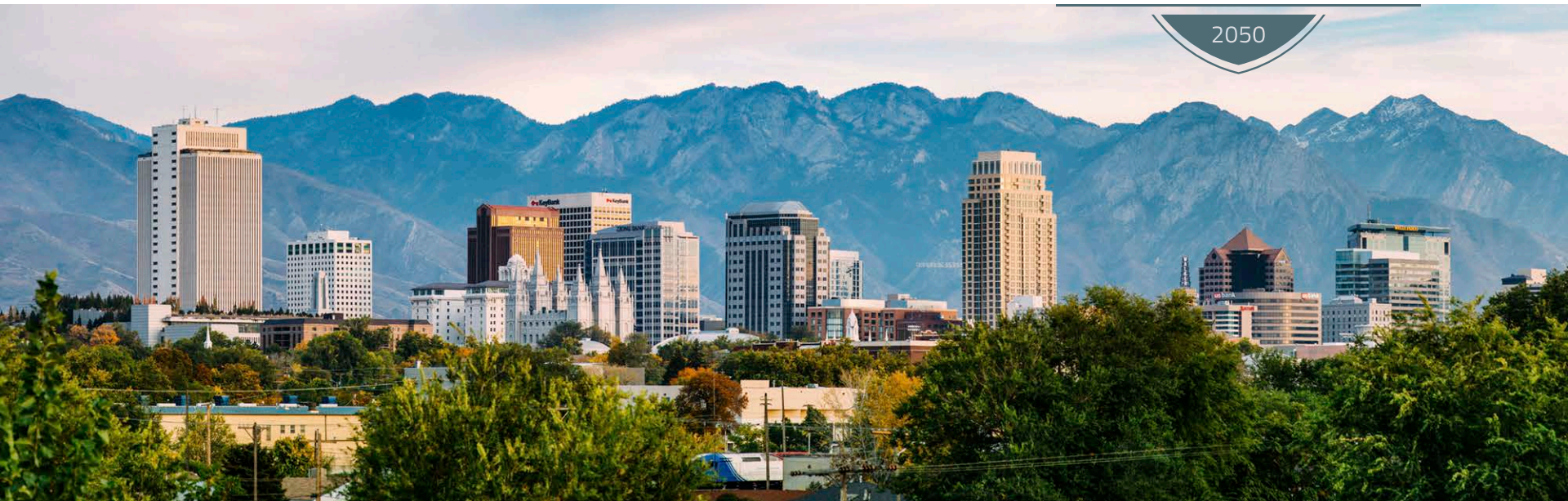
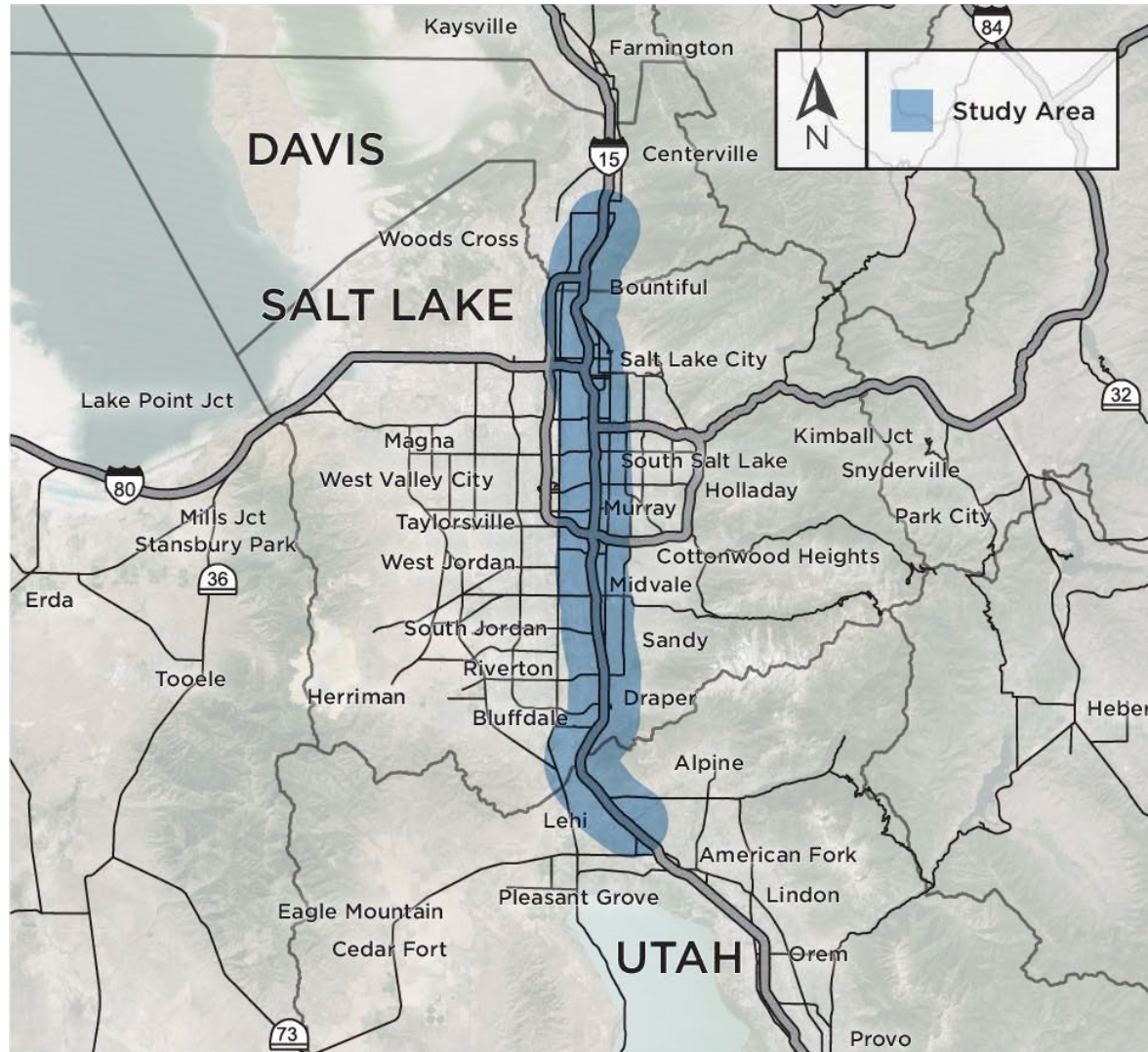


