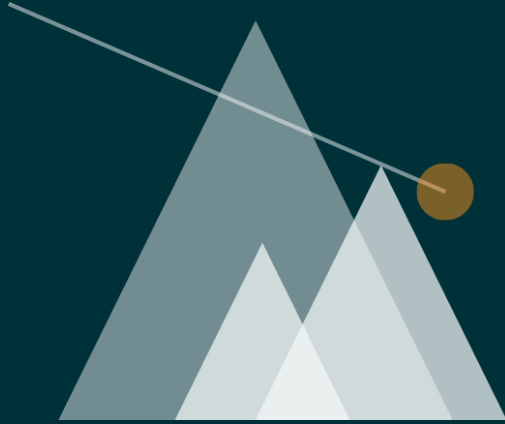




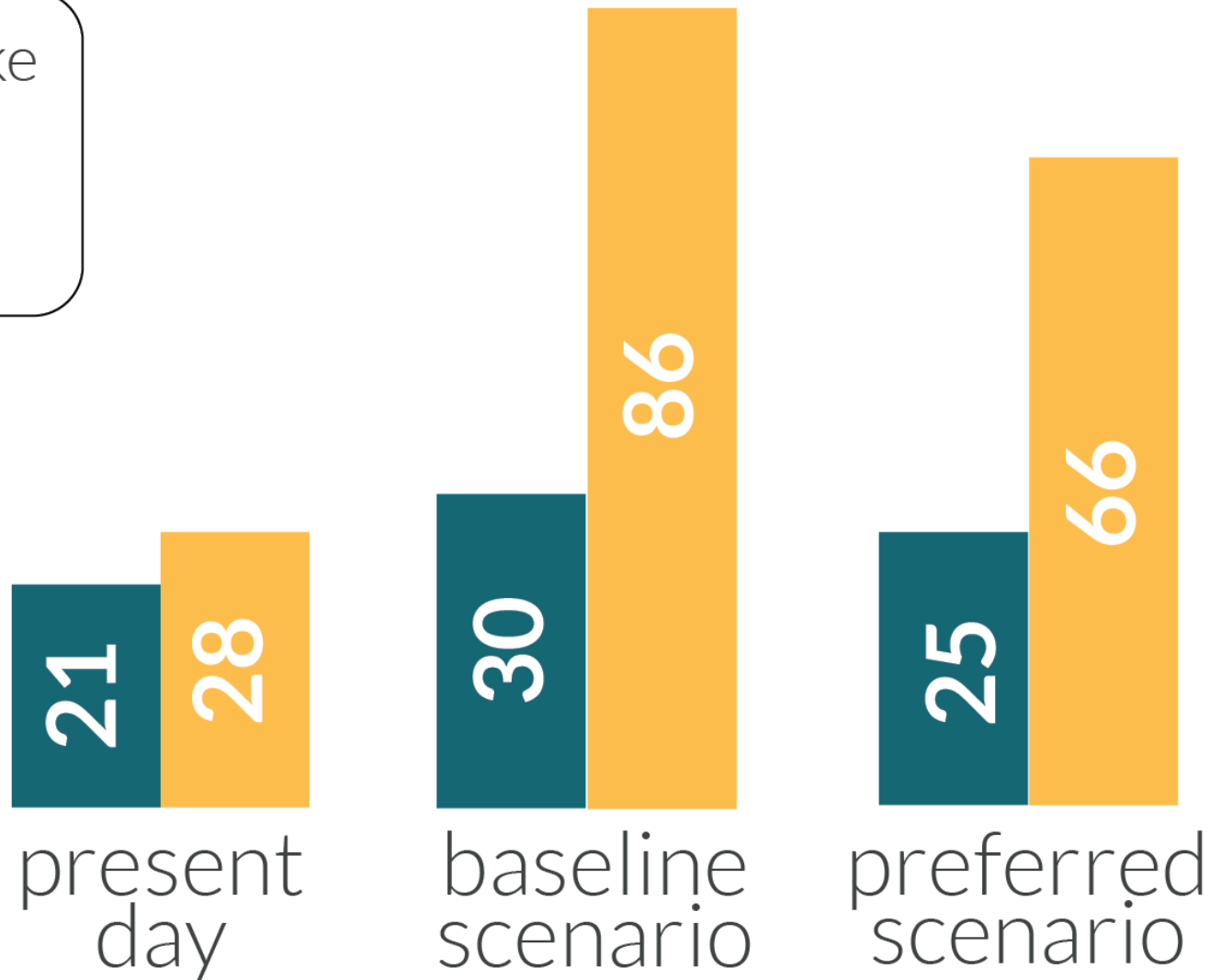
VALLEY VISIONING



STATE OF UTAH

**POINT OF THE MOUNTAIN
DEVELOPMENT COMMISSION**

Minutes from Draper Prison Site to Key Destinations During PM Peak Time



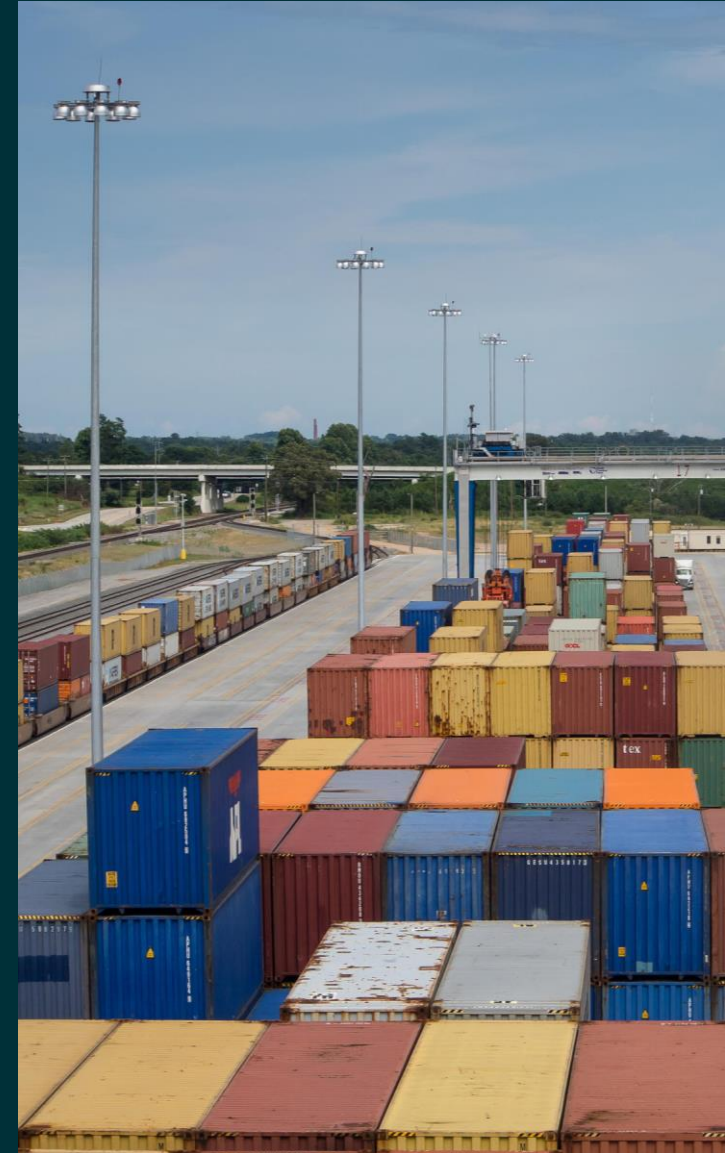
News Coverage of the Inland Port

Critics decry lack of public input, debate in rushing through legislation for massive Utah trade hub known as the inland port

Inland Port Board Pressured To Open All Meetings To Public

Utah governor signs controversial inland port bill

Facing Controversy, House Speaker Greg Hughes Resigns From Inland Port Board



News Coverage of the Point of the Mountain

Next phase of Utah's Point of the Mountain development — how to pay for it all

If done right, 150K new high-end innovation jobs could be added, Envision Utah pres. says

Utah has an unprecedented opportunity to master plan growth

Report: Point of the Mountain circa 2050 could be grim without heavy investment

Commission focuses in on Point of the Mountain traffic as it plans for 2050



REGIONAL VISION FOR THE POINT OF THE MOUNTAIN

STATE OF UTAH
POINT OF THE MOUNTAIN
DEVELOPMENT COMMISSION

Envision
Utah
How we grow matters.

JOBS



1 Highly-trained workforce
The quality of Utah's workforce is the number one factor in attracting, retaining, and growing high-paying "innovation economy" jobs. The desired workforce is diverse and highly educated, with a focus on in-demand fields. While a portion of this workforce will undoubtedly be generated by attracting workers from out of state, Utahns can fill the bulk of these jobs if they have the required skills.

ENVIRONMENT

2 Improved air quality & reduced resource use
Employers and Utahns increasingly demand a sustainable approach to natural resources like air, water, and energy. The Point of the Mountain can demonstrate sustainability by facilitating electric vehicle use, promoting non-automobile travel, reducing air emissions and energy use in buildings, using water-wise landscaping, and implementing new technologies.



3 Connected trails, parks, and open space
The Point of the Mountain is already home to extensive open spaces and trails, paragliding, and the Jordan River. Continued implementation of thoughtful and ambitious trail, park, and open space planning will establish a world-class network for people and wildlife, connecting the mountain ranges and the Jordan River.

COMMUNITY DESIGN

4 Vibrant urban centers
Vibrant places include housing, jobs, shops, amenities, and open space. They bring destinations closer to home, shorten driving trips, increase the convenience of walking and biking, and improve affordability by diversifying housing types. The prison and other large sites at the Point of the Mountain are ideal for the creation of major urban centers, without disrupting existing single-family neighborhoods.



5 Jobs close to where people live
Jobs and housing in close proximity reduce commuting distances, decrease traffic volumes during peak hours, improve air quality, lower travel times and expenditures, and enhance quality of life. While housing is needed in proximity to east-side jobs in both Utah and Salt Lake counties, jobs are needed in proximity to west-side housing in both counties. Completing west-side infrastructure like the Mountain View Corridor will improve the west side's attractiveness for jobs.

6 A variety of community and housing types
A variety of community and housing types ensures housing affordability and a high quality of life that matches what Utahns want and can afford. Such variety includes single-family suburbs and walkable communities in neighborhood, community, and urban centers.



LEGEND	
Major Centers	
TRAX Line	
New TRAX Line	
FrontRunner	
Transit Corridor	
Rapid Transit	
Camp Williams	
Microtransit Circulator	
North-South Boulevard	
Freeways	
Major Roads	
Open Space	
Trail Connections	

TRANSPORTATION

7 New north-south boulevard
A new north-south road from Bangarter Highway in Draper to 2100 North in Lehi will serve as an alternative to I-15. Mountain View, and Redwood Road. This new boulevard or main street will include public transportation in a dedicated right-of-way. It will encourage active transportation, stimulate growth of urban centers, and provide an alternative for shorter, local trips.

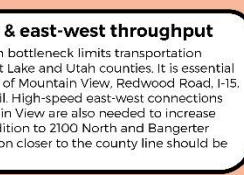


8 Connected street network
Street networks efficiently move people and goods. Connected arterials, collectors, and local streets provide multiple alternative travel routes and enhance walking and biking. Additional crossings of the Jordan River and I-15 will be necessary.

9 World-class public transit
Public transportation moves people, addresses air quality, fosters high-quality urban centers, improves affordability, and attracts "innovation economy" employers and employees. As connected, shared, and autonomous vehicles revolutionize travel, FrontRunner will increasingly serve as a backbone for long-distance trips. Light rail and/or "micro-transit" options will improve local mobility.



10 North-south & east-west throughput
The Point of the Mountain bottleneck limits transportation connections between Salt Lake and Utah counties. It is essential to maximize the capacity of Mountain View, Redwood Road, I-15, FrontRunner, and light rail. High-speed east-west connections between I-15 and Mountain View are also needed to increase east-west capacity. In addition to 2100 North and Bangarter Highway, a new connection closer to the county line should be explored.



PRISON SITE

11 Catalytic center at the prison site
The Draper prison site's 700 acres hold tremendous opportunity for catalyzing growth in high-paying jobs by (1) establishing a nationally-known research and university presence, (2) attracting marquee employers, and (3) creating a high-quality urban center that attracts employers and employees.



12 Research and university presence
Establishing a nationally-recognized research and university presence will catalyze growth in high-paying jobs by strengthening the innovation workforce, spurring research and technology transfer, and creating a "wow" factor to brand the area and the state as a place to be.

Traditional Planning Approach

Decide – through analysis and research

Educate – the public about the solution

Announce – the plan

Defend – the plan and yourself

Traditional Planning Approach

A desert landscape featuring large, layered red rock formations on the left and a dirt path leading towards the right. A large tree stands in the middle ground, with the sun shining through its branches, creating a lens flare effect. The sky is clear and blue.

**D
E
A
D**



Envision Utah

How we grow matters.



Utahns'
Values



Stakeholders



Scenarios



Public
Input



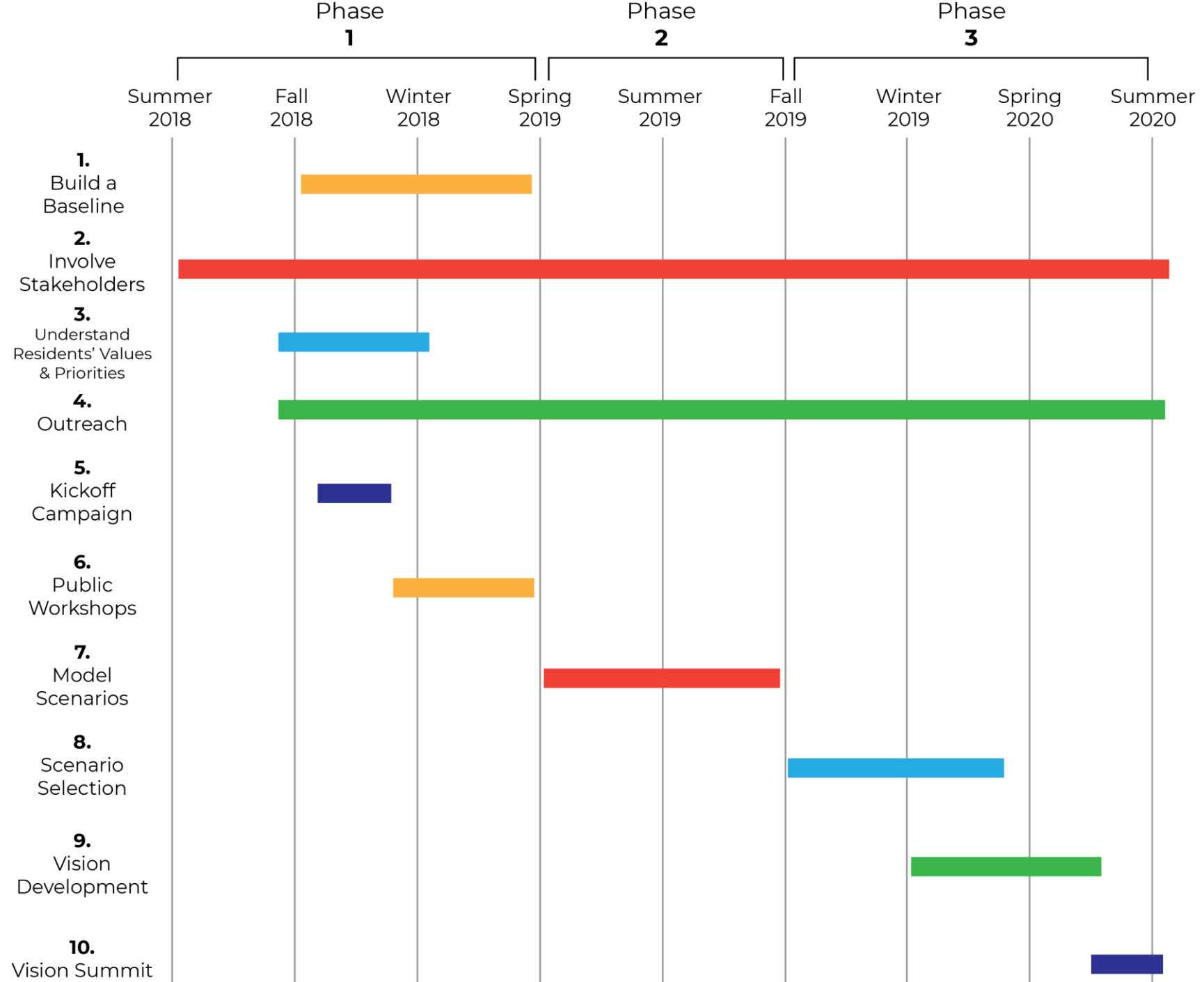
Vision



Phase 1:
Listening

Phase 2:
Scenarios

Phase 3:
Vision



Workshop Schedule

- January 23rd at 10:00 – Outlets at Traverse
- February 21st at 6:00 – Orem High School
- 6 other locations being scheduled
 - 5 evening
 - 1 daytime

