

STATE OF UTAH
POINT OF THE MOUNTAIN
DEVELOPMENT COMMISSION

Prepared by Envision Utah

Small Advisory Groups

Convened by the Commission to help frame scenarios and final vision as they relate to specific topic areas

- Environment, Recreation, and Entertainment
- Education, Workforce Development, and Technology
- Transportation, Infrastructure, and Air Quality
- Housing, Commercial Development, and Air Quality
- Economics and Finance

Environment, Recreation, and Entertainment

Invited Members for Point of the Mountain Advisory Group

- Troy Walker
- Alan Matheson
- Vicki Varela
- Tom Adams
- Charlie Sturgis
- Grant Crowell
- Bert Wilson
- Christina Oliver
- Heidi Goedhart
- Dave Shallenberger
- Tyler B. Smith
- Other stakeholders invited to participate

Big Ideas for Scenarios

Environment, Recreation, and Entertainment

- Cultural Amenities – Placemaking, Events, Riverwalk, etc.
- Recreation Improvements – Jordan River Boating, Trails, Hub for Recreation
- Linking Key Places Together with Trails to Aid Accessibility
- Environmental Preservation to Encourage and Enhance Recreation and Amenities
- Better Management of Stormwater

Housing, Commercial Development, & Air Quality

Invited Members for Point of the Mountain Advisory Group

- Val Hale
- Theresa Foxley
- Bryce Bird
- Ted Wilson
- Jonathan Hardy
- Mark Bouchard
- Brandon Fugal
- Sarah Wright
- Deborah Burney-Sigman
- Other stakeholders invited to participate

Big Ideas for Scenarios

Housing, Commercial Development, and Air Quality

- Hierarchy of Mixed-Use Centers
- Changing Perceptions on Housing Products
- Jobs-Housing Balance
- Energy Efficiency and Low Emission Buildings
- Parking Needs
- Affordability
- Cooperation

Education, Workforce Development, & Technology

Invited Members for Point of the Mountain Advisory Group

- Jonathan Francom
- Dave Crandall
- Lincoln Fillmore
- Ben Hart
- Vance Checketts
- Natalie Gochnour
- Dave Buhler
- Dave Woolstenhulme
- Lane Beattie
- Carine Clark
- Other stakeholders invited to participate

Big Ideas for Scenarios

Education, Workforce Development, and Technology

- Integrated Education System (P-20)
- Preparing Kids For Future STEM Employment
- Bolster and Advertise Existing Pathways Programs
- Shared Research/University Presence (Build on Utah's Strengths)
- Accelerator/Incubator

Transportation, Infrastructure, and Air Quality

Invited Members for Point of the Mountain Advisory Group

- Ben McAdams
- Greg Graves
- Bryce Bird
- Ted Wilson
- Carlos Braceras
- Jerry Benson
- Andrew Jackson
- Andrew Gruber
- Deborah Burney-Sigman
- Sarah Wright
- Wilf Sommerkorn
- Other stakeholders invited to participate

Big Ideas for Scenarios

Transportation, Infrastructure, and Air Quality

- Jobs-Housing Balance
- Arterial Street Grid
- Intermodal Hub
- New Transit Connections
- Additional North-South Connections (State Street to Lehi)
- Additional East-West Connections (Connecting Major Corridors)
- Innovative Technological & Policy Solutions (Convenient Charging Stations, Mode Choice Culture, Adaptability)

Baseline Scenario

Phase 1

Listening & Research

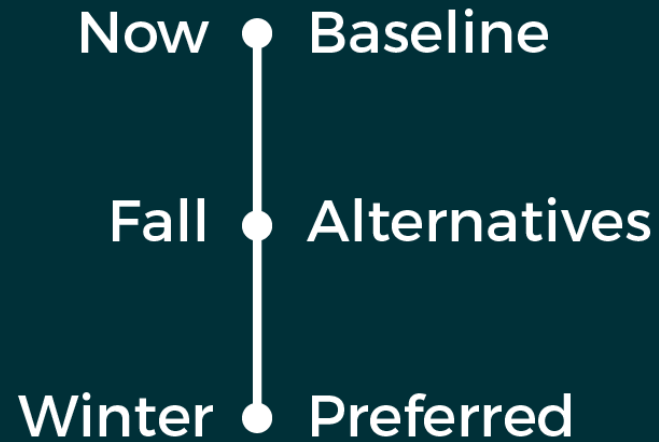
Phase 2

Scenarios

Phase 3

Financing

COMPLETED



**NEXT
YEAR**

Assumptions

- Development patterns and housing mix similar to recent past (post-recession).
- Transportation infrastructure according to current funded plans, plus a few strategic projects.
- Buildings to current energy codes.
- Utah's workforce in software, programming, etc. grows with population.
- Parks and trails according to current plans and funding sources.

(All data is preliminary and may change as models and scenarios are refined.)

The Study Area

Includes:

