Tonight’s Agenda

1. What and Why... The Point of the Mountain
2. Point of the Mountain Project Presentation
3. Small Group Mapping Activity
4. Mapping Report Back
Rarely does a region have an opportunity such as this
Not Just About the Prison Site

More than just the 600 acre prison site, consider the 22,000+ acres surrounding the prison
Project Area

“The area surrounding the border between Salt Lake County and Utah County, commonly referred to as the Point of the Mountain.”
Purposes of the Effort (HB 318)

- Maximizing job creation
- Ensuring a high quality of life for residents in and surrounding the project area
- Strategic residential and commercial growth
- Preservation of natural lands and expansion of recreational opportunities
- Provision of a variety of community and housing types that match workforce needs
- Planning for future transportation infrastructure and other investments to enhance mobility and protect the environment
Phase 1
- Fall 2016-Spring 2017
- Stakeholder organization
- Public engagement
- Research: markets, demographics, best practices
- Conceptual vision/goals

Deliverables:
- Conceptual vision/goals
- Analysis of best practices, markets, etc.

Phase 2
- Spring-Fall/Winter 2017
- Scenario development and modeling
- Public and stakeholder input on scenarios

Deliverables:
- Well-analyzed scenarios and findings
- Initial financing concepts

Phase 3
- Winter 2017-2018
- Funding strategy
- Vision development
- Implementation underway
- Final Report

Deliverables:
- Vision and implementation plan
- Implementation underway
Salt Lake County
2050 Population: 1.5M People?

Utah County
2050 Population: 1.3M People?

Source: RCLCO
Midvale to Pleasant Grove

235,497 total jobs
57,755 net new jobs since 2010
7.3% annual job growth
40% of new Utah jobs

Source: Kern C. Gardner Policy Institute, University of Utah; Utah Department of Workforce Services; State of Utah, SGID.
One Out of Every Six New Residential Units Located in Three Cities  

**Utah Residential Construction 2010-2015**

<table>
<thead>
<tr>
<th>City</th>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Herriman</td>
<td>3,604</td>
</tr>
<tr>
<td>Lehi</td>
<td>3,665</td>
</tr>
<tr>
<td>South Jordan</td>
<td>4,993</td>
</tr>
<tr>
<td>Three-City Total</td>
<td>12,262</td>
</tr>
<tr>
<td>State Total</td>
<td>80,593</td>
</tr>
<tr>
<td>% Share of State</td>
<td>15.2%</td>
</tr>
</tbody>
</table>

Source: Ivory-Boyer Construction Database
Lehi Ranks Second to SLC in Office Construction

<table>
<thead>
<tr>
<th>City</th>
<th>Value (millions)</th>
<th>Share of State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake City</td>
<td>$394.9</td>
<td>25.9%</td>
</tr>
<tr>
<td>Lehi</td>
<td>$336.5</td>
<td>22.1%</td>
</tr>
<tr>
<td>Provo</td>
<td>$121.3</td>
<td>8.0%</td>
</tr>
<tr>
<td>Midvale</td>
<td>$107.7</td>
<td>7.1%</td>
</tr>
<tr>
<td>Draper</td>
<td>$95.7</td>
<td>6.3%</td>
</tr>
<tr>
<td>State</td>
<td>$1,525.5</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: Ivory-Boyer Construction Database
Many Jurisdictions

- Bluffdale
- South Jordan
- Riverton
- Herriman
- Draper
- Lehi
- Saratoga Springs
- Sandy
- Eagle Mountain
- Salt Lake County
- Utah County
- State
Geographic constraints

- Jordan River
- Terrain slope
- Environmentally sensitive areas (wetlands, etc.)
- Hazard-prone areas
- Federal Lands
A Myriad of Landowners

- Draper City [4,423 acres]
- Daybreak [4,354]
- LDS Church [3,833]
- Micron [1,724]
- Geneva Rock [1,026]
- Lehi City [778]
- Holbrook Farms/Ivory [776]
- Shirley Butterfield [643]
- DAI Investments [632]
- Staker Parson [630]
- Laguna Investments Company [629]
- Prison Site [592]
- Rosecrest Communities
- Traverse/Trumiph/Forge
- Wasatch Properties
- Western States Ventures
- Perry & Associates
- DR Horton
- IM Flash
- The Gardner Company
- Camp Williams
- NSA
- Ebay
- Young Living
- DJ Investment Group
- Thanksgiving Point
- Boyer Company
Stakeholder and Public Input Methods

- **Stakeholder Kickoff at Adobe**
  - 175 in attendance
  - Over 100 written comments
- **9 topic specific meetings**
  - 130 in attendance
- **Presentations**
- **Website - Public input online**
  - Over 7,500 website hits
  - Over 300 comments
- **Employee Survey**
  - 6 tech companies
  - 1076 responses
### Big Ideas: What Would You Add?