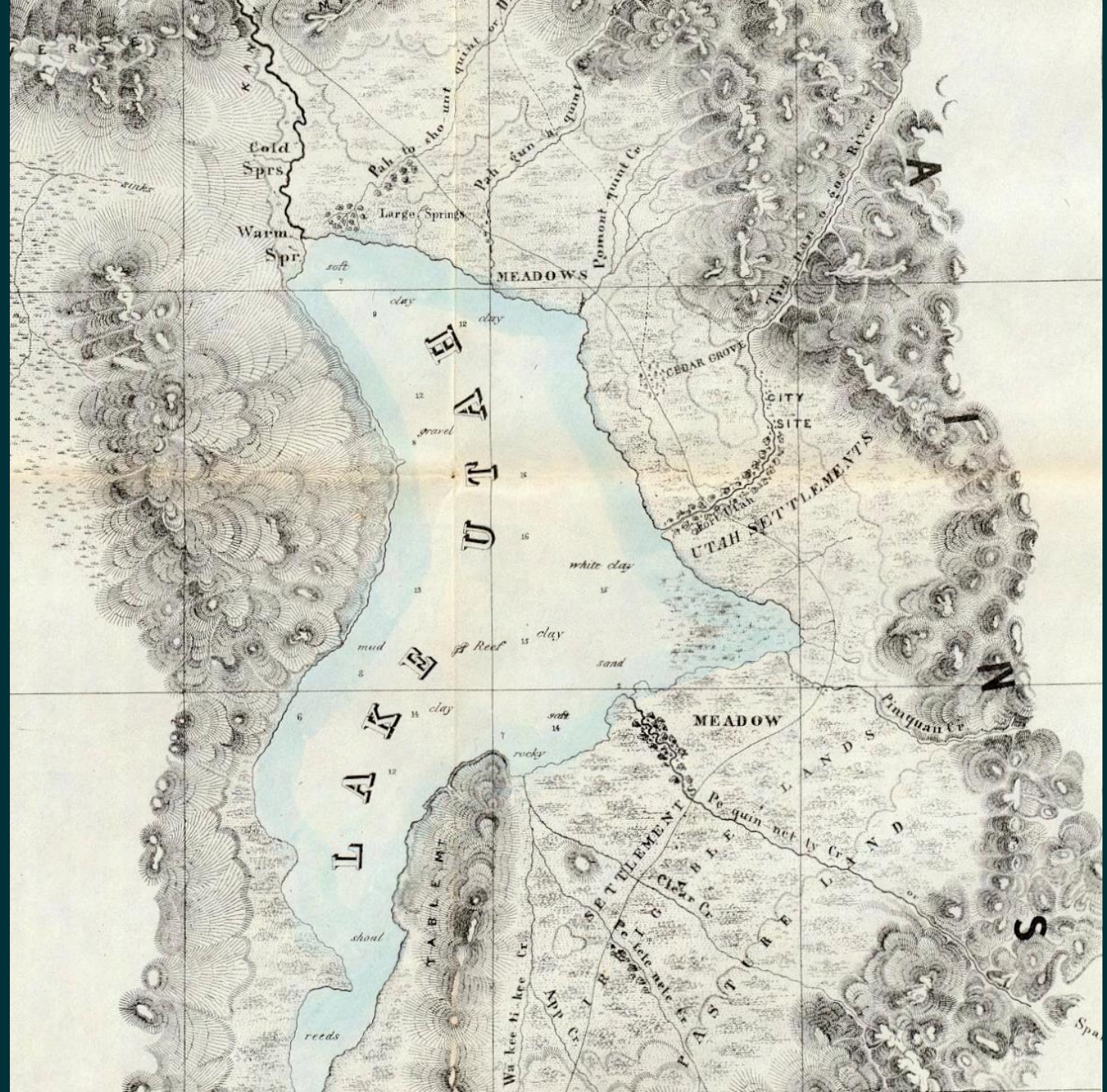
This is a chance to invest your time and
resources in the future of Utah County

Tell Your Co-workers, Friends, and Family
More Information and Online Survey

@

utahvalleyvisioning.org

PRE-SETTLEMENT



Threat of Starvation

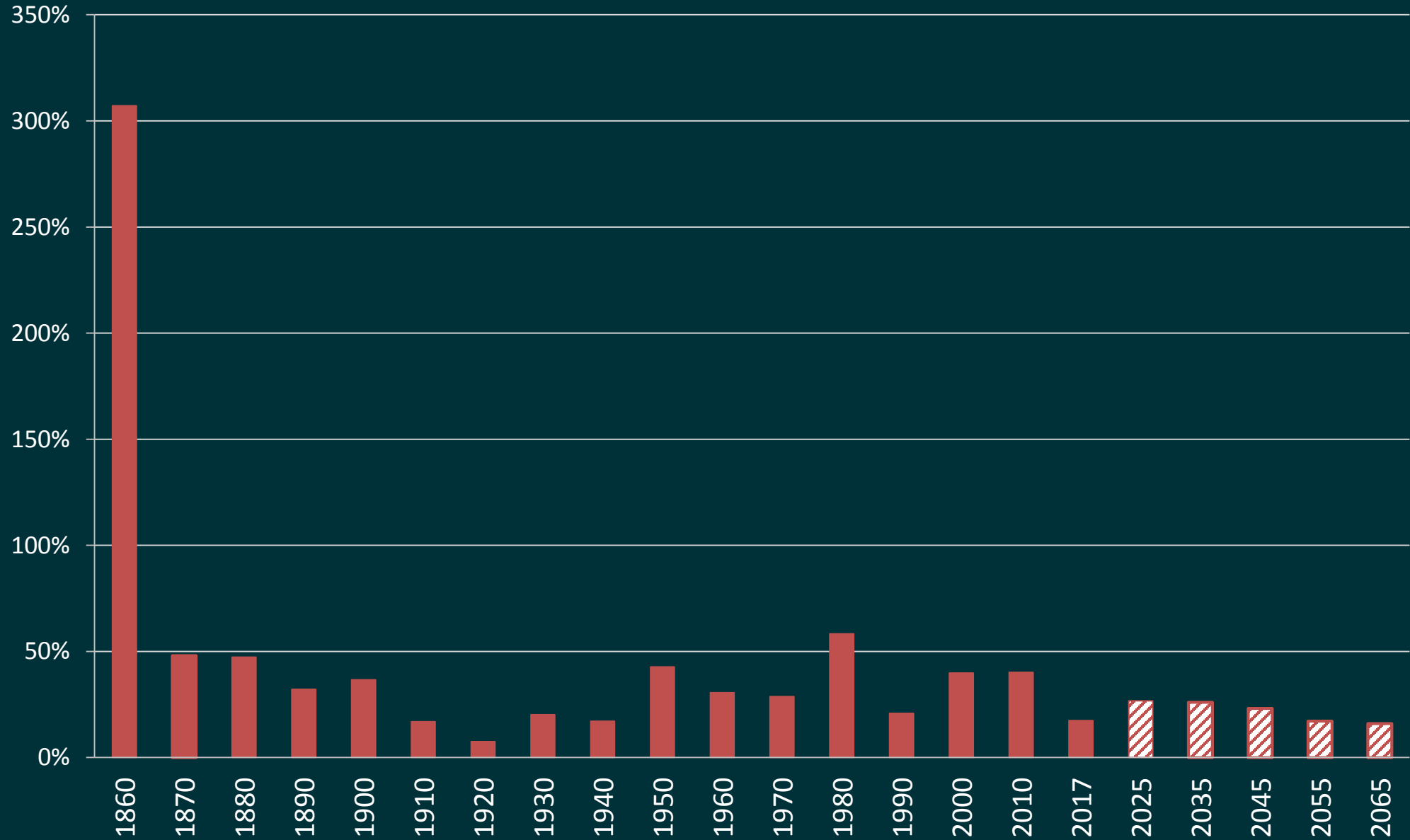
"at times the sun would be darkened when [they] would pass over like a cloud." Working from dawn to dusk, every able-bodied man, woman, and child fought the invaders in the attempt to save their crops. Advancing from garden to garden, from field to field, from community to community, the ravenous insects brought about a famine which extended from 1854 through 1856. Eating whatever they had remaining and adding wild mushrooms, sego lily bulbs, and many other roots and berries to their diet, the Mormons eventually established viable agricultural communities in Utah County that sustained them and their families.

William F. Rigby

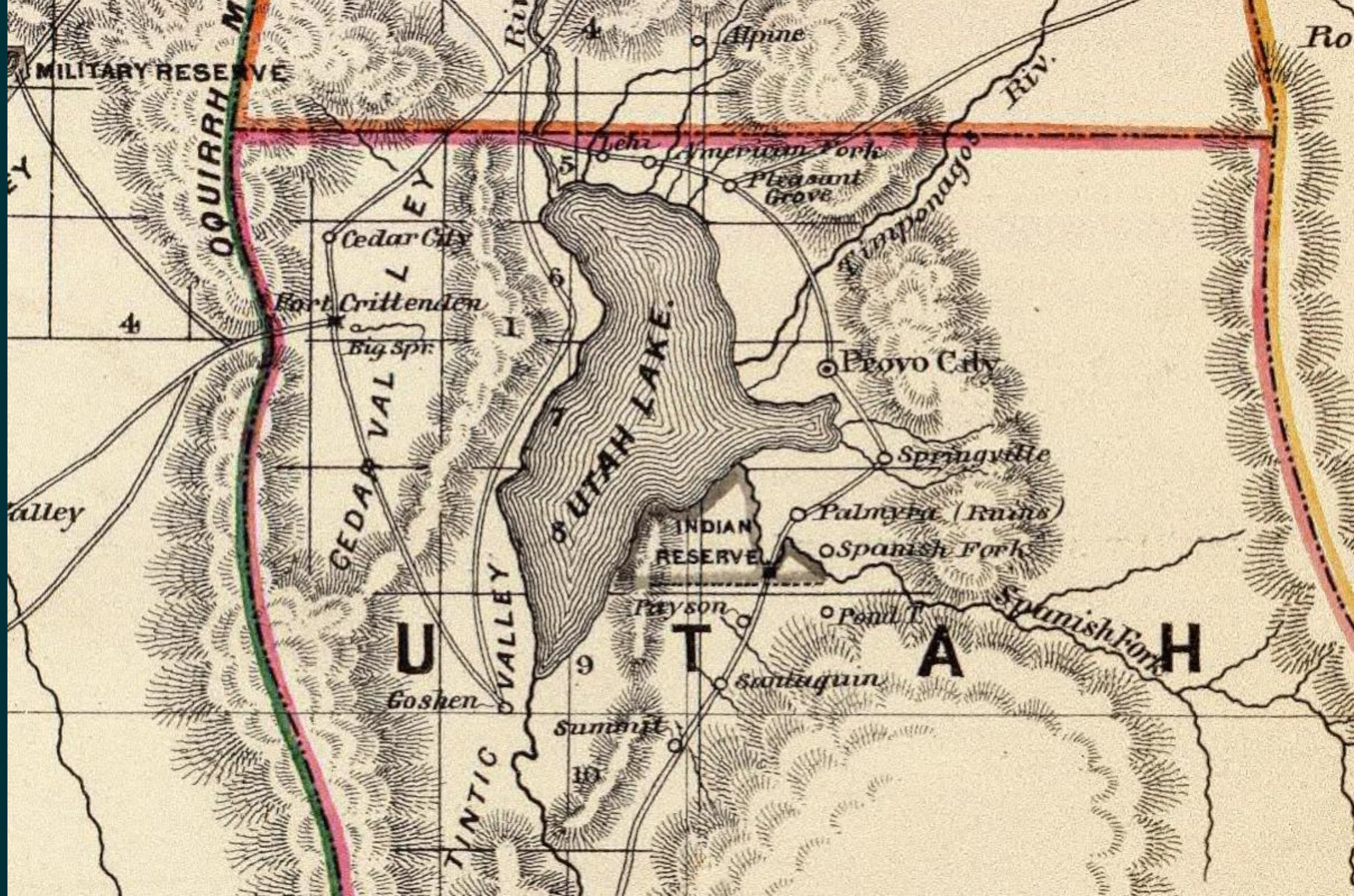


Johnston's Army

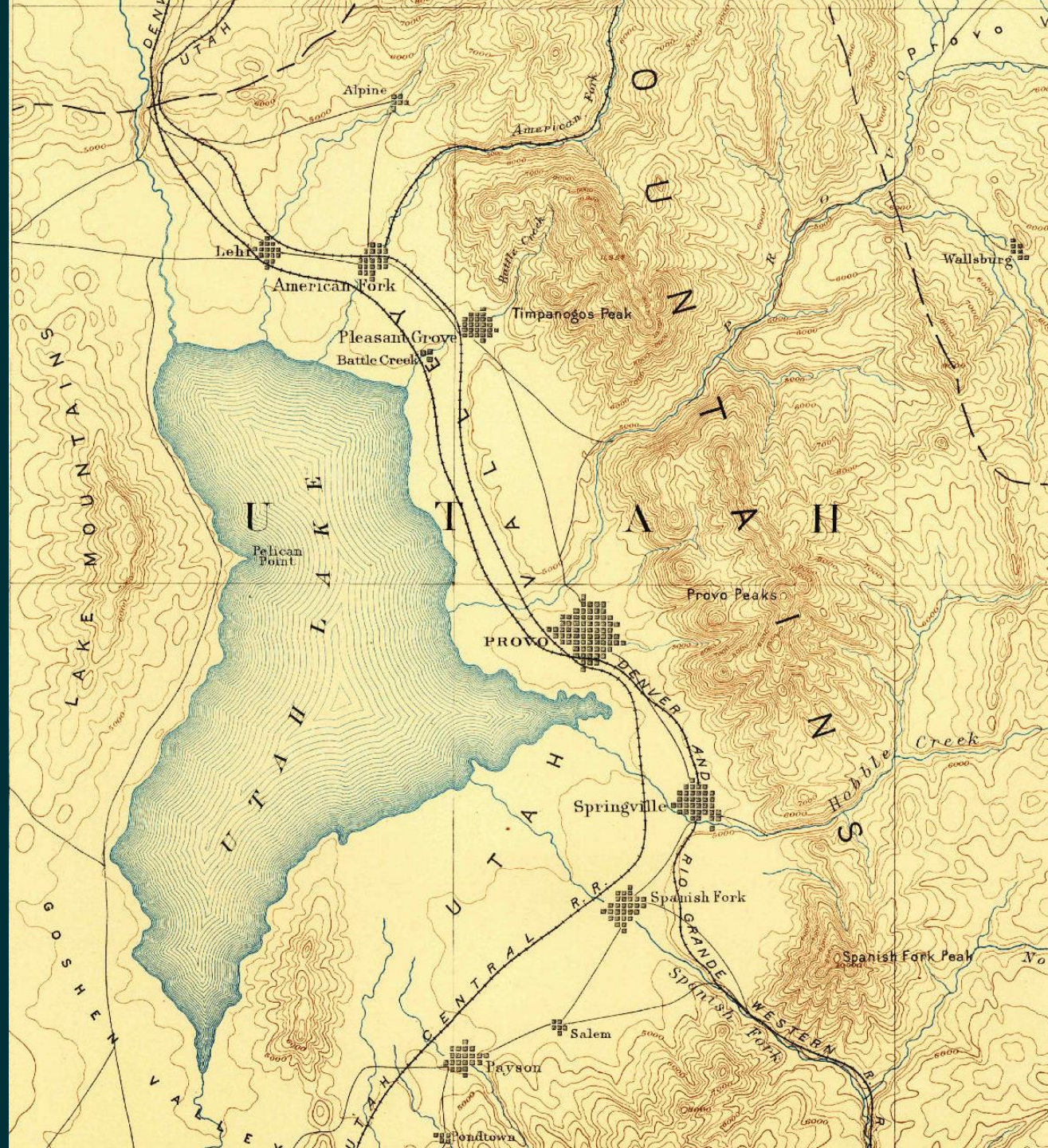
Percent Population Change 2015-2065



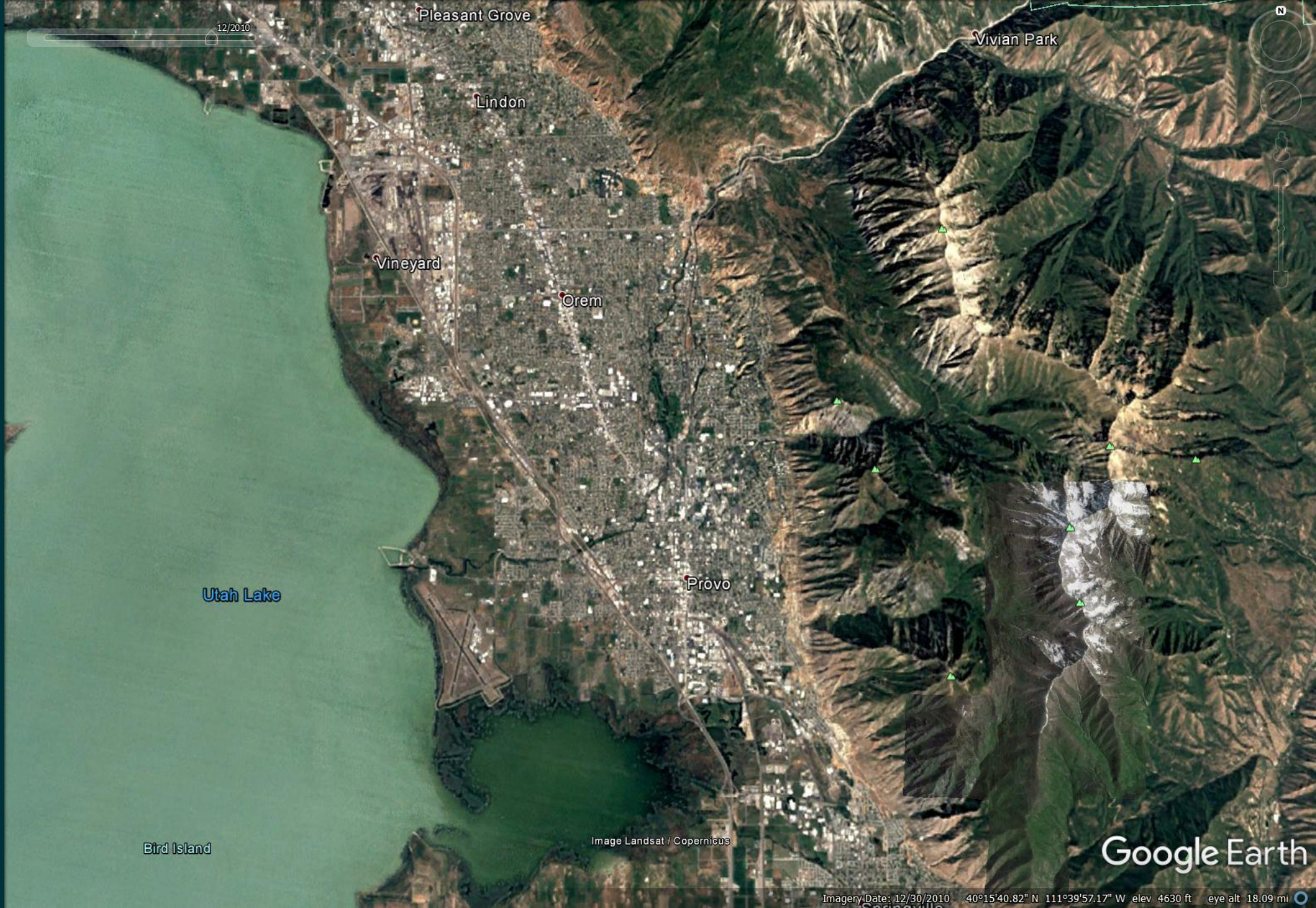
1860



1885



1985





2016

6/2017

Pleasant Grove

Vivian Park

Lindon

Vineyard

Orem

Provo

Utah Lake

Bird Island

Image Landsat / Copernicus

Google Earth

Imagery Date: 6/17/2017 40°15'40.82" N 111°39'57.17" W elev 4630 ft eye alt 18.09 mi

Growth Frustrations?