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

Point of the Mountain





Sandy

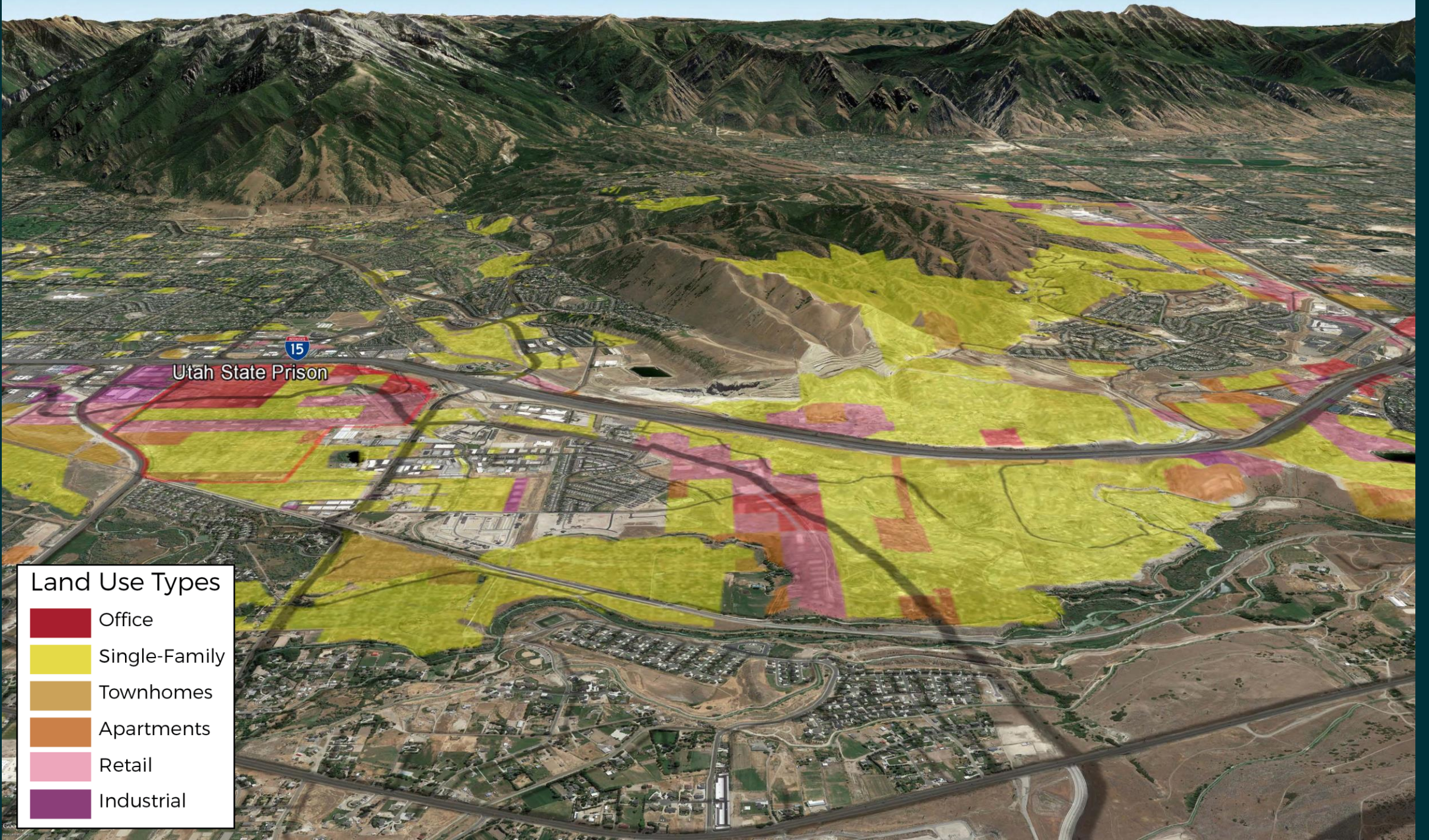
Utah State Prison

Thanksgiving Point

Utah Lake

Land Use Types

- Office
- Single-Family
- Townhomes
- Apartments
- Retail
- Industrial



Utah State Prison

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Utah Lake

Thanksgiving Point

Utah State Prison



Land Use Types

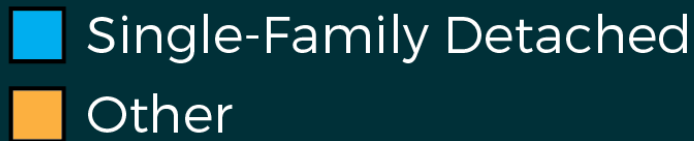
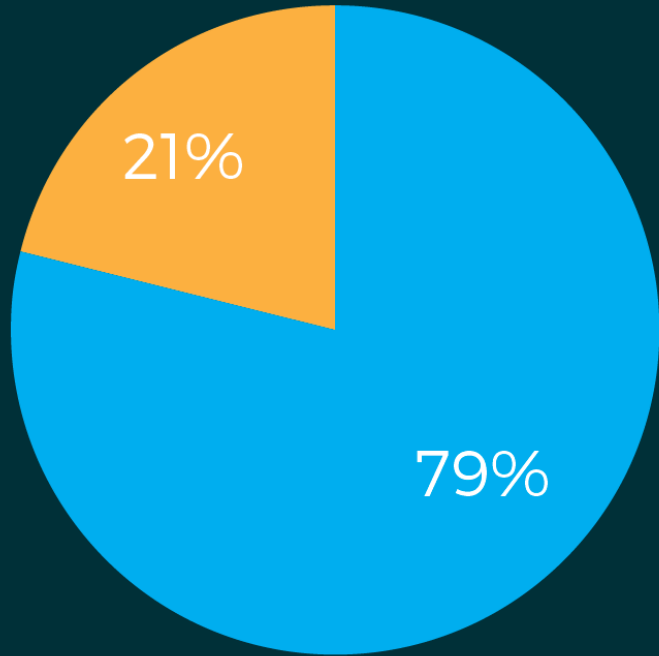
-  Office
-  Single-Family
-  Townhomes
-  Apartments
-  Retail
-  Industrial

Housing in 2050

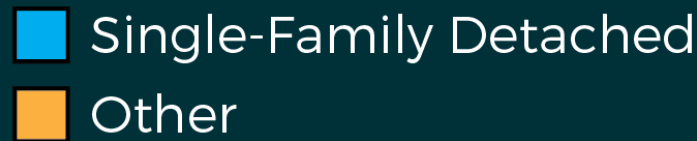
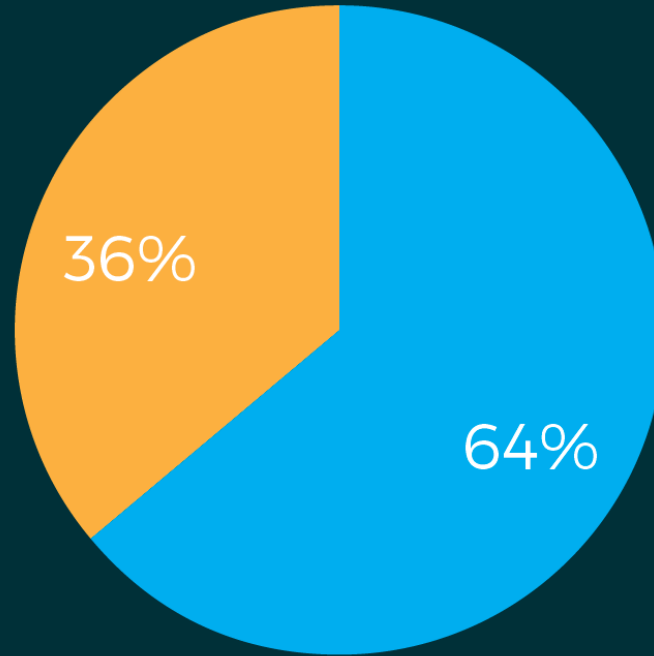
- Most housing is separated from jobs and services, requiring automobile access.
- There are many **more apartments and townhomes than today**, but not enough to match what people will want and can afford.
- **Housing becomes more expensive** as the supply of apartments and townhomes falls short of market demand.

Study Area Housing Mix Changes

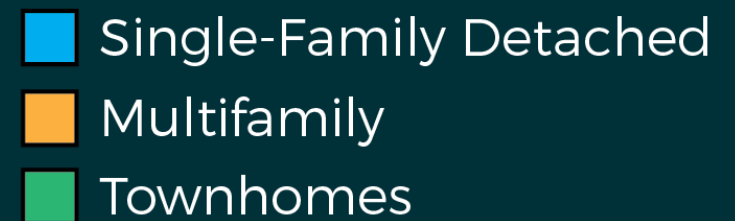
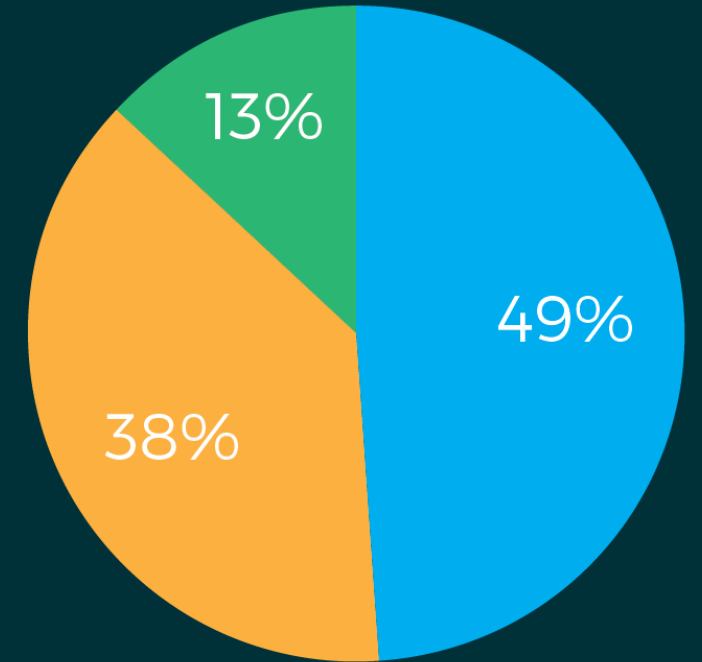
2017 Existing Housing Mix