<table>
<thead>
<tr>
<th>Public Input</th>
<th>Stakeholder Input</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open space preservation/recreational opportunities</td>
<td>High-tech university, national-scale lab/research system</td>
</tr>
<tr>
<td>Planned, mixed-use/walkable communities</td>
<td>Greenspace</td>
</tr>
<tr>
<td>Major sports arena/stadium (MLB, NFL, etc.)</td>
<td>Mixed-use developments and Live/Work/Play hubs</td>
</tr>
<tr>
<td>Theme Park (Lagoon, Disneyland, etc.)</td>
<td>Innovative Transportation--electric vehicles, self-driving vehicles, etc.</td>
</tr>
<tr>
<td>Attracting high-tech businesses</td>
<td>Public Transportation</td>
</tr>
<tr>
<td>Don't move prison/rebuild it where it is</td>
<td>Recreation hubs for paragliding, skiing, mountain biking, Jordan River</td>
</tr>
<tr>
<td>Build TRAX lines/expand existing lines/other rail opportunities</td>
<td>Tax revenue source for open space</td>
</tr>
</tbody>
</table>

- Numbers indicate the number of public inputs for each idea:
  - Open space preservation/recreational opportunities: 67
  - Planned, mixed-use/walkable communities: 45
  - Major sports arena/stadium (MLB, NFL, etc.): 24
  - Theme Park (Lagoon, Disneyland, etc.): 24
  - Attracting high-tech businesses: 17
  - Don't move prison/rebuild it where it is: 16
  - Build TRAX lines/expand existing lines/other rail opportunities: 15

- Numbers indicate the number of stakeholder inputs for each idea:
  - High-tech university, national-scale lab/research system: 38
  - Greenspace: 34
  - Mixed-use developments and Live/Work/Play hubs: 33
  - Innovative Transportation--electric vehicles, self-driving vehicles, etc.: 26
  - Public Transportation: 17
  - Recreation hubs for paragliding, skiing, mountain biking, Jordan River: 14
  - Tax revenue source for open space: 12
## Challenges: What Would You Add?

<table>
<thead>
<tr>
<th>Public Input</th>
<th>Stakeholder Input</th>
</tr>
</thead>
<tbody>
<tr>
<td>Congestion</td>
<td>Transportation -- congestion</td>
</tr>
<tr>
<td>Lack of corridors/additional roads/connections</td>
<td>Funding (transportation)</td>
</tr>
<tr>
<td>Preserving recreation/open space</td>
<td>Land use coordination between markets, developers, cities, public</td>
</tr>
<tr>
<td>Managing/directing growth</td>
<td>Air quality</td>
</tr>
<tr>
<td>Preserving beauty of the area</td>
<td>Protecting the feel of the area, preserving open space</td>
</tr>
<tr>
<td>Inversion/air quality</td>
<td>Water supply &amp; distribution</td>
</tr>
</tbody>
</table>

- Congestion: 87
- Lack of corridors/additional roads/connections: 22
- Preserving recreation/open space: 20
- Managing/directing growth: 13
- Preserving beauty of the area: 12
- Inversion/air quality: 10
- Transportation -- congestion: 46
- Funding (transportation): 29
- Land use coordination between markets, developers, cities, public: 21
- Air quality: 19
- Protecting the feel of the area, preserving open space: 19
- Water supply & distribution: 15
Transportation
A large % of this traffic is pass through traffic.
Existing Transportation Plans

WASATCH FRONT REGIONAL COUNCIL
SALT LAKE COUNTY TRANSIT PROJECT MAP

MOUNTAINLAND ASSOCIATION OF GOVERNMENTS
ROADWAY PROJECT MAP
Process Coordination

Point of the Mountain
Local area vision and implementation plan
More detail

Wasatch Choice
Regional shared vision
Less detail

Regional Transportation Plan
Regional plan
Projects to be built
Recreation and Open Space
Existing Trails and Recreation

• 150 miles of surface trails
• Jordan River Trail gaps being closed
• Limited trail connectivity
• Boating on Jordan River
• World class paragliding
Camp Williams - West Traverse Community Partnership

- Foster compatible uses and open space throughout the West Traverse area:
  - Trails
  - Wildlife habitat
  - Agriculture
  - Hunting clubs
  - Renewable energy projects
Pattern of Live/Work/Play Centers
Pattern of Centers