Planning for Change and Uncertainty



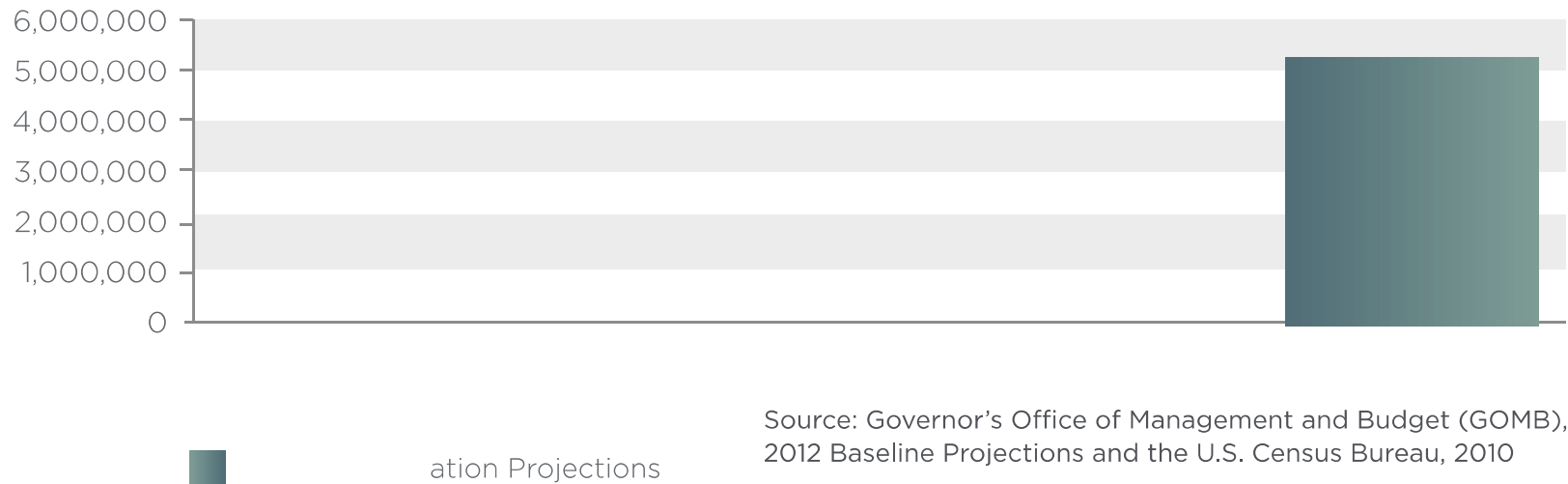
August 15, 2016

Study Area





Utah's Population Growth



Source: Governor's Office of Management and Budget (GOMB), 2012 Baseline Projections and the U.S. Census Bureau, 2010



The Challenge

LOTS OF PEOPLE
— NOT MUCH SPACE —
LOTS MORE TRAVEL



The Challenge





Partnership





Real Estate Market Model (REMM)

