

# LAYTON CITY

## City Council Work Meeting

July 20, 2015

### TRANSPORTATION MASTER PLAN UPDATE

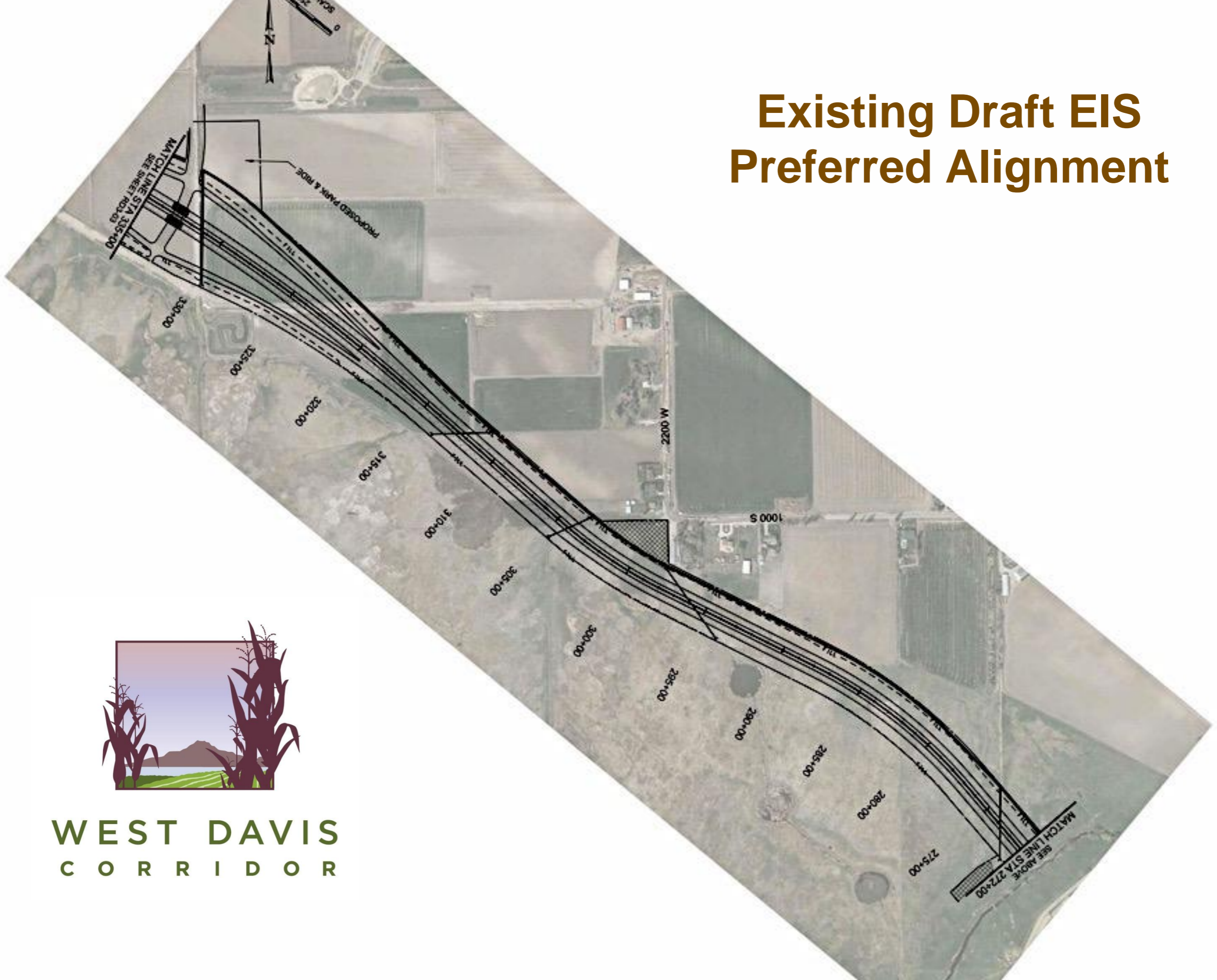
2200 West & 2700 West

West Davis Corridor Interchange Analysis

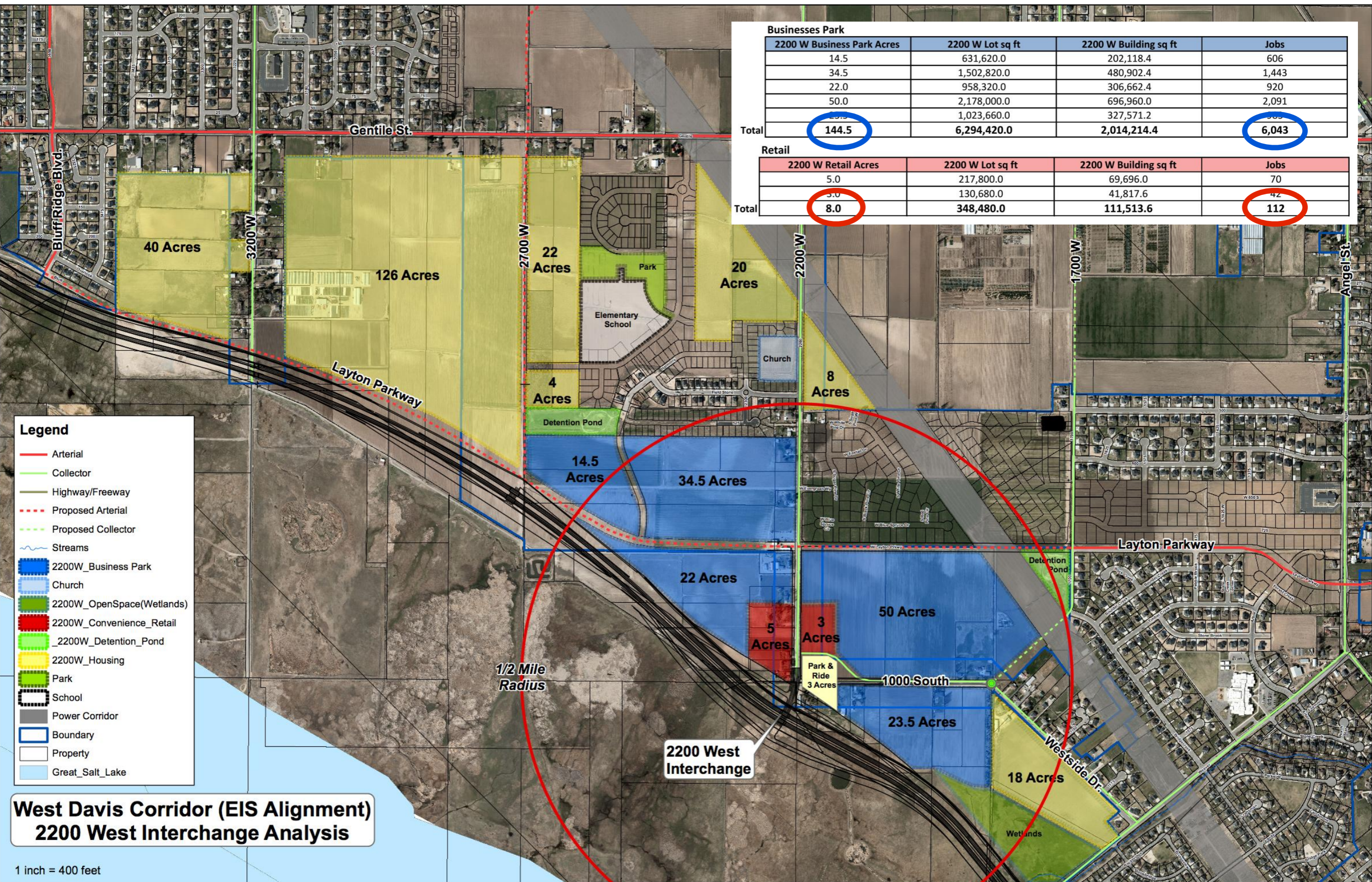
# Information and Analysis Requested and Measured Factors

- Information Requested
  - Discussion of the Land Use/Transportation Connection
  - Existing and approved land uses along the two corridors
  - Amount of land available for Business Park development along the two corridors
  - Options for the commercial center based on interchange location
