



Point of the Mountain  
State Land Authority

# Imagining the Future of the Draper Prison Site

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**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



LOCAL B1

# 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

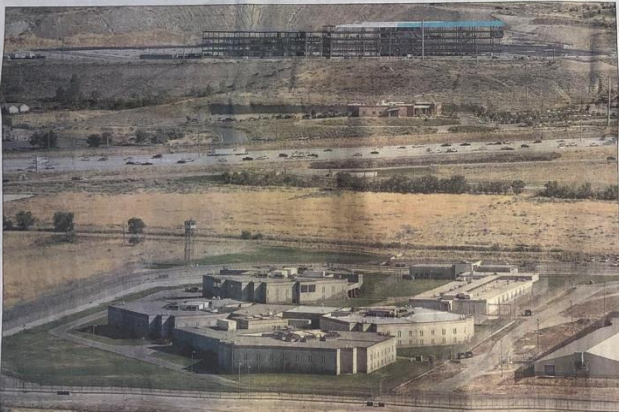
25 call with Ukrainian President Volodymyr Zelenskyy was "congratulatory" and focused on corruption in the East European nation, in his remarks to reporters, he then raised Biden as an example, although there is no evidence of wrongdoing by Biden or his son Hunter, who worked for a Ukrainian gas company. "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



SPENSER HEAPS, DESERET NEWS

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 —

**I**t'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

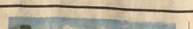
BY LOIS M. COLLINS DESERET NEWS

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

# Draper Prison Site



# 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)

<b>Lt. Governor Spencer Cox (Co-Chair)</b>	<b>Rep. Lowry Snow (Co-Chair)</b>
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)	

What's at Stake?

# INNOVATION HUBS OF TODAY AND TOMORROW



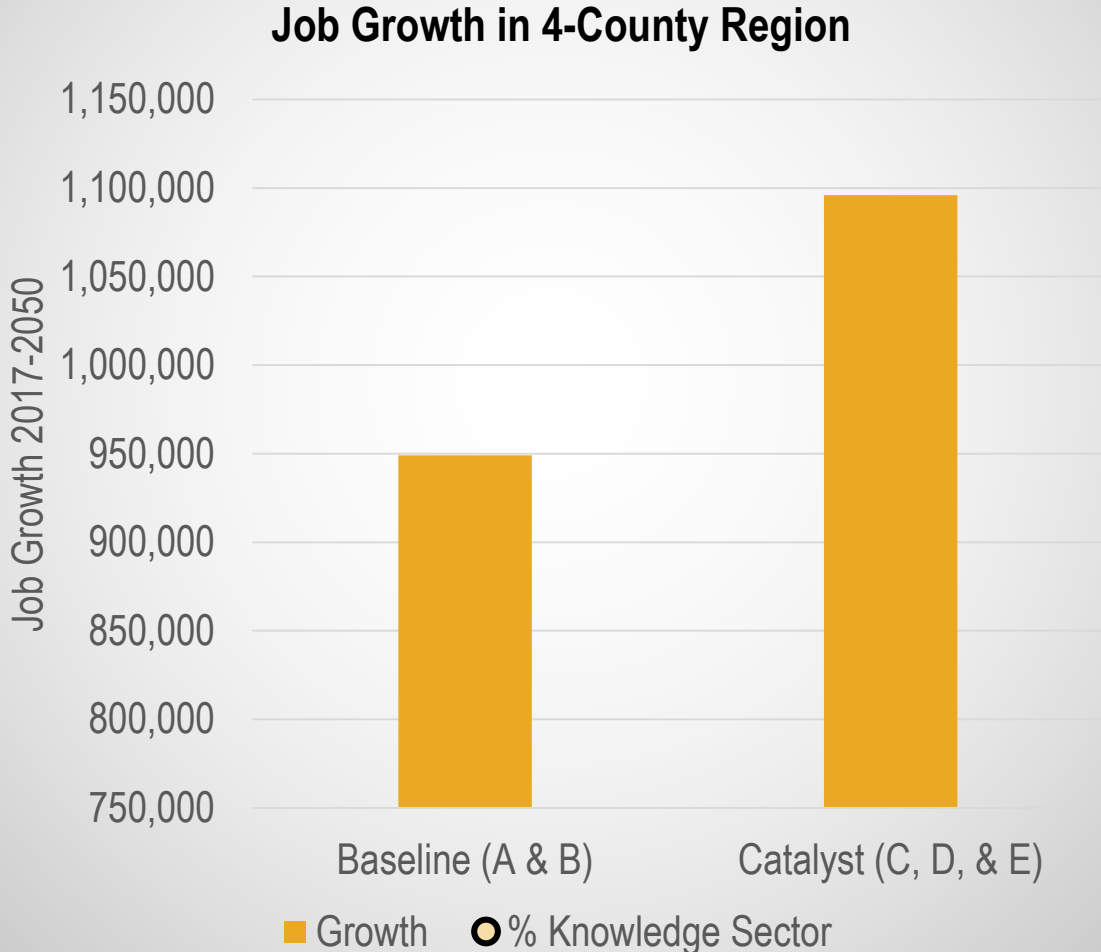
		# Sectors LQ > 1.5		% of Jobs in Innovation
#	Top Innovation Hubs	Total	Primary	
1	Bay Area, CA	9	5	36%
2	Washington, DC	4	1	31%
3	Seattle, WA	4	3	30%
4	Boston, MA	6	3	30%
<b>5</b>	<b>Salt Lake City, UT</b>	<b>6</b>	<b>4</b>	<b>29%</b>
6	Raleigh/Durham, NC	3	2	28%
7	Minneapolis, MN	5	2	27%
8	Austin, 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



