieved with respect to the values and natural assets of a place the results are usually good to great. Thanksgiving Point and this important land that lies around it must accept responsibility for a vision beyond just growth of housing and offices.
- 2) The pits and the Point of the Mountain offer an incredible opportunity to contribute to this area and to the State.
- 3) Crossing the freeway for animals and hikers together with creating a recreation and conferencing destination sends a strong message about the location of this park and the values of the community.



GREAT SALT LAKE

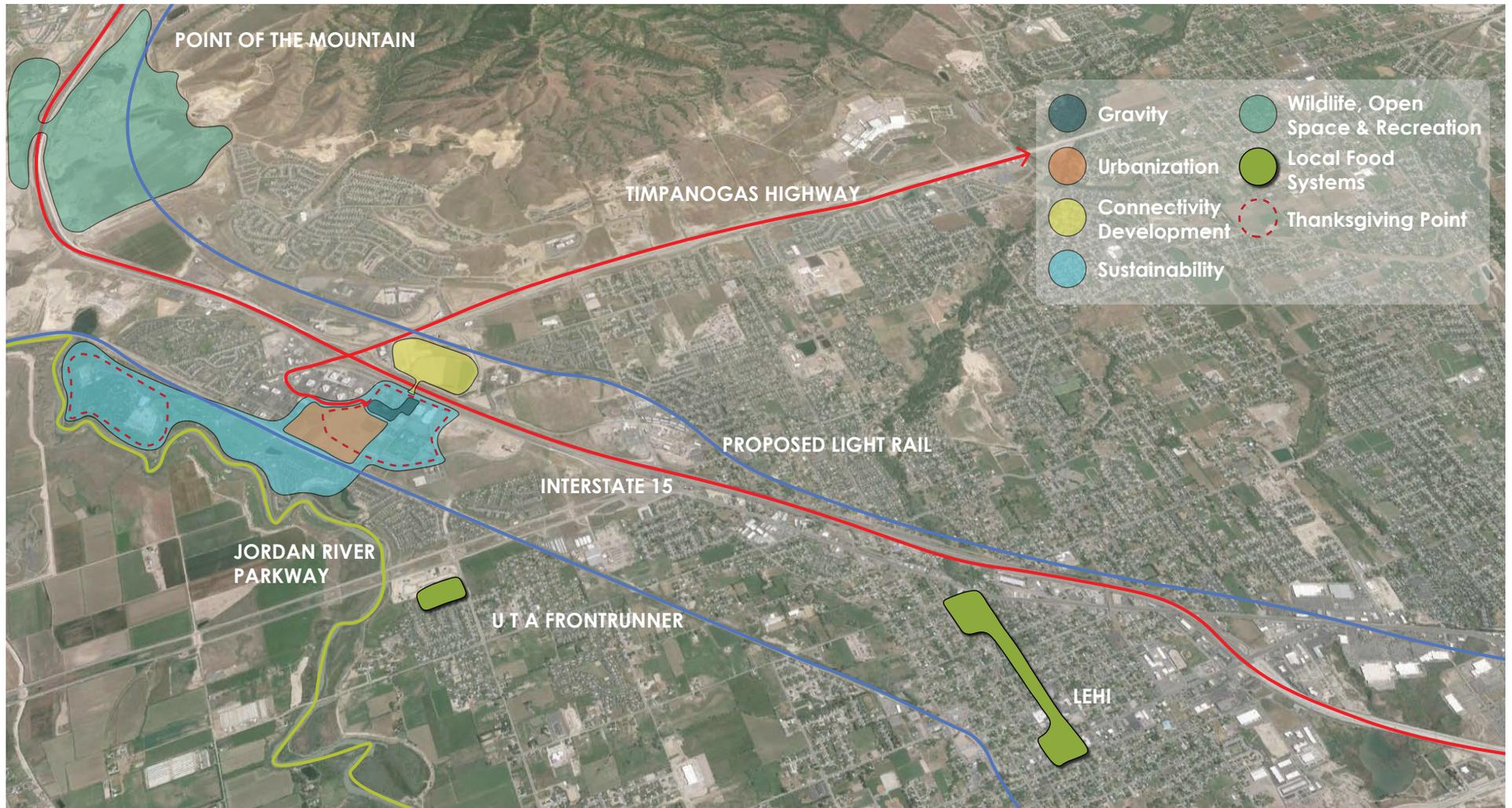
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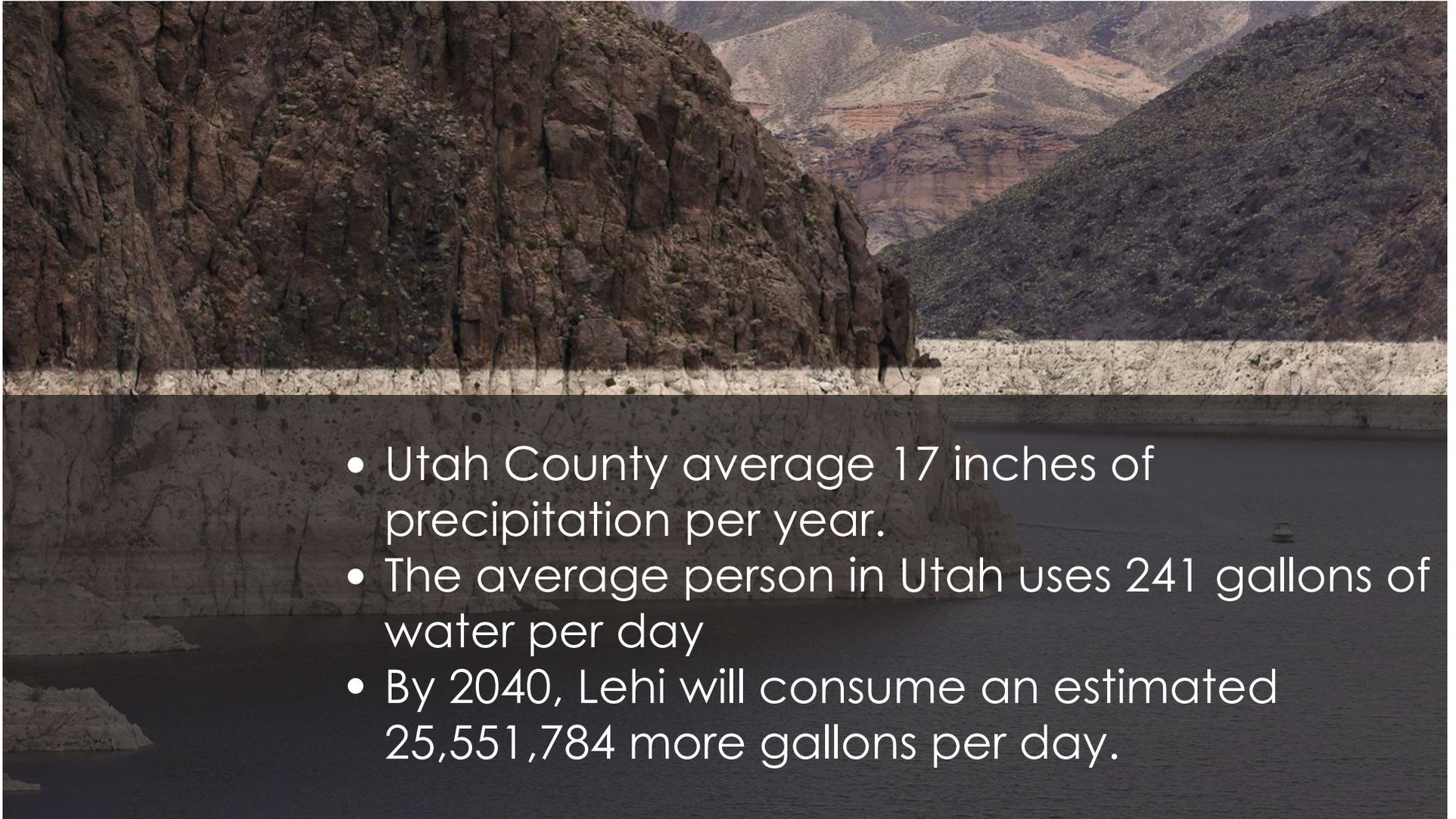
LOCAL FOOD SYSTEMS

