LAYTON CITY

City Council
Planning Commission

TRANSPORTATION MASTER PLAN UPDATE

2200 West & 2700 West
West Davis Corridor Interchange Analysis

October 16, 2014

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

Transportation Improvements that help illustrate the importance of the "Land Use/Transportation" connection

WOODLAND PARK DRIVE (1000 WEST)

- Desired Land Use – Business Park and Hospitality Center

ANTELOPE DRIVE

- Desired Land Use – Power Retail Center

WEST HILL FIELD ROAD

- Desired Land Use – Industrial Park and Residential

LAYTON PARKWAY

- Desired Land Use – TOD, Medical Campus and Residential

Woodland Park Drive

1993

Woodland Park Drive/Antelope Drive

1997

Woodland Park Drive

2003

Woodland Park Drive

2006

Woodland Park Drive

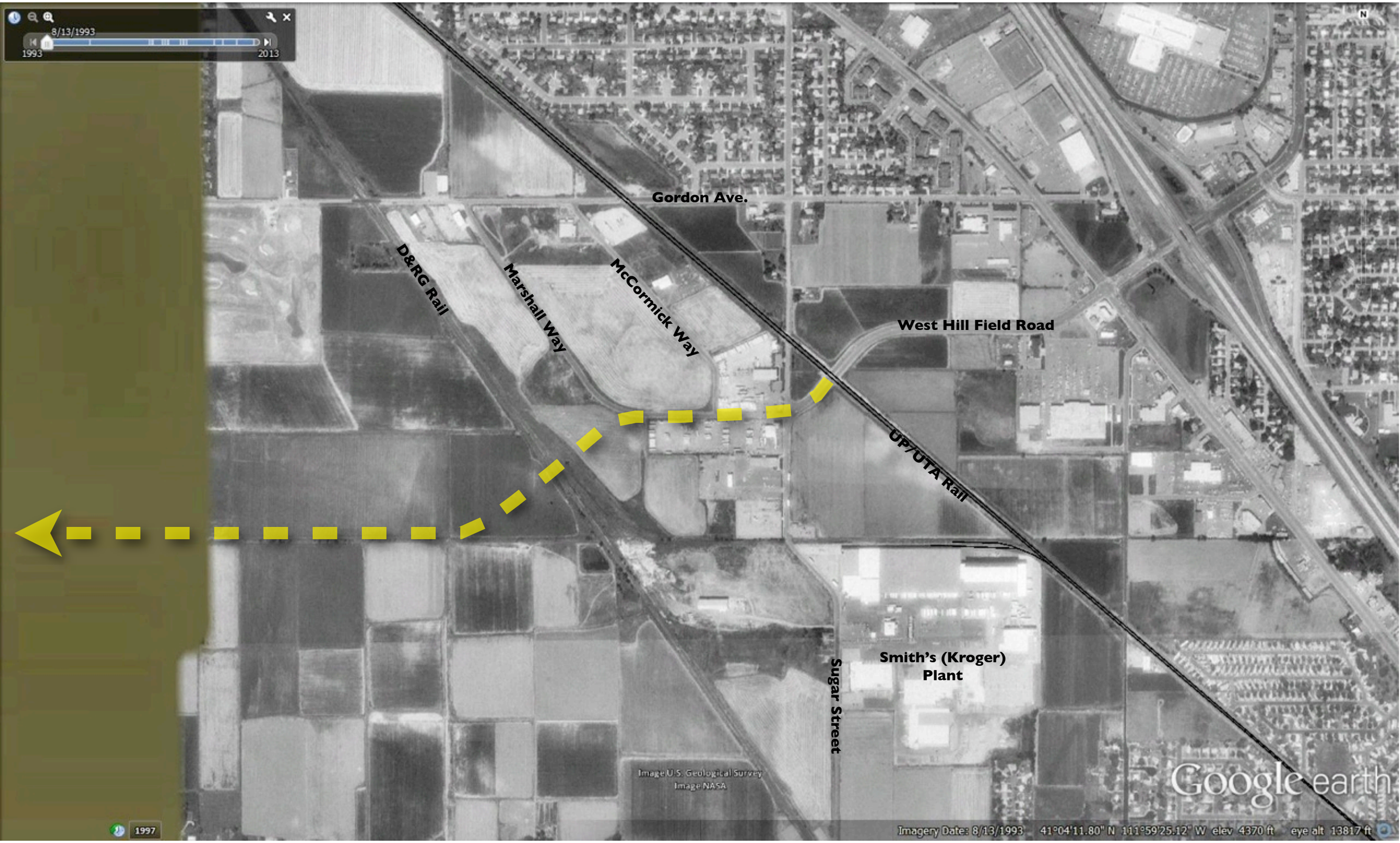
2010

Woodland Park Drive

2013

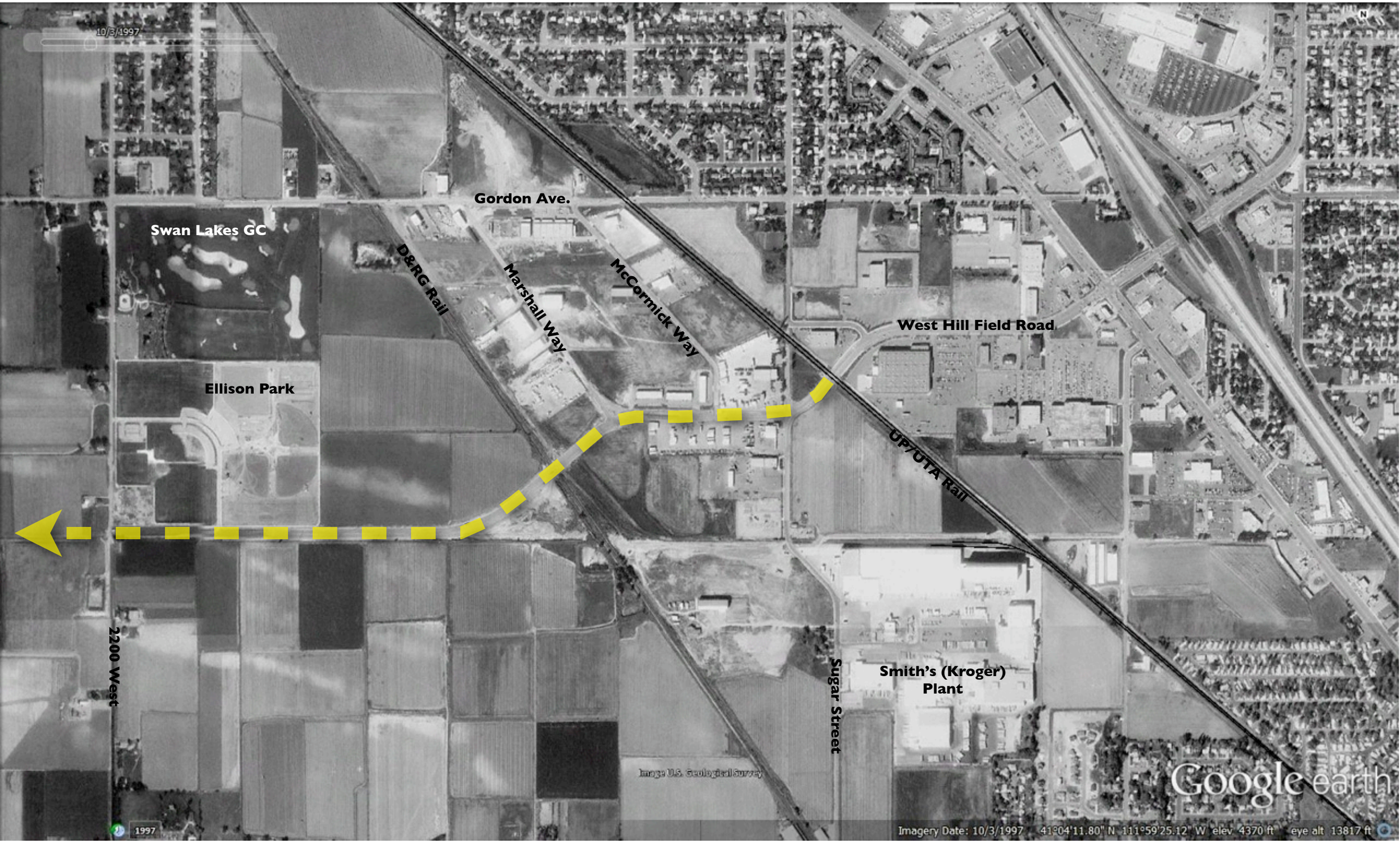
West Hill Field Road

1993



West Hill Field Road

1997



West Hill Field Road

2003

West Hill Field Road

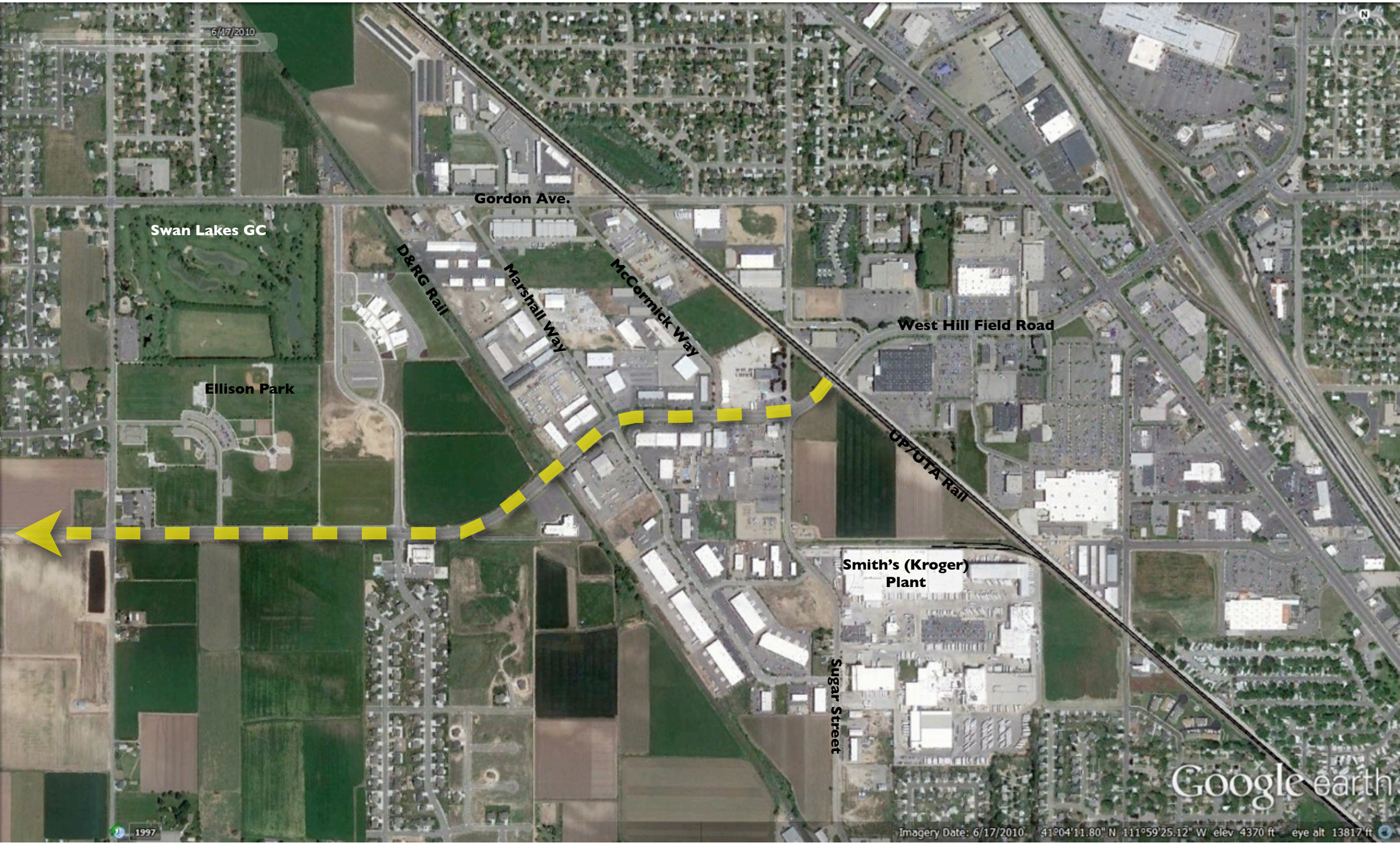
2005

West Hill Field Road

2006

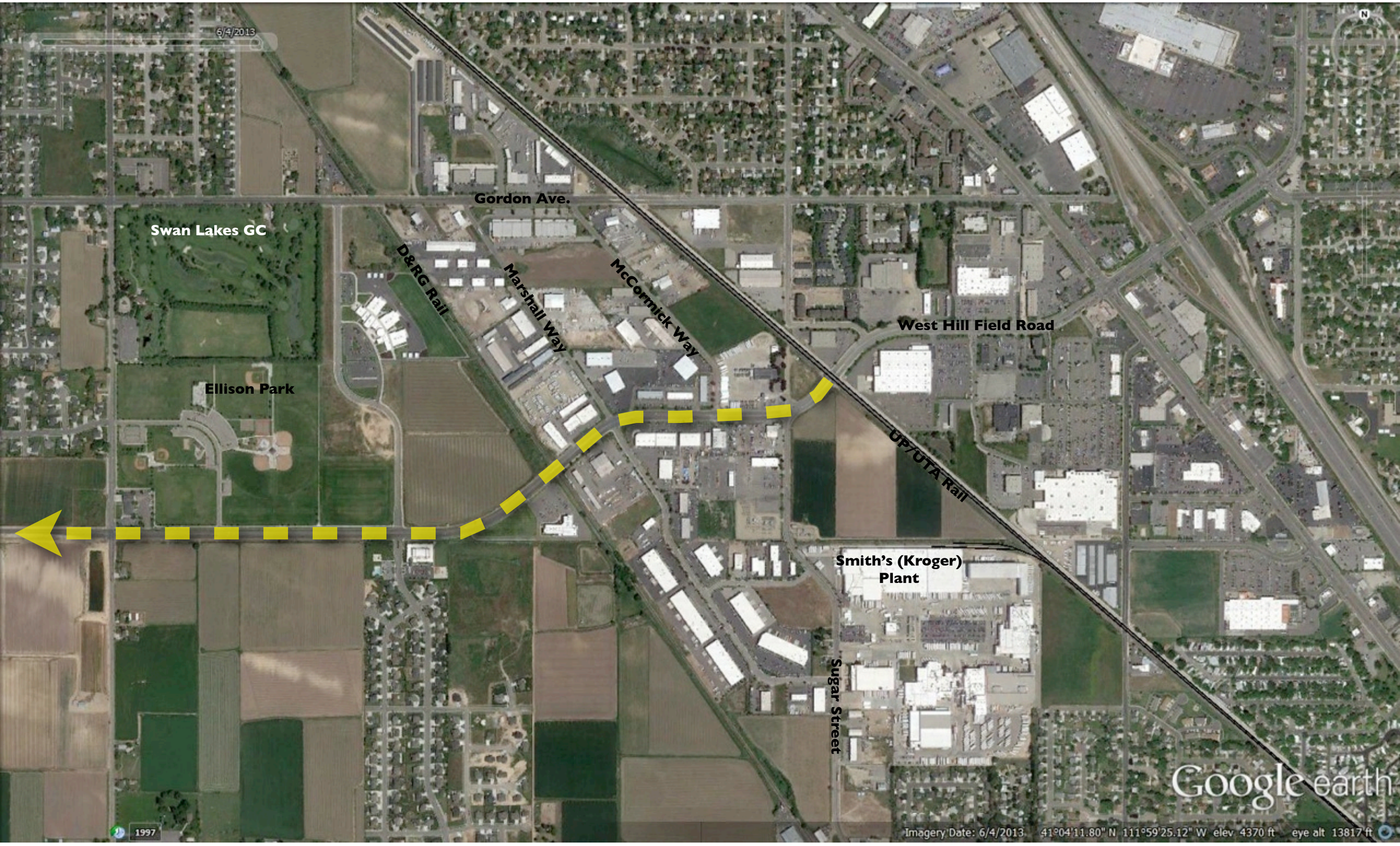
West Hill Field Road

2010



West Hill Field Road

2013



Layton Parkway

1993

Layton Parkway

1997

Layton Parkway

2003

Layton Parkway

