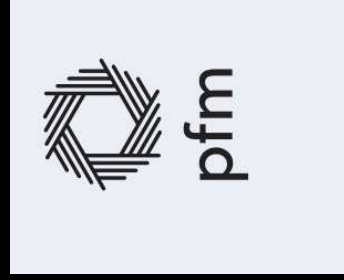


What Does the Utahn Solution To Growth Look Like?



Bill Fulton
Senior Advisor, PFM Consulting
Fellow, Turner Center for Housing
Innovation
October 26, 2022

How I got here today. This is your present



This is children going to elementary school



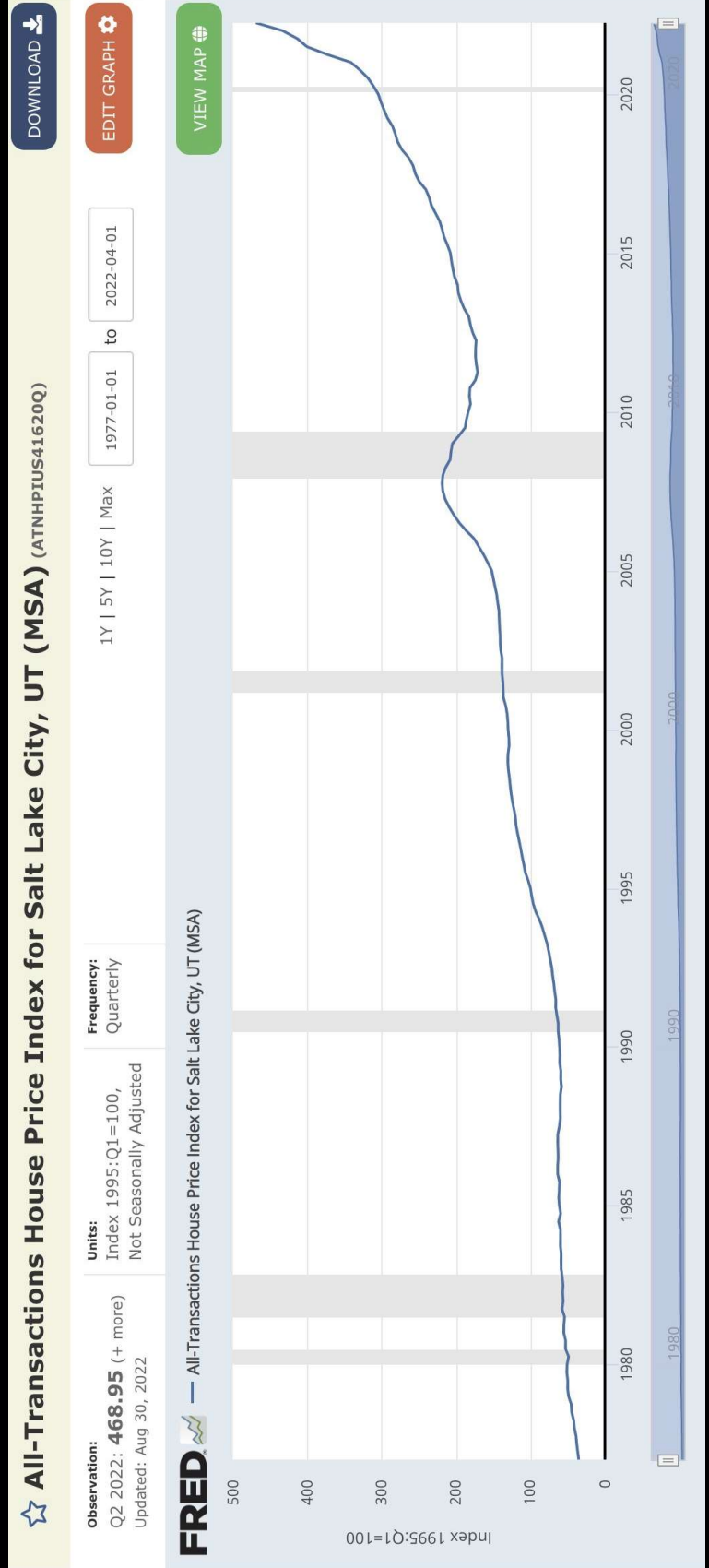
This is 30 people getting their morning drink



This is land for 4 families in Provo



This is your home price trend



Is this your future?