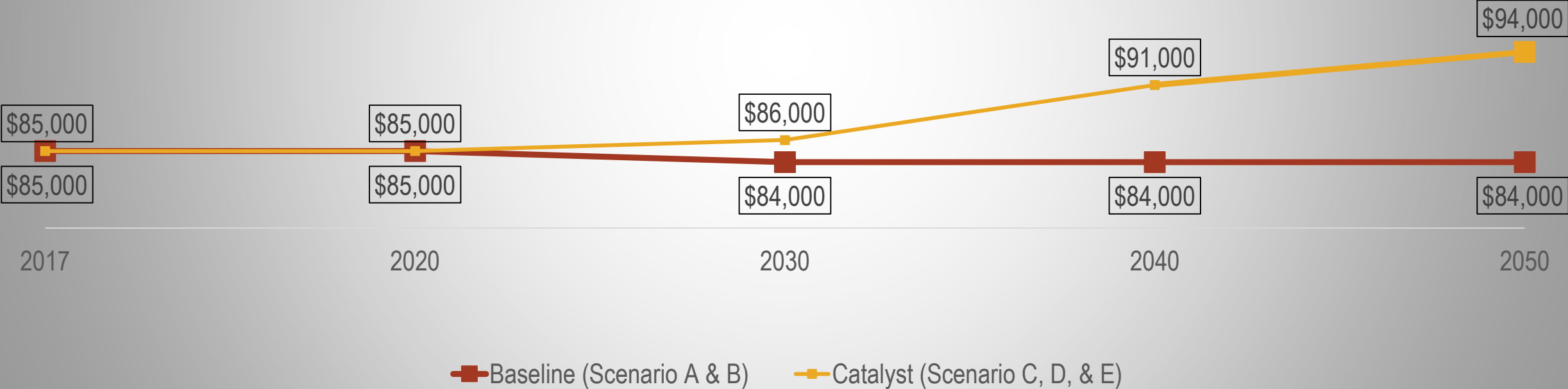
# JOB FORECAST

## 150,000 ADDITIONAL JOBS; HIGHER QUALITY JOB GROWTH



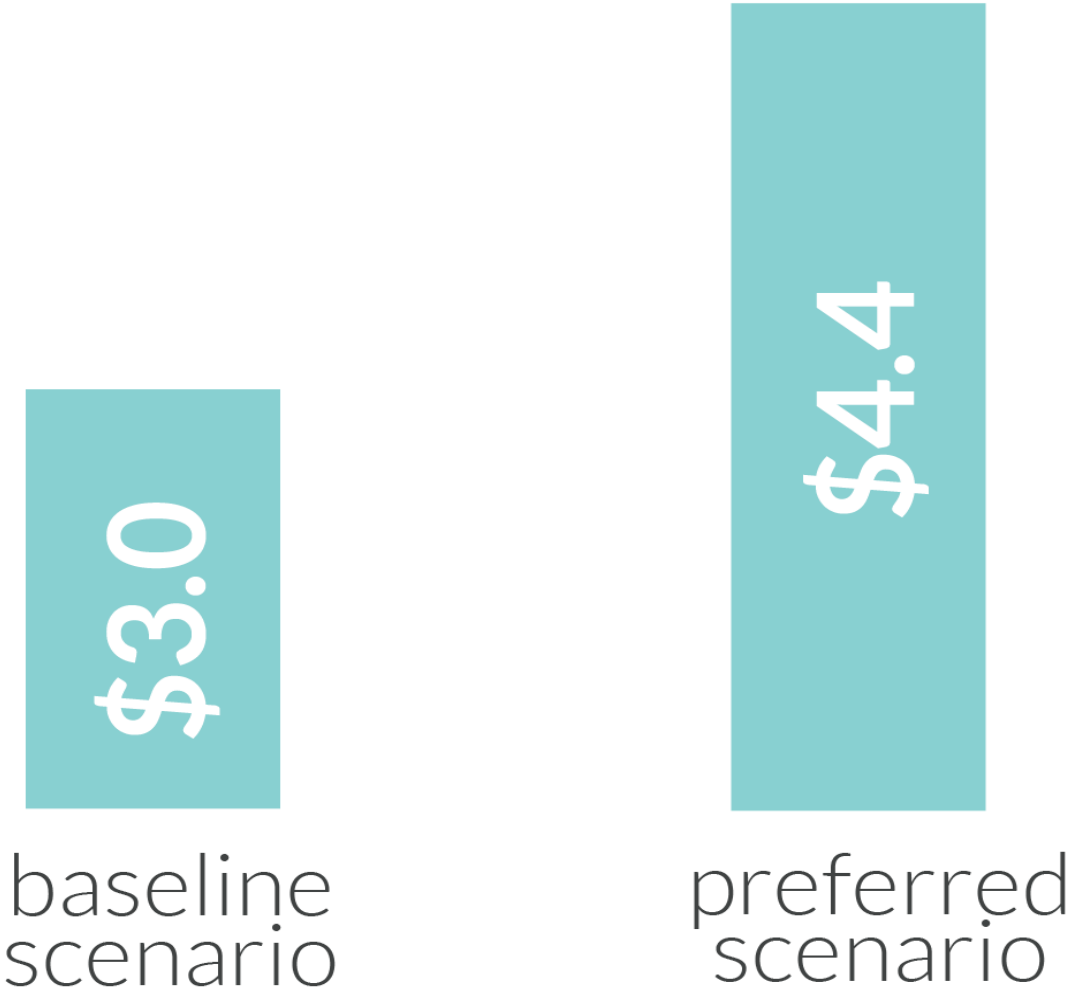
# AVERAGE HOUSEHOLD INCOME RISES WITH ECONOMIC CATALYST FLAT IN BASELINE (FLUCTUATION DUE TO AGE OF POPULATION)

Average Household Income in Region by Decade  
Without Inflation



# Municipal Revenue

(in billions USD)



Total 2017-2050 revenue generated from the study area. Includes sales, property, and energy taxes and Class B/C road funds.

# State Revenue from Sales and Personal Income Tax

(in billions USD)



baseline  
scenario



preferred  
scenario

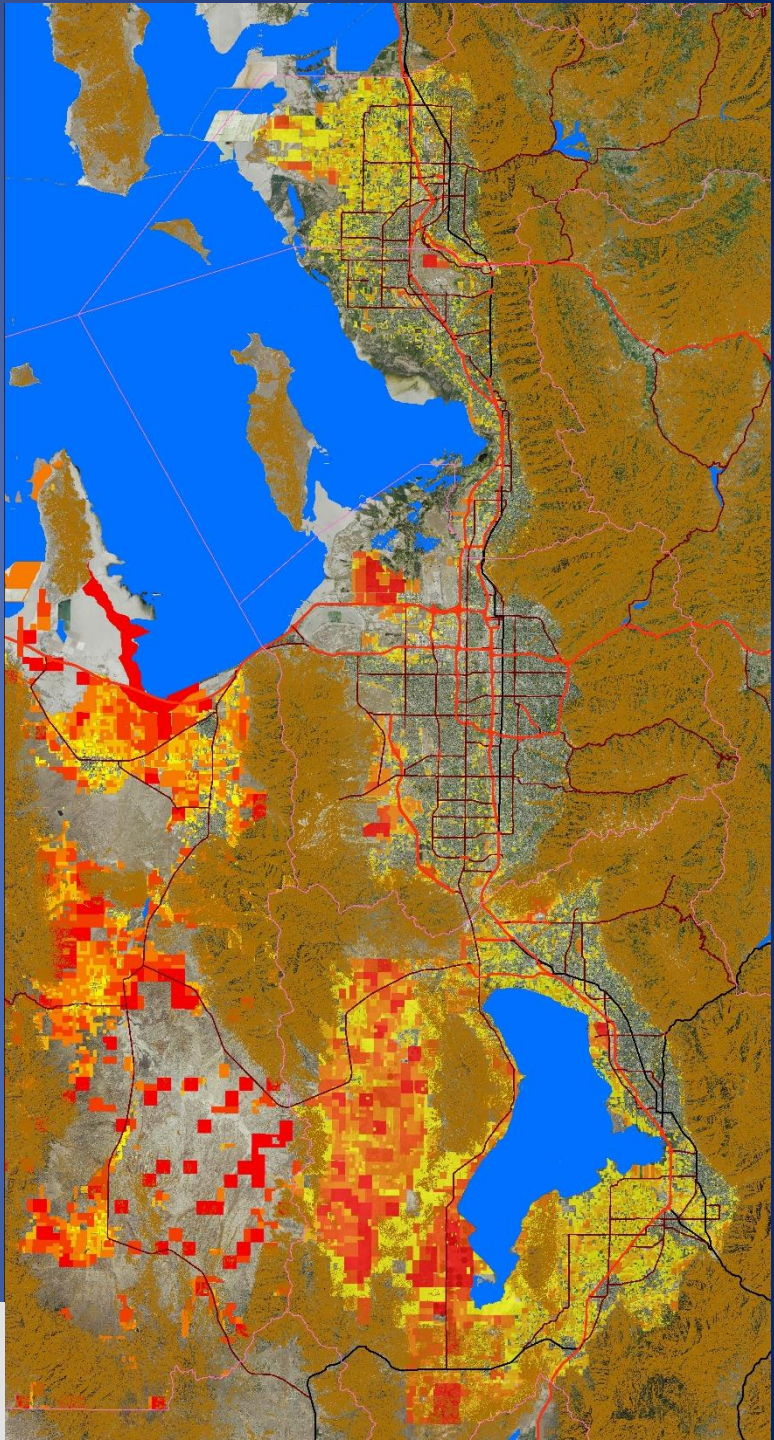
Total 2017-2050 revenue generated from the study area.  
Does not include corporate taxes or revenue from outside the study area.