The Local Food Systems team looked into the agricultural traditions of the valleys and fields around Utah Lake and the Lehi area. Linking to the "transformative learning venues" of Thanksgiving Point and "Farm Country", this team explored ways to better educate the public about where our food comes from and how it's processed. In this way Thanksgiving Point and Lehi could distinguish itself as a leading community in expanding food and health awareness.



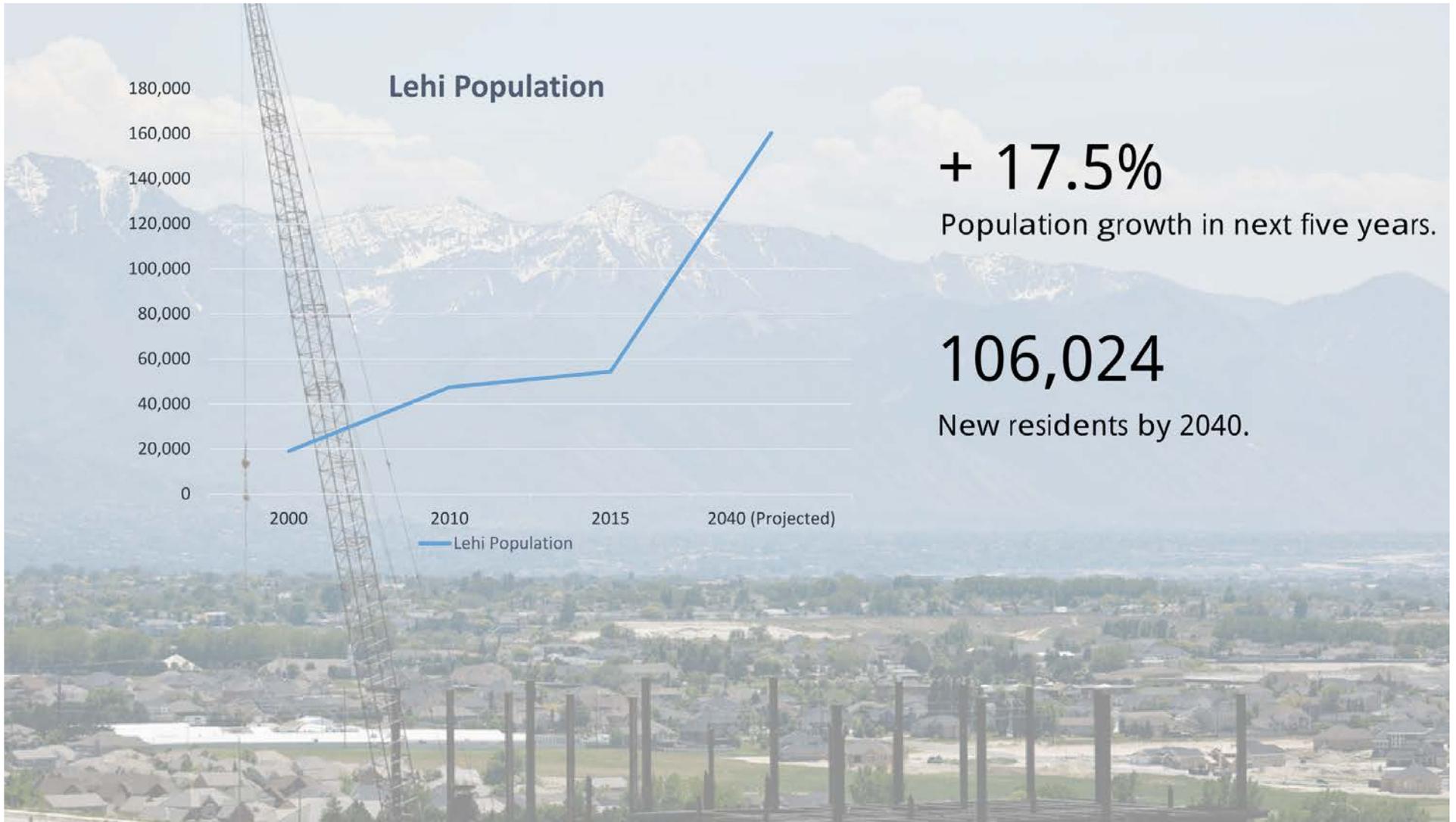
Local Food

