



Point of the Mountain
State Land Authority

Imagining the Future of the Draper Prison Site

Alan Matheson
Executive Director
alanmatheson@utah.gov

Draper Prison Site





MAHOMES LEADS CHIEFS TO VICTORY OVER RAVENS
KANSAS CITY HOLDS ON TO WIN THE BATTLE BETWEEN PAIR OF 2-0 NFL TEAMS

MEET UTAH'S VERSION OF GLENN MILLER
BOB NOHAVEG SHOWS SONGS FROM BIG-BAND ERA NEVER GET OLD



Deseret News

MONDAY, SEPTEMBER 23, 2019 SALT LAKE CITY, UTAH DESERET.COM

Romney: 'Critical for the facts to come out' on Trump's call

BY DARLENE SUPERVILLE ASSOCIATED PRESS

WASHINGTON — Utah Sen. Mitt Romney tweeted Sunday afternoon that disclosure of what President Donald Trump told the Ukrainian president is "critical" following a whistleblower's complaint. Trump suggested Sunday that he raised former Vice President Joe Biden and Biden's son in a summer phone call with Ukraine's new

leader, as Democrats pressed for investigations into whether Trump improperly used his office to try to dig up damaging information about a political rival. "If the President asked or pressured Ukraine's president to investigate his political rival, either directly or through his personal attorney, it would be troubling in the extreme. Critical for the facts to come out," Romney said in the tweet. Trump told reporters that the July

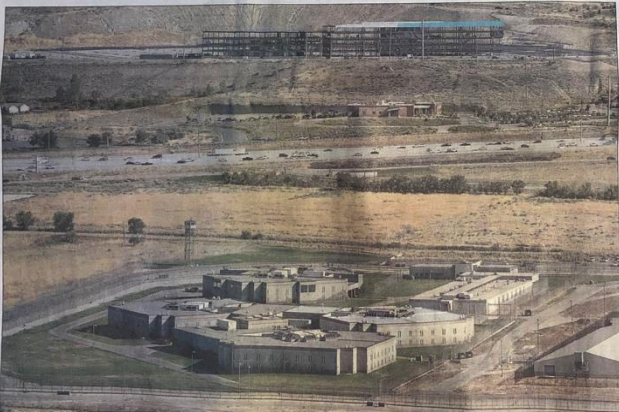
25 call with Ukrainian President Volodymyr Zelenskyy was "congratulatory" and focused on corruption in the East European nation, in his remarks to reporters, he then raised Biden as an example, although there is no evidence of wrongdoing by Biden or his son Hunter, who worked for a Ukrainian gas company. "It was largely the fact that we don't want our people, like Vice President Biden and his son, creating to the corruption already in the

Ukraine," Trump said as he left the White House for a trip to Texas. Biden, who is among the front-runners for the Democratic presidential nomination, accused Trump of making a baseless political smear. The matter has sparked a fierce debate over whether Trump misused his office for political gain and whether his administration is withholding from Congress critical information about his actions. The incident is part of a whistleblower

complaint, but the acting director of national intelligence, Joseph Maguire, has refused to share details with lawmakers, citing presidential privilege. Democratic House Speaker Nancy Pelosi, who has resisted calls for impeachment for other alleged Trump transgressions, said Sunday that unless Maguire provides information to Congress, administration officials "will be entering a grave new

TRUMP A6

Utah has a 'once in a generation' opportunity at Draper prison site



The Utah State Prison in Draper is pictured. The prison will be vacated in 2022, leaving 700 acres of valuable real estate to be developed.

11-MEMBER BOARD TO OVERSEE HOW TO BEST USE PRIME 700-ACRE AREA AFTER IT IS VACATED IN 2022

BY ART RAYMOND DESERET NEWS

SALT LAKE CITY —

It's an opportunity that's been described as "once in a generation," "unprecedented" and "unlike anything, anywhere else."