2006

Layton Parkway

2009

Layton Parkway

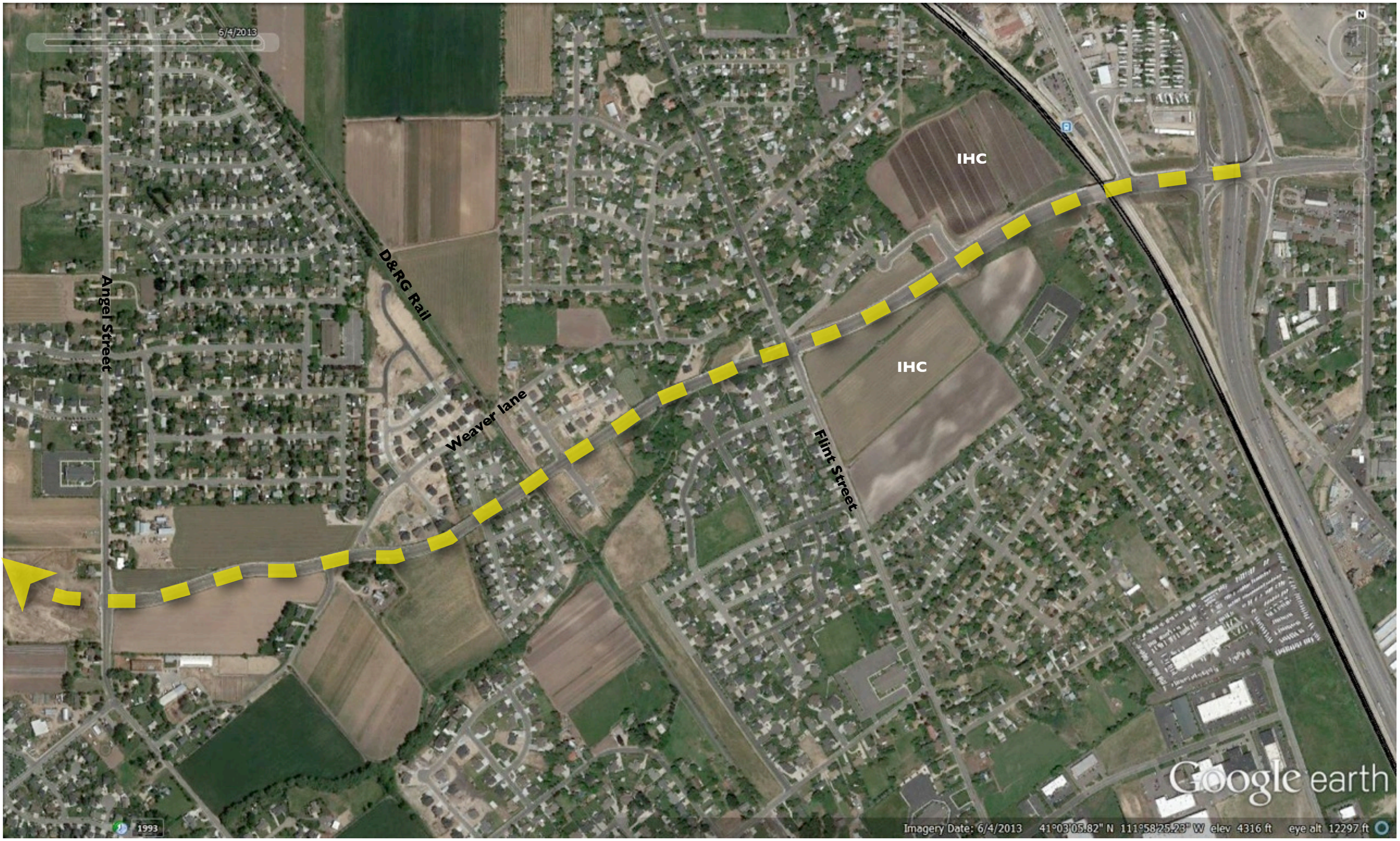
2010

Layton Parkway

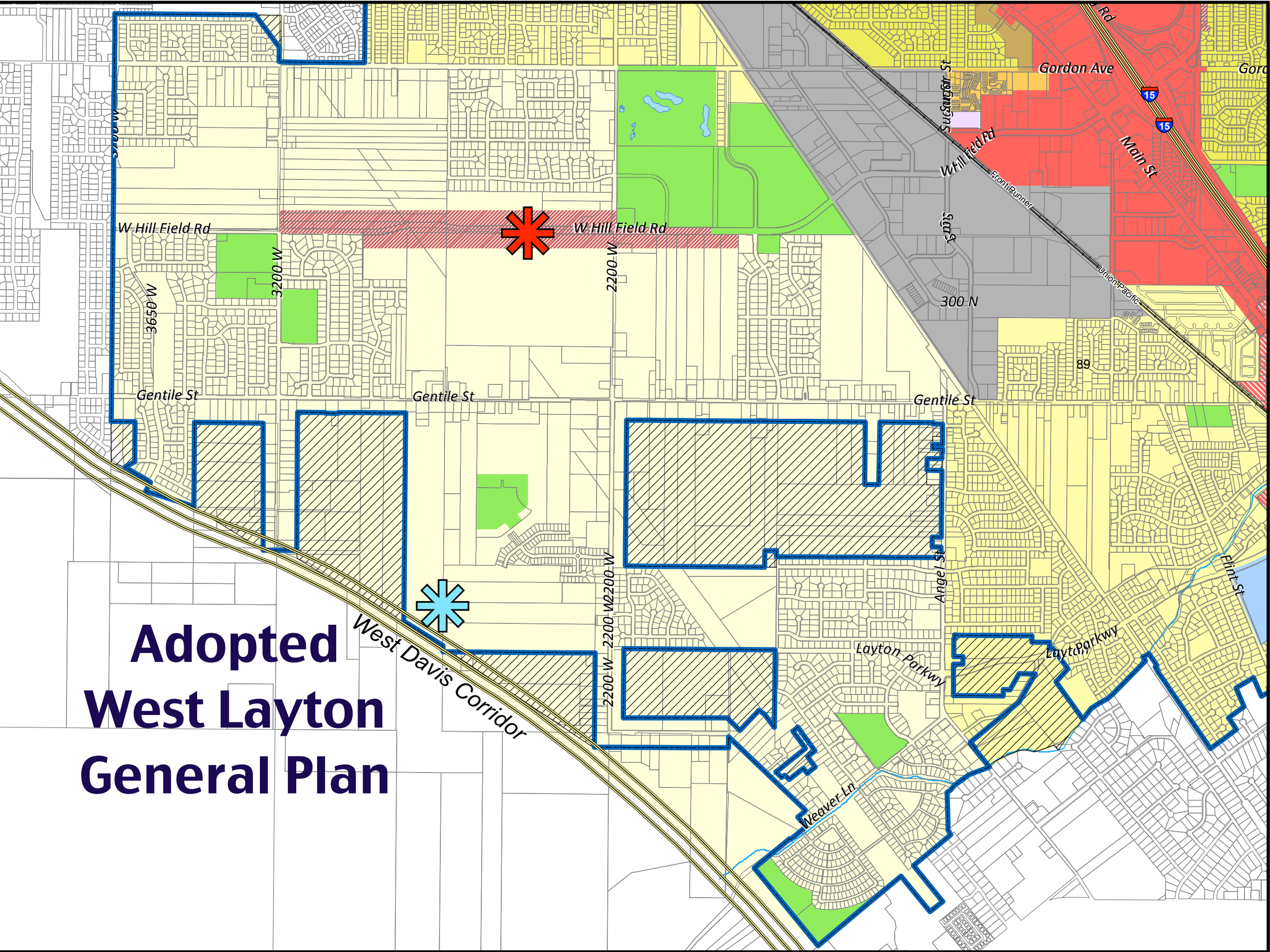
2011

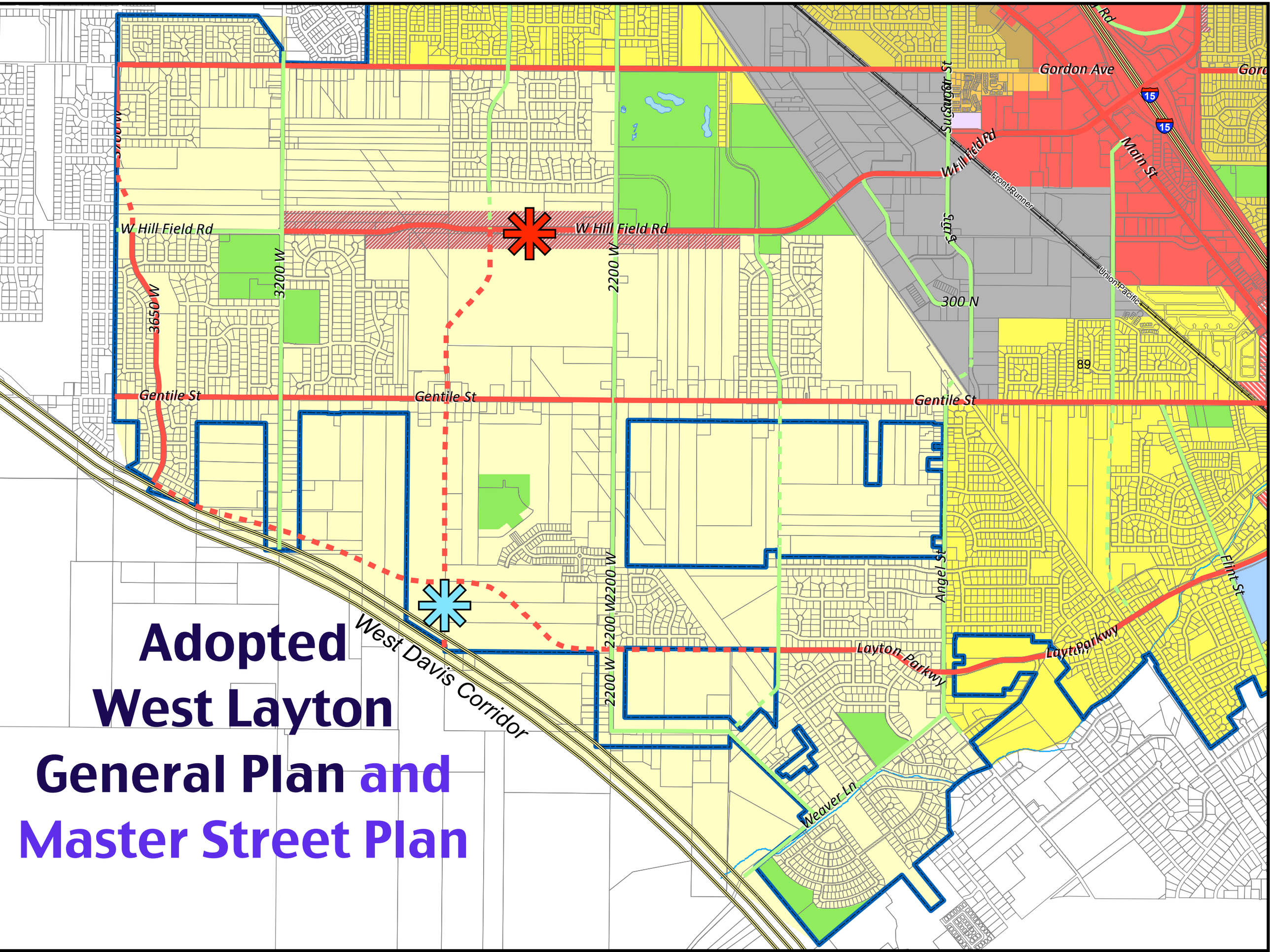
Layton Parkway

2013

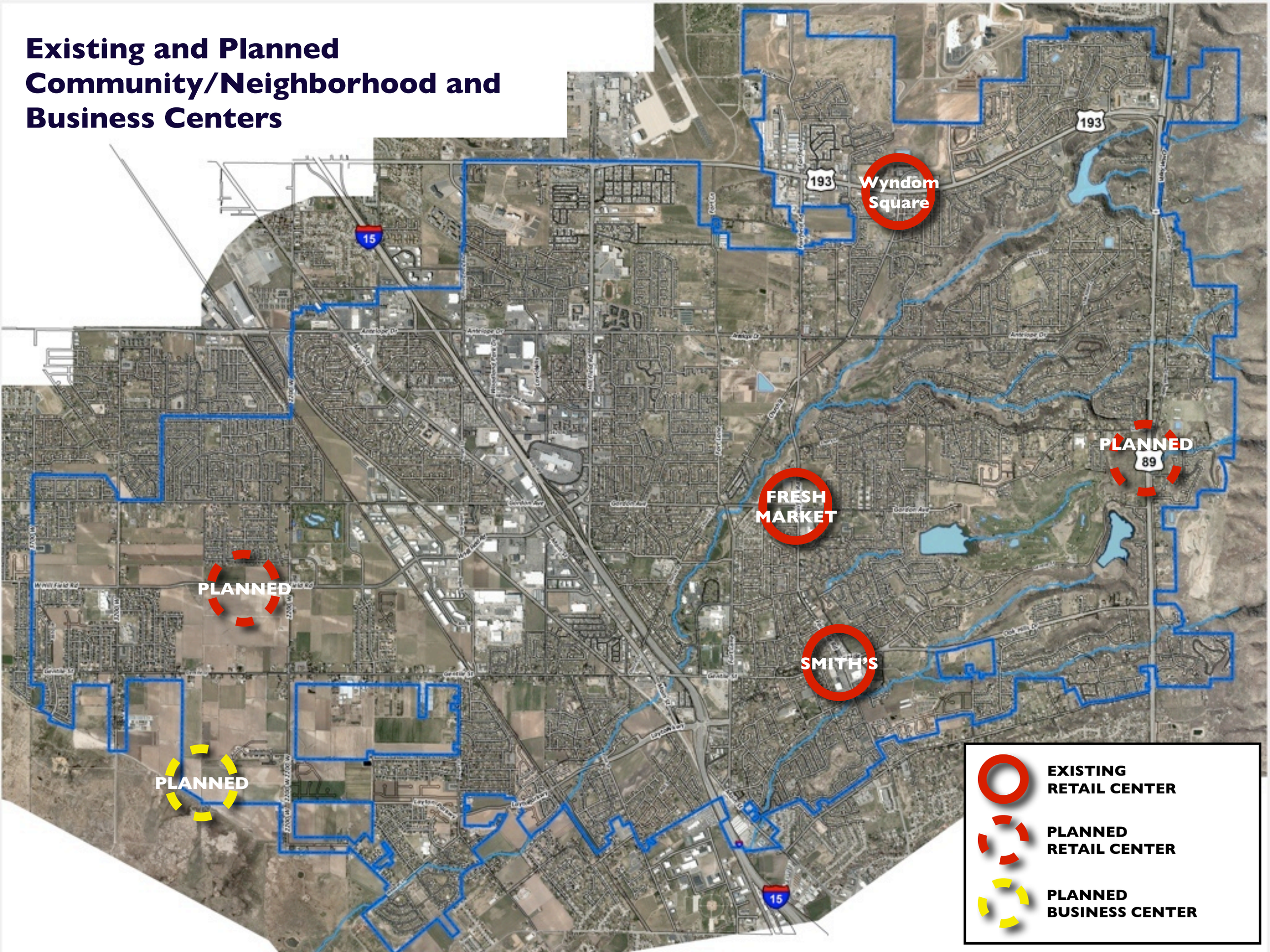


Adopted West Layton General Plan




Adopted
West Layton
General Plan and
Master Street Plan
Gordon Ave
W Hill Field Rd
W Hill Field Rd
W Hill Field Rd
3650 W
3200 W
2200 W
2200 W
2200 W
Sugar St
Sugar St
Main St
Front Runner
Union Pacific
300 N
89
Gentile St
Gentile St
Gentile St
West Davis Corridor
Angel St
Layton Parkway
Layton Parkway
Flint St
Weaver Ln
15
15

