

Point of the Mountain Visioning Process

Phase One Report Executive Summary

May 2017



PREPARED FOR THE
STATE OF UTAH

POINT OF THE MOUNTAIN
DEVELOPMENT COMMISSION

The Commission

THE POINT OF THE MOUNTAIN COMMISSION

With the passage of House Bill 318 in the 2016 legislative session, the Utah Legislature created the Point of the Mountain Development Commission (the Commission) to head a process to develop a vision for the future of the area surrounding the border between Salt Lake County and Utah County (the Point of the Mountain).

Name	Organization
Rep. V. Lowry Snow, Co-Chair	Utah State House of Representatives
Christopher M. Conabee, Co-Chair	Governor's Office of Economic Development
Dave Crandall	Summit Academy
Mayor Tom Dolan	Sandy City
Sen. Lincoln Fillmore	Utah State Senate
Theresa Foxley	Economic Development Corporation of Utah
Jonathan Francom	Adobe
Commissioner Greg Graves	Utah County
Vale Hale	Governor's Office of Economic Development
Mayor Ben McAdams	Salt Lake County
Mayor Jim Miller	City of Saratoga Springs
Sen. Jerry W. Stevenson	Utah State Senate
Mayor Troy Walker	Draper City
Mayor Bert Wilson	Lehi City
Rep. Brad Wilson	Utah State House of Representatives

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Executive Summary

Utahns have high expectations and ambitious hopes for the area surrounding the border between Salt Lake County and Utah County (the Point of the Mountain). From the rapidly growing cities to the booming tech sector to the beautiful natural surroundings, Utahns want the Point of the Mountain to be **prosperous and thriving, accessible and enjoyable**, and **healthy and beautiful**. The Point of the Mountain can lead the way in establishing a 21st Century “innovation economy,” providing a convenient and enjoyable lifestyle, and demonstrating sustainable approaches to using natural resources and improving air quality.

Phase 1 - Visioning - Completed

On behalf of the Point of the Mountain Development Commission, Envision Utah and the consultant team has spent significant time and resources during Phase 1 of the project to compile feedback.

OVER ONE THOUSAND
TECH EMPLOYEES
TOLD US WHAT THEY
WANTED THROUGH
OUR EMPLOYEE
SURVEY

THOUSANDS OF UTAHNS
PARTICIPATED THROUGH
ONLINE COMMENTS,
SURVEYS, AND WORKSHOPS

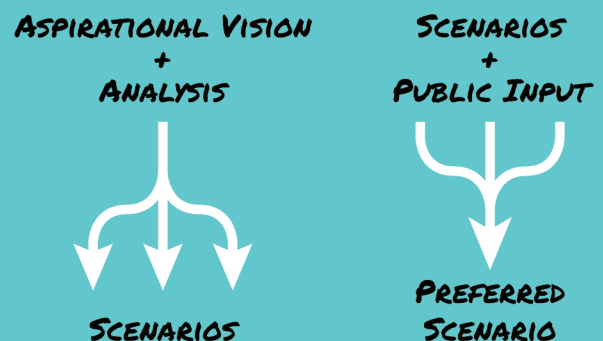
HUNDREDS OF
STAKEHOLDERS HAVE
SHARED THEIR
VOICES AT OUR
PUBLIC MEETINGS

WE WORKED WITH INDUSTRY
EXPERTS TO IDENTIFY THE
OPPORTUNITIES AND CHALLENGES
FACING THE POINT OF THE MOUNTAIN

The feedback was used to create a proposed aspirational vision for the area.

Phase 2 - Scenarios - Late 2017

The aspirational vision and findings from Phase 1 provide a strong launch point for Phase 2, which will examine different ways the area could develop.



These alternative scenarios will be analyzed for their impacts on the key things Utahns said they want to achieve at the Point of the Mountain and shared with stakeholders and the public for their feedback. The results of that feedback will form a preferred scenario.

Phase 3 - Implementation Financing - Early 2018

Phase 3 will explore ways to fund the needed infrastructure and economic development to make the preferred scenario a reality.



STATE OF UTAH
POINT OF THE MOUNTAIN
DEVELOPMENT COMMISSION



**Envision
Utah** How we grow matters.

Key Findings

Findings from Phase 1 will form the key elements of the scenarios to be explored in Phase 2.

TRANSPORTATION AND INFRASTRUCTURE

Transportation is viewed as the biggest challenge.

- Stakeholder and public comments: transportation was mentioned as a significant concern four to five times more often than anything else (p. 15).
- Public survey: transportation access and mobility are seen as the most important planning outcome (p. 17).
- Stakeholders: transportation is seen as the top issue for economic development (p. 18).