Total 2050 Housing Mix



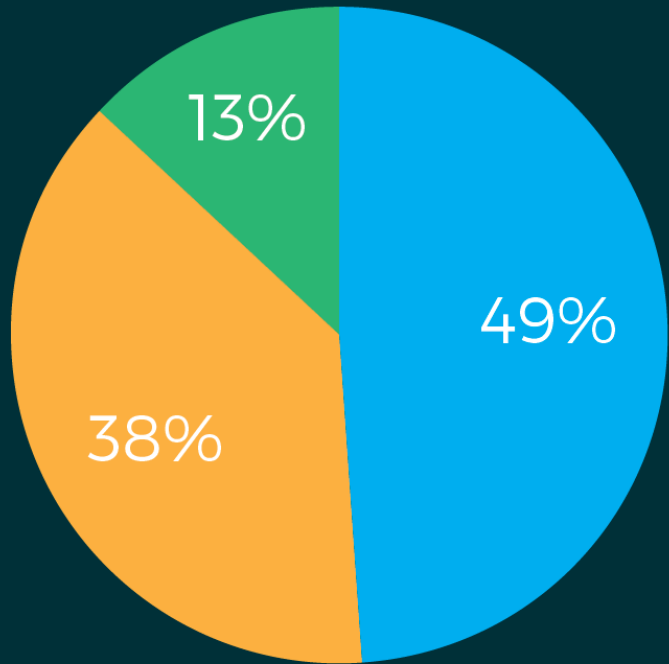
New Homes Built From 2017-2050



Housing Types

Baseline

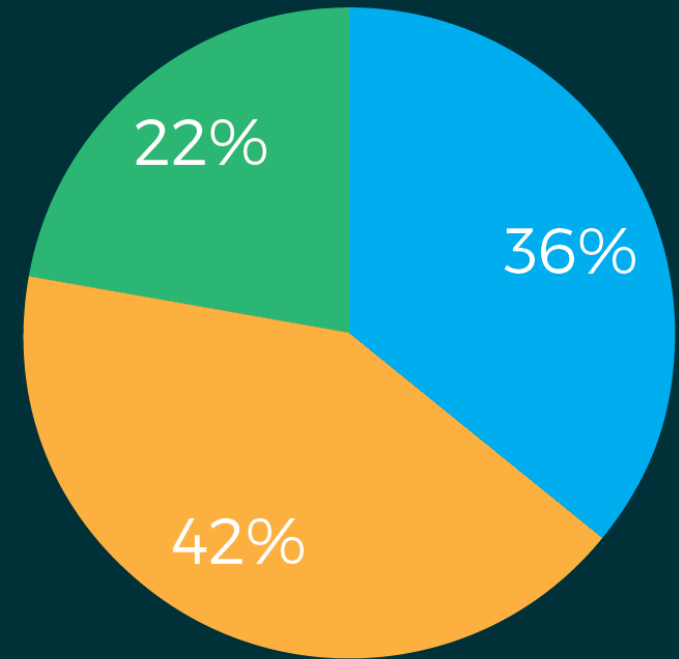
New Homes Built From
2017-2050



- Single-Family Detached
- Multifamily
- Townhomes

vs. RCLCO Market Study

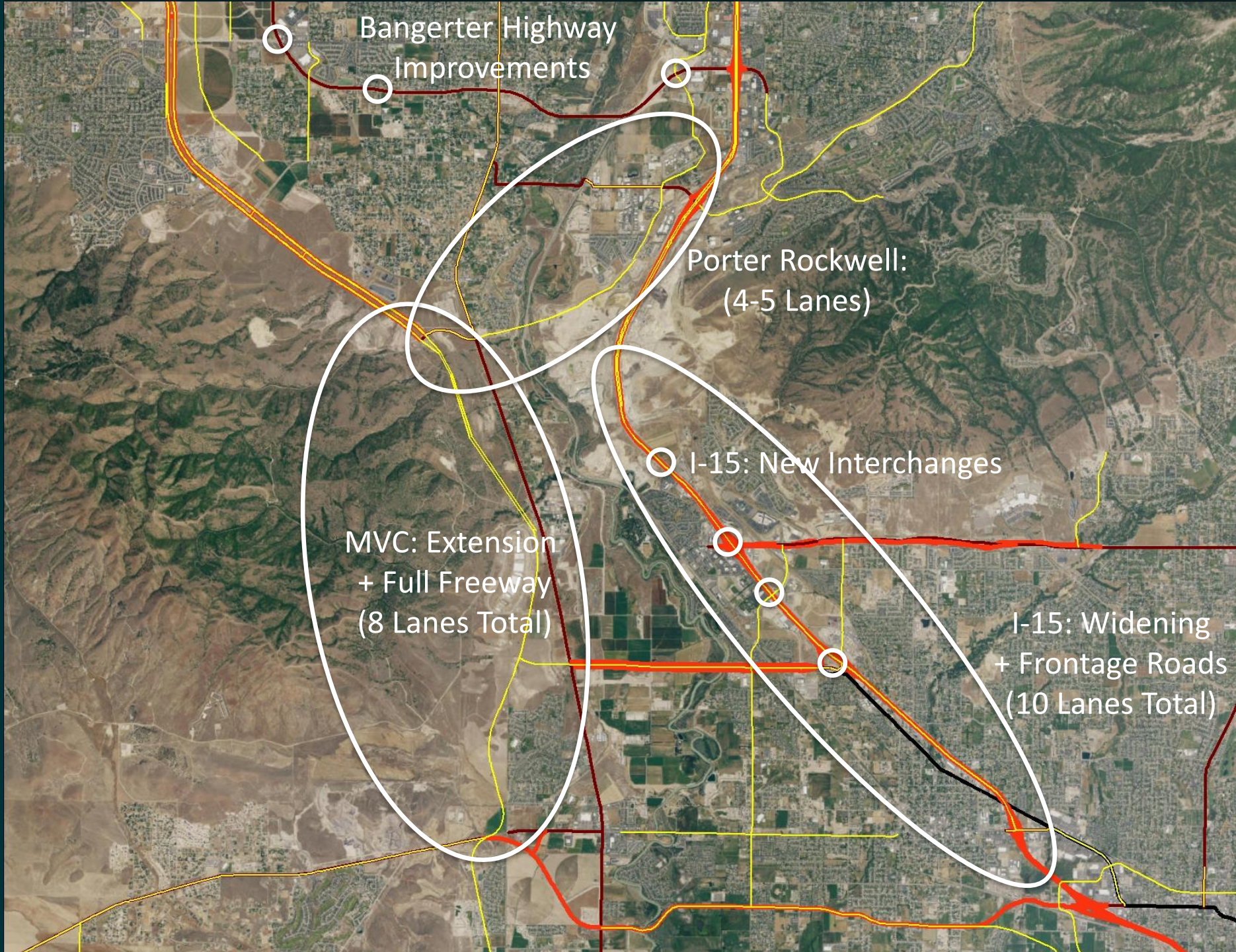
New Homes Built From
2017-2050



- Single-Family Detached
- Multifamily
- Townhomes

Transportation Assumptions

- Current funding sources and plans allow new regional road projects to be built, including:
 - Mountain View Corridor freeway (8 lanes)
 - New freeway interchange just south of the county line on I-15