Existing and Planned Community/Neighborhood and Business Centers



3025 N
North Hills Dr
Church St
+- 7 Acres
Maverik
193
+- 16 Acres
Church St
2800 N
2795 N
2775 N
Wyndom Square
Wal-Mart
NH Market
1450 E
1525 E
1575 E
2750 N
2700 N
2675 N
1100 E

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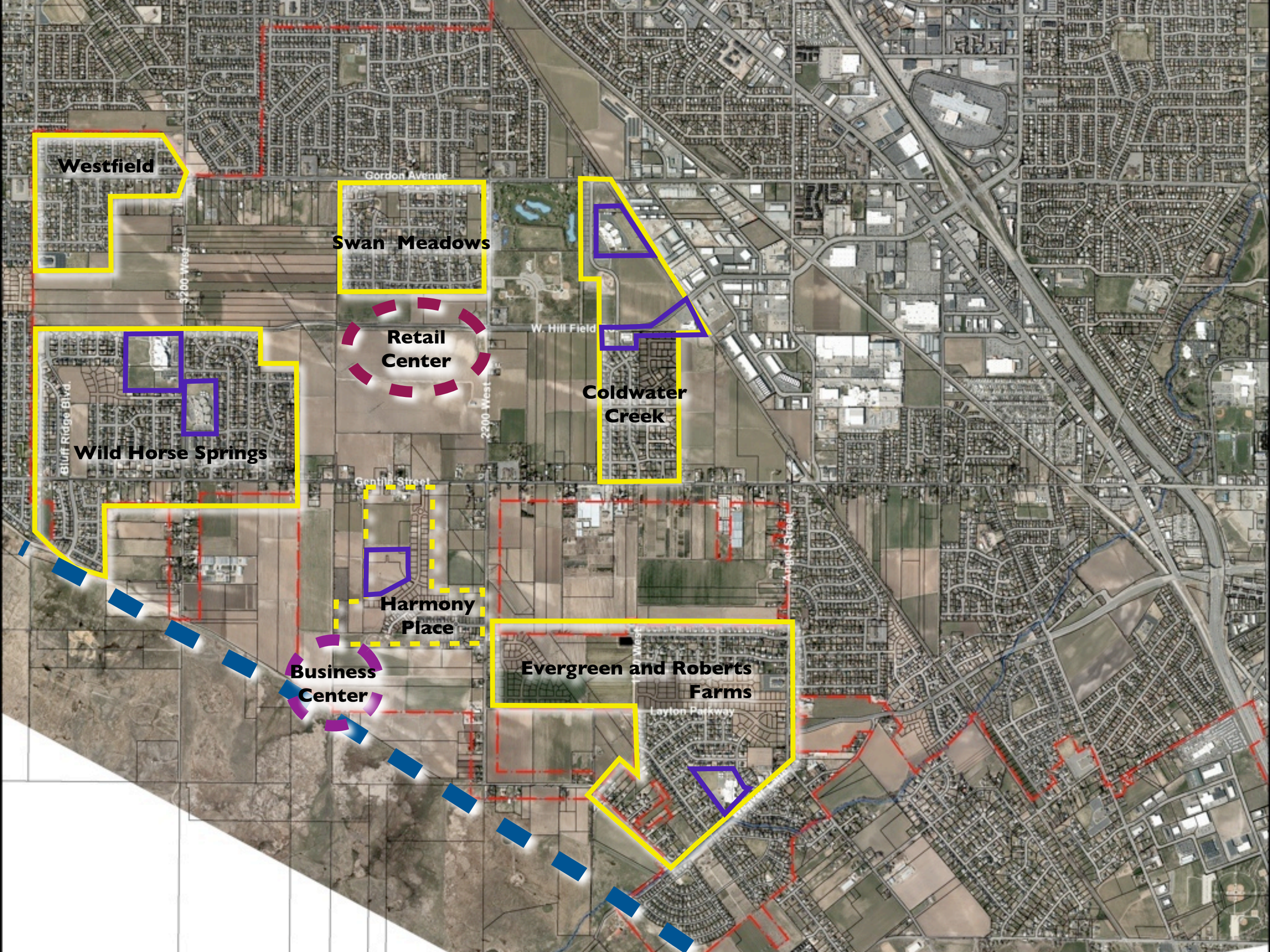
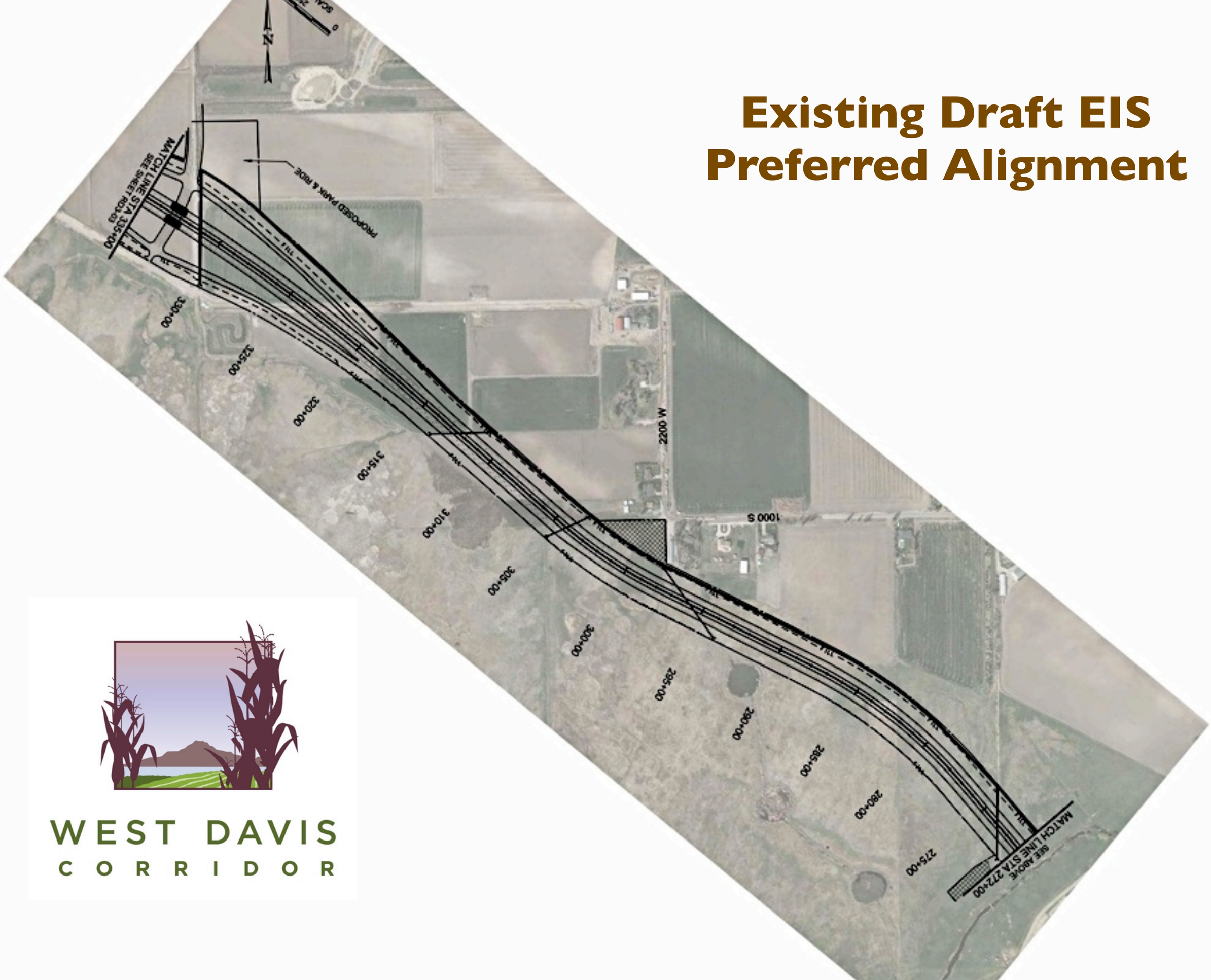
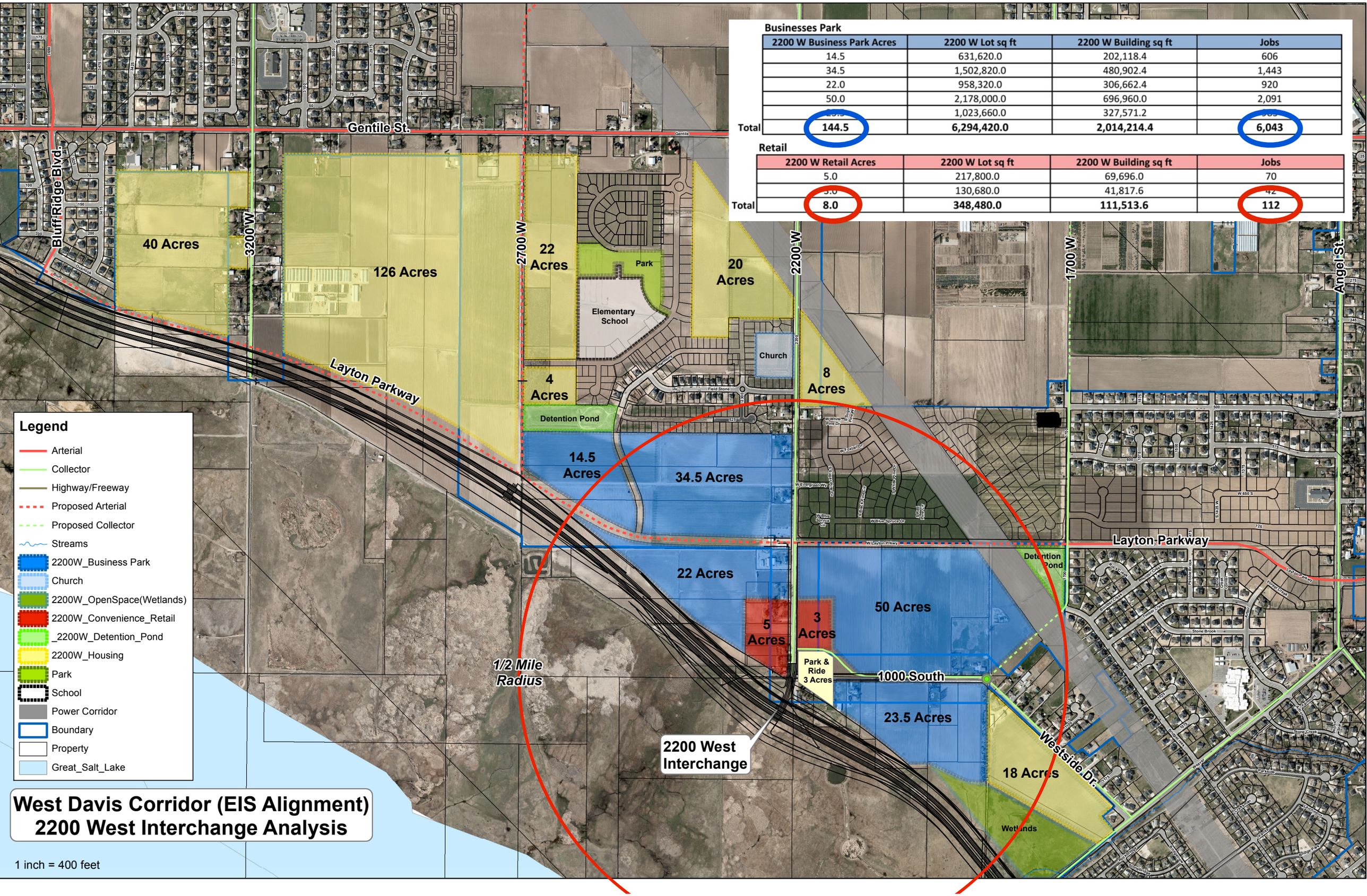