LAND DEVELOPMENT MODELS

Real Estate Price Model

Residential Development Project Location Choice Model

Nonresidential Development Project Location Choice Model

Building Construction Model

HOUSEHOLD LOCATION MODELS

Household Transition Model

Household Relocation Model

Household Location Choice Model

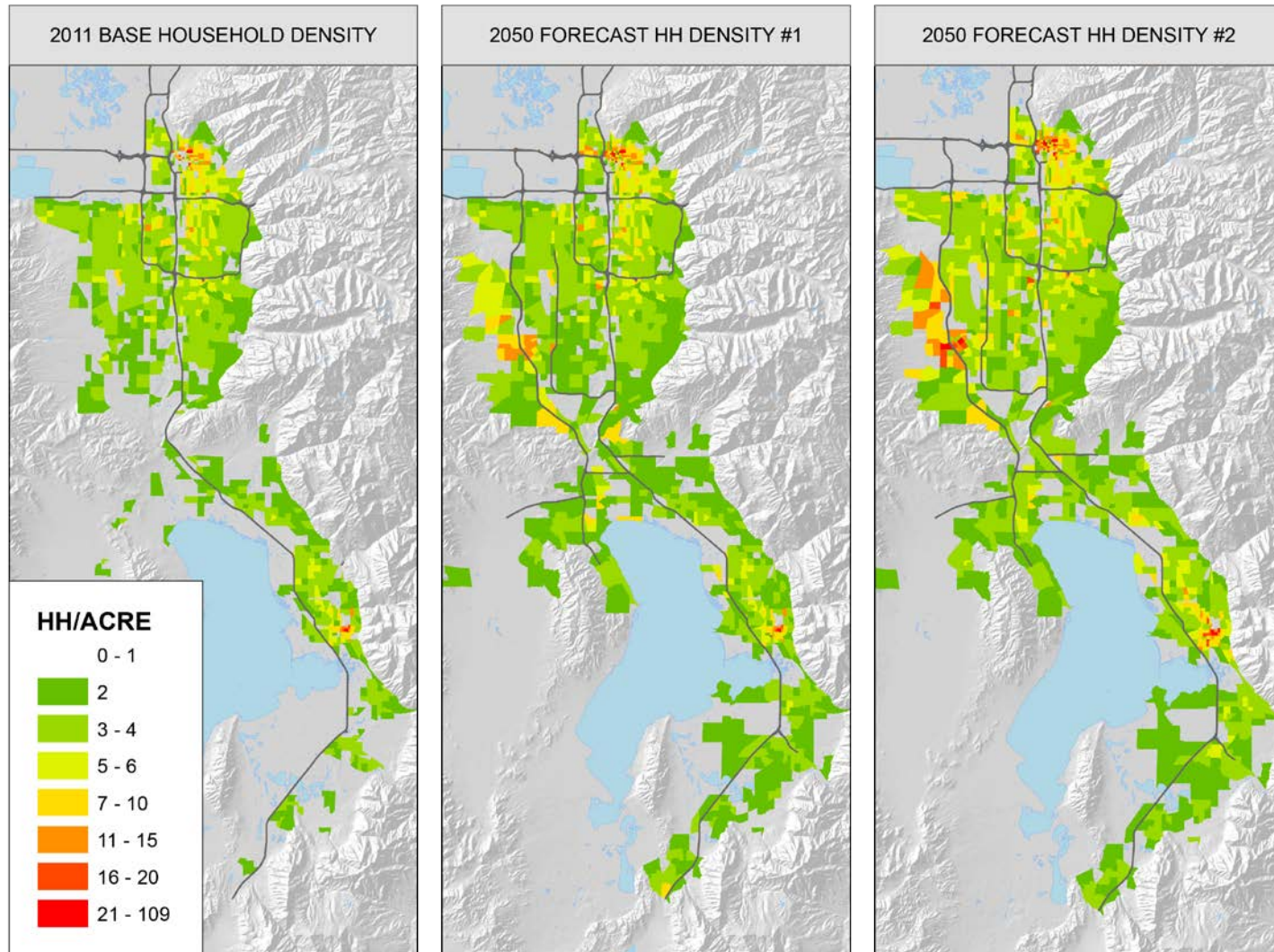
EMPLOYMENT LOCATION MODELS

