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RESPONSIBLE DEVELOPMENT
A WASATCH COMPANY

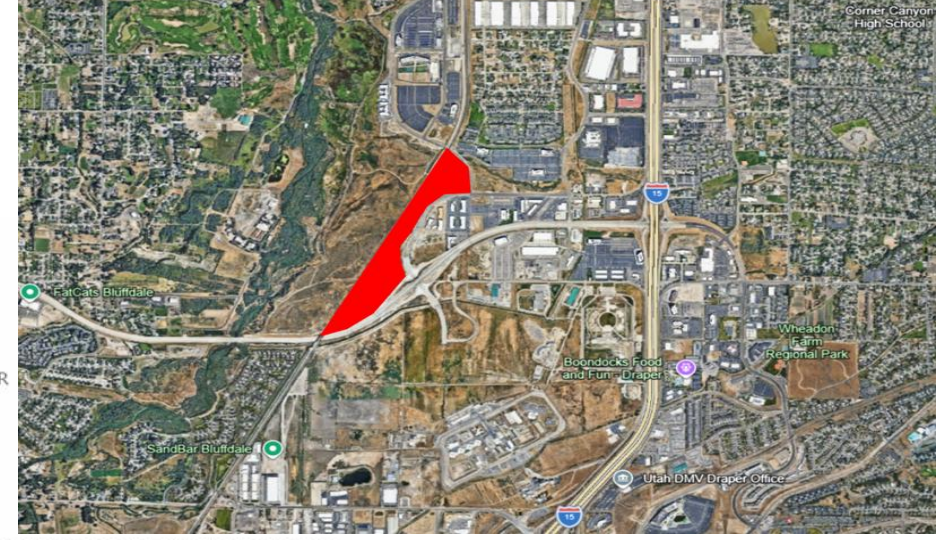
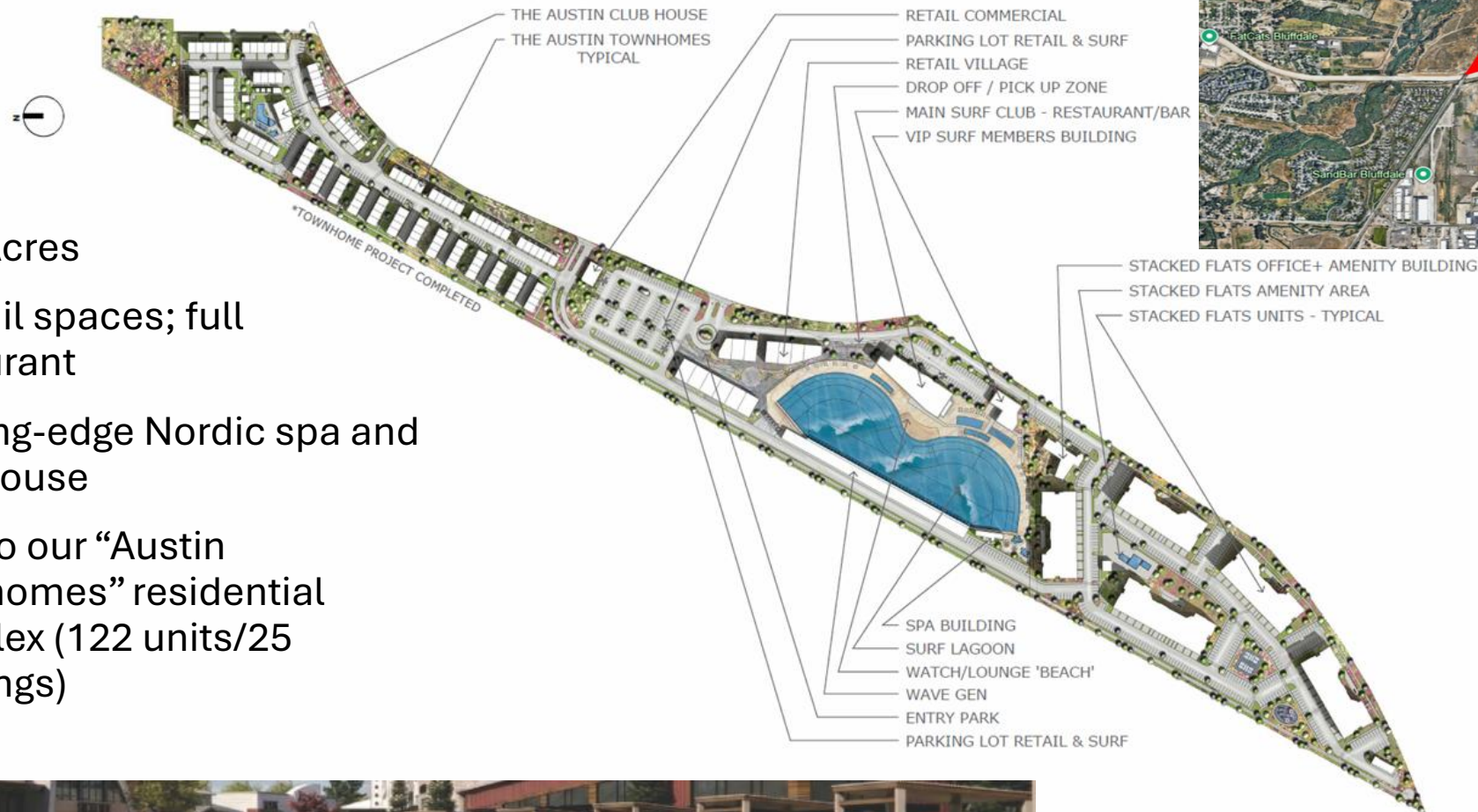
CITY COUNCIL MEETING 6.9.2026



