



Envision Utah

How we grow matters.

FEHR & PEERS

 FREGONESE
ASSOCIATES



HORROCKS

ENGINEERS

 SHERWOOD
DESIGN ENGINEERS

RCLCO

SWCA®
ENVIRONMENTAL CONSULTANTS

ZIONS®  PUBLIC FINANCE

An Unparalleled Opportunity



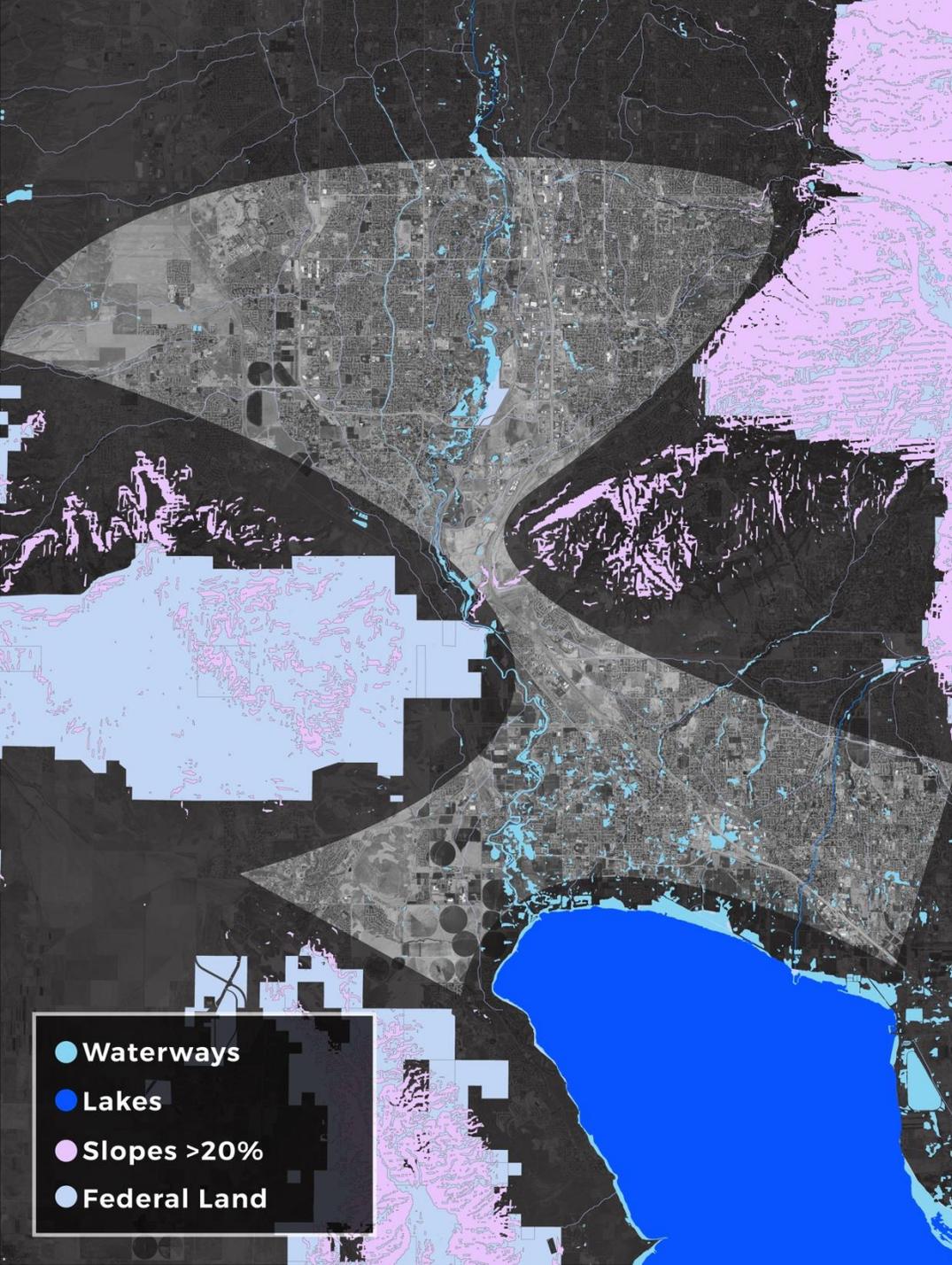


Purposes of the Effort

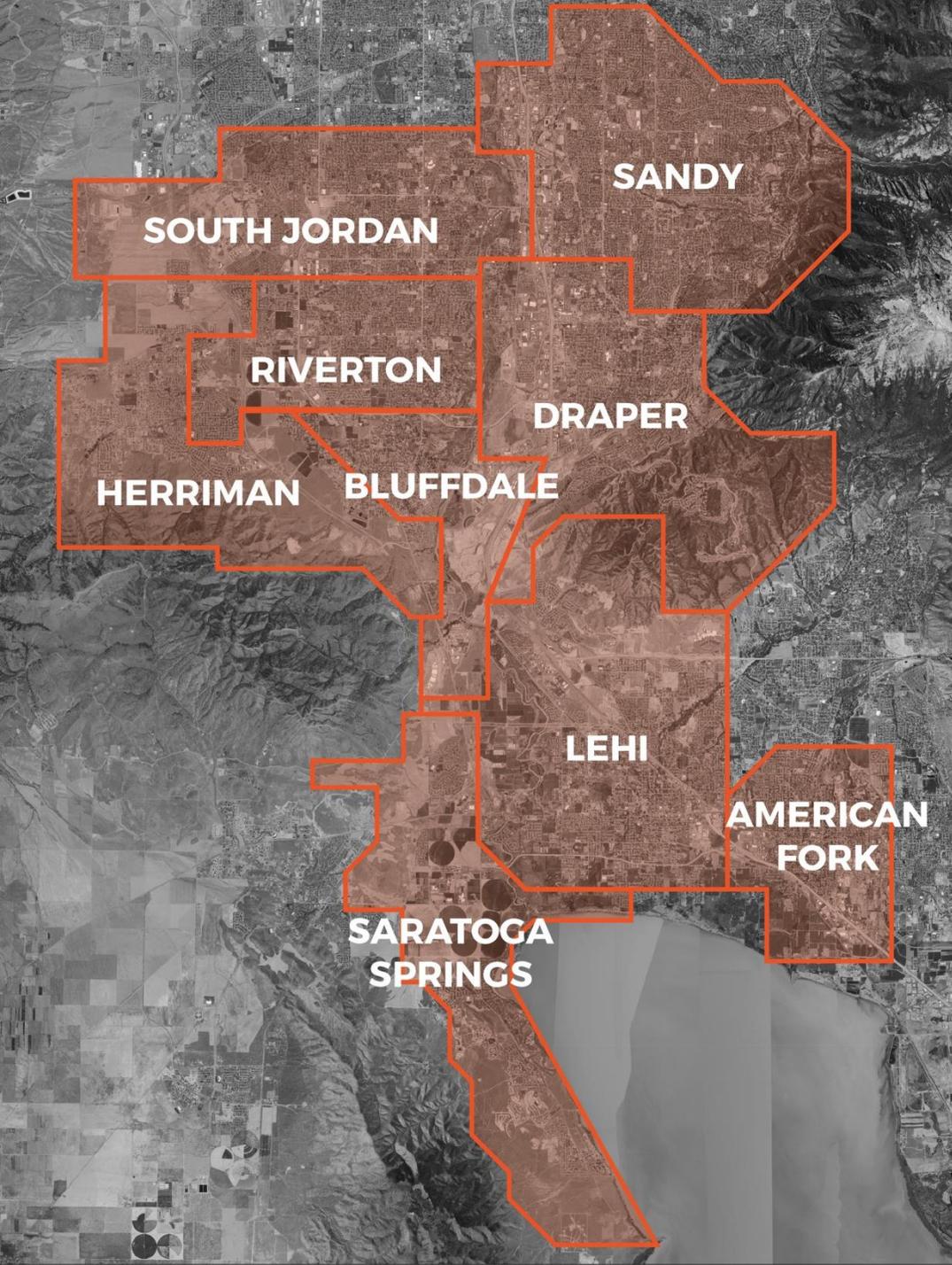
- Maximizing job creation
- Ensuring a high quality of life for residents in and surrounding the project area
- Strategic residential and commercial growth
- Preservation of natural lands and expansion of recreational opportunities
- Provision of a variety of community and housing types that match workforce needs
- Planning for future transportation infrastructure and other investments to enhance mobility and protect the environment