- Scaled appropriately for location
- Mixed housing, jobs, and shopping
- Brings services and amenities close to where people live
- Less regional traffic
- Better air quality
Historic Live/Work/Play Centers

BRIGHAM CITY

PROVO

OGDEN

PARK CITY
New Live/Work/Play Centers

CITY CREEK

SUGAR HOUSE

HOLLADAY

9th AND 9th
Housing
Current Housing Situation

• Housing prices are increasing
  – Builders can’t keep up
  – Lack of labor
  – Lack of affordable land
  – Regulatory constraints
Current Housing Mix

Lehi - 13,732 Housing Units
- Single Family: 81%
- Twin Homes/Duplex: 11%
- Multifamily/Townhome: 9%

Bluffdale - 2,324 Housing Units
- Single Family: 85%
- Twin Homes/Duplex: 10%
- Multifamily/Townhome: 5%

Draper - 12,400 Housing Units
- Single Family: 76%
- Twin Homes/Duplex: 13%
- Multifamily/Townhome: 11%
Permits for single-family units have declined while permits for multi-family units have increased.

Wasatch Front Residential Permitting

- Single-family Units
- Multi-family Units

[Graph showing percentage of permits for single-family and multi-family units from 1996 to 2015]
Projected Point of the Mountain New Housing Mix

- Single Family: 54%
- Townhomes/Duplex: 28%
- Multifamily: 18%

RCLCO - Point of the Mountain submarkets 2017-2050
Economic Growth
## INNOVATION HUBS OF TODAY AND TOMORROW

### Top Innovation Hubs

<table>
<thead>
<tr>
<th>#</th>
<th>Top Innovation Hubs</th>
<th>Total</th>
<th>Primary</th>
<th>% of Jobs in Innovation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bay Area, CA</td>
<td>9</td>
<td>5</td>
<td>36%</td>
</tr>
<tr>
<td>2</td>
<td>Washington, DC</td>
<td>4</td>
<td>1</td>
<td>31%</td>
</tr>
<tr>
<td>3</td>
<td>Seattle, WA</td>
<td>4</td>
<td>3</td>
<td>30%</td>
</tr>
<tr>
<td>4</td>
<td>Boston, MA</td>
<td>6</td>
<td>3</td>
<td>30%</td>
</tr>
<tr>
<td>5</td>
<td>Salt Lake City, UT</td>
<td>6</td>
<td>4</td>
<td>29%</td>
</tr>
<tr>
<td>6</td>
<td>Raleigh/Durham, NC</td>
<td>3</td>
<td>2</td>
<td>28%</td>
</tr>
<tr>
<td>7</td>
<td>Minneapolis, MN</td>
<td>5</td>
<td>2</td>
<td>27%</td>
</tr>
<tr>
<td>8</td>
<td>Austin, TX</td>
<td>4</td>
<td>3</td>
<td>27%</td>
</tr>
<tr>
<td>9</td>
<td>Atlanta, GA</td>
<td>3</td>
<td>2</td>
<td>26%</td>
</tr>
<tr>
<td>10</td>
<td>Philadelphia, PA</td>
<td>4</td>
<td>2</td>
<td>26%</td>
</tr>
<tr>
<td>11</td>
<td>Denver, CO</td>
<td>4</td>
<td>2</td>
<td>25%</td>
</tr>
<tr>
<td>12</td>
<td>New York, NY</td>
<td>5</td>
<td>2</td>
<td>25%</td>
</tr>
<tr>
<td>13</td>
<td>Los Angeles, CA</td>
<td>7</td>
<td>6</td>
<td>25%</td>
</tr>
<tr>
<td>14</td>
<td>Dallas, TX</td>
<td>5</td>
<td>3</td>
<td>25%</td>
</tr>
<tr>
<td>15</td>
<td>San Diego, CA</td>
<td>7</td>
<td>5</td>
<td>25%</td>
</tr>
</tbody>
</table>

### Source

Employee Survey
Top Reasons You Chose to Move to/Stay in Utah

0
100
200
300
400
500
600
700
800
900

- Family / friends who live here
- Cost of living
- Job opportunity
- Utah culture (family friendly, good people, low crime, etc.)
- Access to outdoor recreation (skiing, hiking, biking, etc.)
- Scenery/beauty
- Neighborhood/home that I like
Top Reasons You Might Move Away from Utah

- Air quality
- Low salaries
- Utah culture
- Weather
- Traffic congestion
- Not enough diversity in the workforce / people
- Lack of entertainment / restaurants / night life

0 100 200 300 400 500 600 700

Lack of entertainment / restaurants / night life
Keypad Polling
What did you do for your significant other on Valentines Day?