“I find [Utah Valley cities] crowded...
to...capacity... and our young people... have no
place to settle near home—the resources of the
people are exhausted...”

Growth Frustrations?

"I find the [Utah Valley] settlements crowded up to their utmost capacity, land and water all appropriated, and our young people as they marry off have no place to settle near home—the resources of the people are exhausted, unless they go into manufacturing."

1885; population about 20,000

Keypad Polling



Who has the best football team in Utah?

19% A. Brigham Young University

34% B. University of Utah

25% C. Utah State University

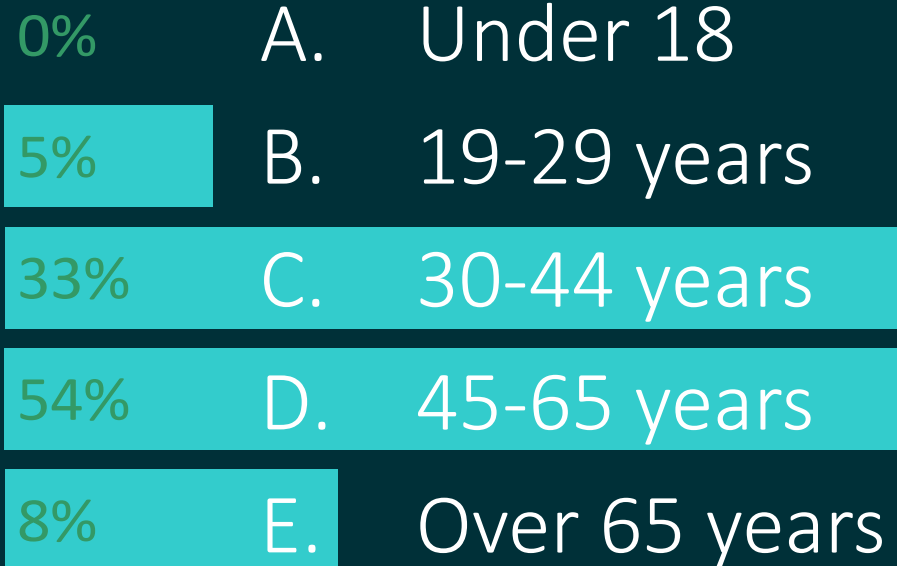
6% D. Utah Valley University (futbol)

5% E. American Fork High School

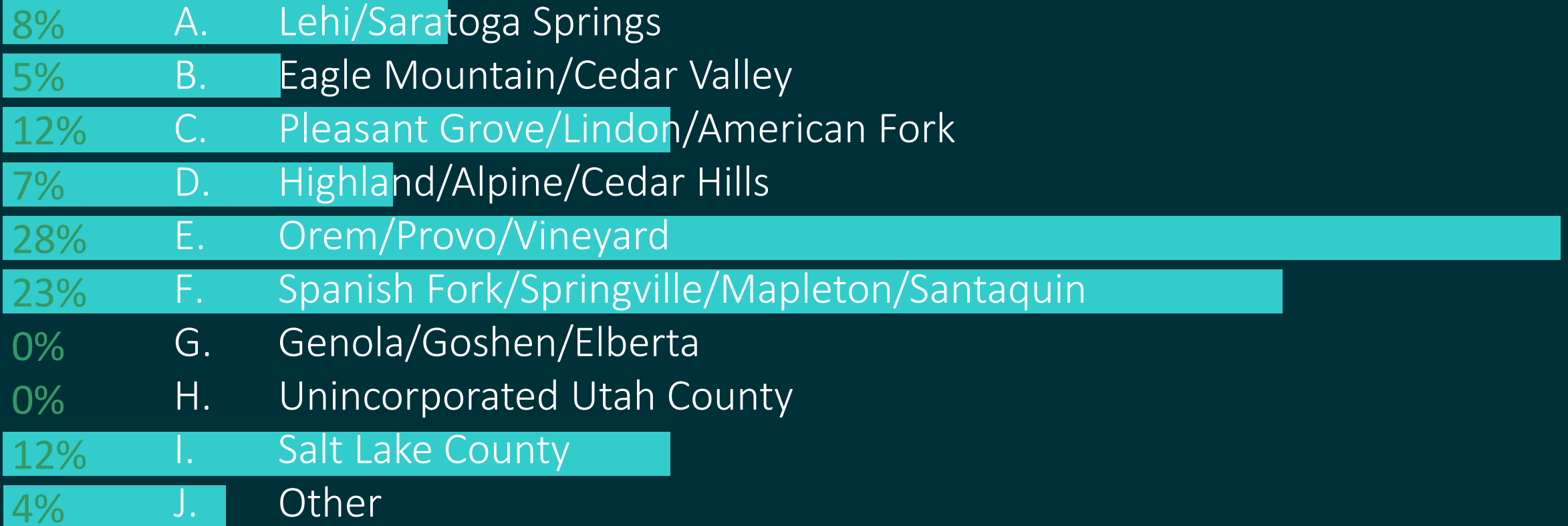
4% F. Lone Peak High School

7% G. Other

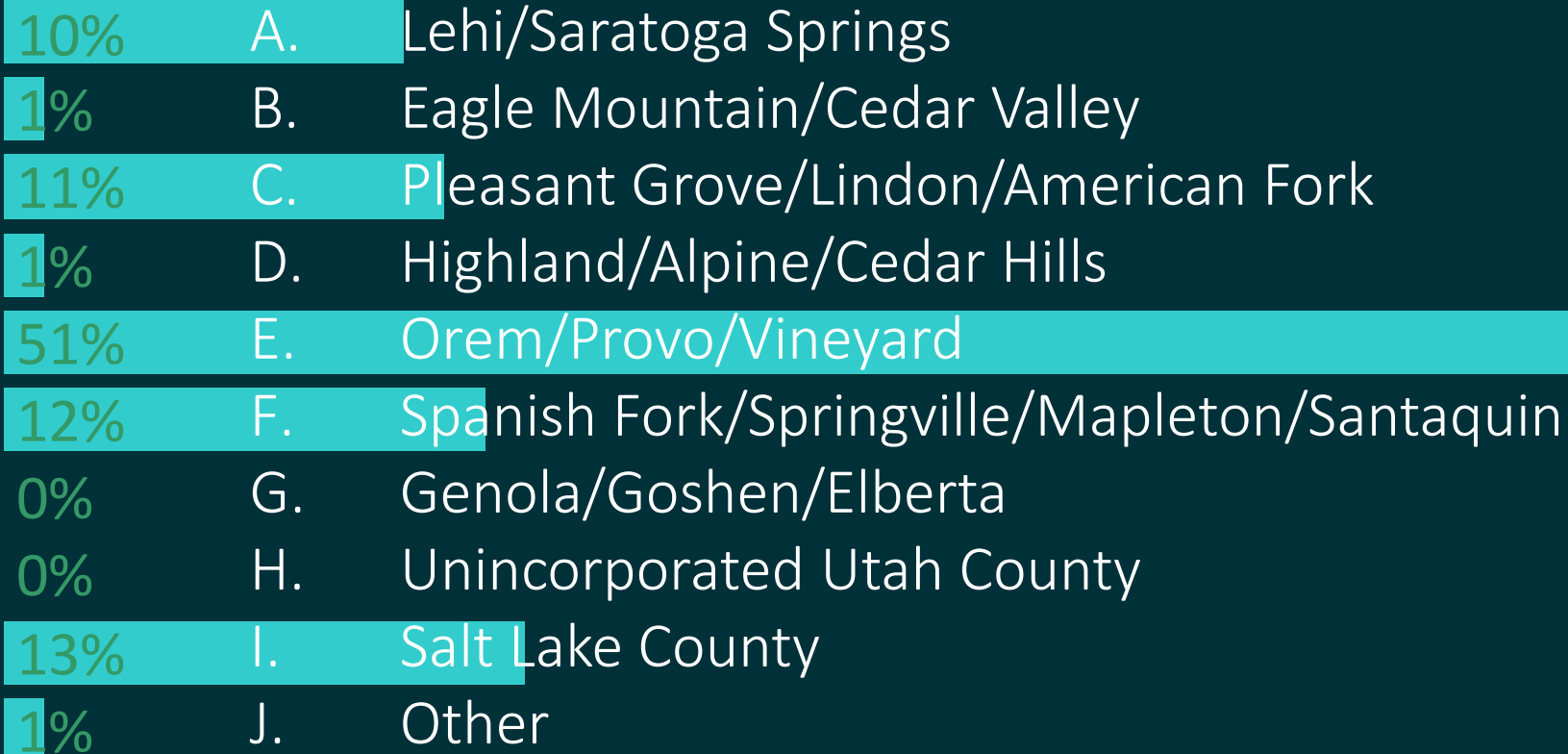
How old are you?



Where do you live?

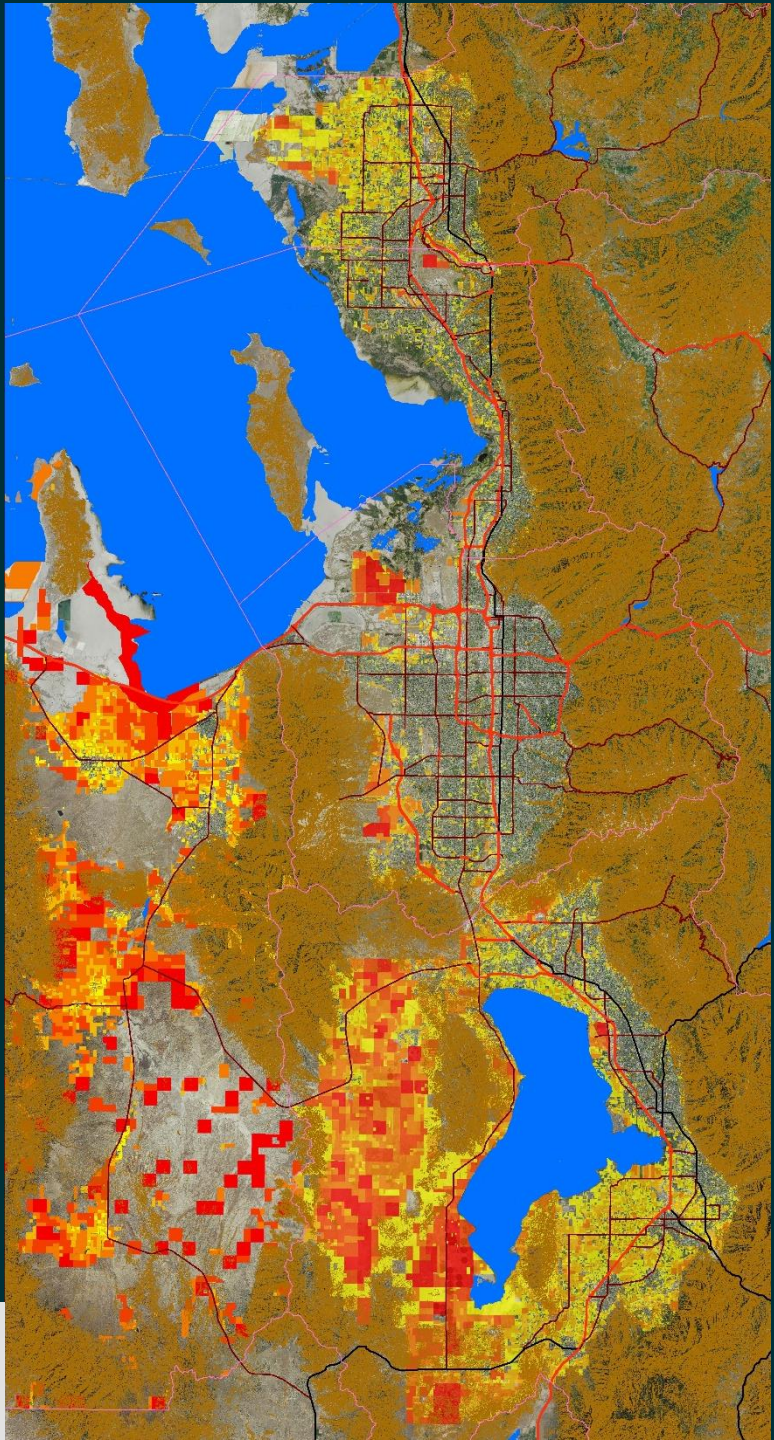


Where do you work?