And now, an 11-member state board begins the work of overseeing how to make the best use of the 700-acre Draper prison site set to be vacated sometime in 2022 when the new facil-

ity, currently under construction in west Salt Lake City, opens for business. The attributes that have driven the accolades include the size of the property, its location in the center of one of the fastest-growing areas in the country — one that has also become the epicenter of Utah's booming tech economy — and that the entire parcel is owned by the state. Taken together, a well-executed redevelopment plan could become one of the biggest economic leverage opportunities Utah has ever encountered, according to experts. San Francisco-based architecture, engineering and urban planning firm HOK has worked on large-scale redevelopment projects around the world and was retained by the state as a consul-

tant to help create a vision for how to best reuse the prison site. Brian Jenack, HOK's director of planning, told lawmakers last year that the chance to redevelop the prison property was a stand-out, even when viewed through a global lens. "It's incredibly unique," Jenack said. "I think that you're onto something incredibly powerful here. I know of no other area where so many people are concentrated in such a tight corridor that has, suddenly, such a large available piece of land. "What major American — even international city — of this density has such a large, contiguous developable

PRISON A7

Voter privacy law a 'step too far,' says Utah lawmaker

BY LISA RILEY ROCHE DESERET NEWS



LEGISLATURE 2019

SALT LAKE CITY — Earlier this year, Sen. Jake Anderson got a bill through the Utah Legislature that lets candidates for public office keep their home addresses private. Now, he's taken on the task of rolling back privacy protections on Utah voter registration data that he once supported. "I voted for the last law because I want to protect the information. But I think we went a step too far in the name of protection," the Lehi Republican said of the 2018 law allowing Utahns to opt to keep their voter registration records private. Anderson, a member of the Utah GOP's governing State Central Committee, said he was approached by party officials to re-examine the voter privacy law because the party is no longer able to know who all of its members are — a concern shared by Utah Democrats.

VOTER A6

Toxic childhood experiences can be countered by good ones, Y. study finds

BY LOIS M. COLLINS DESERET NEWS

PROVO — It's an established truth of child rearing that toxic childhood stressors such as grinding poverty, family violence, divorce or a substance-abusing parent can lead to poor health outcomes for children later in life. But a new study from BYU says that positive childhood experiences can counter the impact of adverse childhood experiences, also called ACEs. "Better still, caring adults — in the home or outside it — can easily provide

STUDY A7

INDEX SEP 14, 102

S.L. 'CAN'T BUILD WAY OUT' OF THE



UTES, COUGARS BOTH LOOKING TO BOUNCE BACK

MOSTLY SUNNY TODAY

Authority Objectives

(UCA 11-59-203)

- Maximize job creation and facilitate a highly trained workforce
- Promote a high quality of life for residents in and surrounding the state land
- Strategic residential and commercial growth that matches workforce needs
- Preserve natural lands and enhance recreational opportunities
- Improve air quality and minimize resource use
- Plan for future transportation infrastructure and other investments to enhance mobility and protect the environment
- Complement development on surrounding properties
- Attract nationally recognized research center

Authority Board

(UCA 11-59-302)

Lt. Governor Spencer Cox (Co-Chair)	Rep. Lowry Snow (Co-Chair)
Sen. Jerry Stevenson	Sen. Lincoln Fillmore
Rep. Steve Handy	Mayor Troy Walker (Draper)
Mayor Dawn Ramsey (South Jordan)	Val Hale (GOED)
Dave Woolstenhulme (Higher Education)	Jim Russell (DFCM)
April Cooper (Alpine Companies)	

Thanks
POM Development
Commission!