# If We Fail?

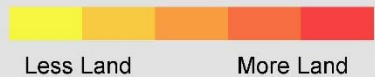
- 150K jobs go somewhere else
- For every IT job lost in retention or recruitment, Utah loses:
  - 4 support jobs
  - 8 other jobs
  - \$816,000 in annual personal income
  - \$17,400 in annual net state revenue
- We may never know what we lost

# Regional Context for Growth at Point of the Mountain

# Growth is Rapidly Shifting to Utah County



## Amount of Land



Counties

Freeways

State Highways

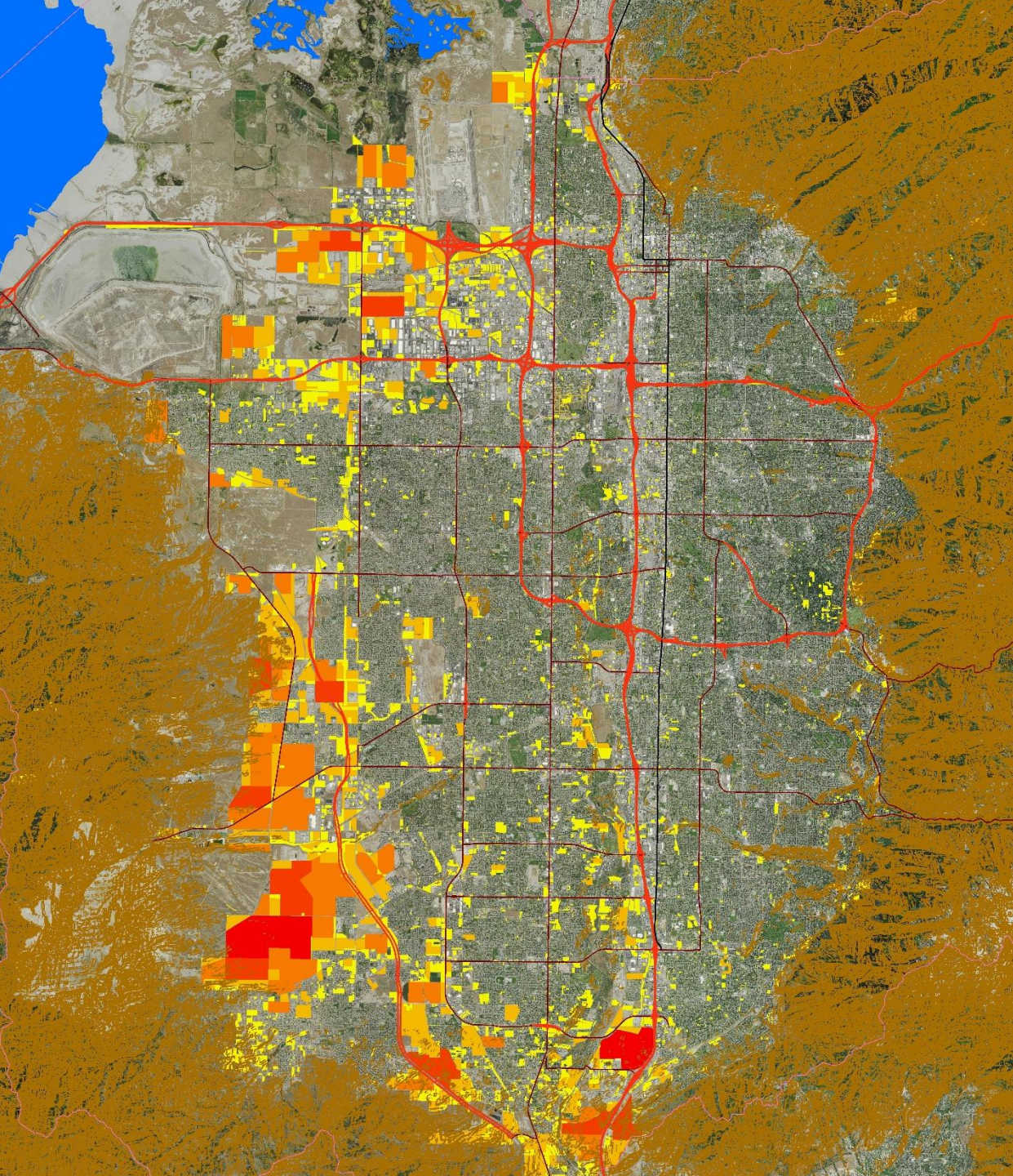
U.S. Highways

Steep Slopes

0 3 6 12 Miles

N

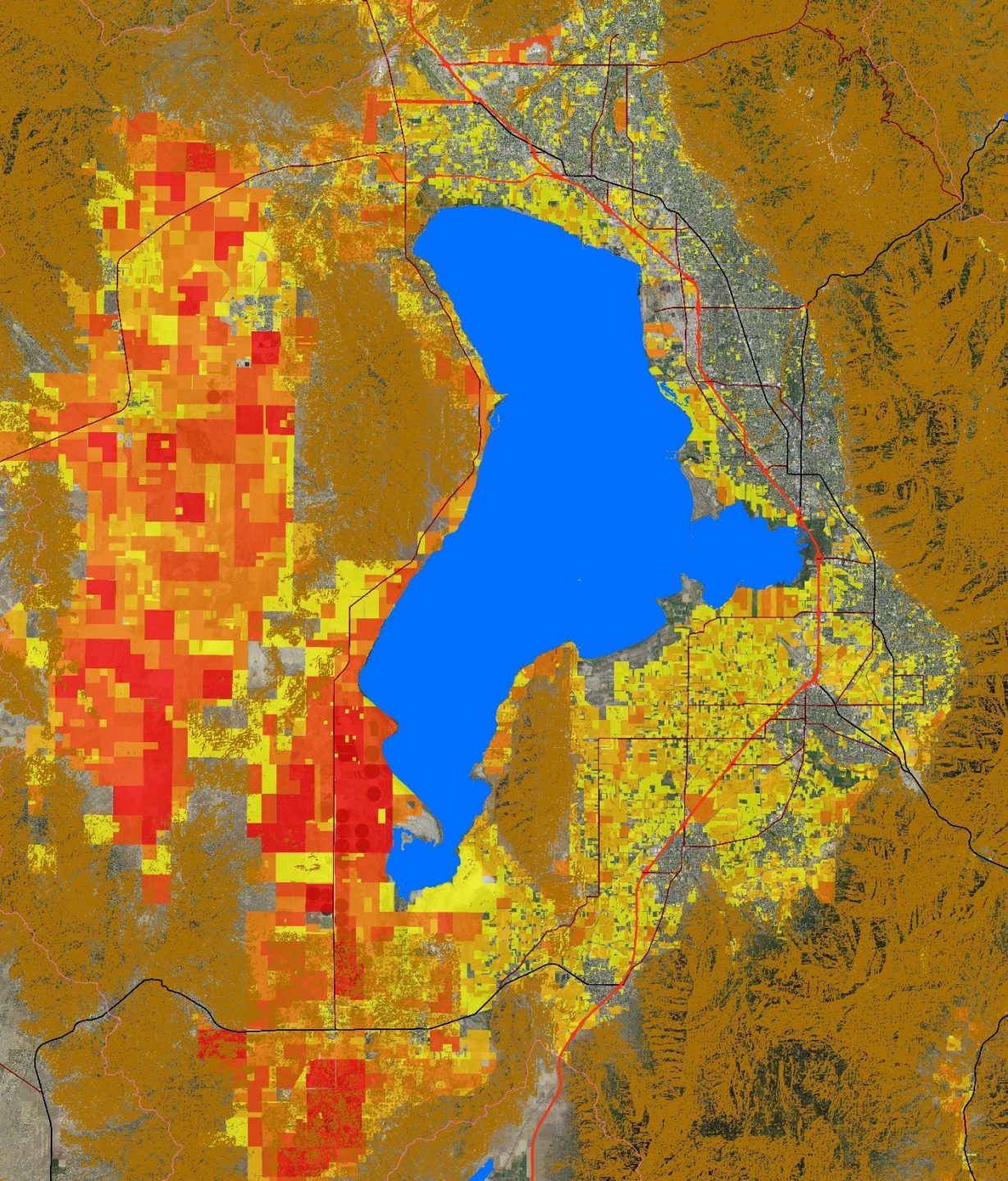