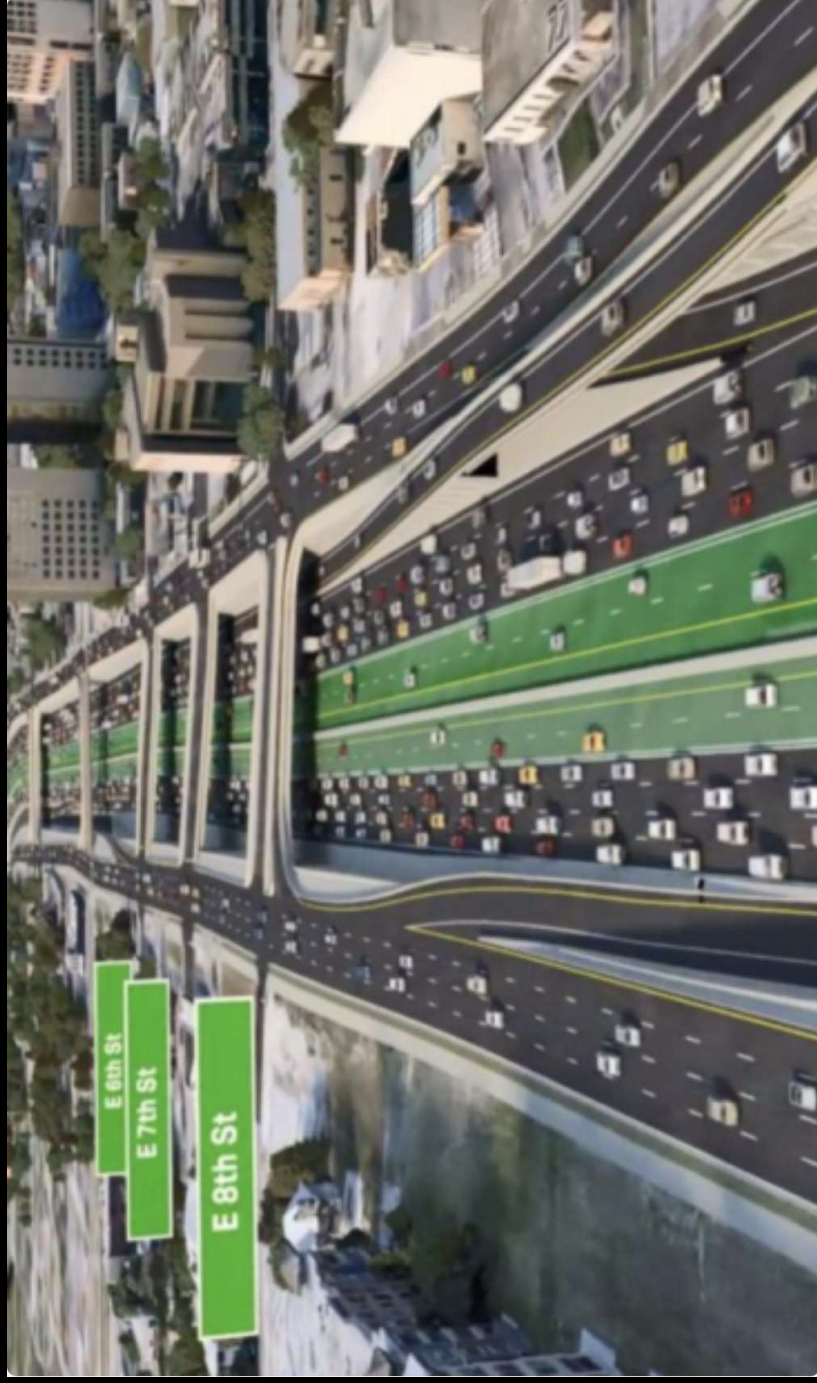
- Katy Freeway near my house in Houston
- 26 lanes, largest freeway in the US



Is this your future?