Public Involvement

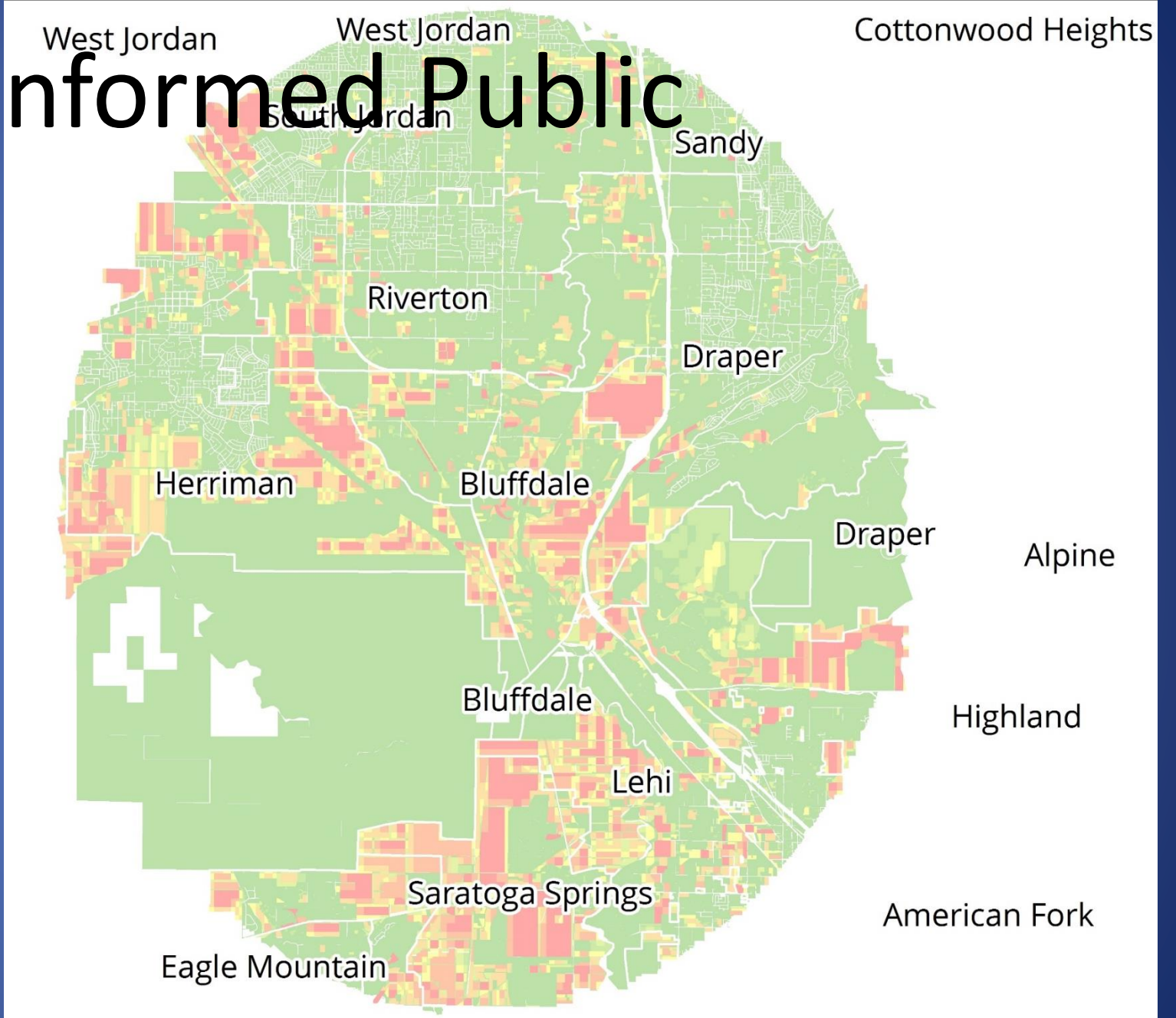
- 4 public workshops
- 21 small group, advisory group, and subgroup meetings to discuss specific topics
- 2 major stakeholder phase kick-offs
- Regular check-in meetings with transportation agencies
- Numerous meetings with stakeholders, landowners, and interested citizens



