

STATE OF UTAH

**POINT OF THE MOUNTAIN  
DEVELOPMENT COMMISSION**

# 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.”

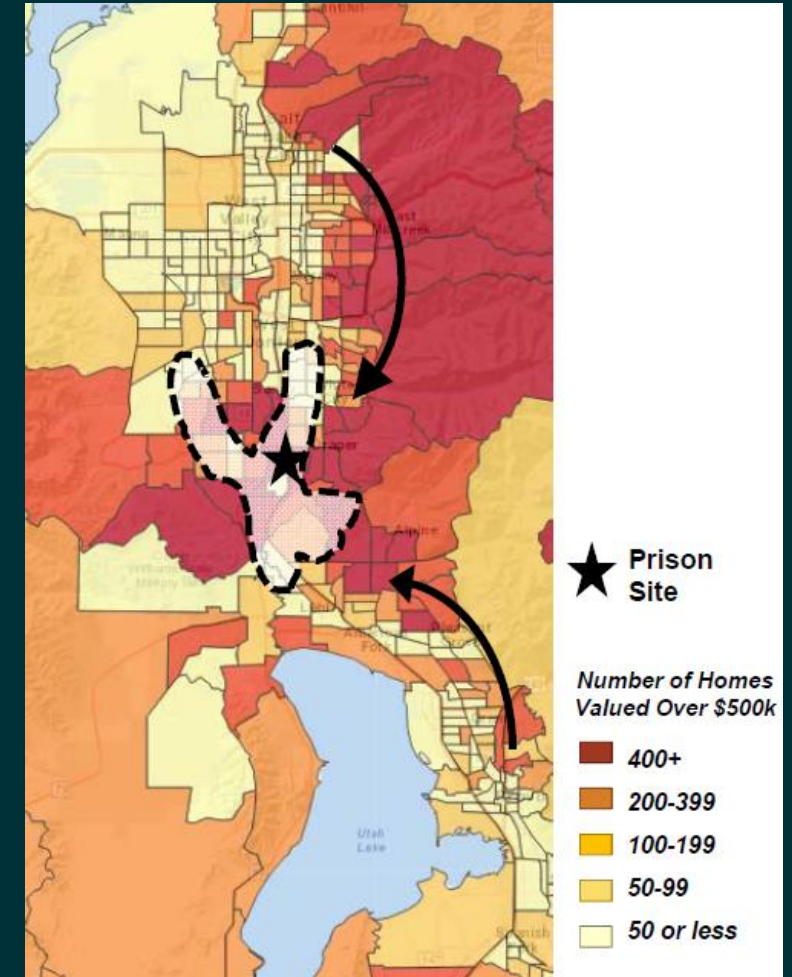
## Point of the Mountain



# Why the Point of the Mountain?

## Key Factors Driving Development:

- Merging of two desired corridors in Salt Lake and Utah Counties
- Available land
- Intersections of infrastructure
- Access to workforce and executive housing
- Tech sector shifting northward





# 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



STATE OF UTAH

# POINT OF THE MOUNTAIN DEVELOPMENT COMMISSION



**Envision  
Utah** How we grow matters.

FEHR & PEERS

**FREGONESE**  
ASSOCIATES



**HORROCKS**  
ENGINEERS

**SHERWOOD**  
DESIGN ENGINEERS

**RCLCO**

**SWCA**  
ENVIRONMENTAL CONSULTANTS

ZIONS®



PUBLIC FINANCE



## 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

# Process Coordination

## Point of the Mountain

Local area vision  
and  
implementation  
plan  
  
More detail



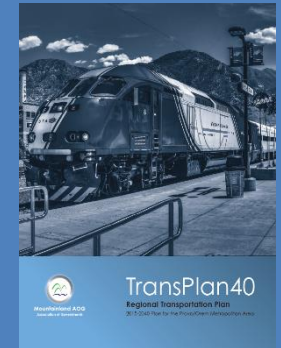
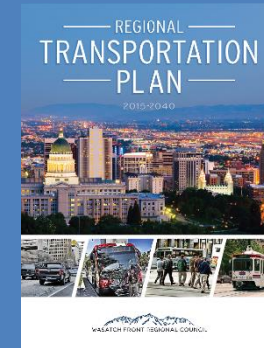
## Wasatch Choice

Regional shared  
vision  
  
Less detail



## Regional Transportation Plan

Regional plan  
  
Projects to be  
built



Salt Lake County  
2050 Population:  
1.5M People?

Utah County  
2050 Population:  
1.3M People?





# Midvale to Pleasant Grove

**235,497**

total jobs

**57,755**

net new jobs since 2010

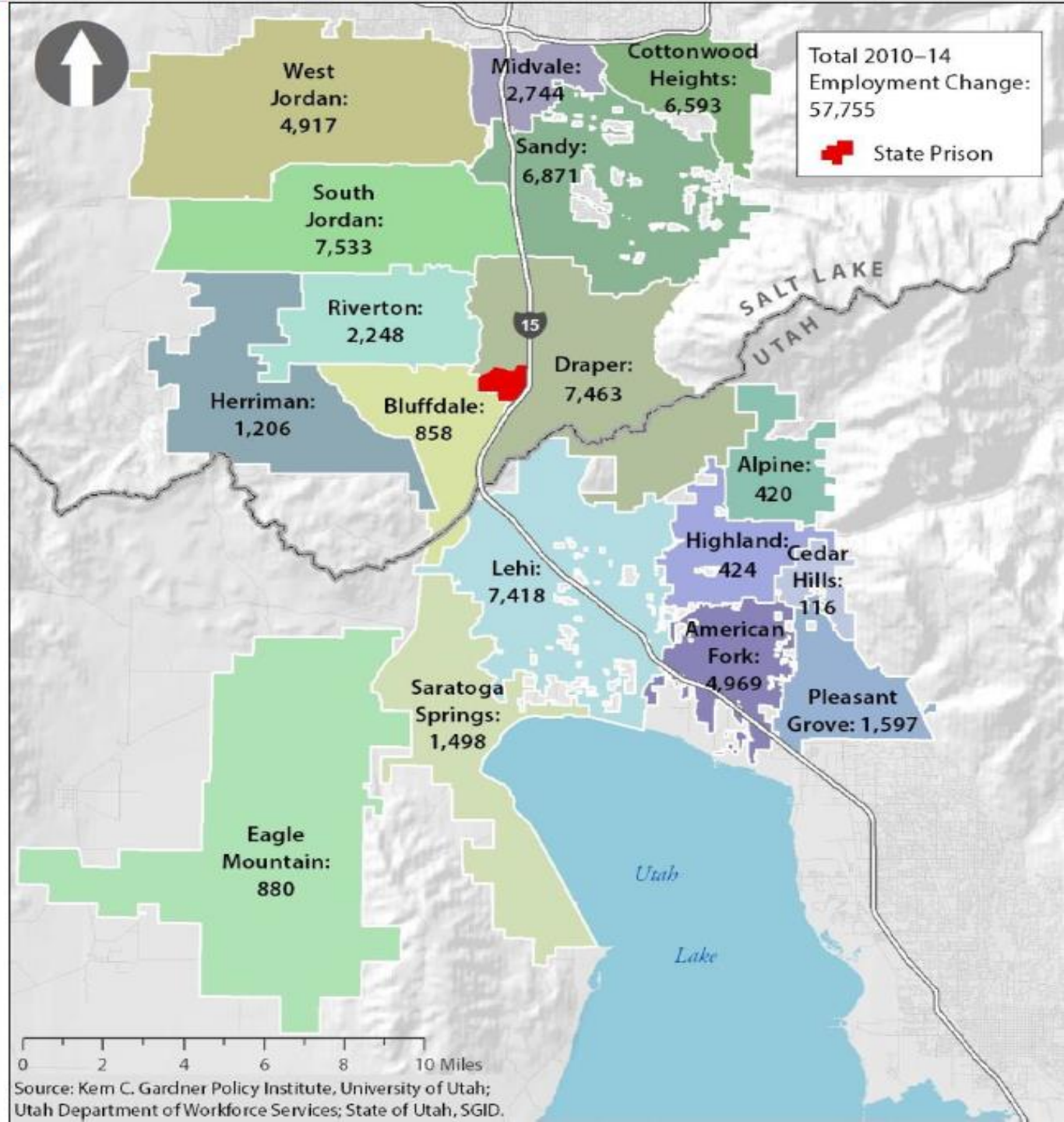
**7.3%**

annual job growth

**40%**

of new Utah jobs

Source: Kem C. Gardner Policy Institute



# One Out of Every Six New Residential Units Located in Three Cities

*Herriman - Lehi - South Jordan*

## Utah Residential Construction 2010-2015

	Residential Units
Herriman	3,604
Lehi	3,665
South Jordan	4,993
Three-City Total	12,262
State Total	80,593
% Share of State	15.2%

Source: Ivory-Boyer Construction Database

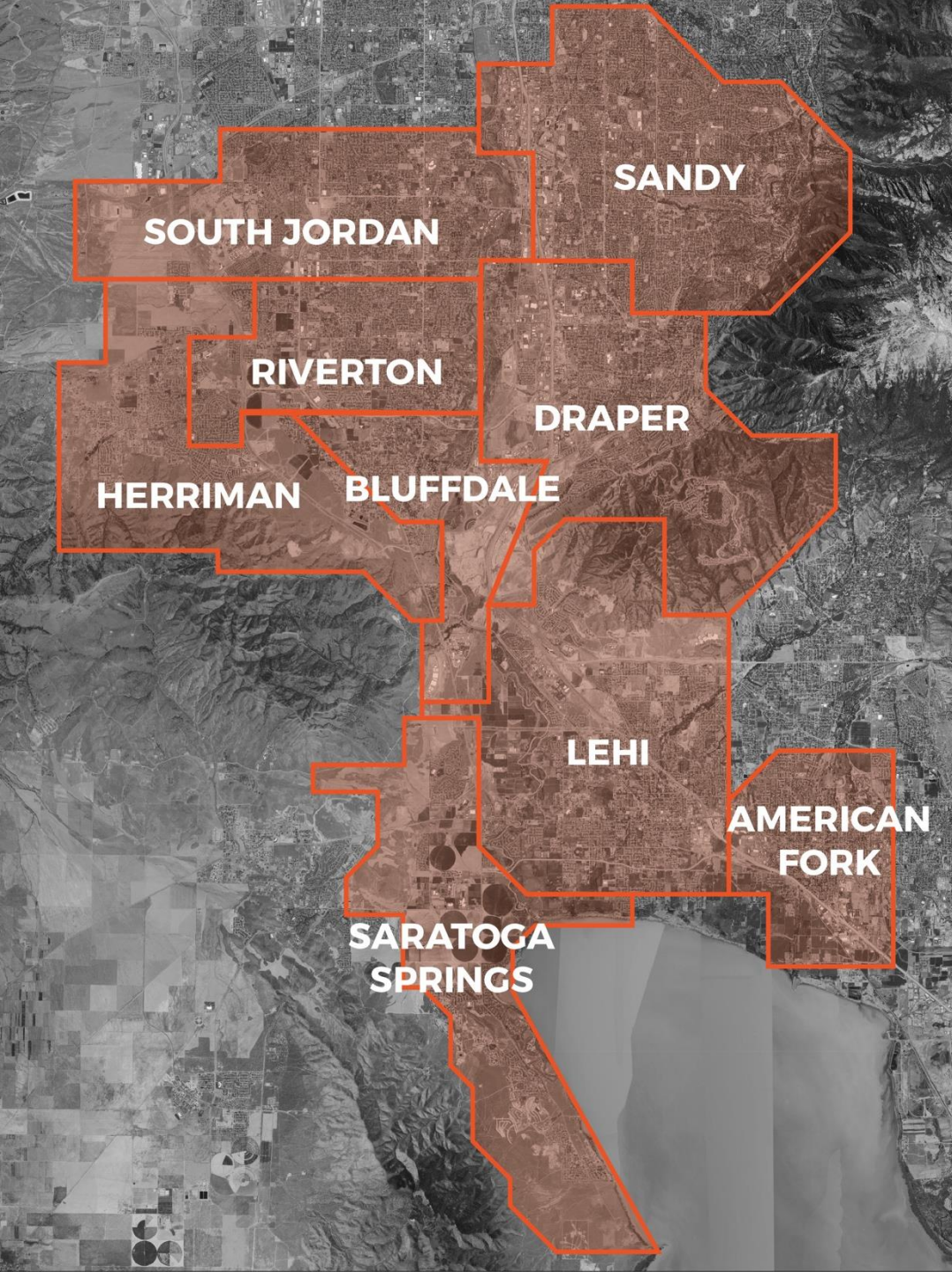
# Lehi Ranks Second to SLC in Office Construction

