

# Utah Inland Port Authority



## Salt Lake Project Area Master Development Plan

# Salt Lake Project Area Master Development Plan Approach

Numerous stakeholders have expressed significant interest over the previous several decades regarding the development and build-out of the Northwest Quadrant of Salt Lake City and Salt Lake County. In consideration of these stakeholder groups and their concerns, there are many points of agreement upon which the Utah Inland Port Authority (UIPA) can move forward.

In order to achieve the goal of forward progress, this Salt Lake Project Area Master plan is split in two phases. This plan serves as an authorizing document for the UIPA's activities in the Project Area. This transparency is critical to provide all stakeholders with awareness for the UIPA's activities, and will be updated through public processes as is needed. Both phases will be a combined effort with Salt Lake City, Salt Lake County and other stakeholders.

## Master Development Plan Phase 1 – Goals, Objectives, and Activities

Phase 1 of the Master Development Plan provides a public-facing guide for how UIPA will support development and catalyze the economy in the project area.

### Alignment

UIPA will coordinate with existing publicly adopted development and infrastructure plans by:

- Coordinating UIPA plans with the [2016 Salt Lake City Northwest Quadrant Master](#) plan
- Working with Salt Lake City, Salt Lake County, Magna, West Valley City, UDOT, landowners, and others to optimize infrastructure alignment
- Supporting strategic infrastructure development

### Positioning

Create a vision, identity and brand for the project area that is connected to its unique ecological location, and position the project area as a premier global destination for future-facing advanced manufacturers by:

- Ensuring project area is developed in coordinated manner
- Aligning major landowners with long-term vision and objectives
- Use properties currently under UIPA control to enhance positioning
- Supporting positioning with strategic land acquisitions
- Developing rail access as needed
- Developing non-rail logistics solutions to enable strategic growth in the area
- Seeking funding opportunities to support project area initiatives

### Economic Engine:

Develop a generational economic engine supporting sustainable growth in the project area by:

- Attracting industries and businesses with strong economic multipliers that create high-wage jobs in the region with workforce connections for those in the Salt Lake County area, including:
  - Clean Energy
  - Biotechnology
  - Composites
  - Aerospace and Defense Manufacturing
  - Advanced Manufacturing
  - Electric Vehicle Manufacturing
  - Autonomous Vehicle Production
- Helping targeted businesses locate or expand to the area using inducements, with a focus on low water using businesses.
- Exploring research opportunities in partnership with colleges and universities within the state, including ecological research.
- Identifying and support workforce solutions as needed, for existing industries.

### Environment:

Respect and protect the environment in the project area by:

- Supporting mitigation efforts to protect natural resources and support solutions for sustainable development in the project area
- Assisting in finding solutions for properties requiring remediation
- Supporting development of clean energy infrastructure

### Timeline:

Beginning upon adoption by UIPA Board of Directors and carried forward throughout duration of the project.

*Phase 1 does not include the development of any logistics facilities. No time, money, or resources will be spent towards the development of any logistics facilities until Phase 2 of the Salt Lake Project Area Master Plan is completed.*

## Master Development Plan Phase 2 – Goals and Objectives

Phase 2 of the Master Development Plan outlines collaborative efforts with Salt Lake City and Salt Lake County to engage vendors to conduct necessary assessments and create infrastructure plans for the Salt Lake Project Area.

### Assessments:

In cooperation with Salt Lake City and in accordance with procurement policies, hire a vendor(s) to conduct a Community Impact Assessment, a Health Impact Assessment and a Traffic Assessment according to the standards set forth in the SLC – UIPA interlocal agreement.

### Logistics Infrastructure Plan:

In cooperation with Salt Lake City, Salt Lake County and in accordance with procurement policies, hire a vendor with significant experience to develop recommendations for logistics infrastructure within the project area.

## Phase 2 Timeline

Beginning upon adoption of this plan by the UIPA Board of Directors with anticipated completion in **24-30 months**.