Informed Public

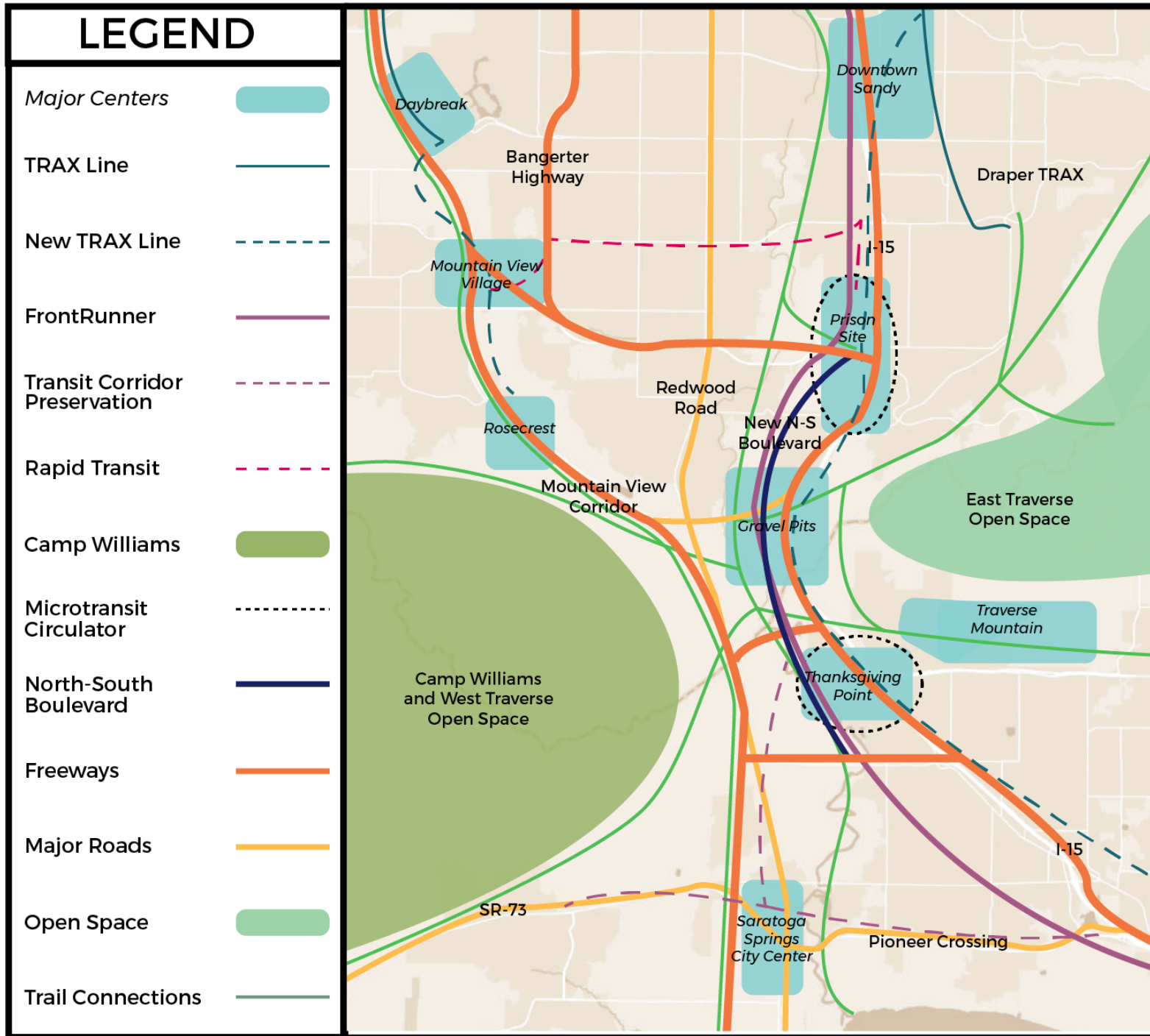
Not if, but how?

Under any reasonable scenario, the vacant land in Southern Salt Lake County and Northern Utah County will be completely developed by 2050.