## Utah office construction Top five cities 2010-2015

	Value (millions)	Share of State
Salt Lake City	\$394.9	25.9%
Lehi	\$336.5	22.1%
Provo	\$121.3	8.0%
Midvale	\$107.7	7.1%
Draper	\$95.7	6.3%
State	\$1,525.5	100.0%

Source: Ivory-Boyer Construction Database





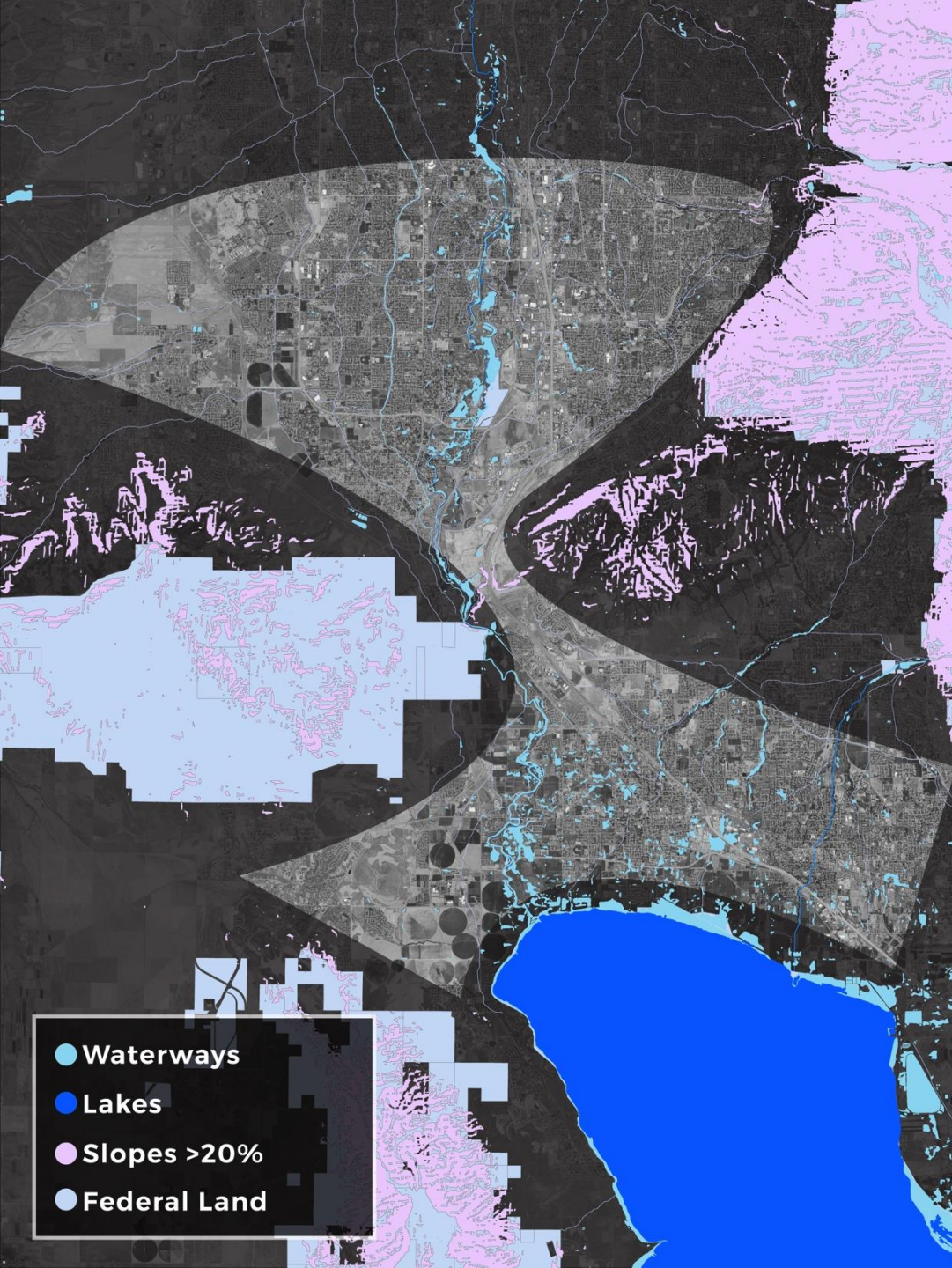
# Many Jurisdictions

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

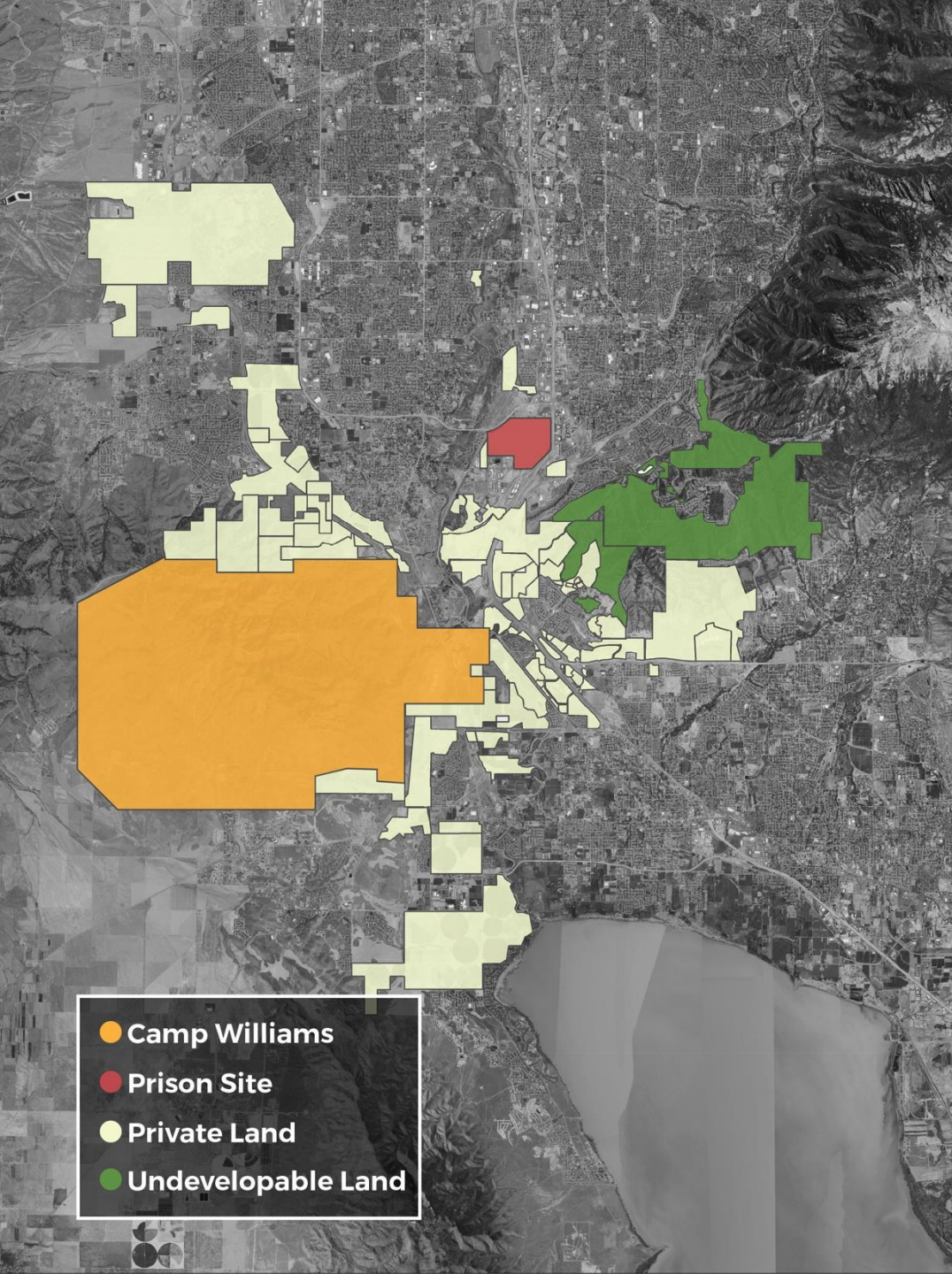


# Geographic constraints

- 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/Truimph/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?

## Public Input

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

## Stakeholder Input

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?