Project Site; The team looked at national precedents for raising awareness about the sources and business of food and its related topics. They chose to analyze how the City of Lehi could accomplish this as an enhancement to their agricultural legacy. The sites selections will be explained in the analysis and diagrams that follow.

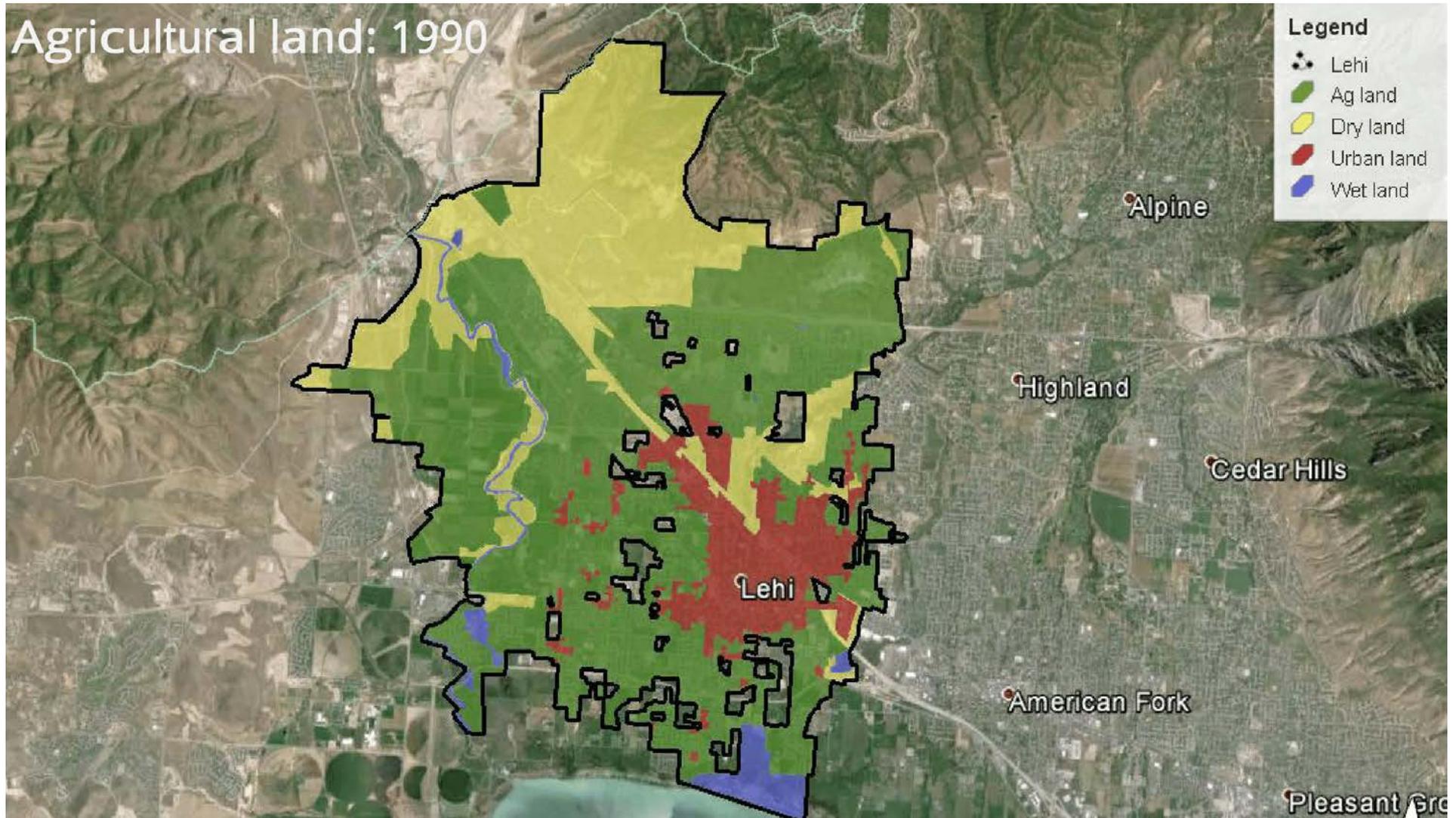


- Utah County average 17 inches of precipitation per year.
- The average person in Utah uses 241 gallons of water per day
- By 2040, Lehi will consume an estimated 25,551,784 more gallons per day.