Geographic constraints

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



- Waterways
- Lakes
- Slopes >20%
- Federal Land

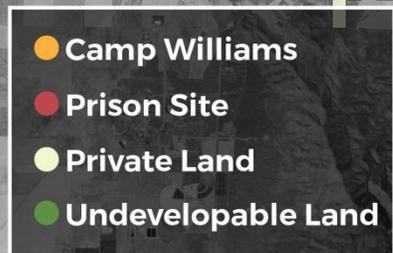


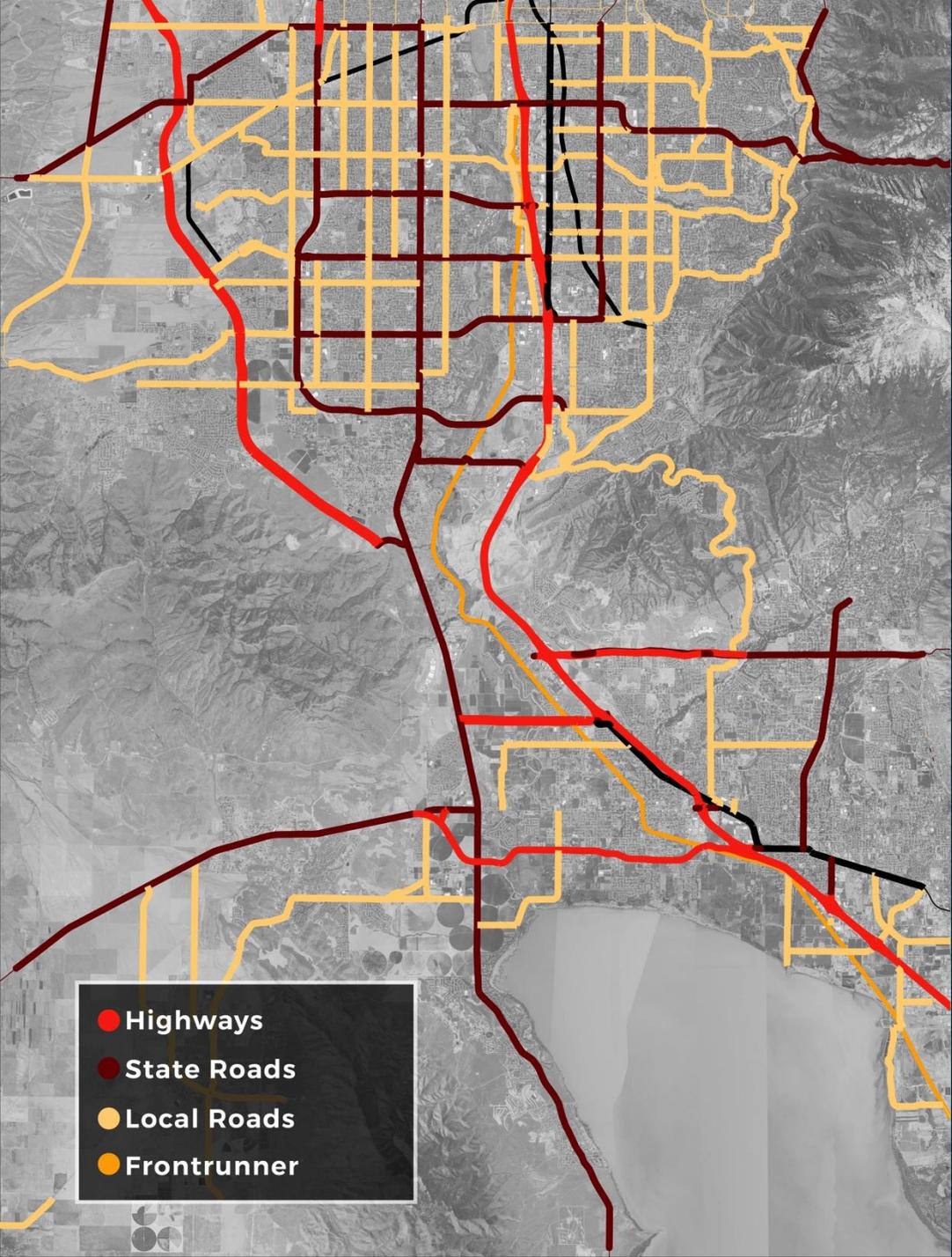
Many Jurisdictions

- Sandy
- South Jordan
- Riverton
- Herriman
- Draper
- Lehi
- Saratoga Springs
- American Fork
- Salt Lake County
- Utah County
- State

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/Triumph/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





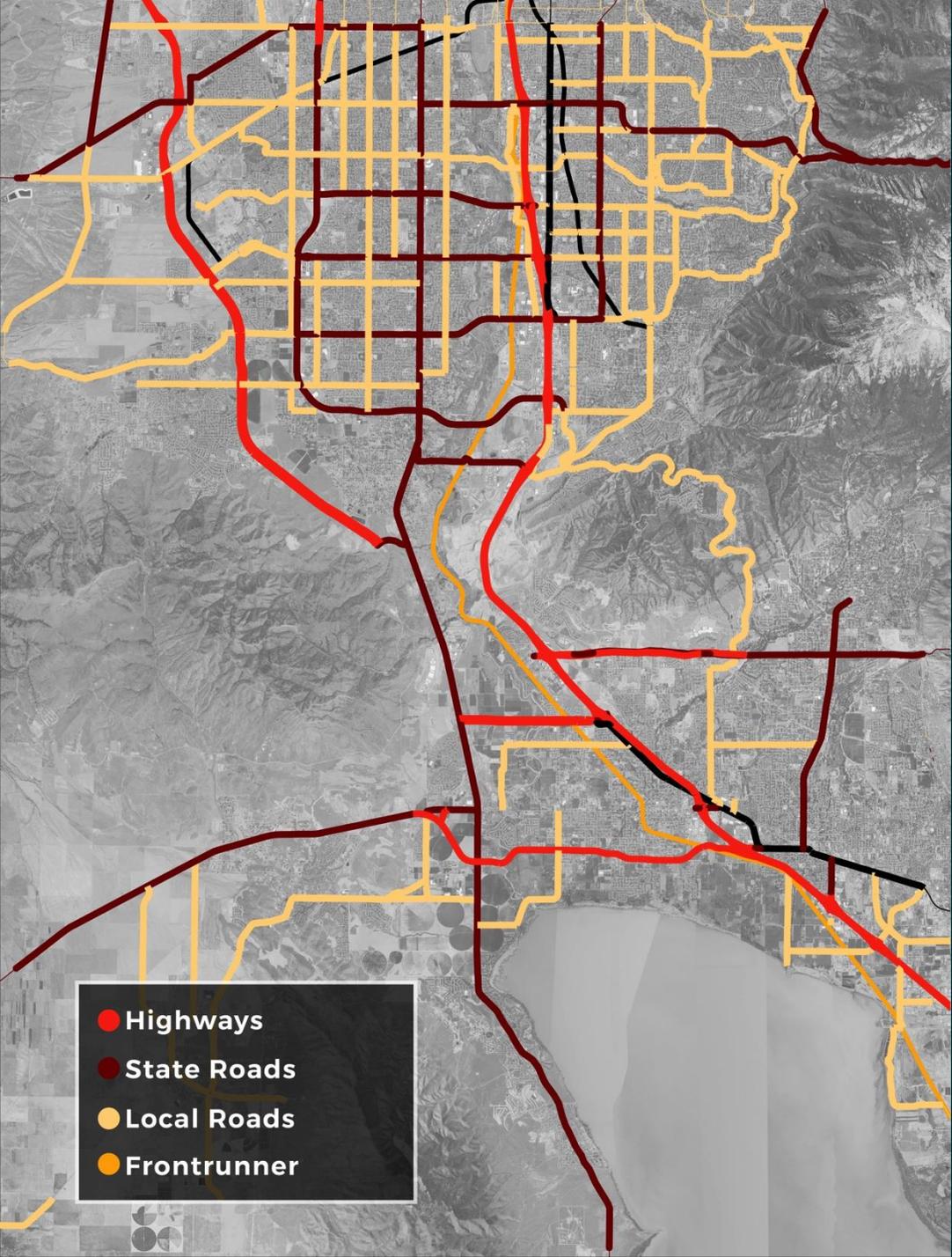
Existing and Future Transportation Infrastructure

- UDOT
- USDOT
- UTA
- WFRC
- MAG
- Counties
- Cities



Other Infrastructure

- Water
 - Jordan Valley Conservancy District
 - North Utah County Conservancy District
 - Central Utah Conservancy District
 - Cities
- Sewer
 - Cities
 - South Valley Sewer District
- Power
 - Rocky Mountain Power
 - Lehi
 - UAMPS
- Information Systems
 - Fiber optics
 - Telecommunications



Finance

- Banks
- Venture capital
- Brokers
- Public-private partnerships
- Developers
- Cities
- State
- Counties