  - Impacts on homes/properties along the two corridors
- Measured Factors
  - West Davis Corridor planning
  - Land use allocation
  - Economic Development
  - Traffic distribution
  - Property impact
  - Street design and overall costs

# Existing Draft EIS Preferred Alignment



**WEST DAVIS**  
CORRIDOR



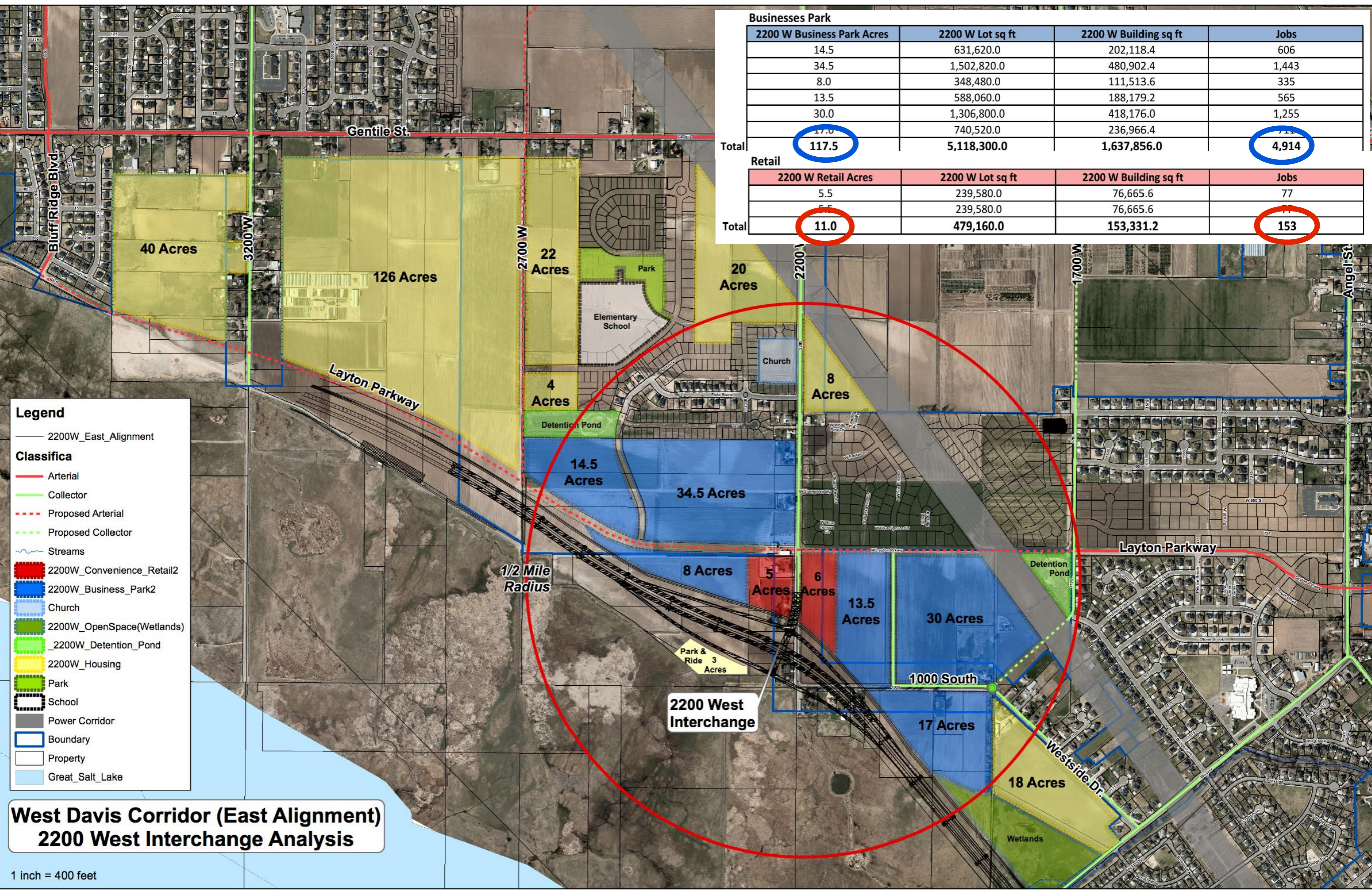
Businesses Park			
2200 W Business Park Acres	2200 W Lot sq ft	2200 W Building sq ft	Jobs
14.5	631,620.0	202,118.4	606
34.5	1,502,820.0	480,902.4	1,443
22.0	958,320.0	306,662.4	920
50.0	2,178,000.0	696,960.0	2,091
144.5	6,294,420.0	2,014,214.4	6,043
Total			