Proposed expansion of I-35 to 20 lanes through downtown Austin

- Austin is one of the most vibrant downtowns in the US
- The entire metro area is only 2 million people



Is this your future?

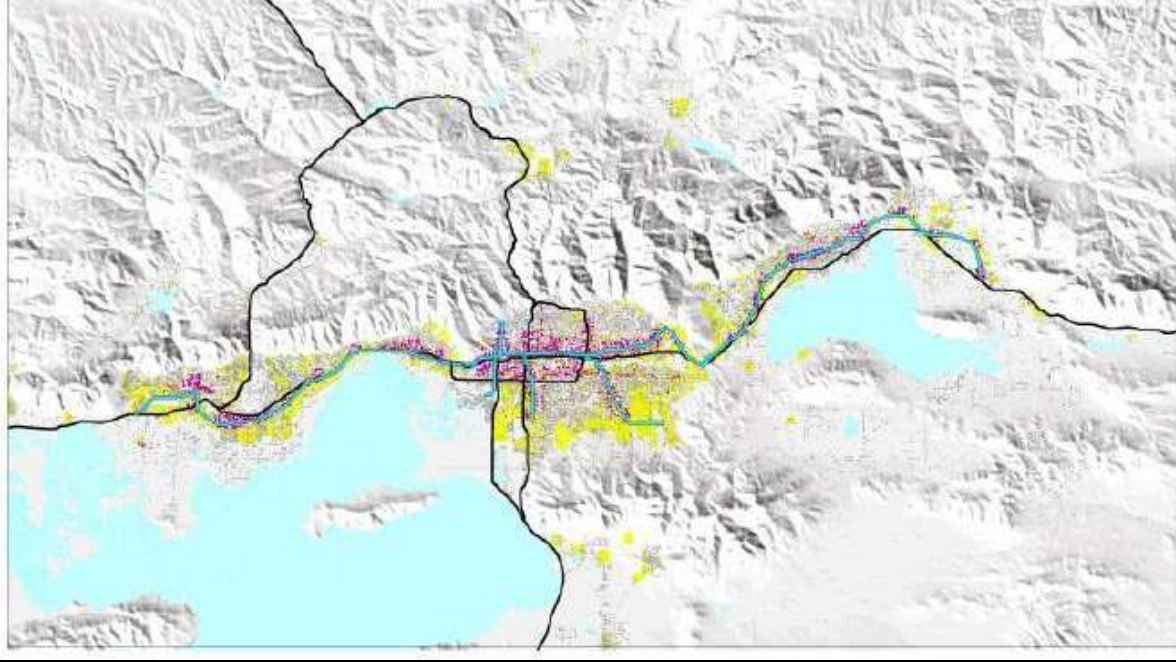


What You Get for \$1.1 Million in California

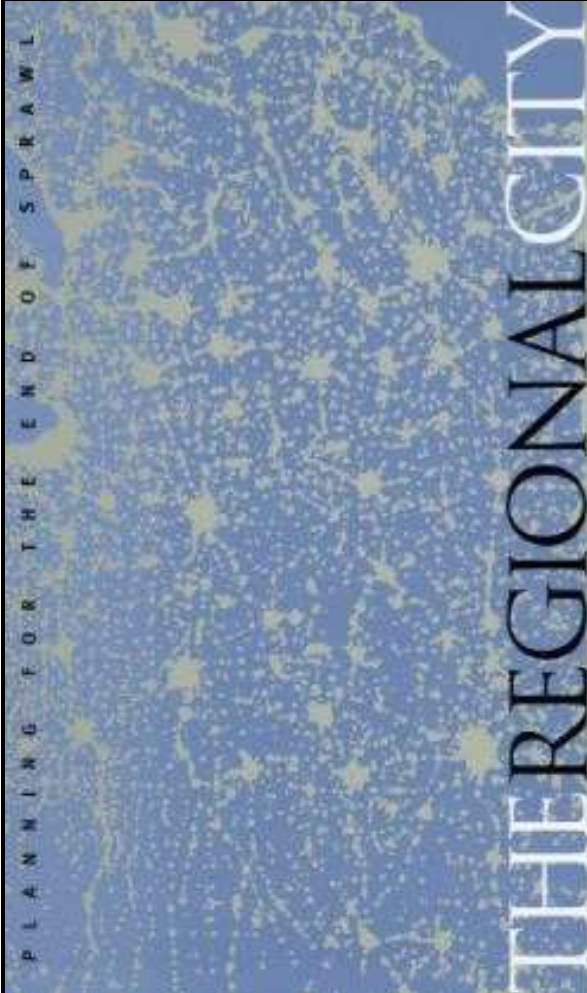
Is this your future?