## Public Input

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

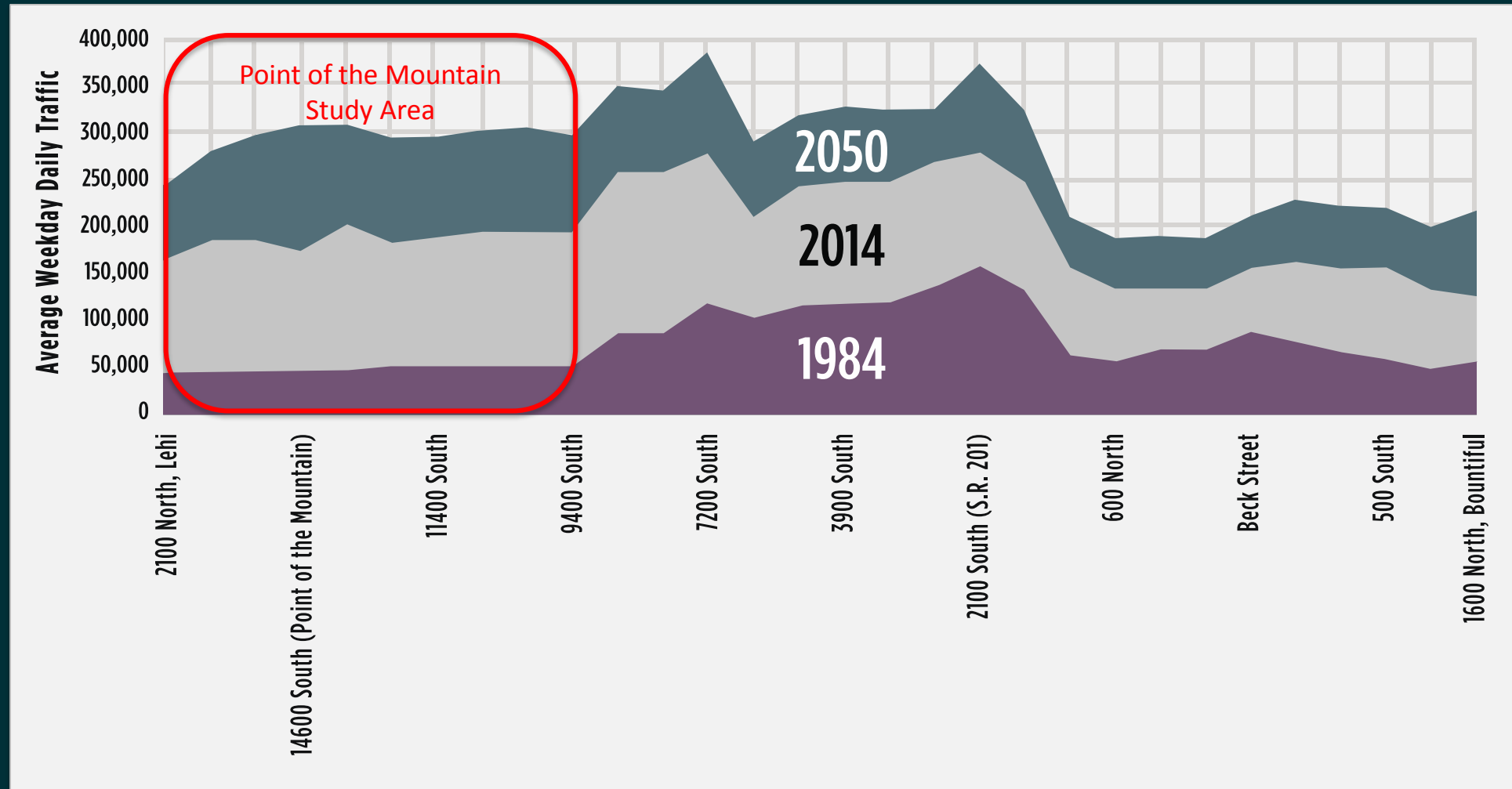
## Stakeholder Input

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

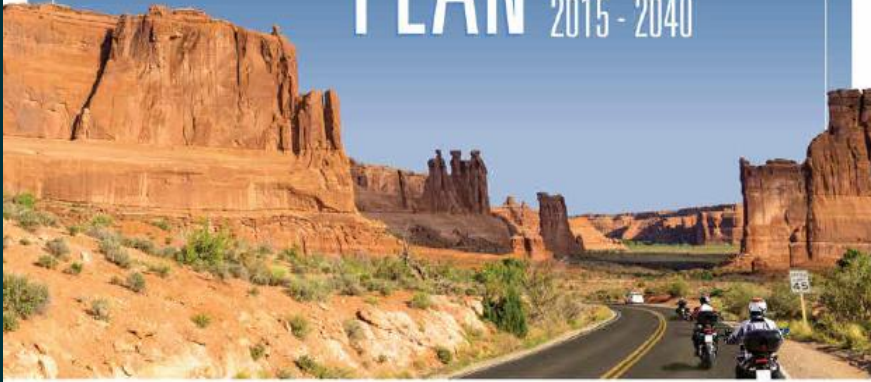
# I-15 Average Weekday Daily Traffic



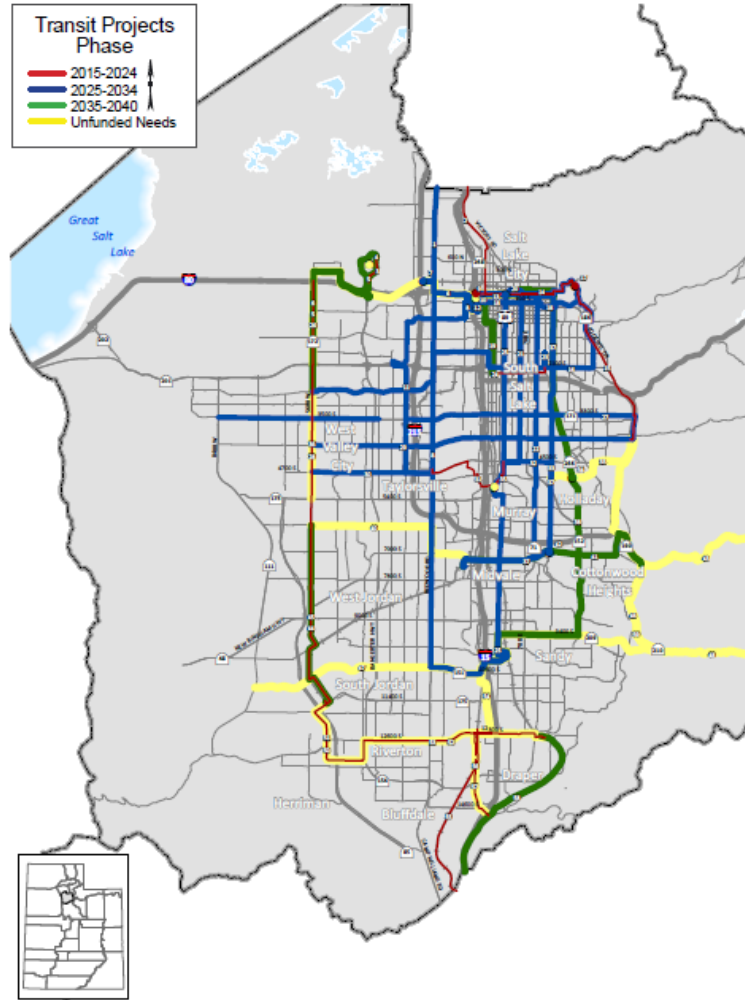
A large % of this traffic is pass through traffic

# Existing Transportation Plans

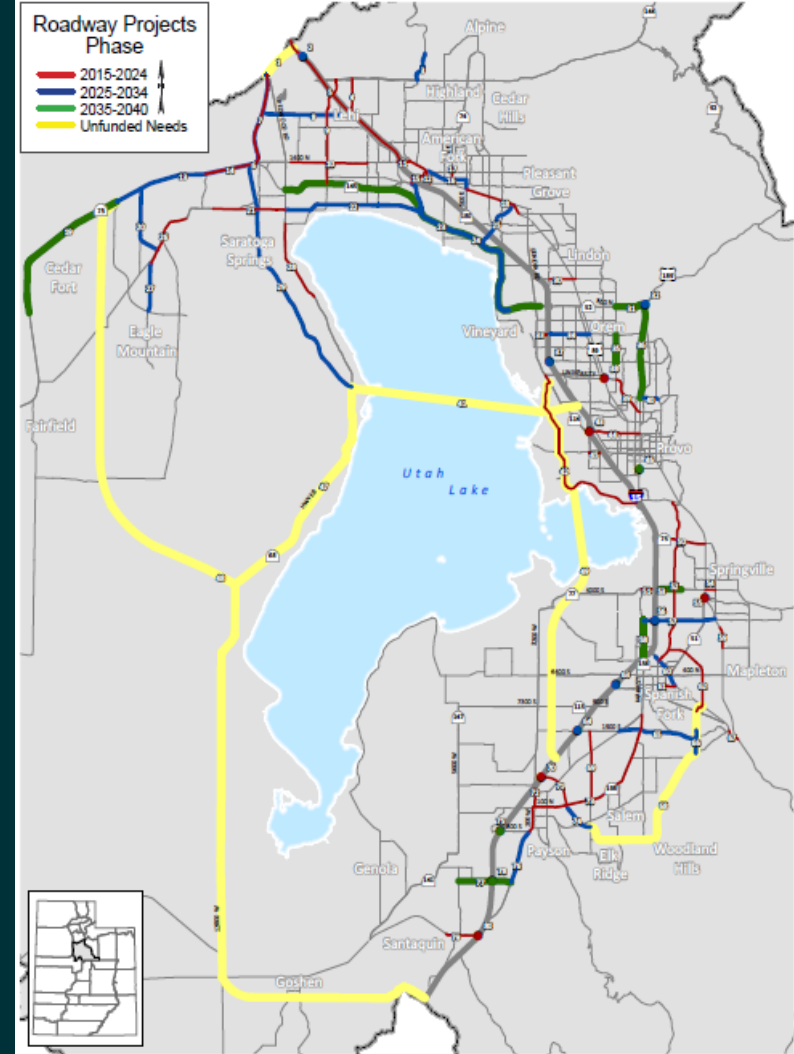
## UTAH'S UNIFIED TRANSPORTATION PLAN 2015 - 2040