urbia
ARCHITECTS & ENGINEERS

Conceptual Site Plan

- 13.5 Acres
- 7 Retail spaces; full restaurant
- Leading-edge Nordic spa and Clubhouse
- Next to our “Austin Townhomes” residential complex (122 units/25 buildings)





Future National Training Center of the USA Surf Team



Powered by “on-demand” wave technology, similar to the precision and innovation of Utah Olympic Park

A first-of-its-kind destination at the intersection of tech, sports, and experiential real estate

Built for Utah’s strong outdoor and athletic culture

Open to all “Family-friendly recreation” and designed for all skill levels

Bringing coastal lifestyle and world-class surfing to the Wasatch Front.

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THE DAILY WAVE

VOL. CXV, NO. 142 • LOCAL EDITION

MONDAY, OCTOBER 28, 2024

PRICE: \$2.00

COASTAL BREAKS GO INLAND: SURF PARKS SWEEP NATION

HIGH-TECH WAVE POOLS MERGE SPORT & BILLION-DOLLAR REAL ESTATE

**Tech Titans
Invest Billions;
New Wave Tech
Rivals Ocean**

BY ORREN RMATER

OCEANRIDGE wave pools, merge artificial wave technology with modern amenities and amenities, creating a new wave of real estate development. The business is booming, with the first wave pool in minutes inland wave pool is last year's most successful real estate project. The first wave pool was world's first wave pool, which was built to provide a family-friendly, resort-style experience. The first wave pool was built to provide a family-friendly, resort-style experience. The first wave pool was built to provide a family-friendly, resort-style experience.



OCEANRIDGE SURF RESORT, AUSTIN

FROM AUSTIN TO ATLANTA, TECHNOLOGY REDEFINES THE AMERICAN WAVESCAPE

**Real Estate
Boom: Homes
Sell Fast Near
Inland Barrels**

BY BRREY BURKER

The east coast's embrace of artificial wave technology is driving a real estate boom in inland areas. The first wave pool in minutes inland wave pool is last year's most successful real estate project. The first wave pool was world's first wave pool, which was built to provide a family-friendly, resort-style experience. The first wave pool was built to provide a family-friendly, resort-style experience. The first wave pool was built to provide a family-friendly, resort-style experience.

• READ MORE (B1-)

Rapid Expansion Fueled by Wave Tech Advances

BY KELLY SLATER

OCEANRIDGE SURF RESORT, AUSTIN: The first wave pool in minutes inland wave pool is last year's most successful real estate project. The first wave pool was world's first wave pool, which was built to provide a family-friendly, resort-style experience. The first wave pool was built to provide a family-friendly, resort-style experience. The first wave pool was built to provide a family-friendly, resort-style experience.

How Artificial Waves create Real Estate Hubs

BY KELLY SLATER

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GROWTH TRACKER: US SURF PARKS 2020-2025

12 operating 28 under development



• READ MORE (B1-)

TODAY: Tech vs. Nature (P. 3); Real Estate Market Trends (P. 7); Surfer profiles (B1)

The Most Sustainable Surf Pool on the Market

High public benefit Yield Per Gallon: Hundreds of surfers and swimmers can enjoy the water daily. The water isn't sitting idle.

One-time fill, then replace water lost to evaporation or splash-out.

Designed to capture both rainfall and snowfall, mitigating some of the water lost to evaporation.

Closed-loop recycling system: The surf lagoon will function like a gigantic swimming pool or man-made lake. Water is not "consumed" in a one-pass use; instead, it circulates through filtration and is recycled back into the lagoon.

Annual use estimated at ~6 to 9M Gallons a year

Lined basin to prevent seepage: Engineered with an impermeable liner. Every gallon stays in the system; water is not removed for maintenance.

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THE BLUEPRINTS FOR SUSTAINABLE SURF: INSIDE THE WATER-CONSCIOUS LAGOON

Closed-loop recycling system:

The surf lagoon will function like a gigantic swimming pool or man-made lake. Water is not "consumed" in a one-pass use; instead, it circulates through filtration and recycled back into the lagoon. This dramatically reduces the need for new water input.