**20 years ago, you
were not afraid to
tackle this problem**



PLANNING FOR THE END OF SPRAWL



THE REGIONAL CITY

PETER CALTHORPE
WILLIAM FULTON

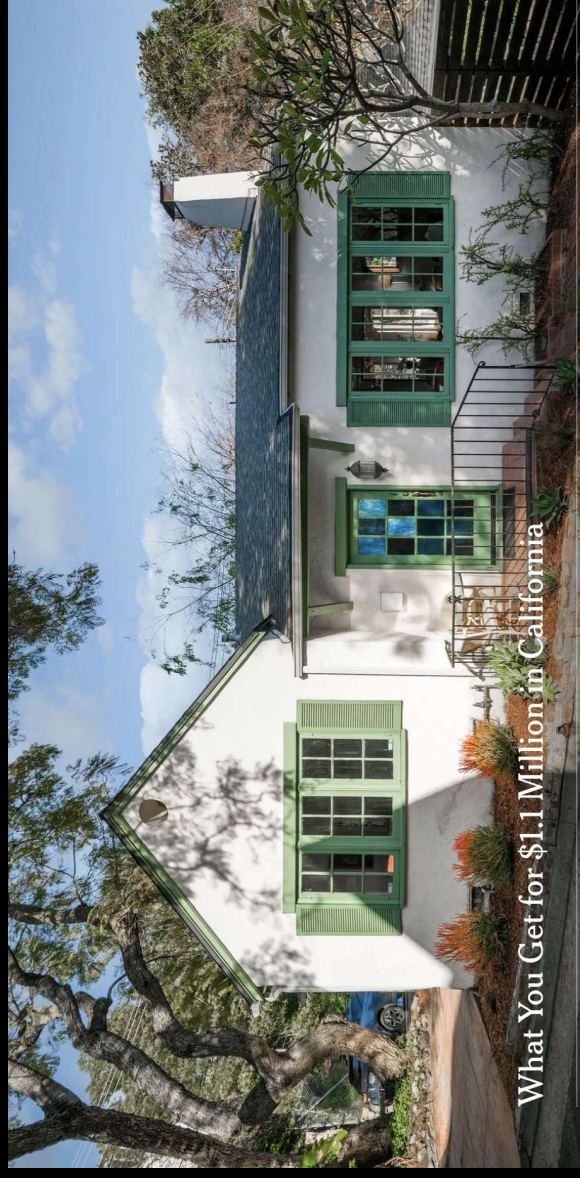
FOREWORD BY ROBERT FISHMAN

In fact, Peter
Calthorpe and I
wrote a whole
book inspired by
your efforts