Westfield
Gordon Avenue
Swan Meadows
3200 West
Retail Center
W. Hill Field
Coldwater Creek
Bluff Ridge Blvd.
Wild Horse Springs
2200 West
Gentile Street
Harmony Place
Angel Street
Business Center
Evergreen and Roberts Farms
Layton Parkway

Existing Draft EIS Preferred Alignment



WEST DAVIS CORRIDOR

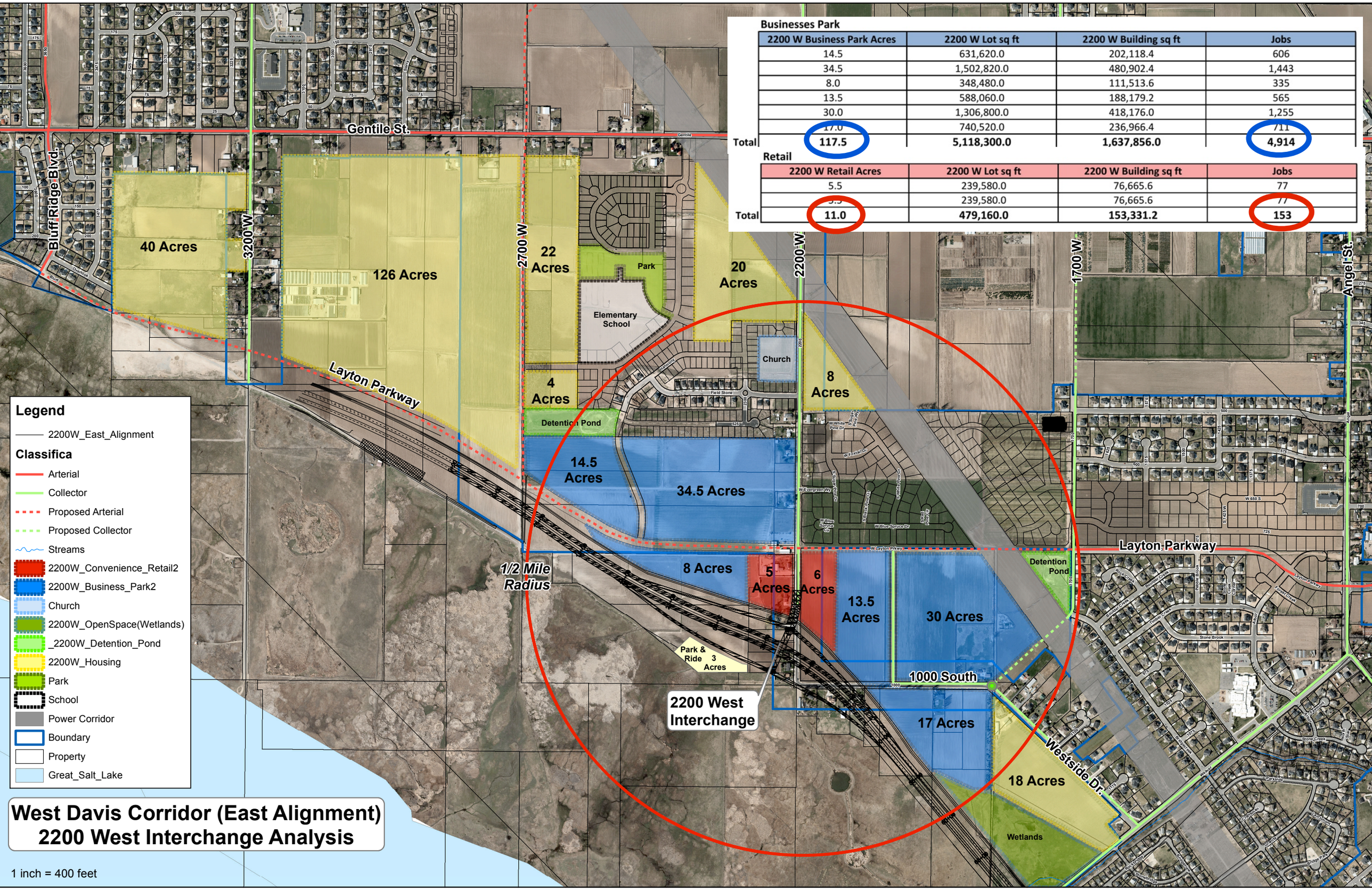


Businesses Park

	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
	[illegible]	1,023,660.0	327,571.2	[illegible]
Total	**144.5**	**6,294,420.0**	**2,014,214.4**	**6,043**

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
	3.0	130,680.0	41,817.6	42
Total	**8.0**	**348,480.0**	**111,513.6**	**112**

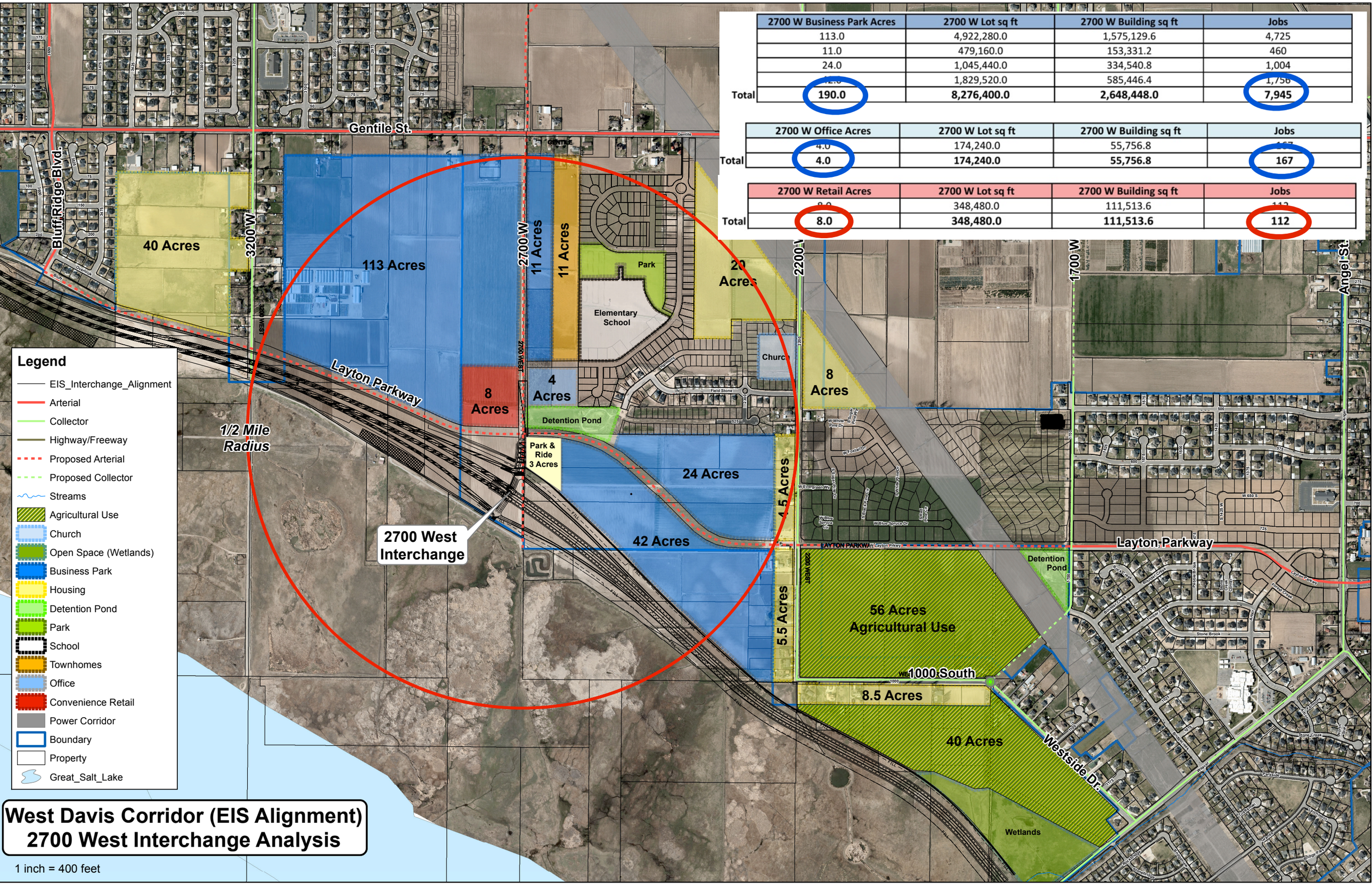


Businesses Park

	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	711
Total	**117.5**	**5,118,300.0**	**1,637,856.0**	**4,914**

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
Total	**11.0**	**479,160.0**	**153,331.2**	**153**



2700 W Business Park Acres	2700 W Lot sq ft	2700 W Building sq ft	Jobs
113.0	4,922,280.0	1,575,129.6	4,725
11.0	479,160.0	153,331.2	460
24.0	1,045,440.0	334,540.8	1,004
42.0	1,829,520.0	585,446.4	1,756
Total **190.0**	**8,276,400.0**	**2,648,448.0**	**7,945**