# Salt Lake County

≈ 40,000 Acres Currently Developable

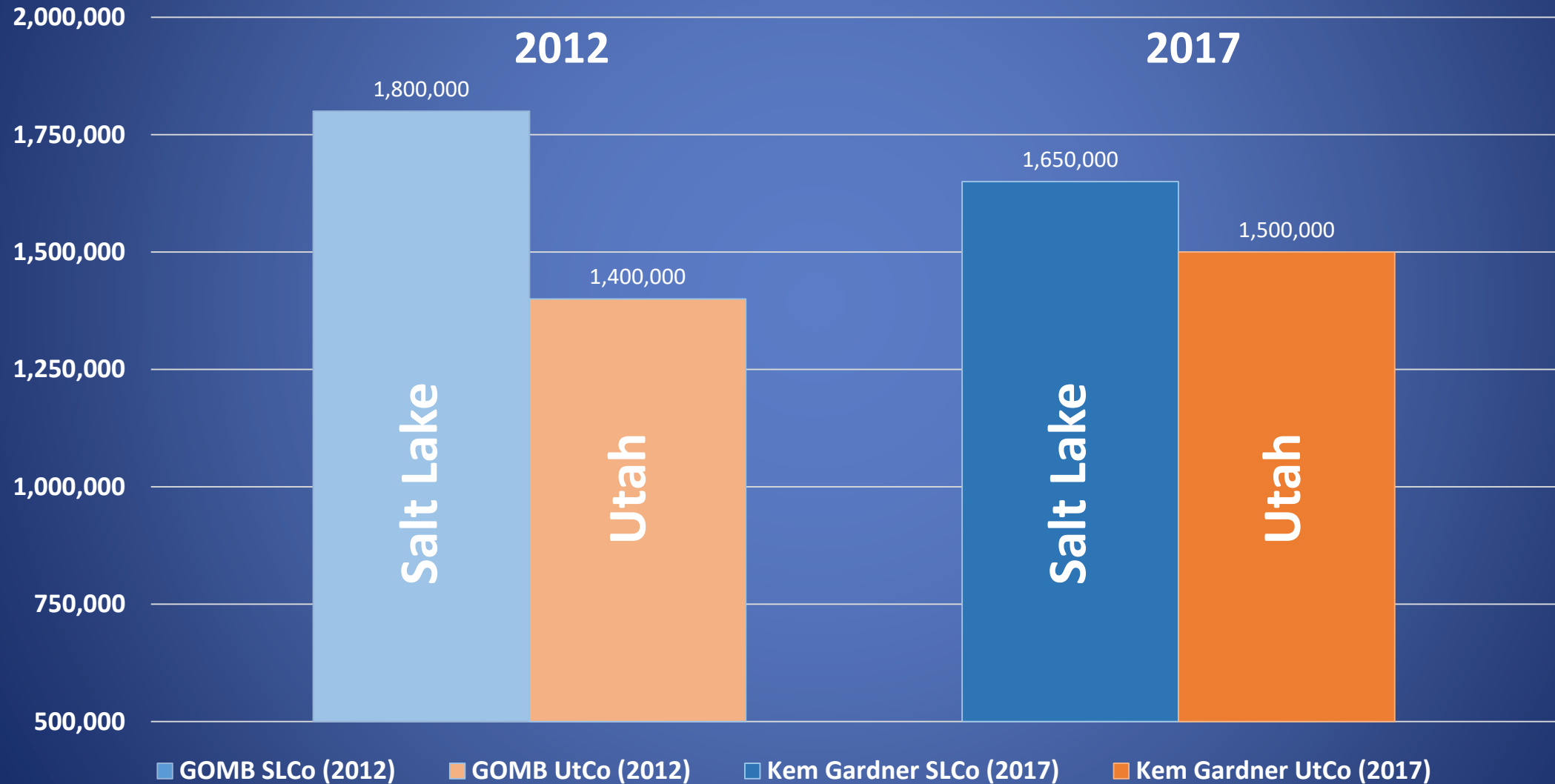




# Utah County

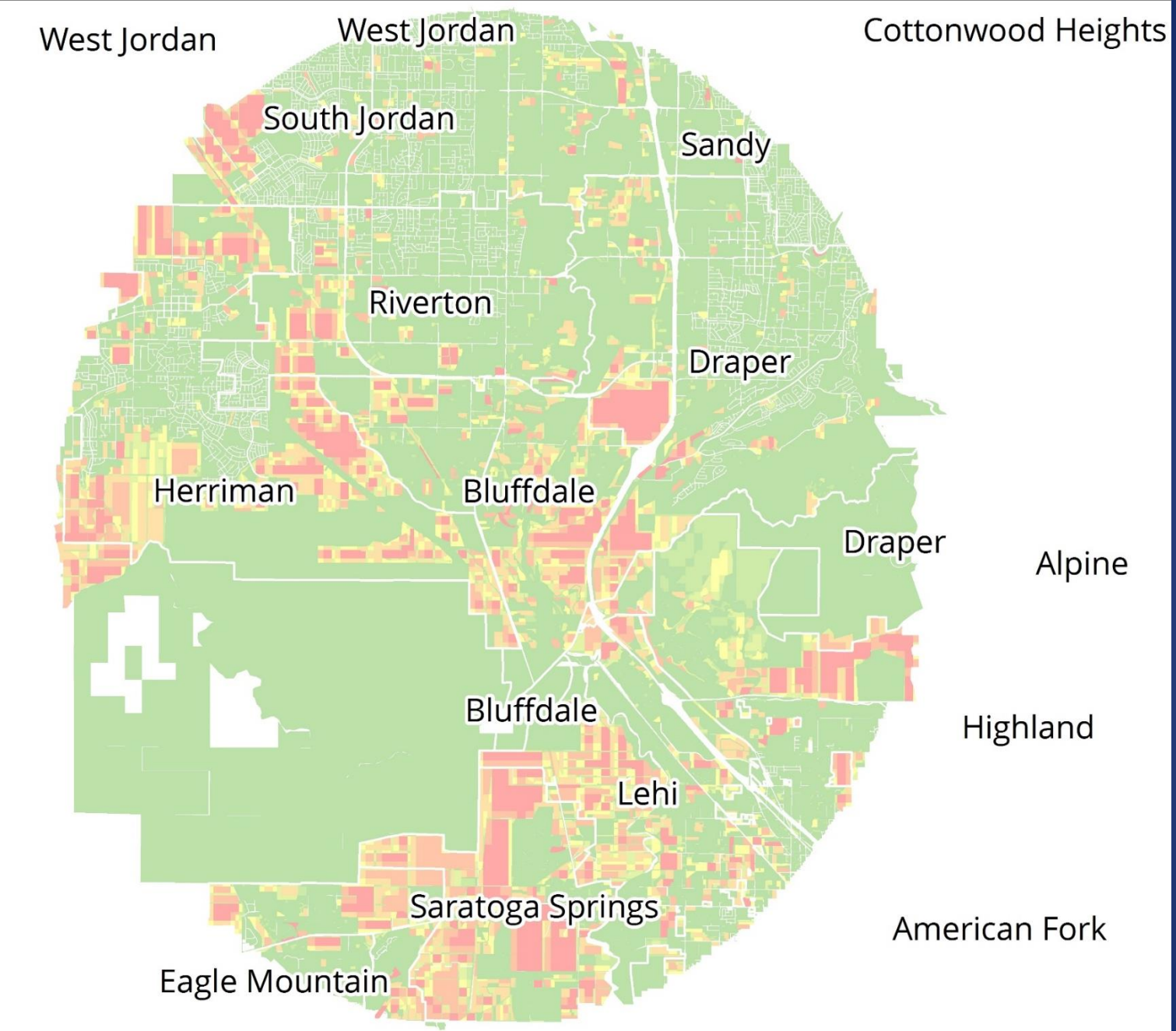
≈ 240,000 Acres Currently Developable

# New 2060 Population Growth Projections for Salt Lake/Utah County



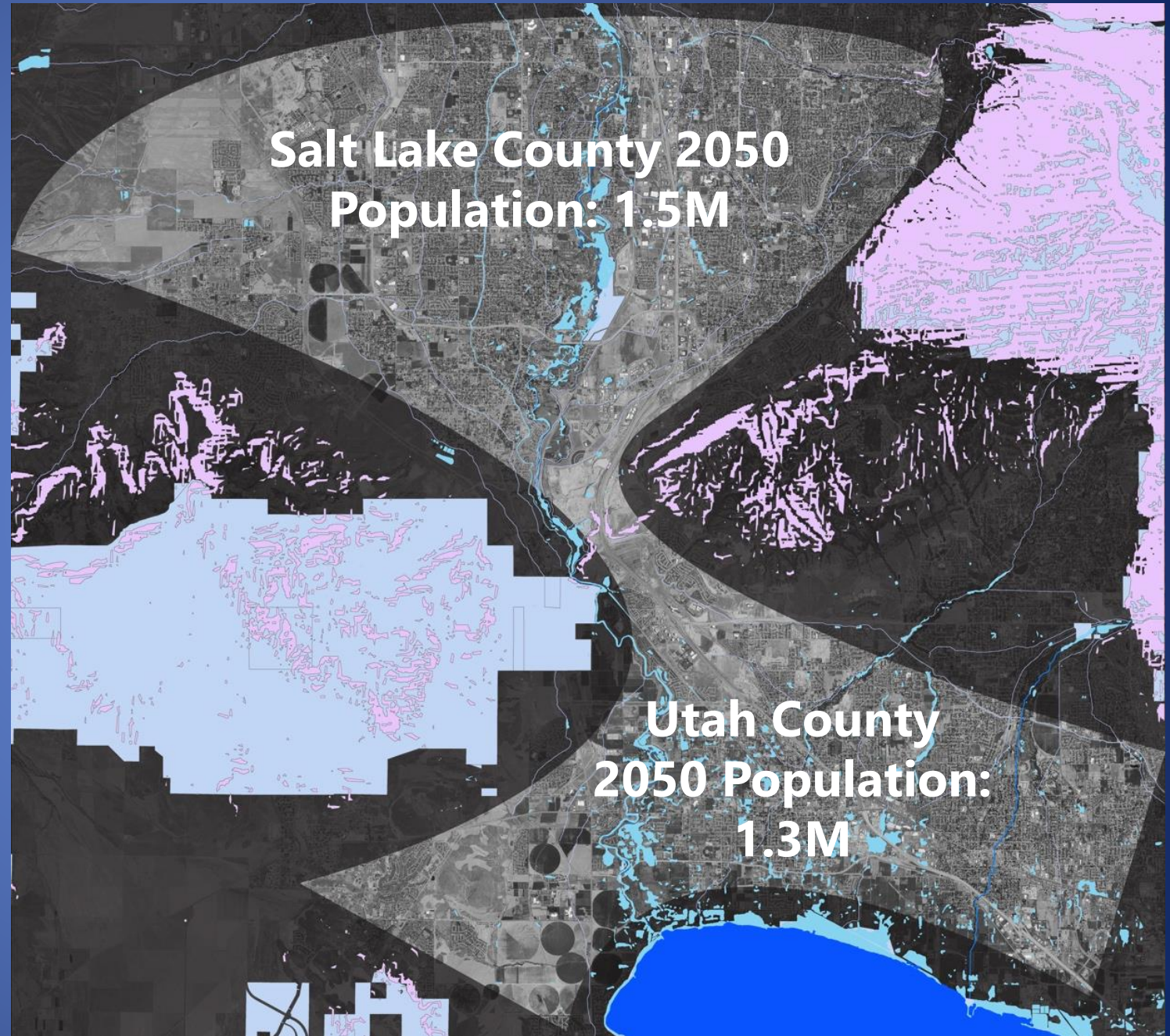
# Not if, but how?