 - Widening of I-15 through Lehi plus frontage roads
 - Porter Rockwell connection (5 lanes)
 - Bangerter Highway improvements (freeway)
 - Other projects
- Local road networks often don't connect, more travel required on arterials and freeways.
- No new TRAX lines, BRT lines, or FrontRunner stops; no increase in service or frequency due to lack of funding.



Bangerter Highway
Improvements

Porter Rockwell:
(4-5 Lanes)

I-15: New Interchanges

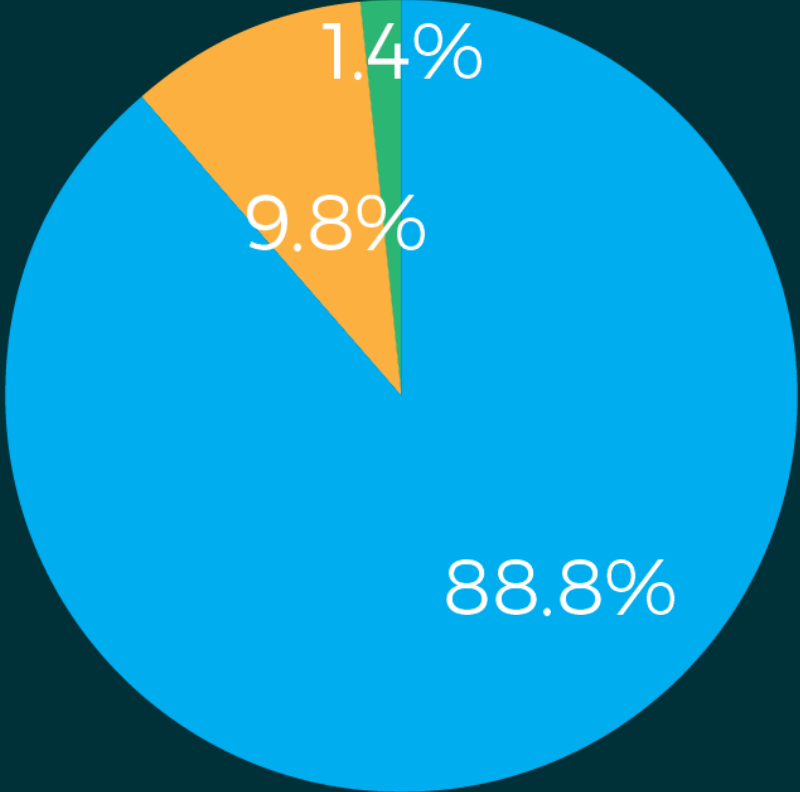
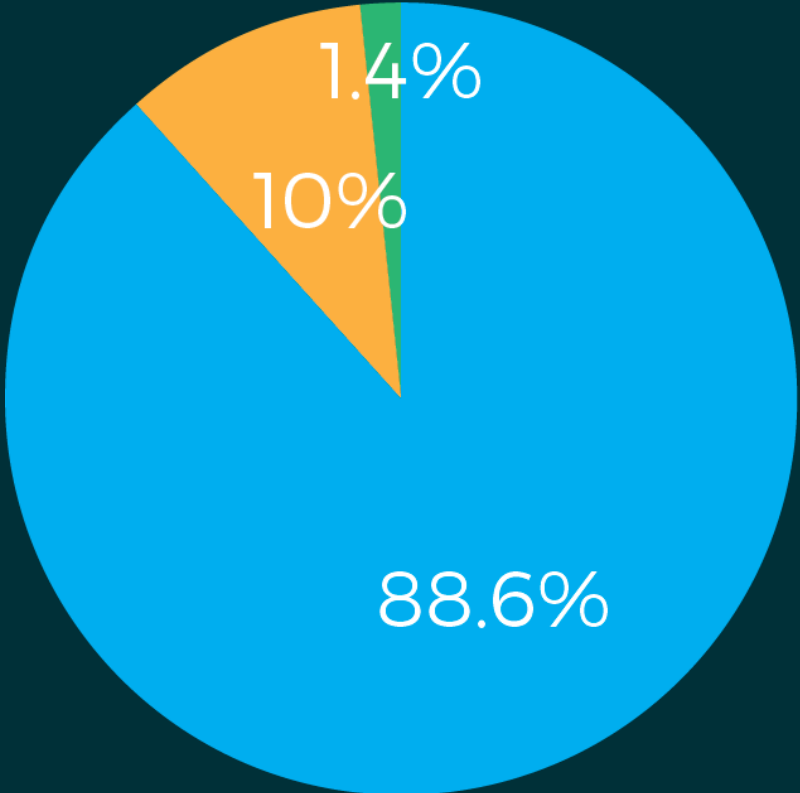
MVC: Extension
+ Full Freeway
(8 Lanes Total)



I-15: Widening
+ Frontage Roads
(10 Lanes Total)