Retail			
2200 W Retail Acres	2200 W Lot sq ft	2200 W Building sq ft	Jobs
5.0	217,800.0	69,696.0	70
8.0	130,680.0	41,817.6	42
Total			

**West Davis Corridor (EIS Alignment)  
2200 West Interchange Analysis**

1 inch = 400 feet



Businesses Park			
2200 W Business Park Acres	2200 W Lot sq ft	2200 W Building sq ft	Jobs
14.5	631,620.0	202,118.4	606
34.5	1,502,820.0	480,902.4	1,443
8.0	348,480.0	111,513.6	335
13.5	588,060.0	188,179.2	565
30.0	1,306,800.0	418,176.0	1,255
17.0	740,520.0	236,966.4	712
<b>Total 117.5</b>	<b>5,118,300.0</b>	<b>1,637,856.0</b>	<b>4,914</b>

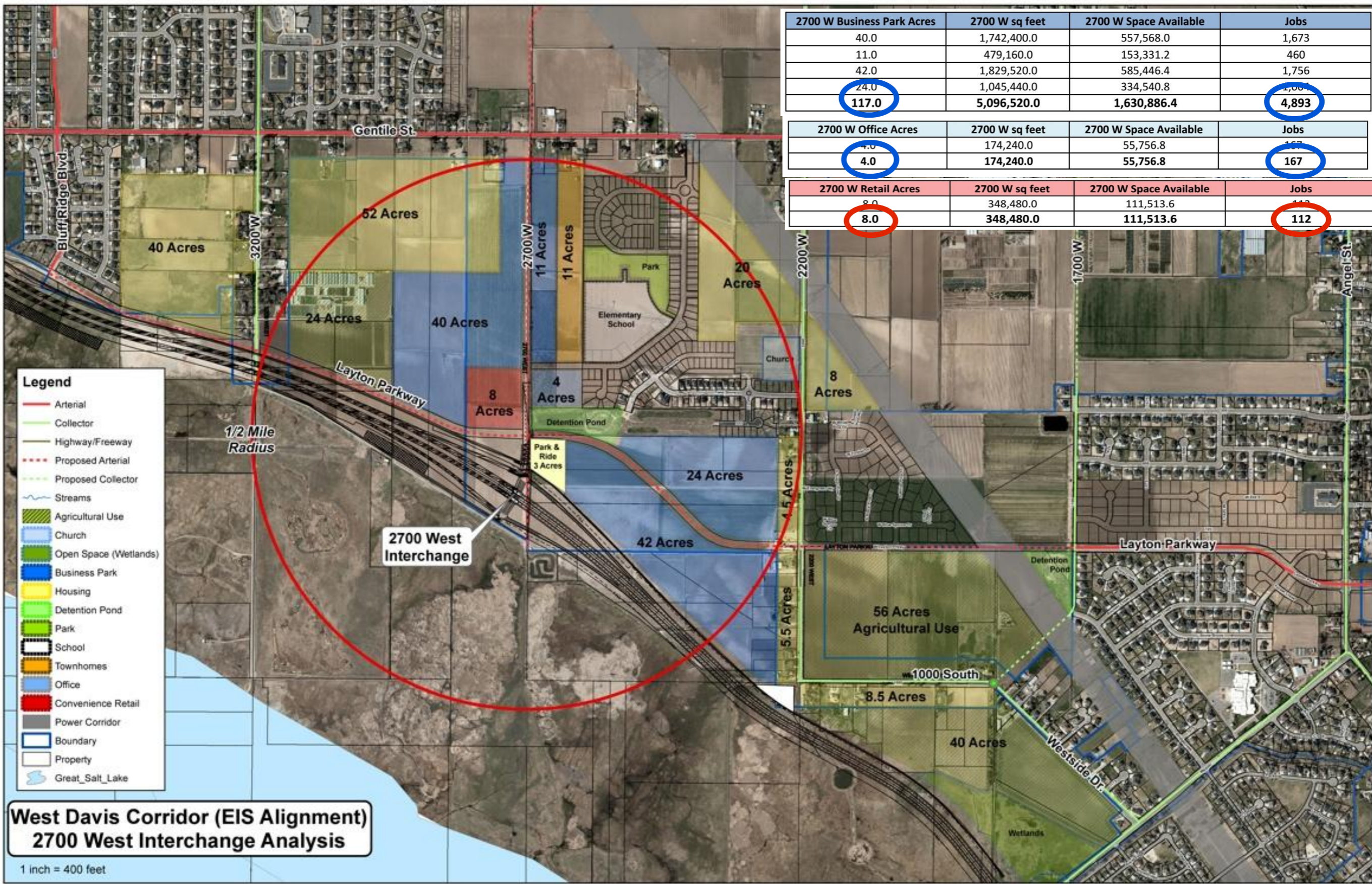
  

Retail			
2200 W Retail Acres	2200 W Lot sq ft	2200 W Building sq ft	Jobs
5.5	239,580.0	76,665.6	77
5.5	239,580.0	76,665.6	77
<b>Total 11.0</b>	<b>479,160.0</b>	<b>153,331.2</b>	<b>153</b>

- Legend**
- 2200W\_East\_Alignment
- Classifica**
- Arterial