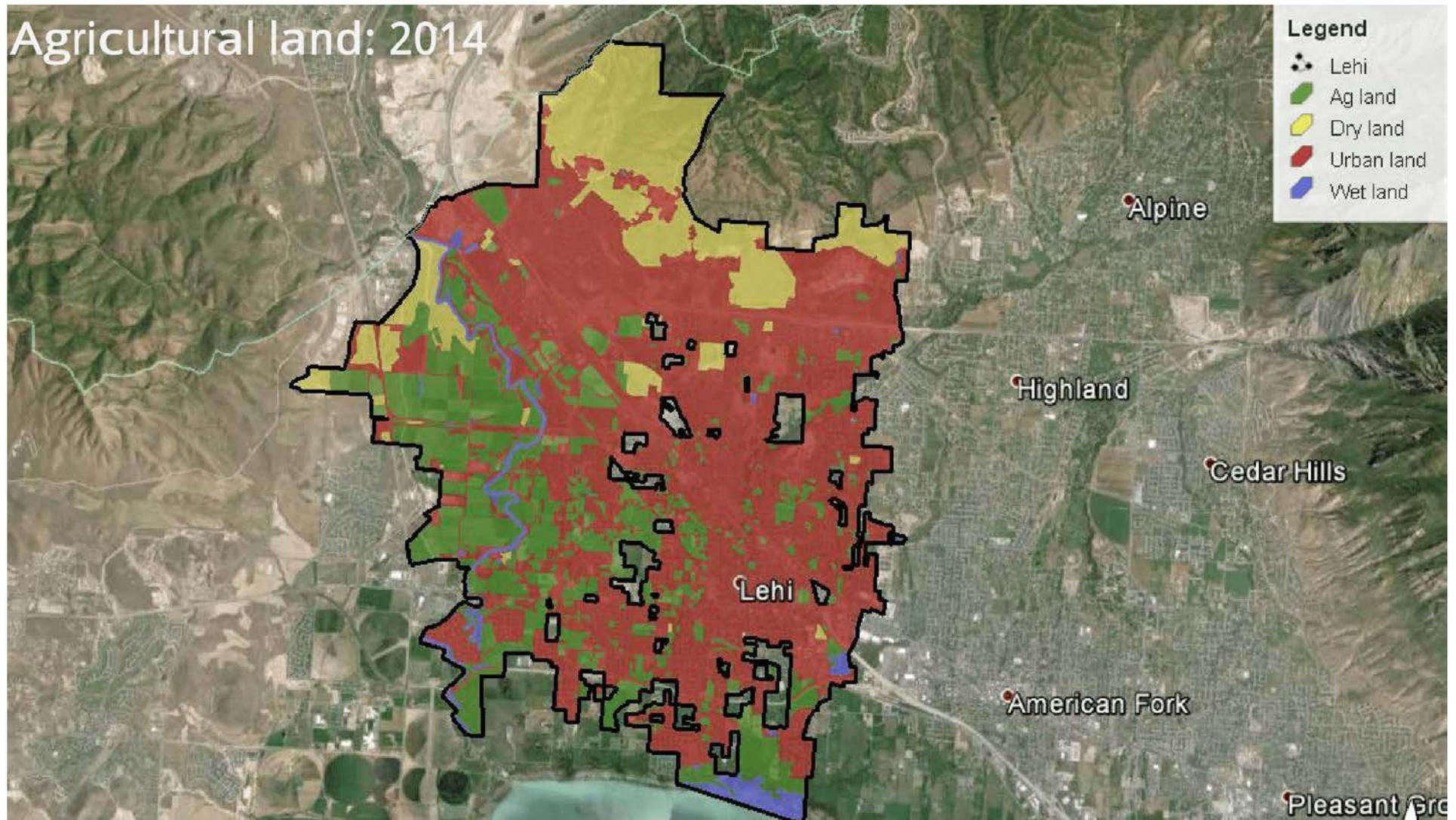
Local Food **Food Production and Water Consumption;** We can no longer take for granted the necessities of life that rely on water. The shortage of fresh water is an impending world problem.



Local Food **Lehi Growth;** With Lehi's accelerated growth comes a need to manage and sustain the resources necessary to support the population.



Local Food **Part of the Romance;** Utah's most romantic landscapes are wild and they are agricultural. The lore of the Pioneers centered on conquering the desert and making it productive for agriculture and for a "Life Elevated".



Local Food **These Landscapes Are Disappearing;** Agricultural land once surrounded and soothed a significant percentage of the population.



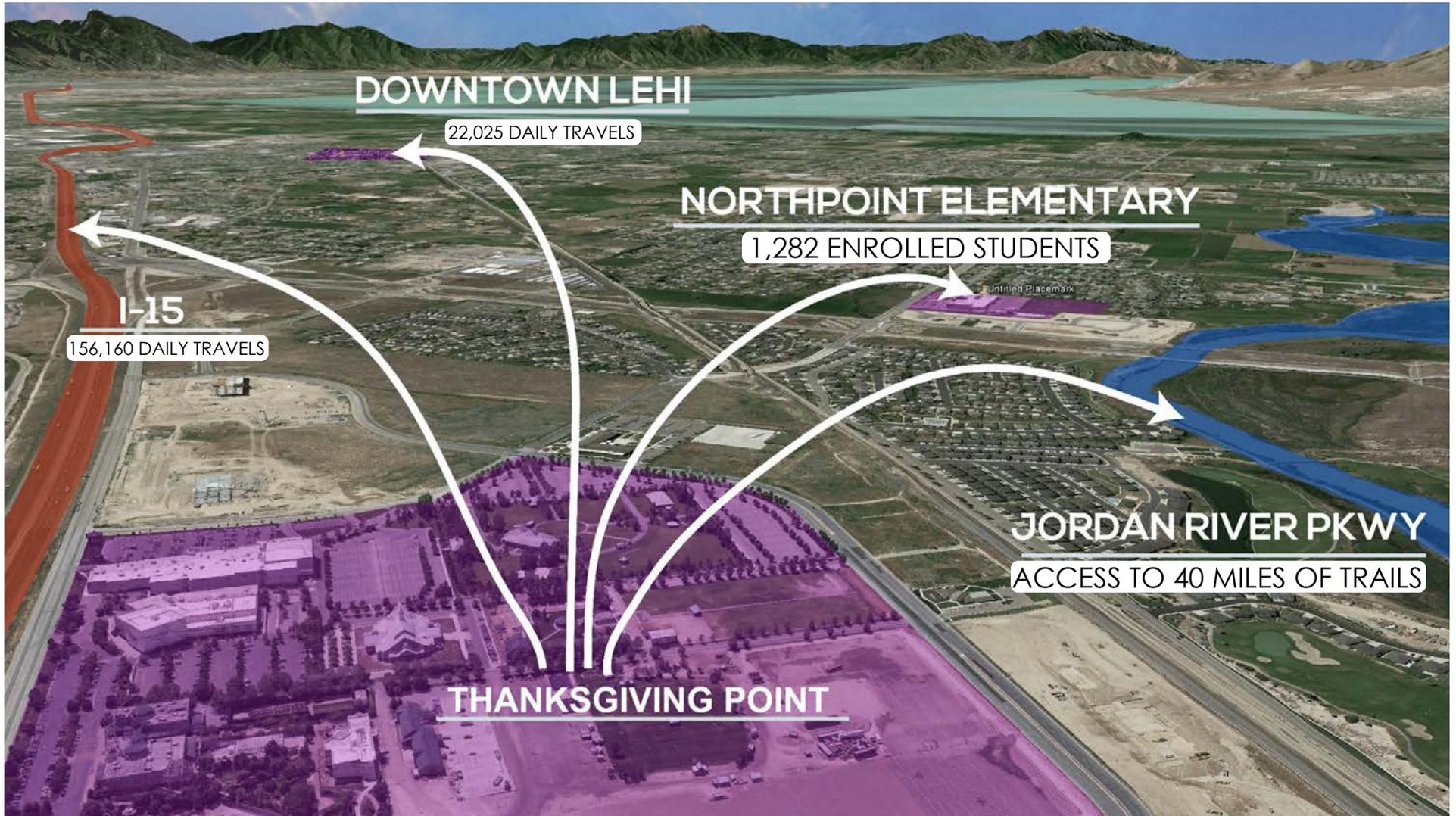
Turf grass consumes 1-2 inches of water per week with no usable product.