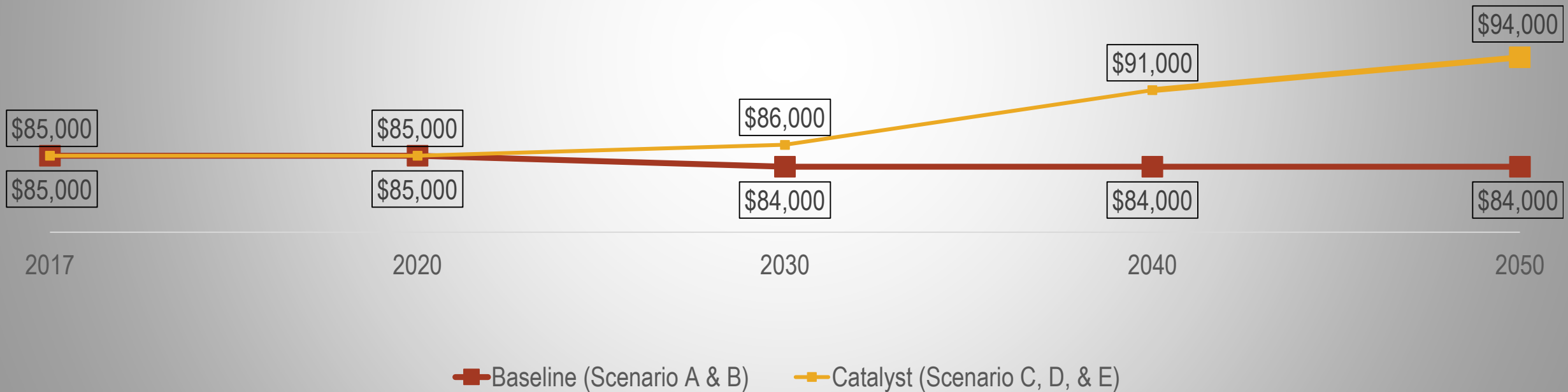
Vacant Land in Study Area

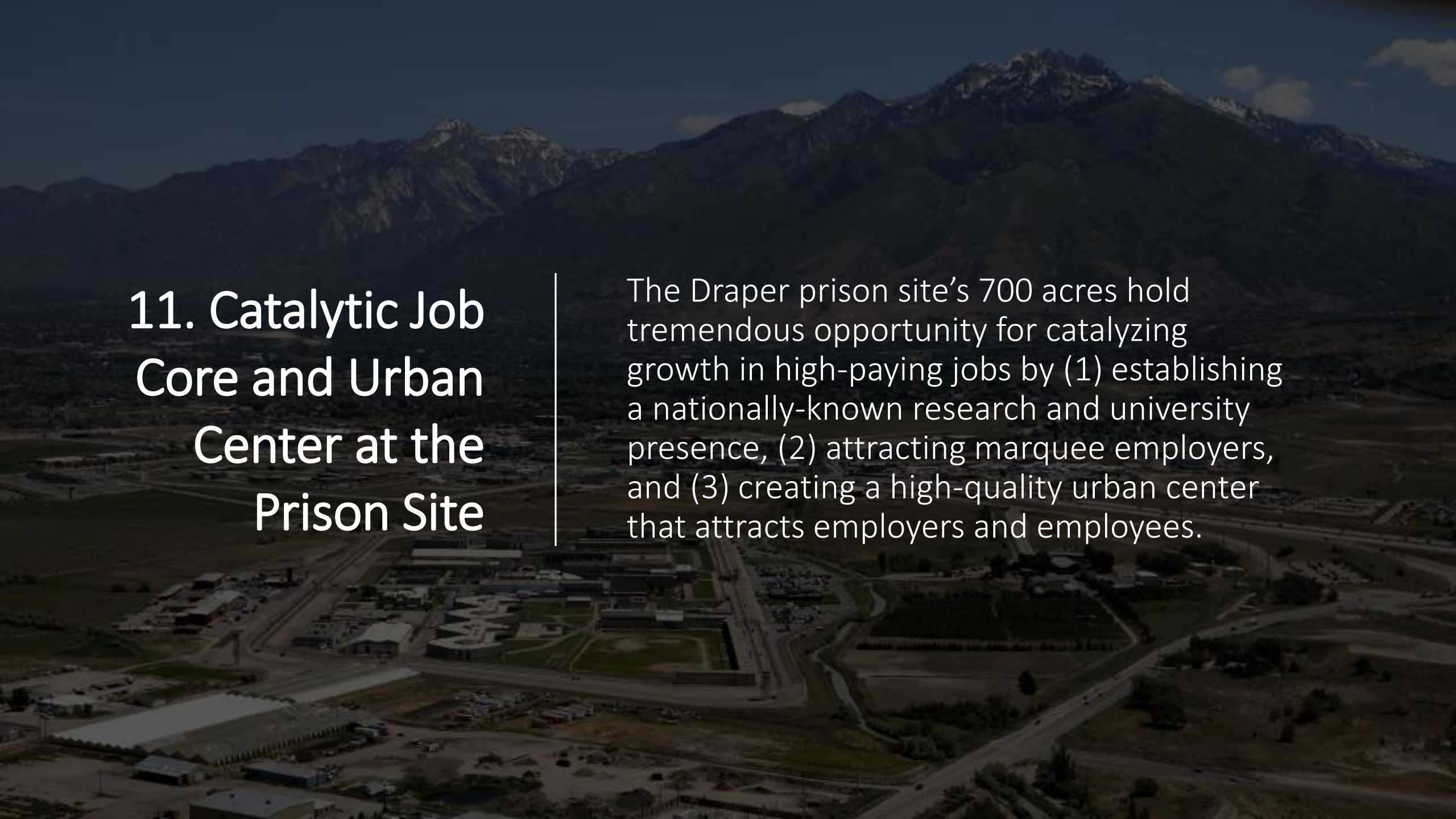
VISION FOR THE POINT OF THE MOUNTAIN



AVERAGE HOUSEHOLD INCOME RISES WITH ECONOMIC CATALYST FLAT IN BASELINE (FLUCTUATION DUE TO AGE OF POPULATION)

Average Household Income in Region by Decade
Without Inflation



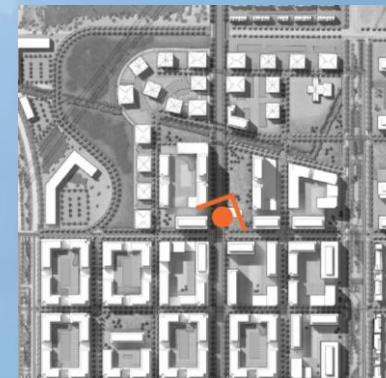
An aerial photograph of a large, sprawling industrial or institutional site, likely a former prison, with various buildings, parking lots, and roads. In the background, a range of rugged mountains is visible under a clear sky. The image is overlaid with a semi-transparent dark layer to accommodate text.

11. Catalytic Job Core and Urban Center at the Prison Site

The Draper prison site's 700 acres hold tremendous opportunity for catalyzing growth in high-paying jobs by (1) establishing a nationally-known research and university presence, (2) attracting marquee employers, and (3) creating a high-quality urban center that attracts employers and employees.

MIXED-USE TOWN CENTER

LIGHT RAIL TRANSIT





Point of the Mountain State Land Authority

Recent Activities

- Hired Executive Director
- Organizational Administration
 - Office and equipment, financing structure, Authority policies, procurement process, budget, etc.
- Board Meetings – outlined priorities
- Nearly 100 meetings with key stakeholders, including legislators, city officials, school districts, transportation agencies, landowners, business organizations, public opinion leaders, advocates, development professionals, media, et al.
- Conducted site survey
- Presentations on the work of the Authority
- Transportation planning
- Research regarding development issues, innovation hubs, model developments

Essential Next Steps for the Authority

1. Ensure an open, transparent process to gather public input.
2. Evaluate how the State can provide the greatest economic and social return on the taxpayer investment while managing risk.
3. Coordinate with local jurisdictions and nearby land owners.
4. Work with partners to develop the regional transportation system.
5. Explore a university/research presence.
6. Learn lessons from leading projects around the world.
7. Identify outstanding partners.
8. Establish a compelling and well-functioning master plan; refine into detailed site plan.

Critical Planning Needs for the 20,000-acre POM Region

- Close coordination among jurisdictions to create, promote, and implement shared regional vision
- Character of the POM area
- Regional transportation (funding)
 - Transit, road connectivity, protect corridors
- Balanced amenities responding to market
- Jobs-housing balance
- Prison gateway properties



**Point of the Mountain
State Land Authority**

Imagining the Future of the Draper Prison Site

Alan Matheson
Executive Director
alanmatheson@utah.gov