Mode Share

2014

2050 Baseline Scenario

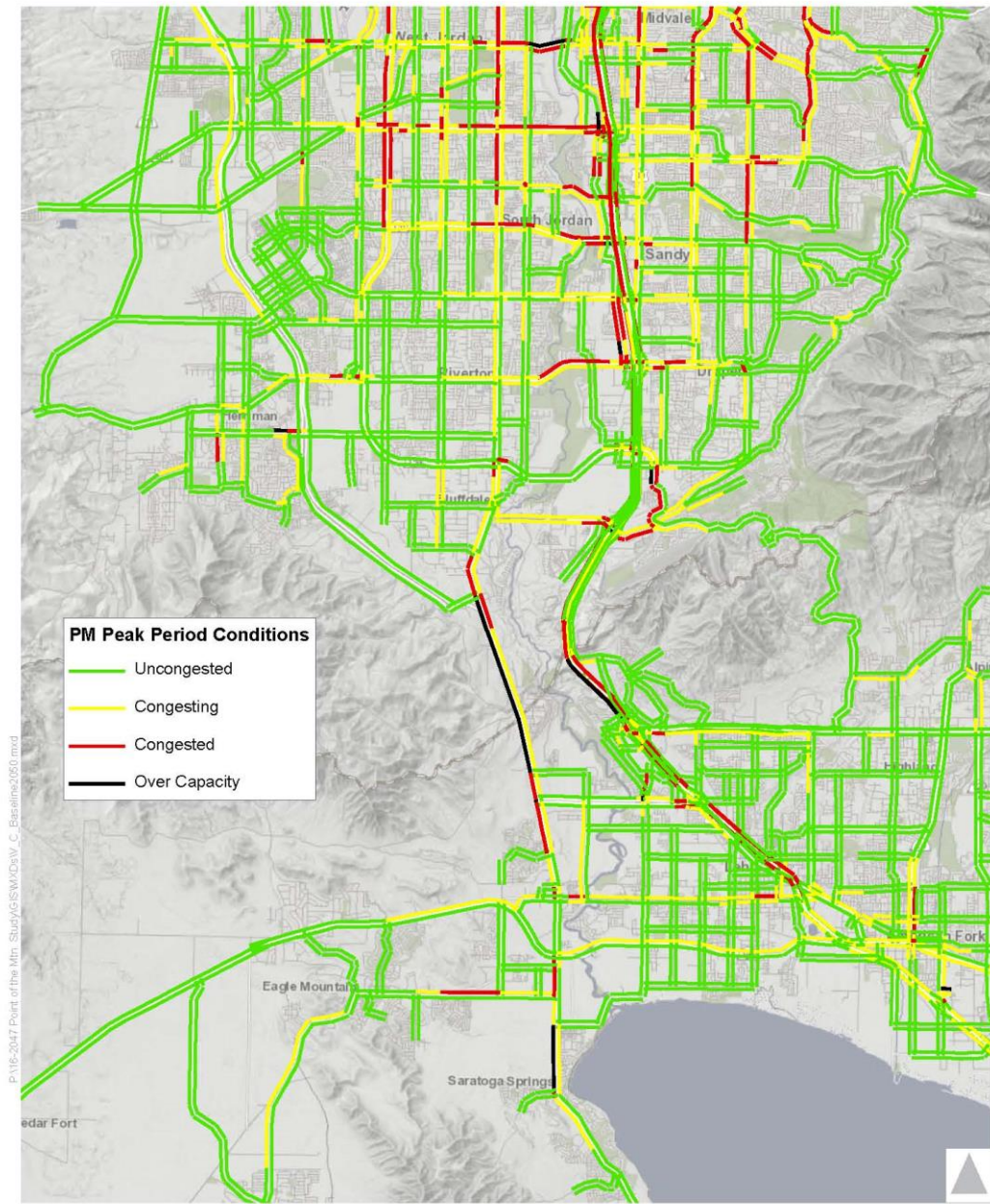


 % Automobile Trips
 % Transit Trips

 % Non-Motorized Trips

Transportation Outcomes

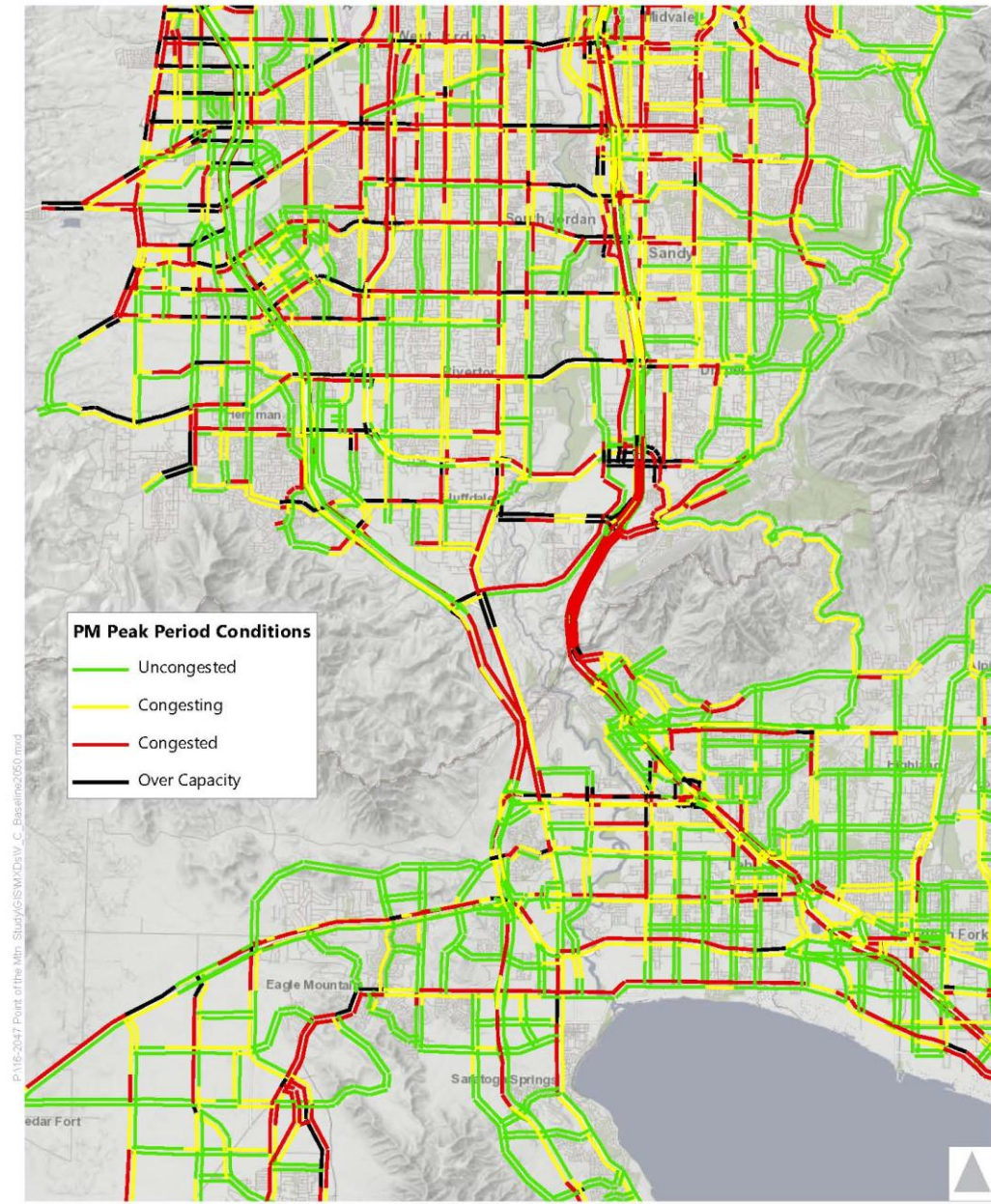
- In 2050, residents in the study area can access 50-60% of Wasatch Front jobs by car within 45 minutes, or 2-12% of jobs by public transportation within 45 minutes.
- I-15, Redwood Road, and the Mountain View freeway are all **congested** near the county line at peak hours, making north-south travel between the counties difficult.
- SR-92, 2100 North, 14600 South, Porter Rockwell, and other arterial roadways are **congested** at peak hours. East-west travel is a challenge.