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**

# The Bottleneck Between the State's Two Largest Counties is a State-Level Issue



# Why is This Innovation Cluster Centering Here?



Regional Access  
to Employees



Critical Mass  
of Companies



Available Entitled  
Land with Infrastructure



Housing Availability  
(Boss and Employee)



Point of the Mountain Innovation Center

# Amazon's HQ2 RFP Requirements

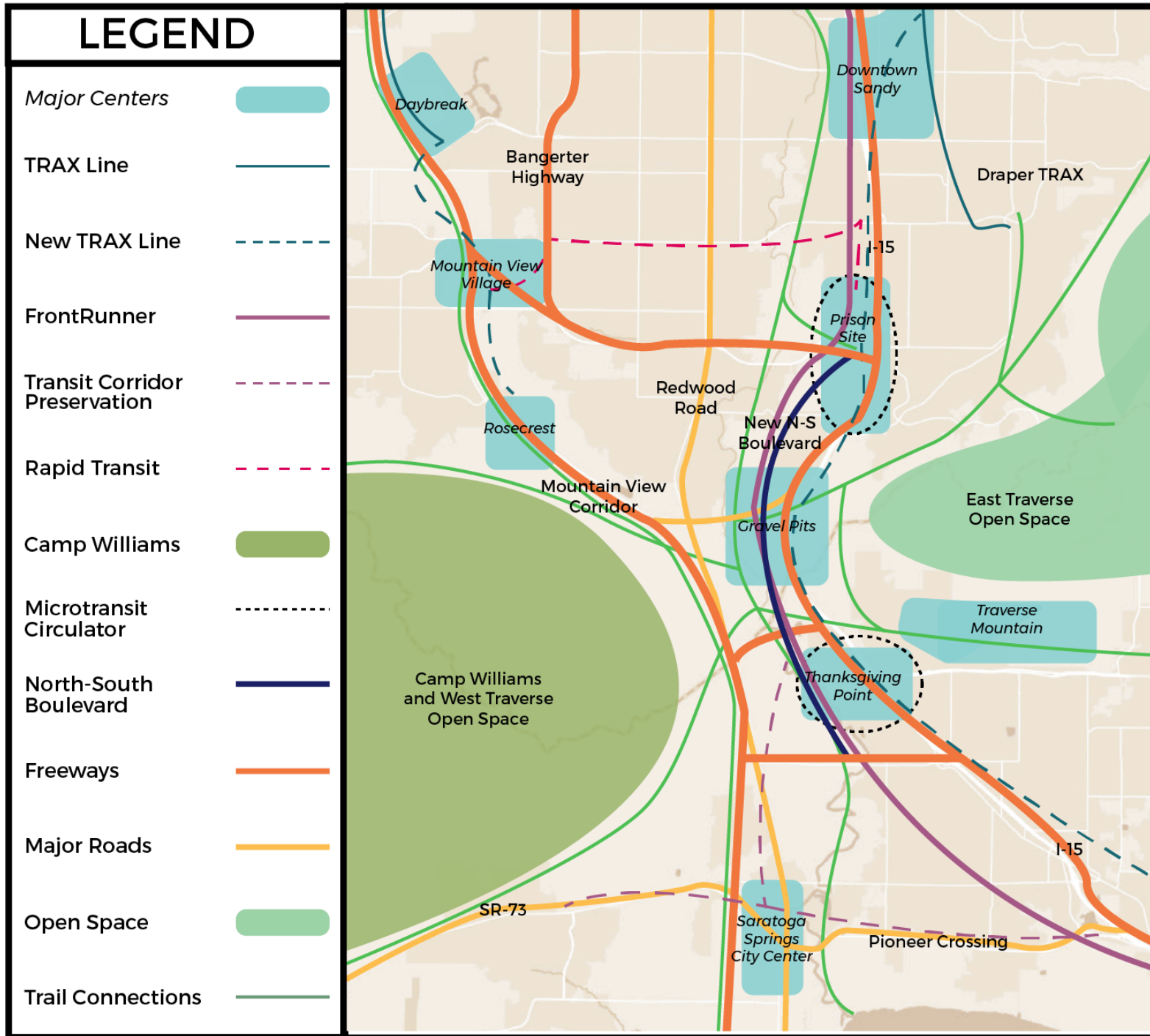
## Requirements:

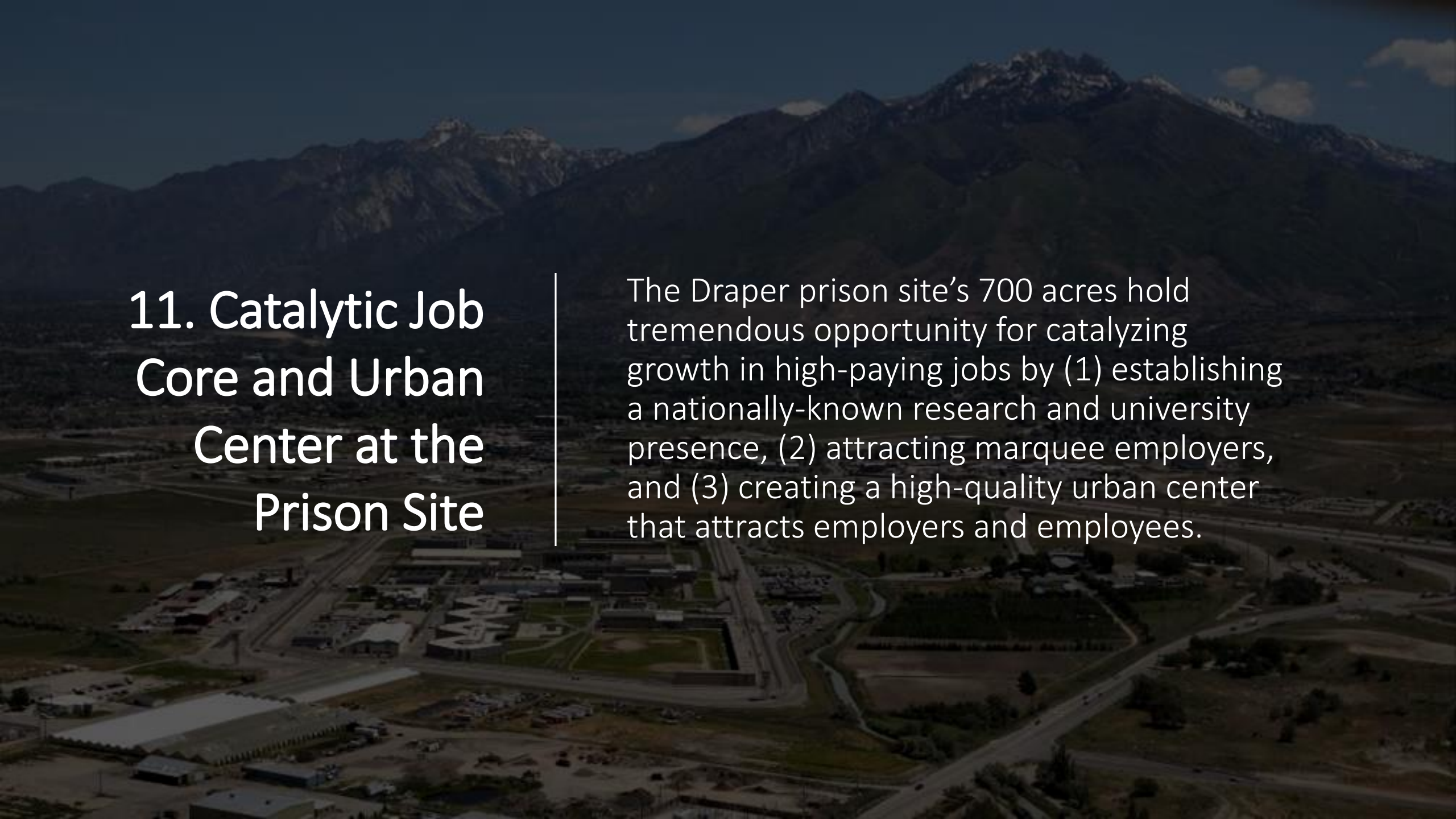
- Access to mass transit routes (preferably fixed)
- Proximity to highways and major arterials
- Within 45 miles of a major airport

## Preferred:

- Access to major universities
- An urban or downtown campus
- Access to recreation opportunities and other quality of life elements

# VISION FOR THE POINT OF THE MOUNTAIN



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.