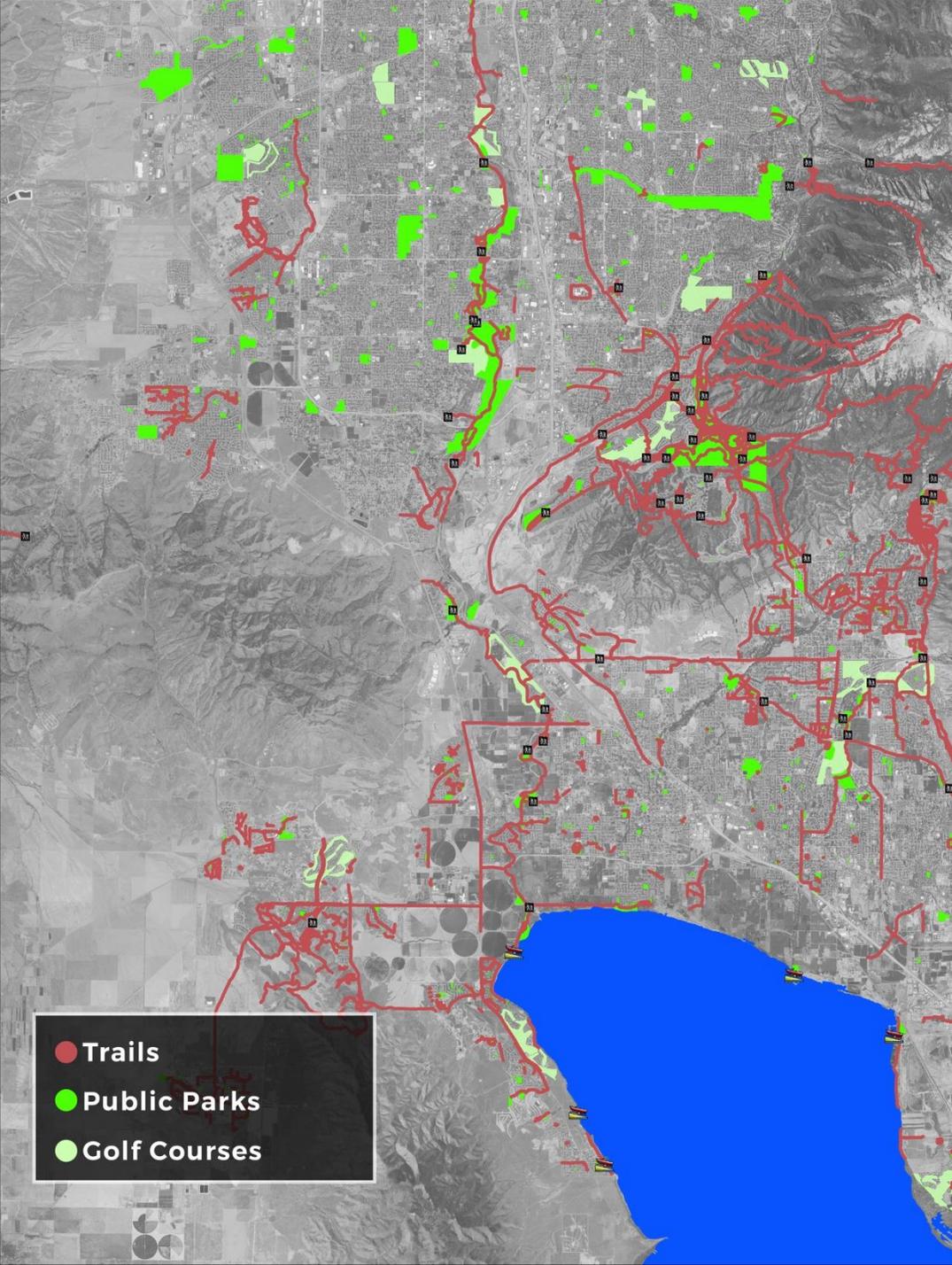


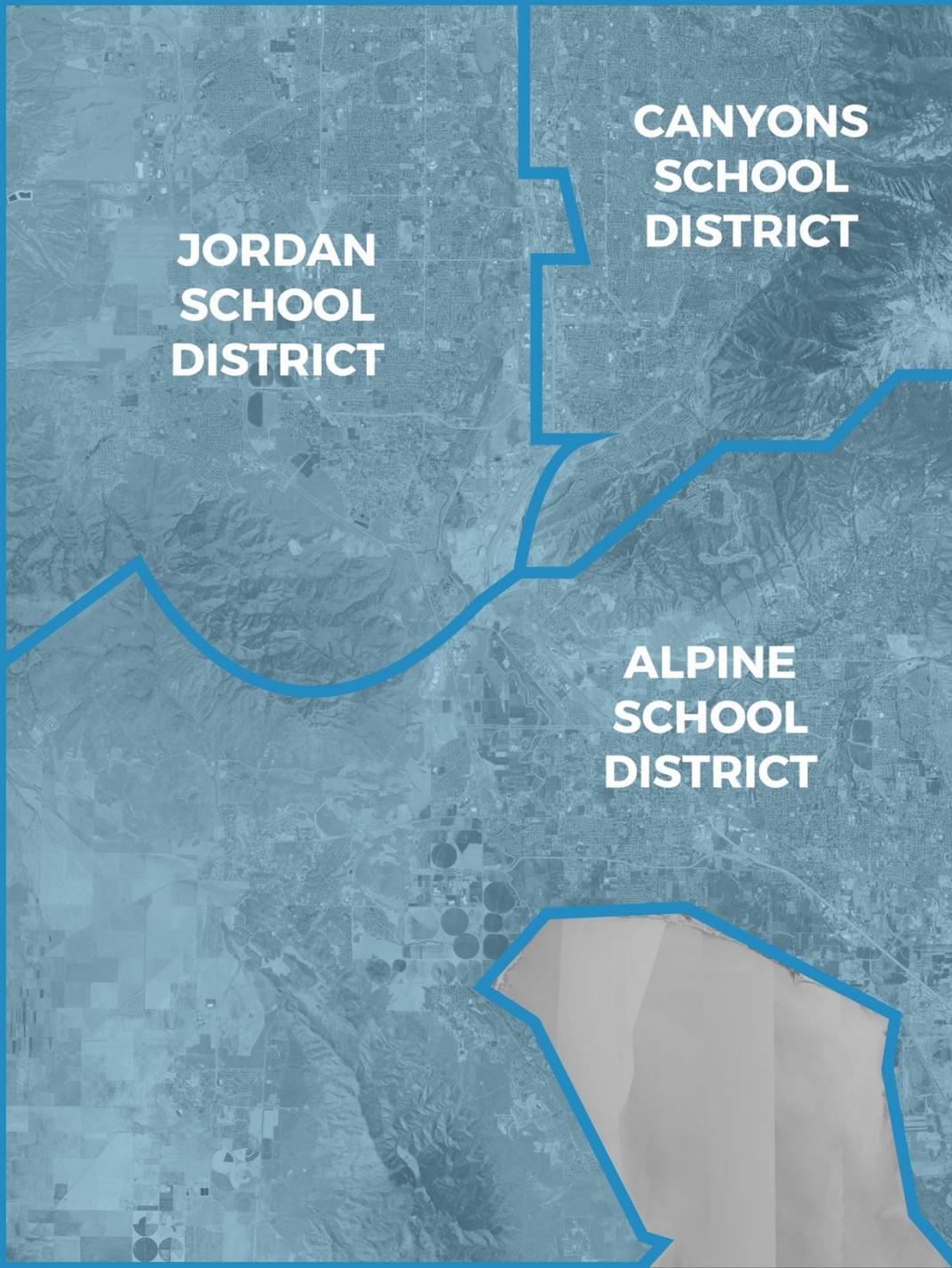
Economic Development

- Tech industry cluster companies
 - Out of state companies
 - Homegrown companies
- Other major employers
- Utah Technology Council
- GOED
- EDCUtah
- Chambers of Commerce
 - Salt Lake Chamber
 - Utah Valley Chamber
 - Local Chambers
- Kem C. Gardner Institute
- Cities

Environment & Recreation

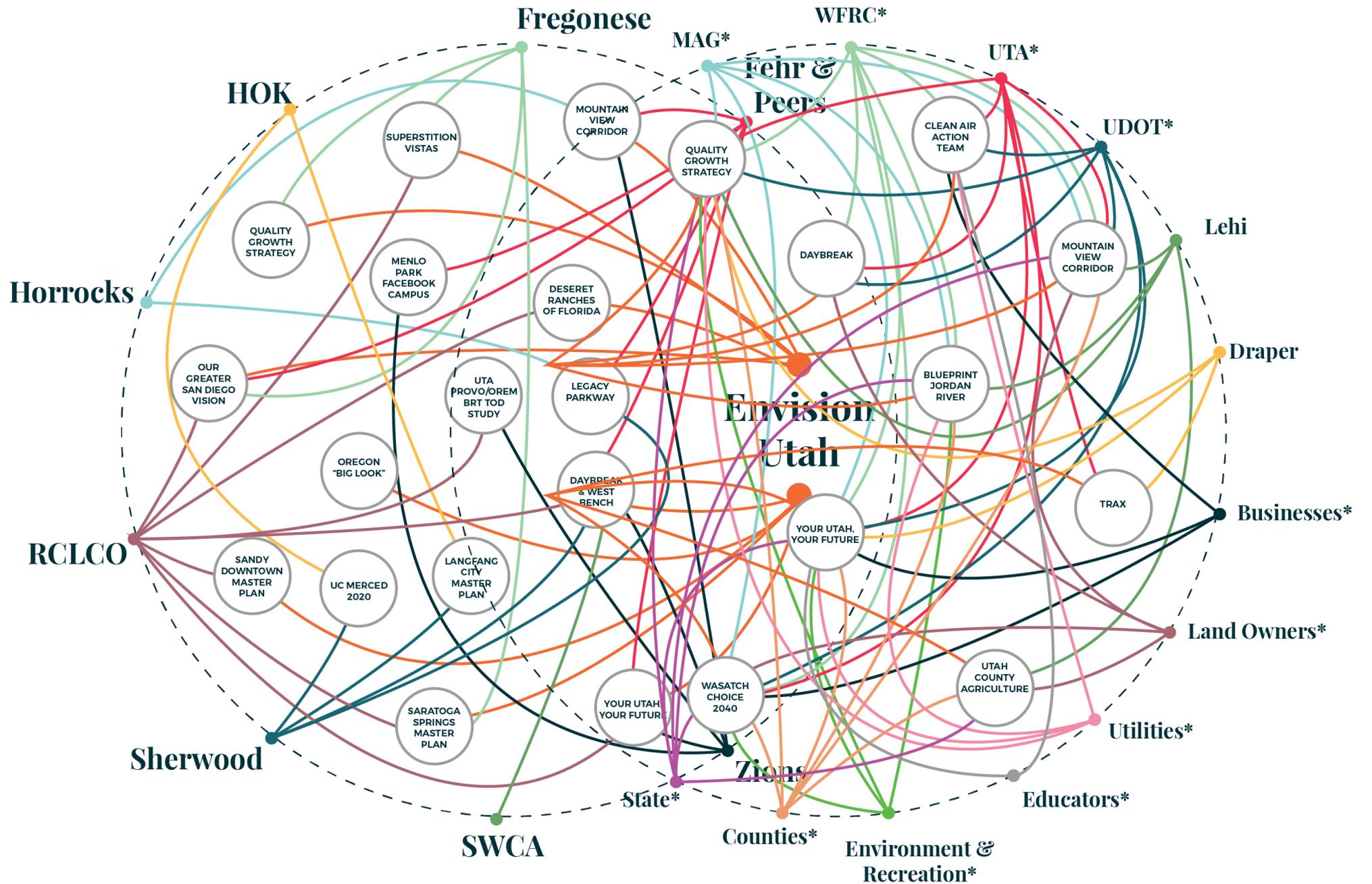
- Jordan River Commission
- Cities
- Utah Lake Commission
- Counties
- WFRC
- MAG
- UDEQ
- Conservation groups
- Utah Office of Outdoor Recreation
- Outdoor recreation groups





Other Services

- School districts
 - Jordan
 - Canyons
 - Alpine
 - Charters
- Healthcare
 - Intermountain Healthcare
 - MountainStar
 - U. of U. Healthcare
- Churches
- Amenities (sports, arts, food, entertainment)
- Universities
 - U of U
 - BYU
 - UVU
 - USU
 - SLCC
 - UCAT