Growth is Rapidly Shifting to Utah County



Amount of Land



Less Land

More Land



Counties

Freeways

State Highways

U.S. Highways

Steep Slopes

0

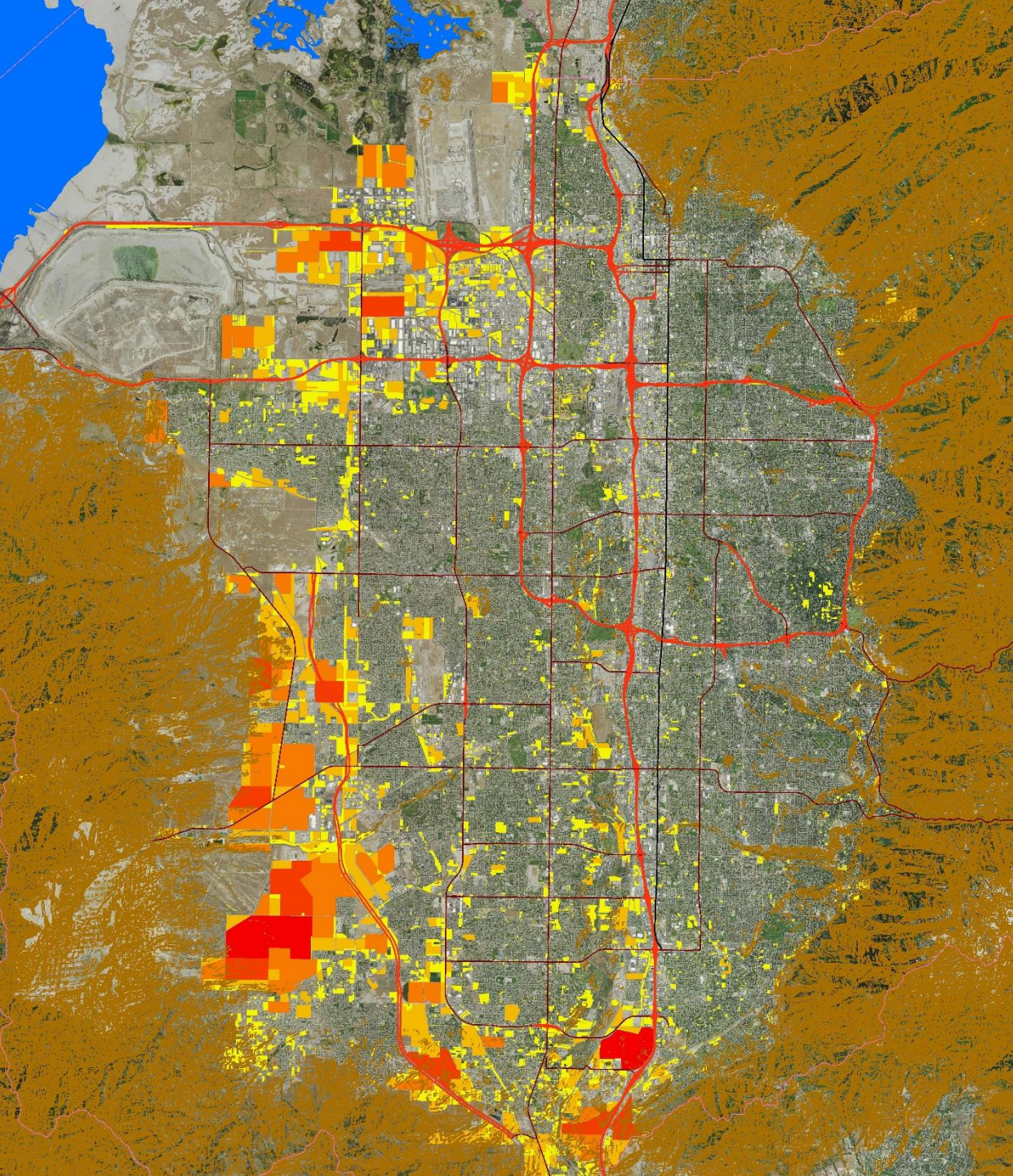
3

6

12 Miles

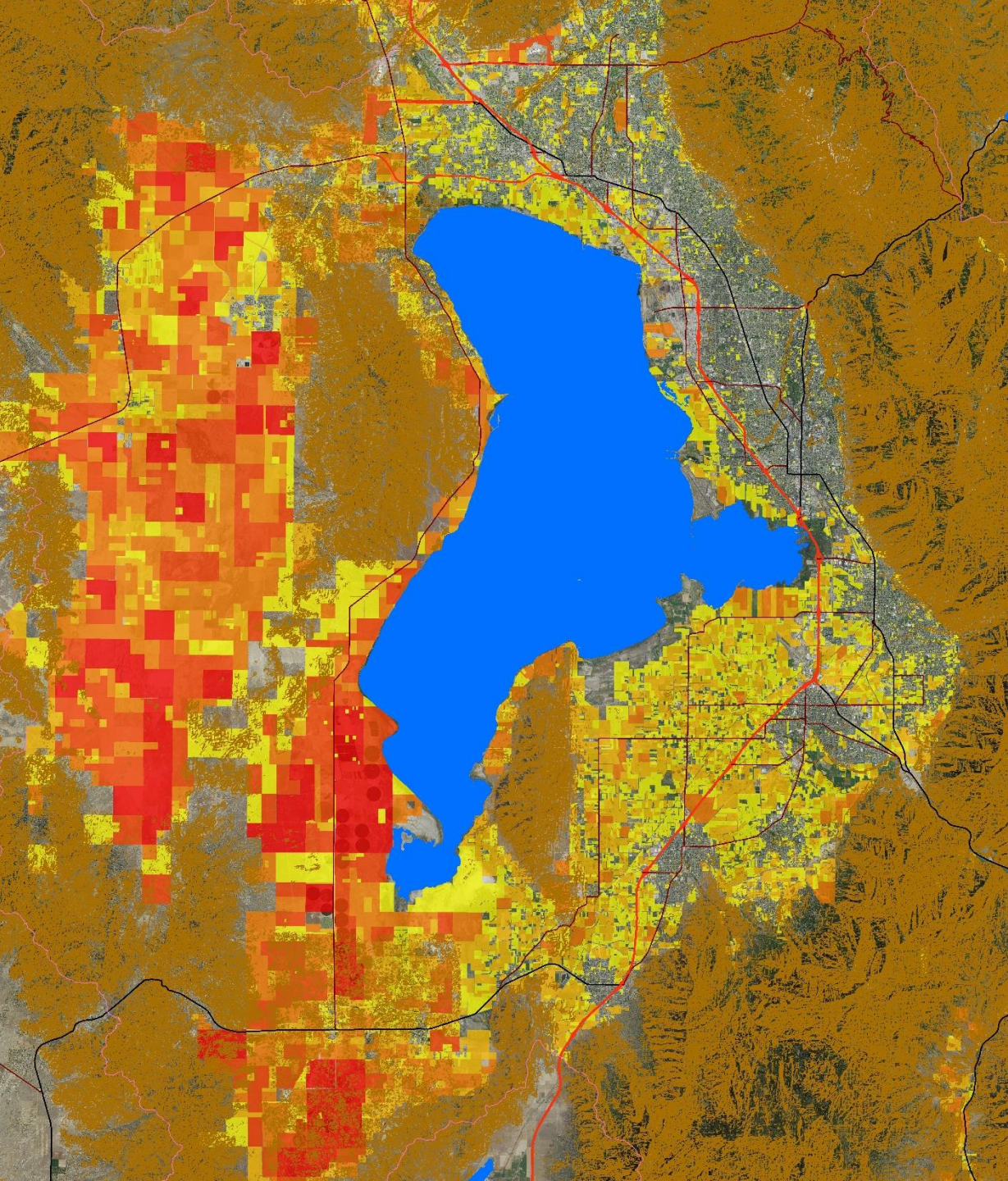
N





Salt Lake County

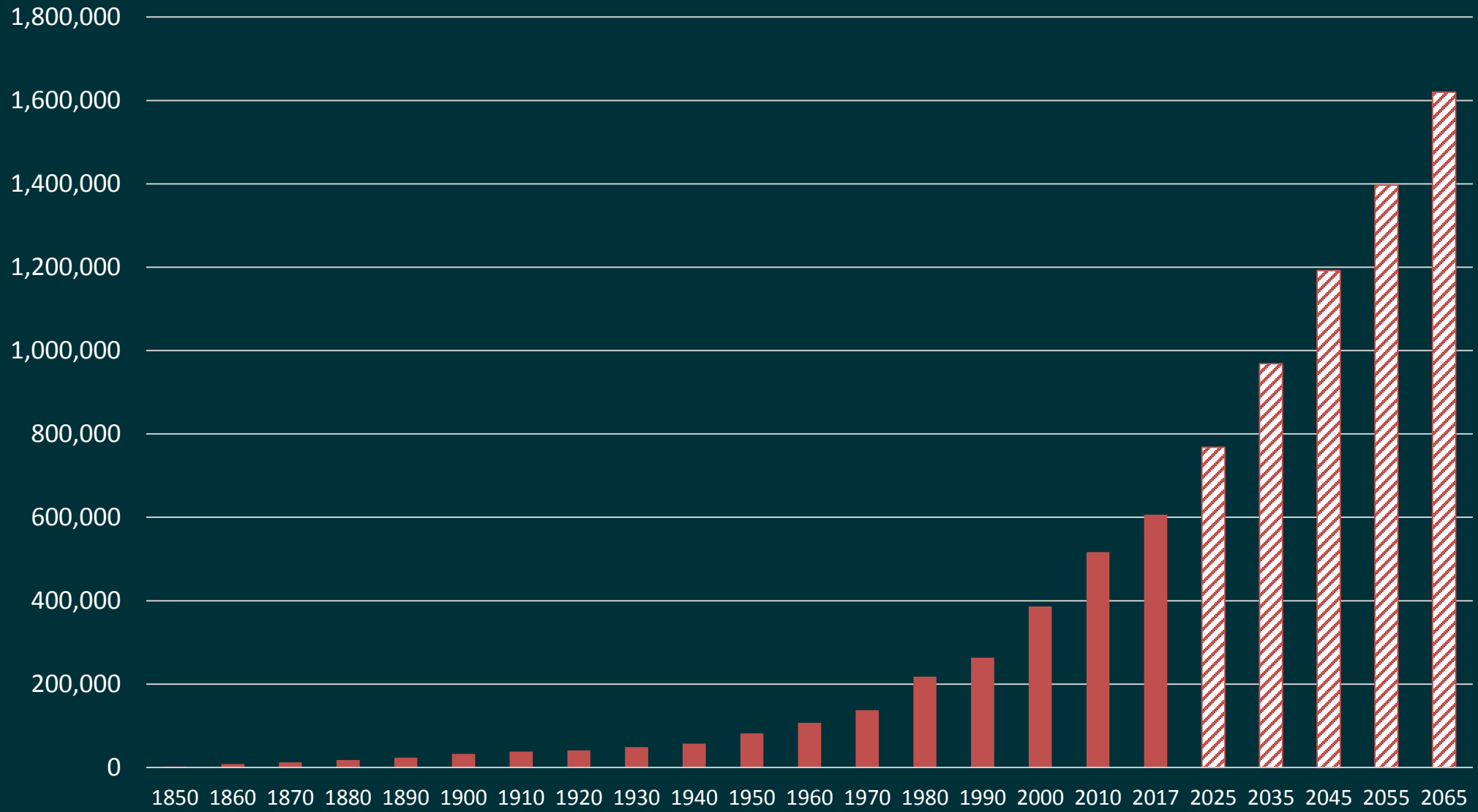
≈ 40,000 Acres Currently Developable



Utah County

≈ 240,000 Acres Currently Developable

UTAH COUNTY POPULATION GROWTH

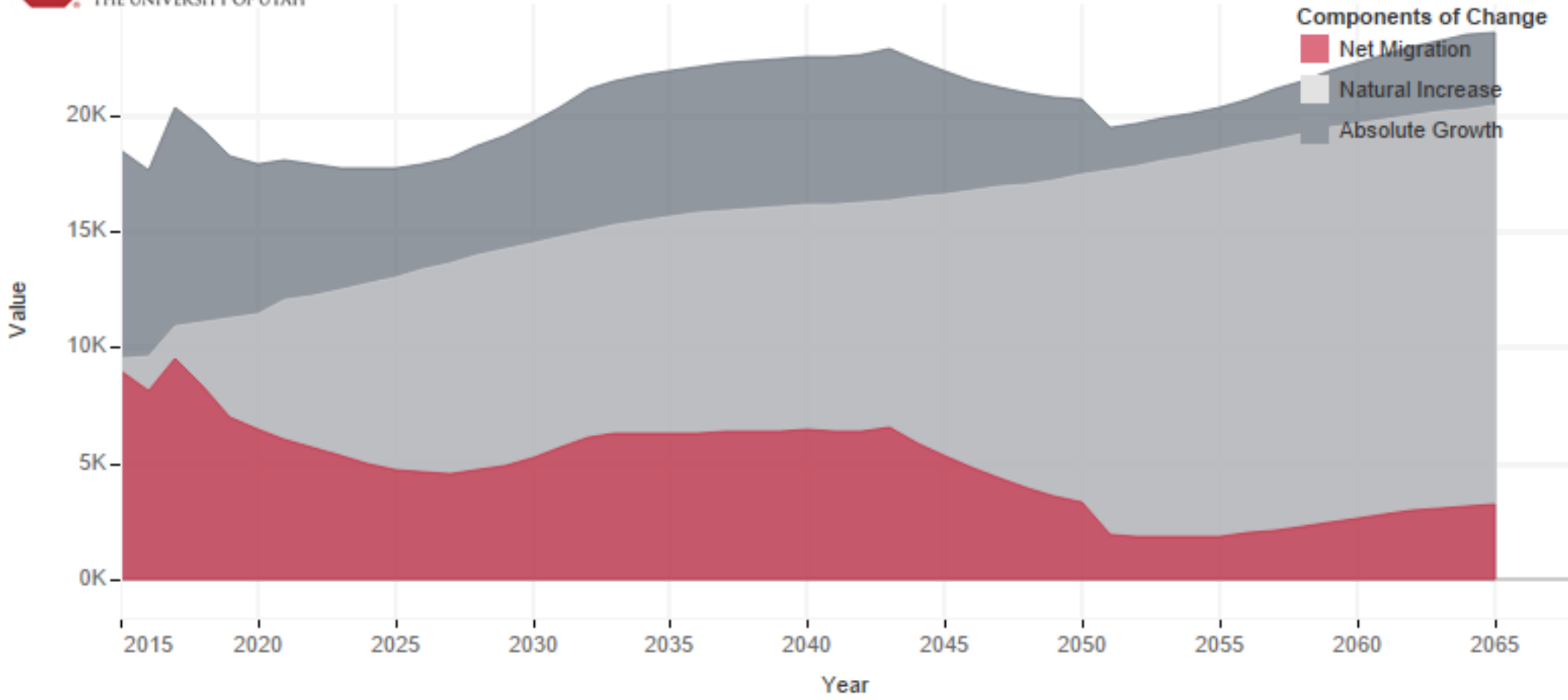


Source: U.S. Census; Kem C. Gardner Policy Institute

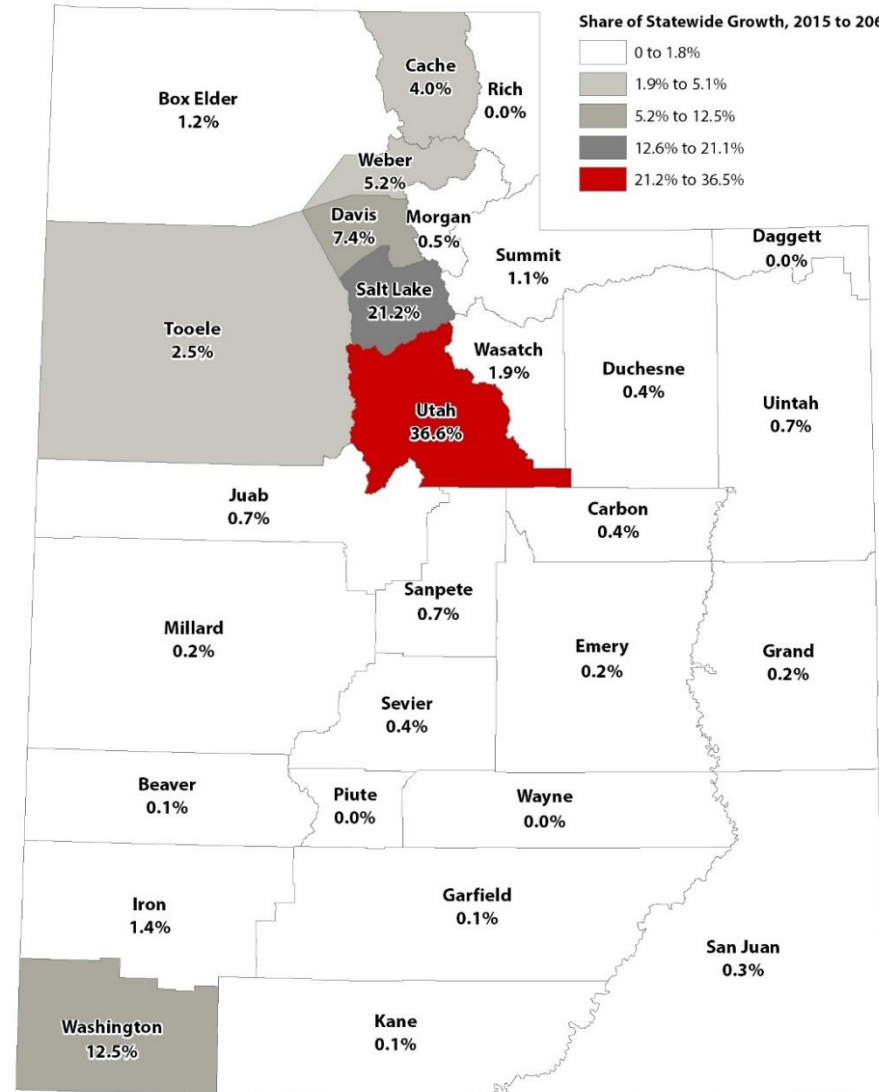
About 85% of our 2050 Growth is Internal



Components of Population Change



More than one in every three new Utahns are projected to live in Utah County by 2065



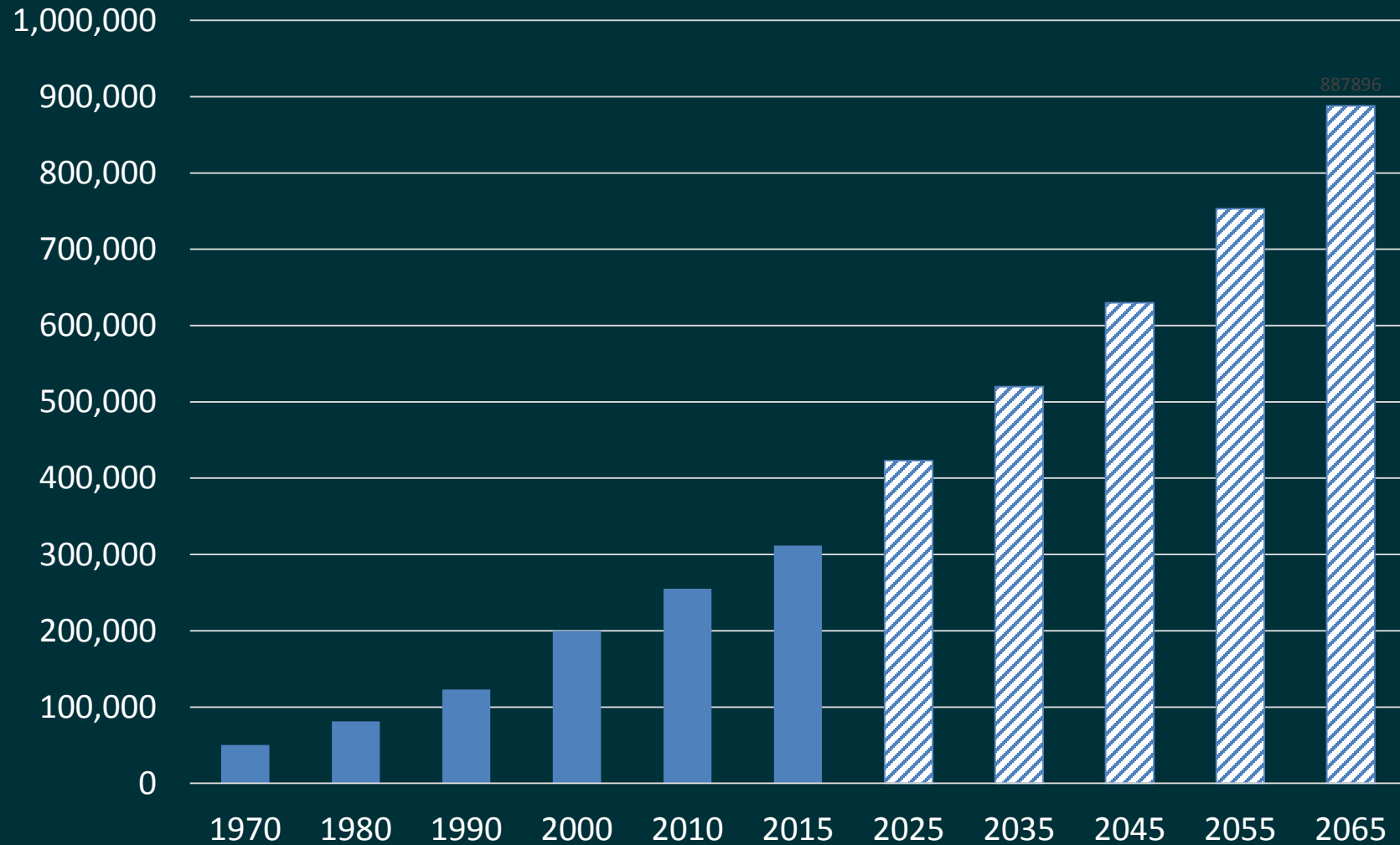
County share of total state growth: 2015-2065

Utah County Job Growth – News Coverage

Utah County — home of Silicon Slopes
— ranks No. 2 among nation's large counties
for job growth, No. 6 for wage increases



EMPLOYMENT PROJECTIONS



Source: Kem C. Gardner Policy Institute; U.S. Bureau of Economic Analysis Local Area Employment data

How Do You Feel About the Pace of Growth in Utah County?

6%

A. Too slow

38%

B. Too fast

57%

C. About right

With past growth in mind, how do you feel about the impacts of future growth on you and your family?

5%

A. Very negative

28%

B. Somewhat negative

44%

C. Somewhat positive

23%

D. Very positive

Do you believe future growth in Utah County will make things better or worse?