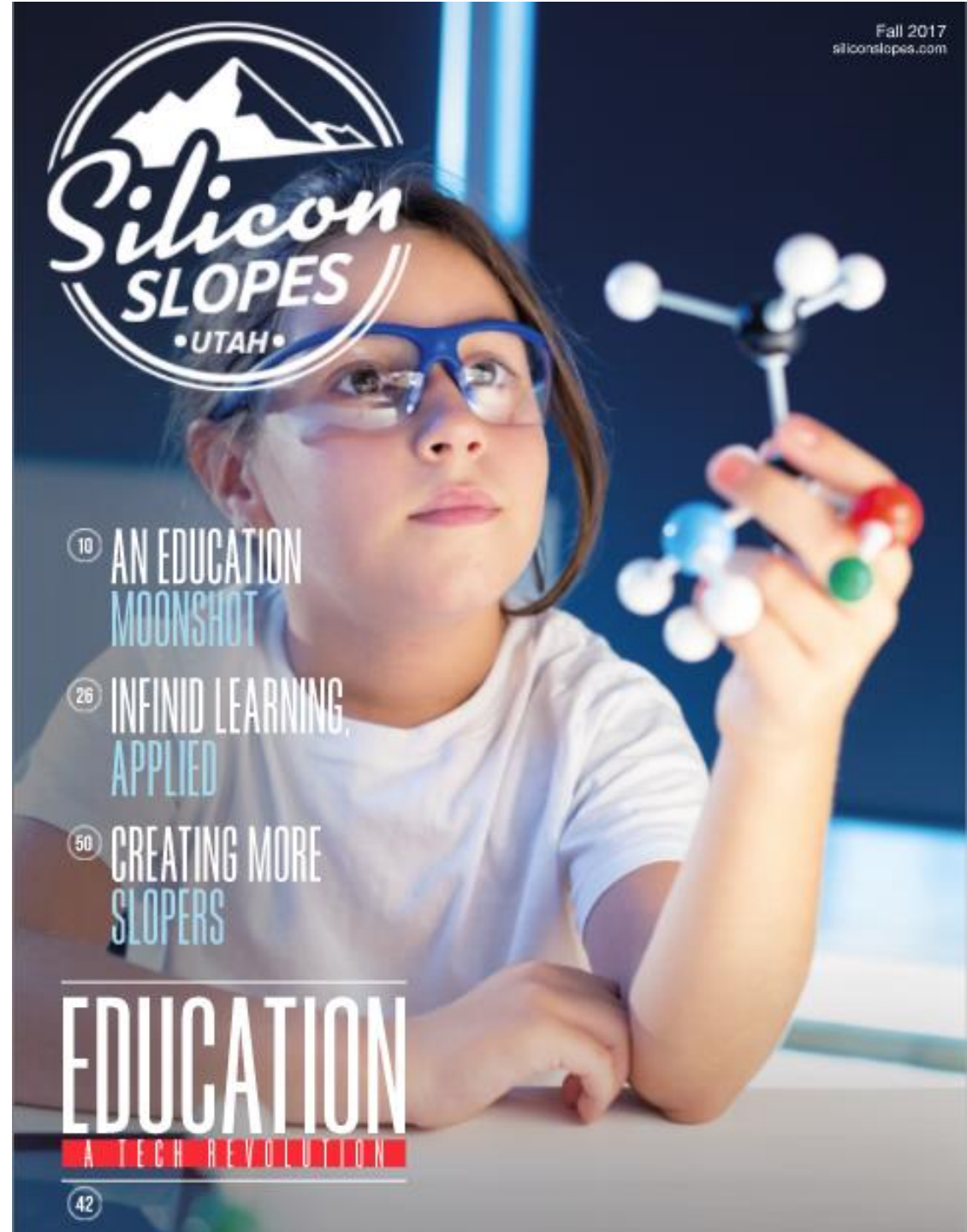
## 11. Catalytic Job Core and Urban Center at the Prison Site

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.



# SITE SELECTION CRITERIA

- Growing educated workforce community
- Expanding regional transit and infrastructure investment
  - Aviation Connectivity
- High quality of life standard
  - Diverse cultural venues
  - Access to quality natural environments
  - Cycling and walkability
- Pro-business Entitlement Climate
  - Pad-ready sites
- Commitment to balancing jobs and housing
  - Diversity of housing stock
- Environmental resilience



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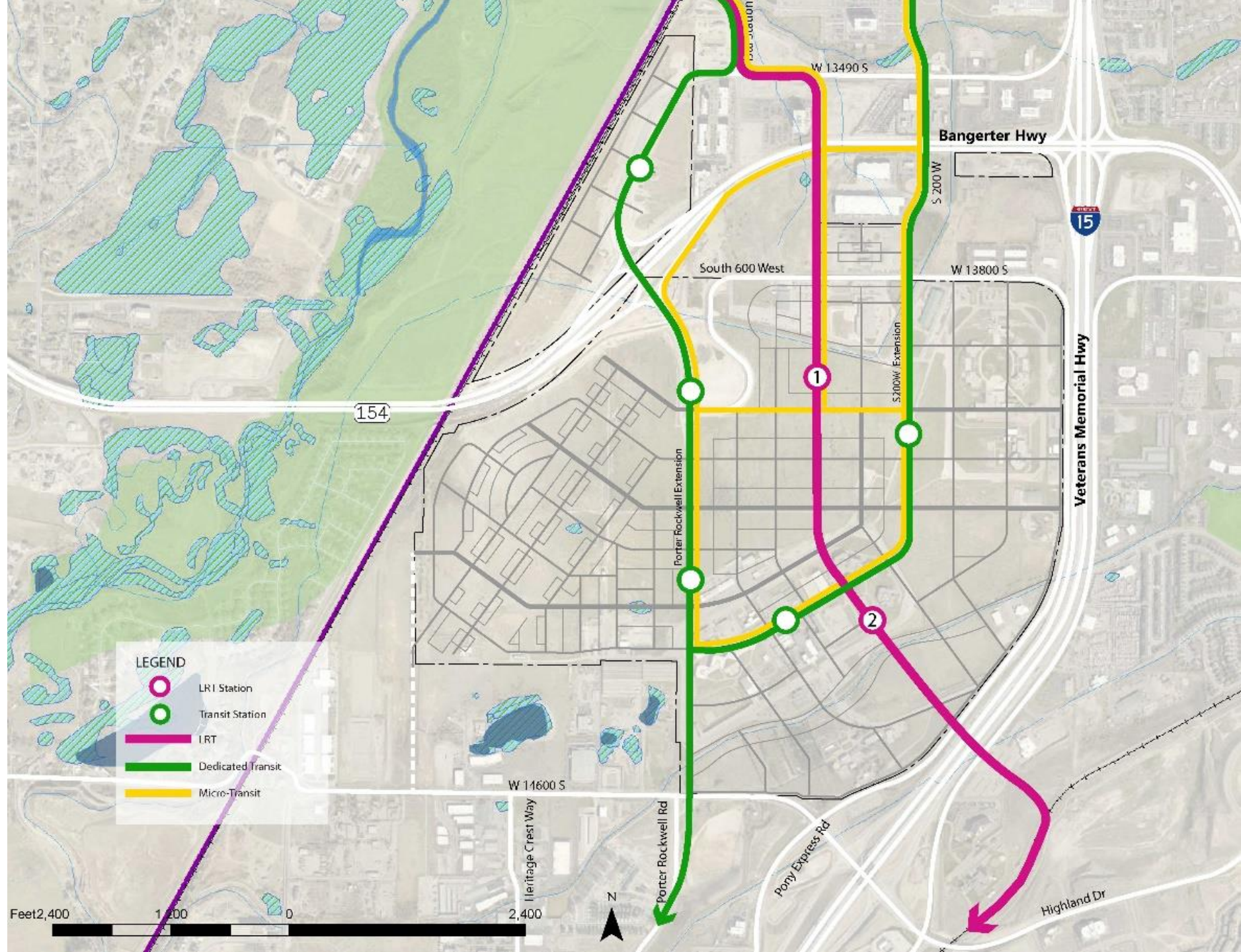
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# KEY ELEMENTS