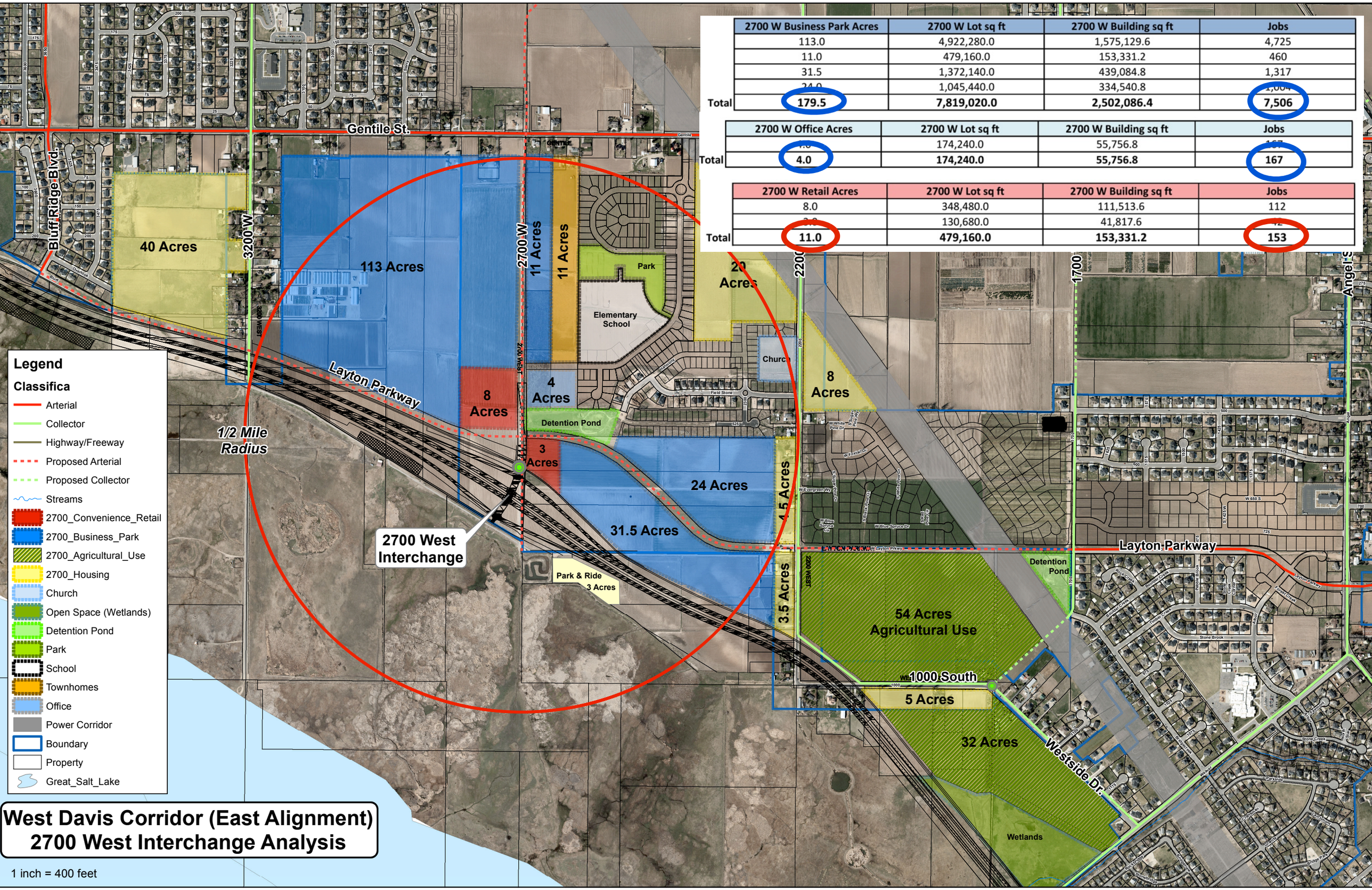
2700 W Office Acres	2700 W Lot sq ft	2700 W Building sq ft	Jobs
4.0	174,240.0	55,756.8	167
Total **4.0**	**174,240.0**	**55,756.8**	**167**

2700 W Retail Acres	2700 W Lot sq ft	2700 W Building sq ft	Jobs
8.0	348,480.0	111,513.6	112
Total **8.0**	**348,480.0**	**111,513.6**	**112**

2700 W Business Park Acres	2700 W Lot sq ft	2700 W Building sq ft	Jobs
113.0	4,922,280.0	1,575,129.6	4,725
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	1,004
Total 179.5	7,819,020.0	2,502,086.4	7,506

2700 W Office Acres	2700 W Lot sq ft	2700 W Building sq ft	Jobs
4.0	174,240.0	55,756.8	167
Total 4.0	174,240.0	55,756.8	167

2700 W Retail Acres	2700 W Lot sq ft	2700 W Building sq ft	Jobs
8.0	348,480.0	111,513.6	112
3.0	130,680.0	41,817.6	41
Total 11.0	479,160.0	153,331.2	153