A. What? It was Valentines Day? Nothing!
B. Box of chocolates
C. Flowers
D. Dinner date
E. Nothing, it’s a holiday made up by Hallmark
F. None of your business
G. I don’t have a significant other
H. Which significant other?
I. Other
Where do you live?

20% A. Southern Salt Lake County (Draper, South Jordan, Bluffdale, etc.)
47% B. Northern Utah County (Lehi, American Fork, etc.)
11% C. Other Salt Lake County Location
13% D. Other Utah County Location
4% E. Davis County or Weber County
4% F. Other
### Where do you work?

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Southern Salt Lake County (Draper, South Jordan, Bluffdale, etc.)</td>
<td>14%</td>
</tr>
<tr>
<td>B. Northern Utah County (Lehi, American Fork, etc.)</td>
<td>31%</td>
</tr>
<tr>
<td>C. Other Salt Lake County Location</td>
<td>29%</td>
</tr>
<tr>
<td>D. Other Utah County Location</td>
<td>17%</td>
</tr>
<tr>
<td>E. Davis County or Weber County</td>
<td>2%</td>
</tr>
<tr>
<td>F. Other</td>
<td>7%</td>
</tr>
</tbody>
</table>
What is the most important outcome for the Point of the Mountain?

1st Choice

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>32%</td>
<td>A. Create jobs and build Utah’s economy</td>
</tr>
<tr>
<td>17%</td>
<td>B. Preserve open space and natural lands</td>
</tr>
<tr>
<td>2%</td>
<td>C. Expand outdoor recreation opportunities</td>
</tr>
<tr>
<td>0%</td>
<td>D. Provide a variety of housing types that match Utahns’ needs</td>
</tr>
<tr>
<td>37%</td>
<td>E. Manage transportation access, mobility, and traffic</td>
</tr>
<tr>
<td>7%</td>
<td>F. Maintain and improve residential and commercial affordability</td>
</tr>
<tr>
<td>5%</td>
<td>G. Reduce air pollution</td>
</tr>
<tr>
<td>Percentage</td>
<td>Option</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>25%</td>
<td>A. Create jobs and build Utah’s economy</td>
</tr>
<tr>
<td>14%</td>
<td>B. Preserve open space and natural lands</td>
</tr>
<tr>
<td>5%</td>
<td>C. Expand outdoor recreation opportunities</td>
</tr>
<tr>
<td>2%</td>
<td>D. Provide a variety of housing types that match Utahns’ needs</td>
</tr>
<tr>
<td>43%</td>
<td>E. Manage transportation access, mobility, and traffic</td>
</tr>
<tr>
<td>5%</td>
<td>F. Maintain and improve residential and commercial affordability</td>
</tr>
<tr>
<td>7%</td>
<td>G. Reduce air pollution</td>
</tr>
</tbody>
</table>
What is the most important outcome for the Point of the Mountain?

3rd Choice

- A. Create jobs and build Utah’s economy (24%)
- B. Preserve open space and natural lands (17%)
- C. Expand outdoor recreation opportunities (7%)
- D. Provide a variety of housing types that match Utahns’ needs (15%)
- E. Manage transportation access, mobility, and traffic (12%)
- F. Maintain and improve residential and commercial affordability (5%)
- G. Reduce air pollution (20%)
What is the most important transportation outcome at the Point of the Mountain?

1st Choice

10% A. Reduce air pollution and emissions
8% B. Ensure people can access many destinations within a certain time window
13% C. Ensure predictable travel times that don’t significantly vary from day to day
41% D. Reduce congestion and traffic delay
0% E. Reduce how much tax payers need to spend on transportation infrastructure
21% F. Provide more travel options by making it convenient to travel without a car
8% G. Reduce how much each household needs to spend on transportation
0% H. Improve Utahns’ health by making it convenient and safe to bike and walk
0% I. Minimize injuries and fatalities
What is the most important transportation outcome at the Point of the Mountain?

2nd Choice

15%  A. Reduce air pollution and emissions
5%   B. Ensure people can access many destinations within a certain time window
17%  C. Ensure predictable travel times that don’t significantly vary from day to day
37%  D. Reduce congestion and traffic delay
0%   E. Reduce how much tax payers need to spend on transportation infrastructure
17%  F. Provide more travel options by making it convenient to travel without a car
2%   G. Reduce how much each household needs to spend on transportation
7%   H. Improve Utahns’ health by making it convenient and safe to bike and walk
0%   I. Minimize injuries and fatalities
What is the most important transportation solution at the Point of the Mountain?