### WASATCH FRONT REGIONAL COUNCIL SALT LAKE COUNTY TRANSIT PROJECT MAP



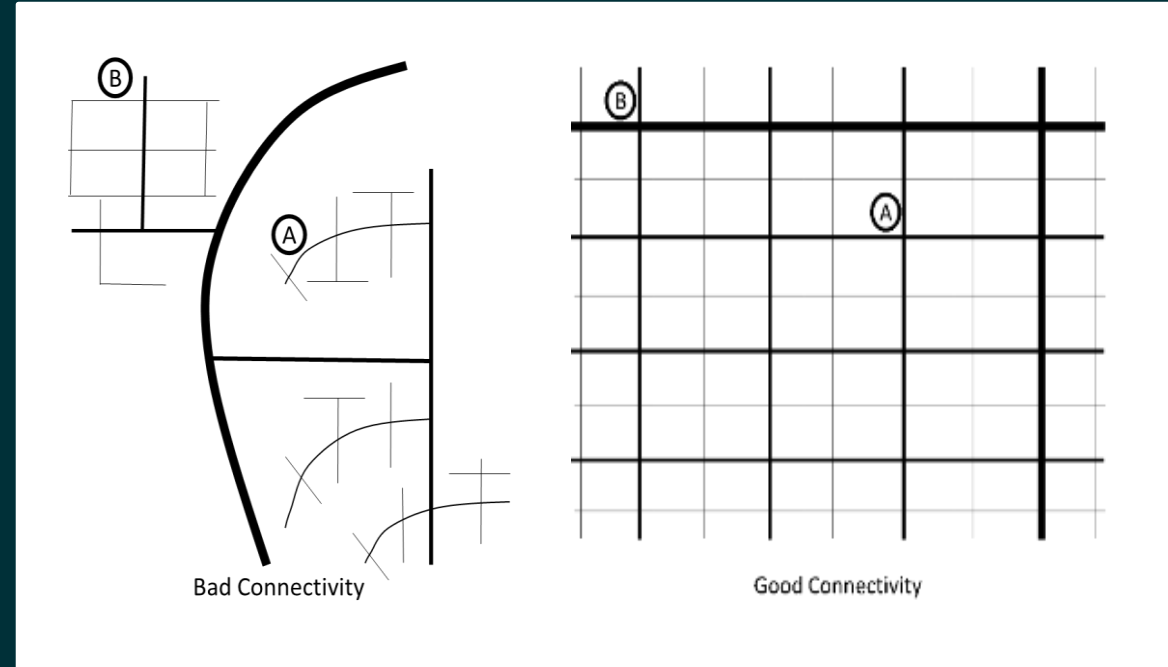
### MOUNTAINLAND ASSOCIATION OF GOVERNMENTS ROADWAY PROJECT MAP





# Possible Transportation Solutions

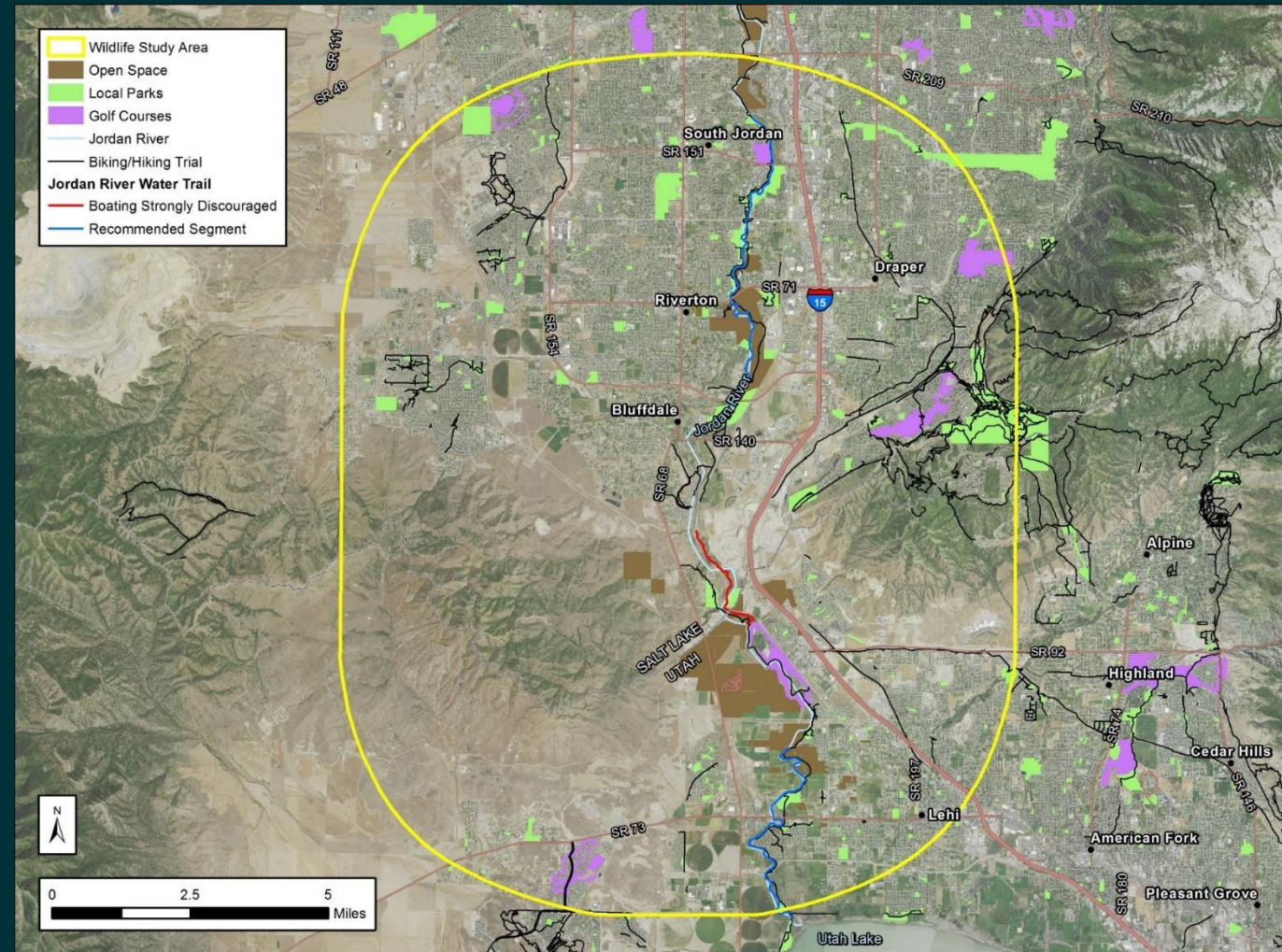
- Employment and shopping opportunities close to home
- A local street grid
- A regional street grid
- Multiple modes of transportation
- Transit Oriented Development



# 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



NEIGHBORHOOD CENTERS



VILLAGE CENTERS



TOWN CENTERS



URBAN CENTERS



# 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



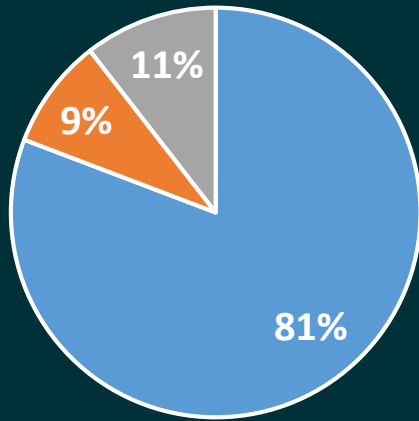
# Current Housing Situation

- Housing prices are increasing
  - Builders can't keep up
  - Lack of labor
  - Lack of affordable land
  - Regulatory constraints

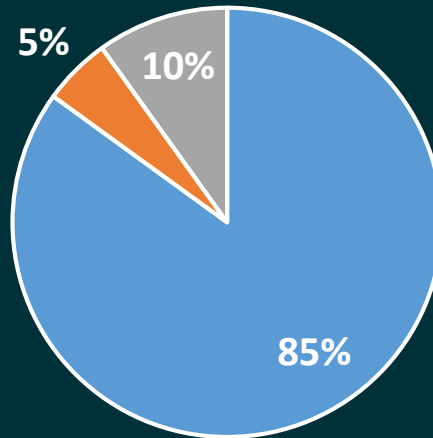


# Current Housing Mix

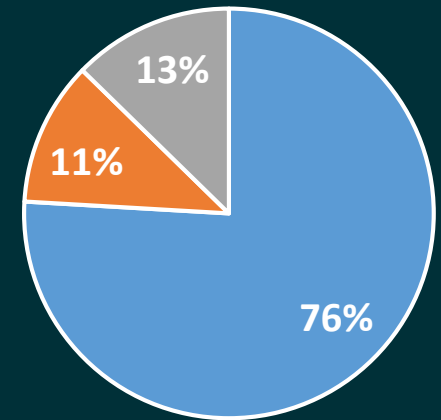
Lehi- 13,732 Housing Units



Bluffdale- 2,324 Housing Units

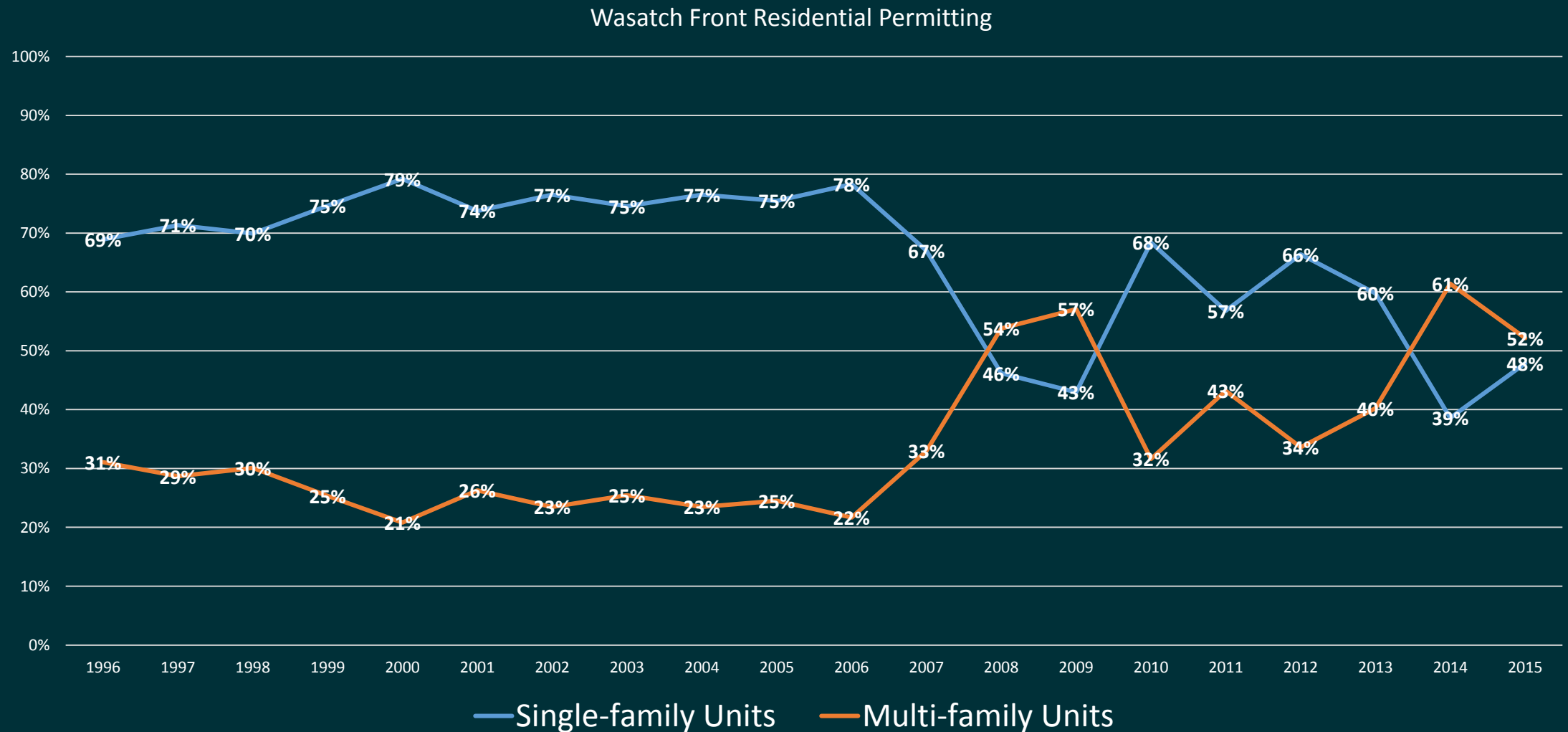


Draper- 12,400 Housing Units



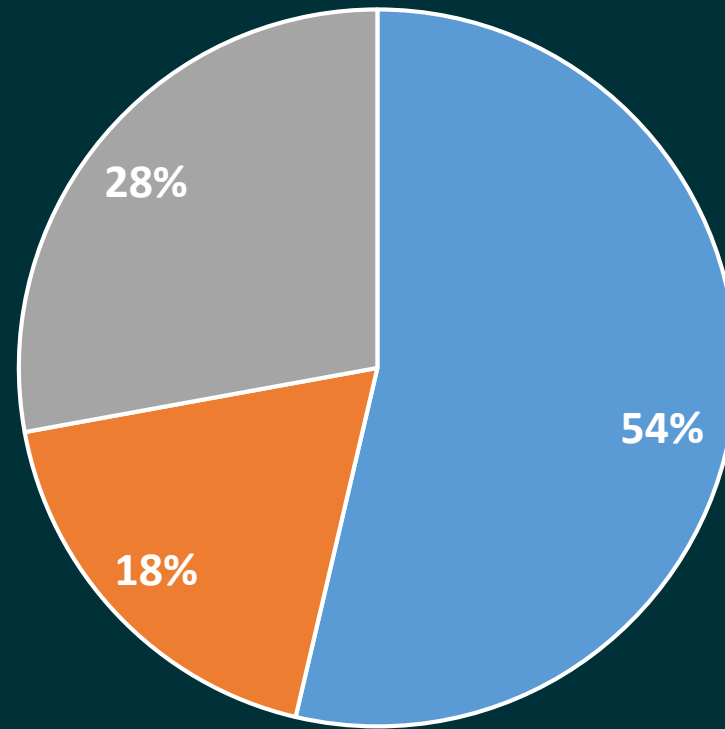
■ Single Family   ■ Twin Homes/Duplex   ■ Multifamily/Townhome