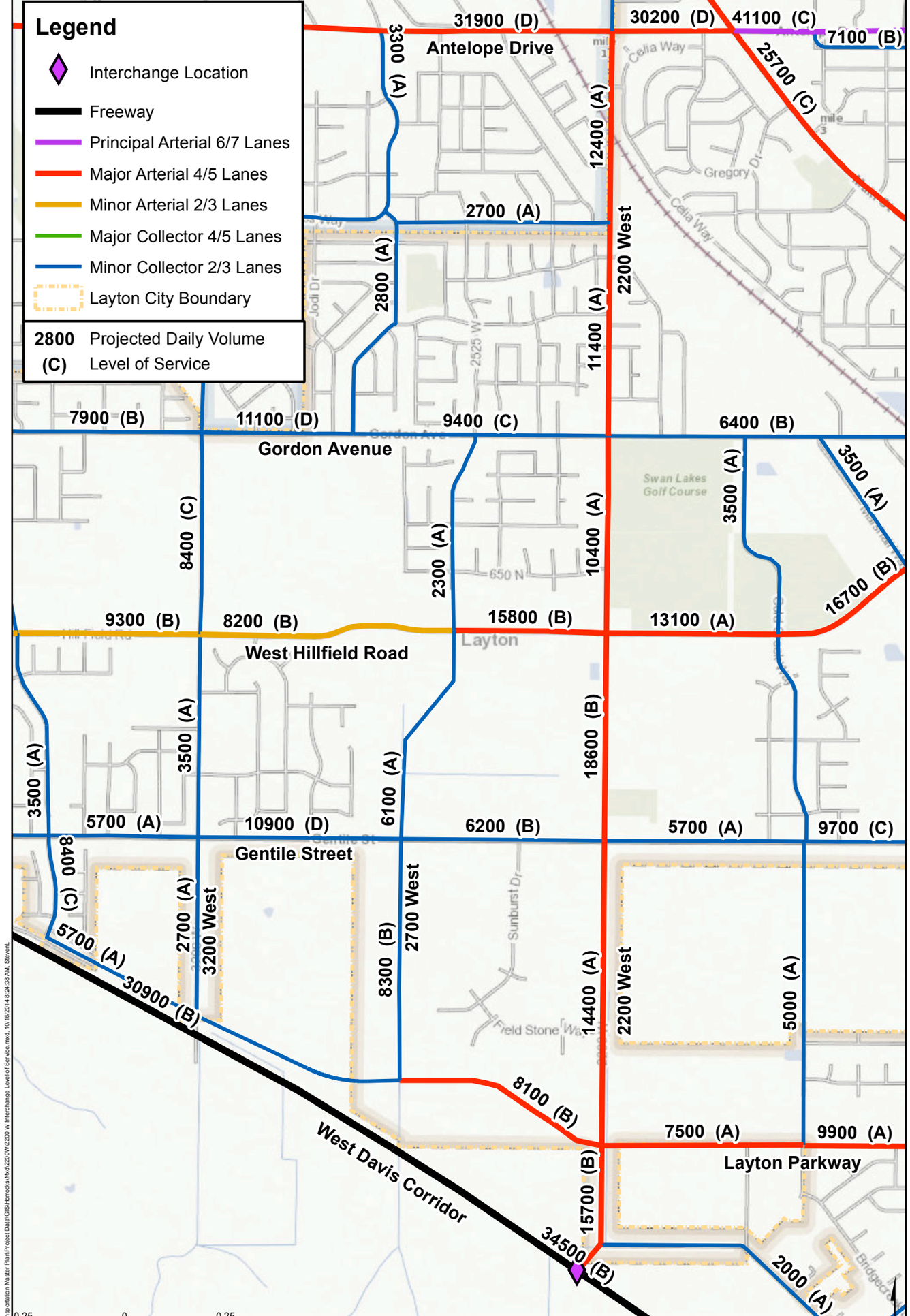


West Davis Corridor (East Alignment)
2700 West Interchange Analysis

1 inch = 400 feet

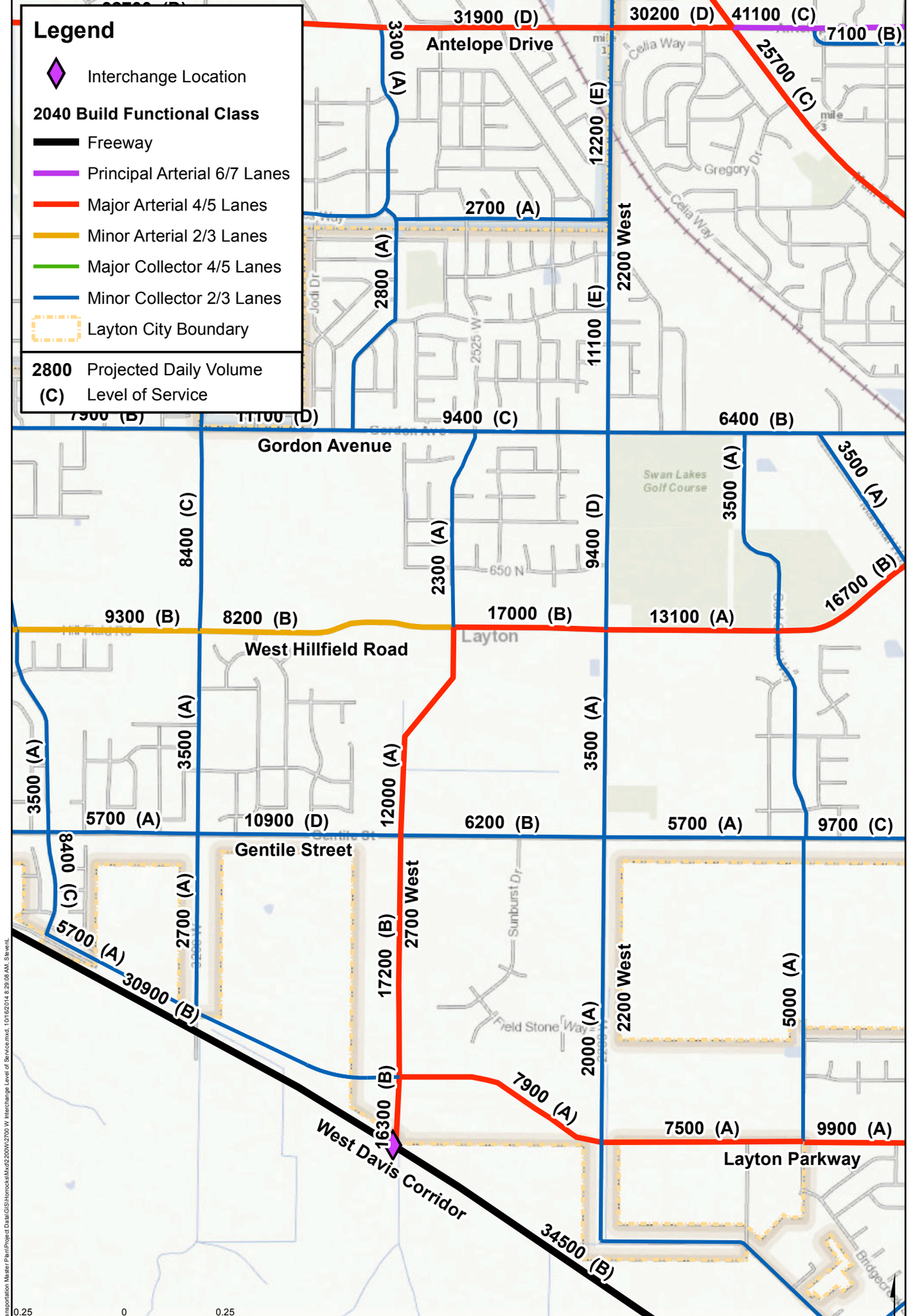
2200 West Interchange

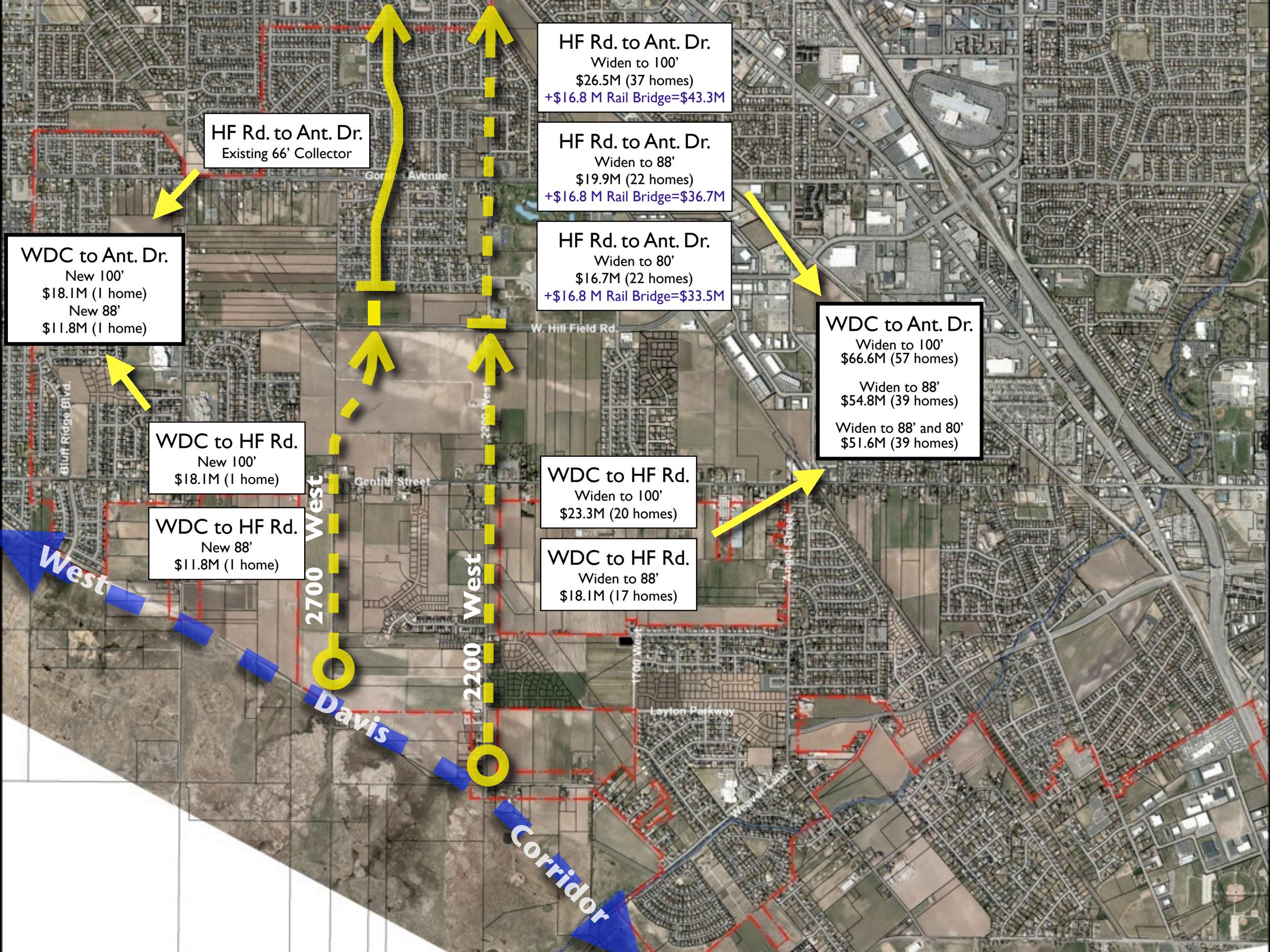
Modeled Traffic Distribution for 2040



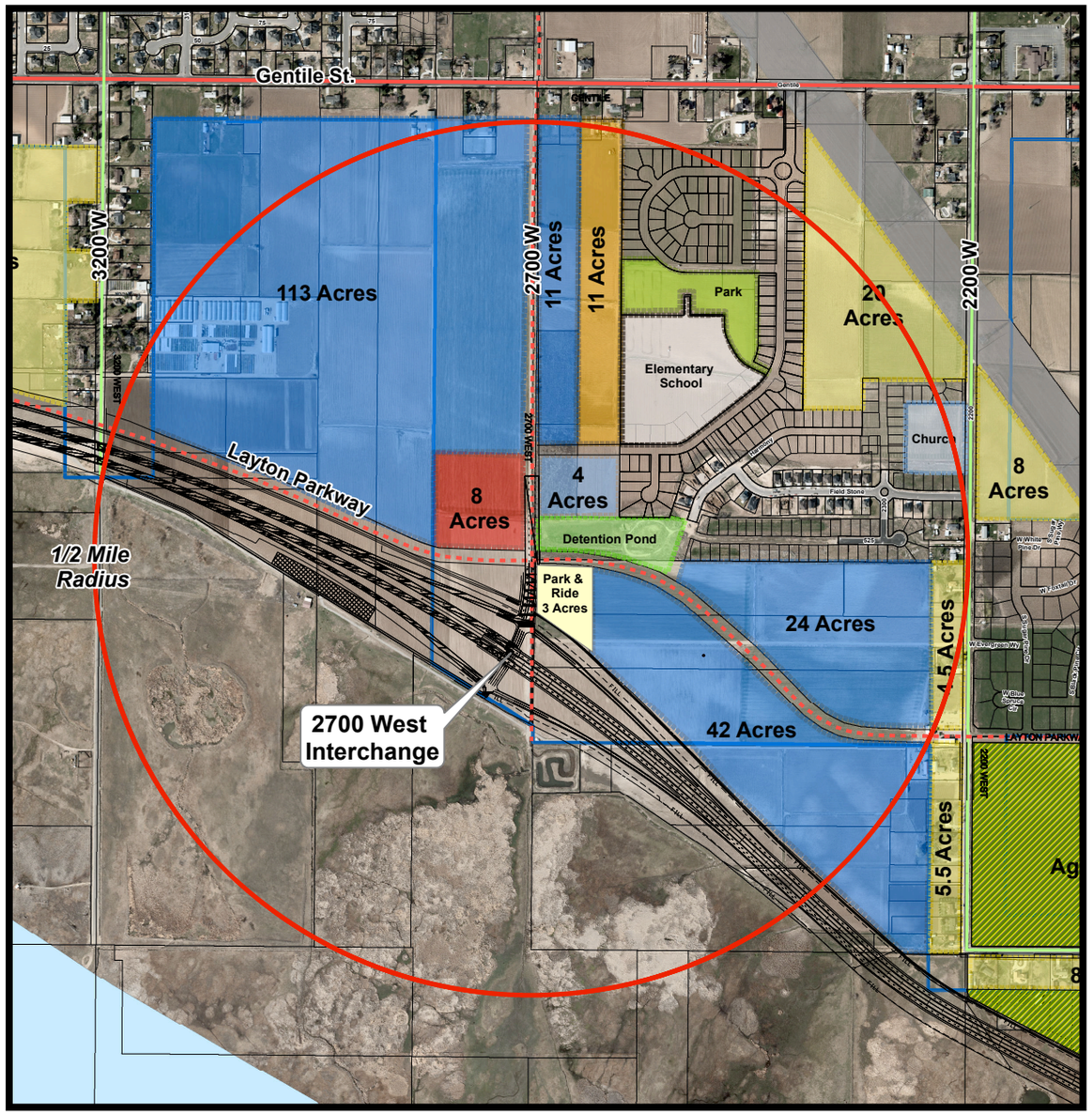
2700 West Interchange

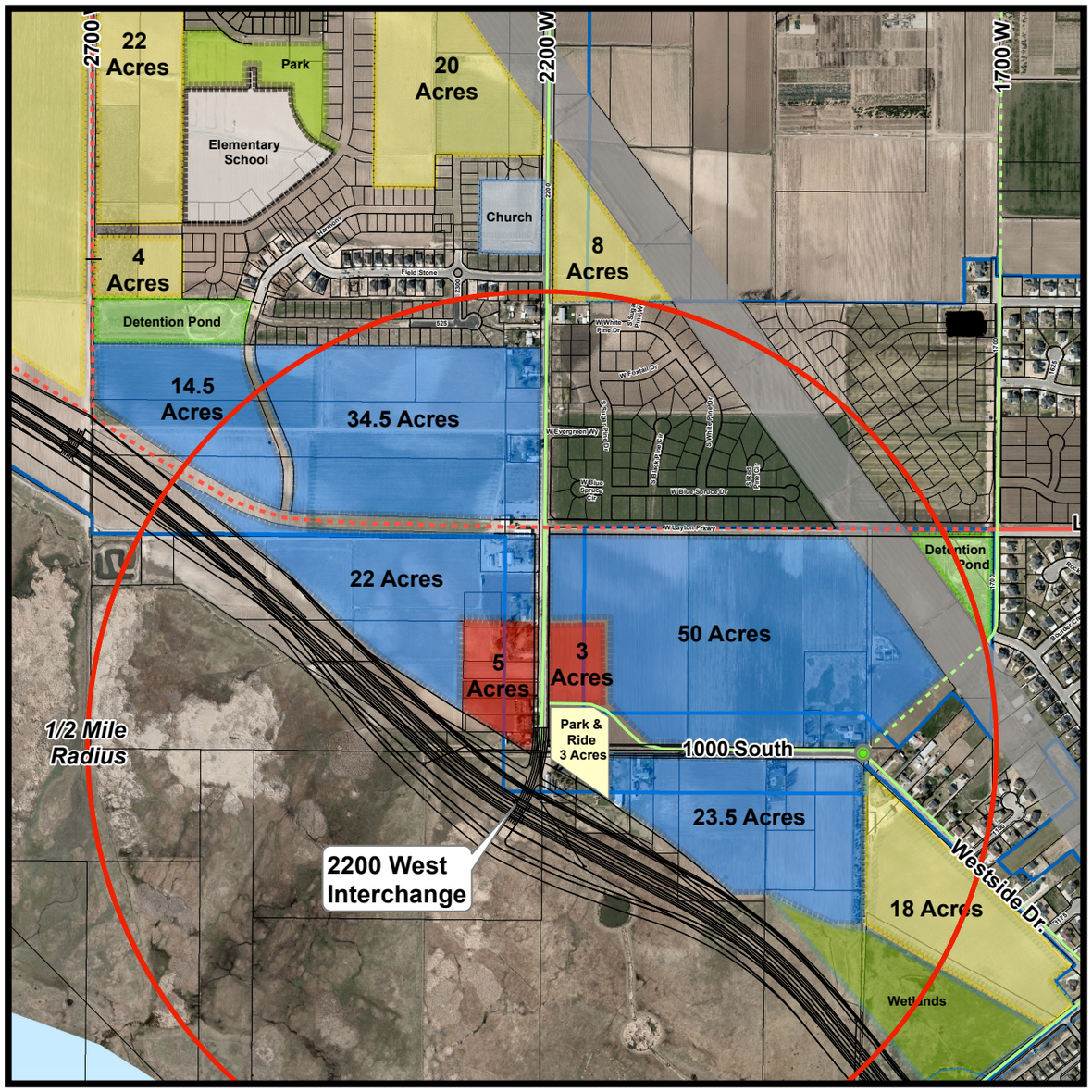
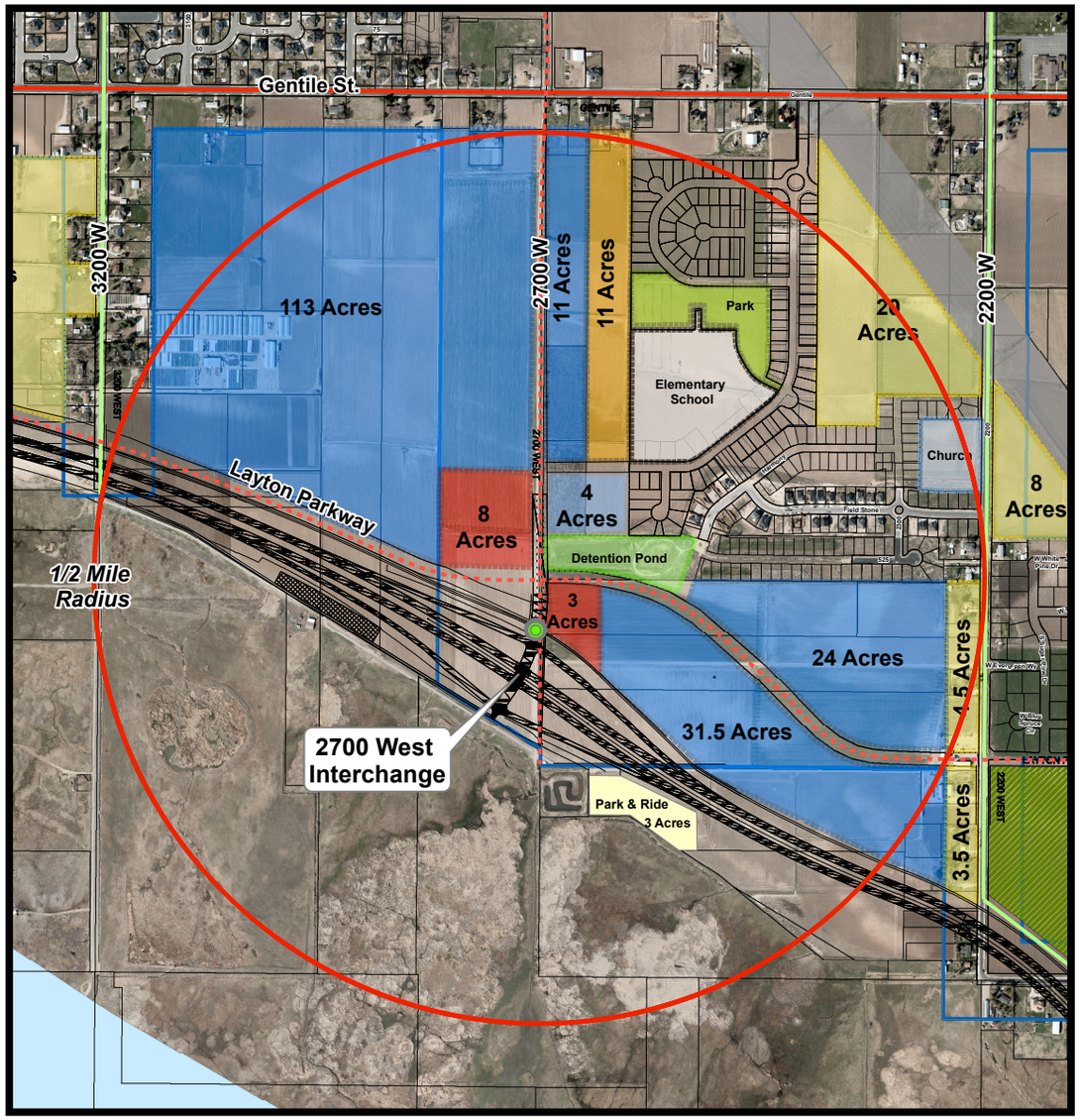
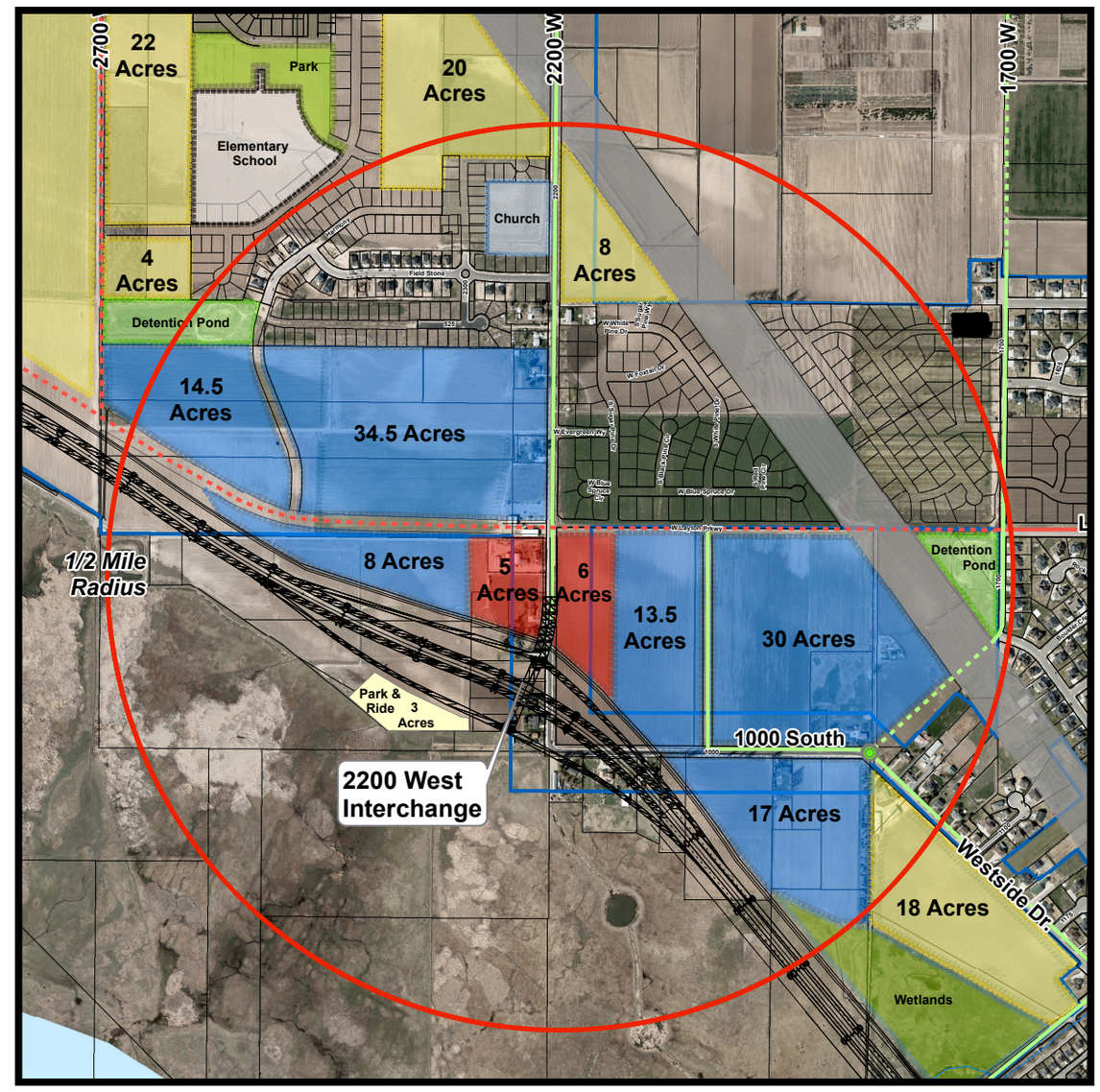
Modeled Traffic Distribution for 2040




HF Rd. to Ant. Dr.
Widen to 100'
$26.5M (37 homes)
+$16.8 M Rail Bridge=$43.3M
HF Rd. to Ant. Dr.
Existing 66' Collector
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 Ant. Dr.
New 100'
$18.1M (1 home)
New 88'
$11.8M (1 home)
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)
WDC to HF Rd.
New 100'
$18.1M (1 home)
WDC to HF Rd.
New 88'
$11.8M (1 home)
WDC to HF Rd.
Widen to 100'
$23.3M (20 homes)
WDC to HF Rd.
Widen to 88'
$18.1M (17 homes)
West
Davis
Corridor
2700 West
2200 West
W. Hill Field Rd.
Gentile Street
Bluff Ridge Blvd.
Angel Street
1700 West
Layton Parkway
Weaver Lane

EIS Preferred Option					
		Interchange at 2700 West	Interchange at 2200 West	Difference	% Change
Land Use – Acres	Business Park	194	144.5	49.5	34%
	Retail	8	8	0	0%
Economic Development	Building sq. ft.	2.8 million	2.1 million	0.7 million	33%
	Jobs	8,224	6,154	2,070	34%
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	183.5	117.5	66	56%
	Retail	11	11	0	0%
Economic Development	Building sq. ft.	2.7 million	1.8 million	0.9 million	51%
	Jobs	7,827	5,067	2,760	54%
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%