Local Food **Water Use Remains High;** Even though agriculture and its highly consumptive water use is diminishing domesticated landscapes at low densities are also very consumptive.



Vegetables also require 1-2 inches of water, but yield an average of 10,642 lbs. of food per acre.

Local Food **Growing Food;** For these expanding populations and children to see where food comes from, to see and touch food in its growth stages helps steer us to proper eating habits Obesity is a top 3 killer, it shortens people's lives and costs our society billions of dollars each year.



Local Food

Distribution of Sites; This team chose multiple sites and a diversified program that includes: 1) educational programs in schools 2) creative residential/neighborhood gardening 3) farmers market. This could be coordinated with USU Extension and Thanksgiving Point "transformative learning programs."

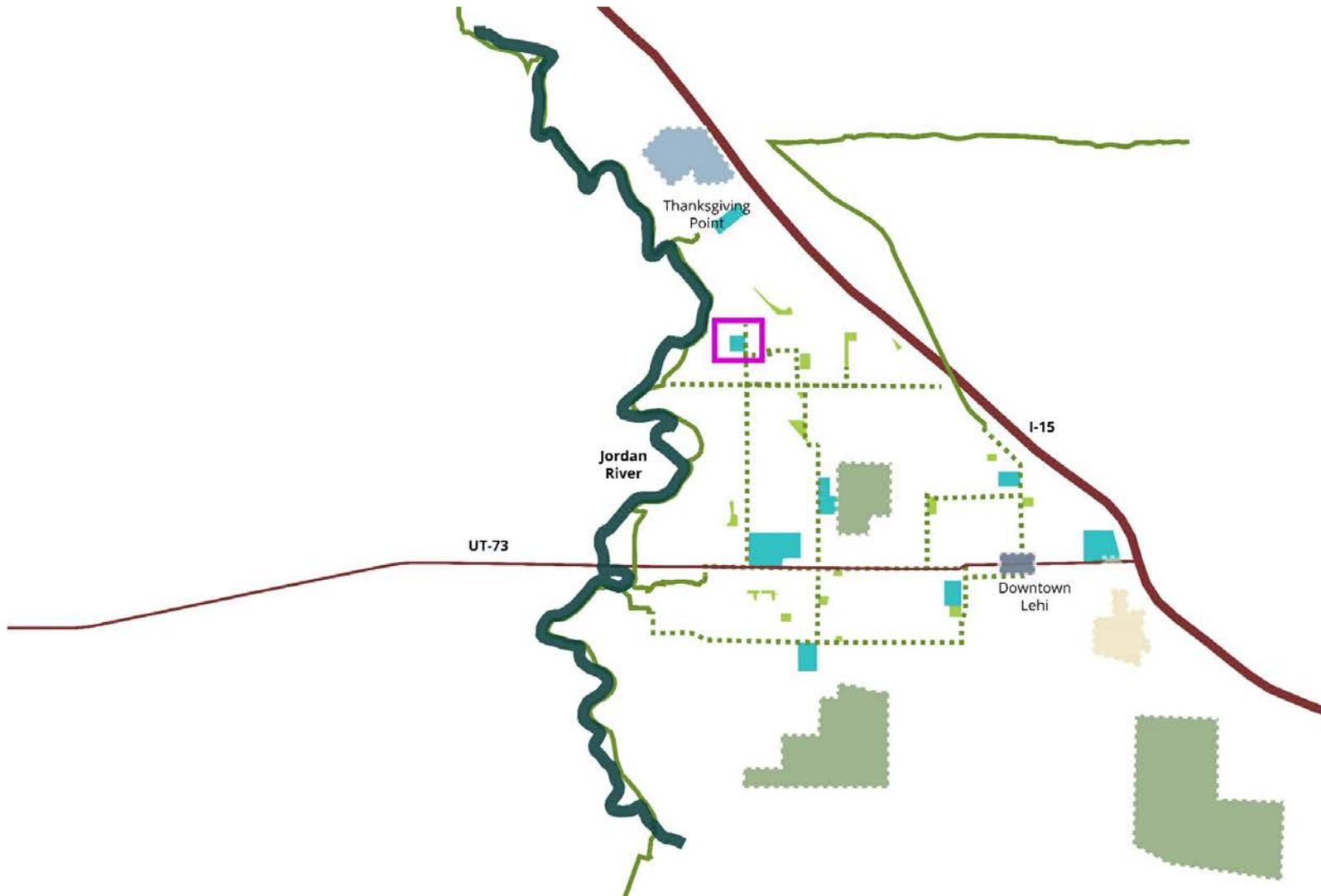
Selection of Nodes



Selection of Systems



Local Food Visible Sites For Improvement



Local Food

One School as Prototype; While all schools should have a food program. Elementary schools are geographically distributed throughout the community and address the learning challenge at the formative years for eating patterns. The food issue is geographic, the solution is local.