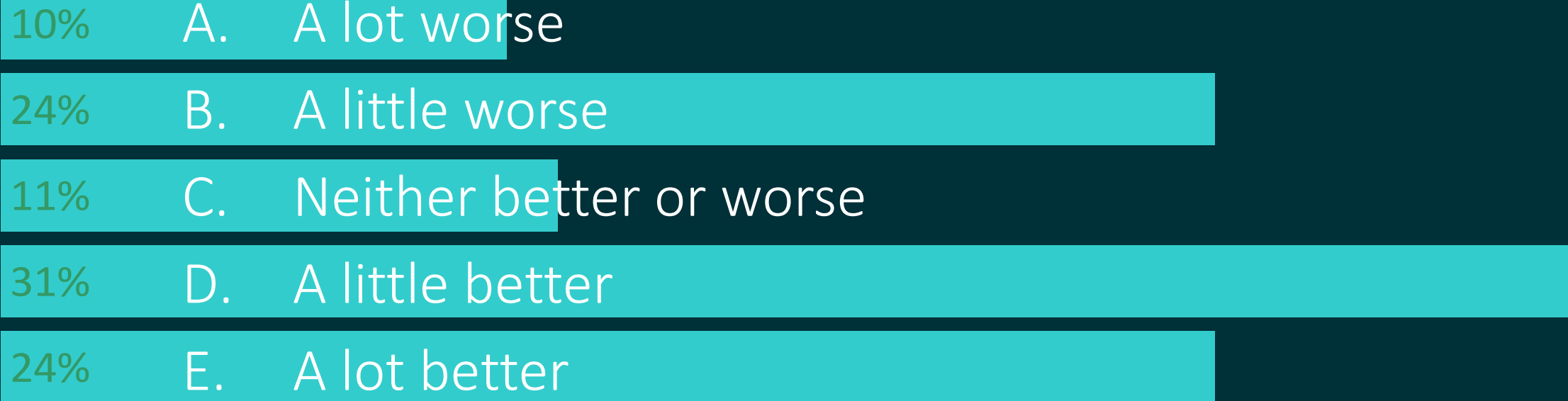
10% A. A lot worse

24% B. A little worse

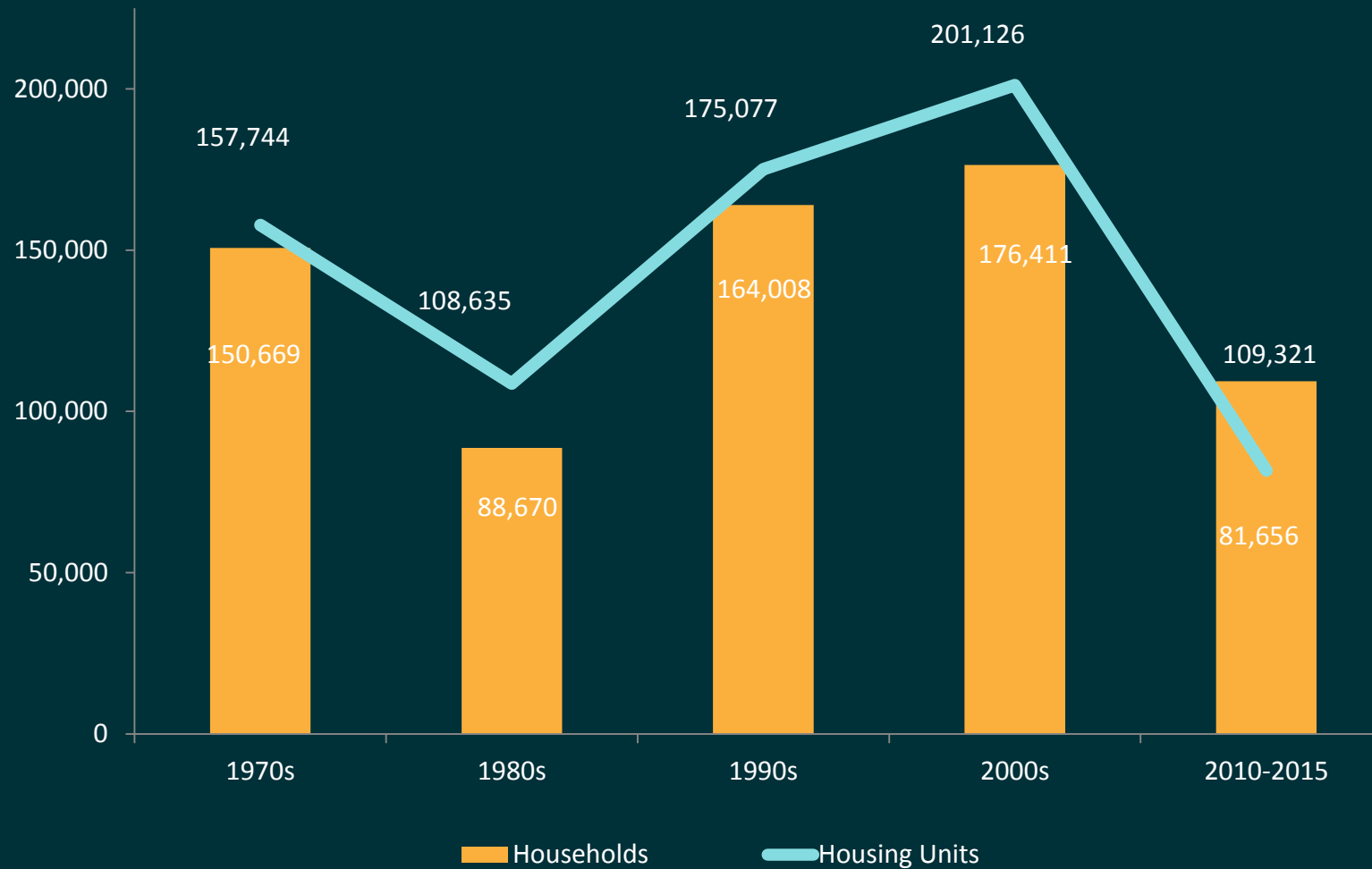
11% C. Neither better or worse

31% D. A little better

24% E. A lot better

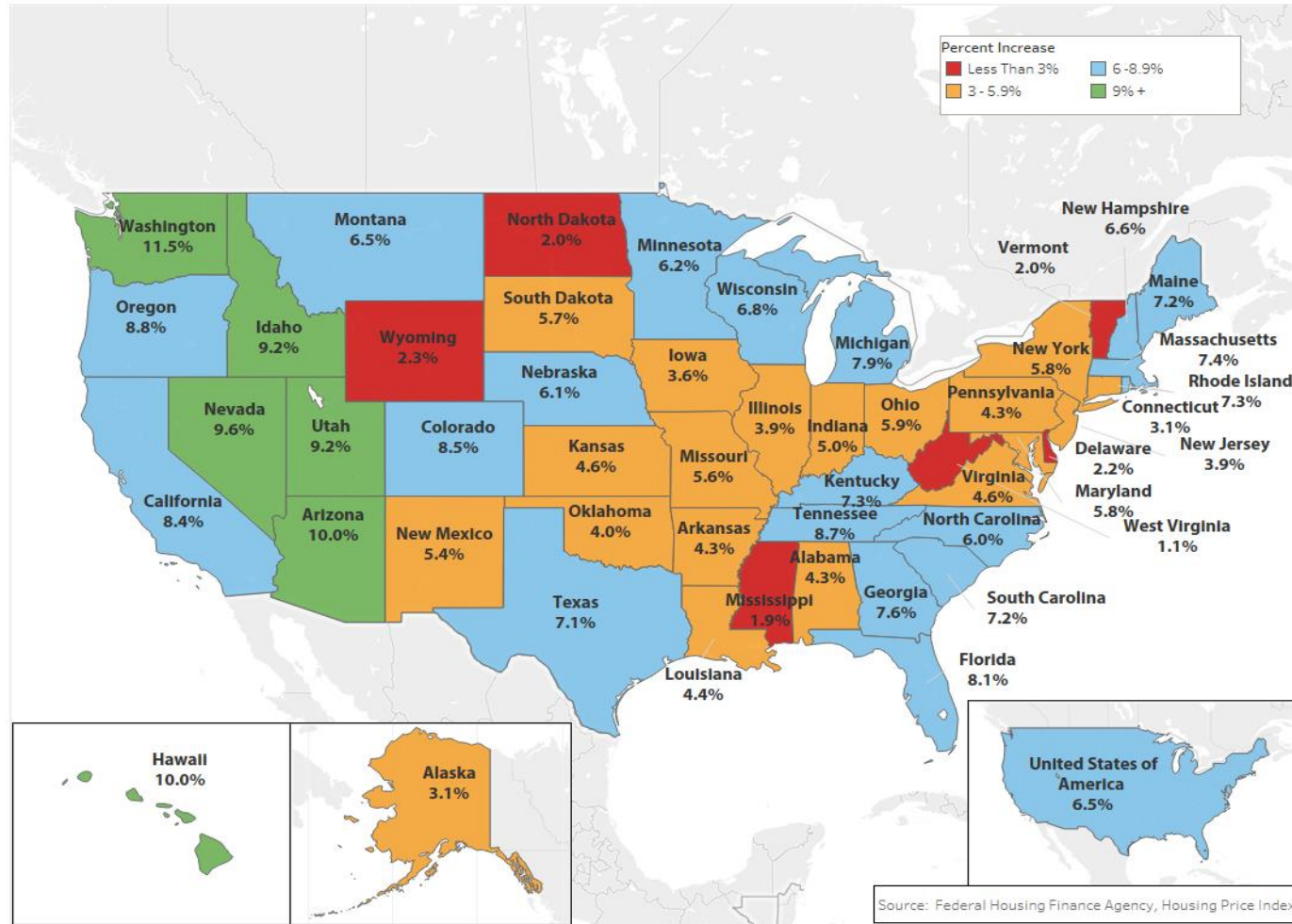


NEW HOUSEHOLDS COMPARED TO NEW HOUSING UNITS



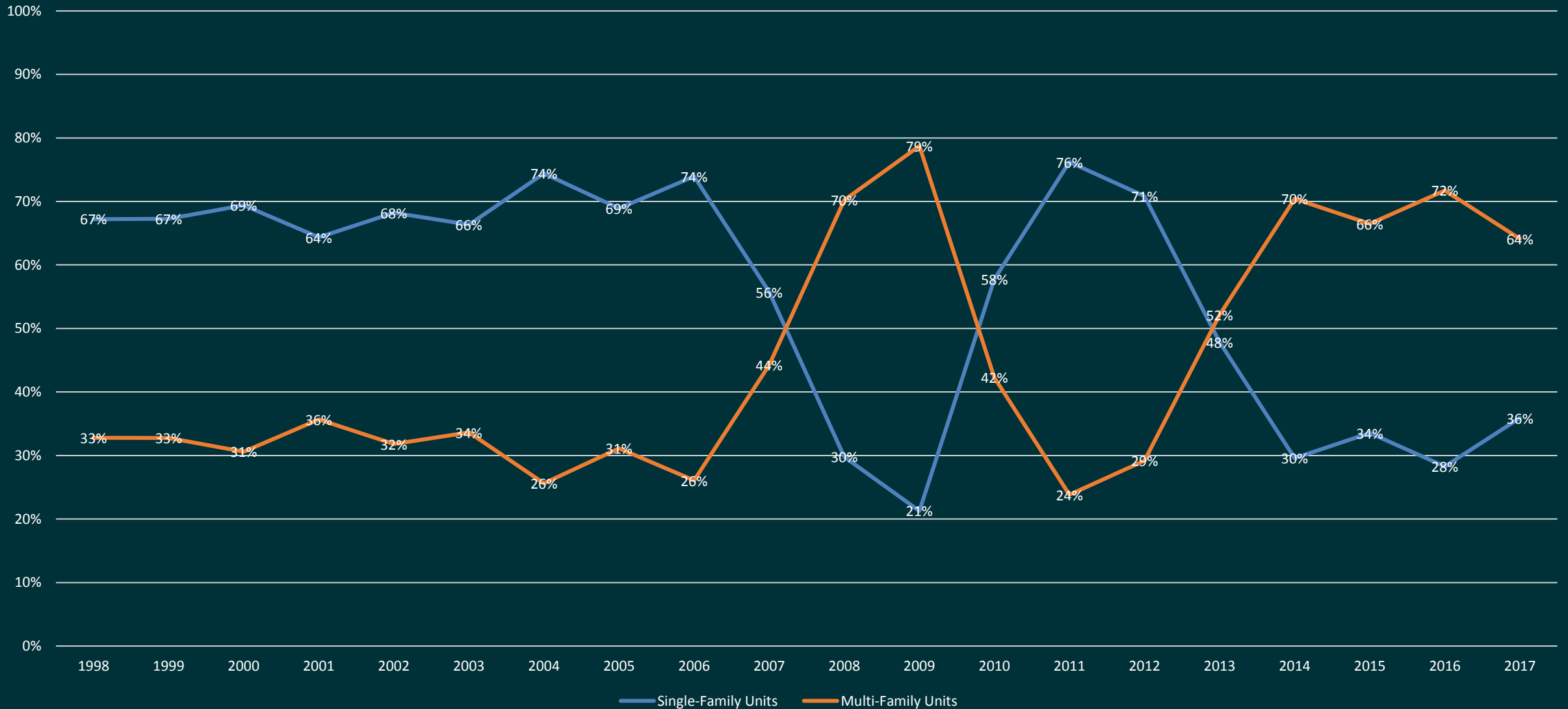
Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute

Percent Change in Housing Price Index 2016 to 2017

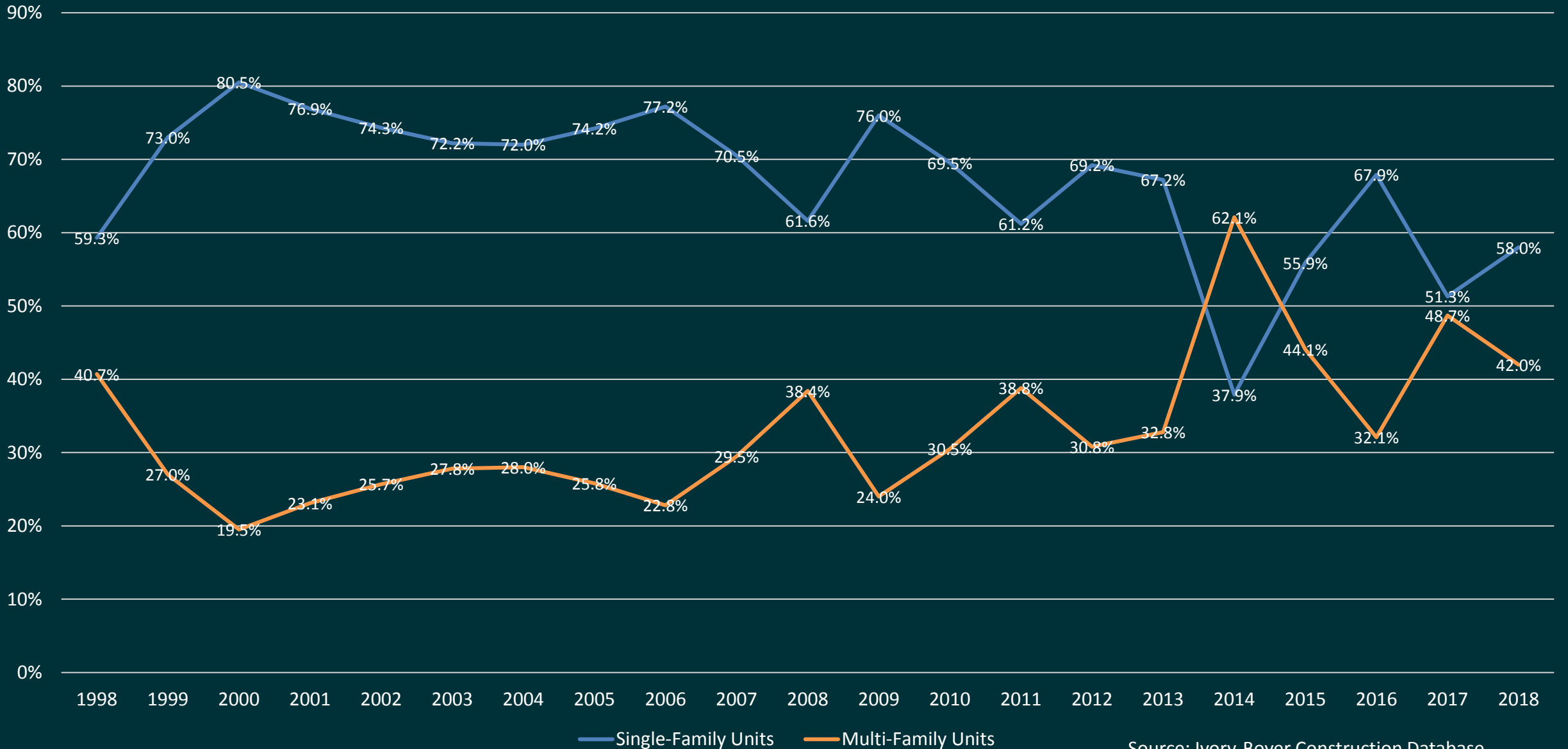


Source: Federal Housing Finance Agency.

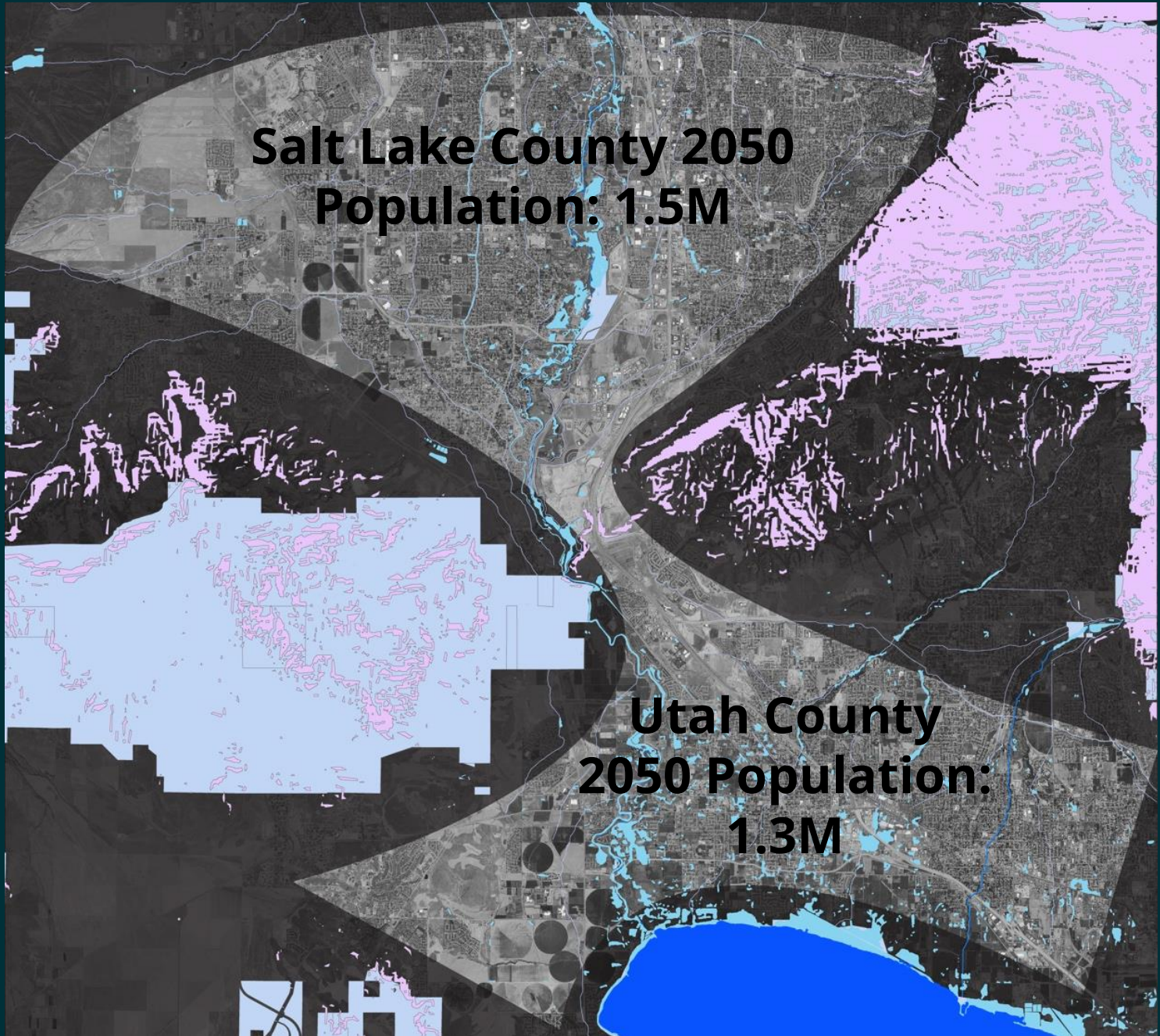
Salt Lake County Permitted Units



Utah County Permitted Units



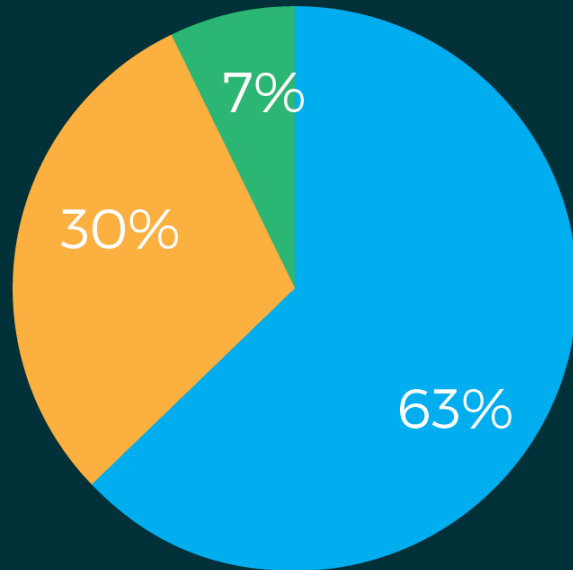
The Bottleneck Between the State's Two Largest Counties is a State-Level Issue