Infrastructure investment decisions should take into account the impact on economic growth.

- Consultant experts: transportation infrastructure investments create more local jobs. Additional jobs near residential areas will create a jobs-to-housing balance that is critical to reducing transportation congestion. (p. 27).

Utahns and transportation experts place high priority on a connected street network.

- Consultant team and transportation experts: a connected network of local and arterial streets will significantly improve transportation outcomes (p. 27, 29).
- Employee survey: increasing the number of street connections was voted as the top thing people would change about the Point of the Mountain (p. 16).
- Public survey: increasing local street connections is a top transportation solutions (p. 17).

Utahns and employers want greatly expanded public transportation.

- Public workshops: 79% of maps included TRAX extensions to the south (p. 19).
- Public survey: passenger rail is seen as a top transportation solution (p. 17).
- Employers: convenient access to public transportation is a key consideration in where to locate.
- Consultant experts: expanded bus and rail options and increased accessibility to existing facilities is a key solution (p. 29).

Existing utilities planning is generally sufficient for current growth projections through 2050.

- Consultant experts: utilities such as power, water, storm water, and sewer have been adequately planned at the local level, though opportunities exist for better regional coordination and conservation (p. 30-34). Point of the Mountain decisionmakers must be willing to explore the latest developments in telecommunications infrastructure given the demand of evolving technologies in its innovation economy (p. 33).



JOBS AND ECONOMIC DEVELOPMENT

Continued growth of the “innovation economy” will require a larger and a more highly educated workforce.

- Stakeholders: after transportation, an educated workforce is the second most important issue for attracting and creating jobs (p. 18).
- Employers: it is difficult to find enough qualified employees for key positions (p. 23).
- Consultant experts: a “thick labor market,” including hyper-specialization of skills, increases efficiency and innovation and improves the ability to compete on a national scale (p. 21).

A national research facility can catalyze economic growth.

- Stakeholders: a nationally-relevant research facility presence is the top “big idea” (p. 15).
- Consultant experts: a large-scale research facility is one of the key factors that could catalyze high-quality job growth (p. 21-22).

Attracting and clustering large employers ensures the continued vibrancy of the innovation economy.

- Consultant experts: large employers tend to stimulate job growth and facilitate the growth of smaller firms (p. 21-22).

QUALITY OF LIFE

Utahns want significant steps taken to reduce emissions and demonstrate sustainability—and these same steps will help attract employers and employees.

- Public survey: reducing air pollution is one of the top two desired outcomes for the Point of the Mountain (p. 18).
- Employee survey: air pollution is the top reason tech employees might move out of the state (p. 16).
- Employers and consultant experts: air quality is a barrier to recruiting employees (p. 41).





Utahns and employers want convenient centers where they can live, work, and play.

- Public workshops: 79% of maps included major live/work/play centers—vibrant places that include housing, jobs, retail, entertainment, and recreation (p. 19).
- Stakeholder and public comments: live/work/play centers or walkable communities was one of the most-mentioned “big ideas” (p. 15).
- Employers: more diverse community offerings are needed to recruit good employees (p. 36).
- Employee survey: employees’ ideal communities vary, with almost half choosing something other than a traditional single-family subdivision (p. 17).
- Consultant experts: great, vibrant places are key to growing high-paying jobs and improving transportation outcomes (p. 21).

The Point of the Mountain offers a unique opportunity to connect the Wasatch, Oquirrh, and Traverse Mountains and the Jordan River with a network of trails, parks, and open spaces.

- Stakeholder and public comments: greenspace was one of the most-mentioned “big ideas” (p. 15).
- Public survey: open space and outdoor recreation were rated as important outcomes (p. 18).
- Public survey: trails are the most important recreational focus (p. 18).
- Consultant experts: Utah’s recreation opportunities are one of Utah’s greatest marketable traits (p. 39).

PRISON SITE

There are significant opportunities to utilize the prison site in achieving these goals. The 700-acre prison site presents a tremendous opportunity to implement many of the ideas and recommendations listed in this report. Utah is fortunate to boast state-owned, available land near substantial infrastructure in a rapidly-growing area between two large population centers (p. 11, 22).



Report Contents

In the full phase one report you'll find:

- A proposed aspirational vision that includes desired outcomes based on Utahns' values, goals that serve those outcomes, and strategies to achieve those goals (p. 7-10).
- Results of extensive outreach to the public and stakeholders (p. 15-19).
- Findings from expert research, including key economic development success factors (p. 21), case studies from other places around the country (p. 36-38), and a market-based scenario that represents one way the Point of the Mountain could develop absent a shared vision (p. 25-27).
- Other key findings pertinent to the visioning process.

THE CONSULTANT TEAM



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