- Light Rail Transit
- Dedicated Transit Lanes
- Micro-transit Shuttles



# MIXED-USE TOWN CENTER

## LIGHT RAIL TRANSIT





# MIXED USE TOWN CENTER



# What makes great Transit Oriented Employment Clusters?



VIBRANT DIVERSE USES



INFILL



RAIL



HIGHER DENSITIES



USEABLE OPEN SPACE



# OFFICE DISTRICT

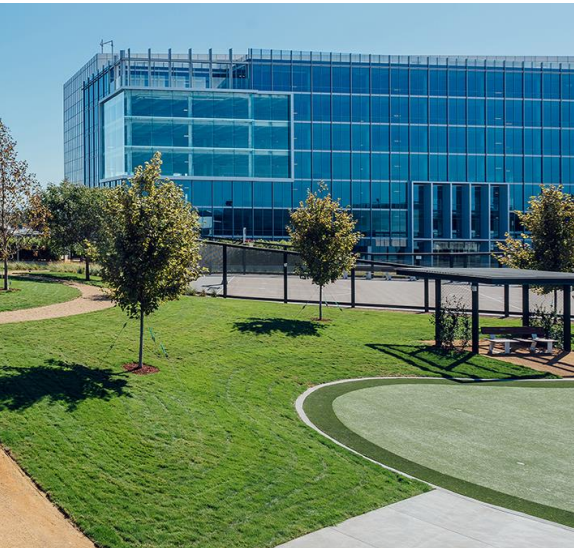
## DEDICATED TRANSIT



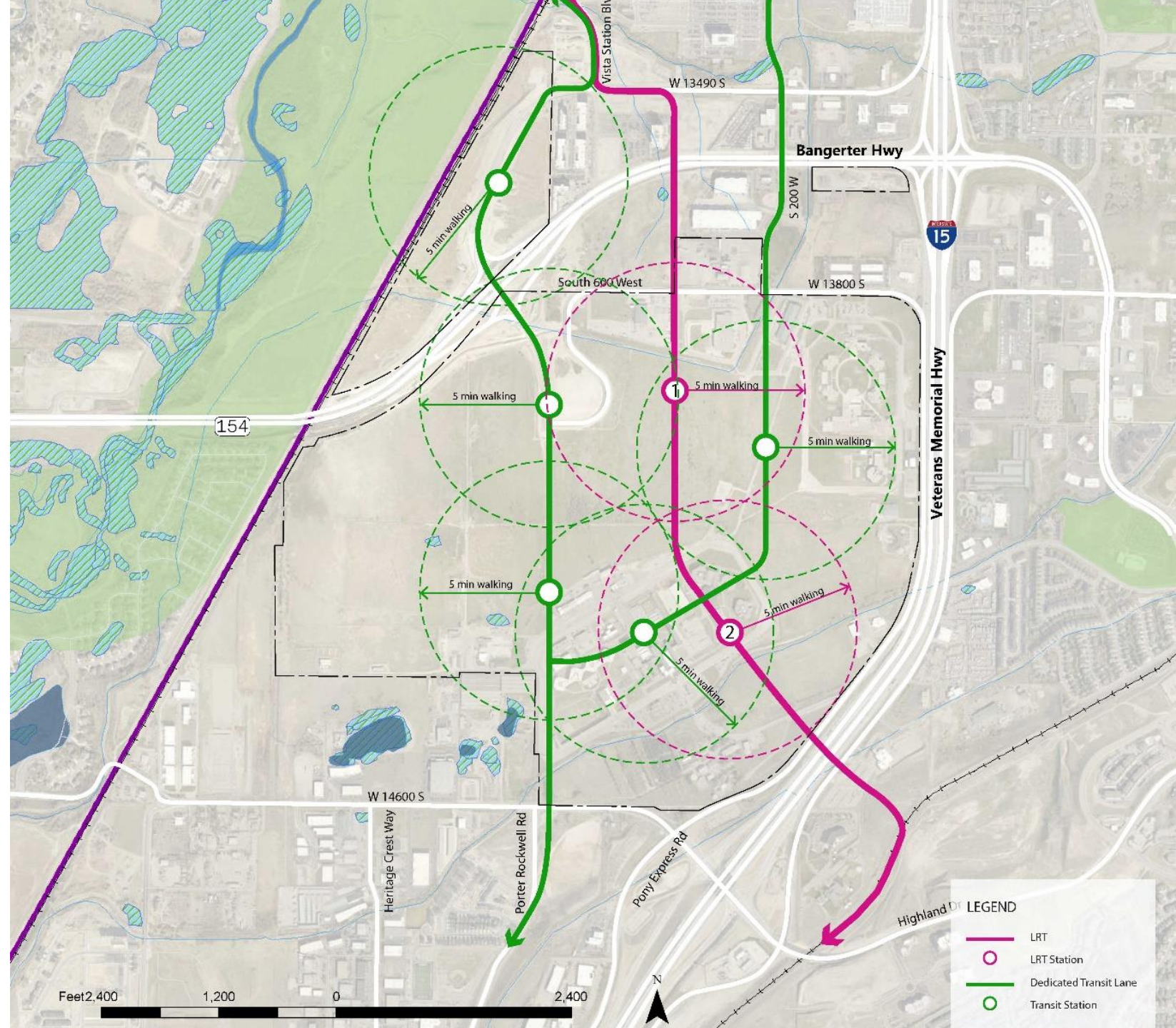
WONERO

17 NORTH EAST LINK

# RESEARCH / CATALYTIC DISTRICT



# INTEGRATE PLANNING: LAND USE + TRANSIT



# Autonomous Vehicles





# Critical Planning Needs for the 20,000-acre region:

- Regional transportation
  - Transit, road connectivity
- Jobs-housing balance
- Prison gateway properties
- Character of the entire area



# Essential Next Steps for the Authority

1. Ensure an open, transparent process to gather public input.
2. Coordinate with local jurisdictions and nearby land owners.
3. Work with partners to develop the regional transportation system.
4. Evaluate how the State can provide the greatest economic and social return on the taxpayer investment.
5. Explore a university/research presence.
6. Establish a compelling and well-functioning site plan.
7. Identify outstanding development partners.



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