Source: Kem C. Gardner Policy Institute

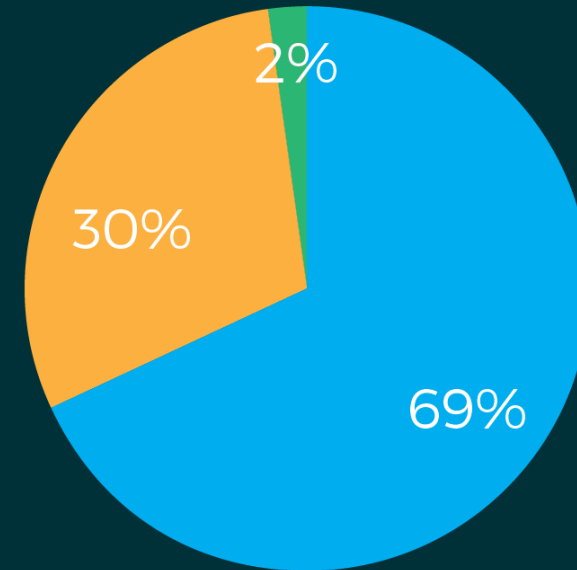
Point of the Mountain Pass-Through Traffic

Types of Trips that Use I-15 at the Point of the Mountain in 2014



- Trip Starts and Ends Outside Study Area
- Trip Either Starts **or** Ends inside Study Area
- Trip Starts **and** Ends inside Study Area

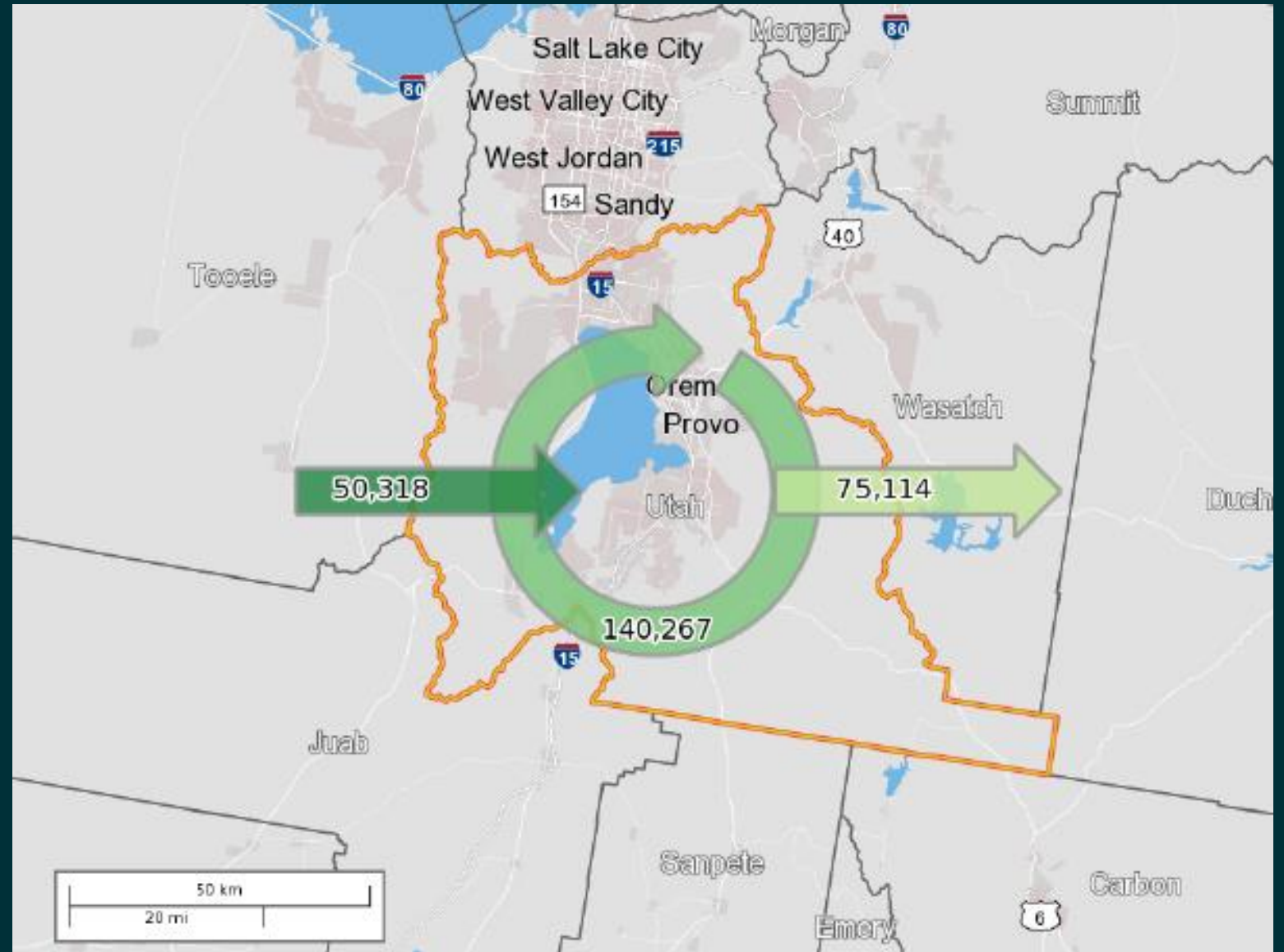
Types of Trips that Use I-15 at the Point of the Mountain in the 2050 Baseline Scenario



- Trip Starts and Ends Outside Study Area
- Trip Either Starts **or** Ends inside Study Area
- Trip Starts **and** Ends inside Study Area

50,000 people
come to Utah
County for work

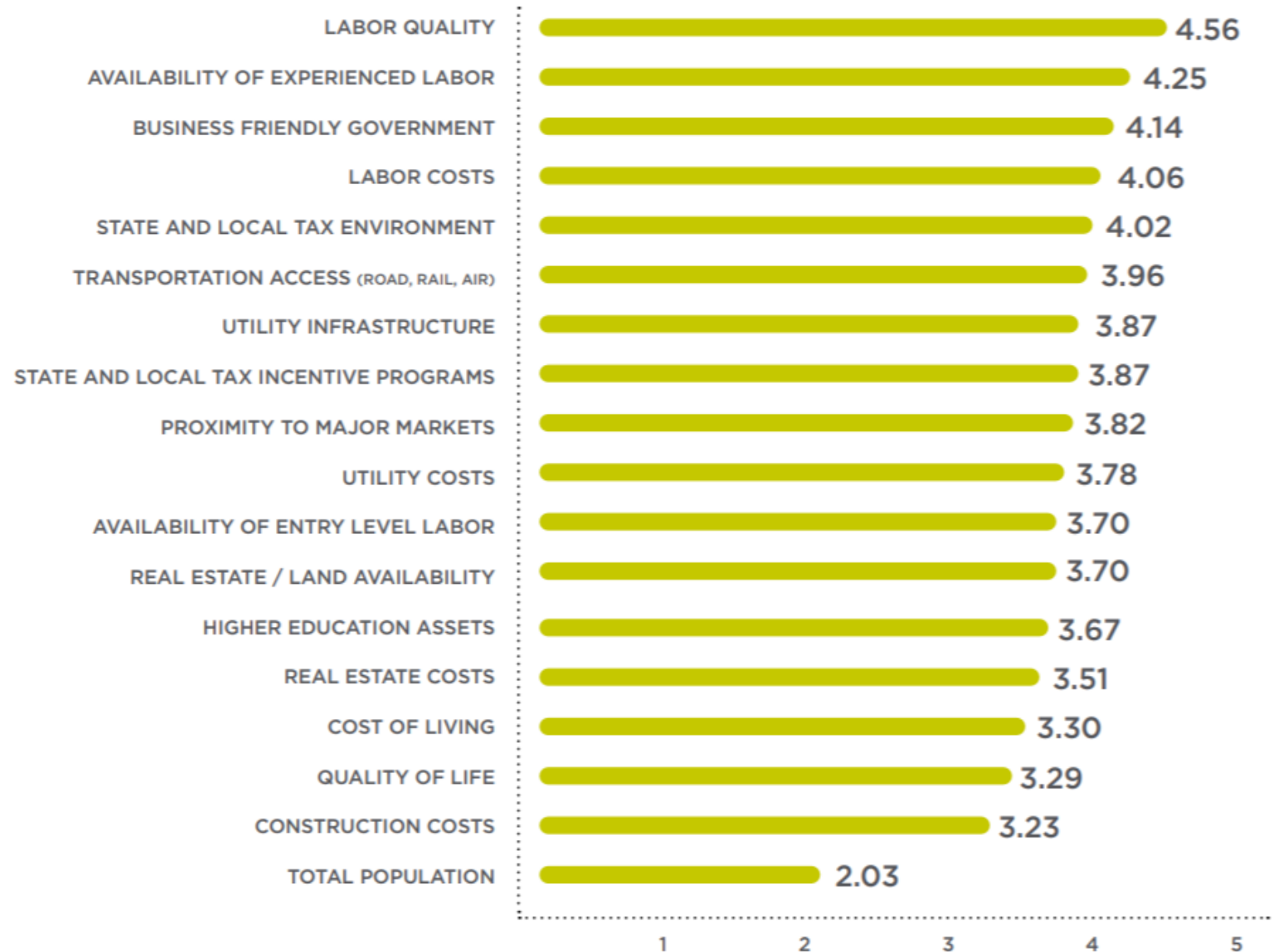
75,000 people
leave Utah County
for work



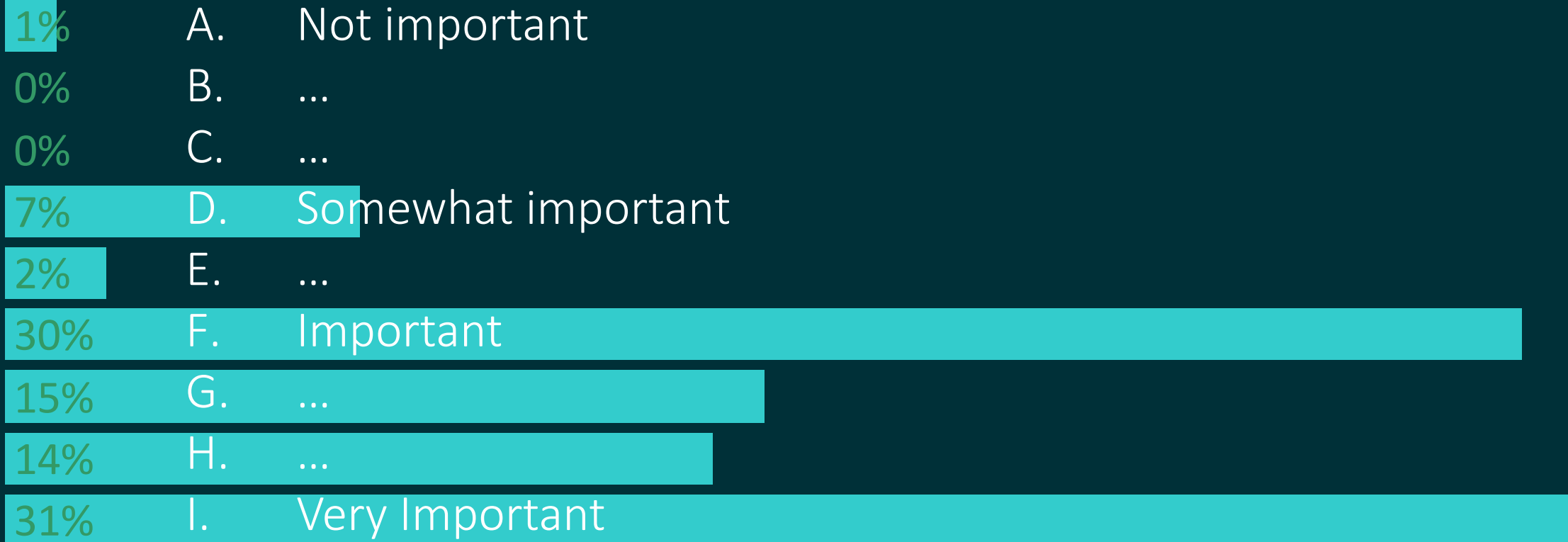
2018 edcUTAH Site Selector Study

RELOCATION DECISION DRIVERS

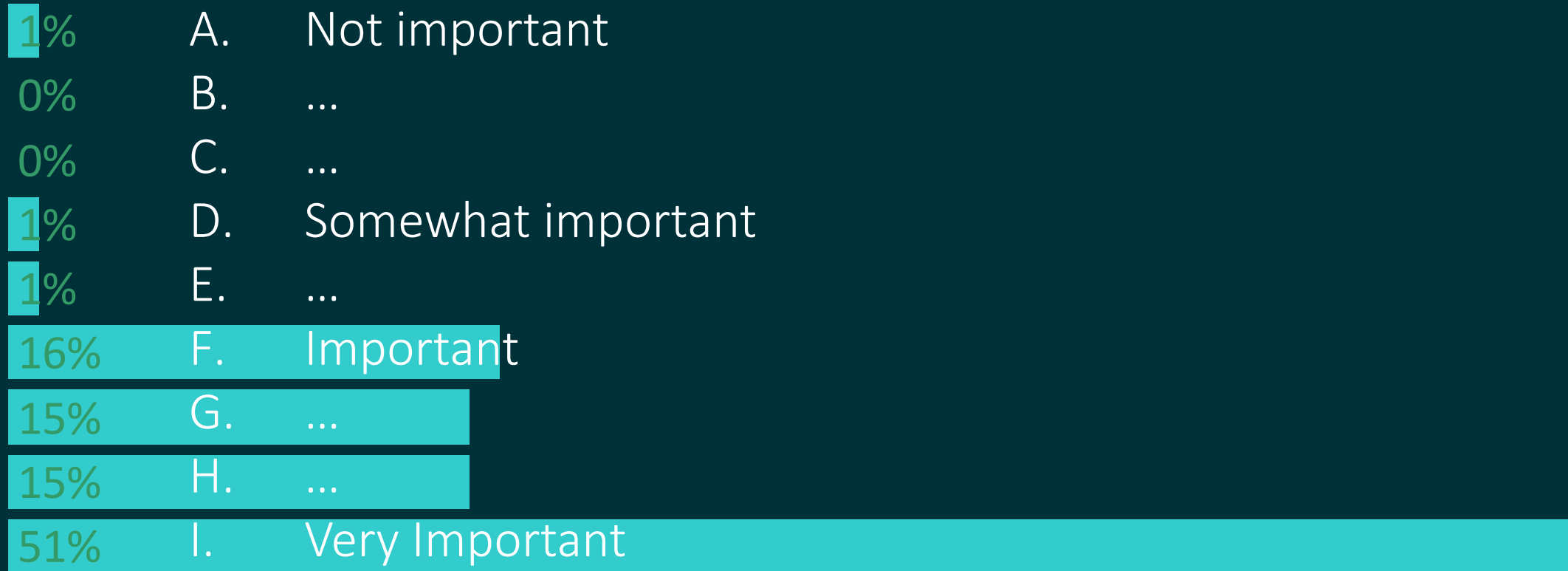
Average importance of key decision drivers in the site selection process.



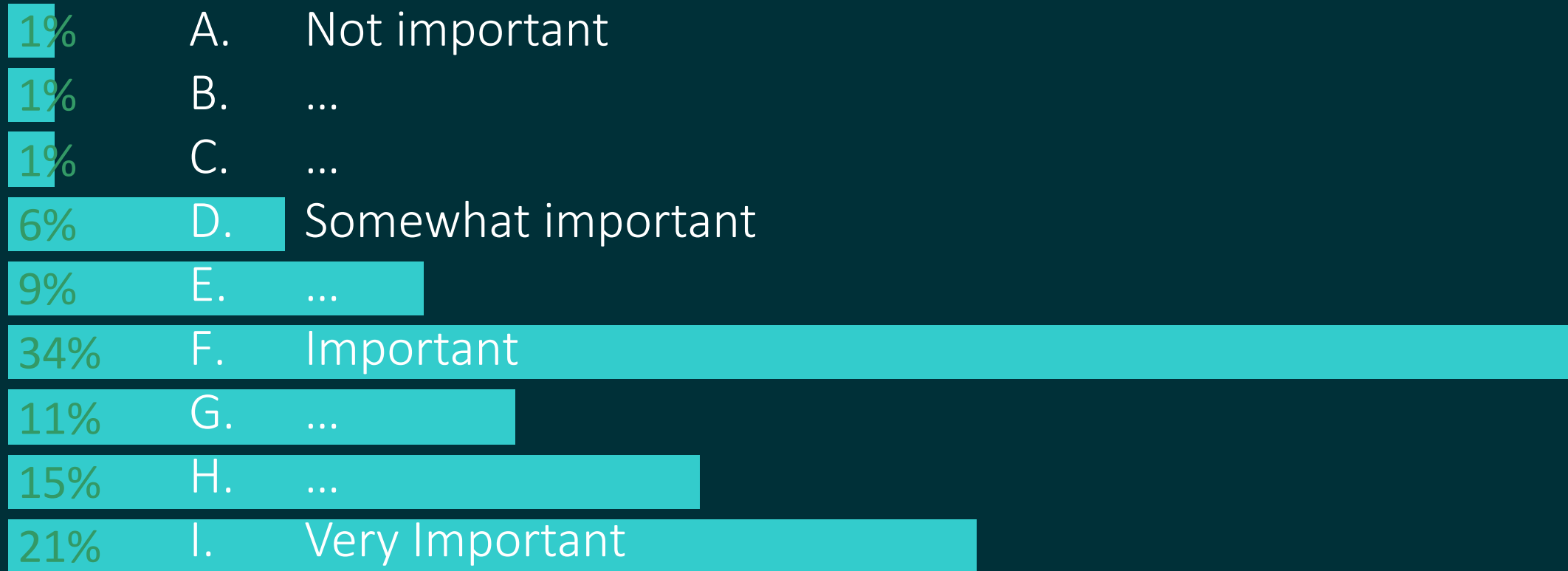
How important is it to create good jobs and grow the economy?