DR. ELIZA VANCE

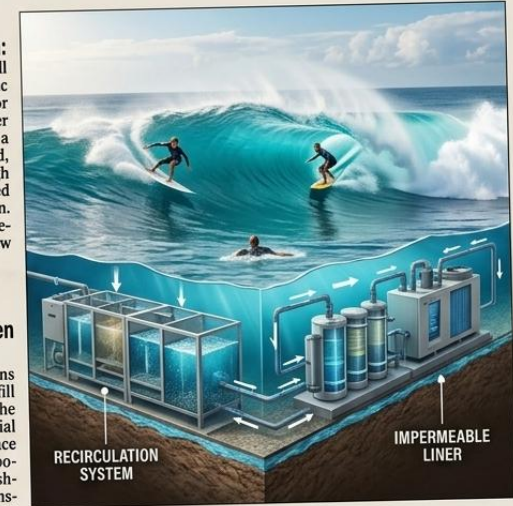
One-time fill, then top-up only:

Standard operations require a one-time fill of the lagoon at the start. After that initial fill, we only replace water lost to evaporation or splash-out. There's no constant "flow-through" usage. This is akin to how a city swimming pool or a backyard pool operates – filled once, then just maintained.

TECH INSIGHTS

Given the pool's size and scale, it is well designed to capture both rainfall and snowfall.

GLOBAL TRENDS



Lined basin to prevent seepage:

The pool is engineered with an impermeable liner. Unlike a natural pond, water will not seep away into the ground. Every gallon stays in the system; water is not removed for maintenance. It can be lost due to evaporation.

ENG. DAVID CHEN

High public benefit per gallon:

Hundreds of surfers and swimmers can enjoy the water daily. The water isn't sitting idle; it's actively providing recreation for thousands of user-hours, which is a high public benefit yield per gallon. By contrast, think of how much water evaporates from a typical golf course water hazard or backyard pools that benefit very few people. Our pool will serve the broader public.

PUBLIC RESOURCE FORUM

INNOVATION IN EVERY DROP: HOW SURF PARKS CAN ACHIEVE
HIGH PUBLIC BENEFIT WITH MINIMAL ENVIRONMENTAL FOOTPRINT

Given the pool's size and scale, it is well designed to capture both rainfall and snowfall, mitigating some of the need for water lost to evaporation. In fact, Endless Entres Surf's first lagoon in Munich, Germany, is nearly water capturing both rainfall and snowfall.

WATER USE COMPARISON

— ANNUAL WATER USE ACROSS DIFFERENT DEVELOPMENT TYPES —



NOISE MITIGATION AT OUR SURF PARK

Designed with the community in mind.
Proven approaches. Measurable results.
A commitment to ongoing improvement.



BUILT QUIET FROM THE START

The surf lagoon has been designed with noise mitigation in mind from day one. We are working with acoustical consultants to ensure sound levels remain compatible with the surrounding area.



REAL-WORLD RESULTS

At a comparable Endless Surf facility in Munich, sound levels measured near nearby homes after mitigation were in the range of 50–60 decibels.

50–60 dB 



Comparable to everyday neighborhood sounds like moderate rainfall, a home air conditioner, or bathroom fan.



UNDERSTAND THE SOURCES

The primary sound sources include waves, motors, fans, and ventilation systems.

These can be addressed through established sound-reduction techniques already used successfully at other surf lagoon projects.



PROVEN MITIGATION APPROACHES

We will implement proven strategies such as equipment selection and placement, acoustic shielding, sound-absorbing materials, and operational best practices to minimize sound beyond the site.



OUR COMMITMENT TO THE COMMUNITY

Our goal is to ensure the surf park feels like a well-managed recreational amenity, not an intrusive industrial use.

We are committed to monitoring, listening, and continuing to refine mitigation measures as the project moves forward.



 A better wave experience. A better neighbor. **Designed to be enjoyed. Designed to be respectful.**

TRAFFIC & TRANSPORTATION



Signed Traffic Impact Study (Hales Engineering, May 2026)

confirms all studied intersections operate at acceptable Level of Service through 2050 with project mitigations.



- **Developer is funding key improvements** — including a new signal at Hyde Way / 600 West and a southbound deceleration lane at the project entrance — that leave the network performing at or above no-build conditions.



New Traffic Signal
at Hyde Way / 600 West



Southbound
Deceleration Lane
at Project Entrance



Network performs at
or above no-build
conditions

ECONOMIC IMPACT

\$150–\$200 MILLION
Construction Phase

- The project is expected to have an economic impact of approximately \$150–\$200 Million during the construction phase and support hundreds of jobs across the region.
- This includes Direct Impact- (*Construction Spend*), Labor (*contractors, trades*), Materials (*concrete, steel, systems*), and Engineering & design.



Economic Impact

\$20–30 million annually supporting more than **100 local jobs**.

- This includes - Direct Impact (Annual), Surf sessions, memberships, Food & beverage, events, and retail.
- This calculation is done by the following: Indirect + Induced Multiplier. Tourism/recreation multiplier: $\sim 1.7x - 2.0x$, for the Total Annual Economic Impact of \$20M – \$30M per year (ongoing)



OUR PARTNERS



A FULLY INTEGRATED
DEVELOPMENT TEAM