  - Collector
  - - - Proposed Arterial
  - - - Proposed Collector
  - ~ Streams
  - 2200W\_Convenience\_Retail2
  - 2200W\_Business\_Park2
  - Church
  - 2200W\_OpenSpace(Wetlands)
  - 2200W\_Detention\_Pond
  - 2200W\_Housing
  - Park
  - School
  - Power Corridor
  - Boundary
  - Property
  - Great\_Salt\_Lake

**West Davis Corridor (East Alignment)  
2200 West Interchange Analysis**

1 inch = 400 feet



2700 W Business Park Acres	2700 W sq feet	2700 W Space Available	Jobs
40.0	1,742,400.0	557,568.0	1,673
11.0	479,160.0	153,331.2	460
42.0	1,829,520.0	585,446.4	1,756
24.0	1,045,440.0	334,540.8	1,000
<b>117.0</b>	<b>5,096,520.0</b>	<b>1,630,886.4</b>	<b>4,893</b>

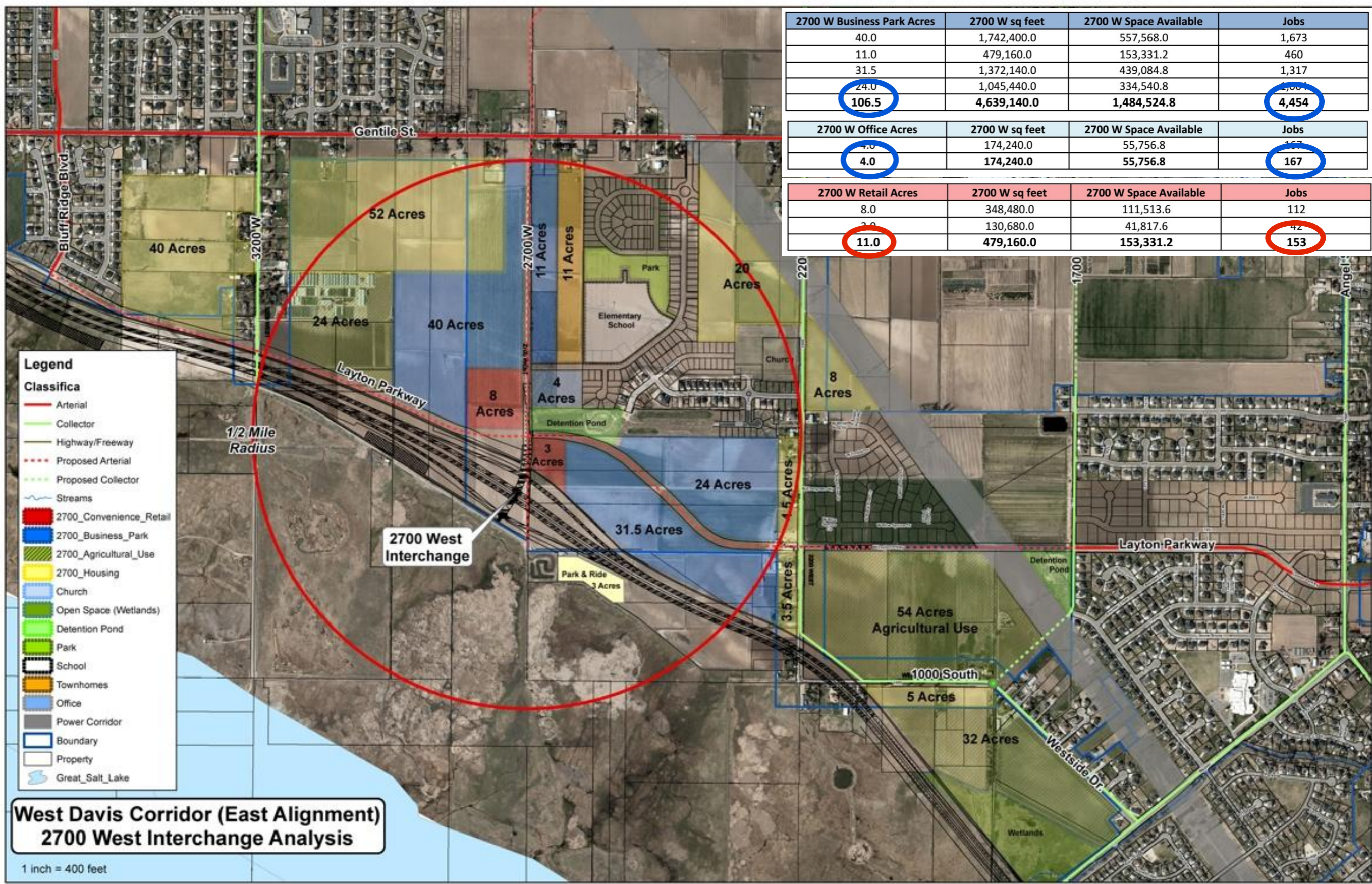
2700 W Office Acres	2700 W sq feet	2700 W Space Available	Jobs
4.0	174,240.0	55,756.8	167
<b>4.0</b>	<b>174,240.0</b>	<b>55,756.8</b>	<b>167</b>