Local Food **Elementary Schools;** The place to begin educating kids about sources and processes and just plain good eating is in elementary school. Today's schoolyard can be bleak, why can't we landscape with edible plants?



Local Food **Endless Opportunity**; Many of these schoolyards are blank slates.



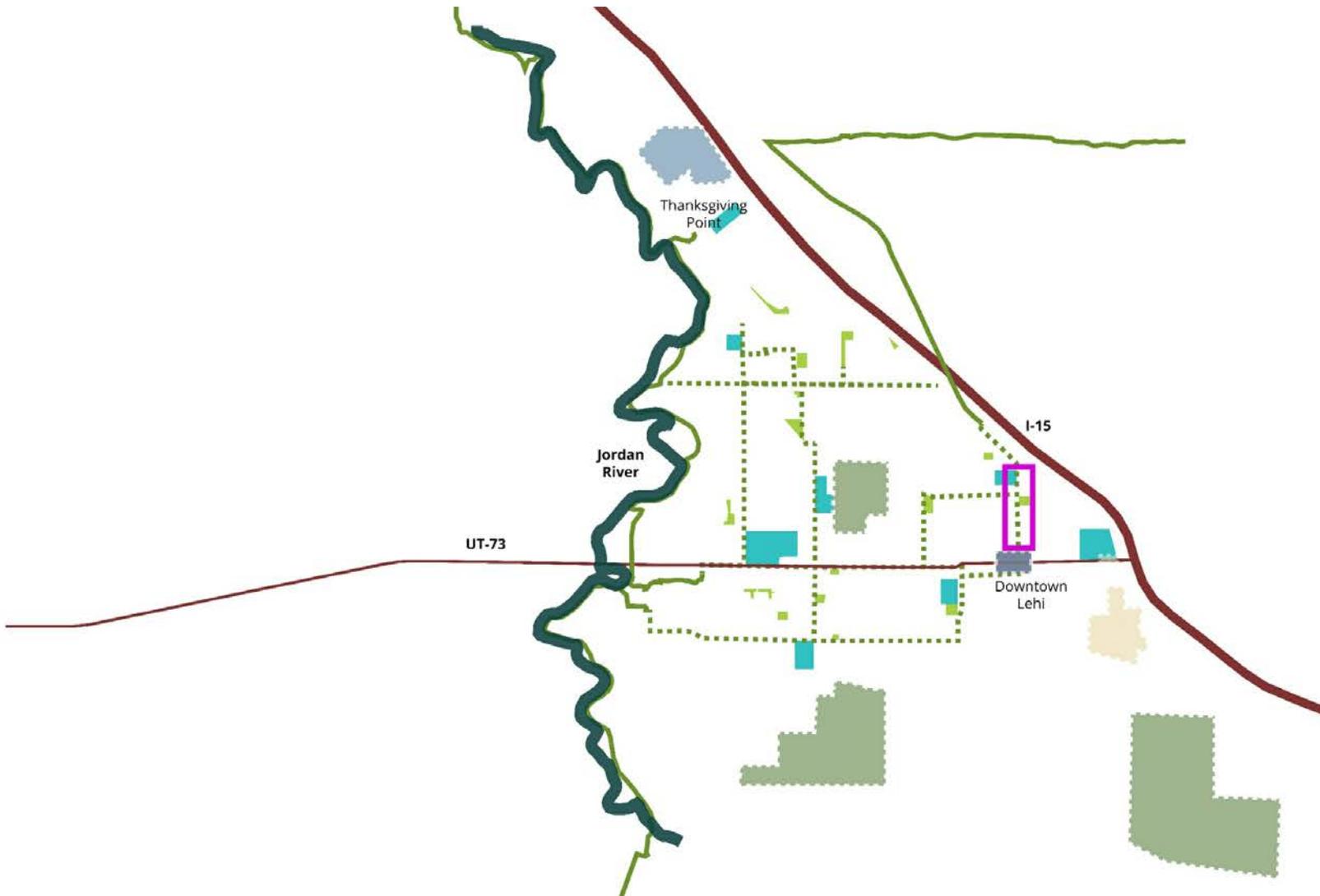
Local Food **Food/Shade/Exercise/Learning;** Landscapes can include solutions to the food dilemma and offer places to use the energy from nourishing food. These ideas seem naturally related.



Local Food **Sights, Sounds, Smells and Tastes;** Food is a convener of people, stimulating an interesting interface between teachers, parents and students, a meaningful community interface.



Local Food **Year Around Activity;** Greenhouses provide opportunity for unique architecture and endless science projects.



Local Food Residential Streets; Low density residential communities offer unlimited sites that are imbedded in the community.