Employment Transition Model

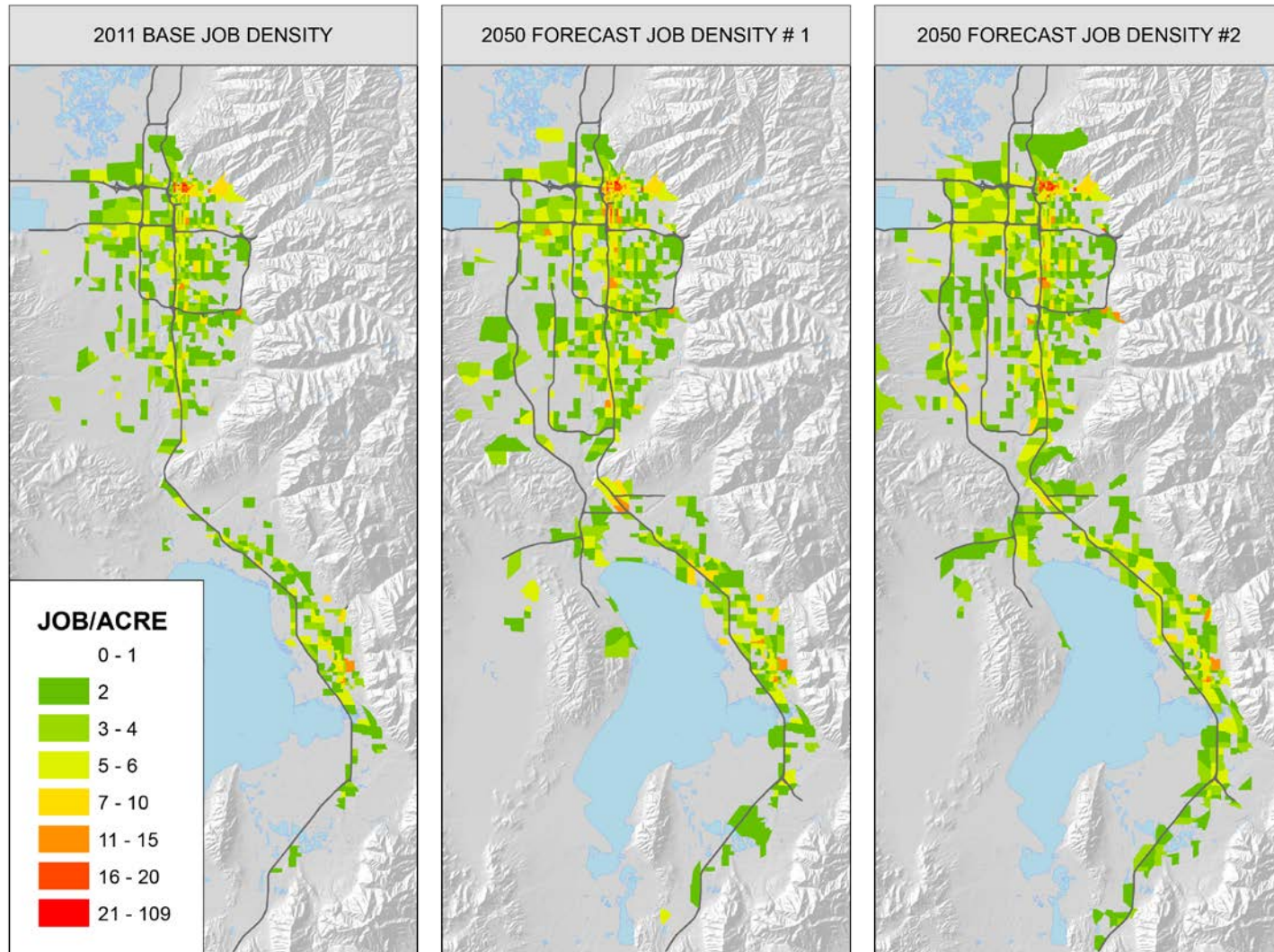
Employment Relocation Model

Employment Location Choice Model

REMM – Household Density Forecasts