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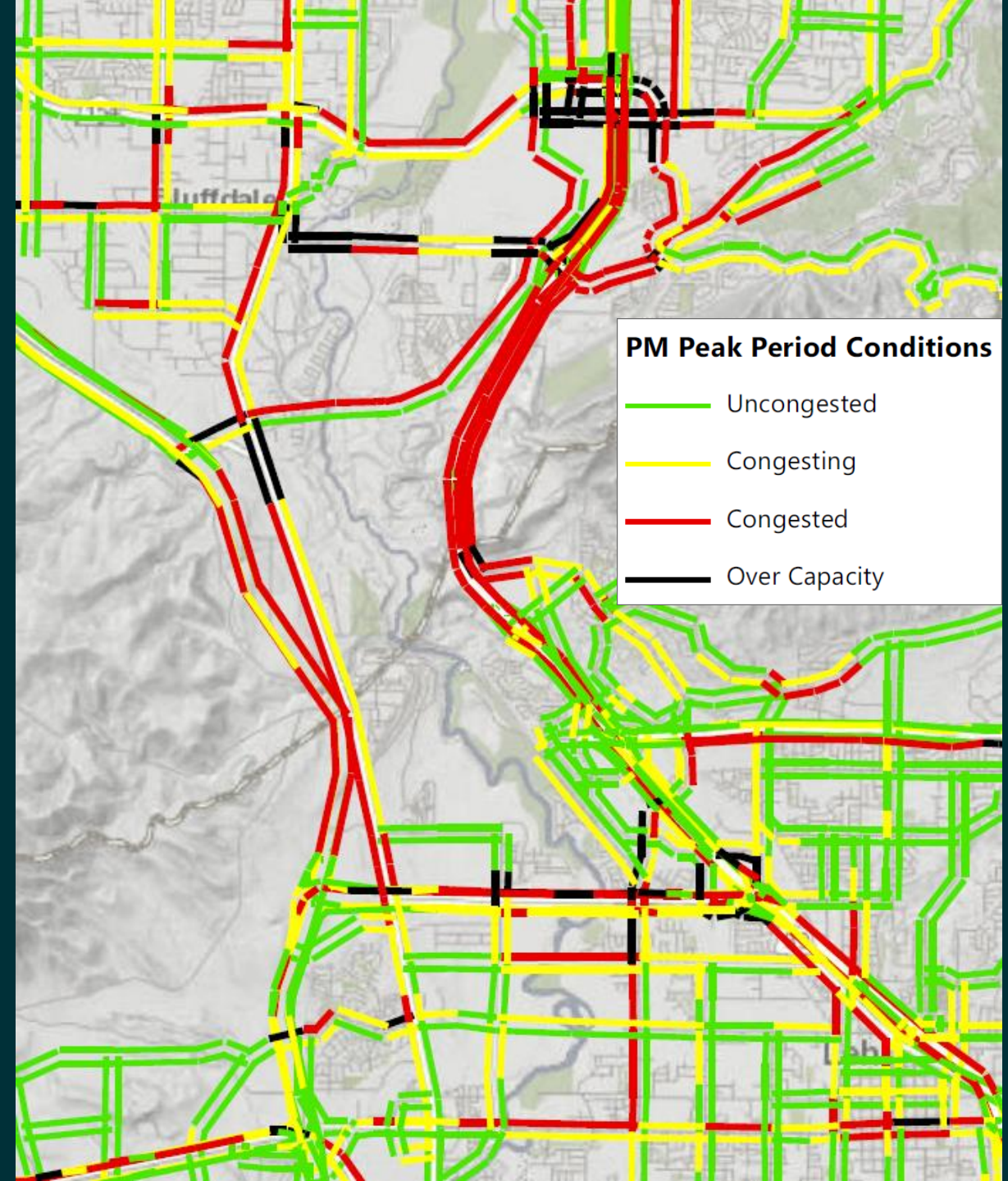
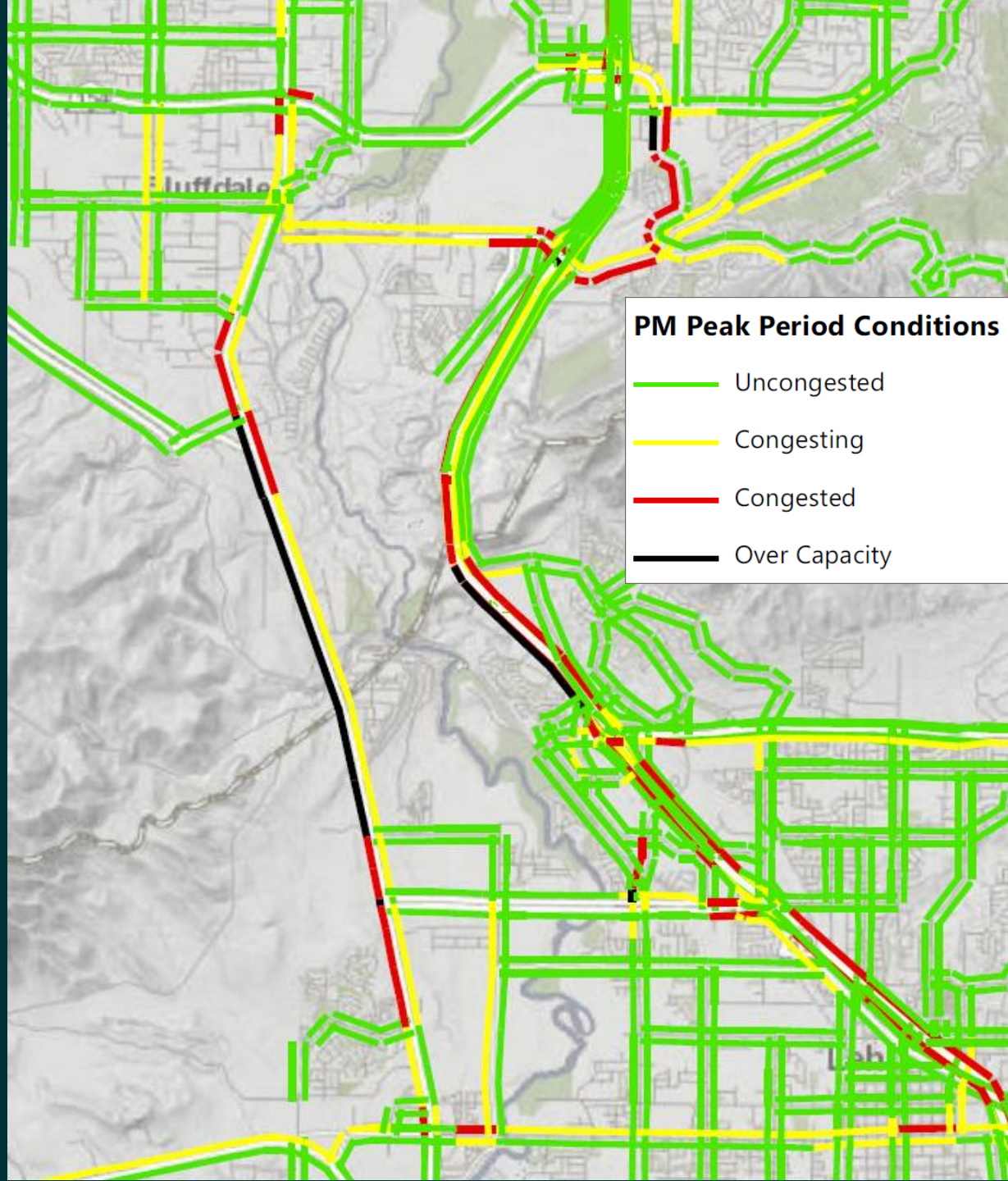
Figure
Volume to Capacity - POM (2014)