# Permits for single-family units have declined while permits for multi-family units have increased.





# Projected Point of the Mountain New Housing Mix



■ Single Family ■ Townhomes/Duplex ■ Multifamily

# Economic Growth

# Economic Growth

- Good job opportunities help ensure a good quality of life
- Our kids and grandkids shouldn't be a Utah export





# INNOVATION HUBS OF TODAY AND TOMORROW

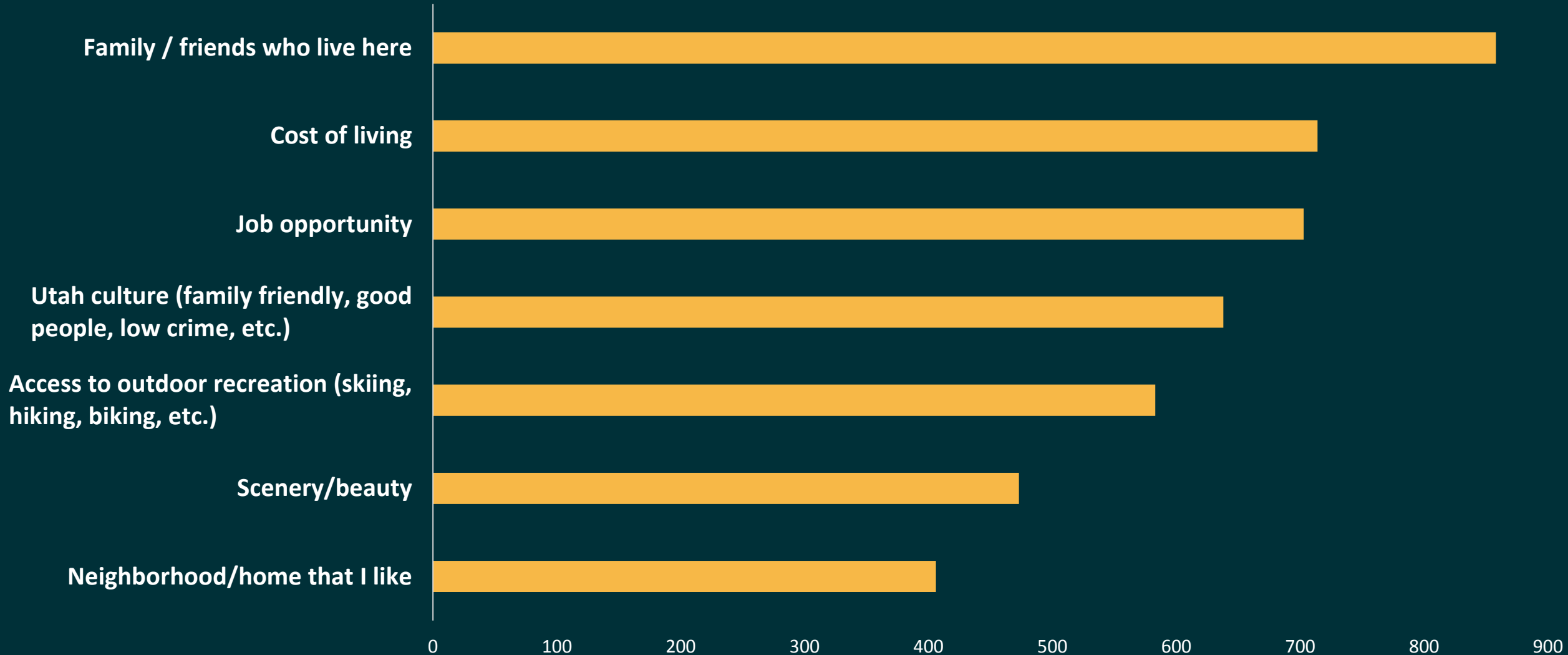


		# Sectors LQ > 1.5		
#	Top Innovation Hubs	Total	Primary	% of Jobs in Innovation
1	Bay Area, CA	9	5	36%
2	Washington, DC	4	1	31%
3	Seattle, WA	4	3	30%
4	Boston, MA	6	3	30%
5	<b>Salt Lake City, UT</b>	<b>6</b>	<b>4</b>	<b>29%</b>
6	Raleigh/Durham, NC	3	2	28%
7	Minneapolis, MN	5	2	27%
8	Austin, TX	4	3	27%
9	Atlanta, GA	3	2	26%
10	Philadelphia, PA	4	2	26%
11	Denver, CO	4	2	25%
12	New York, NY	5	2	25%
13	Los Angeles, CA	7	6	25%
14	Dallas, TX	5	3	25%
15	San Diego, CA	7	5	25%

Source: US Cluster Mapping (BLS, US Economic Development Administration, and the Harvard Business School), RCLCO