And you've done a lot of really good things

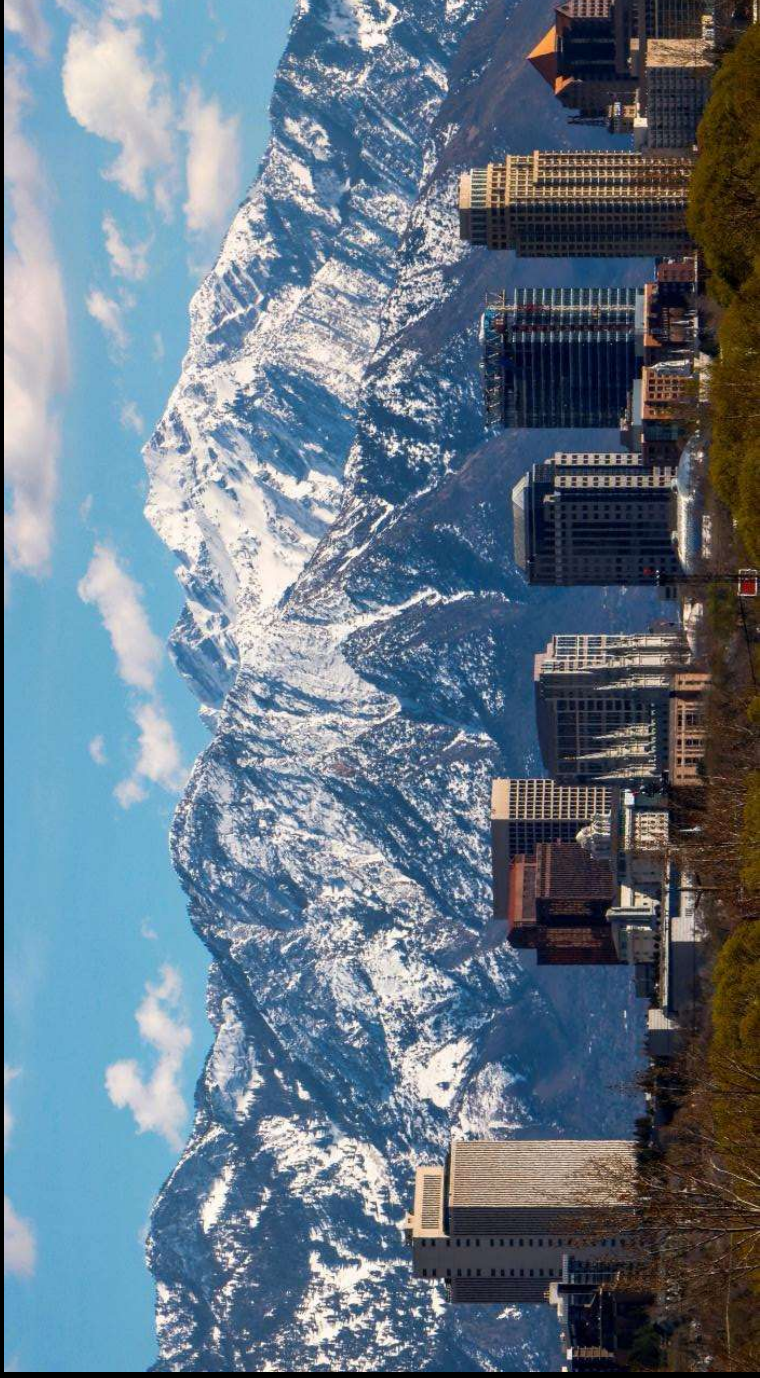


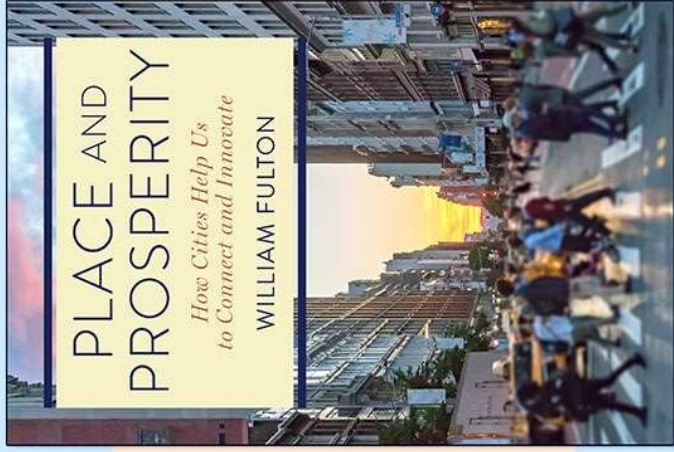
But you are on the path to California & Texas



What You Get for \$1.1 Million in California

Can you bend the trend in a Utahn way?





Now Available!

PLACE AND PROSPERITY

William Fulton