**1st Choice**

- **2%** A. Widen existing roads
- **0%** B. Encourage carpooling and other ways to use roads more efficiently
- **40%** C. Build more road connections to disperse traffic from a few main roads
- **2%** D. Provide more convenient and safe walking and biking routes
- **23%** E. Provide more rail (TRAX/Frontrunner) routes and stations
- **21%** F. Increase bus/FrontRunner frequency so buses/trains come more often
- **12%** G. Design development so destinations are closer to where people live
What is the most important transportation solution at the Point of the Mountain?

2nd Choice

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>A. Widen existing roads</td>
</tr>
<tr>
<td>0%</td>
<td>B. Encourage carpooling and other ways to use roads more efficiently</td>
</tr>
<tr>
<td>29%</td>
<td>C. Build more road connections to disperse traffic from a few main roads</td>
</tr>
<tr>
<td>10%</td>
<td>D. Provide more convenient and safe walking and biking routes</td>
</tr>
<tr>
<td>21%</td>
<td>E. Provide more rail (TRAX/Frontrunner) routes and stations</td>
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<tr>
<td>21%</td>
<td>F. Increase bus/FrontRunner frequency so buses/trains come more often</td>
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<tr>
<td>10%</td>
<td>G. Design development so destinations are closer to where people live</td>
</tr>
</tbody>
</table>
What is most important for recreation at the Point of the Mountain?

1st Choice

17% A. Trails within the urban area
24% B. Trails in more natural areas
39% C. Larger regional parks
2% D. Smaller neighborhood parks
0% E. Boating and kayaking on the Jordan River
12% F. Easy access to the ski resorts/the canyons
5% G. Paragliding opportunities
What is most important for recreation at the Point of the Mountain?

2nd Choice

A. Trails within the urban area (35%)
B. Trails in more natural areas (15%)
C. Larger regional parks (30%)
D. Smaller neighborhood parks (8%)
E. Boating and kayaking on the Jordan River (3%)
F. Easy access to the ski resorts/the canyons (10%)
G. Paragliding opportunities (0%)
Scenarios

Scenarios project the range of decisions we could make today...

...and projects their benefits and impacts into the future, to help us better understand our growth patterns.

“We’ll be back!”
Workshop Mapping Exercise Guide

Housing (Squares)

Single Family Residential
- Mostly detached houses with varying lot sizes
- Need to drive to most amenities & services
- Examples: Suncrest, the Ranches

Walkable Suburban
- Mix of residential home types with nearby services, shops, and amenities
- Examples: Daybreak

Urban Community
- Apartments, townhouses, condos, small lot homes, etc. close to shops, offices, and amenities
- Examples: The Avenues, Bingham Junction

Jobs and Businesses (Squares)

Manufacturing/Industrial
- Low impact industrial uses
- Includes wholesaling, storage, clean manufacturing, and warehousing

Retail Commercial
- Shops, restaurants, theaters, office space, and other amenities

Office/Tech
- Office parks and corporate ‘campuses’
- Can include administrative work, research and development, assembly, etc.

Live/Work/Play Centers (Stickers)

Urban/Town Centers
- Mixed-use buildings and developments
- Regional amenities, jobs and shopping
- May include apartments, shops, office space, townhomes, and more

Village/Neighborhood Centers
- Community scale and focus
- May include shops, schools, churches, small offices, townhomes, and more

Transportation (Markers)

Major Roads (Freeways, Arterials, etc.)

Local roads (Parkways, Boulevards, etc.)

Rail (TRAX, FrontRunner, Streetcar, etc.)

Bus Lines or Bus Rapid Transit

Active Transportation (Bike and Pedestrian Corridors)

Other Considerations (Markers)

Green Space (Parks, Open Space, Trails, Agriculture, etc.)

Protected Development (Do Not Change)

When applicable, feel free to write other notes and clarifications on the map.
Mapping Activity

Be imaginative...

Gravel pits and prisons are great for holding land for future land uses...

Quarry Bend in Sandy was once a gravel pit.
Mapping Activity

1. Get acquainted and make introductions
2. Imagine the area in **2050**
3. Identify open space and recreation
4. Identify land use and development
5. Identify transportation system improvements
6. Be prepared to share your ideas
Tell Your Co-workers, Friends, and Family
More Information and Online Survey @ Pointofthemountainfuture.org