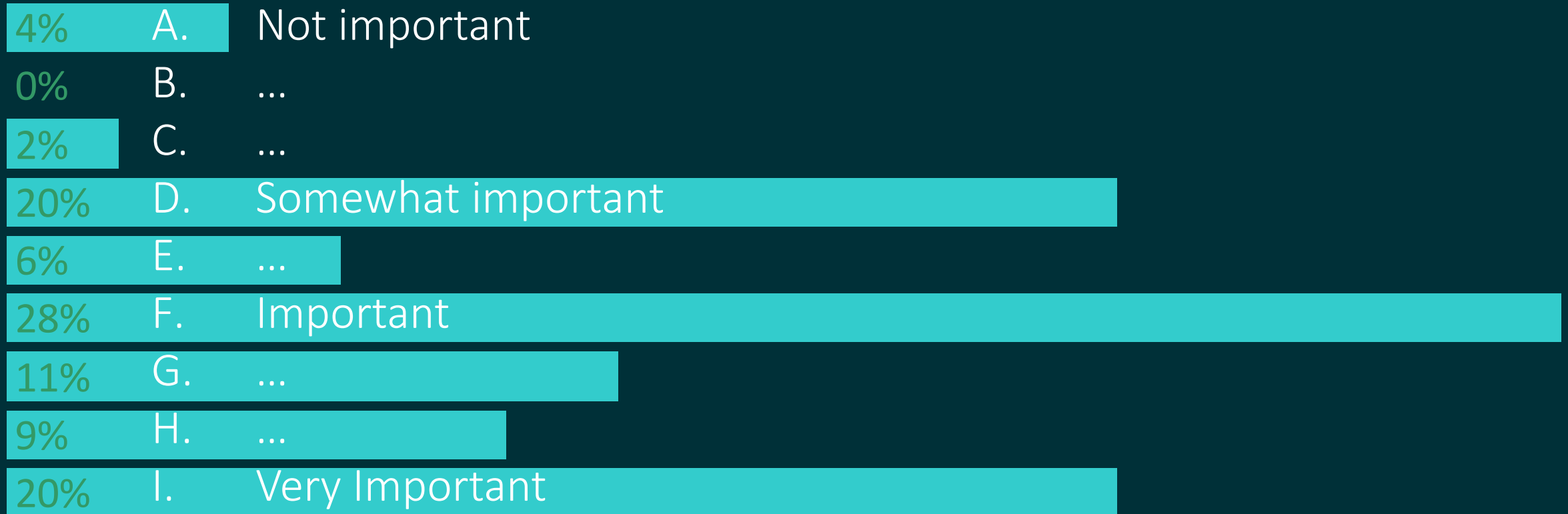
How important is it to prepare the next generation to join the workforce?



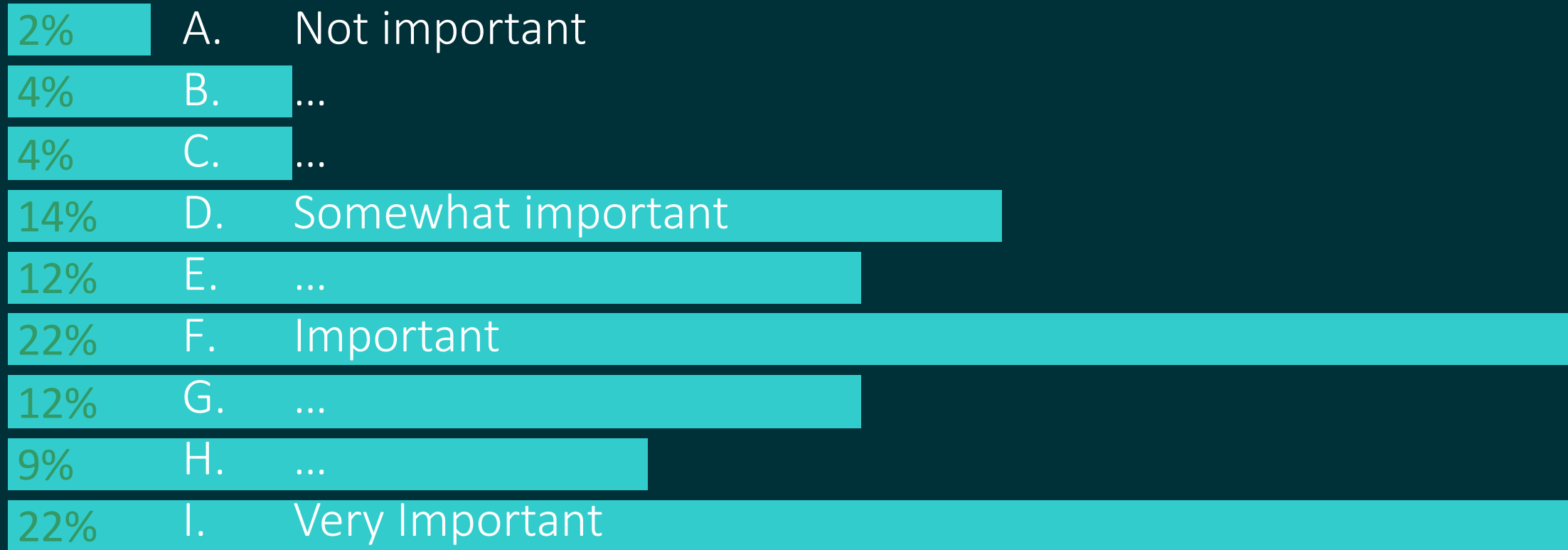
How important is it to keep housing reasonably priced?



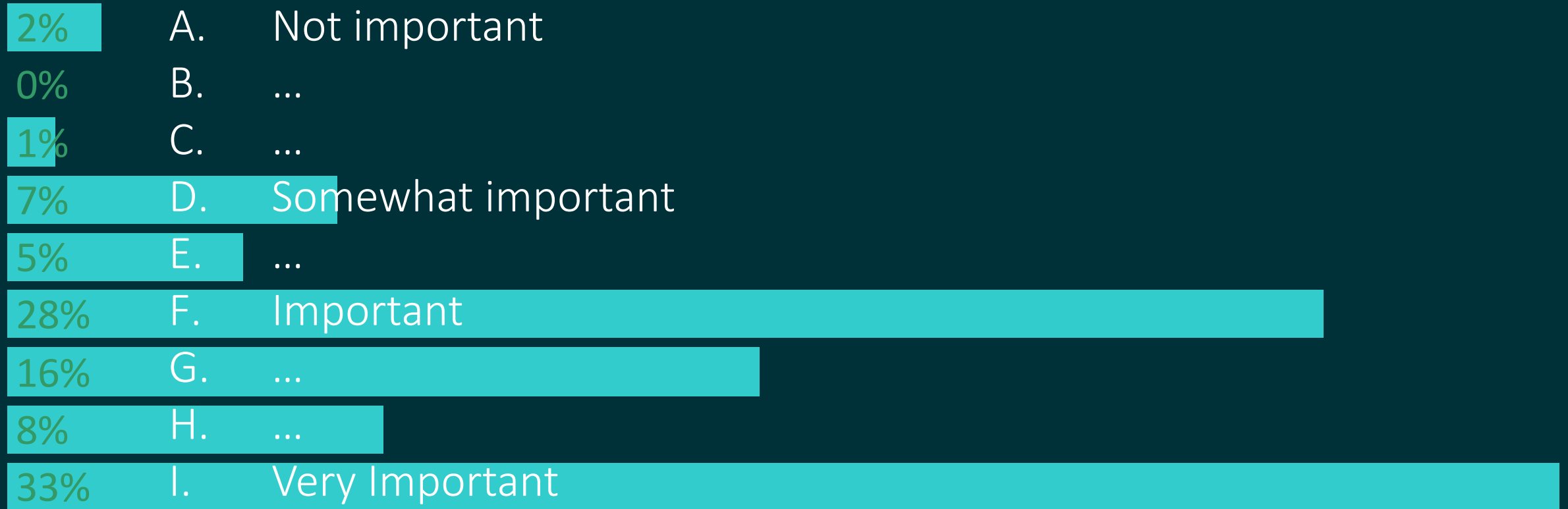
How important is it to improve resilience to disaster (earthquakes, fire, flooding, etc.)?



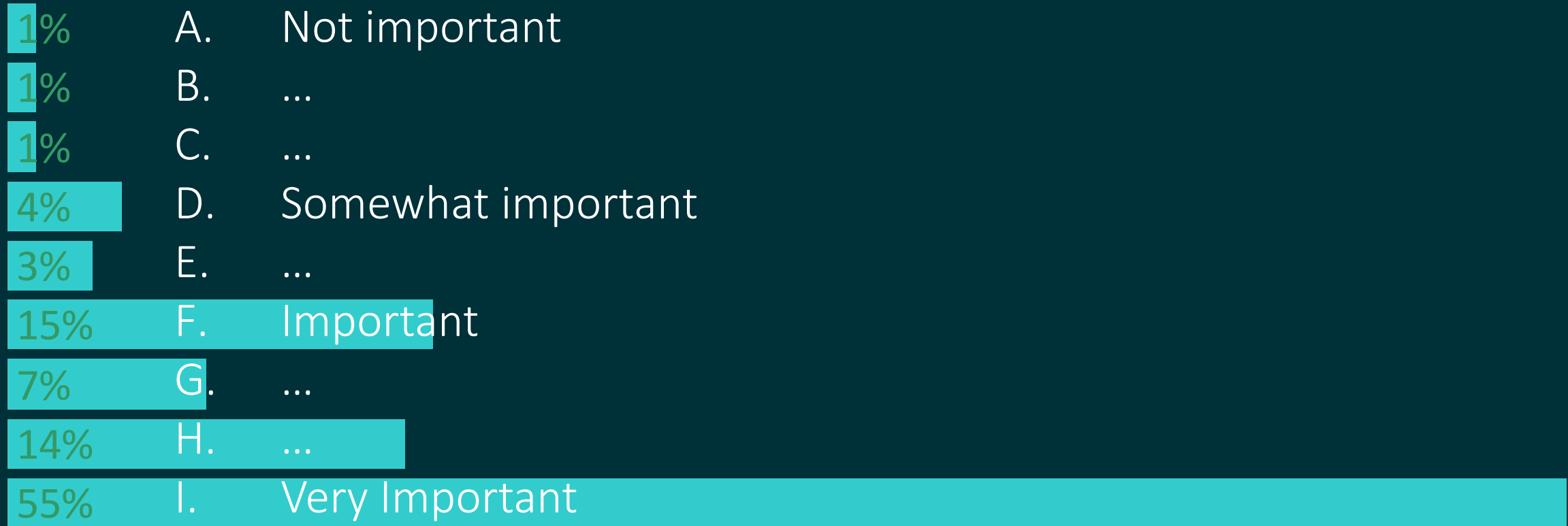
How important is it to retain agriculture land and open space?



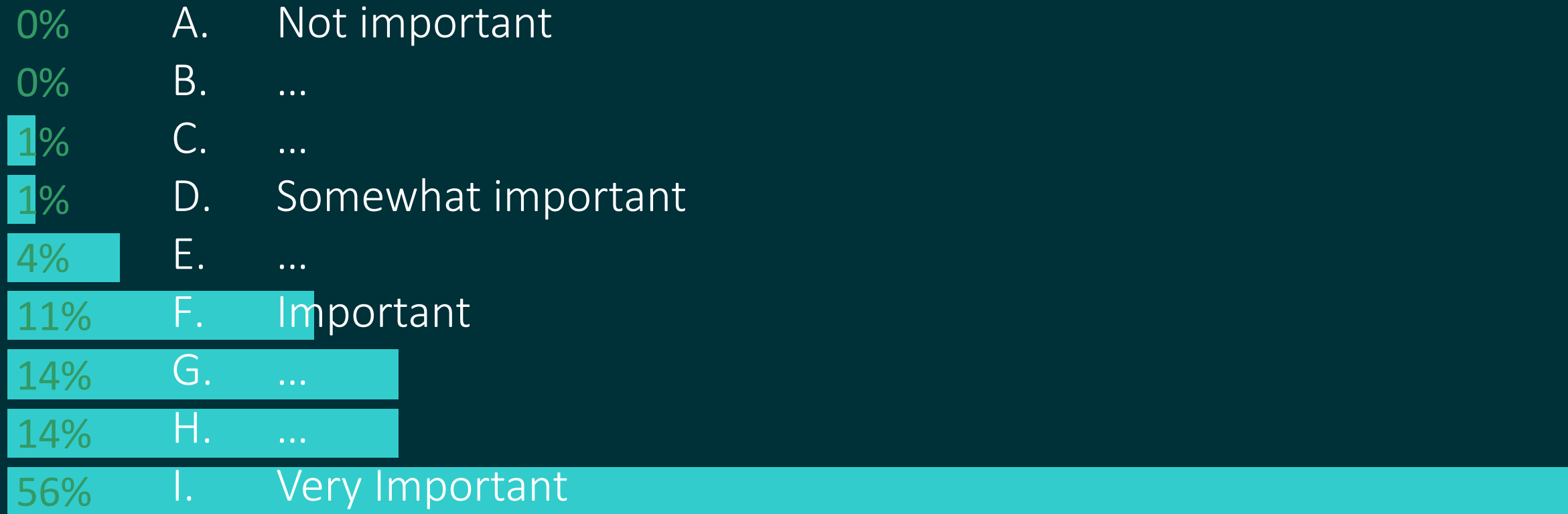
How important is it to provide access to outdoor recreation? (trails, parks)



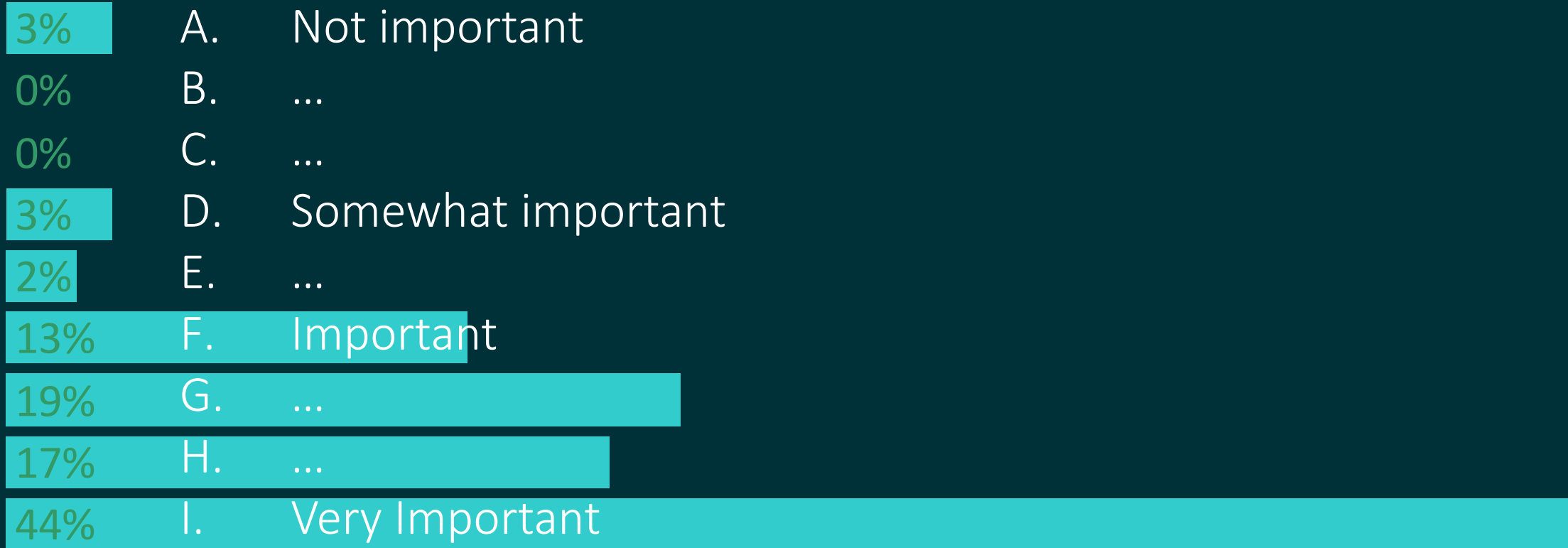
How important is it to maintain/improve air quality?