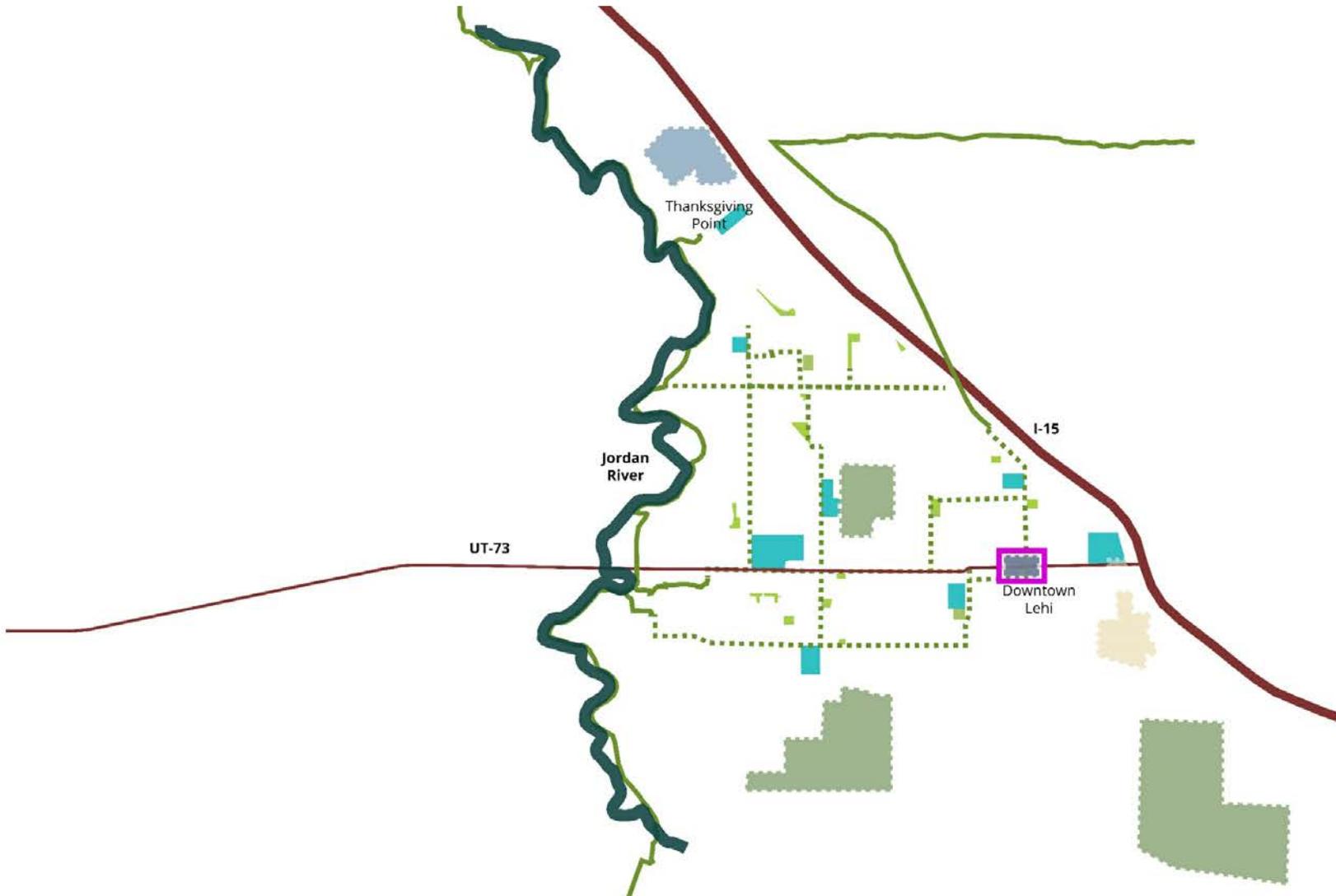
Local Food **Single Family;** Neighborhoods could be extraordinary food-producing factories. Imagine front yards being the focus of neighborhood food production. How rich that would be!



Local Food **Street Before Food Systems**



Local Food **Street With Food Systems Included;** Large right of ways offer the opportunity to slim the asphalt and plant food in the front yards for everyone to see and learn.



Local Food **Downtown Site**



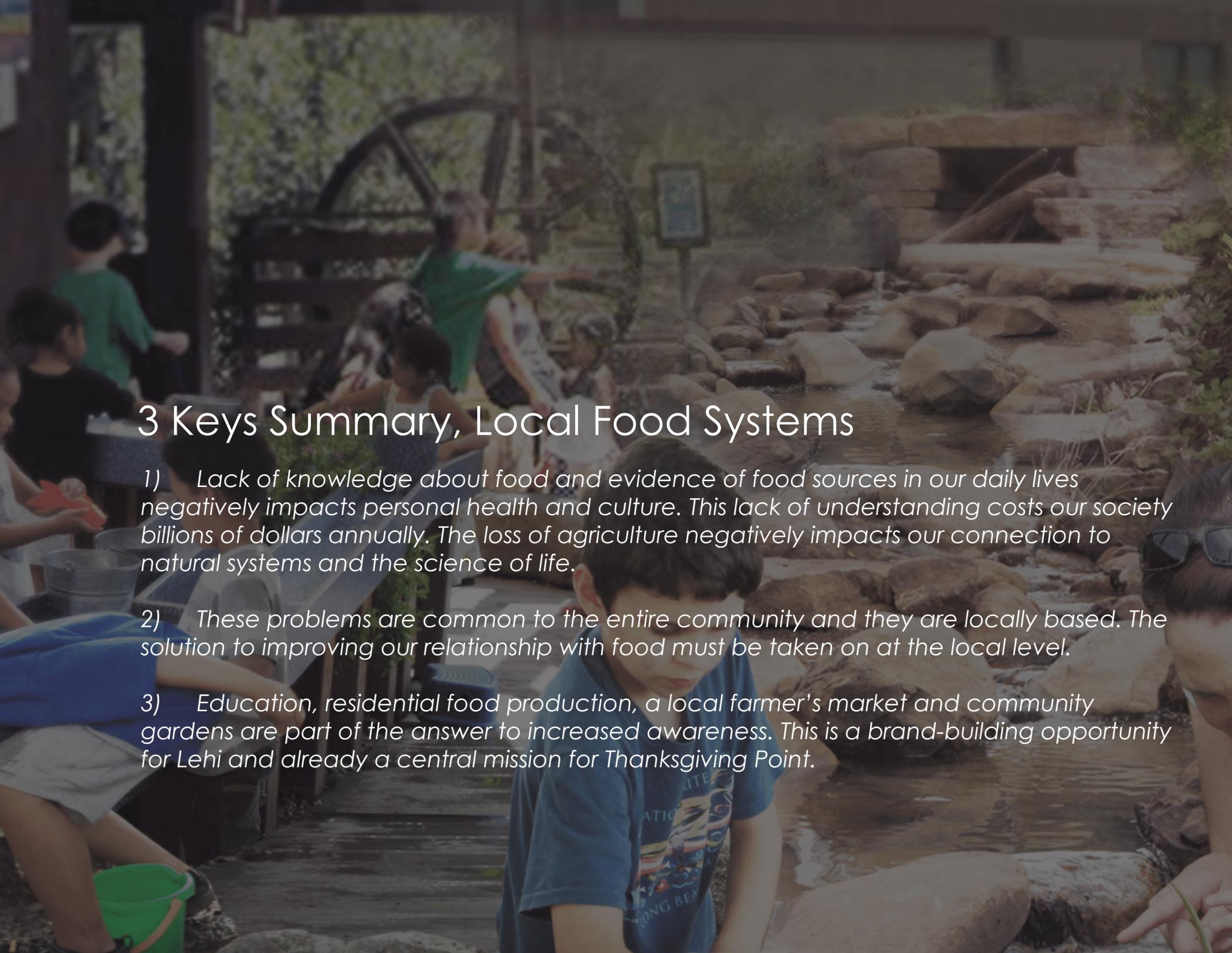
Local Food **Center and Main;** The center of town is where the values of the community were most clearly expressed. This is where the message about committing to food systems should be made.