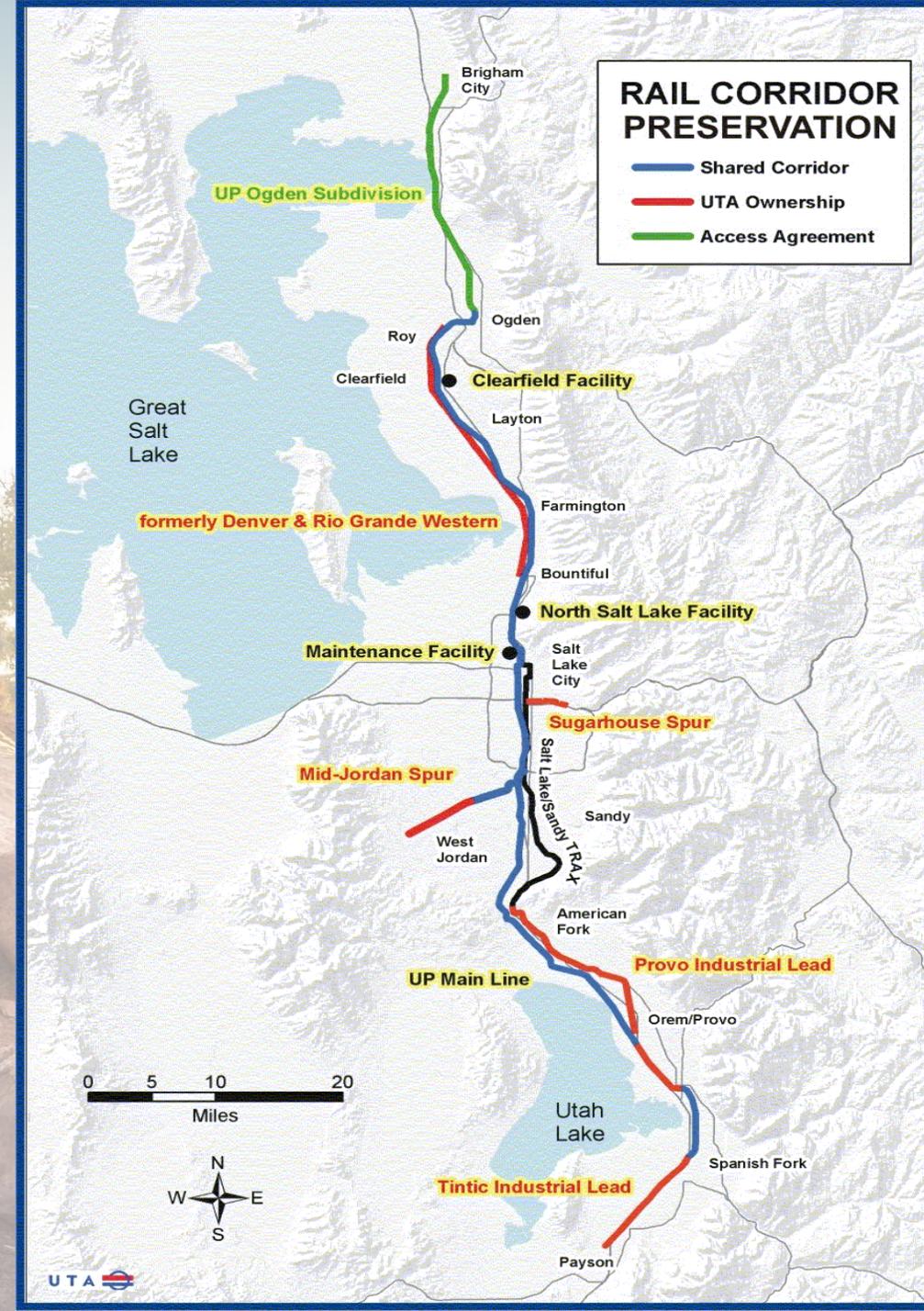


*Group is represented on Envision Utah's board or executive committee

Regional Visions & Plans

QUALITY GROWTH STRATEGY

- Added rail to regional transportation plan
- Purchased 175 miles of rail right-of-way

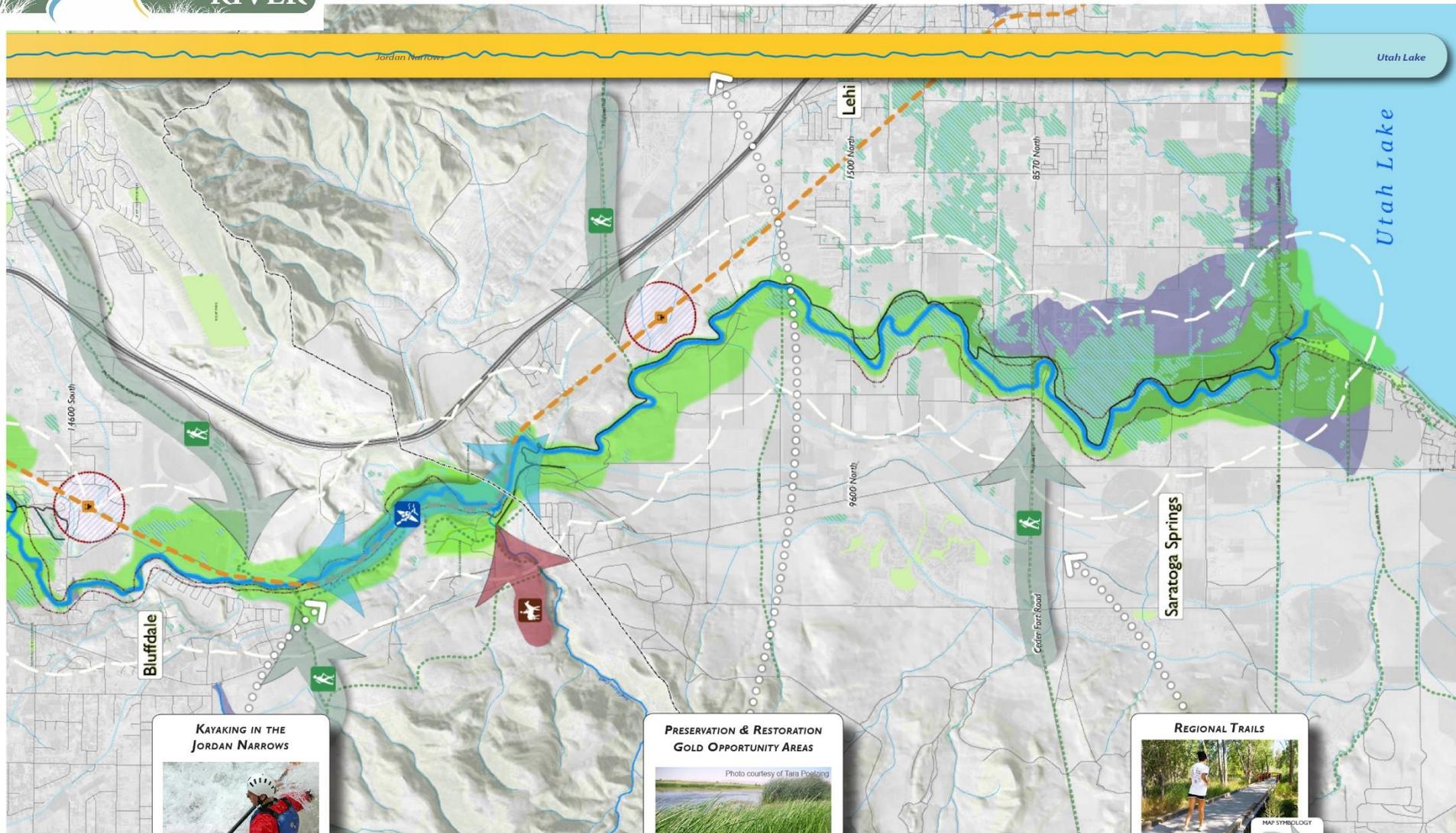


MOUNTAIN VIEW



CORRIDOR





LEGEND

- Jordan River
- Major Stream
- Minor Stream
- Meander Corridor (Historical)
- Canal
- Regional Trails (Existing and Proposed)
- Lakes
- Wetlands (Existing & Historical)
- Floodplains (100 Year)
- TRAX Station (Existing & Proposed)
- FrontRunner Station (Existing & Proposed)
- TRAX (Existing)
- TRAX (Proposed)
- FrontRunner (Existing)
- FrontRunner (Proposed)
- Street/Highway
- Interstate

KAYAKING IN THE JORDAN NARROWS

MAP SYMBOLOGY

PRESERVATION & RESTORATION GOLD OPPORTUNITY AREAS

Photo courtesy of Tara Postberg

REGIONAL TRAILS

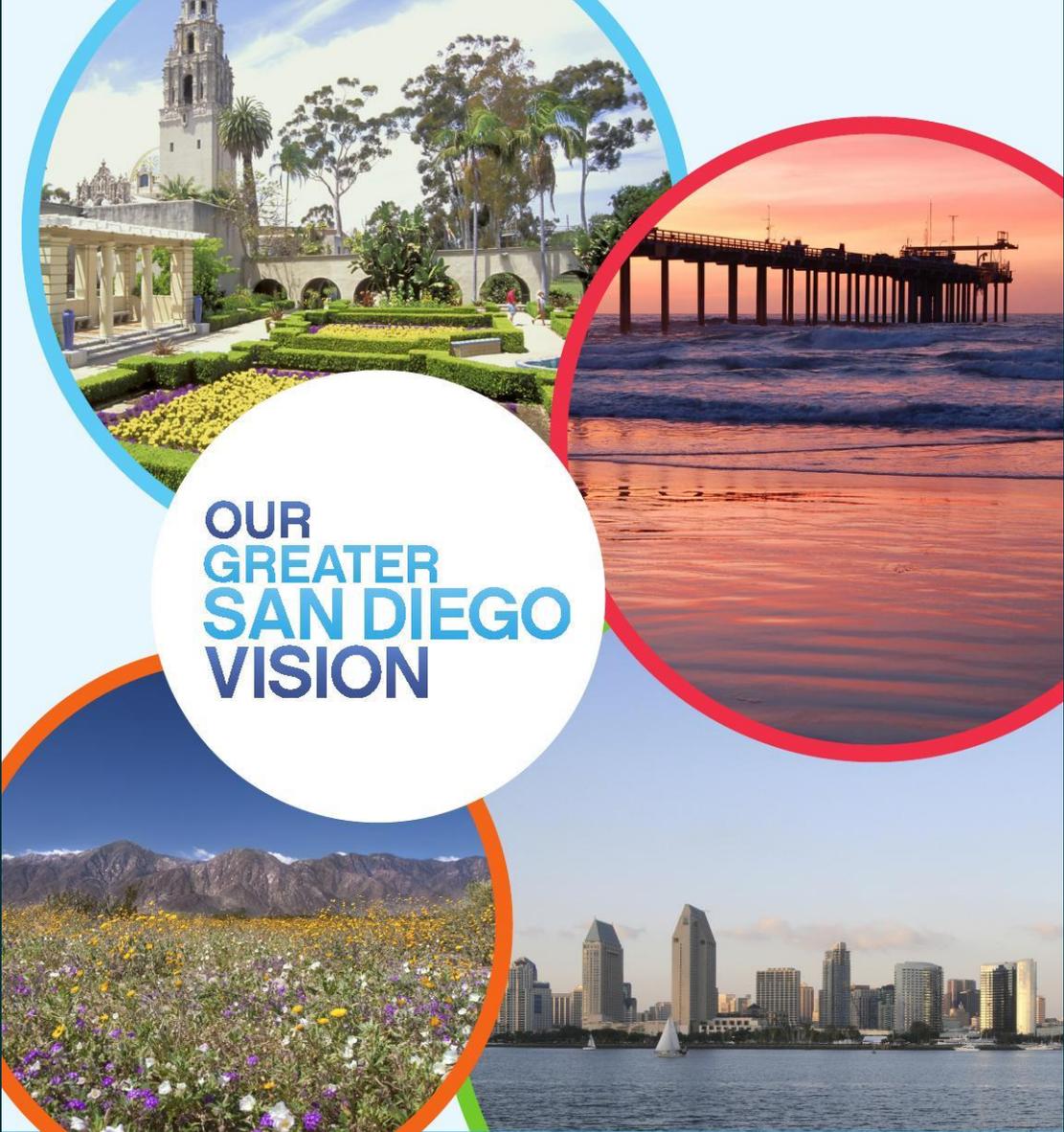
Courtesy of Simshaw Photography

MAP SYMBOLOGY

SCALE

1" = 1 Mile





**OUR
GREATER
SAN DIEGO
VISION**

Your Vision. Our Future.