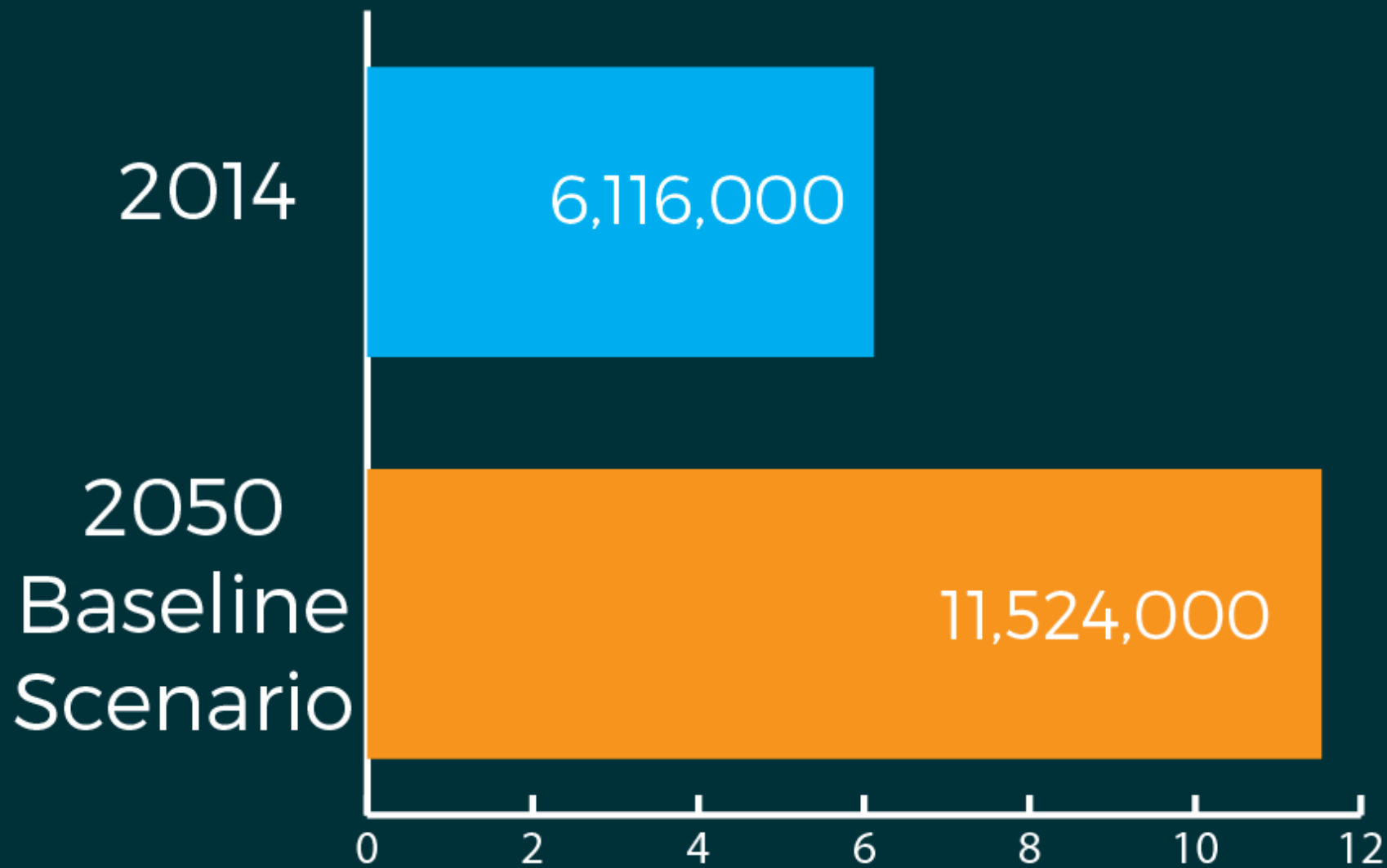
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Figure
Volume to Capacity - Baseline POM (2050)