2700 W Retail Acres	2700 W sq feet	2700 W Space Available	Jobs
8.0	348,480.0	111,513.6	112
<b>8.0</b>	<b>348,480.0</b>	<b>111,513.6</b>	<b>112</b>

- Legend**
- Arterial
  - Collector
  - Highway/Freeway
  - - - Proposed Arterial
  - - - Proposed Collector
  - ~ Streams
  - ▨ Agricultural Use
  - ▨ Church
  - ▨ Open Space (Wetlands)
  - ▨ Business Park
  - ▨ Housing
  - ▨ Detention Pond
  - ▨ Park
  - ▨ School
  - ▨ Townhomes
  - ▨ Office
  - ▨ Convenience Retail
  - ▨ Power Corridor
  - ▨ Boundary
  - ▨ Property
  - ▨ Great\_Salt\_Lake

**West Davis Corridor (EIS Alignment)  
2700 West Interchange Analysis**

1 inch = 400 feet



2700 W Business Park Acres	2700 W sq feet	2700 W Space Available	Jobs
40.0	1,742,400.0	557,568.0	1,673
11.0	479,160.0	153,331.2	460
31.5	1,372,140.0	439,084.8	1,317
24.0	1,045,440.0	334,540.8	1,007
<b>106.5</b>	<b>4,639,140.0</b>	<b>1,484,524.8</b>	<b>4,454</b>

2700 W Office Acres	2700 W sq feet	2700 W Space Available	Jobs
4.0	174,240.0	55,756.8	167
<b>4.0</b>	<b>174,240.0</b>	<b>55,756.8</b>	<b>167</b>

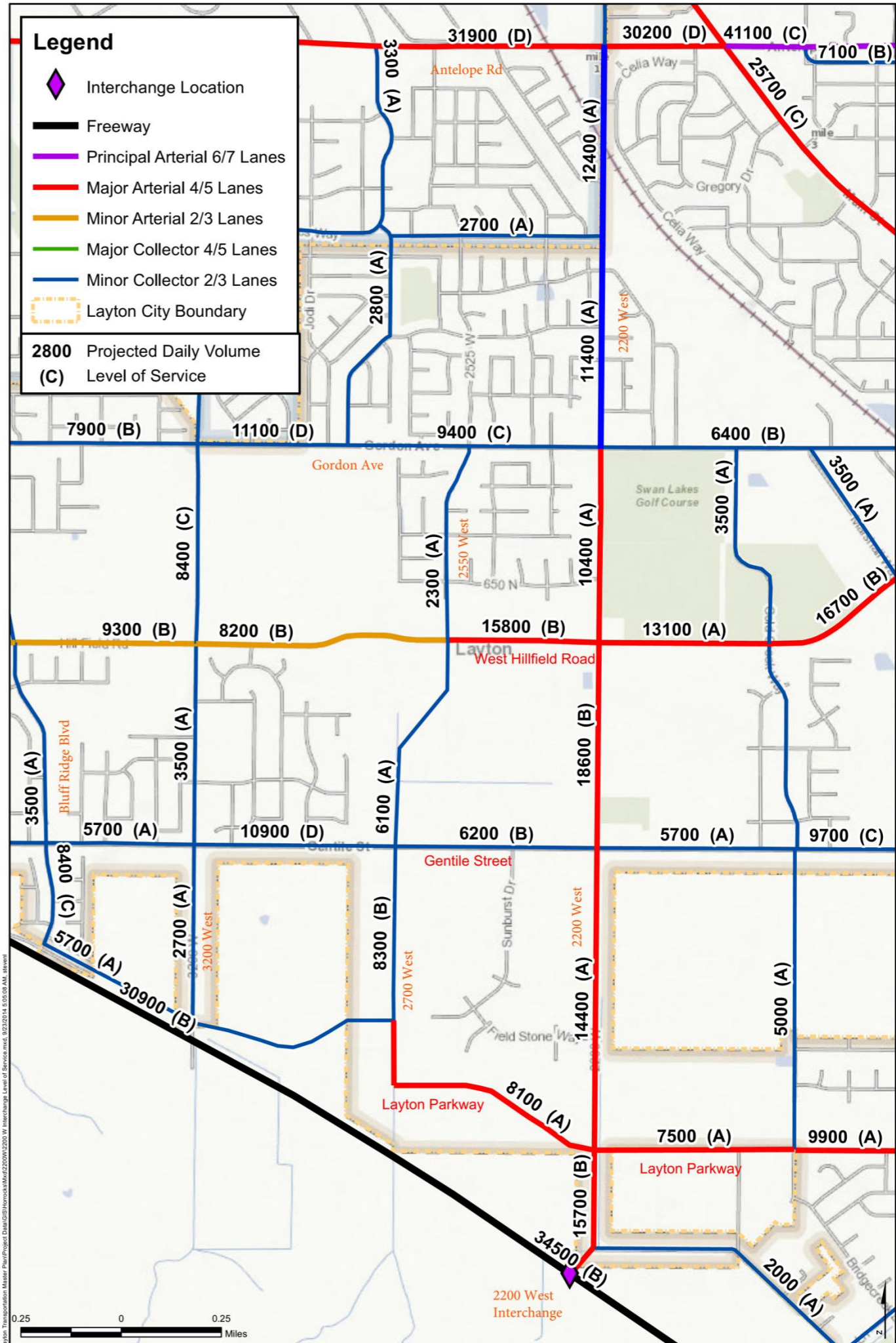
2700 W Retail Acres	2700 W sq feet	2700 W Space Available	Jobs
8.0	348,480.0	111,513.6	112
2.0	130,680.0	41,817.6	42
<b>11.0</b>	<b>479,160.0</b>	<b>153,331.2</b>	<b>153</b>