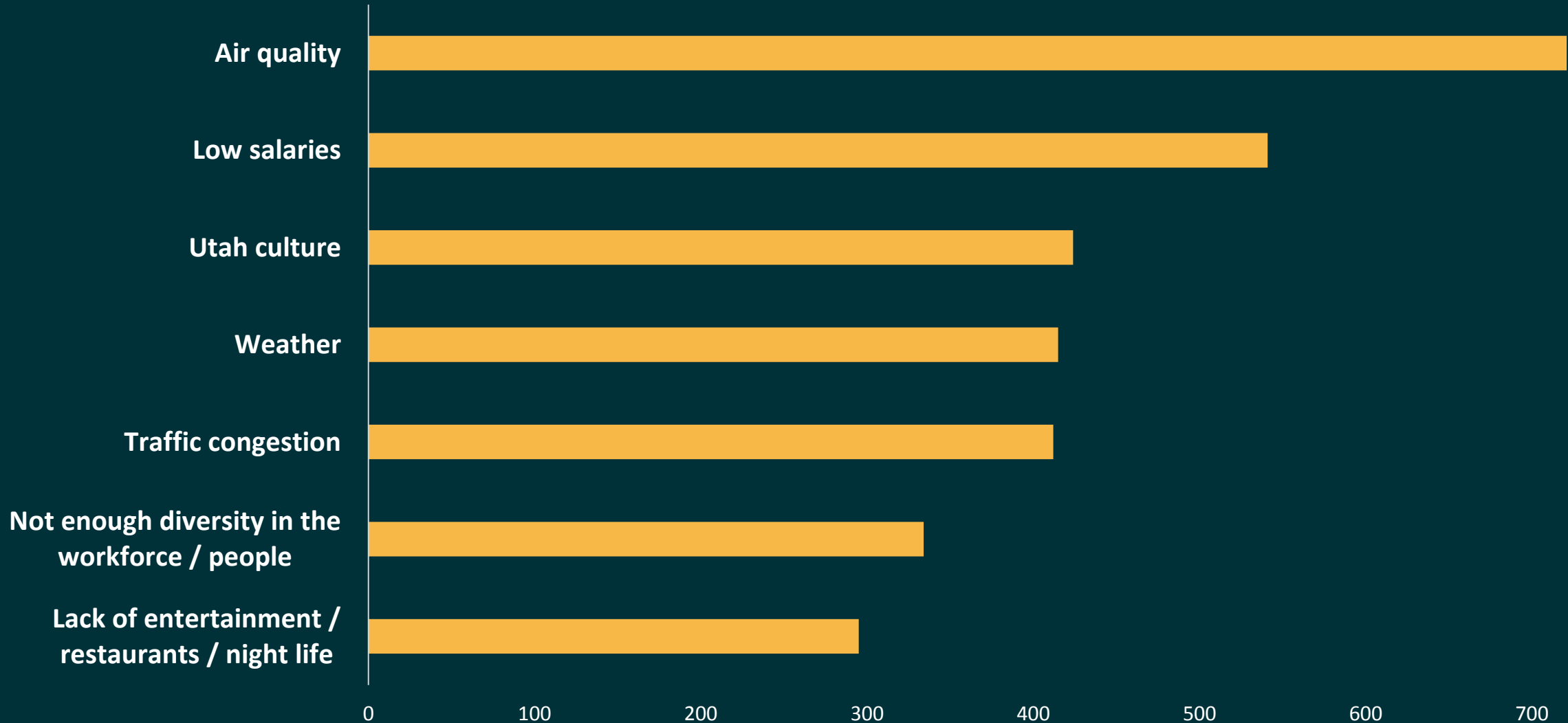
# Employee Survey

# Top Reasons You Chose to Move to/Stay in Utah

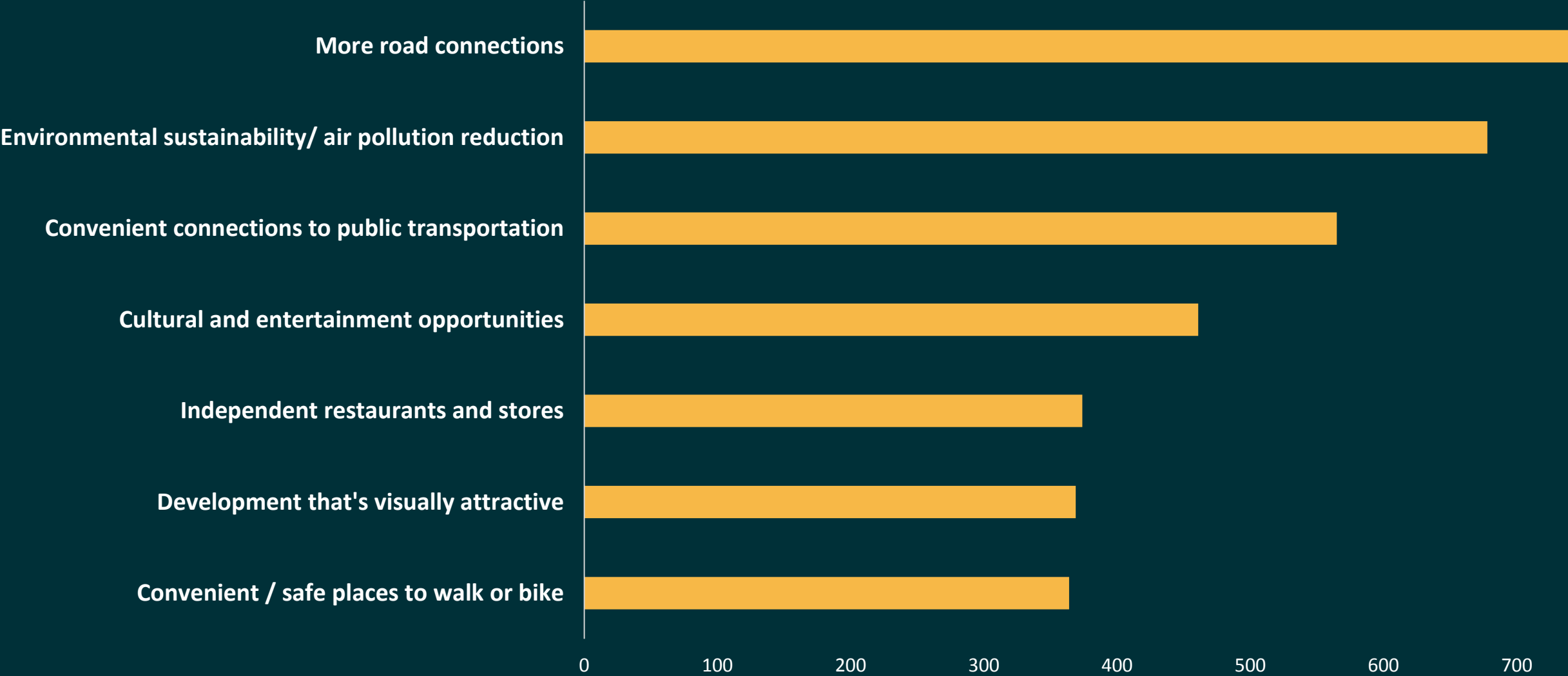




# Top Reasons You Might Move Away from Utah



# Top Things You Would Change About the Point of the Mountain

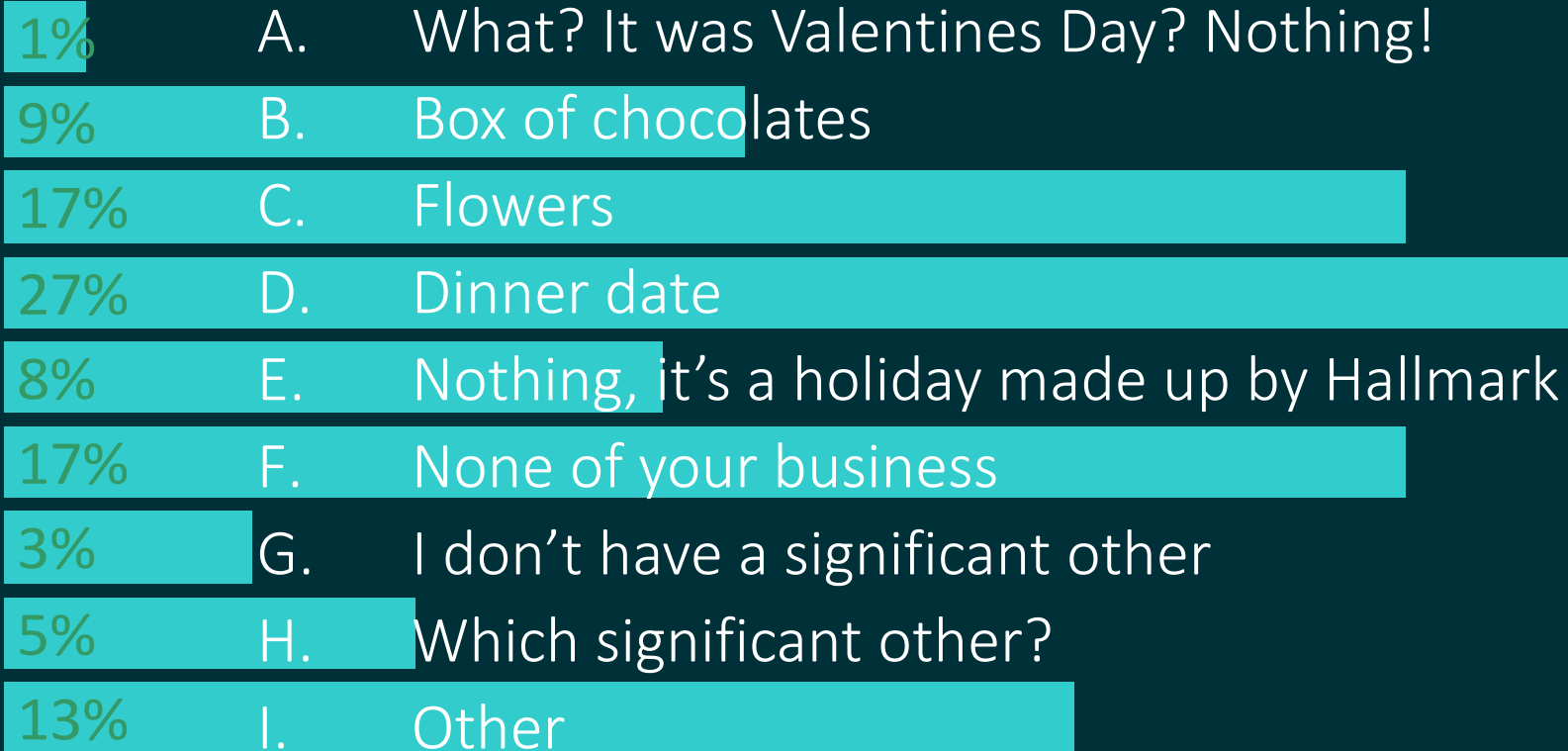


# Keypad Polling

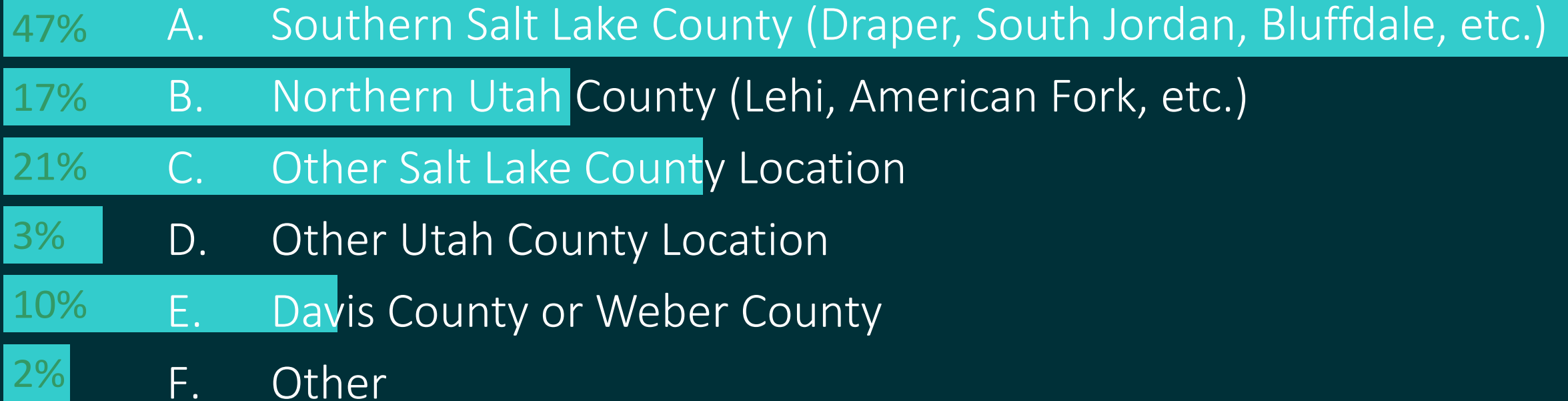




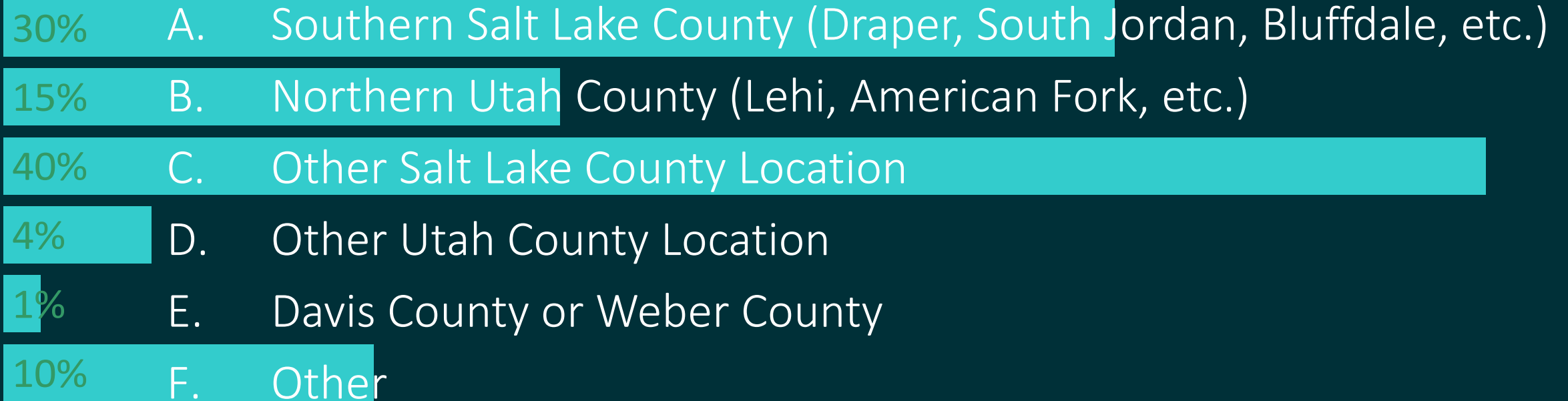
# What did you do for your significant other on Valentines Day?



# Where do you live?



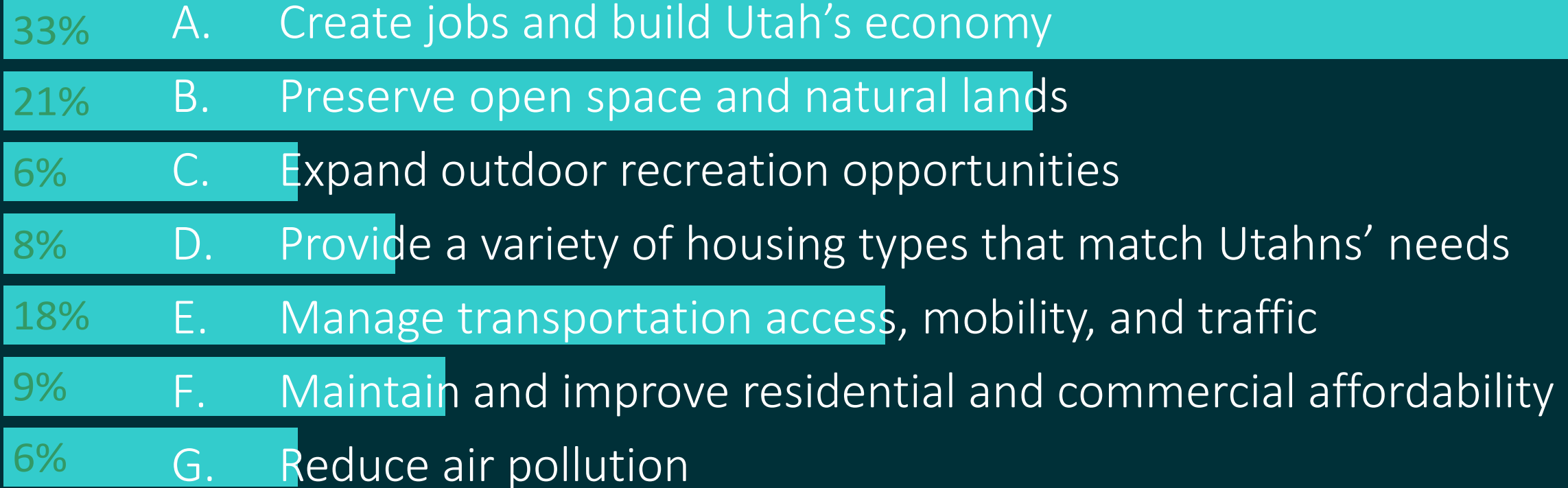
# Where do you work?