Proudly facilitating
Our Greater San Diego Vision
on behalf of the region's residents

Large Landholdings and Master- Planned Communities



SUPERSTITION VISTAS

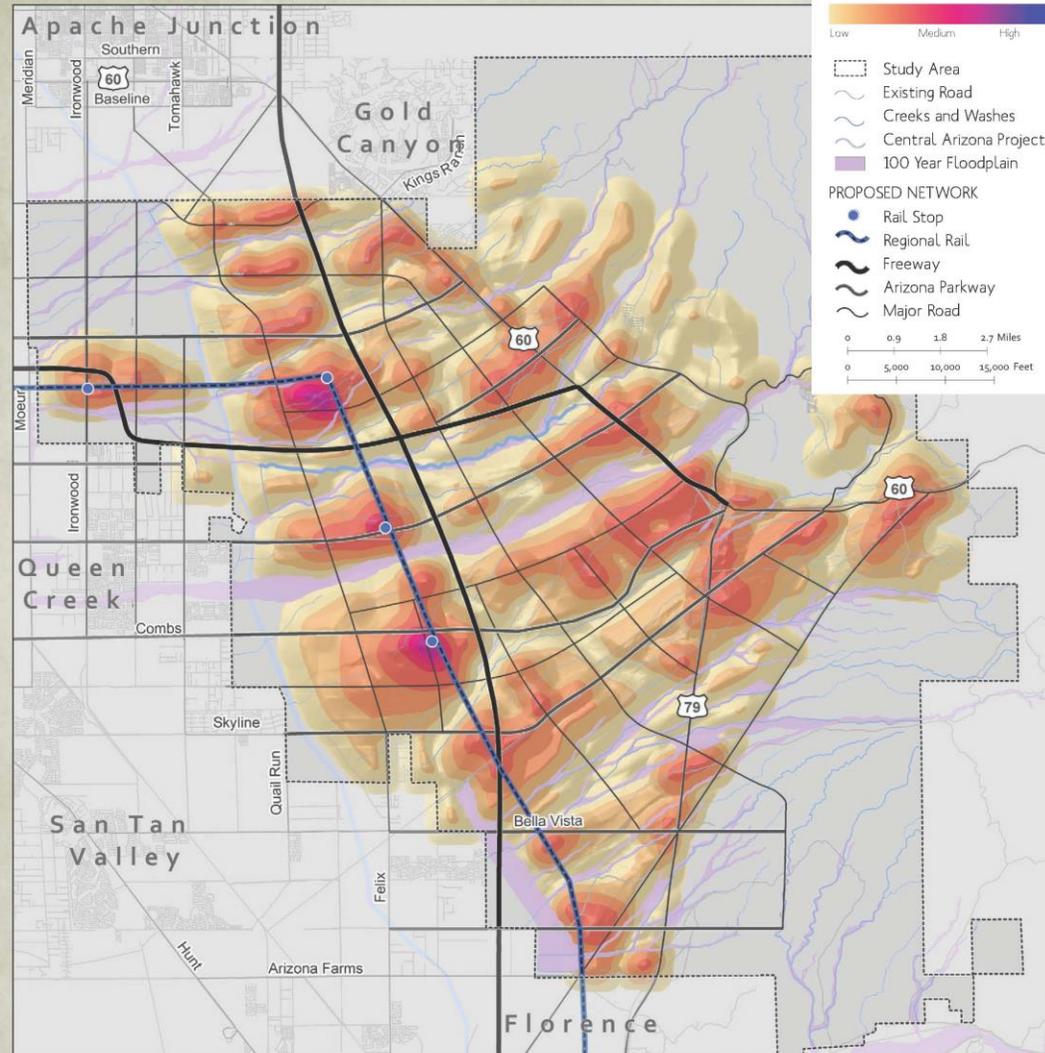
FINAL REPORT & STRATEGIC ACTIONS

Full Report from the Consulting Team to the Steering Committee

A Vision for 21st Century Opportunities

SPRING 2011

Scenario C Development Pattern

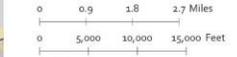


LEGEND

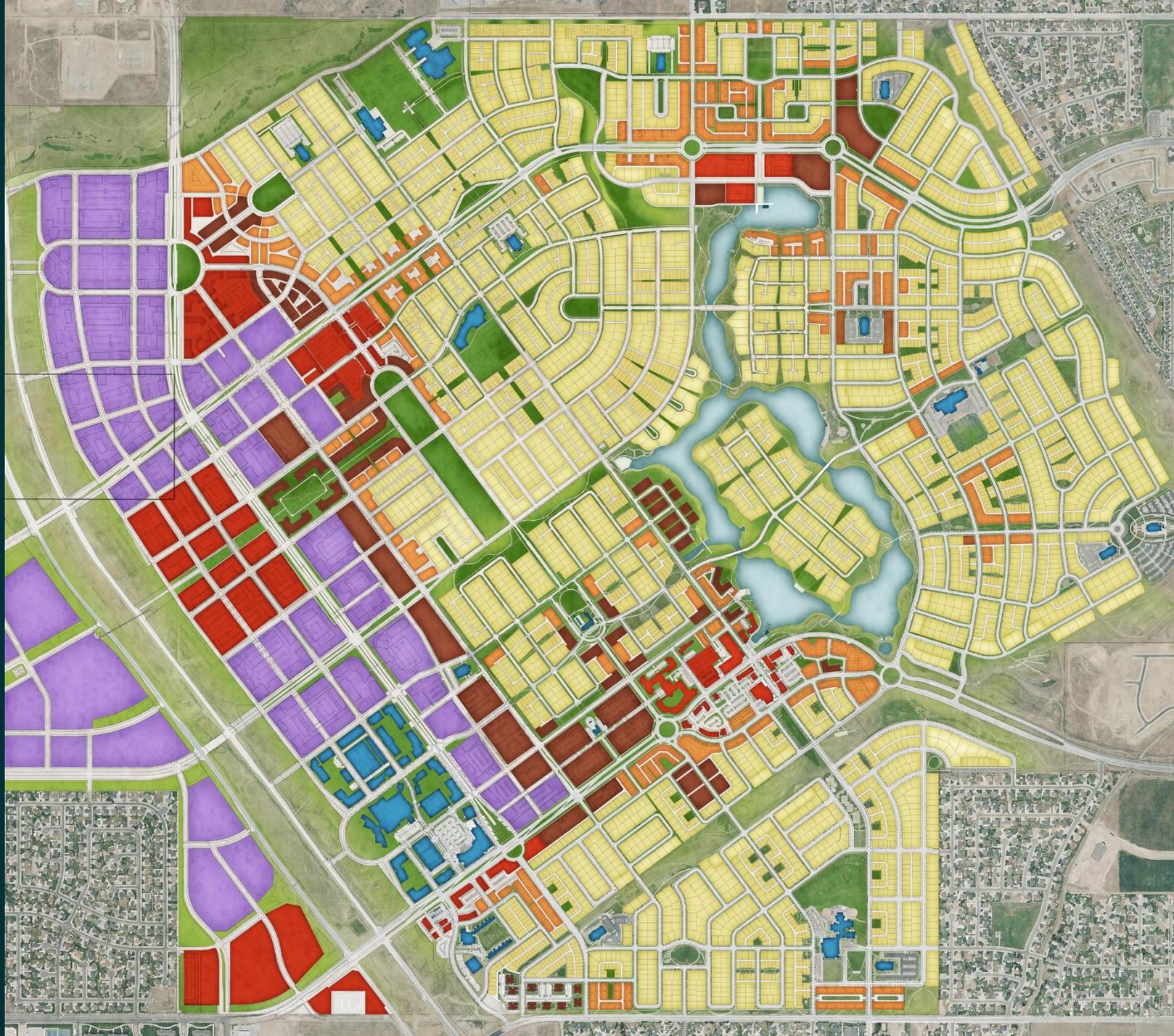
Density of New Development
(Housing Units + Jobs Per Acre)



- Study Area
- Existing Road
- Creeks and Washes
- Central Arizona Project
- 100 Year Floodplain
- PROPOSED NETWORK**
- Rail Stop
- Regional Rail
- Freeway
- Arizona Parkway
- Major Road