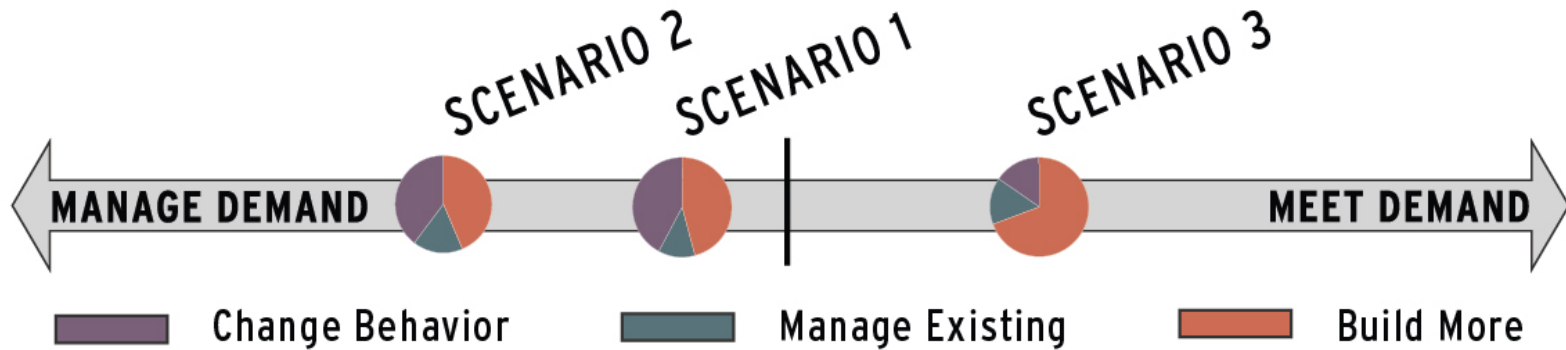
REMM – Job Density Forecasts



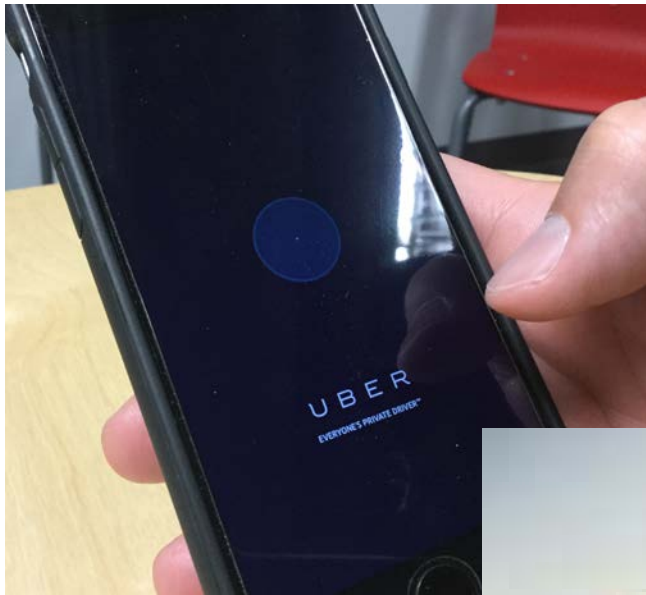
Scenario Planning – A Cautionary Tale



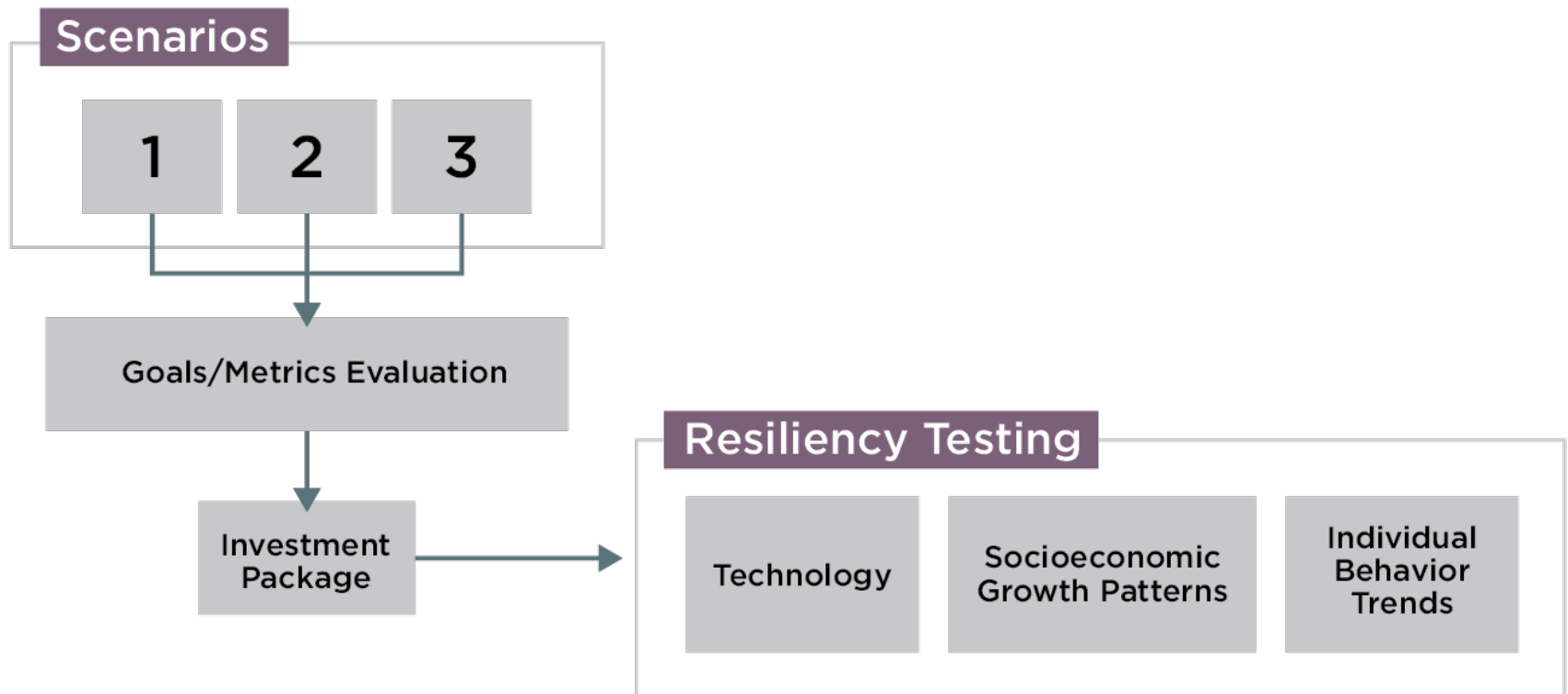