# What is the most important outcome for the Point of the Mountain?

1<sup>st</sup> Choice



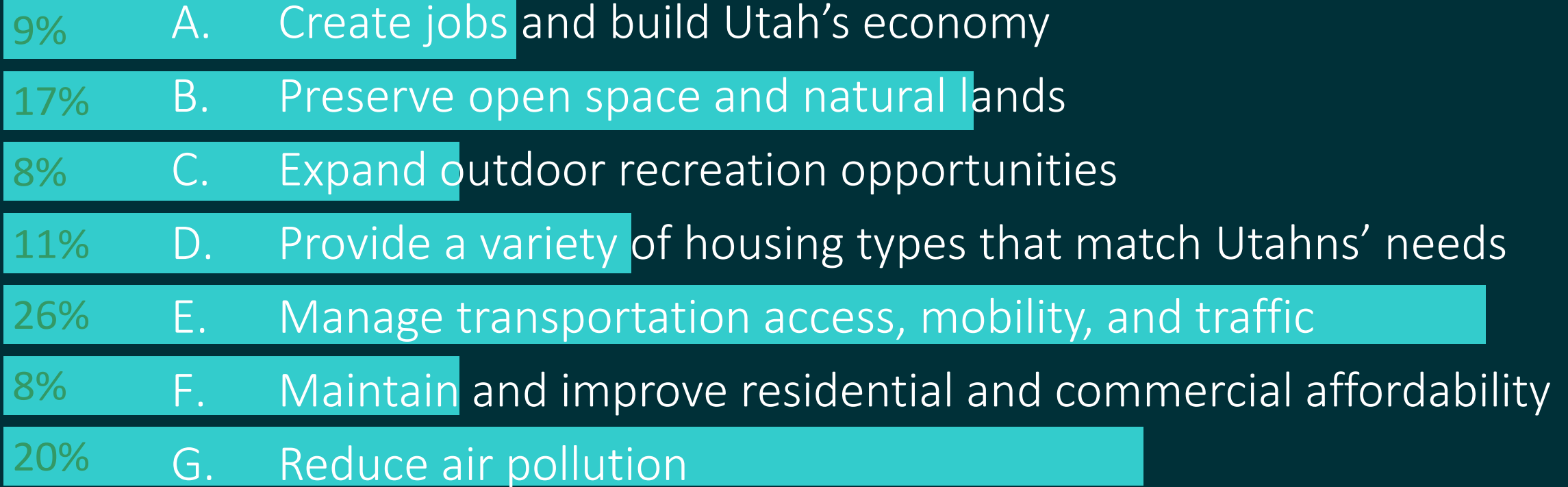
# What is the most important outcome for the Point of the Mountain?

2<sup>nd</sup> Choice

18%	A.	Create jobs and build Utah's economy
12%	B.	Preserve open space and natural lands
10%	C.	Expand outdoor recreation opportunities
16%	D.	Provide a variety of housing types that match Utahns' needs
27%	E.	Manage transportation access, mobility, and traffic
7%	F.	Maintain and improve residential and commercial affordability
11%	G.	Reduce air pollution

# What is the most important outcome for the Point of the Mountain?

3rd Choice





# What is the most important transportation outcome at the Point of the Mountain?

1<sup>st</sup> Choice

14%	A.	Reduce air pollution and emissions
13%	B.	Ensure people can access many destinations within a certain time window
11%	C.	Ensure predictable travel times that don't significantly vary from day to day
32%	D.	Reduce congestion and traffic delay
2%	E.	Reduce how much tax payers need to spend on transportation infrastructure
18%	F.	Provide more travel options by making it convenient to travel without a car
0%	G.	Reduce how much each household needs to spend on transportation
8%	H.	Improve Utahns' health by making it convenient and safe to bike and walk
2%	I.	Minimize injuries and fatalities

# What is the most important transportation outcome at the Point of the Mountain?

2<sup>nd</sup> Choice

18%	A.	Reduce air pollution and emissions
11%	B.	Ensure people can access many destinations within a certain time window
11%	C.	Ensure predictable travel times that don't significantly vary from day to day
20%	D.	Reduce congestion and traffic delay
5%	E.	Reduce how much tax payers need to spend on transportation infrastructure
22%	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
8%	H.	Improve Utahns' health by making it convenient and safe to bike and walk
2%	I.	Minimize injuries and fatalities

# What is the most important transportation solution at the Point of the Mountain?

1<sup>st</sup> Choice

- |     |    |   |
|-----|----|---|
| 13% | A. | Widen existing roads  |
| 3%  | B. | Encourage carpooling and other ways to use roads more efficiently     |
| 20% | C. | Build more road connections to disperse traffic from a few main roads |
| 6%  | D. | Provide more convenient and safe walking and biking routes            |
| 19% | E. | Provide more rail (TRAX/Frontrunner) routes and stations              |
| 12% | F. | Increase bus/FrontRunner frequency so buses/trains come more often    |
| 26% | G. | Design development so destinations are closer to where people live    |



# What is the most important transportation solution at the Point of the Mountain?

2<sup>nd</sup> Choice

- 9% A. Widen existing roads
- 2% B. Encourage carpooling and other ways to use roads more efficiently
- 34% C. Build more road connections to disperse traffic from a few main roads
- 7% D. Provide more convenient and safe walking and biking routes
- 26% E. Provide more rail (TRAX/Frontrunner) routes and stations
- 4% F. Increase bus/FrontRunner frequency so buses/trains come more often
- 18% G. Design development so destinations are closer to where people live

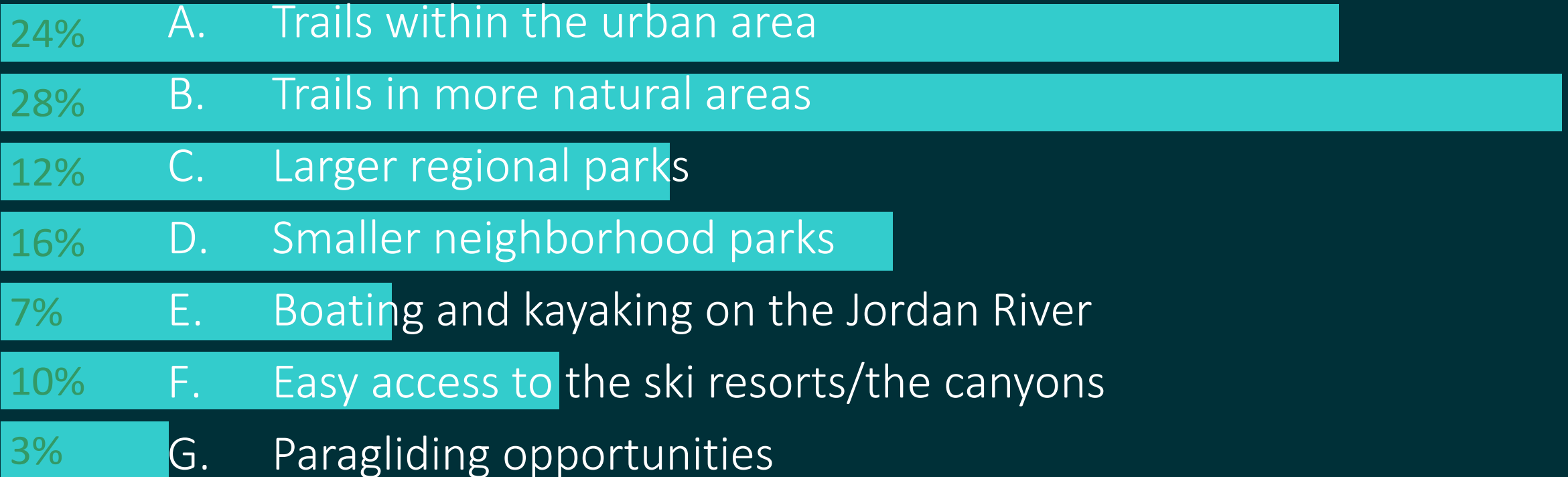
# What is most important for recreation at the Point of the Mountain?

1<sup>st</sup> Choice



# What is most important for recreation at the Point of the Mountain?

2<sup>nd</sup> Choice



# 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.

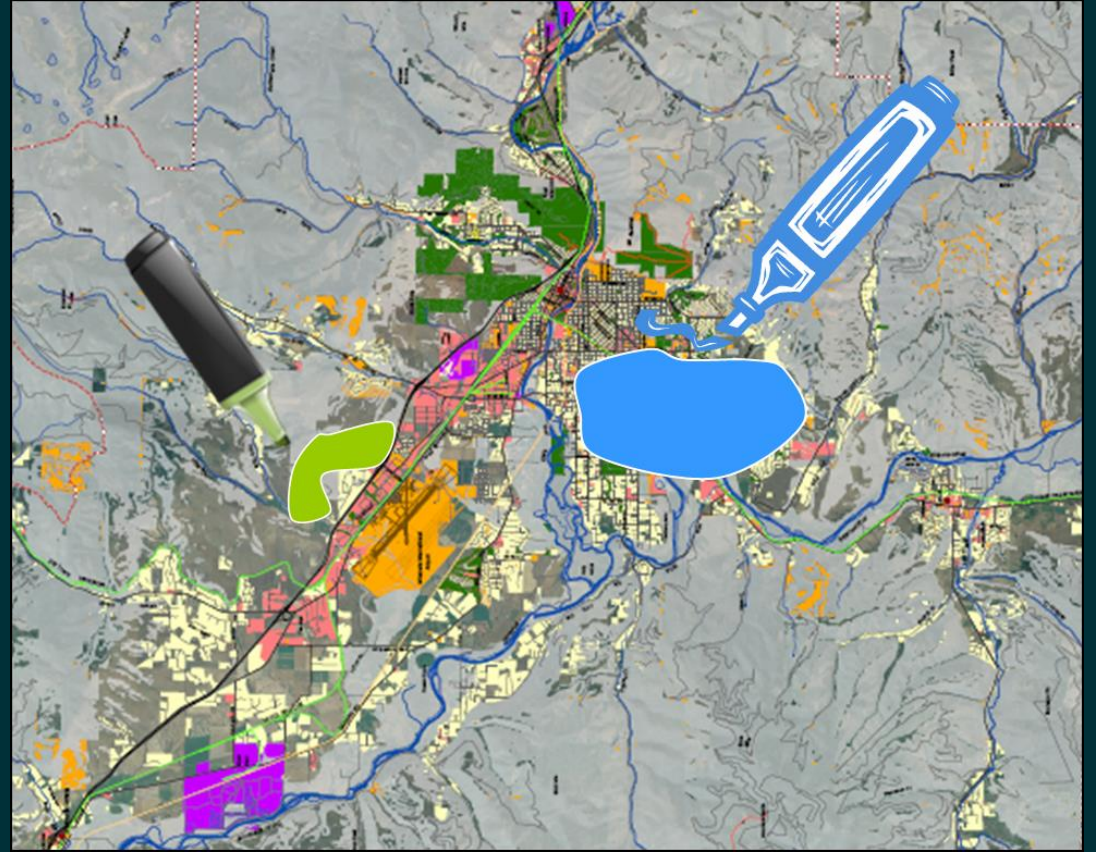
“We’ll be back!”