DAYBREAK





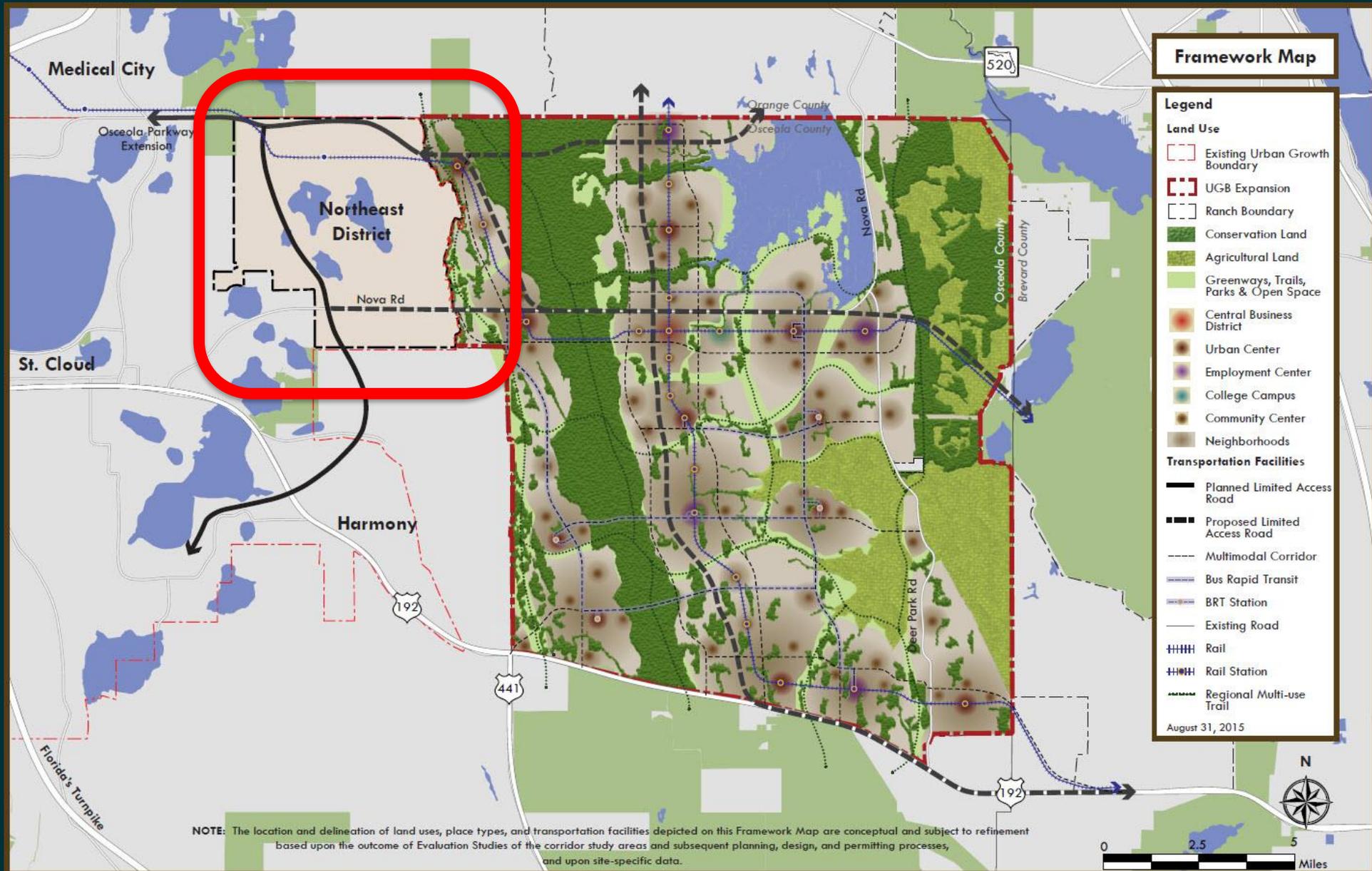
Summerlin, Las Vegas



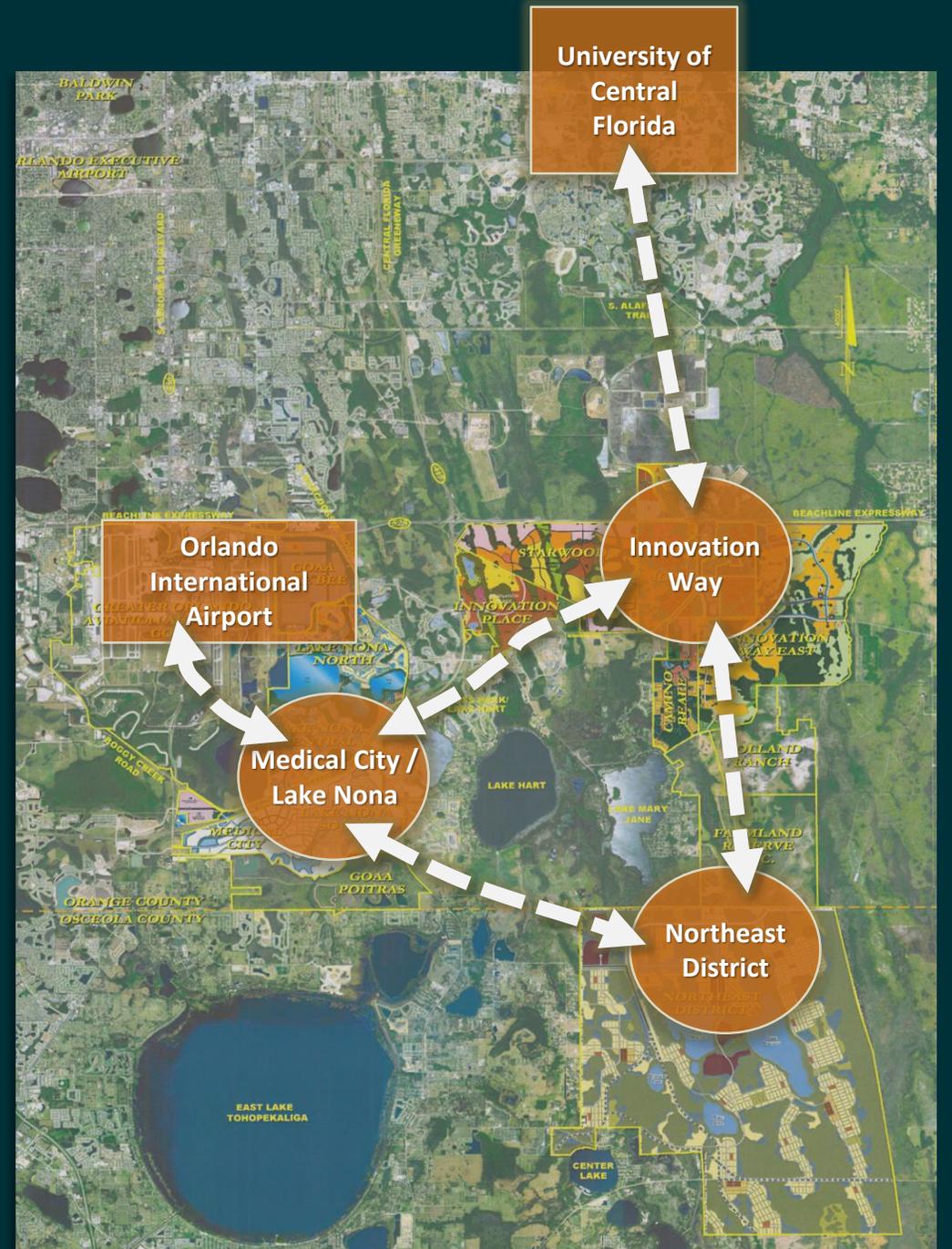
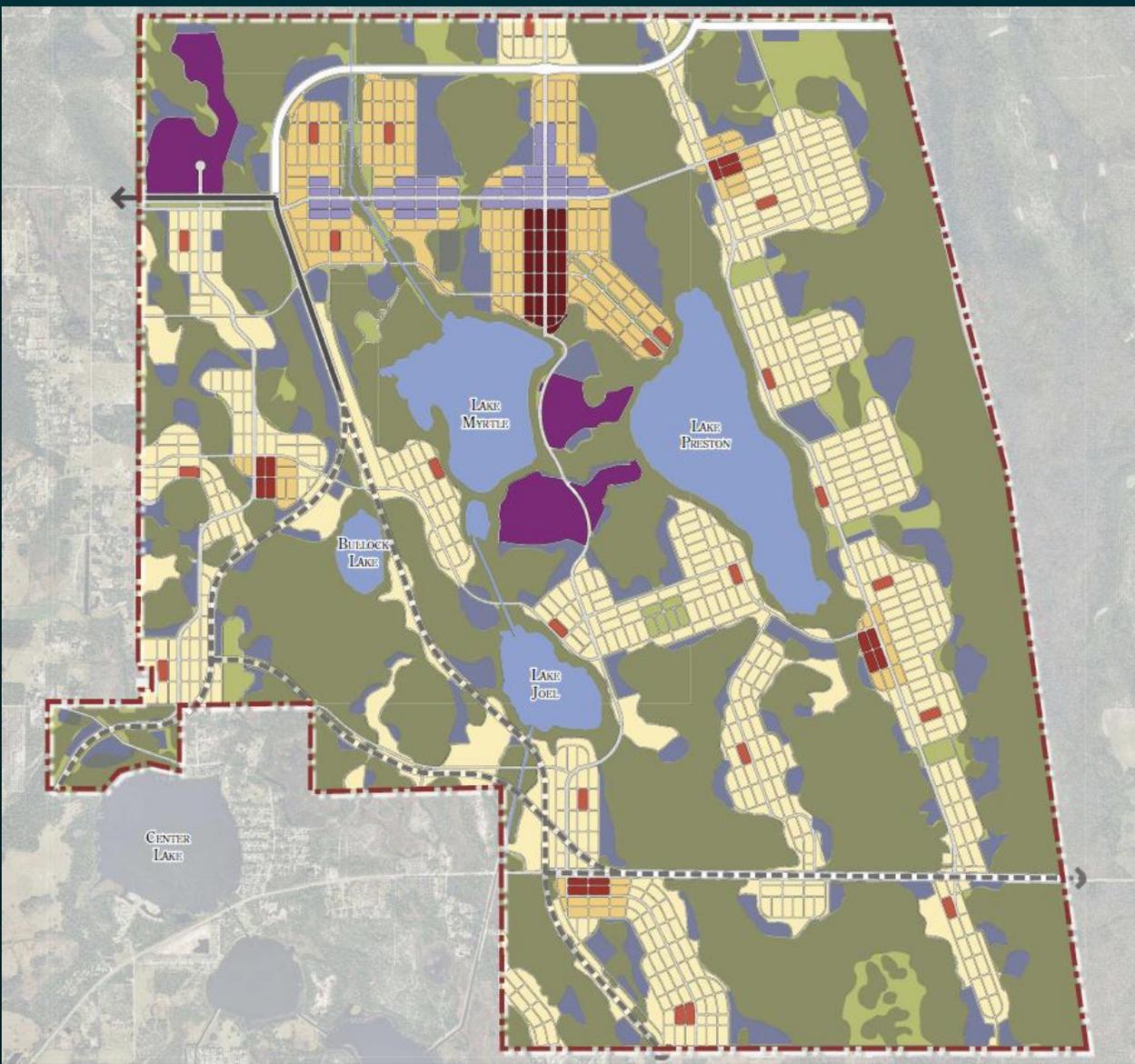
The Woodlands, Texas