Local Food **Vacant Sites;** Downtowns are so vacant these days and waiting for activity and vital signs that the city still has a purpose.



Local Food sites for community Garden and Market



3 Keys Summary, Local Food Systems

- 1) *Lack of knowledge about food and evidence of food sources in our daily lives negatively impacts personal health and culture. This lack of understanding costs our society billions of dollars annually. The loss of agriculture negatively impacts our connection to natural systems and the science of life.*
- 2) *These problems are common to the entire community and they are locally based. The solution to improving our relationship with food must be taken on at the local level.*
- 3) *Education, residential food production, a local farmer's market and community gardens are part of the answer to increased awareness. This is a brand-building opportunity for Lehi and already a central mission for Thanksgiving Point.*

Seven Key Ideas for Thanksgiving Point:

- 1)** Project Identity was a topic first explored in the Charrette. The topic responded to the Thanksgiving Point owner's notion that Point of the Mountain and Thanksgiving Point is "Central Park" of south metropolitan Salt Lake City. The useful conclusions of this study are that "Central Park" means balanced and strong relationships between the venues and surrounding land use. It means the development of a strong park and landscape identity for the edges and internal connections of these venues. It is a multi-dimensional idea that embodies the following ideas:
- 2)** Thanksgiving Point's "Farm Country" campus was chosen to analyze how the facility site plan is performing today. This team analyzed the fundamental organizational strengths and weaknesses of the campus to make recommendations for improving walkability and how to hold the visitor's interest (Gravity). The team felt they could offer insight to the owners of Thanksgiving Point by exploring the addition of structured parking, and another major "transformative learning venue". These additions are then connected through the pedestrian spine to the remainder of the campus and to the surrounding assets. The most important discovery was the need for a pedestrian spine to center the campus and link from east to west to surrounding development and transit stations.
- 3)** The next project looked at urbanization and focused on the available remaining sites immediate to the Frontrunner commuter stop. Open sites around the stop within a ¼ mile radius east of the tracks (non-golf) were considered. Building locations relative to parking and "Seamless Living/Public Space" design concepts were advocated to create a dense walkable district. This plan promotes a walkable link to Farm County, attracting future transit visitors to the venue.
- 4)** The Connectivity Development team explored how walkable transit to transit connections, bridging across I-15, could nourish responsible growth and better connect Farm County to this new growth path. The UTA standard for redevelopment around stations is to promote higher land use densities for transit. Promoting these outcomes within a walkable distance of the commuter station was obvious. Less obvious is the opportunity to link the proposed light rail station near Adobe across the highway, through Thanksgiving Point's Farm Country and back to the commuter station. This move would enhance the land value of many undeveloped parcels, greatly enhance the identity and visitation of Farm Country and provide for the unmet need of a dense walkable development center.

5) Sustainability explores four essential ways (Environment, Society, Economy, Aesthetics) in which the Thanksgiving Point Campus can use sustainable practices and design solutions to make it more contemporary, energy wise, walkable and interesting. By making these commitments to positive physical changes and by augmenting the transformative learning venues with updated information on air and water quality challenges, Thanksgiving Point will enhance its brand. The transit asset becomes an attractor of new market segments only if walkability is enhanced.

6) The Wildlife, Recreation and Open Space team found valuable open land with wildlife and recreation opportunities that can accomplish multiple goals for the south metro area. These include an open space gap in the continuous urbanization along I-15. The addition of pedestrian and wildlife crossings connecting the Bonneville Shoreline Trail to the Jordan River Trail creates extraordinary benefits for Thanksgiving Point, Lehi and the Counties. Development opportunity associated with the creation of destination open space, especially the addition of hospitality/conferencing facilities, could greatly enhance the national reputation for Utah's most prominent "Tech Center".

7) The Local Food Systems team looked into the agricultural traditions of the valleys and fields around Lake Utah and the Lehi area. Linking to the "transformative learning venues" of Thanksgiving Point and Farm Country, this team explored ways to better educate the public about where our food comes from and how it's processed. In this way Thanksgiving Point and Lehi could distinguish itself as a leading contributor in expanding food and health awareness.

Capstone Summary:

The 2016 Capstone effort yielded a multi-faceted collection of recommendations offering significant future vision for the Lehi and Thanksgiving Point. Point of the Mountain has been a state landmark for decades, Thanksgiving Point has grown together with Lehi and established an identity as the "Tech Center" of the state. The time is right to bring denser development forms together with the values of "transformative learning" and significant regional open space improvements. The natural assets and economic strength of this area allow it to take a distinguished role in the face of contemporary environmental and cultural challenges. This area could become the model for responsible growth in the state of Utah.