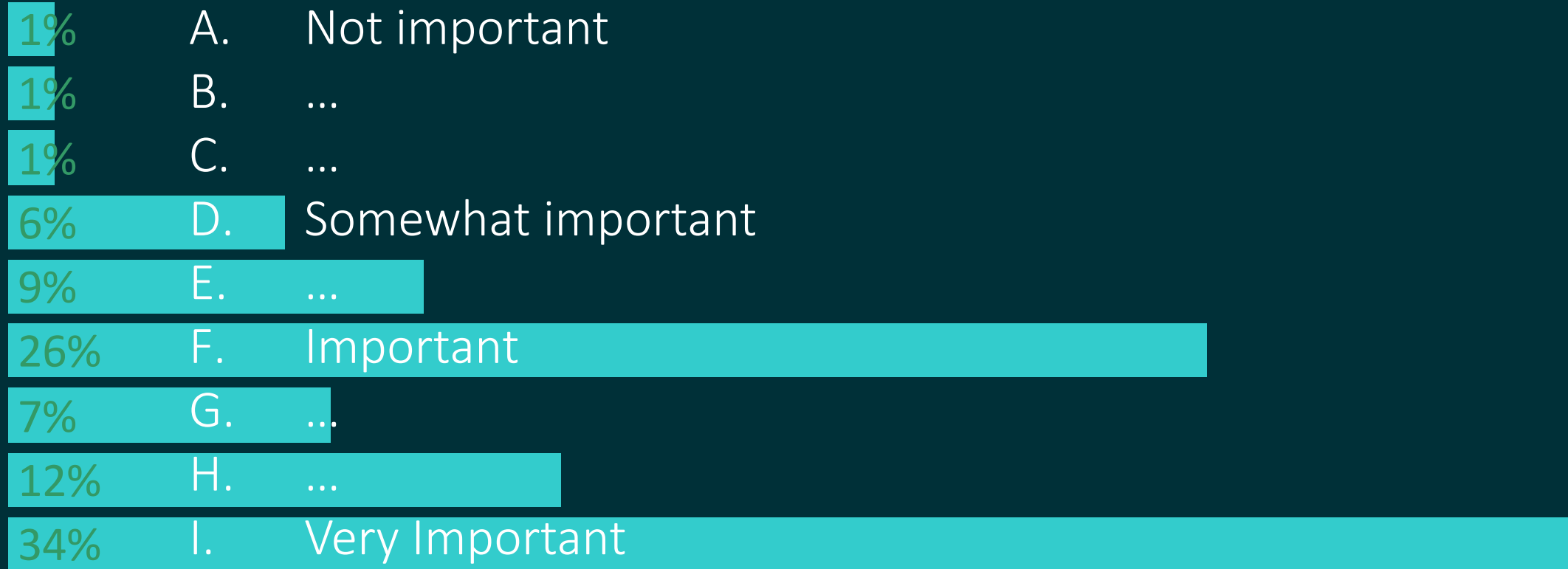
How important is it to maintain/improve water quality?



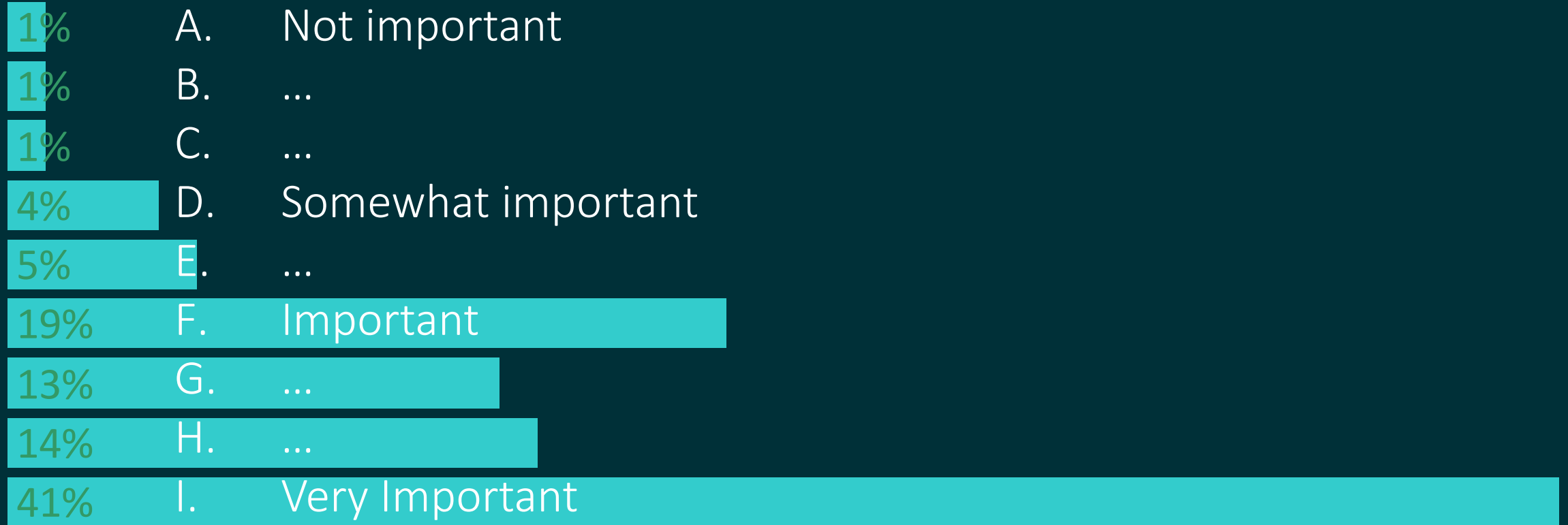
How important is it to conserve water?



How important is it to reduce drive times/alleviate congestion?



How important is it to invest in public transportation?



What is the most important outcome for Utah County?

1st Choice



What is the most important outcome for Utah County?

2nd Choice



What is the most important outcome for Utah County?

3rd Choice



Mapping Activity

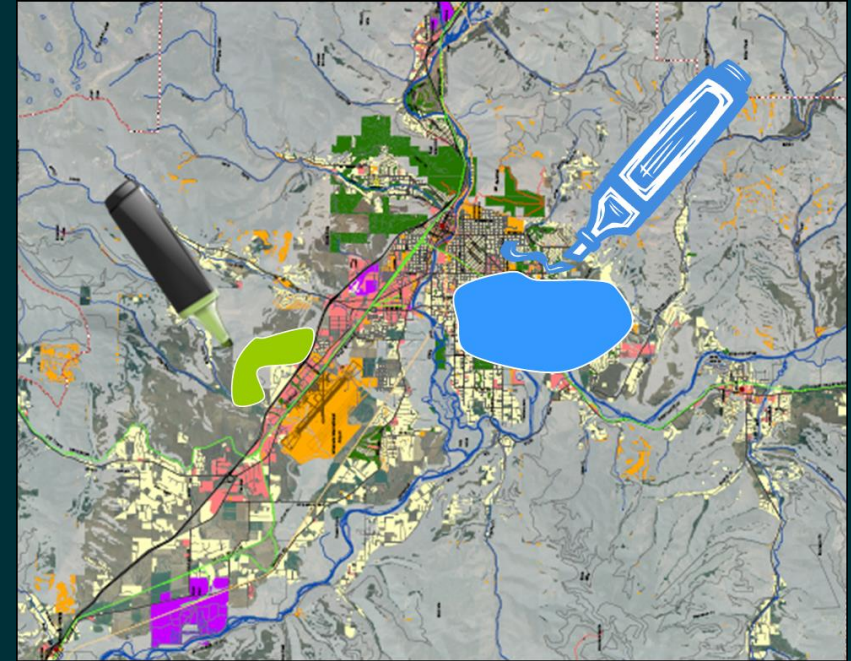
Be imaginative...

Vineyard was
once a steel mill.



Mapping Activity

1. Get acquainted and make introductions
2. Imagine the area in **2050**
3. Identify open space and agriculture lands
4. Identify land use and development (Choose chipset)
5. Identify transportation system improvements
6. Be prepared to share your ideas



V VALLEY VISIONING

By the year 2050, Utah County's population and jobs will nearly double.

255,000 households
380,000 jobs

The goal of this exercise is to find a place for all of those jobs and houses on the map. There are three pre-made chip sets for your group to start from that add up to these household and job horizons. Choose one set and place the chips on the map. The three chip sets are:

- 1). **Current Projections** (growth according to current trends and conditions)
- 2). **Market Projections** (growth according to jobs and housing projections)
- 3). **Centers** (More concentrated pockets of jobs and housing)

Feel free to trade chips with other chip sets, being mindful of the difference in numbers. It may be easiest to focus on one component at a time. For example: open space, then roads, then job centers, then housing types.

Markers


Roads
(Freeways, Arterials, etc.)


Transit
(TRAX, FrontRunner, Streetcar, Bus, BRT, etc.)


Green Space
(Parks, Trails, Agriculture)

Metropolitan Center

10,000 HH 75,000 Jobs
Metropolitan Center



750 Acres : 10,000 Households : 75,000 Jobs

A center of business and living, including a business district, apartments and other multifamily, parks and plazas, churches, schools, and other amenities.

Example: Downtown Salt Lake

Town Center

2,000 HH
5,000 Jobs
Town Center



250 Acres : 2,000 Households : 5,000 Jobs

A center of business and living, including a business district, compact residential, parks and plazas, churches/schools. Often anchored by grocery, major businesses.

Example: Holladay Town Center, Lehi Main Street

City Center

5,000 HH 20,000 Jobs
City Center



500 Acres : 5,000 Households : 20,000 Jobs

Some compact residential homes, more townhomes and multifamily buildings, parks and plazas, churches/schools, numerous smaller businesses, like markets and cafes.

Example: Downtown Provo

Big Box/Strip Mall

250 HH 10,000 Jobs
Big Box/Strip Mall



500 Acres : 250 Households : 10,000 Jobs

Commercial centers with large department stores, warehouses, or strip malls surrounded by parking lots and high speed roads.

Suburban Job Center

500 HH
8,000 Jobs
Suburban Job



300 Acres : 500 Households : 8,000 Jobs

A major office park-style job center. Parking is plentiful. Restaurants, amenities, and/or multifamily housing is within convenient driving distance.

Small Lots/Townhomes

3,000 HH 1,500 Jobs
Small Lots/Townhomes



550 Acres : 3,000 Households : 1,500 Jobs

More compact residential homes, townhomes, condos, and some multifamily buildings close to a few local businesses.

One Acre Lots

1,000 Households 250 Jobs
One Acre Lots



1,100 Acres : 1,000 Households : 250 Jobs

One acre lots with single family detached homes spread apart from each other with limited access to local businesses and amenities.

Apartments

6,000 HH
2,000 Jobs
Apartments



240 Acres : 6,000 Households : 2,000 Jobs

Condos, apartment buildings, multifamily buildings, and other amenities. If being used as infill, use a marker to draw an area around the chip to show where the infill will take place.

Industrial Center

0 HH 20,000 Jobs
Industrial



650 Acres : 0 Households : 15,000 Jobs

Land devoted to industrial uses. This could be light manufacturing, freight, distribution, and/or heavy industrial uses. This generally does not include housing.

Quarter Acre Lots

2,000 HH 1,000 Jobs
1/4 Acre Lots



600 Acres : 2,000 Households : 1,000 Jobs

Quarter acre lots with single family detached homes; businesses located outside of residential areas.

Ranchettes

250 Households 50 Jobs
Ranchettes



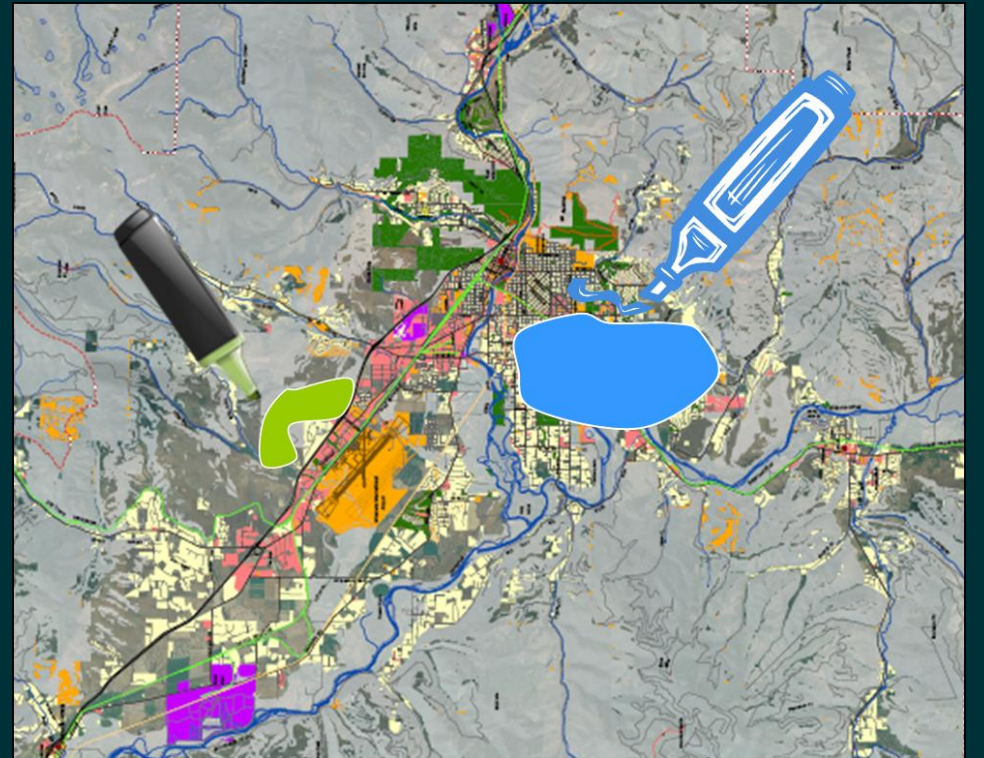
1,350 Acres : 250 Households : 50 Jobs

Five acre lots with single family detached homes and limited access to local businesses and amenities.

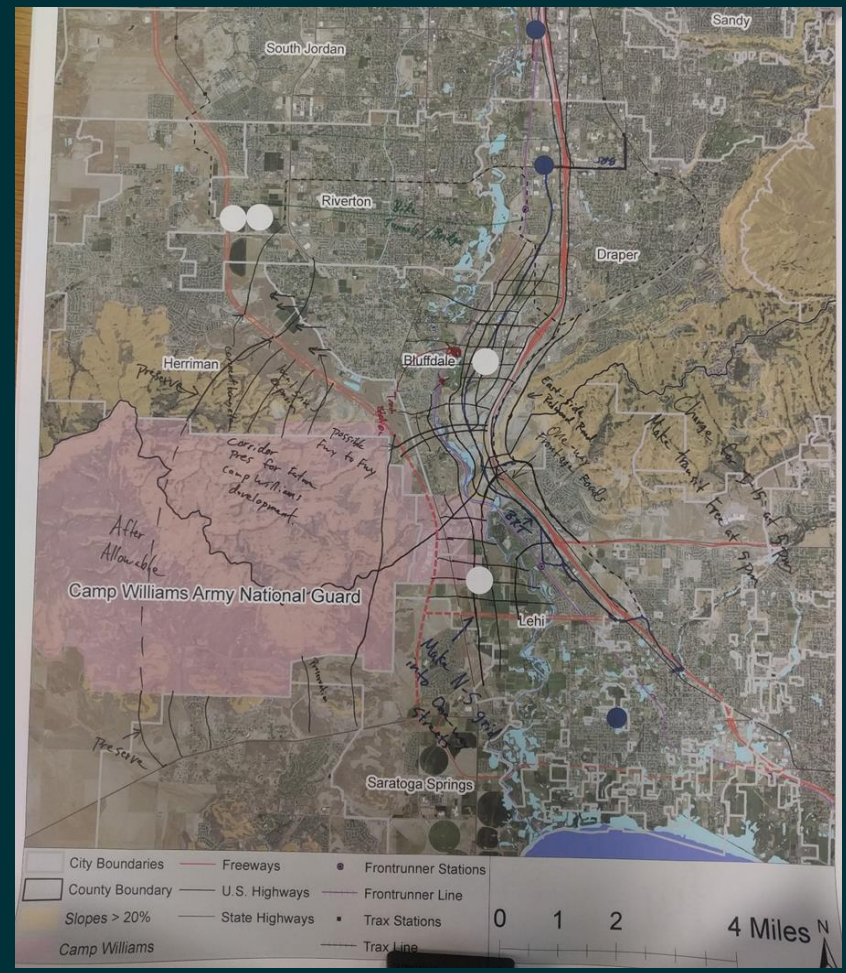
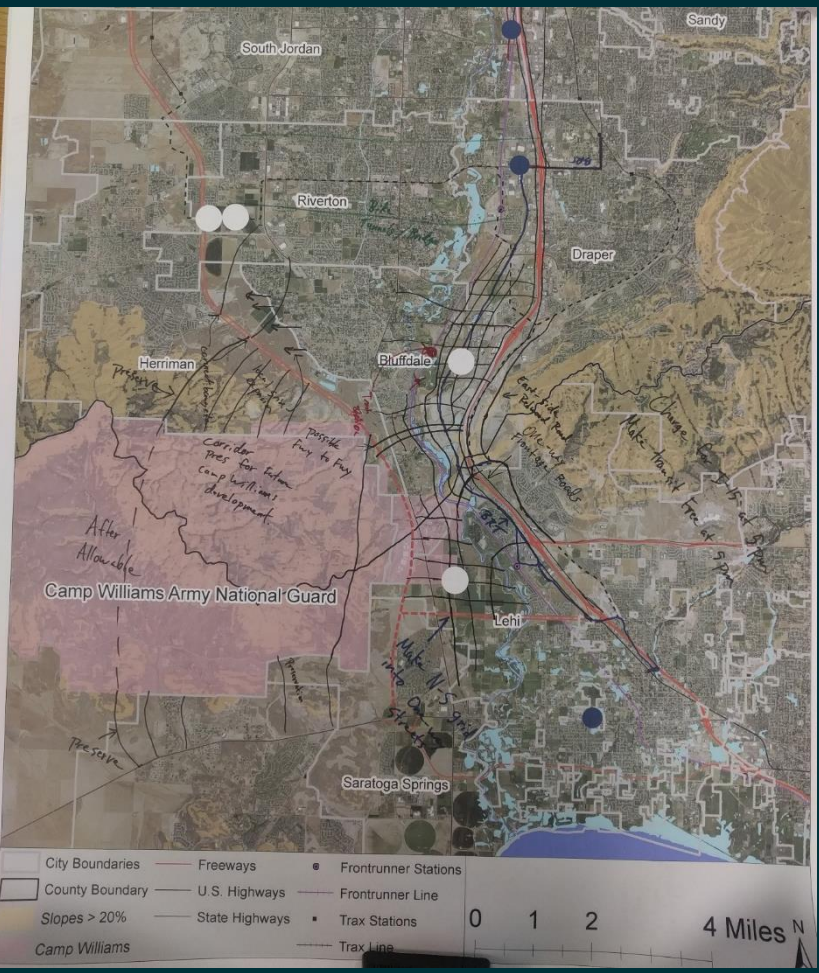


Household and Job Targets

1. 255,000 Households by 2050
2. 380,000 Jobs by 2050



Mapping Report Back



Tell Your Co-workers, Friends, and Family
More Information and Online Survey

@

utahvalleyvisioning.org

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 - 1 daytime



**VALLEY
VISIONING**