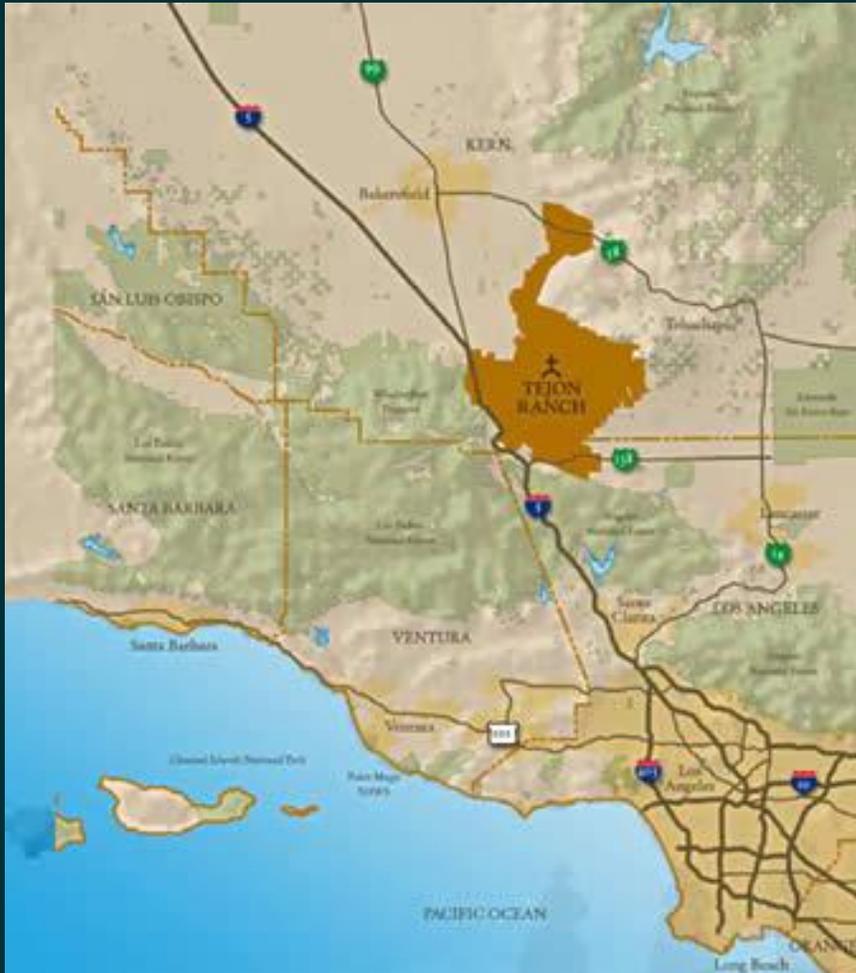
DESERET RANCHES



DESERET RANCHES



Tejon Ranch



Arizona State University



High-Tech Centers

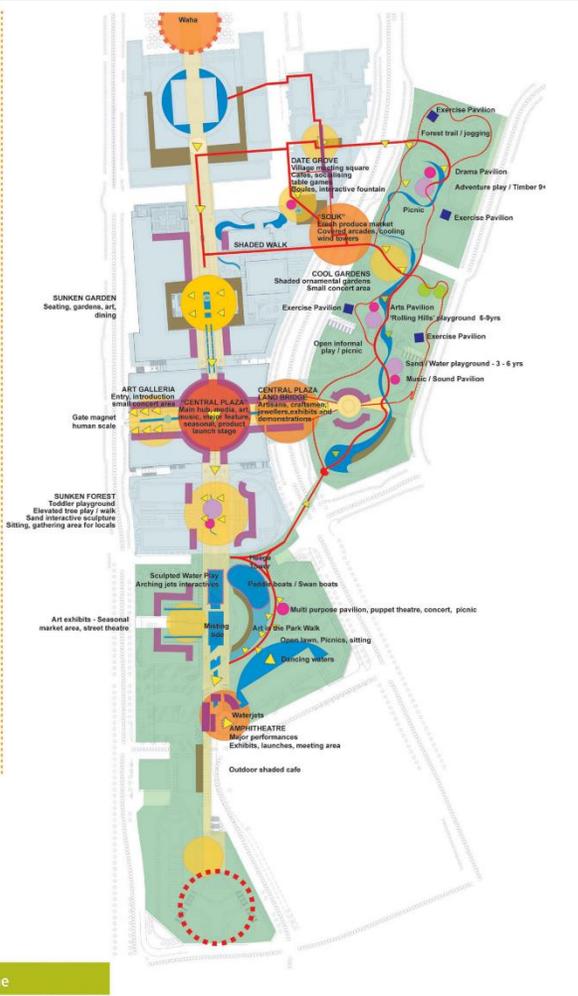
LG Science Park

Seoul, South Korea



Key or Notes:

- Central Plaza
- Anchor Activity Plaza
- Secondary Activity Plaza
- Retail / entrances
- Dining
- Artwork
- Water
- Arts / music pavilion
- Exercise pavilion



Activity Diagram Daytime



International Finance Center

Dubai, United Arab Emirates



Songdo International Business District

Incheon, South Korea



Overview of the Project

Three Key Components of Success

Infrastructure

- Land use
- Infrastructure foundation
- Finance plan
- Green infrastructure & environment

Placemaking

- Culture
- Look and feel
- Convenience
- Lifestyle choices
- Recreation
- Education

Industry Ecosystem

- Building the cluster
- Workforce
- Tuning the economic engine
- Capital



Transportation



Automobile
Transit
Bicycle
Pedestrian

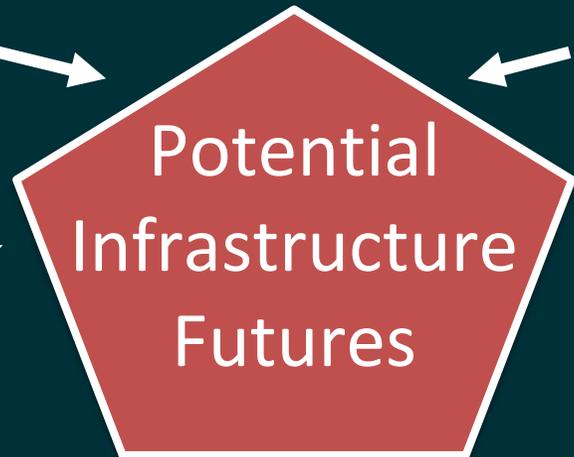
Consultants
provide best
practices and
technical
analysis