Transportation Investment Scenarios



Disruptive Change

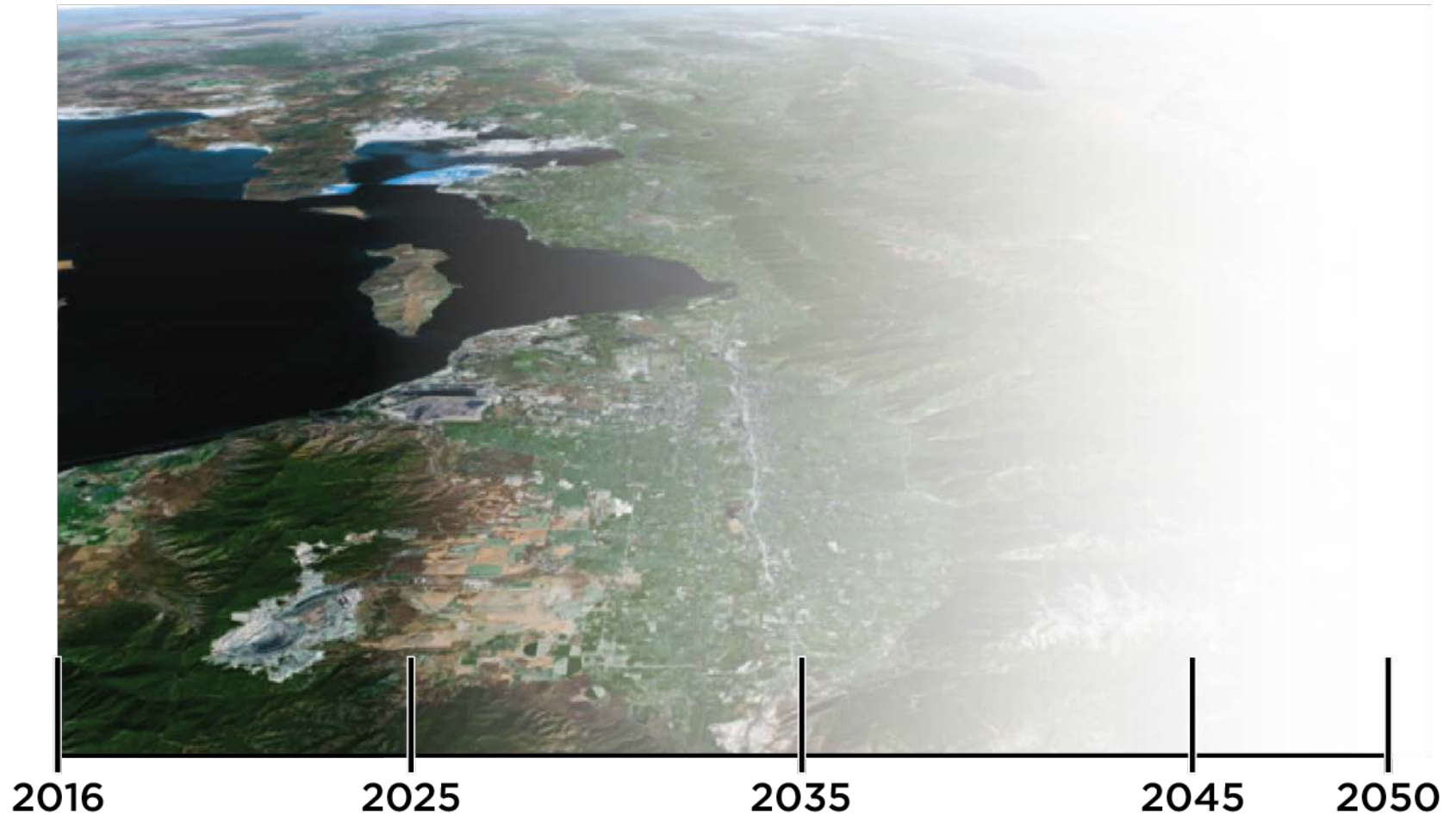


A First Step





Probability of Outcome



Planning for Change and Uncertainty



Questions?