**West Davis Corridor (East Alignment)  
2700 West Interchange Analysis**

1 inch = 400 feet

# 2200 West Interchange

## Modeled Traffic Distribution for 2040







WDC to Ant. Dr.  
New 100'  
\$18.1M (1 home)  
New 88'  
\$11.8M (1 home)

WDC to HF Rd.  
New 100'  
\$18.1M (1 home)

WDC to HF Rd.  
New 88'  
\$11.8M (1 home)

HF Rd. to Ant. Dr.  
Existing 66' Collector

HF Rd. to Ant. Dr.  
Widen to 100'  
\$26.5M (37 homes)  
+\$16.8 M Rail Bridge=\$43.3M

HF Rd. to Ant. Dr.  
Widen to 88'  
\$19.9M (22 homes)  
+\$16.8 M Rail Bridge=\$36.7M

HF Rd. to Ant. Dr.  
Widen to 80'  
\$16.7M (22 homes)  
+\$16.8 M Rail Bridge=\$33.5M

WDC to HF Rd.  
Widen to 100'  
\$23.3M (20 homes)

WDC to HF Rd.  
Widen to 88'  
\$18.1M (17 homes)

WDC to Ant. Dr.  
Widen to 100'  
\$66.6M (57 homes)  
  
Widen to 88'  
\$54.8M (39 homes)  
  
Widen to 88' and 80'  
\$51.6M (39 homes)