UDOT
USDOT
UTA
WFRC
MAG
Counties
Cities
Landowners
Developers
Businesses

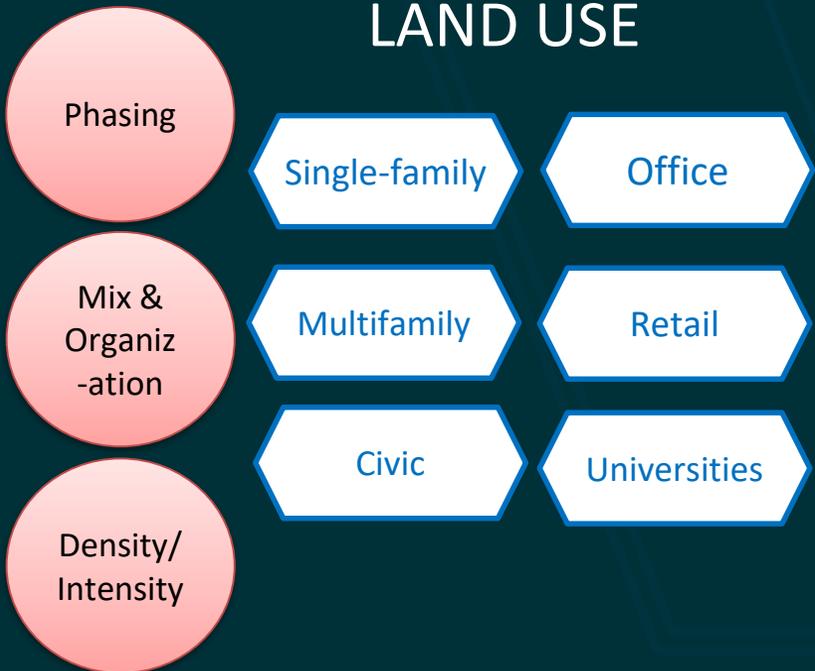


INFRASTRUCTURE

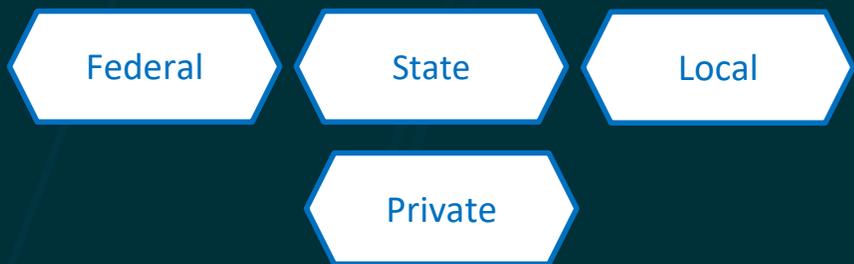
GREEN INFRASTRUCTURE & ENVIRONMENT



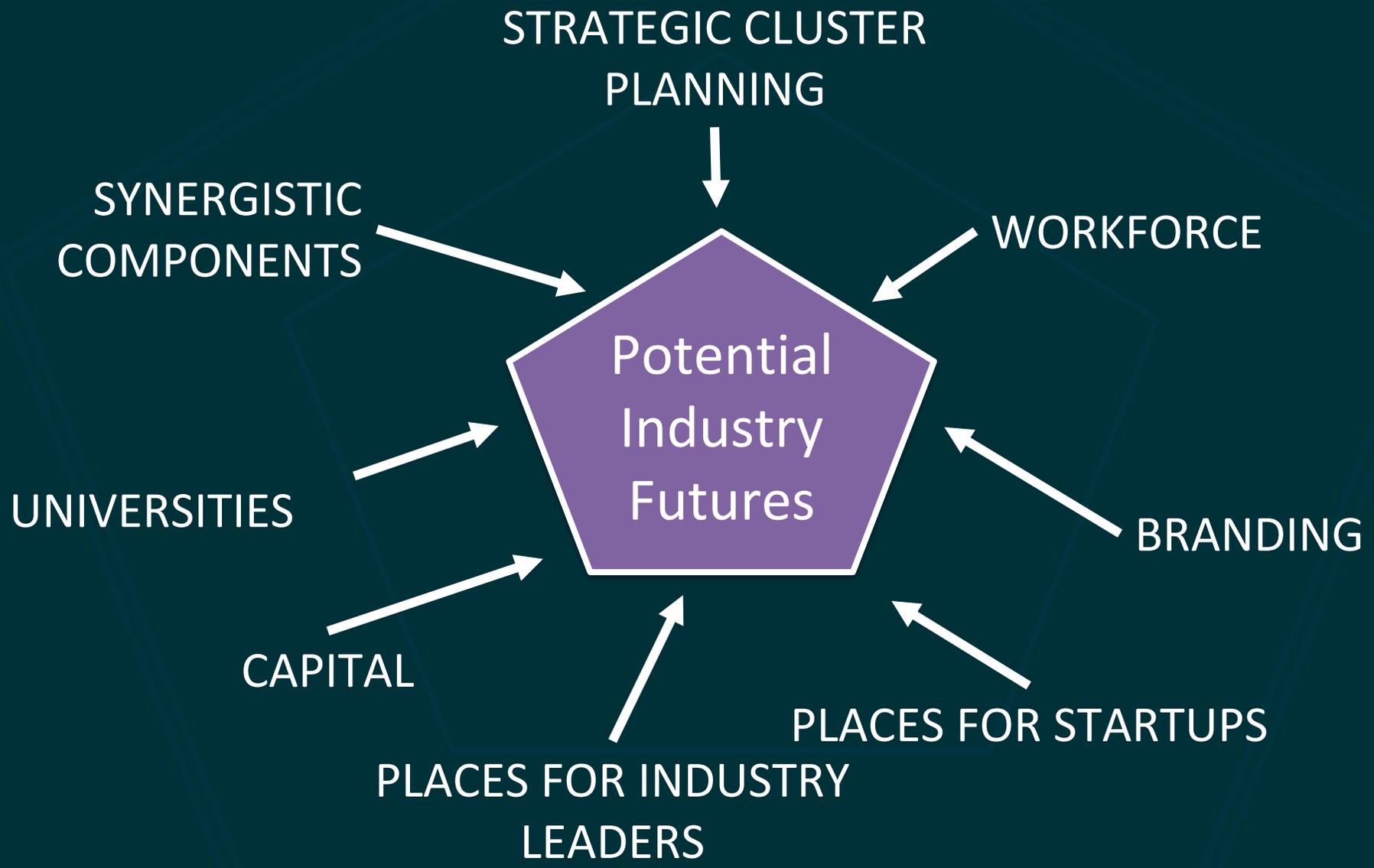
LAND USE

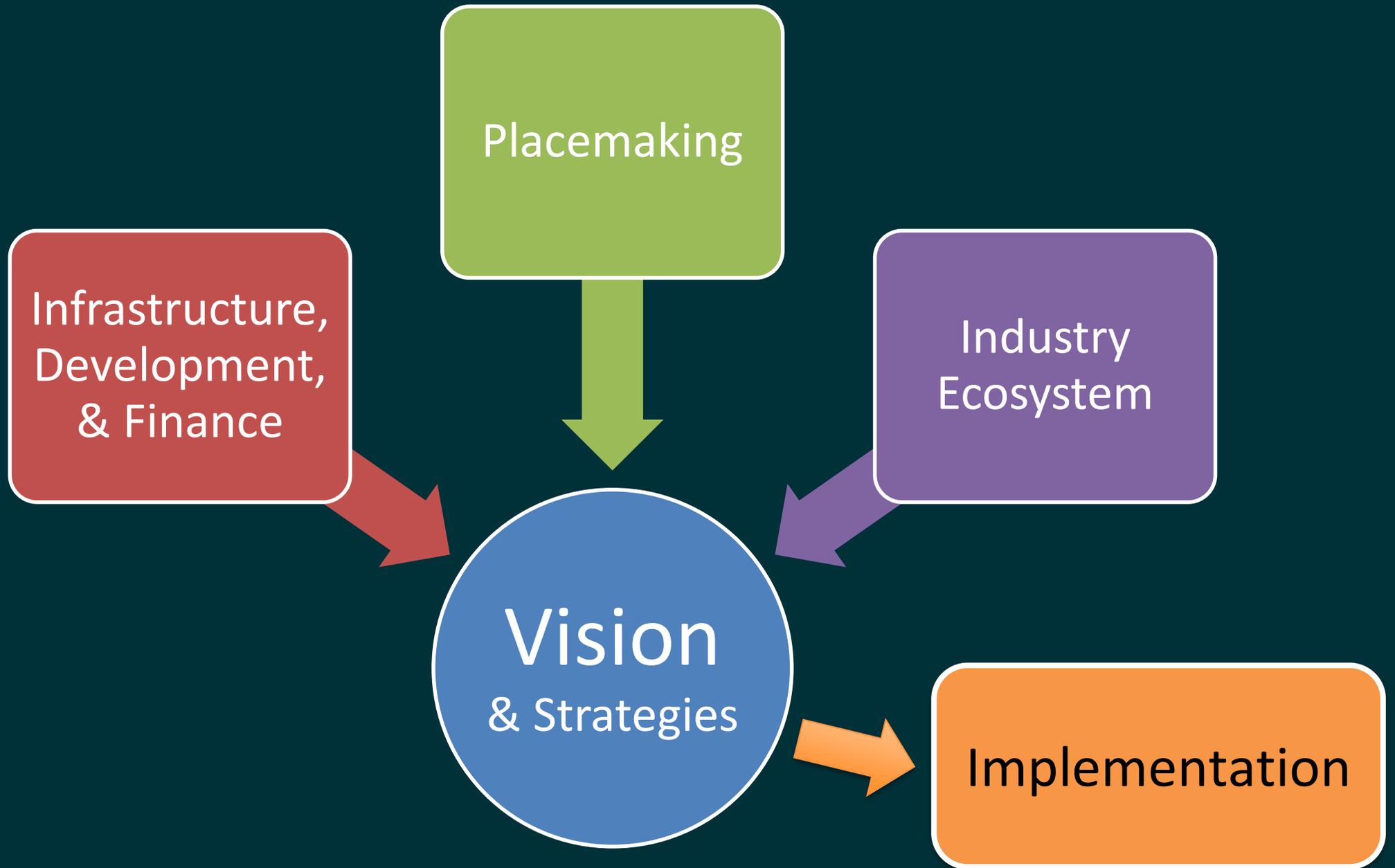


FINANCE









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

- D
- E
- A
- D



Envision Utah

How we grow matters.



Use Vision &
Utah's Shared Values
to guide all projects
Implementation



Envision Utah

How we grow matters.



Utahns'
Values



Stakeholders



Scenarios

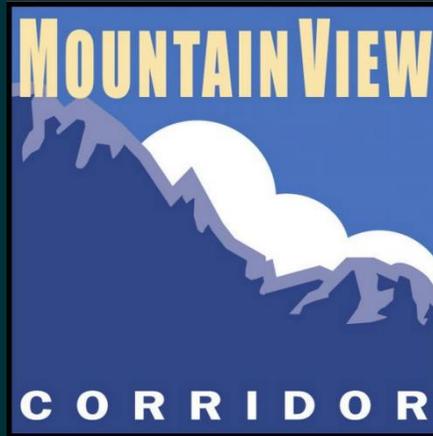


Public
Input



Vision &
Implement-
ation

Examples of Successful “Handoffs”



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

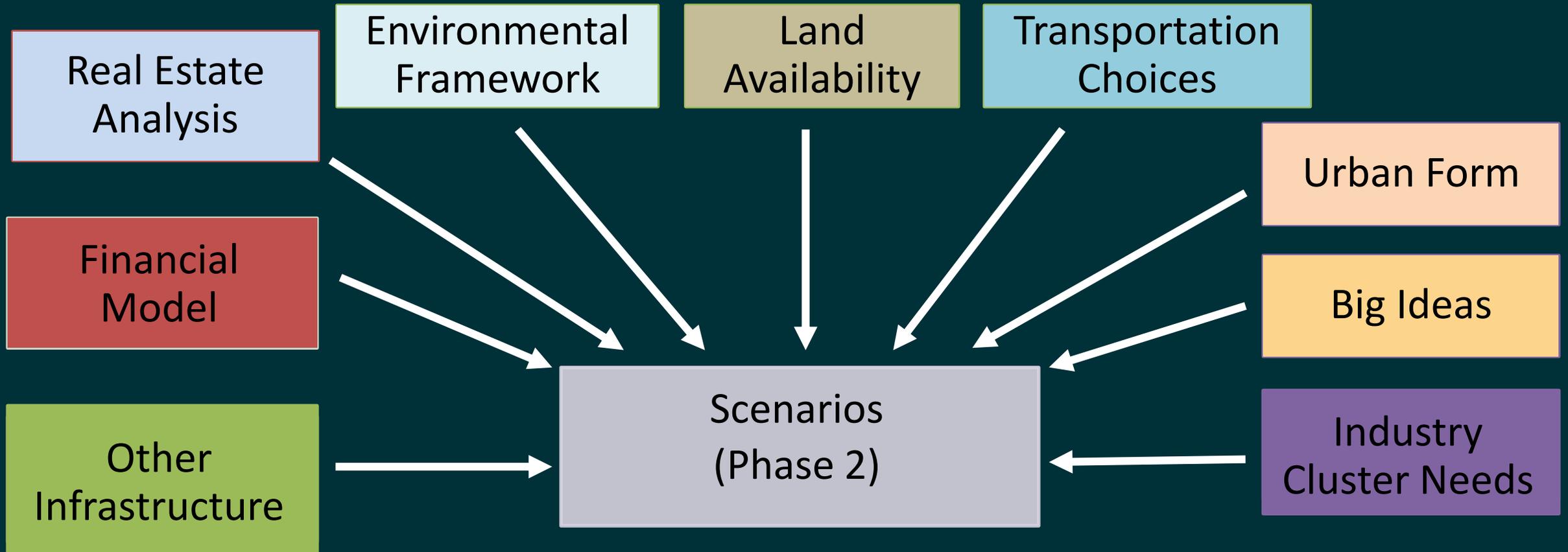
DELIVERABLES:

- Vision and implementation plan
- Implementation underway

Phase 1

Now-Spring

Phase 1 Provides Input for Scenarios



Phase 1: Stakeholder Engagement

- Initiating engagement and involvement
- Gathering ideas, challenges, issues, choices, goals, values, vision
- Outreach avenues:
 - Large stakeholder group
 - Smaller stakeholder groups and technical committees around topics
 - Existing groups and boards; individual meetings

Phase 1: Public Engagement

- Website
- Public outreach
 - Media
 - Social media
 - Stakeholder partnerships (contact lists, websites, etc.)
- Brainstorming best ideas
 - Online input
 - Public meetings as we transition to Phase 2

Phase 1: Research

- Markets, demographics
- Existing conditions and plans
- Options and challenges for each topic
- Prepare models (financial, transportation, land use)
- Industry needs/best practices

Phase 1: Conceptual Vision/Goals

- Stakeholder- and public-driven
 - Issues and challenges
 - Opportunities and big ideas
 - Goals



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