# 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



## Workshop Mapping Exercise Guide

### Housing (Squares)



Street Grid Example

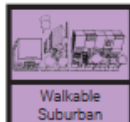


#### Single Family Residential

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



Street Grid Example



#### Walkable Suburban

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



Street Grid Example



#### 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

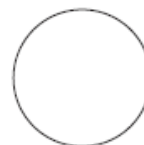
- Shops, restaurants, theaters, office space, and other amenities



#### 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...

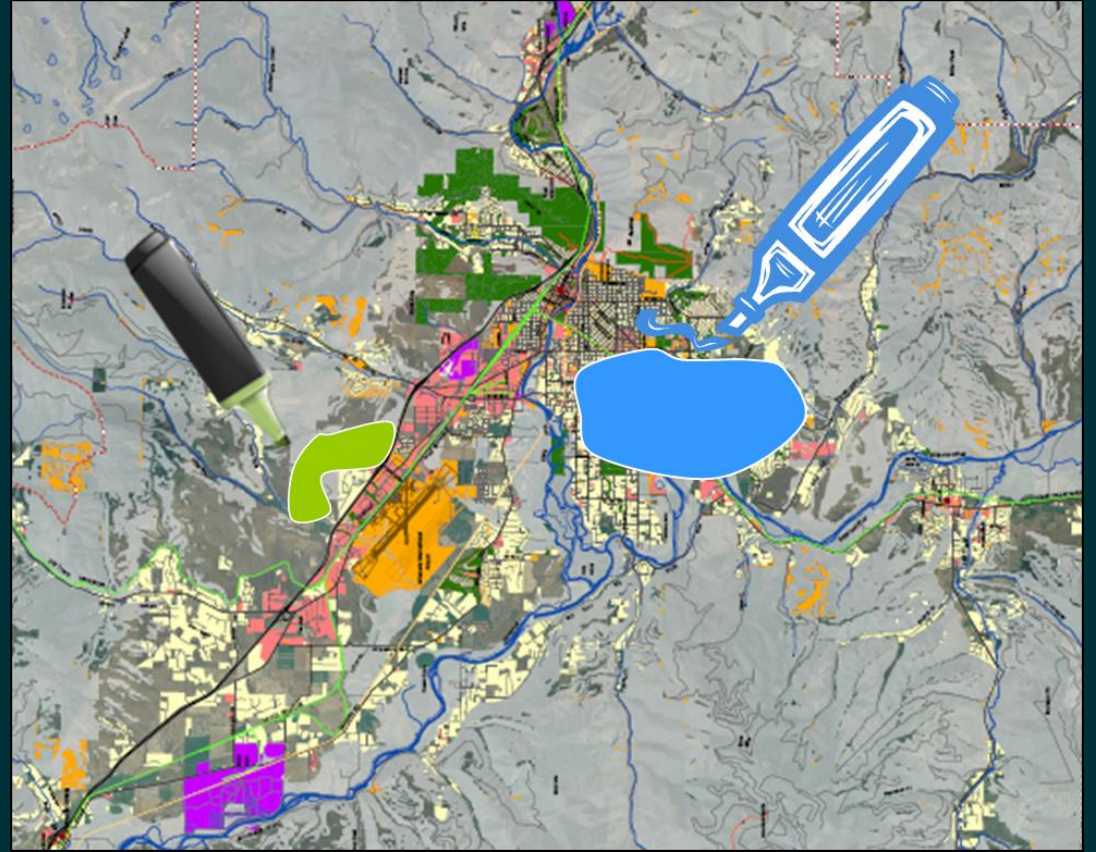
Quarry Bend in Sandy was once a gravel pit.





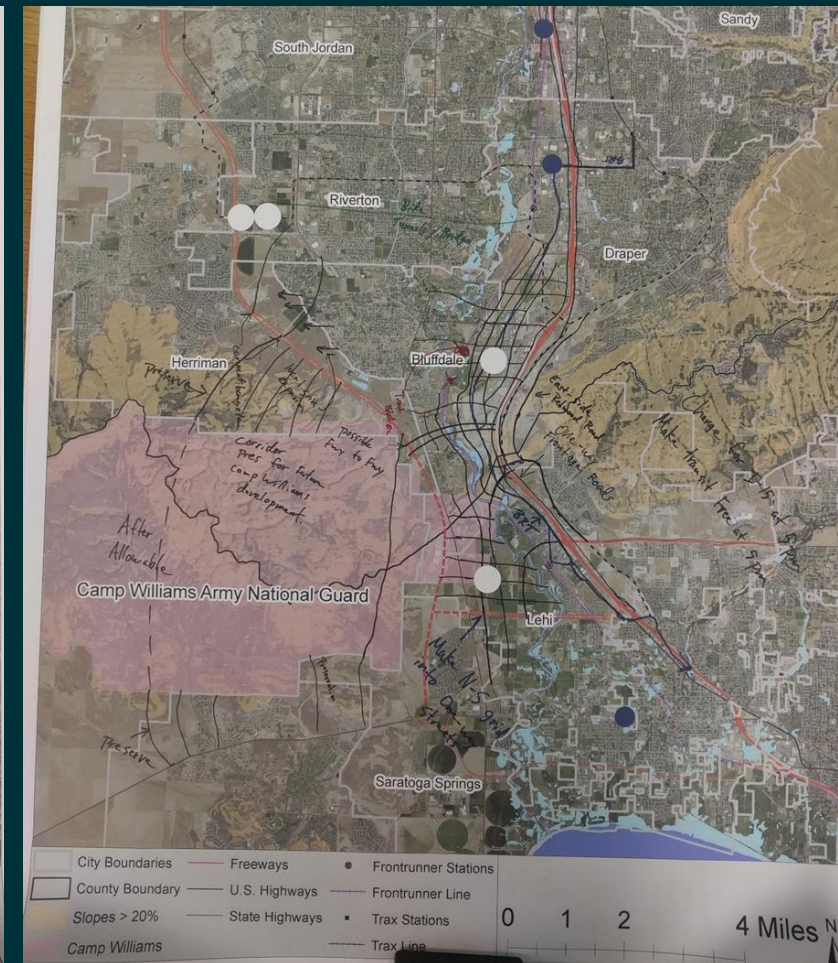
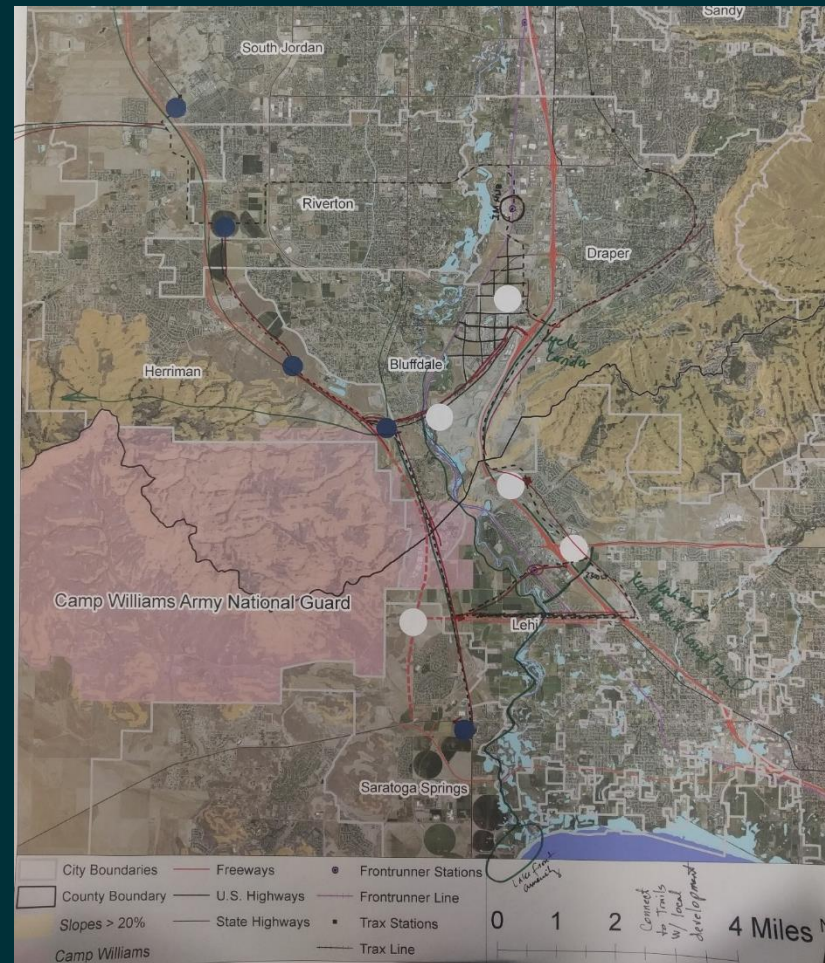
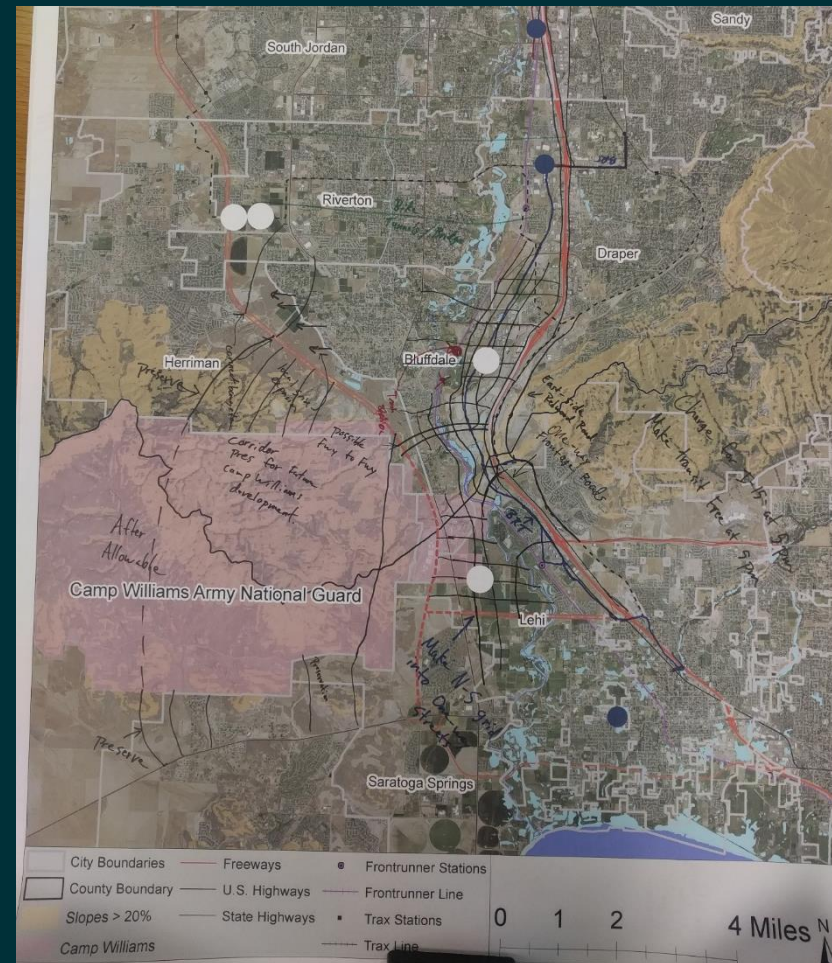
# Mapping Activity

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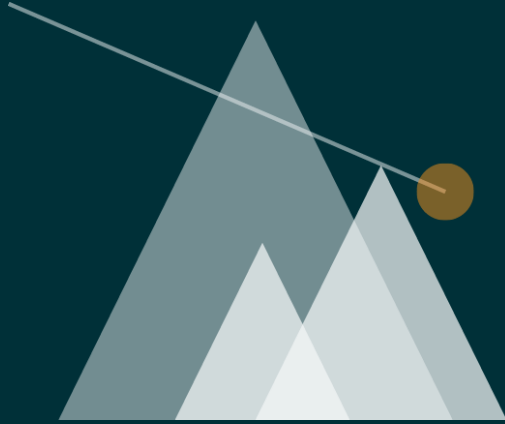




# Mapping Report Back



Tell Your Co-workers, Friends, and Family  
More Information and Online Survey  
@  
[Pointofthemountainfuture.org](https://pointofthemountainfuture.org)



STATE OF UTAH

**POINT OF THE MOUNTAIN  
DEVELOPMENT COMMISSION**