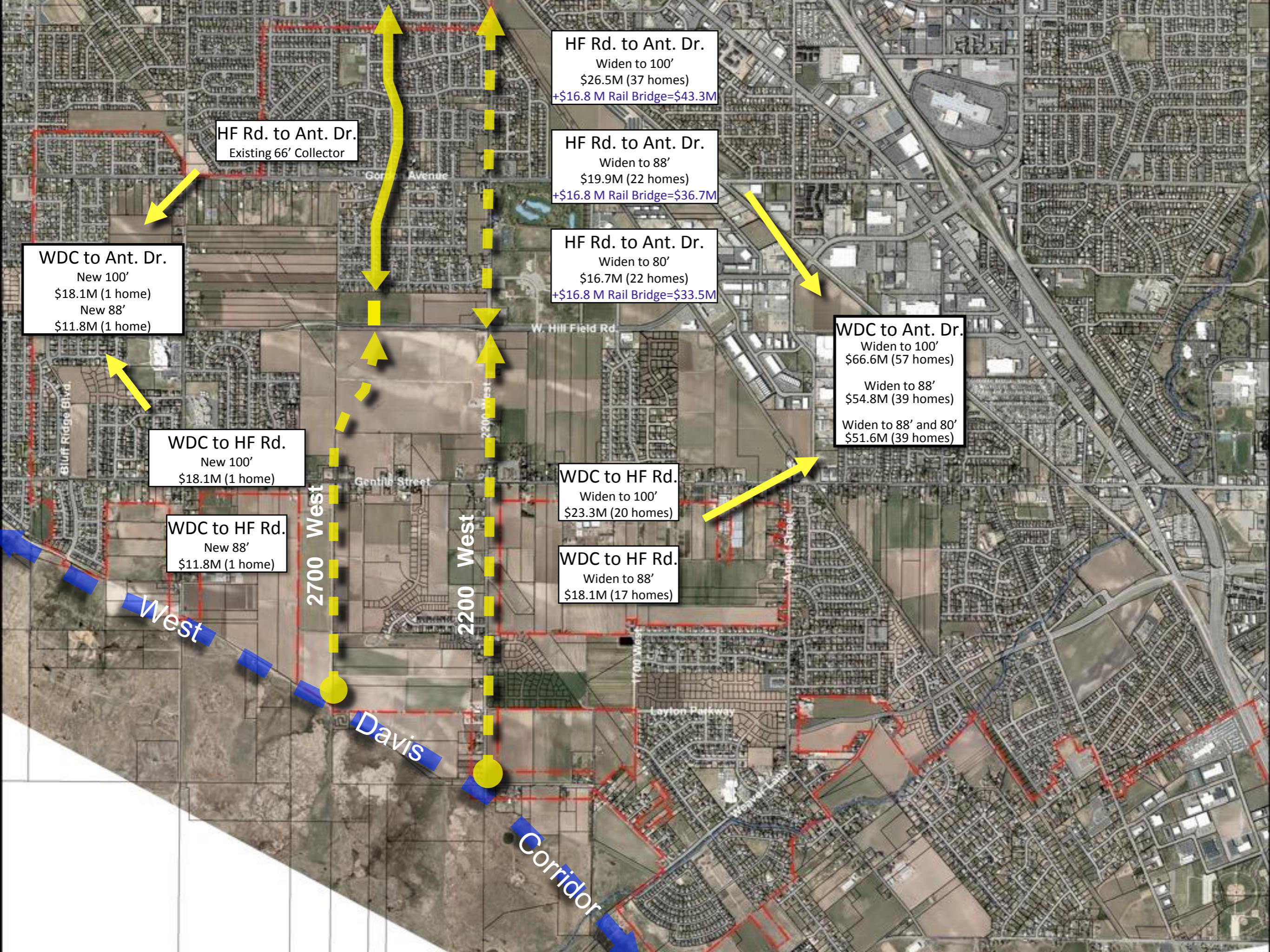
2700 West

2200 West

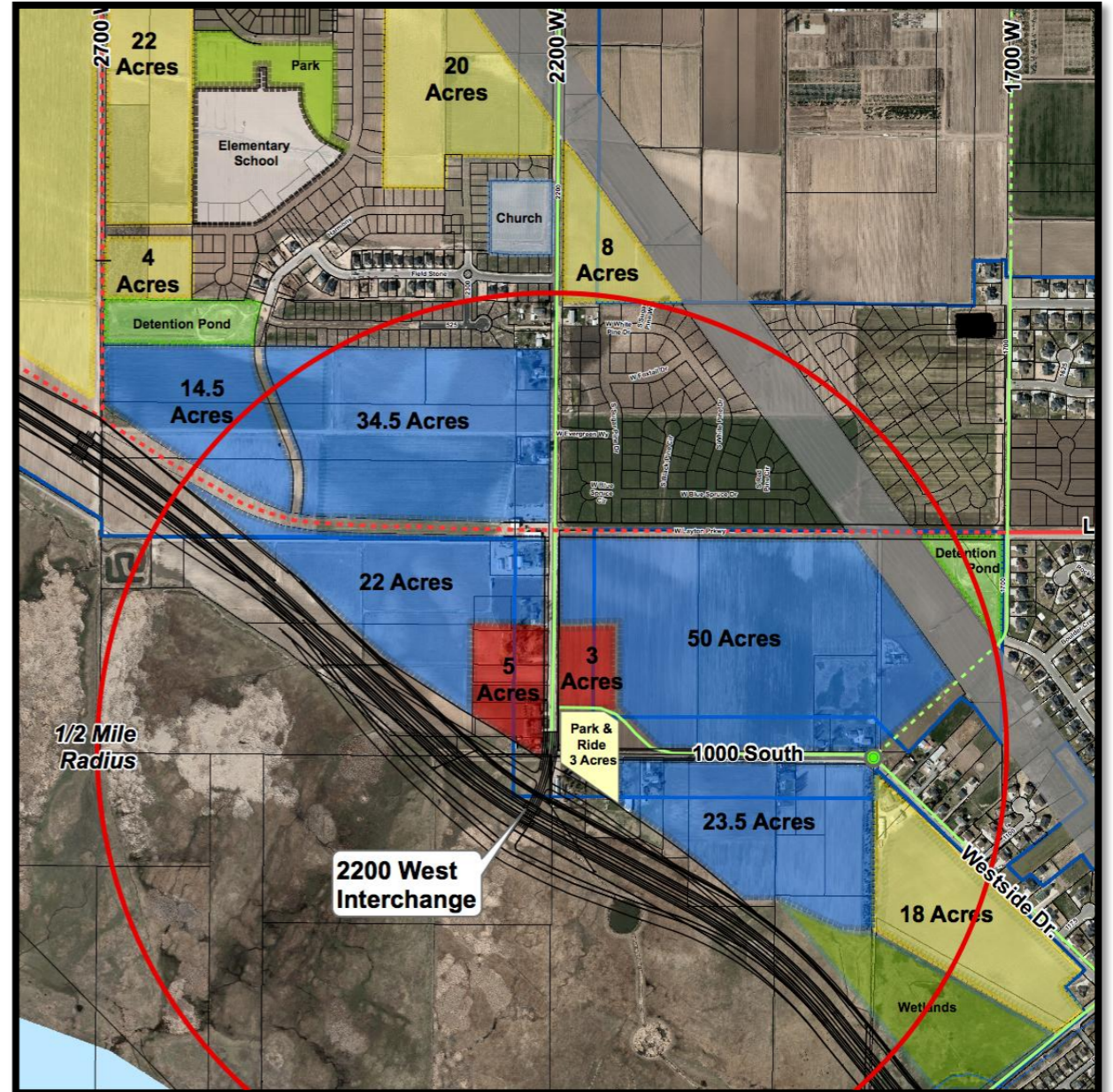
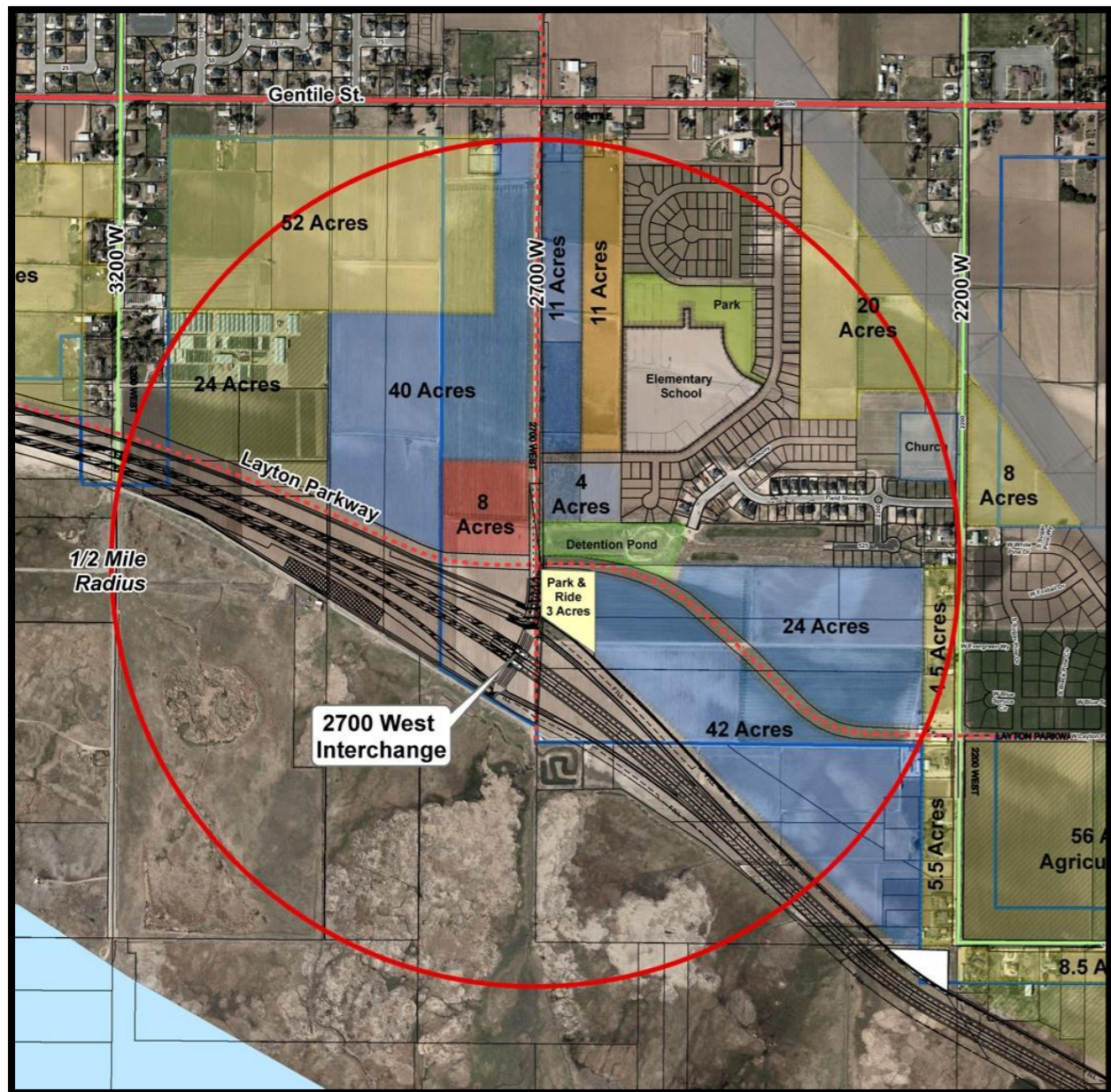
West

Davis

Corridor



EIS Preferred Option					
		Interchange at 2700 West	Interchange at 2200 West	Difference	% Change
Land Use – Acres	Business Park	117	144.5	27.5	19%
	Retail	8	8	0	0%
Economic Development	Building sq. ft.	1.8 million	2.1 million	0.3 million	14%
	Jobs	5,172	6,154	983	16%
Traffic Distribution – trip counts	Interchange to W. Hill Field	14,150 avg.	16,500 avg.	2,350	17%
	W. Hill Field to Antelope	10,800 avg.	11,400 avg.	600	6%



Layton Eastern Option					
		Interchange at 2700 West	Interchange at 2200 West	Difference	% Change
Land Use – Acres	Business Park	106.5	117.5	11	9%
	Retail	11	11	0	0%
Economic Development	Building sq. ft.	1.7 million	1.8 million	0.1 million	6%
	Jobs	4,774	5,067	293	6%
Traffic Distribution – trip counts	Interchange to W. Hill Field	14,150 avg.	16,500 avg.	2,350	17%
	W. Hill Field to Antelope	10,800 avg.	11,400 avg.	600	6%