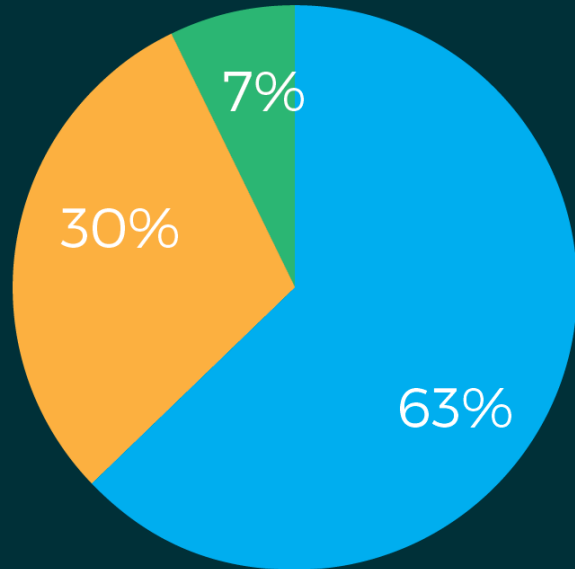


Vehicle Miles Traveled in the Study Area



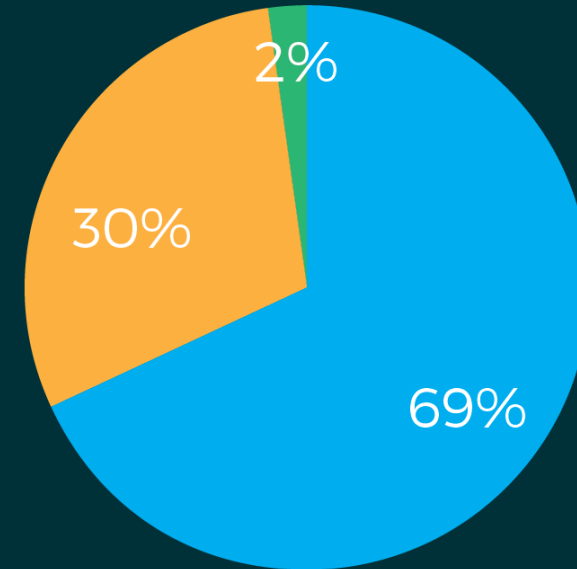
Pass-Through Traffic

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

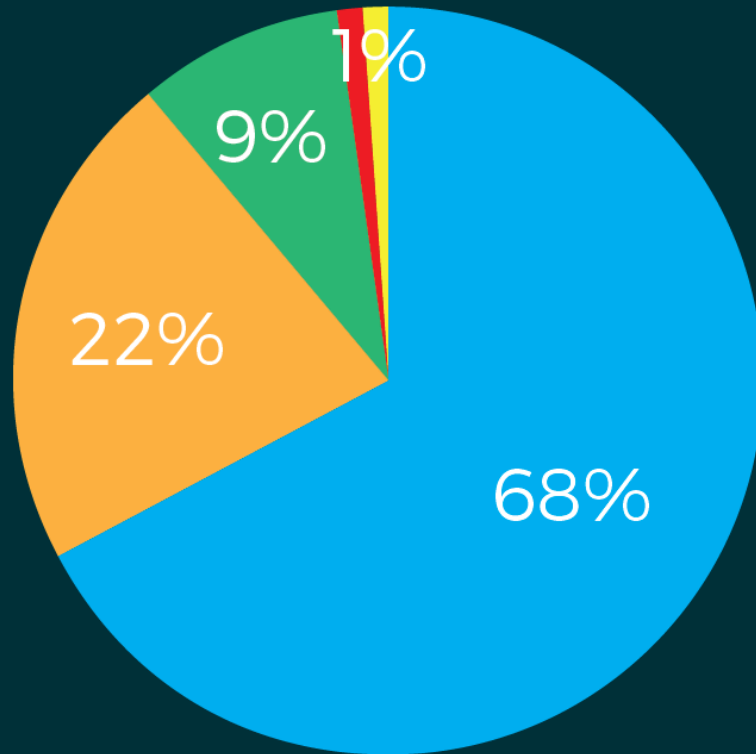
Types of Trips that Use I-15 at the Point of the Mountain in the 2050 Baseline Scenario



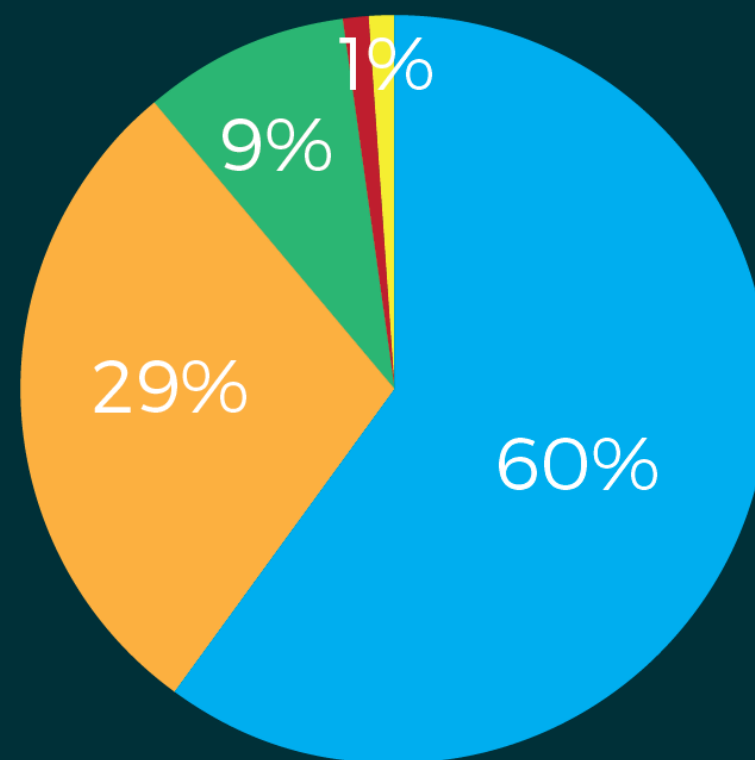
- Trip Starts and Ends Outside Study Area
- Trip Either Starts **or** Ends inside Study Area
- Trip Starts **and** Ends inside Study Area

District to District Travel (Trips that Originate in the Study Area)

2014 Travel



2050 Baseline Travel



- % Stay in Study Area
- % Go to Salt Lake Co.
- Go to Utah County
- Go to Salt Lake CBD
- Go to Davis or Weber

Air Quality

Automobile emissions in the study area decrease by 3.4 tons per day.

Estimated Automobile Emissions

Scenario	NOx	PM2.5	SO2	VOC
2014	6.43	0.25	0.03	0.43
Baseline	3.40	0.08	0.04	0.17

Air Quality

BUT emissions from new buildings add **3 tons per day in 2050.**

	New Buildings	Tons NOx/day
Single Family	48,483	1.86
Townhomes/Condos	4,695	0.31
Apartment	998	0.49
Suburban Office	121	0.10
Retail	652	0.21
Industrial	32	0.02
Total	54,981	2.98

All buildings built to code with ultra low-NOx water heaters.

Jobs & Workforce

- Job growth is constrained because Utah's skilled workforce does not keep up with demand.
- Utah is less attractive to employees and employers because of increased cost of living, poor air quality, and lack of urban living opportunities, among other factors.
- Many companies choose other states or countries when expanding or relocating.

Bloomberg Businessweek June 2017

Hong Kong and Shenzhen Band Together

- Proposal to link the two via a technology park and Lok Ma Chau business loop
- Capitalize on Hong Kong's business framework and Shenzhen's cheaper manufacturing



POINT OF THE MOUNTAIN TIMELINE

Phase 2

Now – Summer

Summer – Fall

Fall – Winter 2017

PHASE 2 LAUNCH

Now – Summer

- Stakeholder kickoff meeting
- Advisory committees/ stakeholder groups

BASELINE SCENARIO RELEASE

Mid-Summer

- “Business as Usual” scenario
- Concepts for alternative scenarios

BUILD ALTERNATIVE SCENARIOS

Summer – Fall

- Modeling and visualizing
- Advisory committees/ stakeholder groups

SCENARIO RELEASE

Late Fall

- Online public input
- Workshops/open houses
- Stakeholder input

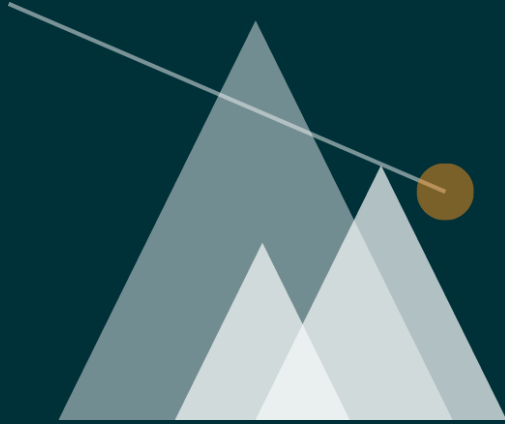
BUILD PREFERRED SCENARIO

Fall – Winter

- Modeling and visualizing
- Advisory committees/ stakeholder groups

PREFERRED SCENARIO RELEASE

Winter



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